



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, September 7, 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 August 17, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Community Development |
|----|----------|---|-----------------------|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 3 | Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, located within the Sierra Montana Planned Area Development (PAD). Case FS22-1515. | Chris Sexton
Community Development |
| 3. | District 4 | Consideration and action pertaining to the Coyote Lakes Planned Area Development (PAD) amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3). The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy. Case FS23-0131. | Leslie Carnie
Community Development |
| 4. | District 1 | Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a new multi-tenant retail building with drive-through facility for a coffee shop on Lot 6 of the Asante Retail Center, a property generally located at the northwest corner of 163 rd Avenue and Pat Tillman Blvd. Case FS22-0826. | Chris Sexton
Community Development |
| 5. | District 1 | Consideration and action pertaining to a proposed Use-Only Conditional Use Permit for a restaurant with drive-through facility on Pad C of the Asante Retail Center, a property generally located at the northwest corner of 163 rd Avenue and Pat Tillman Blvd. Case FS23-0066. | Chris Sexton
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 6. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante Planning Area 4" received June 29, 2023, a property generally located northeast of Asante Blvd. and Pat Tillman Rd. Case FS23-0141. | Leslie Carnie
Community
Development |
| 7. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante Units 4.4/4.7" received July 21, 2023, a property generally located southwest of 163 rd Dr. and Happy Valley Rd. alignment. Case FS22-1454. | Leslie Carnie
Community
Development |
| 8. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante 4.2," dated July 5, 2023, a property generally located west of the intersection of Happy Valley Road and 163 rd Avenue. Case FS22-1459. | Jani Wertin
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).

Pursuant to A.R.S. §§ 38-431.03(A)(3)(4), the City of Surprise Planning and Zoning Commission may vote to hold an executive session for discussion or consultation for legal advice with the attorneys of the public body regarding the Commission's review and consideration of Conditional Use Permits brought before the Commission pursuant to Surprise Municipal Code Sec. 102-6.3.

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Monday August 28, 2023 @ 1:30 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: September 7, 2023 Contact Person:
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 August 17, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the August 17, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 08-17-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 17, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Jared Holland 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 August 17, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Leslie Carnie, Current Planner; Chris Sexton, Current Planner; Trever Fleetham, Current Planner; Alyssa Carpenter, Planning and Zoning Secretary and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the July 06, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the July 06, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Commissioner Bash abstained. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6- Consideration and action regarding the Conditional Use Permit and Site Plan for a Whataburger restaurant with drive-through facility located southeast of Litchfield Rd. and Waddell Rd. Case FS22-0897

Leslie Carnie, Current Planner, presented item 2 to the Commission.

Chair Holland opened the public hearing.

Hearing no requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Pedestrian crossing/sidewalks and safety measures
- Adequacy of Queuing Study

Commissioner Keating made a motion to approve the Conditional Use Permit and Site Plan for Whataburger (Case FS22-0897) subject to stipulations “a” - “e”. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 3- Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, located within the Sierra Montana Planned Area Development (PAD). Case FS22-1515.

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

Chair Holland opened the public hearing.

Hearing no requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Traffic flow of drop off and pick up for children
- Pedestrian volume, age/maturity, crossings, routing, and access placement, utilization and adequacy of parking spaces
- Traffic congestion and safety concerns

Upon inquiry, the Applicant agreed to continue this matter to the September 7, 2023, Planning and Zoning Commission meeting.

Commissioner Chapman made a motion to continue case FS22-1515 to the Planning and Zoning Commission meeting scheduled for September 7, 2023. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

Item 4 – District 1- Consideration and action pertaining to a proposed Conditional Use Permit for a drive-through facility on Pad B of the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS23-0039.

Trever Fleetham, Current Planner, presented item 4 to the Commission.
Chair Holland opened the public hearing.

Dave Marsh, Surprise, AZ- Requested the hours of operation and concerns of bringing traffic to the PAD

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

The Commission discussed the following:

- Queuing impact analysis
- Traffic flow and impact
- Conformity of any future site plan to the presented Conceptual Plan

Commissioner Keating made a motion to approve the Conditional Use Permit for Asante Pad B, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS23-0039, subject to stipulations 'a' through 'c' as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 6:45 p.m.

Jared Holland
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Alyssa Carpenter, Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 7, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, located within the Sierra Montana Planned Area Development (PAD). Case FS22-1515.

Motion:

I move to approve case FS22-1515, a Conditional Use Permit with Site Plan for Sunrise Preschool located within the Sierra Montana PAD on the west side of Cotton Lane south of Greenway Road subject to stipulations 'a' through 'e' as outlined in the staff report.

Background:

Daniel Cox with SimonCRE, on behalf of Cotton Greenway Partners LLC, requests a CUP with Site Plan to allow for a new preschool facility on a vacant parcel generally located on the west side of Cotton Lane south of Greenway Road within the Sierra Montana PAD.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-1515 Sunrise Preschool CUP with Site Plan - Staff Report
2. 01 - FS22-1515 Sunrise Preschool CUP with Site Plan - Vicinity Map
3. 02 - FS22-1515 Sunrise Preschool CUP with Site Plan - Zoning Map
4. 03 - FS22-1515 Sunrise School CUP with Site Plan - Site Plan

5. 04 - FS22-1515 - Sunrise Preschool CUP with Site Plan - Landscape Plan
 6. 05 - FS22-1515 - Sunrise Preschool CUP with Site Plan - Elevations
 7. 06 - FS22-1515 Sunrise Preschool CUP with Site Plan - Citizen Participation Report
 8. 07 - FS22-1515 Sunrise Preschool CUP with Site Plan - Affidavit of Sign Posting
 9. FS22-1515 - Sunrise Preschool CUP with Site Plan - PowerPoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-1515

Project Name: Sunrise Preschool

Council District: 3 – Mesquite

Meeting Date: September 7, 2023

Planner: Chris Sexton, Planner II

Owner: George Apostol, Cotton Greenway Partners LLC

Applicant: Daniel Cox, SimonCRE

Request: Conditional Use Permit with Site Plan for a preschool facility

Site Location: Generally located on the west side of Cotton Lane south of Greenway Road in the Sierra Montana Planned Area Development (PAD)

Site Size: 1.35 acres (approx.)

General Plan

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

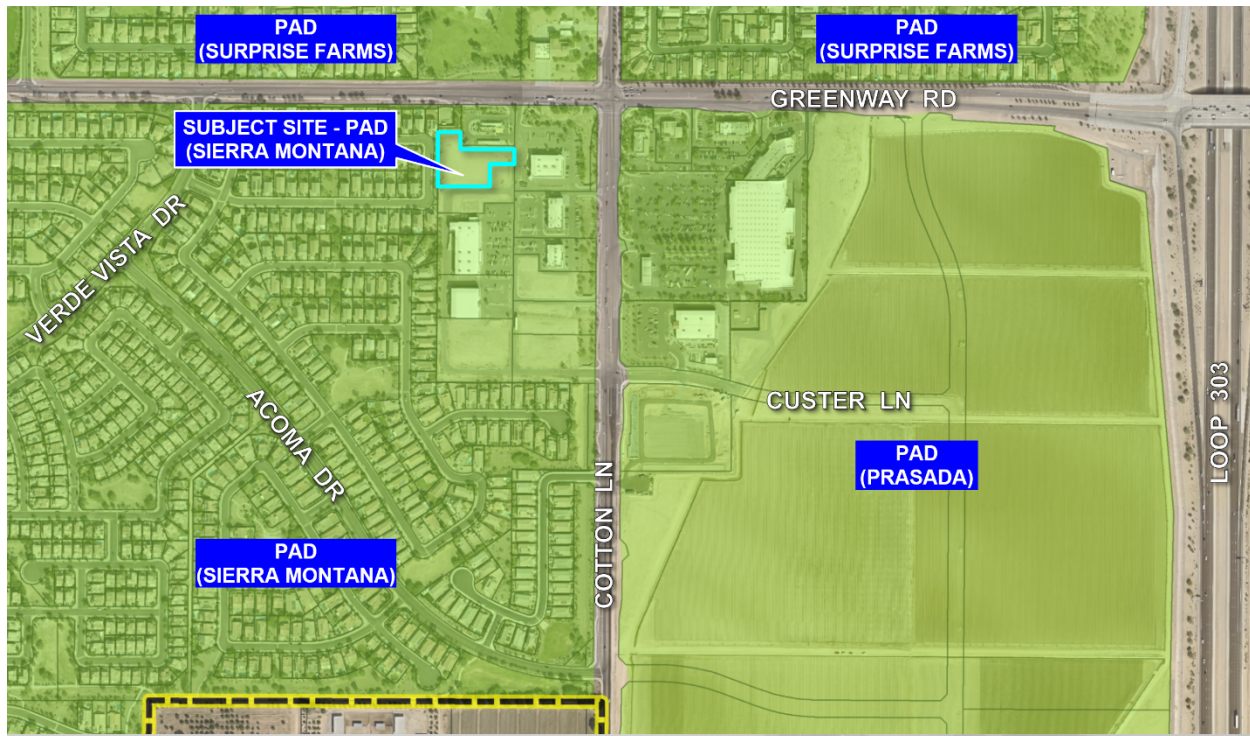
Support/Opposition: Refer to the attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission **approve** the subject Conditional Use Permit with Site Plan, Case FS22-1515, subject to stipulations 'a' through 'e'.

Project Description:

Daniel Cox, on behalf of Cotton Greenway Partners LLC, requests a Conditional Use Permit with Site Plan to allow for a new preschool, generally located on the west side of Cotton Lane south of Greenway Road within the Sierra Montana PAD.

Surrounding Land Zoning:



Sierra Montana PAD (LDR)	Sierra Montana PAD (LDR)	Sierra Montana PAD (LDR)
Sierra Montana PAD (C-2)	Sierra Montana PAD (C-2)	Sierra Montana PAD (C-2)
Sierra Montana PAD (C-2)	Sierra Montana PAD (C-2)	Sierra Montana PAD (C-2)

Background:

September 14, 2000: The Mayor and City Council approved the Sierra Montana Planned Area Development (PAD) under case PAD 99-100.

January 13, 2022: Staff met with the applicant to discuss a proposed preschool during a Concept Review meeting held under CR22-1818.

November 17, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan and Final Plat regarding a new preschool under FS22-1515, the case number.

March 9, 2023: The applicant held an in-person citizen outreach meeting in the Media Room of Cimarron Springs Middle School. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

March 14, 2023: The applicant held a virtual citizen outreach meeting. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

August 15, 2023: The final plat was approved by Mayor and City Council under the subject case number, FS22-1515.

August 17, 2023: The project was heard before the Planning and Zoning Commission. The developer, in attendance, was unable to answer questions regarding the operation of the daycare. As such, the Planning and Zoning Commission recommended to continue the item to September 7, 2023, when the daycare owner is present to answer operational questions.

Analysis and Discussion:

The subject request involves a 9,029 square foot preschool on a vacant 1.35-acre parcel located near the southwest corner of Greenway Road and Cotton Lane. The subject site is zoned PAD and has an underlying land use designation of Community Commercial (C-2) within the Sierra Montana PAD. The PAD references Title 17 for land uses.

The site is accessed via three existing internal shared driveways within the commerce center. The proposed site plan also demonstrates pedestrian connectivity from the site out to the existing sidewalk along Greenway Road.

Forty-one parking spaces are required and are proposed.

The proposed landscape meets the requirements of the Sierra Montana PAD and the Surprise Municipal Code. On-site the applicant is proposing 40% of landscape coverage, which meets the minimum requirement of 15%. The proposed onsite landscape will match the landscape of the existing development in Sierra Montana Crossing Plaza. A refuse enclosure is proposed to be located along the northeast portion of the site and will be screened by an enclosure and landscape.

The proposed building colors and material palette will match the existing buildings and complement the surrounding area.

Evaluative Criteria

The Sierra Montana PAD references the C-2 uses listed under Title 17 for Principally Permitted uses and Conditionally Permitted uses. Title 17 lists "Day care center" as Conditionally Permitted in C-2 zoning districts but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under section 17.28.080.C.3. of Title 17.

These standards include the following:

- A. A minimum of seventy-five square feet of outdoor play space per child shall be provided from which at least fifty square feet of fenced in play space per child shall be provided. Fenced in, outdoor, play space shall not include driveways, parking areas or land unsuited by virtue or other usage or natural features for children's play space.

Commentary: The preschool will have the licensed capacity to hold up to 190 children at one time. The project meets this requirement as 9,728 square feet of fenced-in outdoor space is being proposed.

109
110 B. At least two hundred fifty square feet of lot area per child shall be provided.
111

112 **Commentary:** With a maximum of 190 children at one time with the requirement of
113 250 square feet of lot area per child, 47,500 square feet is the requirement for the lot
114 area. This will be met as the total area of the lot is 58,816 square feet.
115

116 This CUP application has been reviewed against the standards listed above. Staff finds that
117 this CUP application conforms to the requirements set under Title 17.
118

119 **Neighborhood Outreach:**
120

121 A Neighborhood Meeting was held at the Cimarron Springs Middle School, both in-person
122 and virtual on March 9 and 14, 2023, respectively. There were no attendees at either
123 meetings.
124

125 **Conformance with Adopted Plans:**
126

127 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan
128 2035.
129

130 The proposal is consistent with the Surprise General Plan 2035. The subject property is
131 within the Neighborhood Character Area, which supports uses such as that proposed.
132

133 The proposed development adheres to the Neighborhood Character Area Development by
134 providing supporting commercial uses to surrounding residential.
135

136 The proposed development adheres to the General Plan Development Guidelines common
137 to all Community Commercial Types. The rooftop components and parking areas are
138 properly screened. The site plan exhibits adequate drive-through queuing and parking lot
139 circulation.
140

141 **Reviewing Agencies:**
142

143 In addition to the standard city reviewing agencies, Luke Air Force Base, and the Maricopa
144 Water District were included in the routing of this request. None of the reviewing agencies
145 indicated any concerns over the request.
146

147 **Summary:**
148

149 The proposed Site Plan meets the requirements of the Surprise General Plan 2035, Sierra
150 Montana PAD, Surprise Municipal Code, and all applicable zoning codes.
151

152 **Findings:**
153

- The proposed Site Plan demonstrates compliance with the Sierra Montana PAD, Surprise Municipal Code and applicable development standards of the City's Land Development Ordinance.
- The proposed Site Plan demonstrates compliance with applicable development standards of Title 17.

Recommendation:

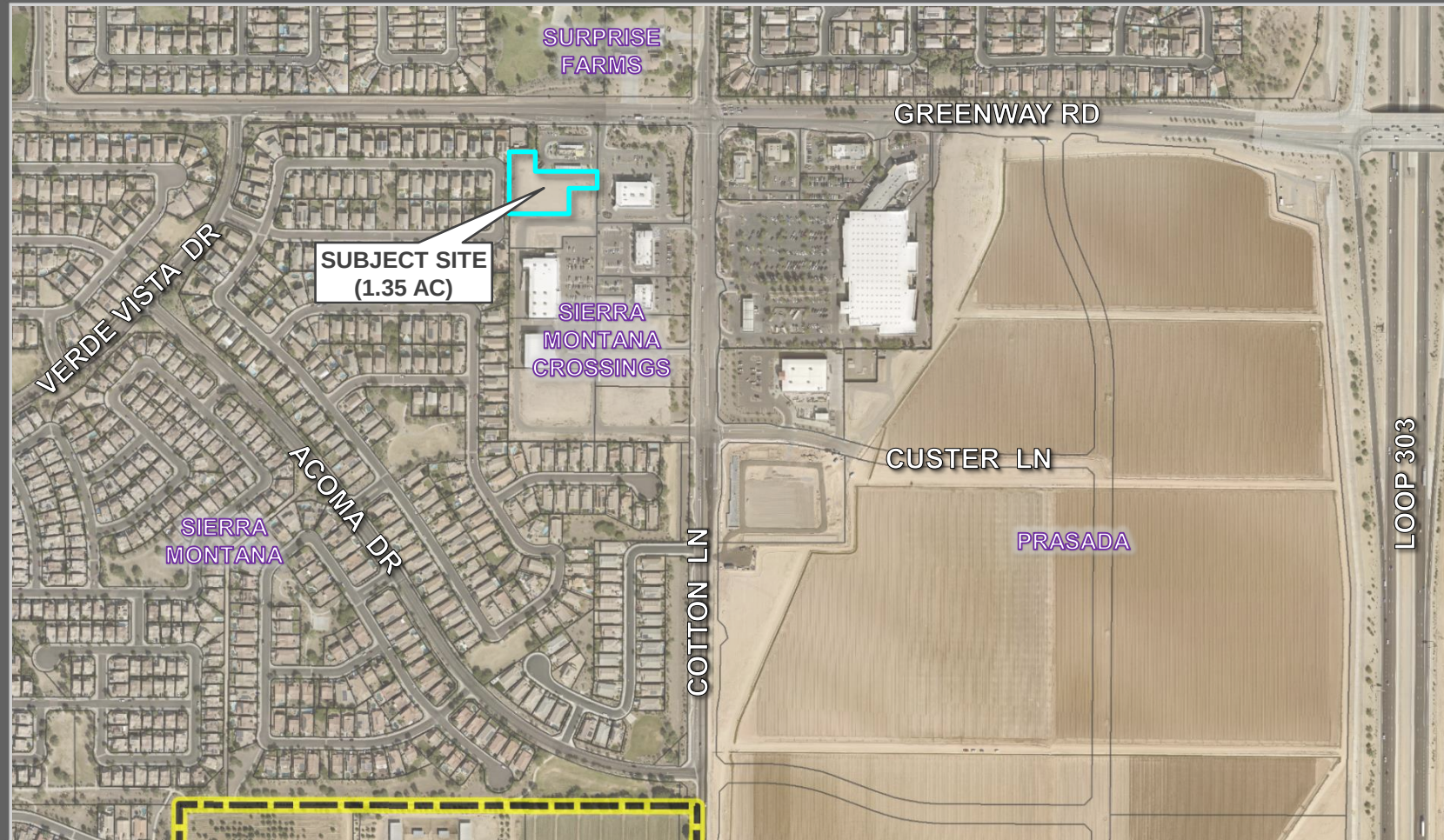
Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS22-1515**, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Sunrise Preschool" consisting of one (1) sheet prepared by ADA Architects, Inc. and date received June 1, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Sunrise Pre-school" consisting of four (4) sheets prepared by TJM & Associates and received June 29, 2023.
- c. Building elevations shall be consistent with the Elevations entitled "Sunrise Preschool" consisting of three (3) sheets prepared by ADA Architects, Inc. and received May 16, 2023.
- d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

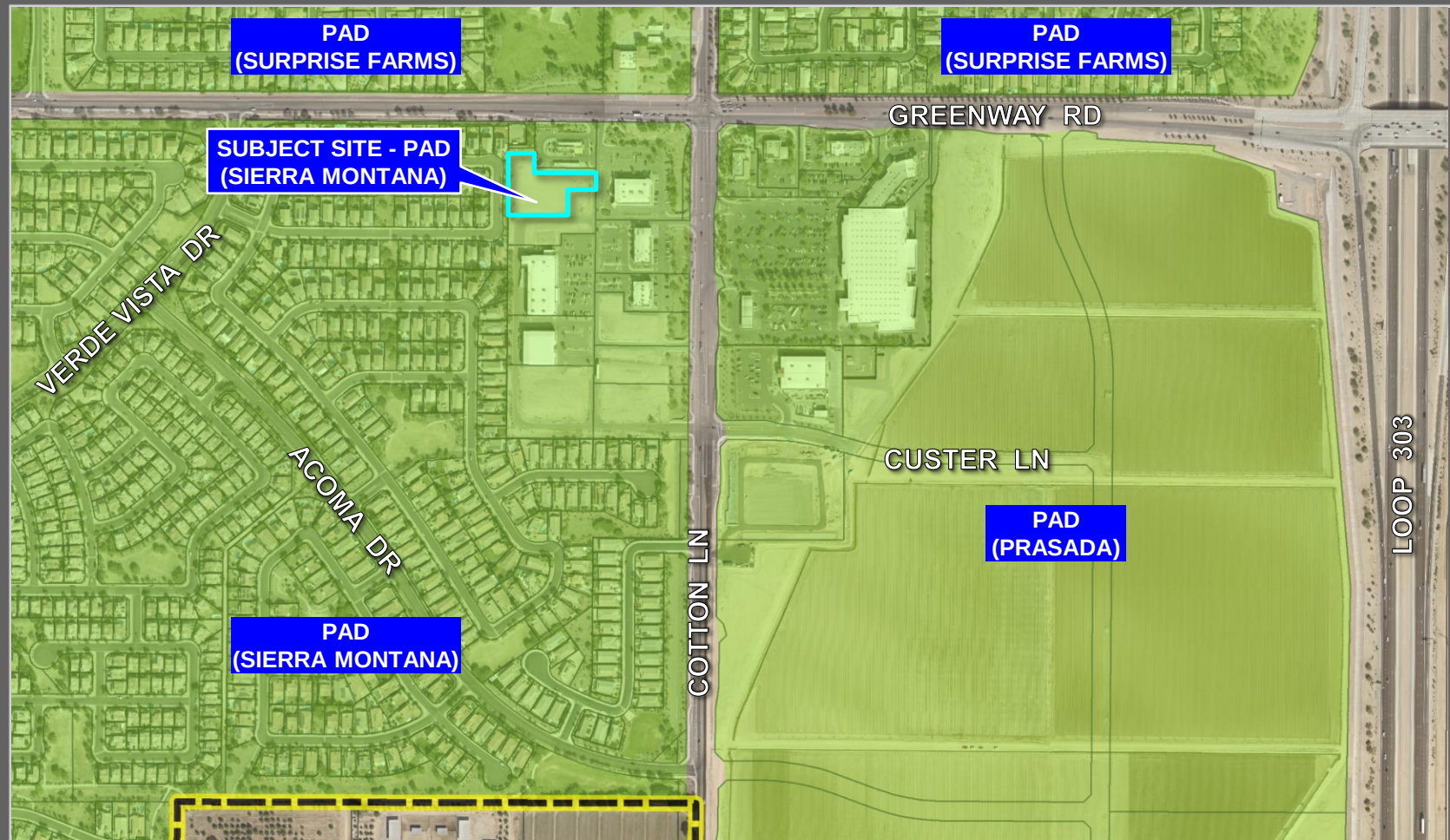
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Citizen Participation Report
07 Affidavit of Site Posting
PPT

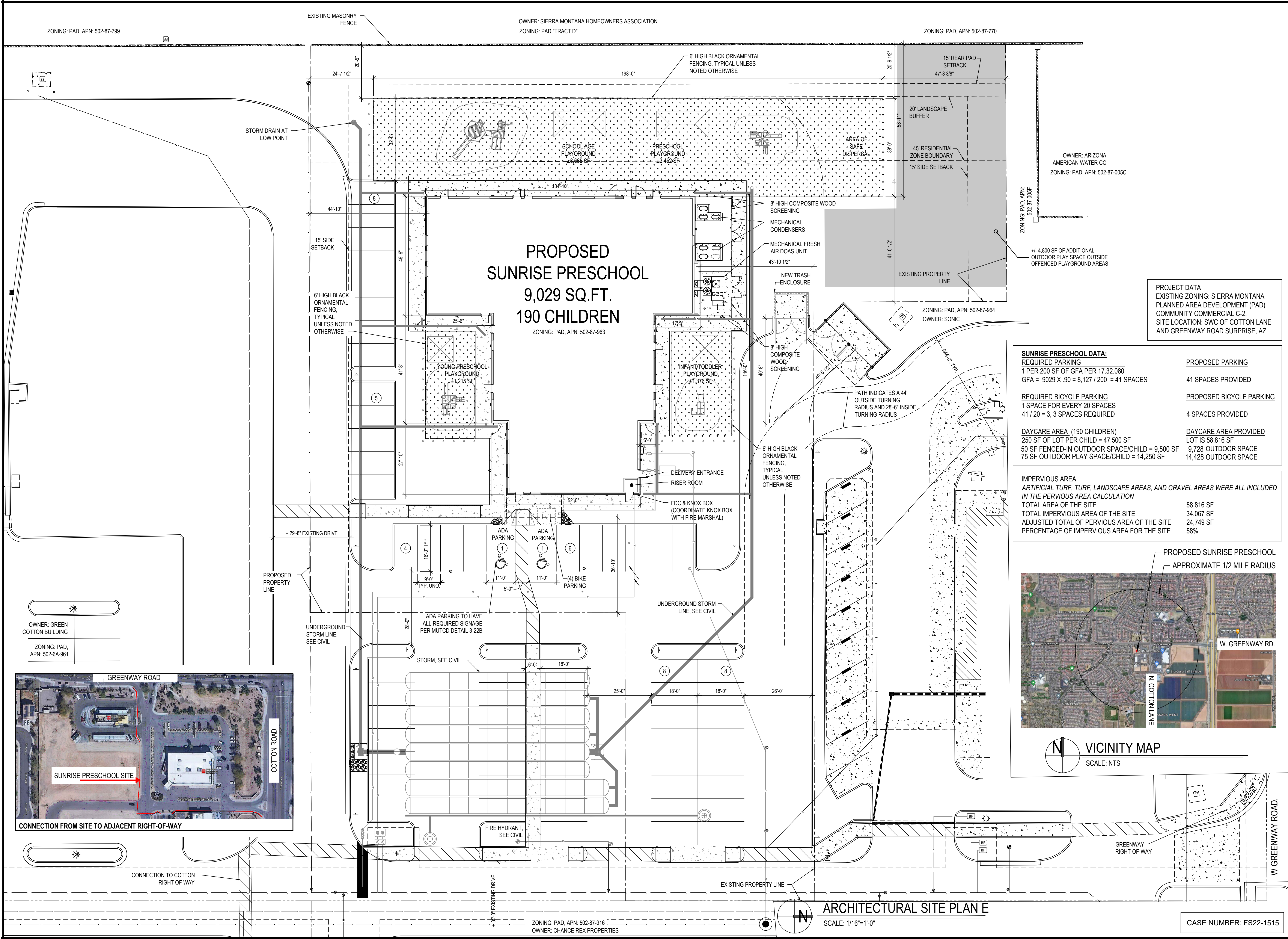


FS23-1515 VICINITY MAP



LOOP 303

FS22-1515 ZONING MAP



17710 Detroit Avenue
Lakewood, Ohio 44107
Phone (216) 521-5134
Fax (216) 521-4824
www.adaarchitects.cc

SUNRISE PRESCHOOL

SURPRISE, AZ 85388

SWC - COTTON & GREENWAY

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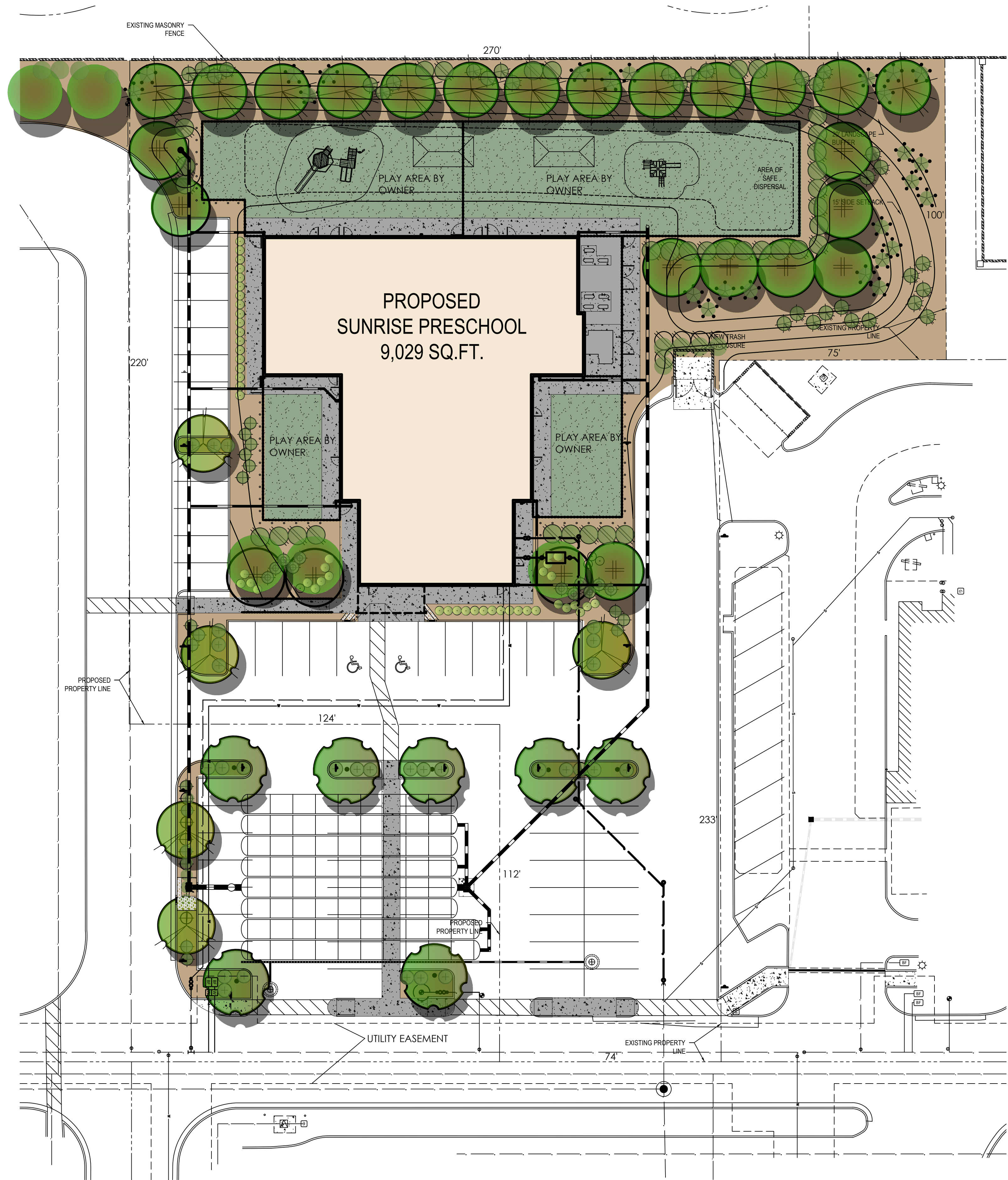
REVISIONS

#	DATE	TYPE	CITY COMMENTS
1	01/17/23	CITY COMMENTS	
2	05/12/23	CITY COMMENTS	
3			
4			
5			
6			
7			
8			
9			
10			

SITE PLAN

DATE 10/14/2022
JOB NO. 22279

2
SHEET NO.



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

PURPLE PIPE NOTE:
PER SURPRISE GUIDELINES ALL IRRIGATION PIPE IS TO BE PURPLE WITH THE EXCEPTION OF THE 1/4" POLY DISTRIBUTION TUBING.

NOTES:

1. MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. 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
5. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT

LANDSCAPE LEGEND

- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
2" CALIP., 6.5T, 4"W
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5T, 4"W
- QUERCUS VIRGINIANA
LIVE OAK
2" CALIP., 7T, 4"W
- PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
1.5" CALIP., 6T, 3.5"W
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

SITE AREA:	58,814 SQ.FT.
LANDSCAPE REQUIRED:	8,822 SQ.FT. (15%)
LANDSCAPE PROVIDED:	23,696 SQ.FT. (40%)
PARKING LANDSCAPE REQUIRED:	4,841 SQ.FT. (5%)
PARKING LANDSCAPE PROVIDED:	7,922 SQ.FT. (9%)
TREES REQUIRED: 8,822 / 400 =	22 TREES
TREES PROVIDED:	37 TREES
SHRUBS REQUIRED: 8,822 / 400 X 5=	110 SHRUBS
SHRUBS PROVIDED:	185 SHRUBS



**SUNRISE PRE-SCHOOL
GREENWAY ROAD AND COTTON LANE
SURPRISE, ARIZONA**

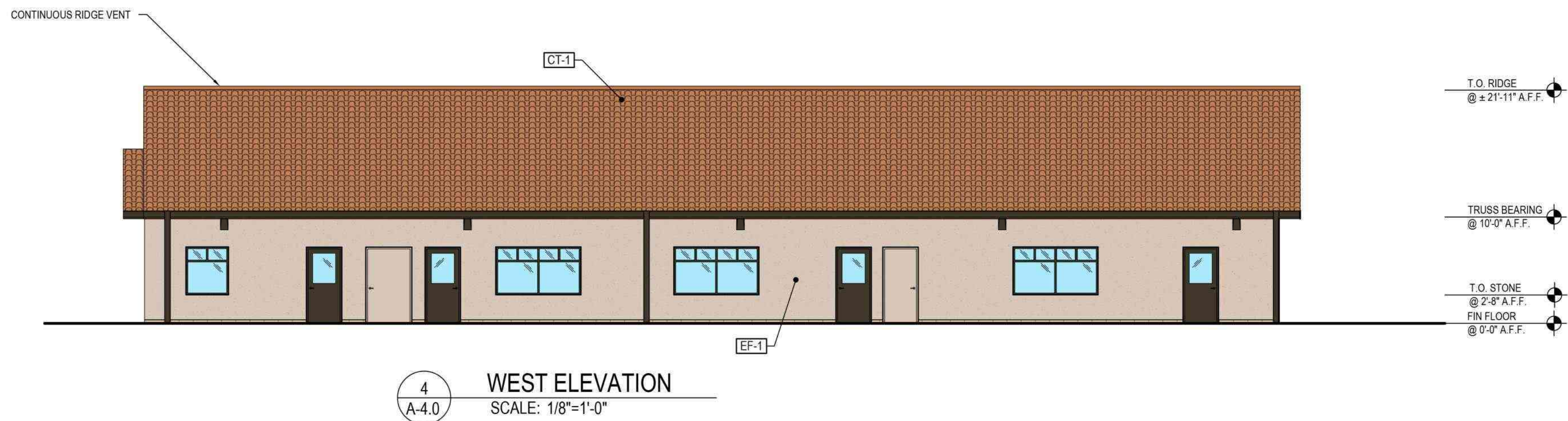
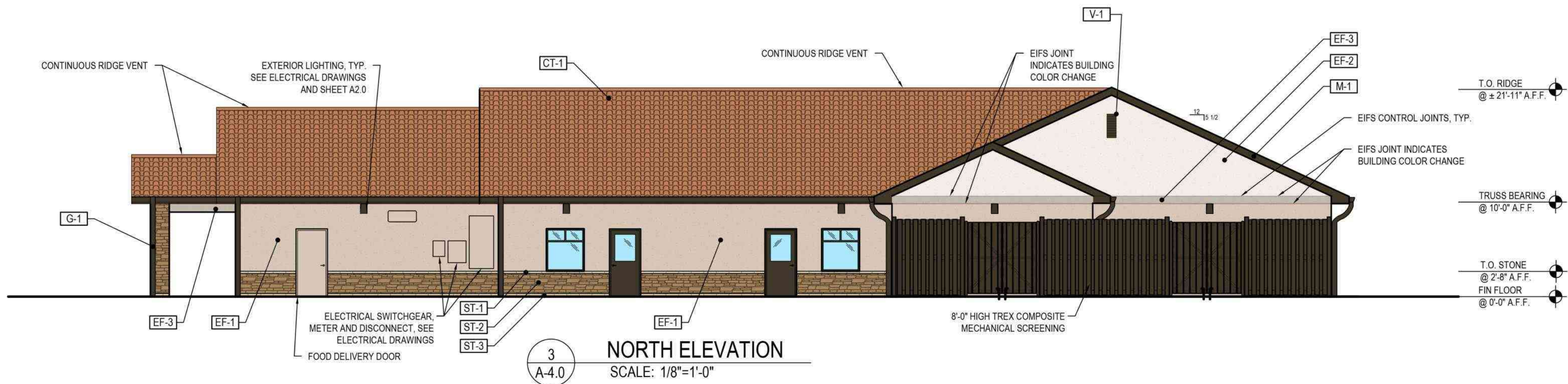
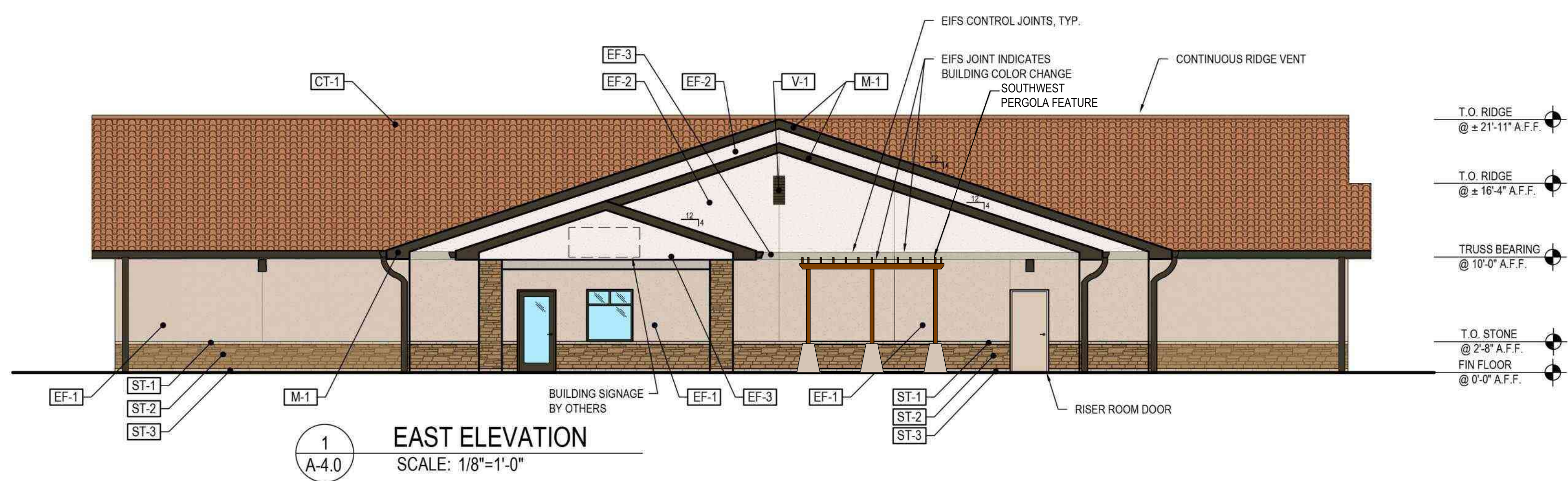
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320
EMAIL: timmcqueen@tjmila.net

NUMBER	REVISION	DATE

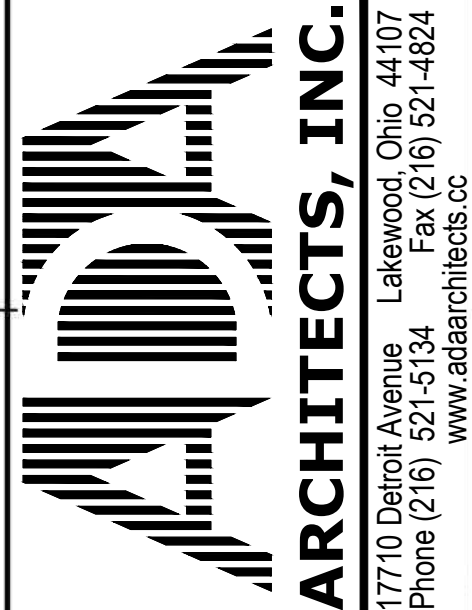
06.26.23

SHEET TITLE:	LANDSCAPE
ISSUE DATE:	06.26.23
DRAWN BY:	STAFF
CHECKED BY:	TJMCQ
PROJECT No.:	22293
SHEET:	La.01

EXTERIOR FINISH MATERIAL SCHEDULE		
MARK:	MATERIAL:	DESCRIPTION:
CT-1	CONCRETE TILE	EAGLELITE MALIBU 418 TERRACOTTA GOLD OR APPROVED EQUAL
D-1	EXTERIOR DOOR	STEEL DOOR, DARK BRONZE PAINTED EXTERIOR, WHITE INTERIOR
G-1	GUTTER AND DOWNSPOUT	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS IN DARK BRONZE
EF-1	EIFS - 1	DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, PRAIRIE CLAY 111A
EF-2	EIFS - 2	DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: NATURAL WHITE 103
EF-3	EIFS - 3	DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: GULL GRAY 131
M-1	FASCIA	PRE-FINISHED ALUMINUM FASCIA IN DARK BRONZE
ST-1	STONE SILL	SMOOTH CASE STONE SILL WITH GALVANIZED STL. ANCHORS, COLOR TO MATCH ST-2
ST-2	STONE VENEER	CULTURED STONE, COUNTRY LEDGESTONE IN SEVILLA
ST-3	STONE BASE	4X8X16 SMOOTH COLORED SILL BLOCK, COLOR TO MATCH ST-2
V-1	ATTIC WALL VENT	12" X 30" METAL LOUVERED ATTIC VENT. FINISH TO MATCH G-1
W-1	EXTERIOR VINYL WINDOW	VINYL WINDOW, DARK BRONZE EXTERIOR, WHITE INTERIOR



CASE NUMBER: FS22-1515



ARCHITECTS, INC.
17710 Detroit Avenue
Lakewood, Ohio 44107
Phone (216) 521-5134
Fax (216) 521-4824
www.aadarchitects.com

SUNRISE PRESCHOOL

SWC - COTTON & GREENWAY

SURPRISE, AZ 85388

This document ("Instrument of Service") was prepared by ADA Architects, Inc. ("ADA") specifically for the referenced project and is not intended for any other use. ADA retains all common law, statutory and other reserved rights, including copyrights. This Instrument of Service shall not be used on other projects, for additions to this project or for completion of this project by others without ADA's prior written consent. Any unauthorized use of this Instrument of Service shall be at the user's sole risk and without liability to ADA. ADA makes no warranty, express or implied, of merchantability or of fitness for a particular purpose.

REVISIONS

#	DATE	TYPE	CITY COMMENTS
1	01/17/23	CITY COMMENTS	
2	05/12/23	CITY COMMENTS	
3			
4			
5			
6			
7			
8			
9			
10			

COLORED ELEVATION PLANS

DATE 10/14/2022

JOB NO. 22279

7.1

SHEET NO.

PUBLIC PARTICIPATION REPORT

Applicant: Daniel Cox; SimonCRE JC Yucca, LLC

Subject Property: Address TBD; APN: 502-87-963

Current Zoning: Sierra Montana Planned Area Development (PAD) – Commercial (C-2)

Proposed Use: Child/daycare center

Application: Conditional Use Permit (CUP) Child/daycare center

A. Executive Summary: Summary of public participation meeting:

- a. The mandatory in-person neighborhood meeting was held on March 9, 2023, at 6:00 pm in the Media Room of Cimarron Springs Middle School, 17032 W Surprise Farms Loop S, Surprise, AZ 85388. The mandatory virtual neighborhood meeting was held March 14, 2023, at 6:00 pm. No local residents attended so a sign-in sheet, as well as questions/answers aren't able to be provided.

B. Supporting Documentation:

- a. Sign-In Sheet (Exhibit "A")
- b. Affidavit of Sign Posting & Pictures (Exhibit "B")

Exhibit A



Sign In Sheet
Cotton and Greenway – Proposed Sunrise Preschool
03/09/2023

Name	Address	Email

Exhibit B

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

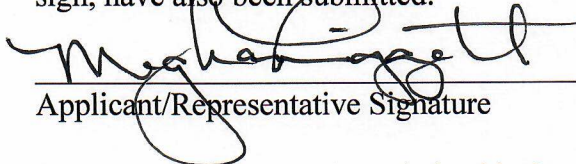
Application No: FS22-1515
Applicant Name: Surprise Sunrise
Location: SWC Greenway Rd. & Cotton Ln.
Date Site Posted: 2/22/23

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.

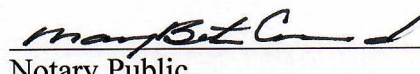

Applicant/Representative Signature

2/22/23

Date

This instrument was acknowledged before me on 2/22/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
102521
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 & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimanon Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual: March 14, 2023

Time: 6:00 PM

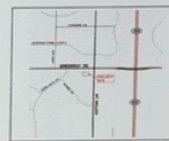
Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

Case number: FS22-1515

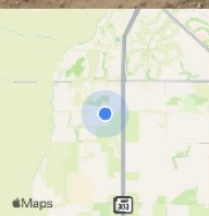
PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

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



Feb 22, 2023 at 10:57:15 AM
17181 W Greenway Rd
Surprise AZ 85388
United States



Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

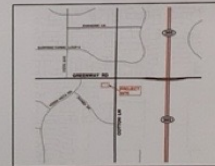
City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Project Location



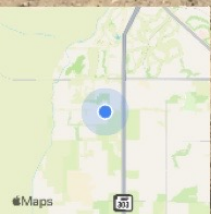
PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

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

Feb 22, 2023 at 10:57:38 AM
17181 W Greenway Rd
Surprise AZ 85388
United States





Feb 22, 2023 at 10:56:39 AM
17181 W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

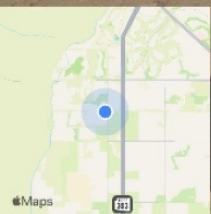
PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

Please call to confirm dates: 623-212-3711 Surpriseaz.gov

Project Location



Feb 22, 2023 at 10:56:02 AM
15300 N Cotton Ln
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

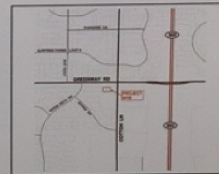
PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

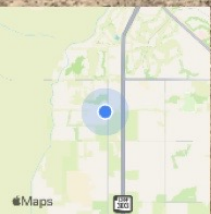
Case number: FS22-1515

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

Project Location



Feb 22, 2023 at 10:56:23 AM
17181 W Greenway Rd
Surprise AZ 85388
United States



AFFIDAVIT OF POSTING

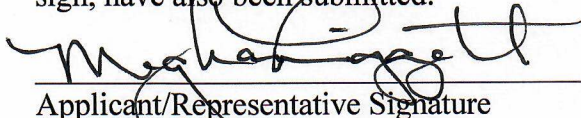
Application No: FS22-1515
Applicant Name: SIMONCRE
Location: SWC Greenway Rd. & Cotton Ln.
Date Site Posted: 7/17/23

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

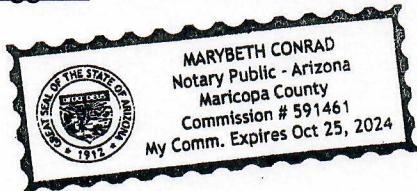
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.


Applicant/Representative Signature

7/17/23

Date

This instrument was acknowledged before me on 7/17/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
102521
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 & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

Planning & Zoning

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Project Location

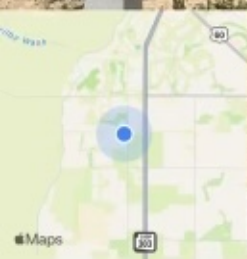


PROJECT DESCRIPTION:

Case number: FS22-1515

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

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



Jul 17, 2023 at 12:52:37 PM
17181 W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In Person & Virtual Neighborhood Meeting

Date: March 9, 2023
Time: 6:00 P.M.
Location: Cinnamon Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ftx-xkimjdn?authuser=0>

Planning & Zoning

Date: August 17, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: August 15, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Project Location



PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

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



Jul 17, 2023 at 12:57:44 PM
17131 W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/vfx-xkimjdn?authuser=0>

Planning & Zoning

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Project Location

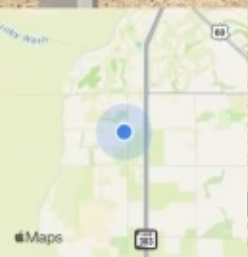


PROJECT DESCRIPTION:

Case number: FS22-1515

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

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



Jul 17, 2023 at 12:57:31 PM
17181 W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/lfx-xximjdn?authuser=0>

Planning & Zoning

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Project Location



PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

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

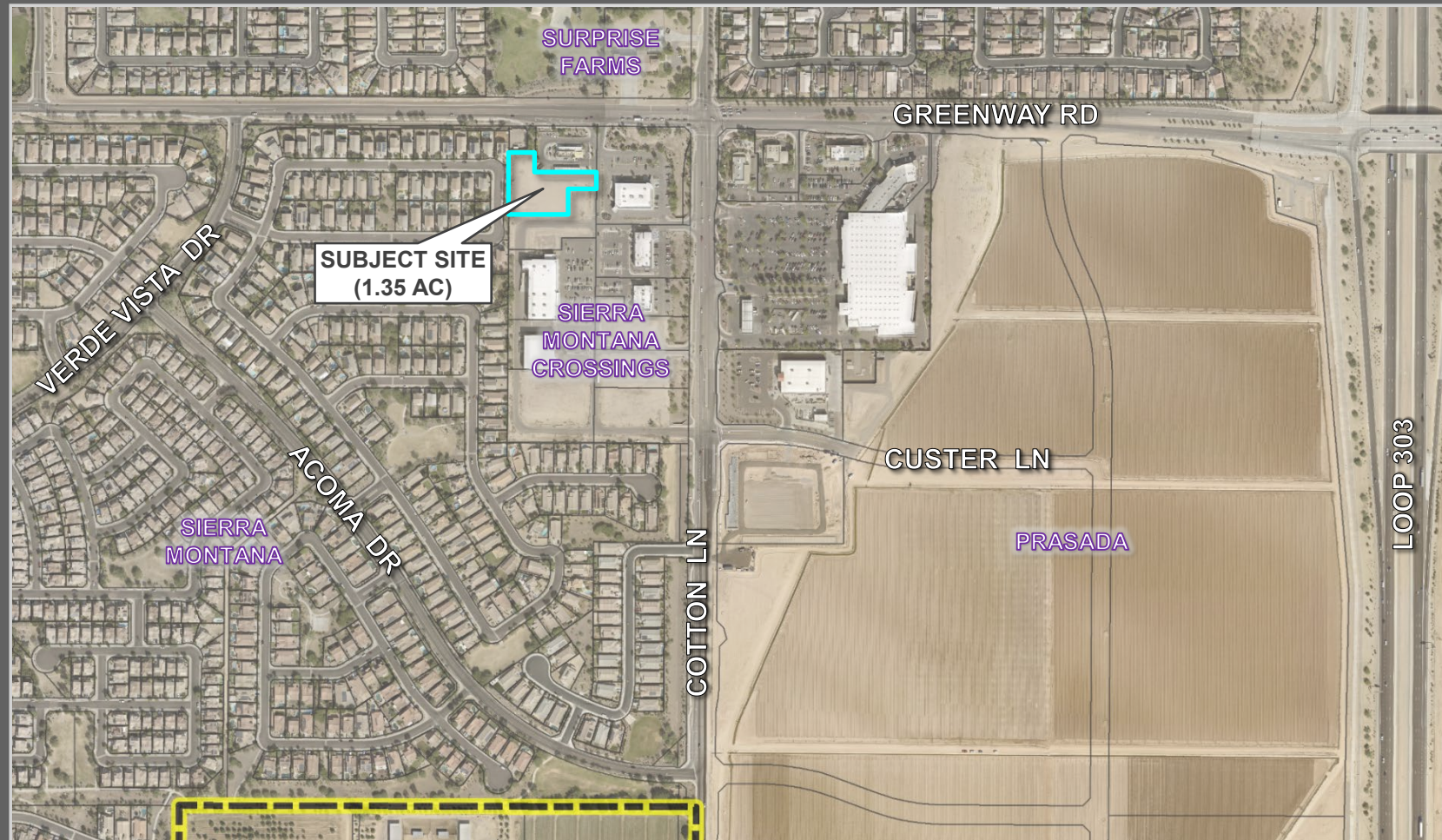


Jul 17, 2023 at 12:52:49 PM
17181 W Greenway Rd
Surprise AZ 85388
United States

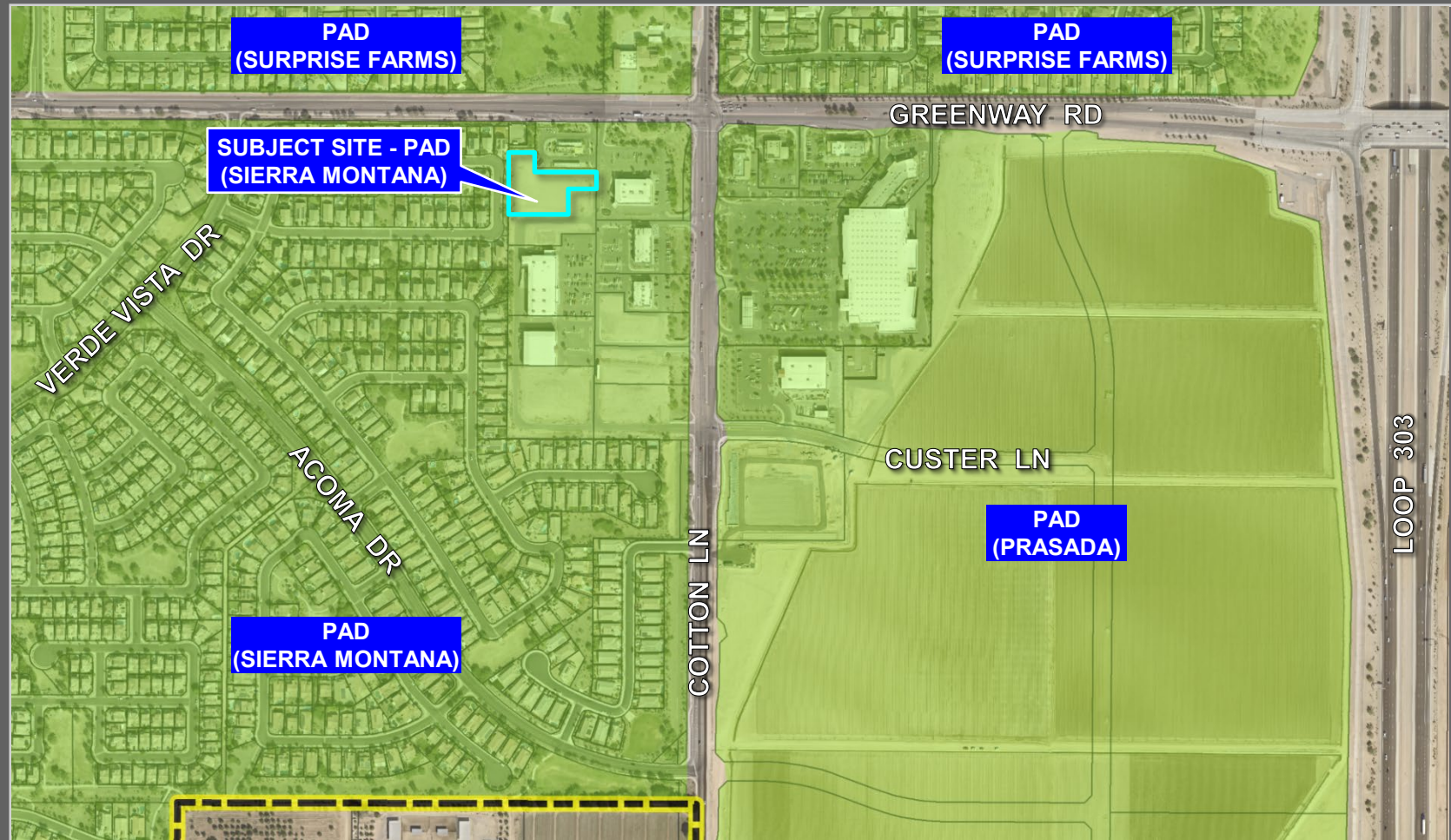


FS22-1515
Sunrise Preschool
Conditional Use Permit with Site Plan

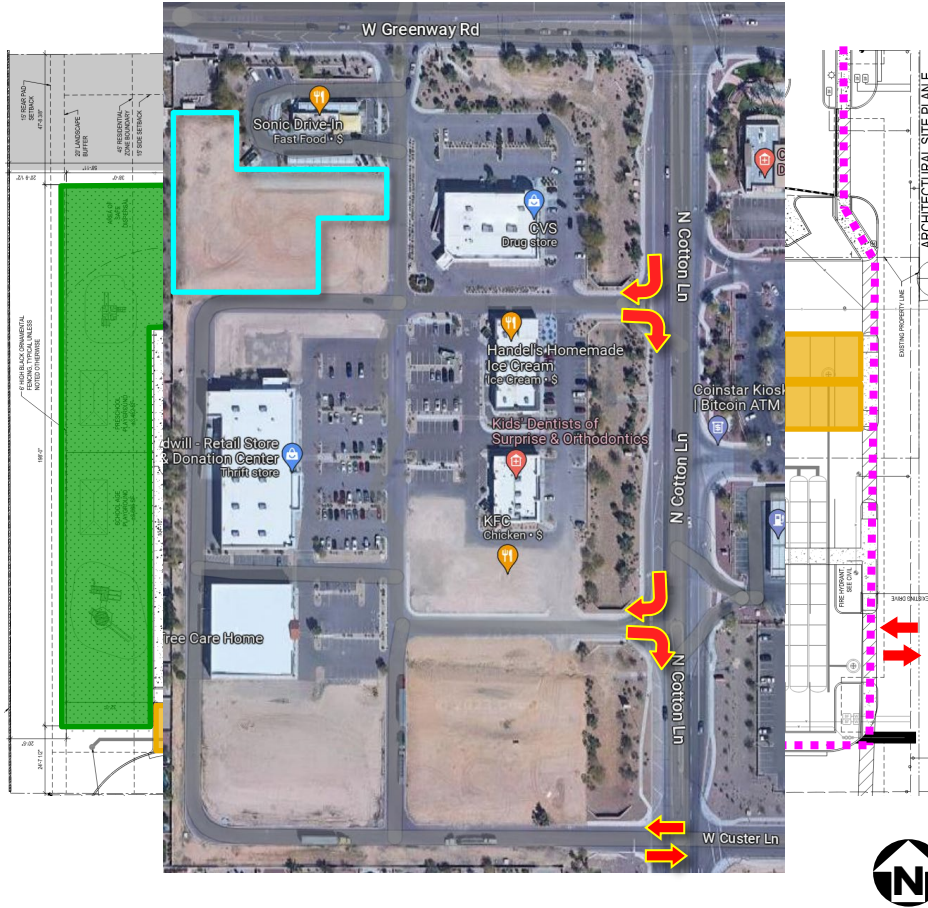
Planning & Zoning Commission – September 7, 2023



FS23-1515 VICINITY MAP



FS22-1515 ZONING MAP



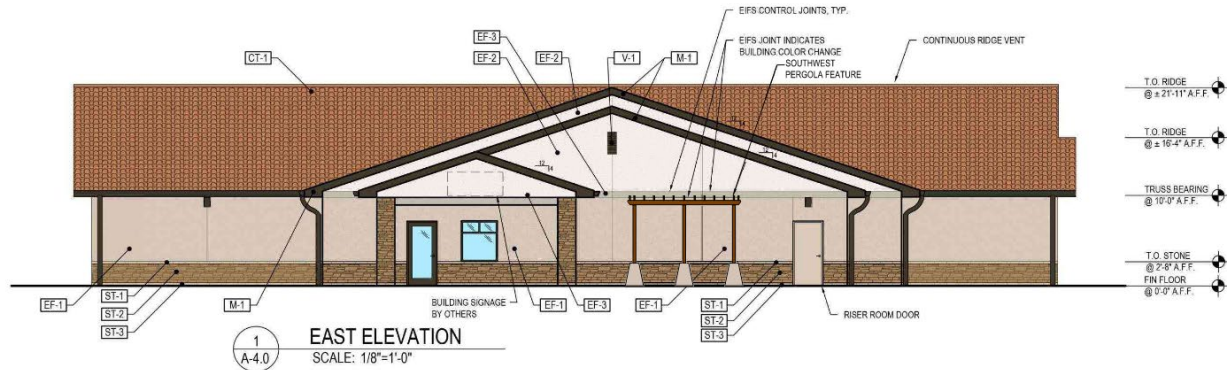
9,029 square feet Preschool

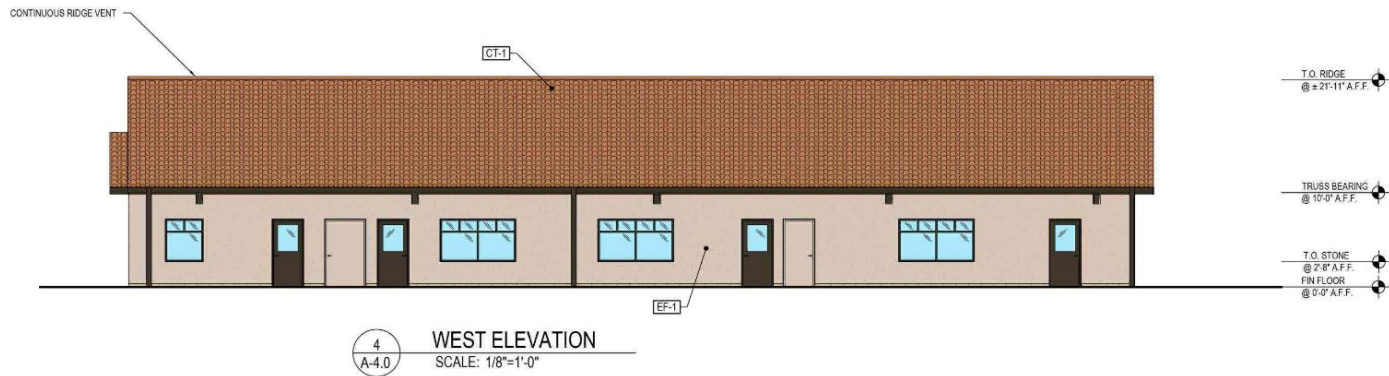
Parking Required and Provided
41 spaces
2 ADA

Title 17 Section 17.28.070(C)(3)

- ✓ 75 sq ft of outdoor play
- ✓ 250 sq ft lot area/child

FS22-1515 SITE PLAN







Outreach

Neighborhood Meeting

- March 9, 2023 – In-person
Cimarron Springs Middle School
No attendees
- March 14, 2023 – Virtual
No attendees



RECOMMENDATION:

Staff Recommendation:

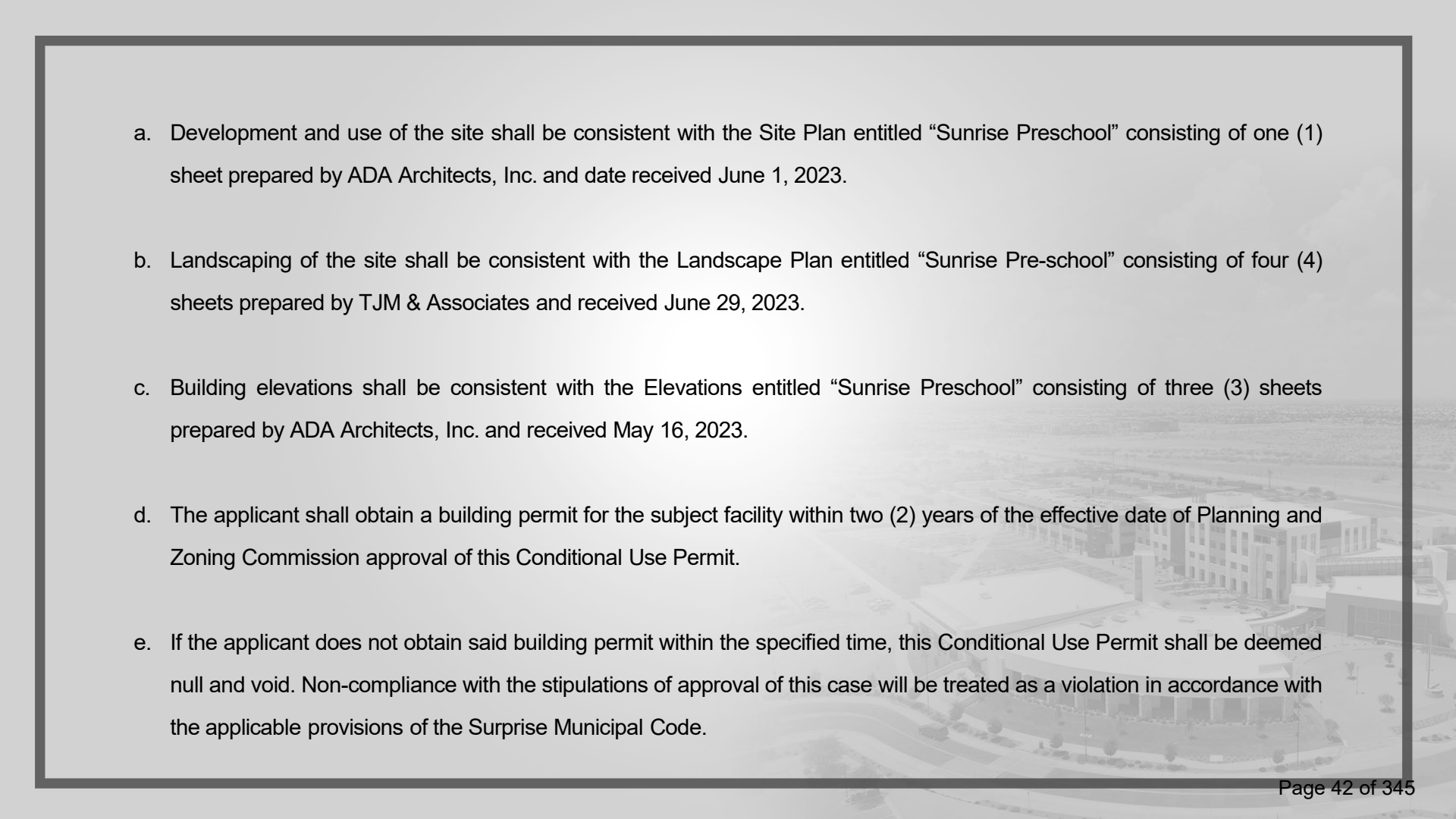
Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Sunrise Preschool” consisting of one (1) sheet prepared by ADA Architects, Inc. and date received June 1, 2023.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Sunrise Pre-school” consisting of four (4) sheets prepared by TJM & Associates and received June 29, 2023.
 - c. Building elevations shall be consistent with the Elevations entitled “Sunrise Preschool” consisting of three (3) sheets prepared by ADA Architects, Inc. and received May 16, 2023.
 - d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit.
 - e. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void. 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: September 7, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Coyote Lakes Planned Area Development (PAD) amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3). The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy. Case FS23-0131.

Motion:

Motion to Recommend Approval of the Coyote Lakes PAD Amendment to change the underlying zoning of approximately 6.85 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:

Keaton Herrera with Bell 115, LLC proposes to amend the Coyote Lakes PAD to change the underlying zoning of 6.85 acres from C-2 to R-3 for the development of a townhome community with 82 units and a net density of 11.97 DU/Ac. The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy.

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-FS23-0131 115 Bell Townhomes- Staff Report PZ 09.07.23

2. 01 – FS23-0131 115 Bell Townhomes – Vicintiy Map
 3. 02 – FS23-0131 115 Bell Townhomes – Existing Zoning
 4. 03– FS23-0131 115 Bell Townhomes – Proposed Zoning
 5. 04 – FS23-0131 115 Bell Townhomes – Narrative
 6. 05 – FS23-0131 115 Bell Townhomes – PAD Document
 7. 06 – FS23-0131 115 Bell Townhomes – Conceptual Site Plan
 8. 07 – FS23-0131 115 Bell Townhomes – Luke AFB Comments
 9. 08 – FS23-0131 115 Bell Townhomes – Citizen Outreach Report_Redacted
 10. FS23-0131 - 115 Bell Townhomes
-

PAD Amendment

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0131

Project Name: 115 Bell Townhomes – PAD Amendment

Council District: 4 - Mulberry

Meeting Date: September 07, 2023

Planner: Leslie Carnie

Owner: **Bell 115, LLC.**

Applicant: Keaton Herrera of Bell 115, LLC

Request: Coyote Lakes PAD Amendment to change the underlying zoning of 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3)

Site Location: Generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy.

Site Size: 6.85 Net acres (approx.)

Density: 11.97 DU/Ac

General Plan

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

Support/Opposition: Citizen Participation Meetings were held May 08, 2023, and May 15, 2023. Refer to attached Citizen Participation Report.

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

44 **Project Description:**

45
46 Keaton Herrera with Bell 115, LLC proposes to amend the Coyote Lakes PAD to change
47 the underlying zoning of 6.85 acres from C-2 to R-3 for the development of a townhome
48 community with 82 units and a net density of 11.97 DU/Ac. The site is generally located
49 on the northeast corner of Bell Rd. and Coyote Lakes Pkwy.

50
51 **Background**

52
53 **April 10, 1980:** The subject parcels were annexed into the City under Ordinance 80-02.

54
55 **August 28, 1993:** City Council approved the Coyote Lakes PAD case PAD92-001.

56
57 **August 25, 2022:** A Concept Review meeting was held under case CR22-0937

58
59 **February 07, 2023:** The applicant filed a request for a PAD Amendment under case FS23-
60 0131.

61
62 **May 08, 2023:** The applicant held an In-Person Citizen Outreach Meeting to discuss the
63 project.

64
65 **May 15, 2023:** The applicant held a Virtual Citizen Outreach Meeting to discuss the project.

66
67 **Analysis and Discussion:**

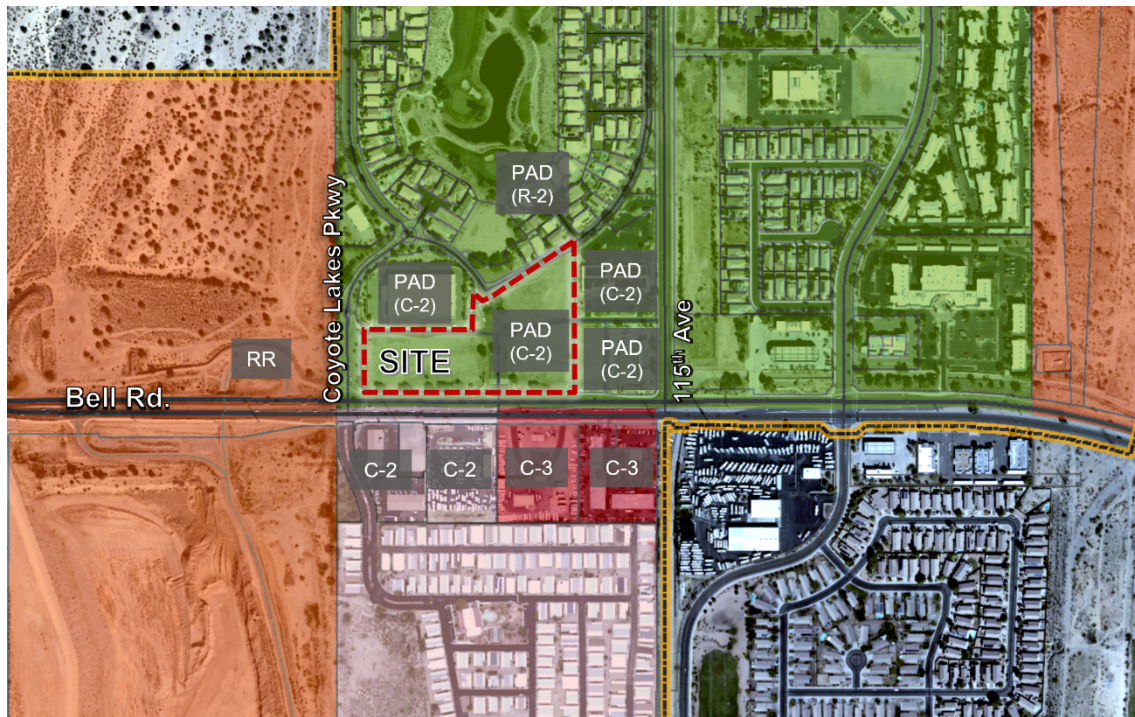
68
69 The applicant requests an Amendment to the Coyote Lakes PAD to change the
70 underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to
71 Residential High Density (R-3) to accommodate the development of a townhome
72 community with 82 units. The proposed project will be composed of two-story buildings
73 with attached garages and offer both 2 and 3 bedroom units. Residents will have access
74 to private amenities such as a community pool, clubhouse, and dog park.

75
76 The project site lies within the Luke Air Force Base (AFB) GDC contours and is limited to
77 0-6 DU/Ac. Upon review, Luke AFB calculated the density of the 308-acre Coyote Lakes
78 PAD and determined that including this project would give the area a density of 2.8 DU/Ac
79 and not have a negative impact on Luke's flying operations.

80
81 Full access to the site is provided from Bell Rd. A currently unnamed private internal
82 roadway that runs from east/west between Coyote Lakes Pkwy and 115th Ave offers
83 several secondary points of access to the community.



Conceptual Site Plan



Existing Zoning



Proposed Zoning

9-07-2023 - Planning & Zoning Commission
Case: FS23-0131 – 115 Bell Townhomes

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.

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

Utility and Services Table:

Electric:	APS
Water:	EPCOR
School District	DYSART UNIFIED

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area and is within the Transit Oriented Development District (TODD), which supports the development of high-density residential projects. The Neighborhood Character Area permits low, medium, and high-density residential projects with no limit on density. The proposed 11.97 DU/Ac is in conformance with the higher density housing of the Urban Neighborhoods that are encouraged along arterial roadways and transit corridors. The proposed PAD amendment will allow for a high-density residential development that will serve as a buffer or transition from the lower density Suburban Neighborhood development to the transit corridor.

123 **Reviewing Agencies:**

124
125 In addition to the standard city internal reviewing departments and Luke Air Force Base,
126 the Maricopa Water District, and ADOT were included in the routing of this request. None
127 of the reviewing agencies indicated any concerns over the request.

128
129 **Citizen Outreach:**

130
131 Two outreach meetings were held, an in-person meeting on May 08, 2023 and a virtual
132 meeting on May 15, 2023. A summary of these meetings can be found in the attached
133 Citizen Outreach Report.

134
135 **Summary:**

136
137 Staff believes the PAD Amendment is consistent with the manner and intent of the Surprise
138 Municipal Code. If approved, the site will be allowed to be developed in accordance with the
139 requirements of the City of Surprise.

140
141 **Findings:**

- 142
143
 - The proposed PAD Amendment is consistent with the Surprise General Plan 2035.
 - 144 • The proposed PAD Amendment demonstrates compliance with the criteria set forth
 - 145 in the Surprise Municipal Code
 - 146 • The reviewing agencies have indicated no objections to the request.

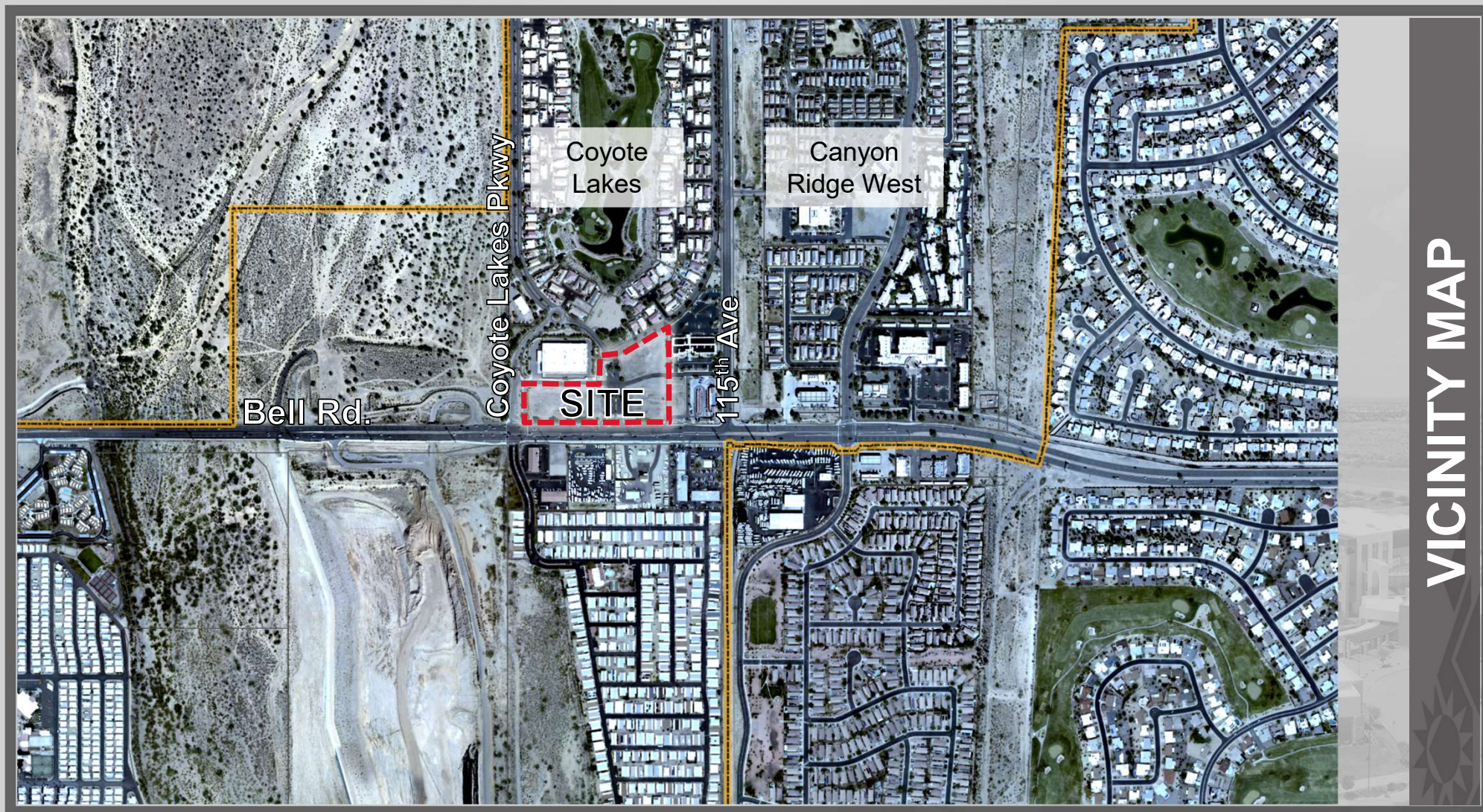
147
148 **Staff's Recommendation:**

149
150 Based on the findings noted above, Staff recommends the Planning and Zoning Commission
151 recommend **Approval** of the subject Zone Change to City Council subject to stipulations a.
152 and b.

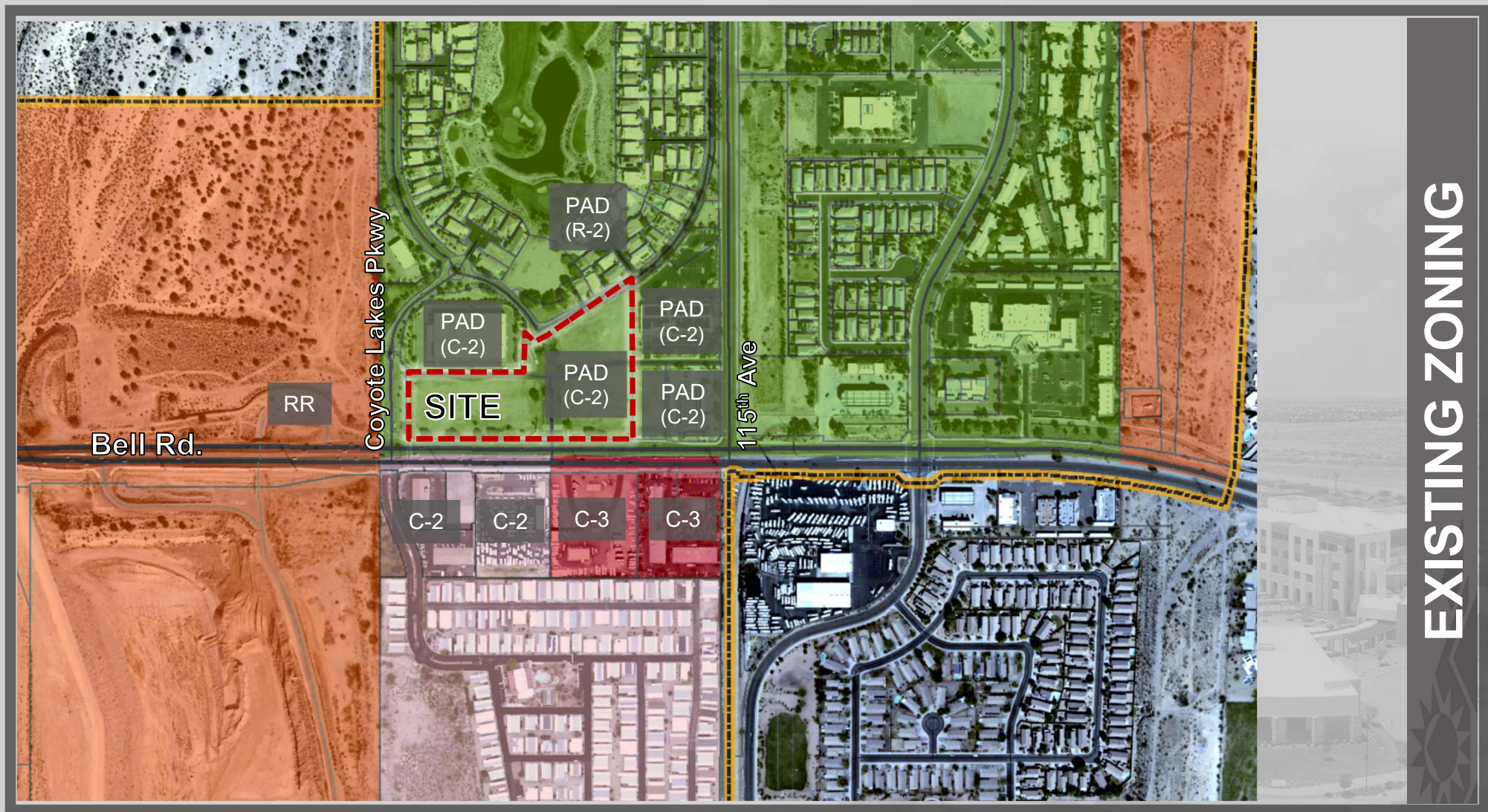
- 153
154
 - 155 a. Development and use of the site shall be consistent with the PAD Amendment
 - 156 Document entitled "FS23-0131-PAD Amendment Document" dated June 21,
 - 157 2023.
 - 158
 - 159 b. Non-compliance with the stipulations of approval of this case will be treated as a
 - 160 violation in accordance with the applicable provisions of the Surprise Municipal
 - 161 Code.
 - 162

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

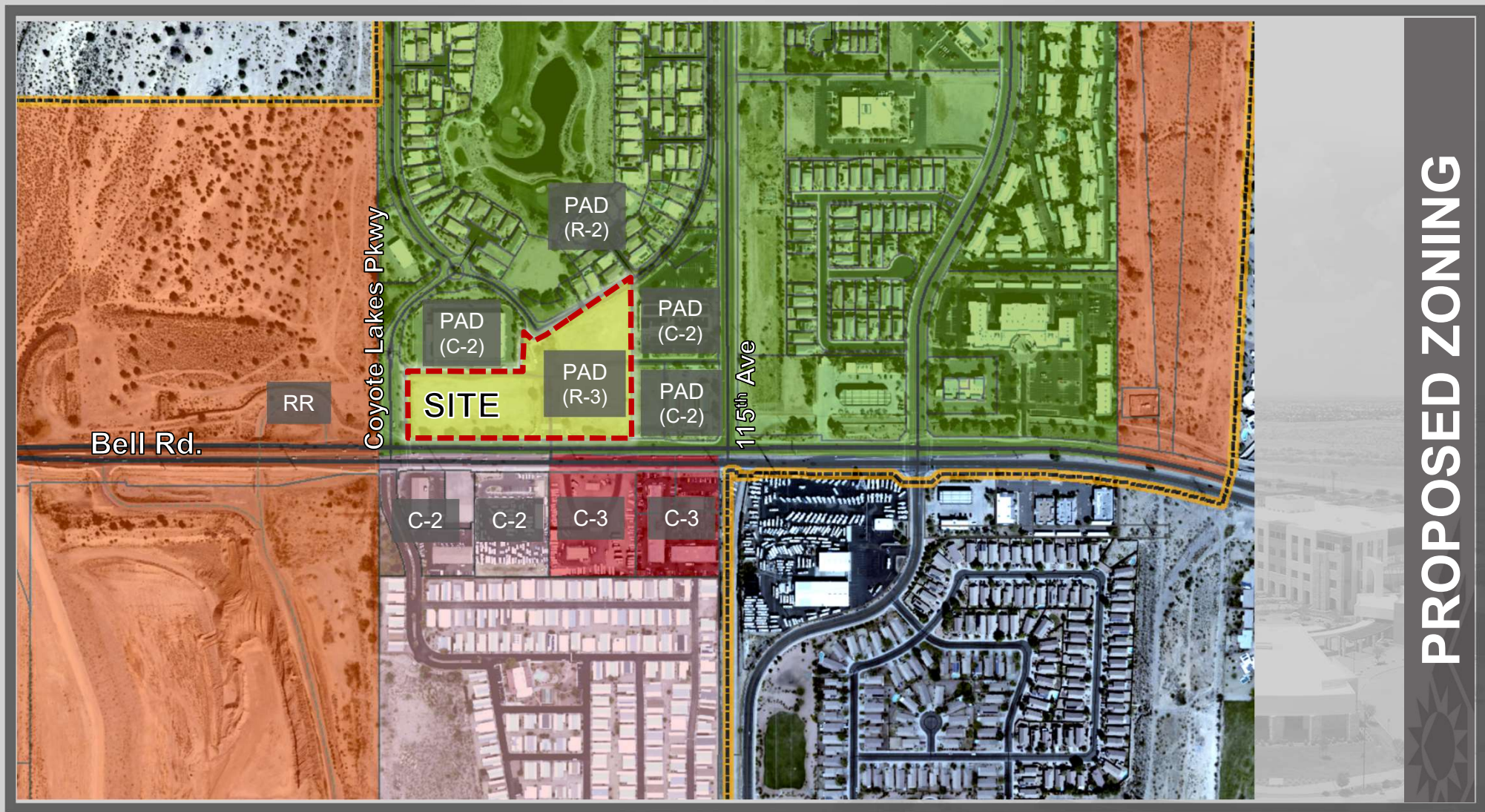
165 **Attachments:**
166 01 Vicinity Map
167 02 Existing Zoning Map
168 03 Proposed Zoning Map
169 04 Narrative
170 05 PAD Amendment Document
171 06 Conceptual Site Plan
172 07 Luke AFB comments
173 08 Citizen Outreach Report
174 09 Affidavit of Site Posting
175 PPT



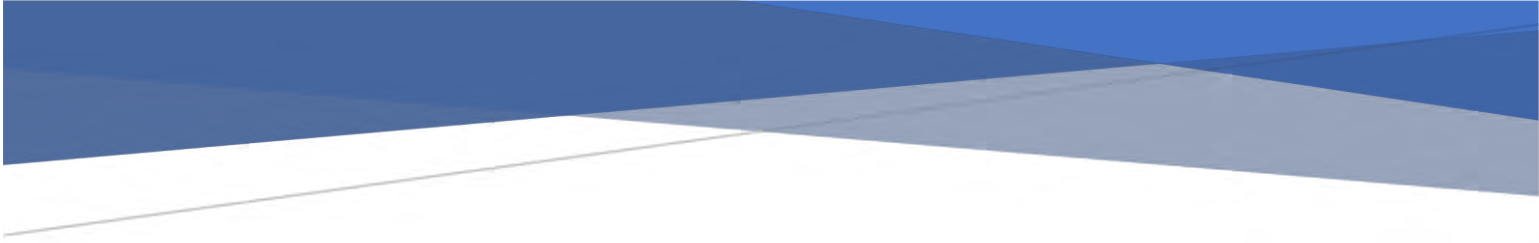
VICINITY MAP



EXISTING ZONING



PROPOSED ZONING



115TH AVE & BELL RD

FS23-0131

PAD Amendment Narrative

1st Submittal: February 2, 2023

2nd Submittal: June 20, 2023

Applicant:

Bell 115, LLC

Keaton Herrera

11811 N. Tatum Blvd, Ste 1051

Phoenix, AZ 85028

keaton@fdgroup.us

760-409-6063

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Introduction

Bell 115, LLC (“Owner”), is requesting an amendment to approximately 6.85-acres from PAD/Commercial (C-2) to PAD/Residential High Density (R-3) west of the northwest corner of Bell Road and 115th Avenue (Amendment Area), within the Coyote Lakes master planned community, for a luxury townhome community. Coyote Lakes is an approximate 308-acre master planned community located in the City of Surprise (the “City”) on the west side of 115th Avenue between Bell Road to the south and Beardsley Road on the north. See **Figure 1 – Vicinity Map**. The Coyote Lakes Planned Area Development (PAD) was approved by the City Council on August 28, 1992 (PAD92-001). The PAD has been amended two times since the original approval.

The original PAD included 21 acres of commercial property along Bell Road and 8 acres of commercial at approximately the mid-point of the site (Union Hills Drive) along 115th Avenue. The remainder of the site was planned for 145 acres of residential (R1-5 zoning) with 769 lots and a 126-acre 18-hole public golf course. The subsequent PAD amendments made the following changes to the original plan:

PADA96-09: Minor changes to front setback on certain key lots and sight distance setback on certain corner lots.

PADA01-058: Rezone Tract B of Unit 1 from C-2 to R1-5 to allow for a 10-unit subdivision on approximately 2.04 acres.

The Owner acquired the Property in 2013 and has worked to market it for commercial uses during that time. Due to the parcelization and limited area for uses as well as limited full turning access into a centralized commercial entrance, it has been passed over and remained vacant, creating a blighted situation. By rezoning to allow for townhomes, the property will finally be developed in a cohesive single phase in a manner that will create a transition to the adjacent residential community without disruption to the existing uses within the partially developed center. In December 2022, the Coyote Lakes HOA voted to approve a land use change for the Amendment Area from Commercial to Multi-Family clearing the way for the City to approve the change as well. See **Figure 2 – HOA Letter**.

Request

On behalf of the Owner, this amendment seeks to rezone portions of Tracts C and F of the Coyote Lakes PAD to rezone the underlying zoning on approximately 6.85-acres (Project Site) from C-2 to R-3 to allow for development of an 82-unit luxury rental townhouse community (Project). The boundary of the Amendment Area is outlined in red on **Figure 3 – Amendment Area**; Tracts C and F of the Coyote Lakes PAD are outlined in yellow and blue, respectively. The proposed townhomes will all be two-stories with attached garages, similar in concept to what is currently being built in Surprise City Center by the same group. The Project will have private amenities that could include a community pool, clubhouse and park or dog park.

The Project includes three parcels, shown in **Table 1** below.

Table 1 – Parcels

Parcel Number	Acres	Square Feet
507-05-957	2.99	130,164
507-05-958B	1.85	80,746
507-05-961	2.01	87,375
Total	6.85	298,285

The requested amendment would alter the overall land use acreages as shown in **Table 2** below. Please note that these acreages are approximate because exact acreages were not included in the original PAD or subsequent amendments.

Table 2 – Current & Proposed Land Use Acreages

Land Use	Approx. Current Acreage	Approx. Proposed Acreage
Residential	155	162
Commercial	19	12
Golf Course	126	126
Open Space	8	8
Total	308	308

Over time, nearly all of the Coyote Lakes PAD has been developed as planned; however, these three parcels along Bell Road have remained vacant. Due to the unusual shape of the parcels, location of the existing roads, constrained access and the commercial development already present in the surrounding area, these parcels are unlikely to develop new commercial development.

The Owner has been working with local brokers to better understand the availability of vacant commercial properties within a 2.5-mile market area (Market Area) from the Project Site to assist with the analysis of market impact if the combined, 6.85-acre parcels within this Application were rezoned to provide for attached, townhomes. This Property is in an area that contains many jurisdictions- including unincorporated Maricopa County, the City of El Mirage and the City of Peoria. The Market Area break-down of available acreage is provided below and reflects that there is currently approximately 85.36-acres of available existing, developed commercial space within the Market Area inclusive of all jurisdictions.

Table 3 – Available Commercial Vacancies within the 2.5-mile Market Area per brokers and Costar data from June 9, 2023

Jurisdiction	Available Acreage
Surprise	16.691
Maricopa County	64.762
Peoria	2.367
El Mirage	1.536
Total	85.356

In addition to analyzing the existing vacancies within the Market Area, there is a large quantity of commercially zoned land specific to the City of Surprise. There is approximately 660 acres of commercially zoned land within the Market Area - limited to only Surprise, inclusive of commercial zoning districts (C-2, C-3, SHD-CO) as well as commercially designated land within PADs and PUDs (such as Coyote Lakes). At 6.85-acres, the Project Area accounts for approximately 1.0% of the total commercially zoned land within the City portions of the Market Area. Taking this information together, rezoning the Project Site from commercial to residential will not have a significant impact on the overall commercial market in the area as there are abundant opportunities for commercial occupancy, redevelopment, and new development. On the other hand, there are limited opportunities for new supply of attached-residential development to support the existing commercial market. Further, the parcel sizes are such that they are not likely to develop as a large retail use and would be limited to small, service-oriented uses that already exist on the property in the form of self-storage and a car wash. Rental-residential will both add to the tax base in the form of rental-tax generation, and help to support the existing commercial centers nearby.

Existing Conditions

Site Location

The Project Site consists of approximately 845' frontage along the north side of Bell Road approximately 340' west of the intersection with 115th Avenue. Coyote Lakes Parkway is the western boundary of the Project.

Surrounding Properties

Table 4 – Surrounding Properties, below, provides zoning and land use information for properties adjacent to the Property. See **Figure 4 – Aerial Photo**.

Table 4 – Surrounding Properties

	Zoning	General Plan Land Use Designation	Current Use
North	Coyote Lakes PAD	Neighborhoods w/ Transit Oriented Development & Aggregate Resource Areas Overlays	Retail
East	Coyote Lakes PAD	Neighborhoods w/ Transit Oriented Development & Aggregate Resource Areas Overlays	Office and vacant
South	C-2 & C-3	Neighborhoods w/ Transit Oriented Development & Aggregate Resource Areas Overlays	Commercial
West	Rural Residential	Open Space	Agua Fria River

General Plan

The Property is designated as Neighborhoods with Transit Oriented Development (TOD) and Aggregate Resource Areas Overlays in the Surprise General Plan 2035. See **Figure 5 – General Plan Land Use Map**.

Covering the largest geographic planning area, the Neighborhood Land Use Character Area represents the various residential neighborhoods within Surprise. While neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature. Due to a proposed density of 12.0 units/acre, this community would be considered within the Urban Development type. Urban Neighborhoods generally function as a transitional use between lower intensity suburban areas and high-volume roadways/transit corridors, more intensive regional commercial centers, or employment areas. This project is consistent with the General Plan in that it can serve as a transitional use between lower density suburban development and Bell Road.

The Project is also within the Transit Oriented Development (“TOD”) overlay because it is along Bell Road. The intent of the TOD overlay is to recognize the unique connection between the character of the adjoining land uses together with the motorized, non-motorized and potential transit operations of each corridor. The Project has multiple pedestrian connections to the existing development to allow residents to easily access the surrounding area without having to utilize their vehicles.

The Aggregate Resource Area also applies to the Project. Portions of the Surprise Municipal Planning area along the Agua Fria River are included in an Aggregate District under the jurisdiction of Maricopa County. The Project Site is in this resource area due to its proximity to the river; however, because it is included in the Coyote Lakes PAD that type of use would not be acceptable.

Zoning

The original PAD approval designated the underlying zoning of the Project Site for commercial development. See **Figure 6 – Zoning Map**. Because we are only amending the underlying zoning, the zoning map for the City will not change.

Luke Air Force Base Graduated Density

The Project Site is located within 3 miles of the 65 Ldn of Luke Airforce Base (“Luke AFB”). The 65 Ldn line is currently referred to as the “high noise or accident potential zone”. Luke currently uses a Graduated Density concept whereby residential developments closer to the 65 Ldn line are permitted lesser density and the allowable density increases as development moves outward. Density within 1-3 miles of the 65 Ldn line is limited to 0-6 du/ac.

In a letter from Mr. Christopher P. Toale, Director, Community Initiatives Team with Luke AFB, dated February 28, 2023, Mr. Toale noted that this Project “when taking into consideration the 308-acre Coyote Lakes Planned Area of Development with an overall density of 2.8 du/ac, this request, will not negatively impact the flying operations at Luke AFB.” See **Figure 7 – Letter from Luke AFB**.

Development Plan

The Project Site is a very unusual shape. It is located on Bell Road, approximately 320’ west of the intersection of Bell Road and 115th Avenue. It is approximately 845’ long, approximately 575’ deep at the east end, and approximately 240’ tall at the west end.

The proposed development has 82 townhomes that include 2- and 3-bedrooms in two story units. See **Figure 8 – Conceptual Site Plan and Landscape Plan**. All units will have attached 2-car garages and private entrances. Buildings will consist of 2, 4, 5, or 6 units. Parking will be provided in conformance with the requirements in Section 107-4.4 and Table 107-4c of the Zoning Ordinance and the Planning and Engineering Design Standards. A leasing center will be available for residents. Amenities will be offered as appropriate for this size of development and could include a community pool, clubhouse and park or dog park.

Proposed Development Standards

The proposed density for the Project is 11.97 du/ac and the development standards for the R-3 zoning district in Section 106-2.5.C the Zoning Ordinance for a density of 12-14.9 du/ac will be adhered to and are shown below. See **Table 5 – Development Standards**.

Table 5 – Development Standards

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

Infrastructure

Circulation

Multiple access points exist to serve the project. The main access will be through a short, divided north/south roadway spur approximately 260' west of the eastern property boundary. There is a currently unnamed east/west access roadway located approximately 250 feet north of Bell Road (Internal Road) that provides one undivided through lane in each direction of travel between Coyote Lakes Parkway and 115th Avenue. A TIS is being submitted under separate cover with this zoning application.

This Project will not be gated so pedestrians can move freely from inside the community to outside the community.

Utilities and Services

Utilities and services for the Project are listed on the next page.

- Water EPCOR
- Wastewater EPCOR
- Electrical APS
- Communications Cox and Century Link
- Natural Gas Southwest Gas
- Refuse Waste Management
- Police City of Surprise
- Fire City of Surprise

Figure 1 – Vicinity Map

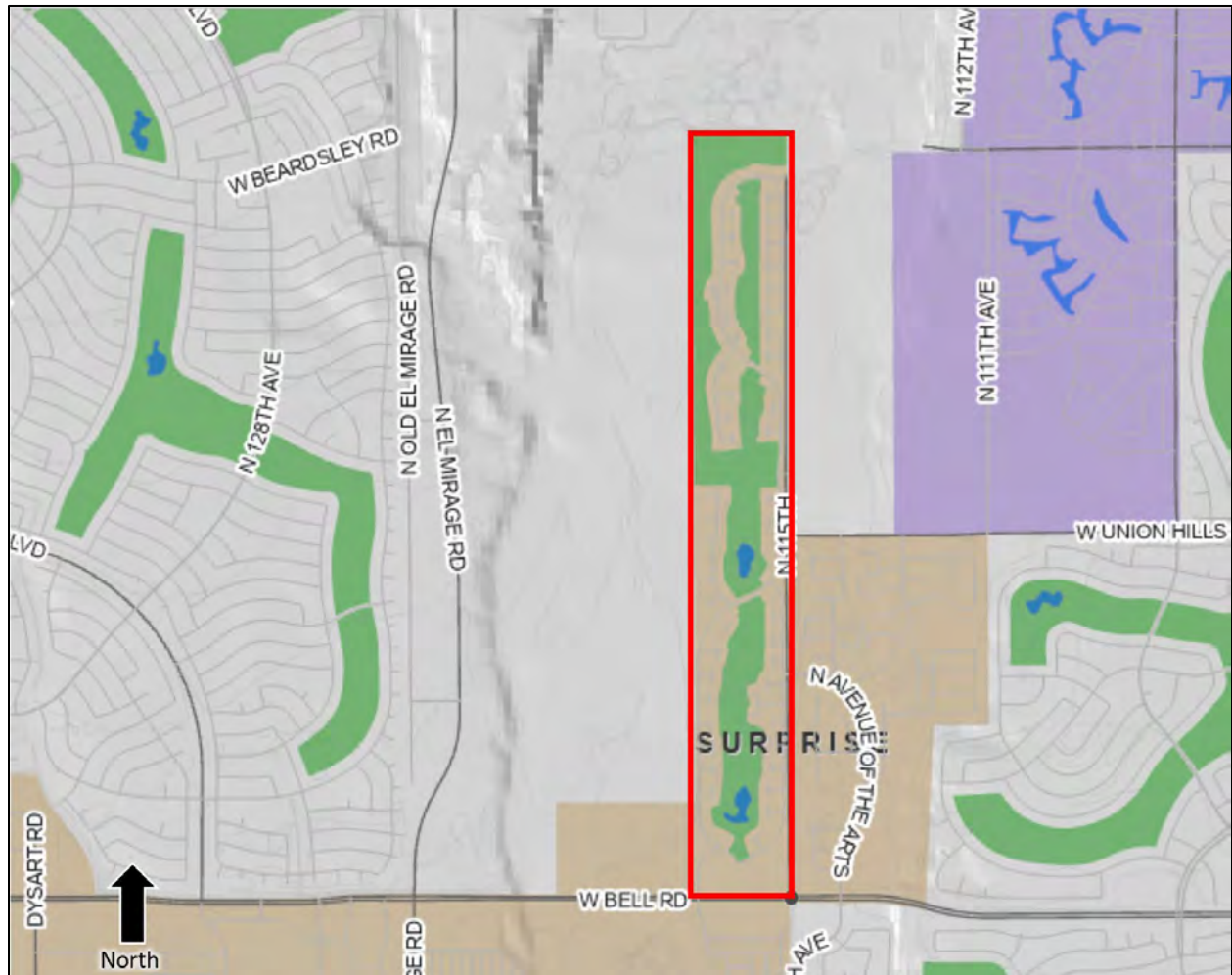


Figure 2 – HOA Letter

Bell 115, LLC (“Owner”), is proposing an 82-unit luxury rental townhouse development (the “Project”) on an approximately 9.02-acre site located west of the northwest corner of 115th Avenue and Bell Road within the City of Surprise (the “Project Site”). The Project Site includes part of Lots 1, 2 and 5 of Tracts C and F. The boundary of the Conceptual Site Plan is shown as Figure 1.



The Project includes three parcels, shown in the table below.

Parcel Number	Acres	Square Feet
507-05-957	4.44	193,217
507-05-958B	2.30	100,334
507-05-961	2.28	99,299
Total	9.02	392,850

The townhouse development will be two- and three-bedroom high end townhouses with attached garage. They will have a community pool, clubhouse, dog park, and other amenities. The target market for these townhomes is upward mobile working couples who are looking to become homeowners within the community but need a year or two to learn the area and existing members of the community looking to transition to a lock and leave lifestyle but need an attached garage with more space than an apartment.

Board of Directors Resolution

This is to inform you that the Coyote Lakes BOD believes that the development of this property will be a benefit to the community in several ways:

- The development is an upscale residential project that will improve the property value of CLHOA homes. The values of these communities exceed of \$300 per rentable foot which helps all surrounding properties and brings a dynamic renter who is a value add to the community.
- The development will continue to pay dues to the CLHOA and add significant vibrancy to Bell frontage
- Developer will construct whichever means of reducing traffic acceptable by City of Surprise to reduce 115th Ave rush hour traffic pass through to the entrance.
- Noise abatement for Bell Road traffic. The townhome development will provide a noise buffer for the existing Coyote Lakes homeowners toward the south of the community. Limited to two stories, they will not impede on neighbors but act as a buffer.
- No more truck/camper parking. Existing nuisances will be removed and replace by community amenities and residents. Typically, these renters earn more than \$100K per year in household income.
- No more homeless in this area
- Much less intense development than a commercial/retail development. Medium density Multifamily generates significantly traffic throughout the day than a commercial center. Busy times are twice a day (9am & 5pm) but commercial uses generate traffic all day during business hours.
- More compatible land use to the existing Coyote Lakes homes to the north. Adding this component to Coyote Lakes helps the viability of redeveloped for newer commercial uses in surrounding area.

In accordance with Article IV, Section 1 of the CC&R's the board approves a land classification change to Lots 1, 2, and 5 to multi family housing and declares that this classification is not adverse to Owner's and residents; and also in accordance with the CC&R's this is to notify you that you have a right to object to the land classification use. If a sufficient number of residents object, the land use classification change will not be granted.

Figure 3 – Amendment Area



Figure 4 – Aerial Photo



Figure 5 – General Plan Land Use Map

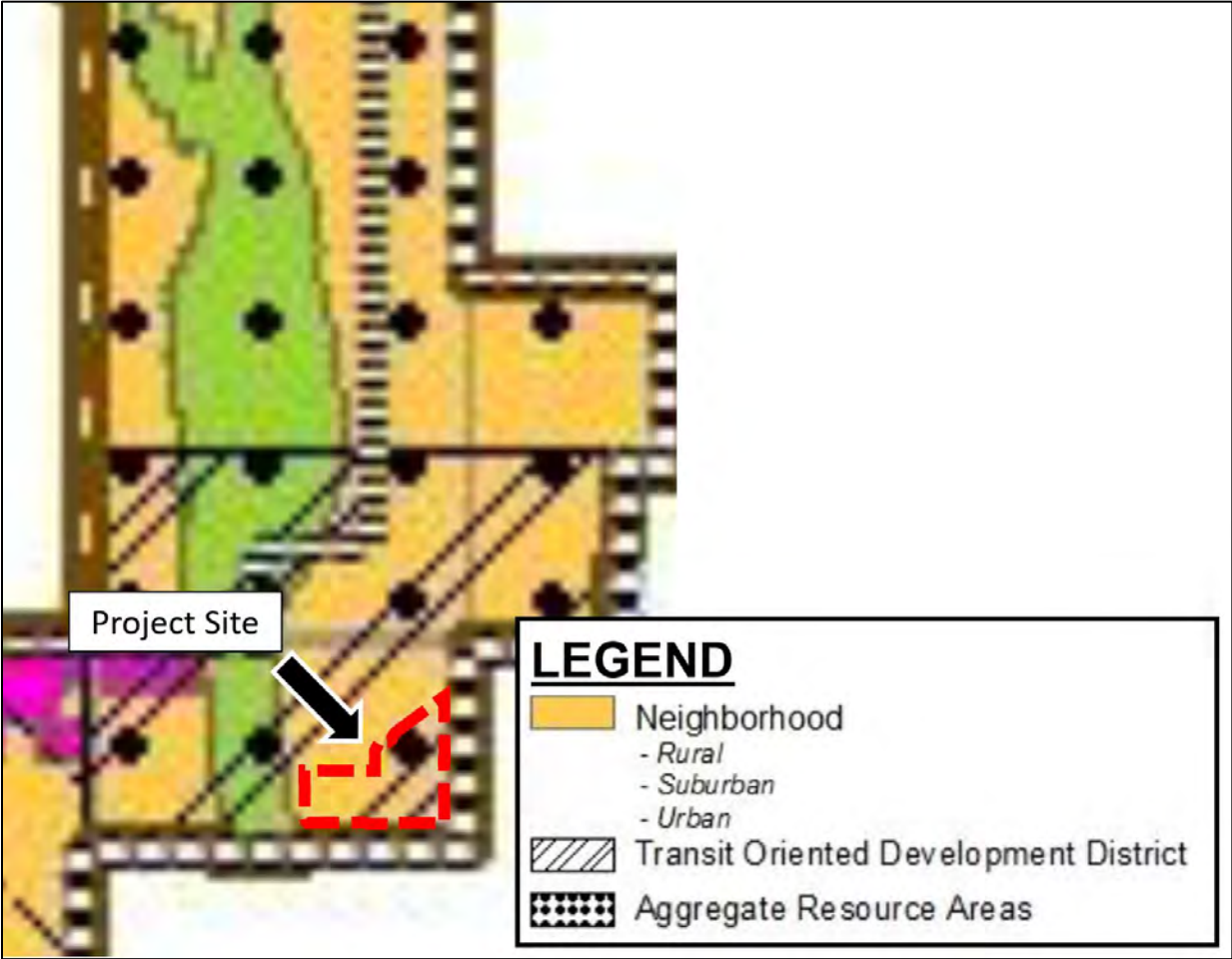


Figure 6 – Zoning Map

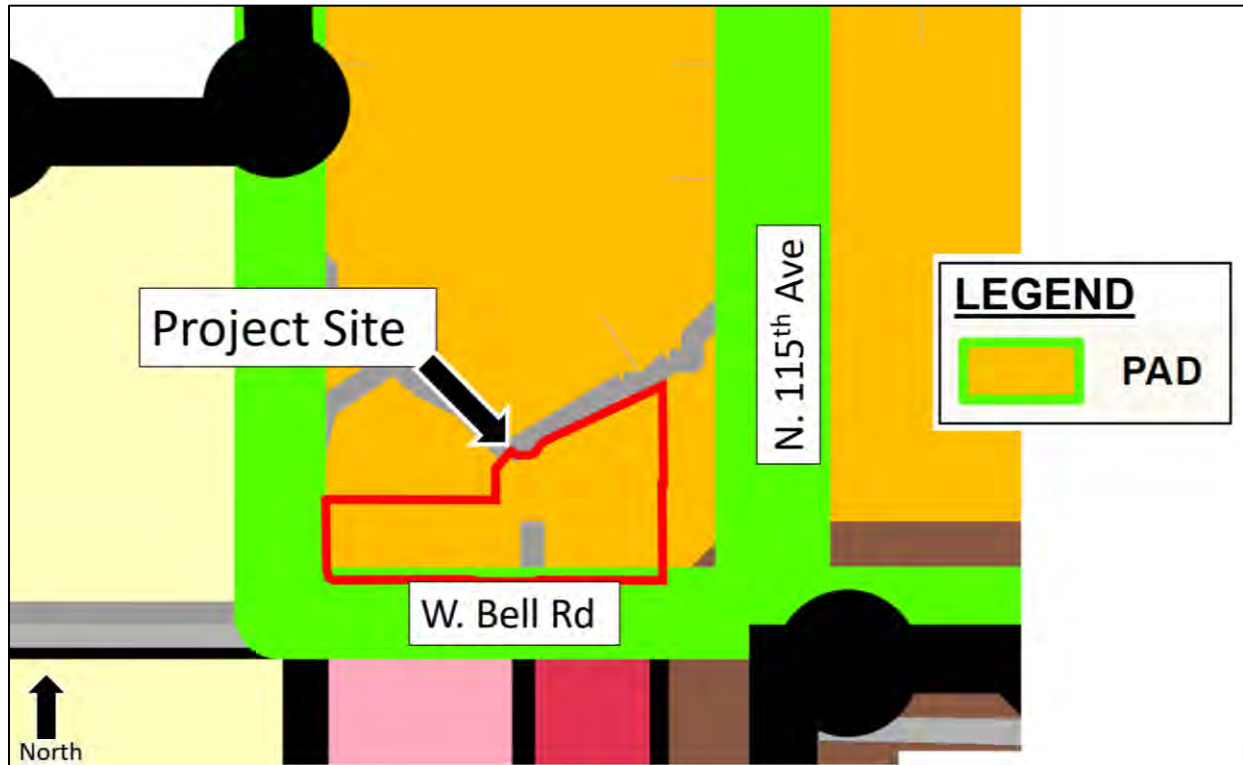


Figure 7 – Letter from Luke AFB



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

28 February 2023

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

Ms. Nichole Flores
Planning Project Coordinator
City of Surprise Community Development
16000 N Civic Center Plaza Surprise AZ 85374

Re: FS23-0131; Bell Townhomes (APNs: 507-05-961, 507-05-958B & 507-05-957)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the PAD Amendment application for the Bell Townhomes project. The proposed development proposes an 82-unit luxury rental townhouse development. The 6.9-acre site is located at the northwest corner of 115th Avenue and Bell Road within the City of Surprise. The parcel is 2 miles outside the Luke AFB 1988 JLUS 65 DNL "high noise or accident potential zone" as identified by A.R.S. §28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. §28-8461.

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

This project with a density of 12 du/ac falls outside these guidelines; however, when taking into consideration the 308-acre Coyote Lakes Planned Area of Development with an overall density of 2.8 du/ac, this request, will not negatively impact the flying operations at Luke AFB. Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day; therefore, we encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

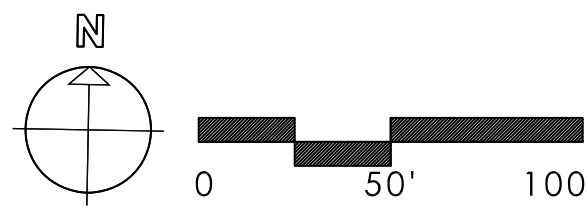
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

Figure 8 – Conceptual Site Plan and Landscape Plan



PROJECT SUMMARY TABLE					
GROSS SITE AREA		6.85 ACRES			
TOTAL UNITS		82 UNITS			
GROSS DENSITY		12.0 DU/AC			
RESIDENTIAL UNIT SUMMARY					
UNIT PLAN	SQ. FT.	BD/BA	# UNITS	% MIX	TOTAL S.F.
PLAN 1	1186	2/2.5	36	44%	42,696
PLAN 2Z	1239	2/2.5	8	10%	9,912
PLAN 3	1337	3/2.5	38	46%	50,806
TOTAL			82	100%	103,414
PARKING SUMMARY					
REQUIRED		PROVIDED			
2 SP. PER 2 & 3 BEDROOM UNITS		164	ATTACHED GARAGES (2-CAR)		164
0.2 SP / UNIT GUEST PRKG.		16	PULL-IN PARKING STALLS		22
1 SP / 250 SF OFFICE		4	LEASING OFFICE PARKING		5
TOTAL		184			191

NOTE:
SITE PLAN AND YIELD ARE CONCEPTUAL AND SUBJECT TO
CHANGE BASED ON MORE ACCURATE BOUNDARY INFORMATION.



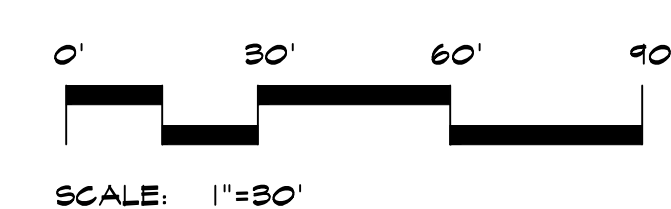
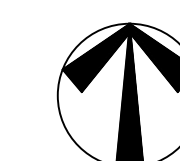
BELL 115th
BELL 115th LLC
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN



BELL 115TH

PRELIMINARY LANDSCAPE PLAN
SURPRISE, AZ



HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/24
PH. (760) 777-9131
FAX (760) 777-9132

FS23-0131 - PAD Amendment Document

This request is an amendment to portions of Tracts C and F of the Coyote Lakes PAD (Planned Area Development) to rezone the underlying zoning on approximately 6.85-acres (Project Site or Amendment Area) from PAD/C-2 to PAD/R-3 to allow for development of an 82-unit luxury rental townhouse community (Project). The boundary of the Amendment Area is outlined below in red; Tracts C and F of the Coyote Lakes PAD are outlined in yellow and blue, respectively.

Amendment Area



The following parcels are included in this amendment.

Parcels

Parcel Number	Acres	Square Feet
507-05-957	2.99	130,164
507-05-958B	1.85	80,746
507-05-961	2.01	87,375
Total	6.85	298,285

This amendment will change the land use designations for the Coyote Lakes PAD as follows.

Current & Proposed Land Use Acreages

Land Use	Approx. Current Acreage	Approx. Proposed Acreage
Residential	155	162
Commercial	19	12
Golf Course	126	126
Open Space	8	8
Total	308	308

The following development standards will apply to the amendment area.

Development Standards

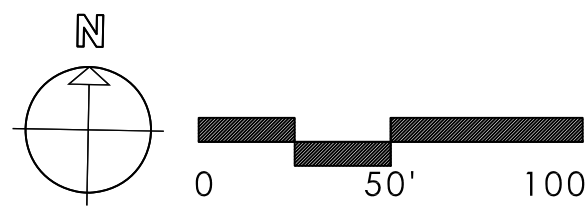
Net Density (du/ac)	12-14.9 du/ac
Min. setback to arterial ROW ² (ft)	20
Min. setback to collector and local ROW ² (ft)	15
Min. setback adjacent to residential zoning (ft)	15
Min. setback adjacent to non-residential zoning (ft)	20
Max. bldg. height ¹ (ft)	50
Open space (sf/du)	150
Notes: 1. The height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

Any projects proposed within the amendment area will be reviewed to current City of Surprise standards.



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TOTAL		184			191

NOTE:
SITE PLAN AND YIELD ARE CONCEPTUAL AND SUBJECT TO
CHANGE BASED ON MORE ACCURATE BOUNDARY INFORMATION.



BELL 115th
BELL 115th LLC
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN



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

28 February 2023

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

Ms. Nichole Flores
Planning Project Coordinator
City of Surprise Community Development
16000 N Civic Center Plaza Surprise AZ 85374

Re: FS23-0131; Bell Townhomes (APNs: 507-05-961, 507-05-958B & 507-05-957)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the PAD Amendment application for the Bell Townhomes project. The proposed development proposes an 82-unit luxury rental townhouse development. The 6.9-acre site is located at the northwest corner of 115th Avenue and Bell Road within the City of Surprise. The parcel is 2 miles outside the Luke AFB 1988 JLUS 65 DNL "high noise or accident potential zone" as identified by A.R.S. §28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. §28-8461.

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

This project with a density of 12 du/ac falls outside these guidelines; however, when taking into consideration the 308-acre Coyote Lakes Planned Area of Development with an overall density of 2.8 du/ac, this request, will not negatively impact the flying operations at Luke AFB. Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day; therefore, we encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165



Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2023.02.28 13:10:42 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

Howard/115th Surprise Rezone



Citizen Participation Report

Case number: FS23-0131

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, Az 85374

623 222-1000

Citizen Participation Report Submittal: June 20, 2023

Summary of Participation Report

Case FS23-0131

Introduction

Bell 115, LLC (“Applicant”), is seeking to amend approximately 6.85-acres from PAD/Commercial (C-2) to PAD/Residential High Density (R-3) west of northwest corner of Bell Road and 115th Avenue, within the Coyote Lakes master planned community in Surprise, AZ to develop a luxury townhome community (“Project”) under case number FS23-0131. The Project includes three (3) Maricopa County Parcels: 507-05-957, 507-05-958B, and 507-05-961.

Techniques to involve the Public:

- **Correspondence**

To date, one email of opposition has been received from the Public. This email correspondence is included as **Exhibit A**.

- **Meetings**

A neighborhood meeting was held at the Coyote Lakes Recreation Center at 18860 N Coyote Lakes Pkwy, Surprise, AZ 85378 on Monday, May 8, 2023, at 6:00 pm. A second neighborhood meeting was held online via Zoom on Monday, May 15, 2023, at 6:00 pm. A summary of the presentation given to attendees and a summary of their questions and concerns for both meetings are documented as **Exhibit B**. Included in this report is a redacted list of in-person and remote attendees as well as a copy of the presentation materials.

- **Notifications**

City of Surprise Planning and Zoning Division staff arranged the notification and legal advertisement publication. The applicant arranged the site posting on April 17, 2023, at least fifteen (15) days prior to the date of the first hearing. Information regarding the in-person and virtual neighborhood meetings was included. An affidavit of posting and site photos are included in this report as **Exhibit C**. The site postings were updated on July 21, 2023, to reflect the upcoming Planning & Zoning Commission and City Council hearing dates. An affidavit of posting and site photos of the signs are included as **Exhibit D**.

Summary of concerns, issues, and problems:

During the public participation process, the Applicant addressed and resolved concerns voiced from the community regarding traffic congestion. The Applicant has worked to resolve these issues and has not received further feedback from the community. The Applicant will continue to address concerns as they are brought to the attention of the development team.

Exhibits

- A. Public Correspondence
- B. Neighborhood Meeting Summary including sign-in sheet and board exhibits
- C. Virtual Neighborhood Meeting Summary including participant list and presentation
- D. Affidavit of Posting for Neighborhood Meetings + Site Photos
- E. Updated Affidavit of Posting for Public Hearings + Site Photos

Exhibit A

[REDACTED]

[REDACTED]

Hello Mitchell,

As a follow-up to our conversation this morning, the below email is the only email I've received thus far on this project. I did follow-up with Mr. Zimmerman this morning to let him know that I've added his email to the project file and provided him with your contact information for additional project-specific questions. I also let him know that the density being requested could accommodate apartments but that the current conceptual plan shows townhomes.

I'll forward any additional emails/phone calls that may filter in.

Thank you,
Jessica

Jessica Brinton
Planner II
City of Surprise | Community Development
Direct: (623) 222-3155

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

From: Planning <Planning@surpriseaz.gov>
Sent: Friday, April 28, 2023 5:04 PM
To: Jessica Brinton <Jessica.Brinton@surpriseaz.gov>
Subject: FW: Amendments Coyote Lakes

Hi Jessica,
This email came into the planning mailbox.

Leslie Carnie, Planner II
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3153| Fax: 623-222-3001

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

From: Don [REDACTED]
Sent: Friday, April 28, 2023 10:31 AM
To: Planning <Planning@surpriseaz.gov>
Subject: Amendments Coyote Lakes

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

Hi,

I've noticed in recent times there are increasing requests to rezone commercial property to medium or high density residential. THIS MEANS APARTMENTS, CORRECT?

Seems to me our city is being inundated with efforts to add more and more rental properties. In my opinion it's time to STOP. Moving to transient type housing will eventually change the stability of our neighborhoods and city. I

OBJECT TO ANY FURTHER REZONING OF PROPERTIES FOR MEDIUM AND HIGH RESIDENTIAL
UNLESS THEY PROVIDE FOR OWNERSHIP OPPORTUNITIES AND NOT RENTAL UNITS.

Thank you,

Donald Zimmerman



Sent from my iPhone

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

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Exhibit B

Summary of Neighborhood Meeting

May 8, 2023 at 6:00 pm

Case no. FS23-0131

The neighborhood meeting opened to the public at 6:00 PM at the Coyote Lakes Recreation Center at 18860 N Coyote Lakes Parkway in Surprise, AZ. One member of the client team was present to answer questions about the project. Two members of city staff and one member of city council, Ken Remley, were also present. A copy of the design in sheet is included as an attachment following this summary.

Guests began arriving at 5:30 pm. Members of BFSO and the development team welcomed guests and were available to answer questions with the aid of multiple 3' x 4' board exhibits. After 30 minutes of an open house, Ms. Oberholtzer began a presentation at 6:00 pm. She gave an overview of the project request to amend approximately 6.85 acres of the Coyote Lakes Planned Area Development from PAD/C-2 to PAD/R-3 to develop the vacant site along Bell Road into an 82-unit luxury townhome community. She explained, according to the Surprise General Plan 2035, the site was designated as Neighborhood and would be classified under the 'urban' subcategory for the proposed density of 12-dwelling units per acre. She added the site was also overlaid by the Transit Oriented and Aggregate Resource Areas Districts. She then detailed how the site was zoned Planned Area Development (PAD) with an underlying C-2 zoning, as part of the approved 1992 Coyote Lakes PAD.

Next, Ms. Oberholtzer explained the dynamics of the project site and site plan. She emphasized how the three current properties have been vacant for decades in part due to their unusual shape, location along Bell Road (between several shopping centers), and proximity to the Agua Fria River. These factors contributed to the lack of commercial development. She added the existing commercial in the vicinity (a self-storage facility, carwash, and social security office) were also not conducive to adjacent retail shopping. She explained that without this proposal, it would be likely the site would continue to remain vacant and blighted.

Ms. Oberholtzer summarized how the site would generate approximately 554 daily trips—a balance of 33 trips during the AM Peak and 42 trips in PM Peak. She then discussed the accessibility of the site to the surrounding road network (one access point on Coyote Lakes Parkway, one on Bell Road, and one on 115th Avenue) and permitted turning movements on the existing network. Next, Ms. Oberholtzer showcased the various conceptual exterior/interior renderings and 2- and 3-bedroom floor plans that were planned for the project. She explained the units would function like single-family homes but were formatted as two-story townhomes. Each unit would have a private entrance and two-car garage. She emphasized the project would not be subsidized and cater to young couples or professionals within a few years of owning a home but preferred a format that allowed them to be mobile, especially as remote working has become more commonplace.

Ms. Oberholtzer's ended the presentation and began taking questions from the audience. A summary of the questions and answers is provided below:

Several citizens expressed concern that the traffic generated by the project would contribute to the congestion on Bell Road and on their existing roadway network. They explained their issues with traffic volume and the speed of cut-through vehicles on Coyote Lakes Parkway. Several citizens added there was cut-through traffic on the middle accessway of the project site. A citizen asked if traffic could be restricted to prevent project residents from using Coyote Lakes Parkway to cut-through their community.

Ms. Oberholtzer explained if the site developed under this land use classification, Multifamily Residential (Low-Rise, Not Near Rail), it would generate over 1,000 less daily trips than if it were developed as a commercial office building, which would generate approximately 2,000 daily trips. Further, she cited there would be significantly more daily trips if the site remained zoned C-2 and were developed as a retail shopping center or medical office—totaling approximately 3,400 and 6,700 trips respectively. Additional traffic on the existing road network would occur regardless of the land use and the development of townhomes would have a negligible impact on existing conditions.

She also addressed how the site would not contribute to cut-through traffic on Coyote Lakes Parkway as there would be multiple access points from the site to the surrounding road network. Traffic from the site would be dispersed and would have access to 115th Avenue, which wouldn't require drivers to use Coyote Lakes Parkway as an alternative route. Ms. Oberholtzer then addressed the suggestion to restrict access on Coyote Lakes Parkway as a solution for eliminating cut-through traffic. She explained that Coyote Lakes Parkway and the roadways in their community were public amenities and therefore could not restrict access to anyone.

A citizen expressed concern that the existing pedestrian walkway adjacent to the project site would incentivize residents from the project to use Coyote Lakes amenities and wondered if this access could be restricted.

Ms. Oberholtzer responded that neither pedestrians nor cyclists could be restricted from entering their community. She added that project residents would not be allowed to use the amenities at Coyote Lakes and the project would provide amenities such as a dog park, community pool, and clubhouse for its residents.

A citizen asked if driveways were provided for the units.

Ms. Oberholtzer confirmed driveways would be provided as shared accessways that would branch off the middle road through the project site. She added these additional accessways could help to slow down cut-through traffic.

A citizen asked if visitor parking would be provided.

Ms. Oberholtzer confirmed with the Site Plan & Summary Board where the visitor parking would be located. She added that there would be 22 visitor parking spaces provided.

A citizen asked if the project would be gated.

Ms. Oberholtzer responded that the project would not be gated.

A citizen asked if more businesses would move into the plaza on the southside of Bell Road across the project site.

Both Ms. Oberholtzer and Mr. Herrera affirmed there would be a greater likelihood for retail, such as a coffee shop or restaurant, to open south of Bell Road or adjacent commercial sites due to additional residents in the area. Mr. Herrera detailed how retail follows rooftops and how the addition of more residents would strengthen the desirability of commercial shops. He added the higher incomes of residents would also contribute to the demand for additional retail in the vicinity.

A citizen asked who would decide if the project would be approved.

Ms. Oberholtzer responded that the City Council would ultimately decide if the rezone for the project would be approved. Councilmember Remley made himself known to the audience and responded to this citizen with his previous experiences with townhomes in his council district. He noted how the housing market made purchasing a home for young first-time buyers a considerable challenge. He explained how numerous townhome projects in his district were often fully leased before the development was completed. Both Ms. Oberholtzer and Mr. Herrera thanked Councilmember Remley for his contribution.

A citizen asked what the estimated completion of the project would be.

Mr. Herrera explained that the project would take 3 to 4 years to complete at its current stage in the process. Dirt would start moving around Summer 2024, following 6 to 8 months of architectural and engineering reviews. Once the project breaks ground, it will take approximately 18 months to complete.

A citizen asked Mr. Herrera if construction trucks could be kept out of Coyote Lakes.

Mr. Herrera affirmed that construction trucks could be routed away from the neighborhood. While it was still too early in the process, a construction plan would be drafted at a future date.

A citizen asked if the project would be managed by the HOA.

Ms. Oberholtzer and Mr. Herrera explained the project would contribute dues to the HOA but would have no oversight from the Board. The project would operate with its own management, maintenance, landscapers, and amenities. Residents of the project would not be allowed to use Coyote Lakes amenities.

A citizen asked if the project would consist of owner-occupied or rental units.

Ms. Oberholtzer explained the units would be luxury rentals. Mr. Herrera added these units would be an intermediary product marketed toward young couples and professionals who wanted “lock and leave” accommodations that could offer amenities like an attached garage and a larger footprint than an apartment unit.

A citizen asked how long the leases for the project would be.

Mr. Herrera responded that residents would be required to sign a one-year minimum lease with a fifteen (15) month maximum.

Several citizens asked what the expected rent would be.

Ms. Oberholtzer and Mr. Herrera responded that rents would be market-rate. Mr. Herrera explained it would be comparable to the applicant’s nearby project on Elm and 142nd Avenue near the Surprise TownCenter.

A citizen asked if someone could rent out a few of the units.

Ms. Oberholtzer and Mr. Herrera explained that units of the project could not be rented out on an individual basis unless a corporation came in and rented out all 82 units of the project with a master lease. Short-term rentals would also be restricted.

A citizen asked if there would be management on-site.

Both Ms. Oberholtzer and Mr. Herrera responded that management would not be required to live on-site, but their services would be provided 24 hours a day. Mr. Herrera added that in some of their completed projects, managers chose to live on-site because it was the housing they wanted to live in.

The meeting ended at 7:20 pm.

Neighborhood Meeting Sign-In Sheet

Coyote Lakes PAD
Case No. FS23-0131

Neighborhood Meeting – Monday May 8, 2023
City of Surprise
18860 N. Coyote Lakes Parkway
Surprise, AZ 85378

Name	Address	City & Zip Code	Phone/E-Mail
MIKE PEARSON			
Cheri "Helen" TURNER			
Robert FARKEMA			
Art PISKULICK			
Kevin & Annette WINGLER			
Christine MAZZULLO			
Leta PERVA			
Andrea + Shaddo FRATER			
Chris Smalley			

Neighborhood Meeting Sign-In Sheet

Coyote Lakes PAD

Case No. FS23-0131

Neighborhood Meeting – Monday May 8, 2023

City of Surprise

18860 N. Coyote Lakes Parkway

Surprise, AZ 85378

Name	Address	City & Zip Code	Phone/E-Mail
MYRON & COLLEEN SCHAAN			
Bob & Betty Peterson			
MARSHALL JOHNSON			
Michael Nicolin			
Kevin Mahan			
Diane & Matt Cunningham			
Andy Cepern			
RoxAnn HULLEMAN			
Terry & RUTH MAUST			

Name			
Cathy Kucinski			
Lyle Ruffolo			
MARC BURNS			
Ken Remley			

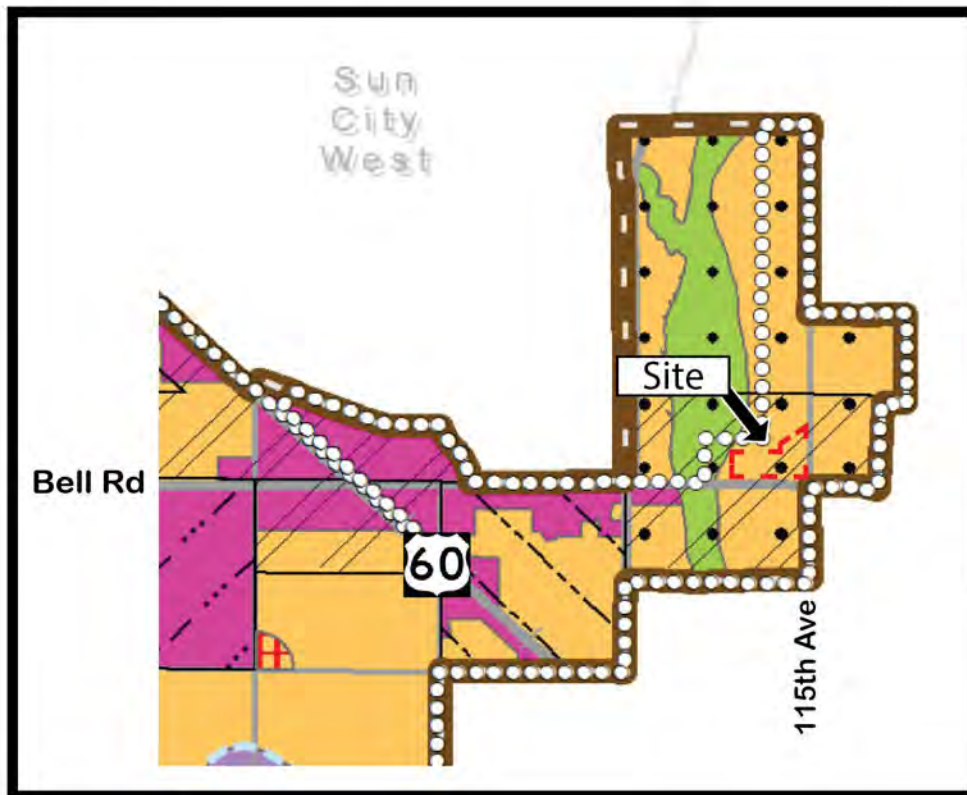
Project Location



Site



General Plan Designation



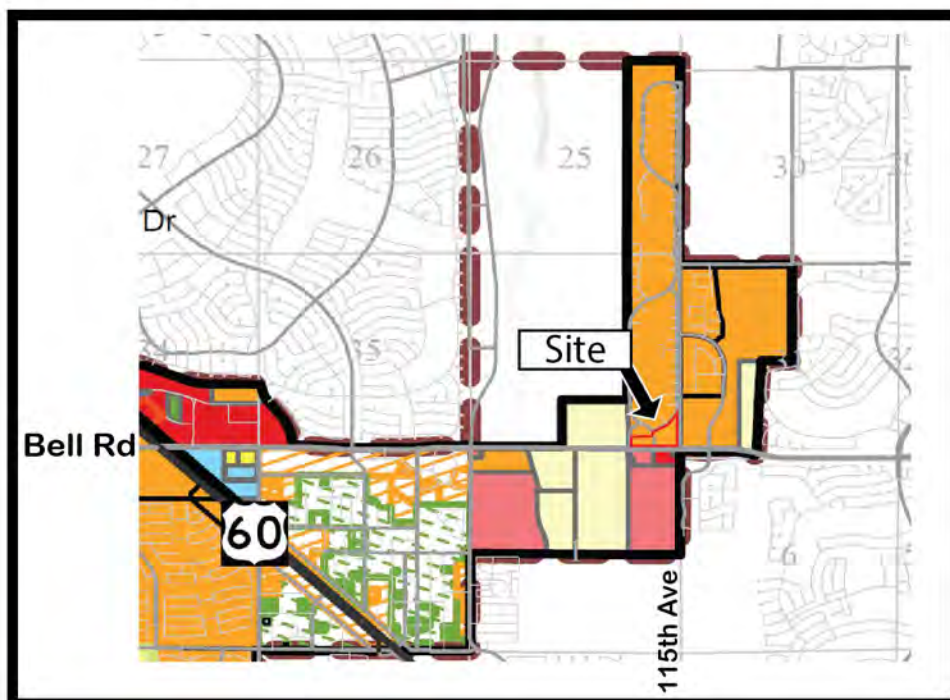
Legend

Character Areas

- Neighborhood
 - Rural
 - Suburban
 - Urban
- Transit Oriented Development District
- Aggregate Resource Areas

Source: Surprise 2035 General Plan

Zoning Designation



Zoning Districts

- | | | |
|--|--|--|
| BP | PAD | 
SURPRISE
<small>ARIZONA</small> |
| C-1 | PUD | |
| C-2 | RR | SURPRISE CORPORATE LIMITS |
| C-3 | R-1 | SURPRISE PLANNING AREA |
| I-1 | R-2 | SHD-RO |
| I-2 | R-3 | PUD OVERLAY |
| I-3 | SHD-C-2 | COUNTY |
| MU-1 | SHD-C-3 | LUKE AFB 1982 |
| OS-2 | SHD-CO | AUX 1 F-16 |
| PF | SHD-R-1 | SECTION LINES |



Source: Surprise Zoning Map

Site Plan & Summary



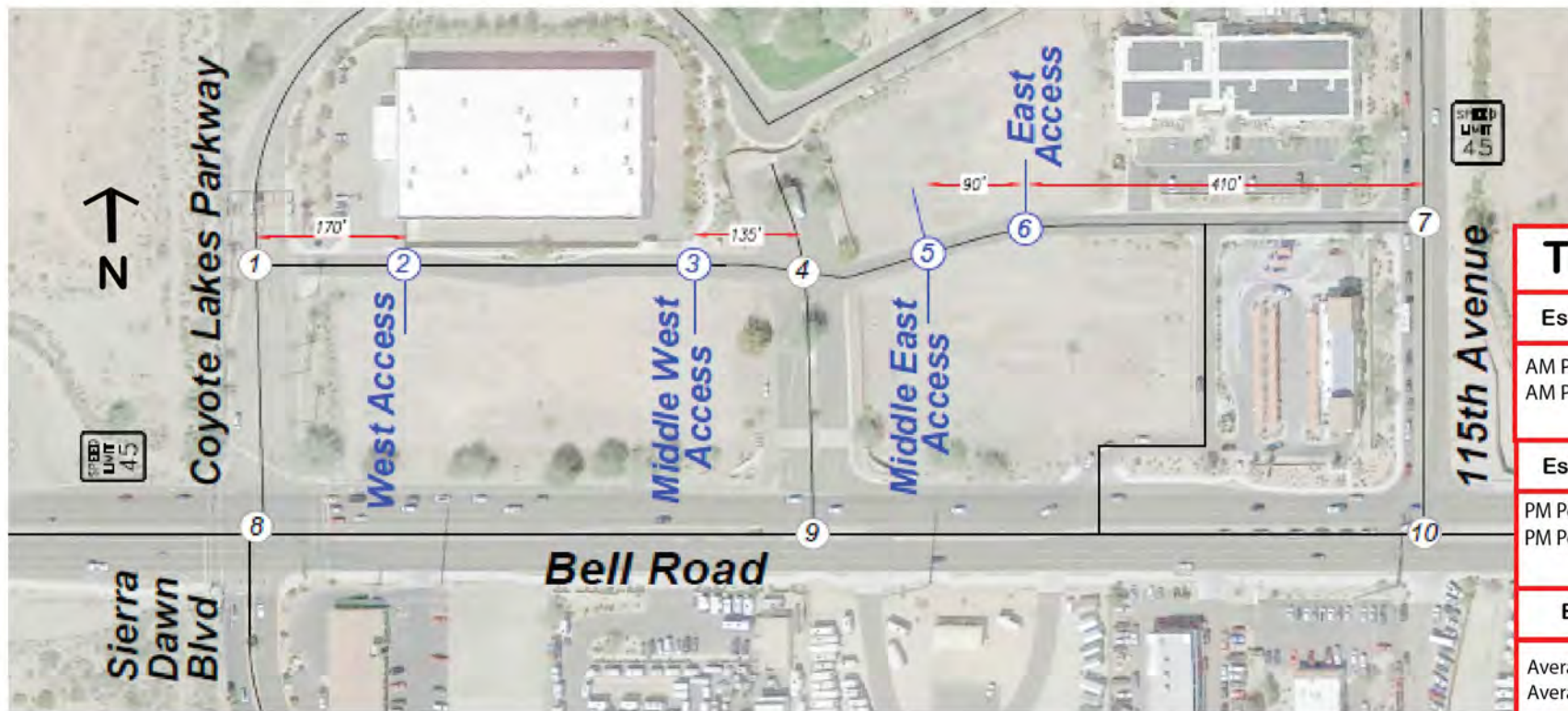
Project Summary

- Request to amend approximately 6.85 acres of the 308-acre Coyote Lakes Planned Area Development (PAD) from C-2 to R-3 zoning
- Current parcels have been vacant for 29 years
- Proposed development is a 82-unit luxury townhome community
- Buildings to be configured with 2, 4, 5, or 6 units
- Amenities could include a community pool, clubhouse, and a dog park

Project Summary Table

Gross Site Area	6.85 acres				
Total Units	82 units				
Gross Density	12.0 Du/Ac				
Residential Unit Summary					
Unit Plan	S.F.	BD/BA	#Units	% Mix	Total S.F.
Plan 1	1186	2/2.5	36	44%	42,696
Plan 2Z	1239	2/2.5	8	10%	9,912
Plan 3	1337	3/2.5	38	46%	50,806
Total			82	100%	103,414
Parking Summary					
Required		Provided			
2 SP per 2 & 3 BD. units	164	Attached Garages		164	
0.2 SP /unit Guest PRKG.	16	Pull-in Parking Stalls		22	
1 Sp / 250 SF Office	4	Leasing Office Parking		5	
Total		184			191

Site Circulation & Trip Generation



Trip Generation

Estimated Daily Trips - AM Peak

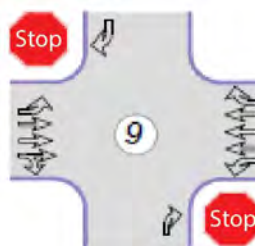
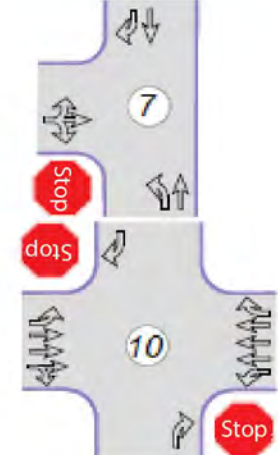
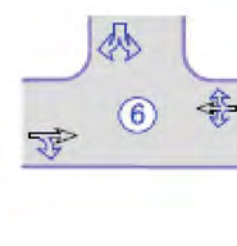
AM Peak Hour, Inbound (vtpd)	8
AM Peak Hour, Outbound (vtpd)	25
Total AM Peak	33

Estimated Daily Trips - PM Peak

PM Peak Hour, Inbound (vtpd)	26
PM Peak Hour, Outbound (vtpd)	16
Total PM Peak	42

Estimated Daily Trips - Total

Average Daily, Inbound (vtpd)	277
Average Daily, Outbound (vtpd)	277
Total Daily	554



Conceptual Floorplans & Interiors

These are an artist's renderings of a similar luxury townhome community nearing completion in Surprise City Center by the same development group.

'Atlanta' Floorplan

1,200 SF
2 bd/2.5 ba



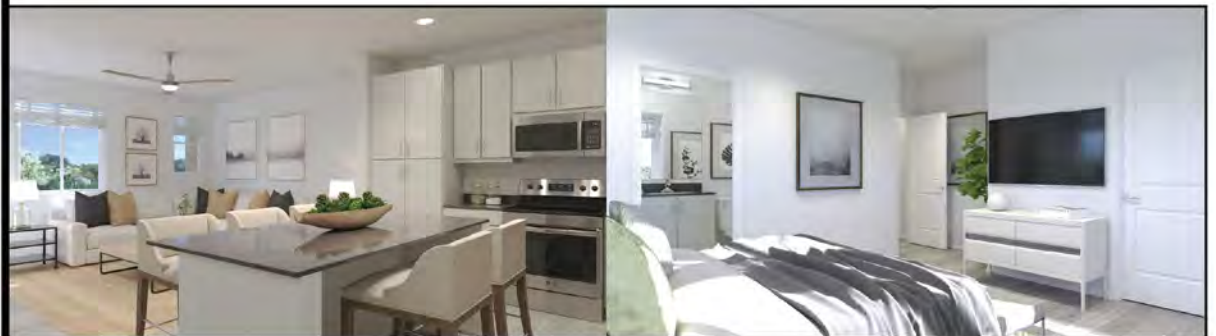
'Boston' Floorplan

1,238 SF
2 bd/2.5 ba



'Dallas' Floorplan

1,347 SF
3 bd/2.5 ba



Conceptual Renderings

These renderings of a similar luxury townhome community exemplify the scale and high-quality finishes expected upon completion. Each unit will be two-stories and feature an attached two-car garage.



Exhibit C

Summary of Second Neighborhood Meeting

May 15, 2023 at 6:00 pm

Case no. FS23-0131

The second neighborhood meeting, held online via Zoom, opened to the public at 6:00 PM. The development team was present to answer questions about the proposed development as well as three members of city staff and one member of the Coyote Lakes HOA Board. A summary of the participants is included as an attachment.

No residents or property owners attended the neighborhood meeting. Due to no attendance, city staff allowed the development team to end the meeting at 6:15.



Case Number: **FS23-0131**

Request: Rezone from PAD/C-2 to PAD/R-3

Virtual Neighborhood Meeting

May 15, 2023

Request



Amend 6.85-acres of the 308-acre Coyote Lakes Planned Area Development (PAD) from PAD/Commercial (C-2) to PAD/High Density Residential (R-3) for an 82-unit luxury townhome rental community.

Site Location

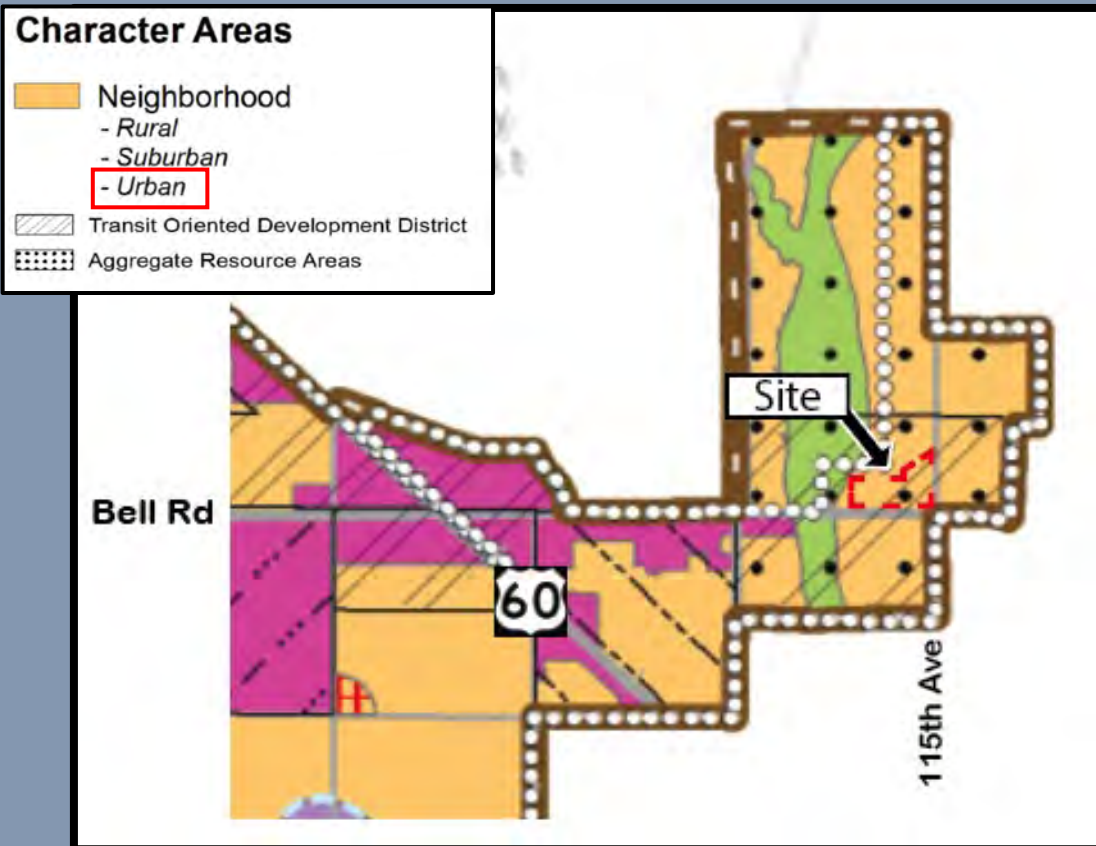
- 6.85 acres at Bell Road entrance of the Coyote Lakes Master Planned Community
- Current parcels have been vacant for decades



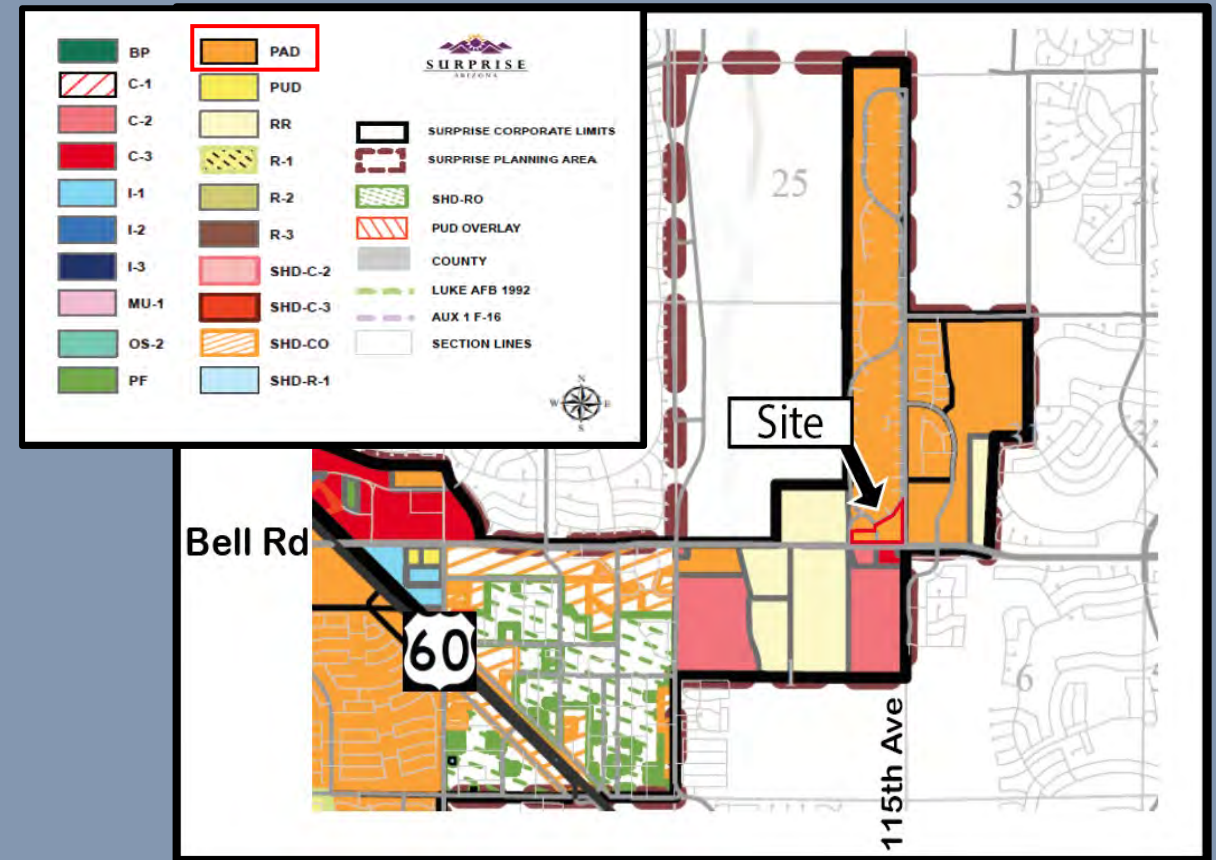
Zoning + General Plan

Surprise 2035 General Plan

Surprise Zoning Map



Site Designation: Neighborhood (Urban)



Site Designation – Planned Area Development (PAD)

Site Plan

SmartStop
Self Storage

Dog Park

Community Pool

Leasing Office

8-Minute
Express Car
Wash

COYOTE LAKES PKWY.

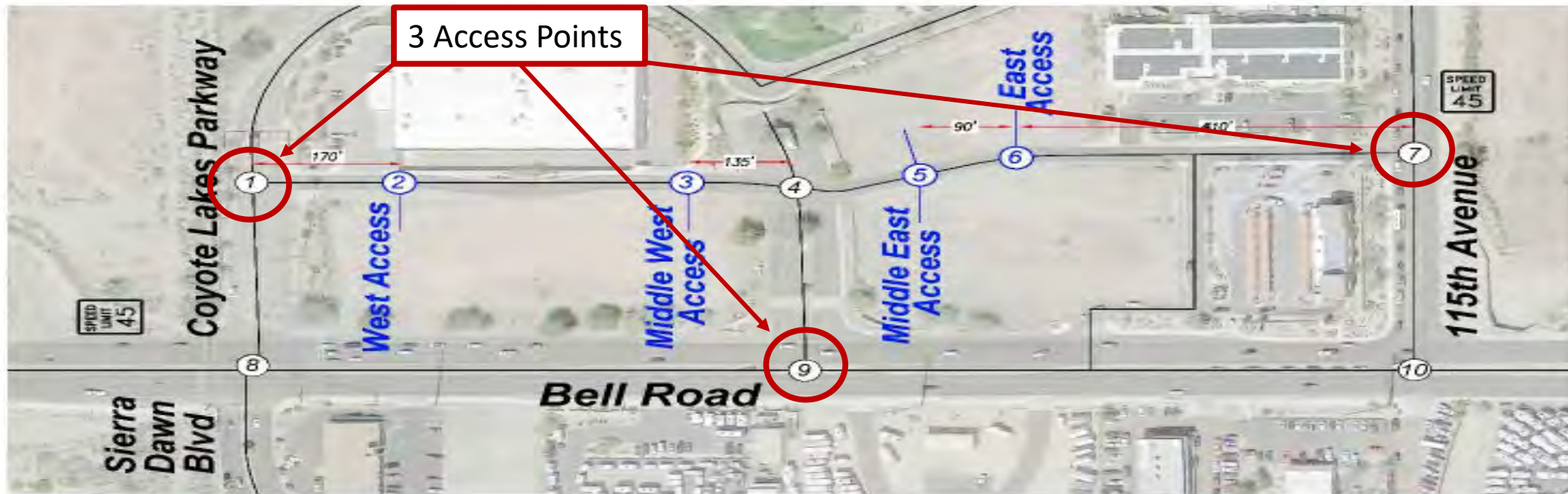
BELL ROAD

115TH AVE.

Project Summary

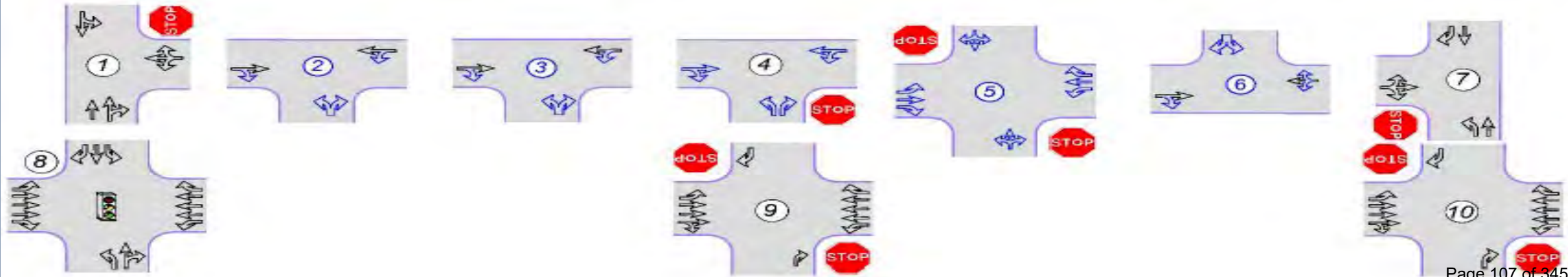
Project Summary Table					
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Total			82	100%	103,414
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Required		Provided			
2 SP per 2 & 3 BD. units	164	Attached Garages		164	
0.2 SP /unit Guest PRKG.	16	Pull-in Parking Stalls		22	
1 Sp / 250 SF Office	4	Leasing Office Parking		5	
Total		184			191

Circulation Map



LEGEND:

- = Stop Sign
- = Speed Limit
- = Existing Road
- = Existing Movement



Trip Generation

Trip Generation	Multifamily Housing (Low-Rise) Not close to Rail Transit (LUC 220)
Average Daily, Inbound (vtpd)	277
Average Daily, Outbound (vtpd)	277
Total Daily	554
AM Peak Hour, Inbound (vtph)	8
AM Peak Hour, Outbound (vtph)	25
Total AM Peak	33
PM Peak Hour, Inbound (vtph)	26
PM Peak Hour, Outbound (vtph)	16
Total PM Peak	42
Estimated Daily Trips - Total	
Average Daily, Inbound (vtpd)	277
Average Daily, Outbound (vtpd)	277
Total Daily	554

Comparative Analysis with Selected Land Uses

Land Use Category	Daily Trips
LUC 220 – Multifamily (Low-Rise)	554
LUC 820 - Shopping Center (Retail)	3,482 (+2,928)
LUC 710 - Office Building	2,012 (+1,458)
LUC 720 - Medical Office	6,774 (+6,220)

Alternative land uses would generate additional trips compared to the proposed development

Conceptual Renderings (Exterior)

2-3 bedrooms
units

Private
Entrances

On-Site
Management



Conceptual Renderings (Exterior)

Attached 2-Car
Garages



Conceptual Renderings (Interior)

Artistic renderings of a similar luxury townhome community currently leasing nearby in Surprise City Center



'Atlanta' Floorplan

1,200 SF

2 bd / 2.5 ba



'Boston' Floorplan

1,238 SF

2 bd / 2.5 ba



'Dallas' Floorplan

1,347 SF

3 bd / 2.5 ba

Conceptual Renderings (Interior)





Exhibit D

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS23-0131

Applicant Name: Bergin, Franes, Smalley, & Oberholzer, PLLC

Location: 11624 & 11580 W Bell Rd Surprise 85378

Date Site Posted: 04/17/23

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 4/17/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 04/17/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



MaryBeth Conrad
Notary Public
10-25-24
My commission expires

Return completed and notarized affidavit and all relevant photos to the Planning and Zoning Department at least fifteen (15) days prior to the scheduled meeting(s).

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: May 15, 2023

TIME: 6:00 PM

DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6t

PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3).

Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov

Apr 17, 2023 at 11:20:54 AM
11672-11724 W Bell Rd
Surprise AZ 85378
United States



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: May 15, 2023

TIME: 6:00 PM

DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhfj6l

PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3)

Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Apr 17, 2023 at 11:20:36 AM
11672-11724 W Bell Rd
Surprise AZ 85378
United States

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

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Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Apr 17, 2023 at 10:52:04 AM
11556-11570 W Bell Rd
Surprise AZ 85351
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

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

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TIME: 6:00 PM

DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6t

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Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Apr 17, 2023 at 10:51:50 AM
11556-11570 W Bell Rd
Surprise AZ 85351
United States

Exhibit E

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS23-0131

Applicant Name: Bergin, Frames, Smalley, & Oberholzer, PLLC

Location: 11624 & 11580 W Bell Rd Surprise 85378

Date Site Posted: 7/21/2023

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

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

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

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

Meghan Liggett 7/21/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 7/21/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



MaryBeth Conrad
Notary Public
10-25-24
My commission expires

Return completed and notarized affidavit and all relevant photos to the Planning and Zoning Department at least fifteen (15) days prior to the scheduled meeting(s).

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: September 7, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: October 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: May 15, 2023

TIME: 6:00 PM

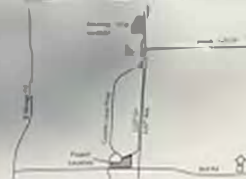
DETAILS: Zoom Meeting: Join Zoom Meeting <https://us06web.zoom.us/j/7225242472>

Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6l

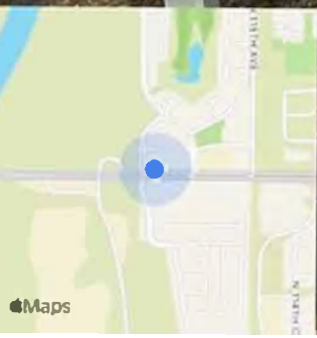
PROJECT DESCRIPTION: A Major Planned Area Development (PAD) Amendment to the Coyote Lakes PAD to revise the land use plan for approximately 6.85 acres generally located north of Bell Road and east of Coyote Lakes Parkway from commercial (C-2) to high-density residential (R-3).

Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Jul 21, 2023 07:20AM
11672-11724 W Bell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

Planning & Zoning

Date: September 7, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
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Date: October 17, 2023

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Join by phone +1 346 248 7799 Meeting ID: 722 524 2472 Passcode: Zhtj6t

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Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 8, 2023

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Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 8, 2023

Date: September 7, 2023

Date: October 17, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: 18860 N. Coyote Lakes Pkwy
Surprise, AZ 85378

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Case Number: FS23-0131

PROJECT & MEETING LOCATION



For more information, call: 623-222-3011 Surpriseaz.gov



Jul 21, 2023 07:12AM
11572-11582 W Bell Rd
Maricopa County



FS23-0131
115 Bell Townhomes
PAD Amendment

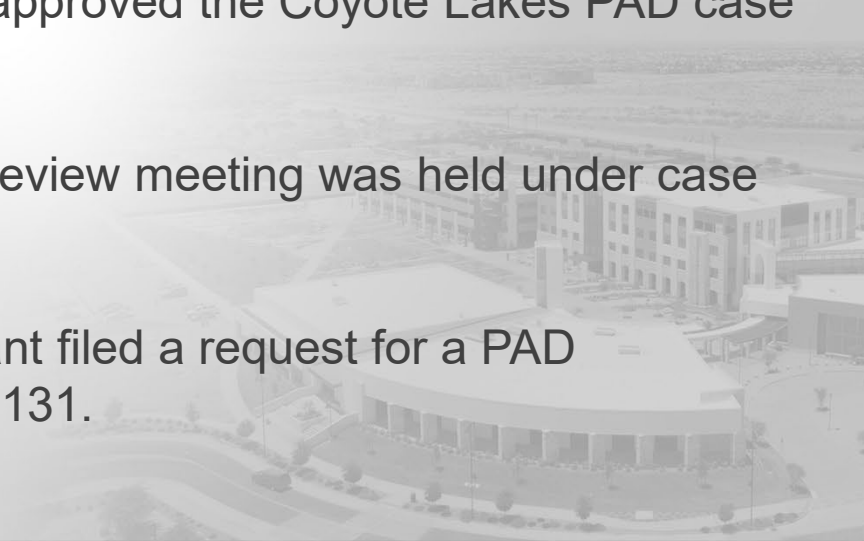
Planning & Zoning Commission
September 07, 2023

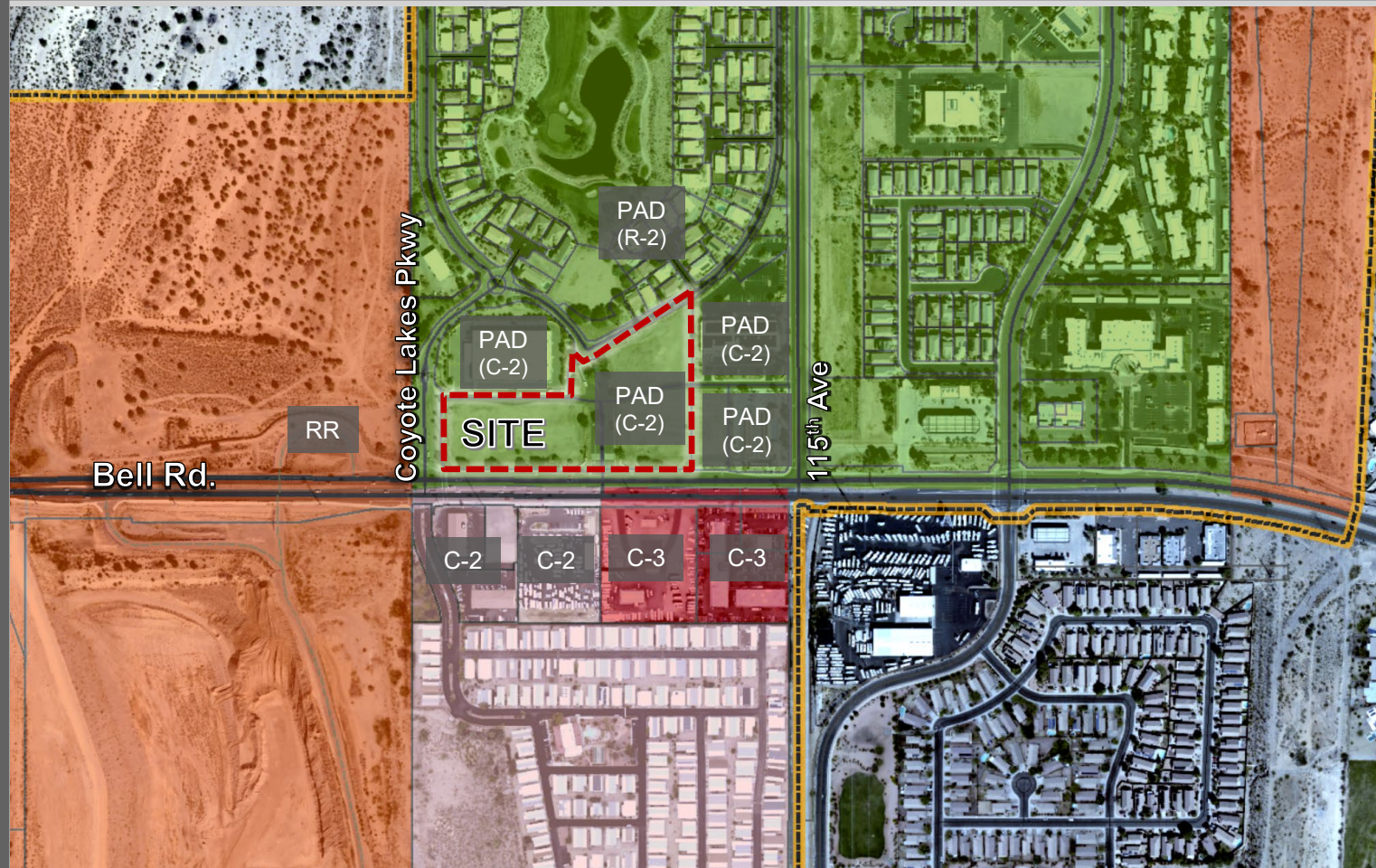


VICINITY MAP

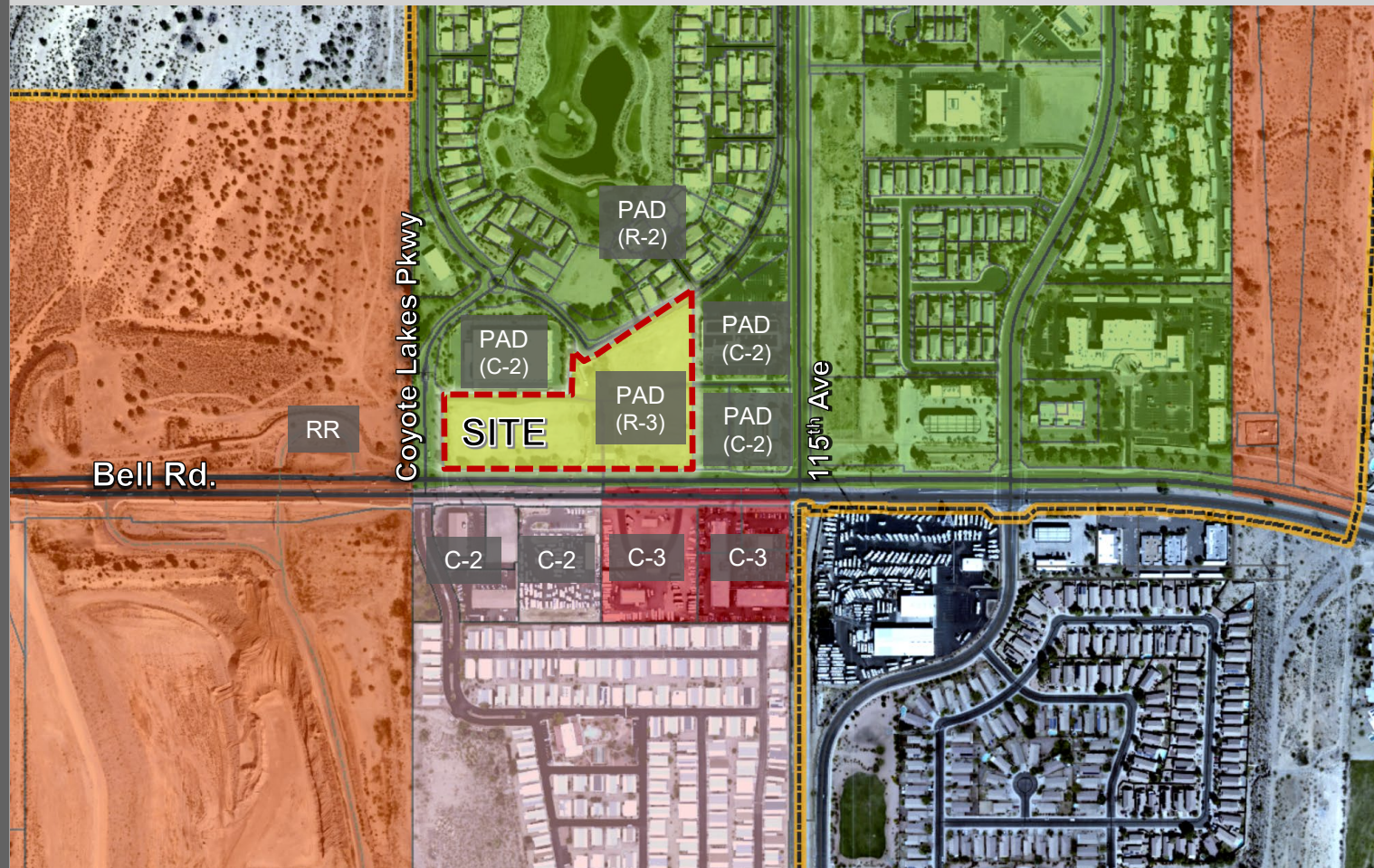


BACKGROUND

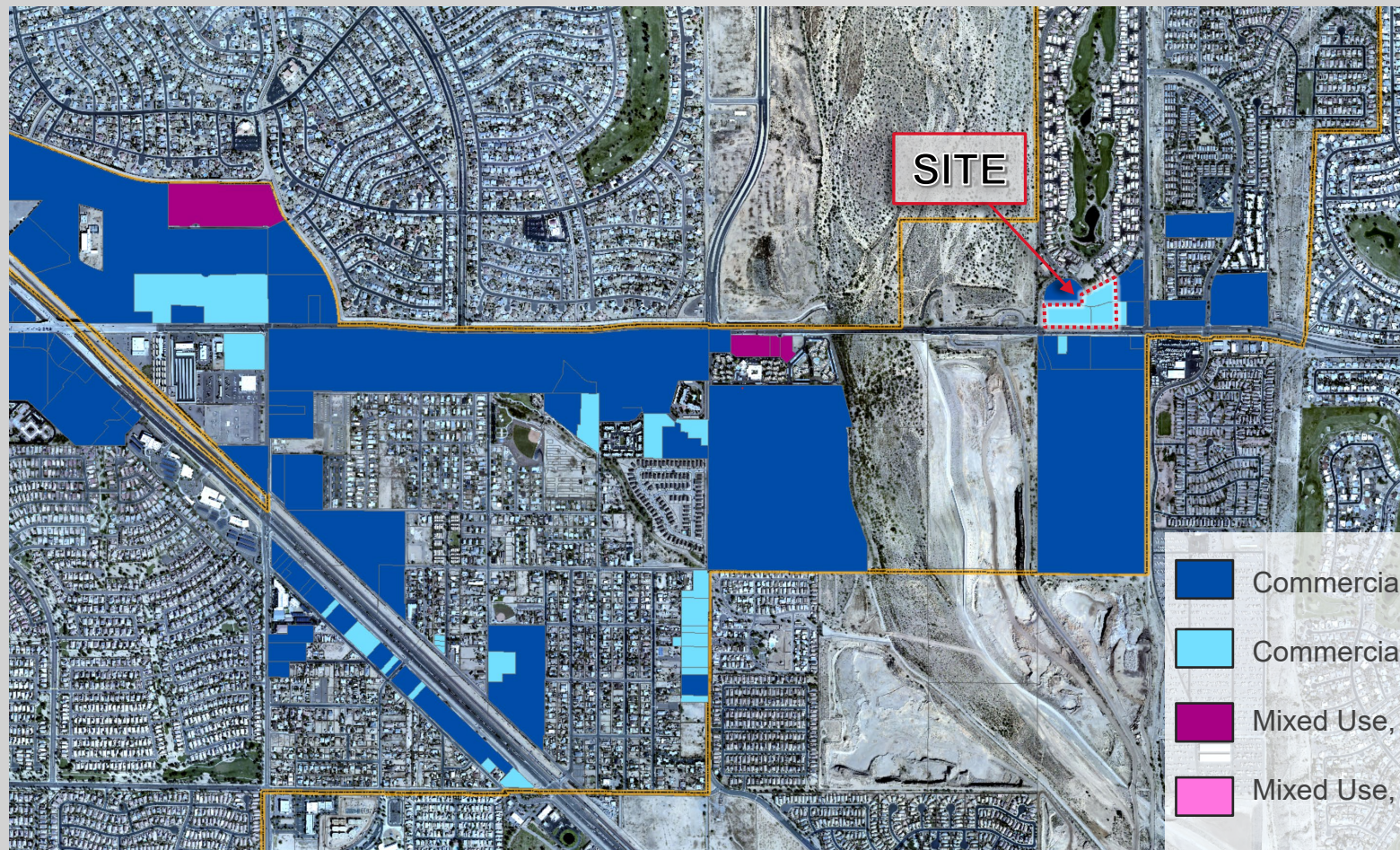
- **April 10, 1980:** The subject parcels were annexed into the City under Ordinance 80-02.
 - **August 28, 1993:** City Council approved the Coyote Lakes PAD case PAD92-001.
 - **August 25, 2022:** A Concept Review meeting was held under case CR22-0937
 - **February 07, 2023:** The applicant filed a request for a PAD Amendment under case FS23-0131.
- 



EXISTING ZONING

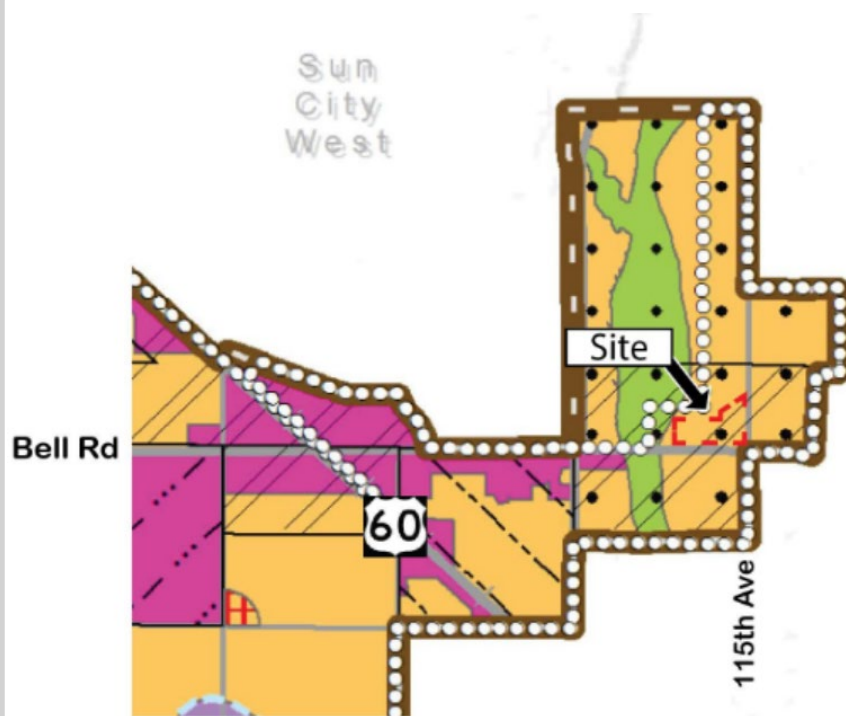


PROPOSED ZONING



- Commercial, Built
- Commercial, Vacant
- Mixed Use, Built
- Mixed Use, Vacant

EXISTING COMMERCIAL



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

- The Neighborhood Character area supports Urban Neighborhoods with higher densities along arterial roadways and transit corridors.
- The Transit Orientated Development areas promote the intensification of residential and commercial uses.



BELL 115th
BELL 115th LLC
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN

PROJECT SUMMARY TABLE					
PROPOSED SITE AREA		6.85 ACRES			
TOTAL UNITS		82 UNITS			
GROSS DENSITY		12.0 DU/AC			
RESIDENTIAL UNIT SUMMARY					
	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	% TOTAL	TOTAL
PLAN 1	1180	22.5	30	44%	42,600
PLAN 2	1209	20.0	8	10%	9,912
PLAN 3	1207	20.0	30	44%	10,600
TOTAL			82	100%	103,414
PARKING SUMMARY					
REQUIRED			PROVIDED		
2 HP PER 1 & 2 BEDROOM UNITS	164		ATTACHED GARAGES (GARS)		164
12 HP PER 3+ BEDROOM UNITS	16		TOTAL PROVIDED OFFICE		22
1 HP PER 1000 SF OF OFFICE	4		LEASING OFFICE PARKING		5
TOTAL	184				191

NOTE:
SITE PLAN AND YIELD ARE CONCEPTUAL AND SUBJECT TO
CHANGE BASED ON MORE ACCURATE BOUNDARY INFORMATION.

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

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

Notes:

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



OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- Citizen Participation Meetings:
 1. In-Person: May 08, 2023
 - 21 attendees
 2. Virtual: May 15, 2023
 - No attendees
- Questions and Comments
 - Traffic
 - Occupancy
 - Construction Timeline



RECOMMENDATION

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



SURPRISE
ARIZONA

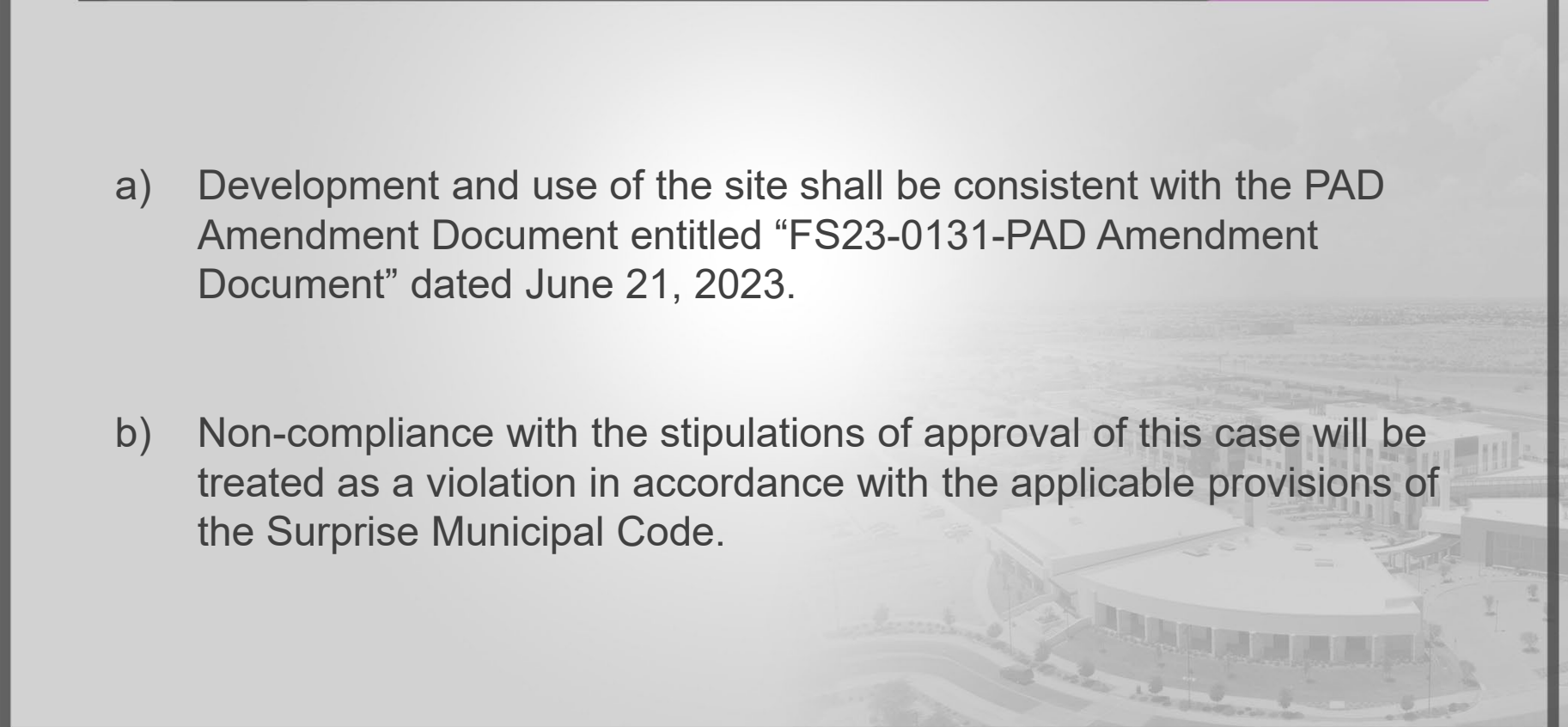
QUESTIONS OR COMMENTS?

Thank You





STIPULATIONS

- 
- a) Development and use of the site shall be consistent with the PAD Amendment Document entitled “FS23-0131-PAD Amendment Document” dated June 21, 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: September 7, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a new multi-tenant retail building with drive-through facility for a coffee shop on Lot 6 of the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS22-0826.

Motion:

Motion to approve/deny the Conditional Use Permit for Asante Pad B, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS22-0826, subject to stipulations 'a' through 'e' as outlined in the staff report.

Background:

Sustainability Engineering Group (SEG) seeks approval of a Conditional Use Permit with Site Plan for an approximately 7,479 square feet, single-story multi-tenant retail building, and a drive-through restaurant on Lot 6 of the Asante Retail Center. The Master Site Plan for the Asante Retail Center was originally approved by the Planning & Zoning Commission on May 20, 2021 (case FS20-712) under the Surprise Unified Development Code (SUDC). An amendment to this Master Site Plan was subsequently approved by the Planning & Zoning Commission to clarify the applicable code by which drive-through facilities within this development are reviewed (case FS23-0122).

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0826 Asante Spectrum Shops B - CUP with Site Plan - Staff Report
 2. 01 - FS22-0826 Asante Spectrum Shops B - CUP with Site Plan - Vicinity Map
 3. 02 - FS22-0826 Asante Spectrum Shops B CUP with Site Plan - Zoning Map
 4. 03 - FS22-0826 Asante Spectrum Shops B - CUP with Site Plan - Site Plan
 5. 04 - FS22-0826 Asante Spectrum Shops B - Landscape Plan
 6. 05 - FS22-0826 Asante Spectrum Shops B - Elevations
 7. 06 - FS22-0826 Asante Spectrum Shops B - CUP with Site Plan - Drive Through Separation Exhibit
 8. 07 - FS22-0826 Asante Spectrum Shops B - CUP with Site Plan - Participation Summary
 9. 08 - FS22-0826 Asante Spectrum Shops B - CUP with Site Plan - Affidavit of Sign Posting
 10. FS22-0826 Asante Spectrum Shops B CUP with Site Plan - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS22-0826**
2
3 **Project Name:** Asante Spectrum Shops B – CUP with Site Plan
4
5 **Council District:** 1 – Acacia
6
7 **Meeting Date:** **September 7, 2023**
8
9 **Planner:** Chris Sexton, Planner II
10
11
12 **Owner:** Barclay Holdings C LLC
13
14 **Applicant:** Sustainability Engineering Group
15
16 **Request:** CUP with Site Plan for multi-tenant retail shops and a Drive-
17 Through Facility for a coffee shop
18
19 **Site Location:** Generally located at the northwest corner of 163rd Avenue and
20 Pat Tillman Blvd
21
22 **Site Size:** 1.15 acres (approx.)
23
24 **General Plan**
25 **Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** Refer to the attached Citizen Participation Report
28
29 **Staff Recommendation:** Staff recommends the Commission **approve** the subject
30 Asante Spectrum Shops B CUP with Site Plan, Case FS22-
31 0826, subject to stipulations 'a' through 'e'.

Project Description:

Sustainability Engineering Group (SEG) seeks approval of a Conditional Use Permit for a drive-through facility for a coffee shop on Pad C of the Asante Retail Center. The Master Site Plan for the Asante Retail Center was originally approved by the Planning & Zoning Commission on May 20, 2021 (case FS20-712) under the Surprise Unified Development Code (SUDC). An amendment to this Master Site Plan was subsequently approved by the Planning & Zoning Commission to clarify the applicable code by which drive-through facilities within this development will be reviewed (case FS23-0122).

Background:

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24.

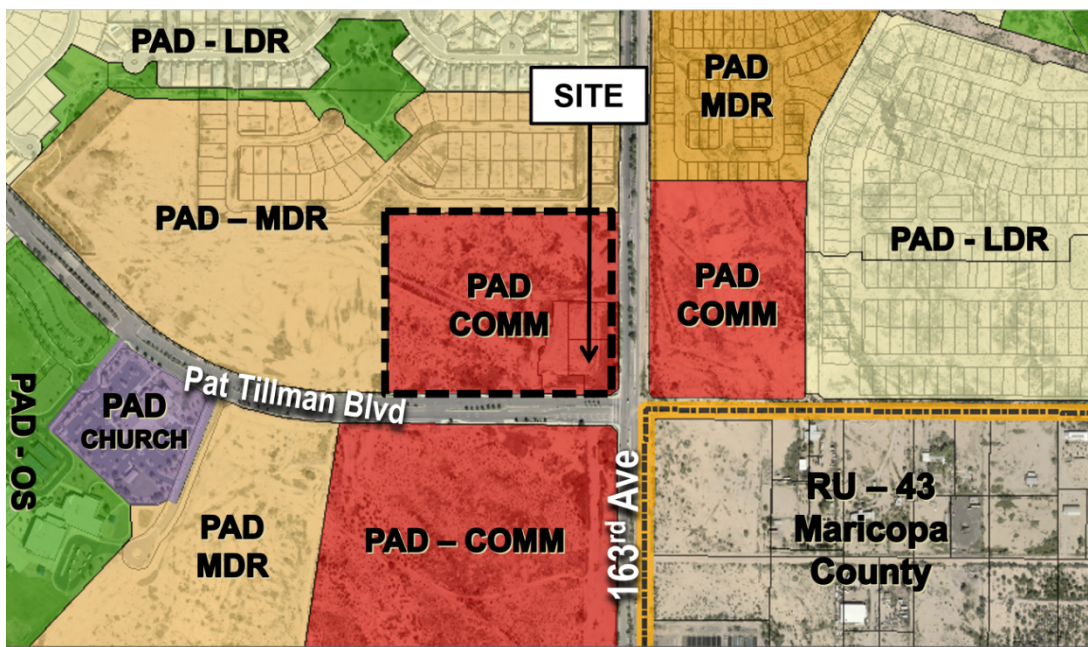
November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

May 20, 2021: The Planning & Zoning Commission approved a Conditional Use Permit with Site Plan for the subject property under case FS20-712.

June 9, 2022: The applicant filed a request for a CUP with Site Plan for a multi-tenant building including a restaurant with drive-through facility under case FS22-0826, the subject case.

June 1, 2023: The Planning & Zoning Commission approved a Master Site Plan Amendment for the Asante Retail Center under case FS23-0122.

Zoning:



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Subject Site

The subject request involves a 7,479 square foot multi-tenant building including a restaurant with associated drive-through facility on an approximately 1.15-acre parcel. The site is accessed from existing overall site circulation for the Asante Retail center, and ultimately from Pat Tillman Blvd to the south. The proposed site improvements incorporate into what currently exists and constructed by the master developer.

The SUDC requires 25 parking spaces for the subject development. The proposal exceeds the minimum requirement with 43 parking spaces.

The proposed architecture will utilize materials such as concrete masonry units (CMU) and prefabricated metal for canopies. The building is proposed to be painted with earth tones.

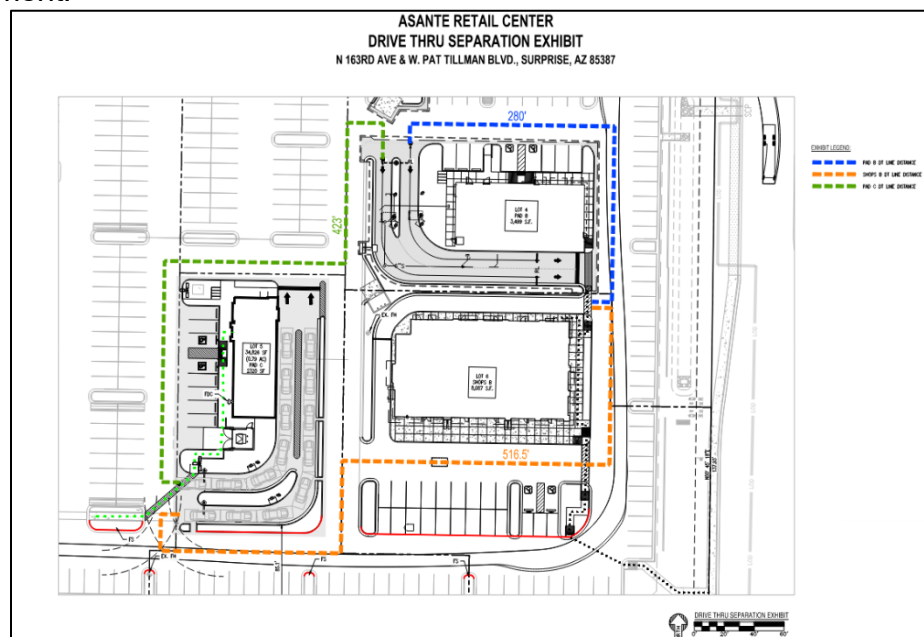
The landscaping is designed to utilize low water use trees, shrubs, and groundcover. All landscaping will be reviewed at the time of permit for compliance with the SUDC standards and requirements.

Evaluative Criteria

Section 122-78 of the SUDC includes the following use-specific standards for drive-through facilities that were utilized to evaluate the subject request.

- A. Drive-through facilities shall be located a minimum of 150 feet from any other drive-through facility, except for banks.

Commentary: The following separation exhibit provided by the applicant shows the closest drive-through at 280 feet from the subject drive-through, exceeding this requirement.



- 120 B. Drive-through facilities shall be located a minimum of 25 feet from a public right-of-
121 way and a minimum of 75 feet from a residential district.

122
123 **Commentary:** The subject site is located 44 feet from the public right-of-way, and is
124 not adjacent to a residential district.

- 125
126 C. Drive-through facilities shall contain aisles that are a minimum 11 feet wide. Any
127 curved sections shall be a minimum of 12 feet wide with a minimum radius of 25 feet
128 on curved sections.

129
130 **Commentary:** The aisles provided are a minimum of 11 feet wide, and 12 feet wide
131 with a radius of 25 feet on curved sections.

- 132
133 D. Drive-through facilities shall include enhanced paving where walkways intersect
134 drive aisles.

135
136 **Commentary:** This has been provided on the north side of the site.

- 137
138 E. Drive-through facilities shall be integrated with the on-site circulation of the larger
139 development. Drive-through aisles shall not exit directly onto a public right-of-way.

140
141 **Commentary:** The proposed drive-through exits onto an existing drive aisle for the
142 overall development, not onto a public right-of-way.

- 143
144 F. Drive-through facilities shall include a minimum stacking capacity of 140 feet per
145 lane.

146
147 **Commentary:** Stacking length is 175 feet and is also in compliance with the
148 approved queuing study.

- 149
150 G. Drive-throughs shall orient pick-up windows away from adjacent residential uses.

151
152 **Commentary:** While there are no adjacent residential uses, the pick-up window is
153 facing north toward another pad within this overall development.

- 154
155 H. Drive-throughs shall be screened from the right-of-way and adjacent uses.

156
157 **Commentary:** Screening to Pat Tillman Boulevard and 163rd Avenue has been
158 provided by the master developer.

166 **Neighborhood Outreach:**

167 The applicant held an in-person neighborhood meeting on Thursday, April 13, 2023, at 6pm
168 at the Asante Preparatory School – Media Room, and a virtual meeting on Monday, April
169 17, 2023, at 6pm via Zoom. Both meetings were posted and noticed per the requirements
170 of the Municipal Code and State Statute. In addition to the subject case, these meetings
171 also covered cases FS23-0039 and FS23-0066, for the other two drive-through facilities on
172 the two adjacent pads.

173
174 There were four (4) attendees at both meetings, with no concerns expressed for the subject
175 case. Questions and discussions were focused on the overall development and site
176 circulation, as well as the surrounding area.

177
178 See the attached Citizen Participation Report for a detailed summary of the outreach
179 efforts.

180
181 **Conformance with Adopted Plans:**

182 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
183 as lying within the Neighborhood Character Area, which supports locally oriented
184 commercial development. In that regard, the proposed development is consistent with the
185 Surprise General Plan 2035.

186
187 **Reviewing Agencies:**

188 In addition to the standard city reviewing agencies, the Arizona Department of
189 Transportation, Maricopa Water District, and Luke AFB were included in the routing of this
190 request. None of the reviewing agencies indicated any concerns over the request.

191
192 **Summary:**

193 The proposed Conditional Use Permit meets the requirements of the Surprise General Plan
194 2035, and the Surprise Municipal Code.

195
196 **Findings:**

- 197
- 198 • The proposed Conditional use Permit is consistent with the Surprise General
199 Plan 2035.
 - 200 • The proposed Conditional Use Permit is consistent with the SUDC.
 - 201 • The proposed Conditional Use Permit is consistent with the approved Master Site
202 Plan.
 - 203 • The reviewing agencies have indicated no objections to the request.

204 **Recommendation:**

205 Based on the findings noted above, staff recommends the Commission move to **approve**
206 Case **FS22-0826**, subject to stipulations ‘a’ through ‘e’ as outlined below:

- 207 a. Development and use of the site shall be consistent with the Site Plan entitled “Asante
208 Retail Center Shops B,” Sheet A100, prepared by Archicon and received June 20,
209 2023.

- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Asante Shops B," consisting of six (6) sheets prepared by Harrington Planning + Design and received November 28, 2022.
- c. Building elevations shall be consistent with the Elevations entitled "Asante Retail Center Shops B," Sheet A300, prepared by Archicon and received November 28, 2022.
- d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

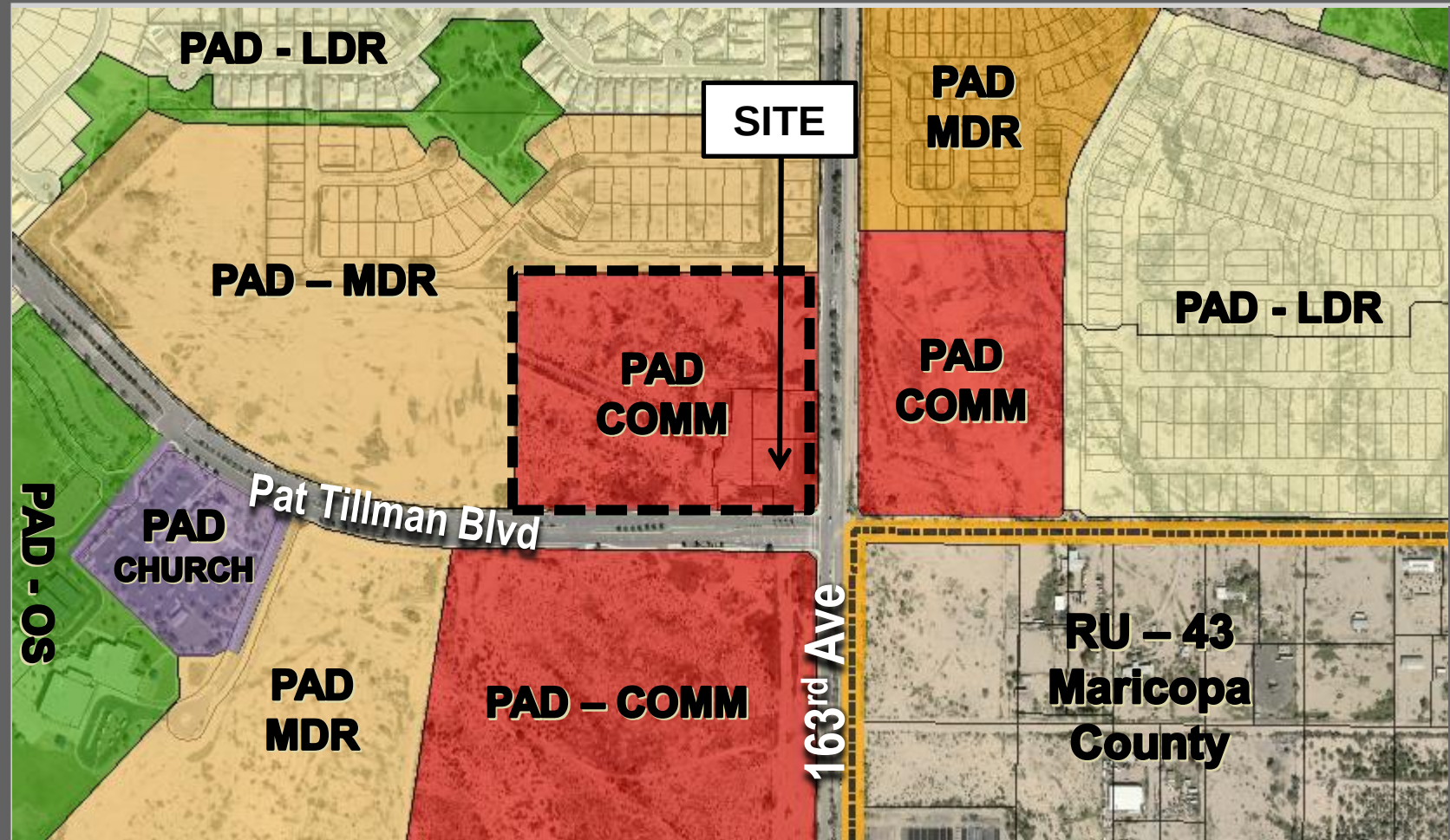
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Drive-Through Separation Exhibit
07 Citizen Participation Report
08 Affidavit of Site Posting
PPT

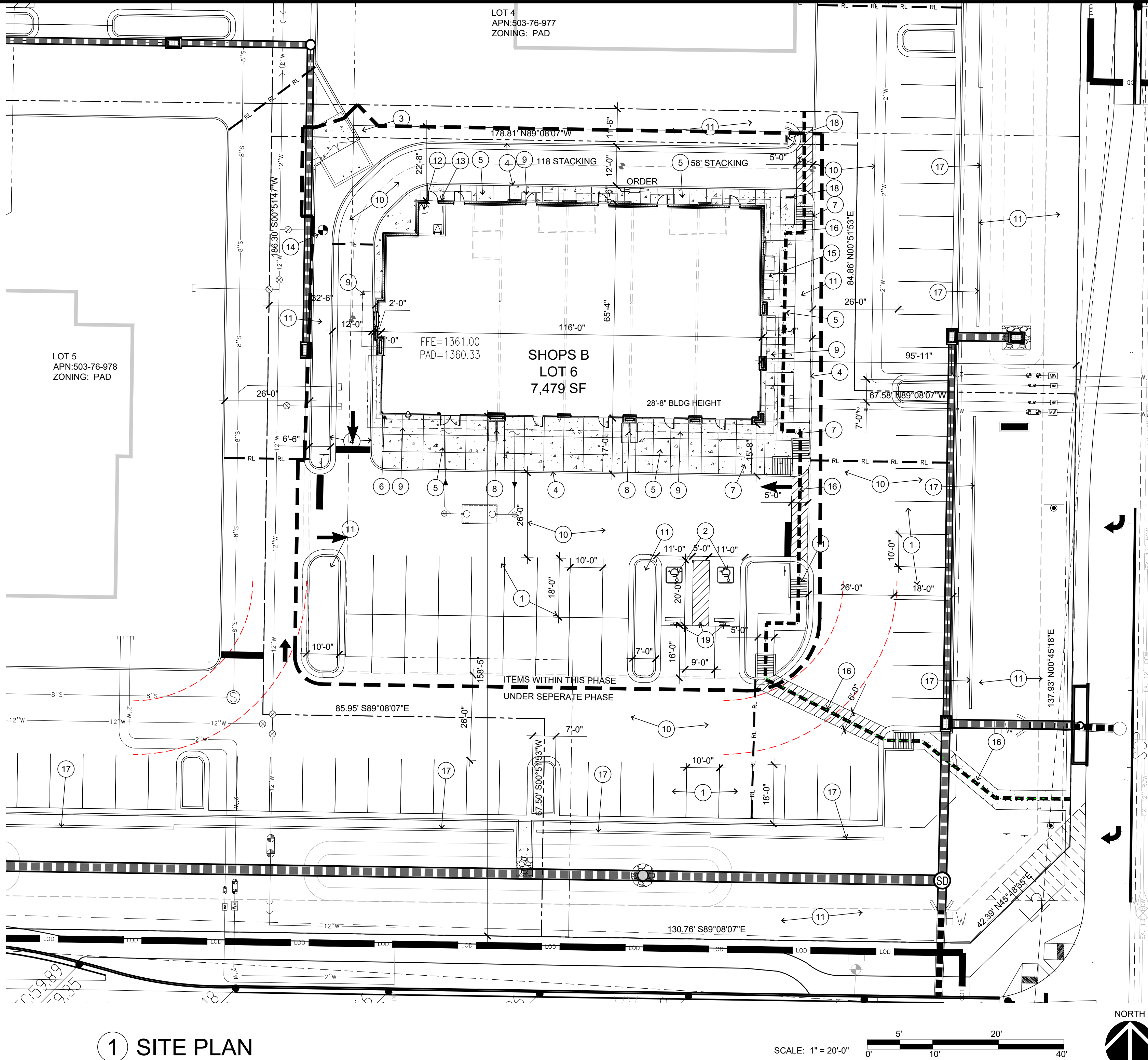
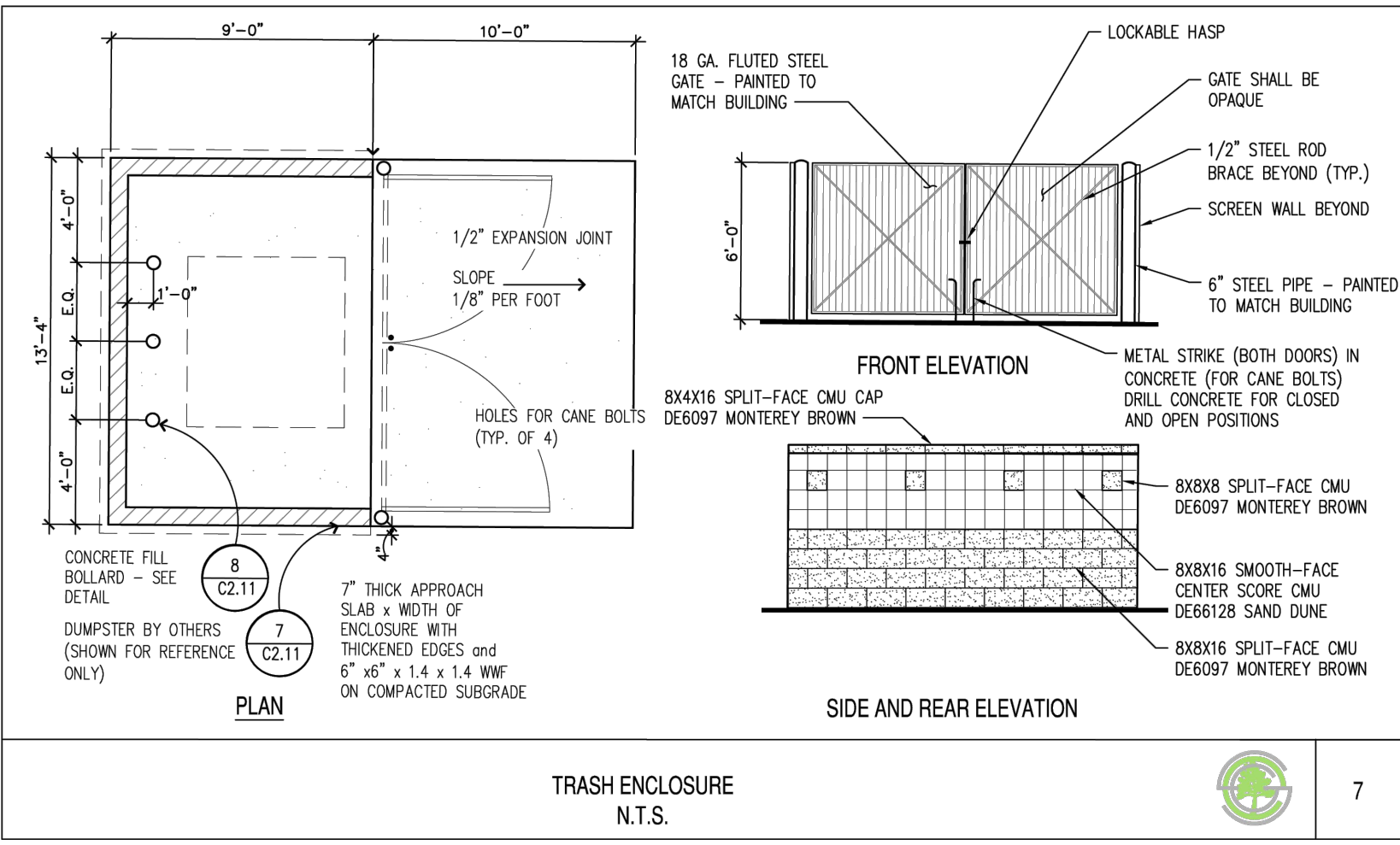
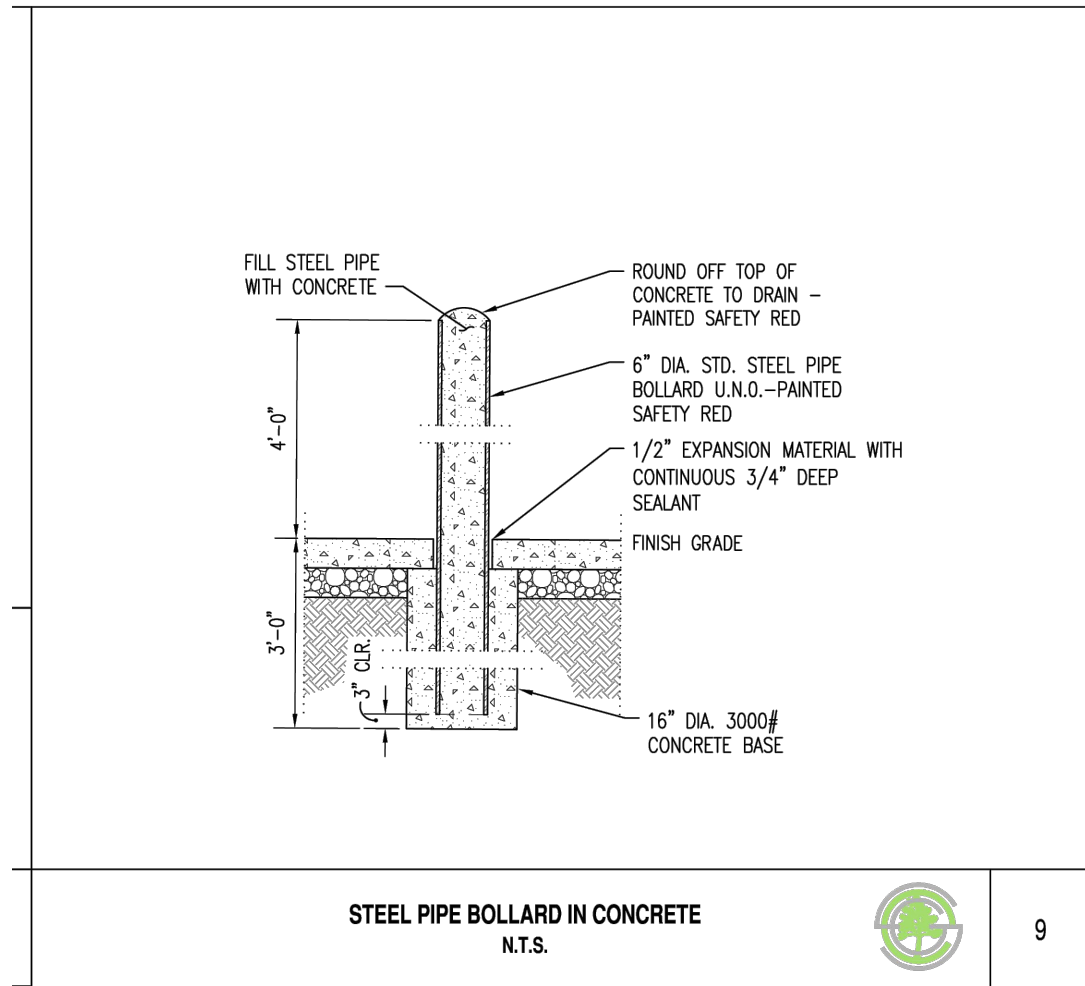


FS22-0826 VICINITY MAP

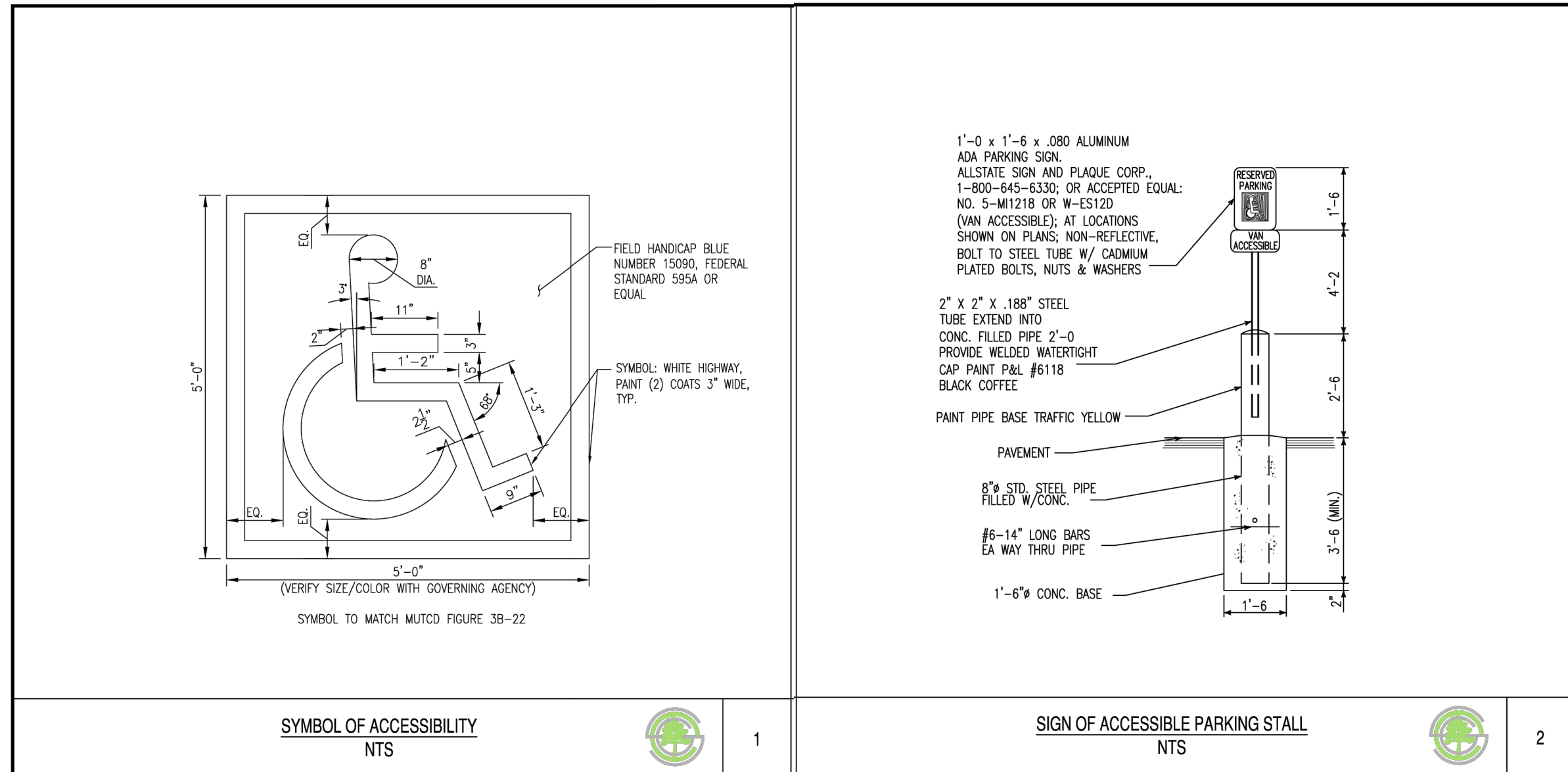


STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6" SOLID MASONRY WALL.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL EQUIPMENT.
 - BY LOCATION THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY PARAPET WALL.
 - GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF A THE CANOPY OR BUILDING OR
 - ROUTED UNDERGROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS, HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS, AND BE LOCATED TO AVOID CONFLICTS WITH TREES. CONCRETE BASES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FOR IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED AND NO SLOPE SHALL EXCEED 4:1 MAX.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- ALL MONUMENT, WALL, AND BUSINESS IDENTIFICATION SIGNAGE REQUIRES A SEPARATE PERMIT. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT (623-222-3000) WITH ANY QUESTIONS. COMPLETE SIGN PLANS (INCLUDING DETAILS AND SPECIFICATIONS FOR SIGN FOOTINGS AND/OR FOUNDATIONS SUPPORTING THE SIGNS) SHALL BE PROVIDED AT THE TIME OF SIGN PERMIT APPLICATION.



1 SITE PLAN



PERVIOUS/IMPERVIOUS AREA OF THE SITE:	
TOTAL AREA OF THE SITE:	50,413SF
TOTAL IMPERVIOUS AREA OF THE SITE:	37,306SF
ADJUSTED TOTAL OF PERVIOUS AREA OF THE SITE:	13,107SF
PERCENTAGE OF IMPERVIOUS AREA OF THE SITE:	74.00%

SIGNAGE NOTE
ANY SIGNAGE MUST COMPLY WITH THE COMPREHENSIVE SIGN PROGRAM FOR THE MARKETPLACE AT ASANTE (FS21-391).

KEYNOTES

- PARKING. SEE CIVIL DRAWINGS
- ADA PARKING AND CROSSWALK. SEE CIVIL DRAWINGS
- TRASH ENCLOSURE. SEE CIVIL DRAWINGS AND DETAIL THIS SHEET
- 6" HIGH CONCRETE CURB
- 4" THICK CONCRETE SIDEWALK
- F.D.C. (FIRE DEPARTMENT CONNECTION)
- ADA RAMP. SEE CIVIL DRAWINGS
- BIKE RACKS.
- CANOPY ABOVE
- ASPHALT PAVING
- LANDSCAPE AREA
- FIRE RISER LOCATION
- KNOX BOX LOCATION, 5'-0" ABOVE FINISH GRADE
- FIRE HYDRANT. SEE CIVIL
- MAIN ELECTRICAL SERVICE "SES" (N3R ENCLOSURE), REFER TO ELECTRICAL
- PATH OF TRAVEL-ACCESSIBLE ROUTE (SHOWN DASHED)
- SITE CMU SCREEN WALL EXISTING UNDER APPROVED SITE DRAWINGS
- PEDESTRIAN CROSSING DRIVE-THRU LANE SIGN
- INSTALL "COMPACT CARS ONLY" PARKING SIGN PER CIVIL DET 6/C2.10

CODE DATA

2018 INTERNATIONAL BUILDING 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 ELECTRICAL CODE
ICC A117.1-2009
CITY OF SURPRISE ORDINANCE 2019-031 (CODE AMENDMENTS)

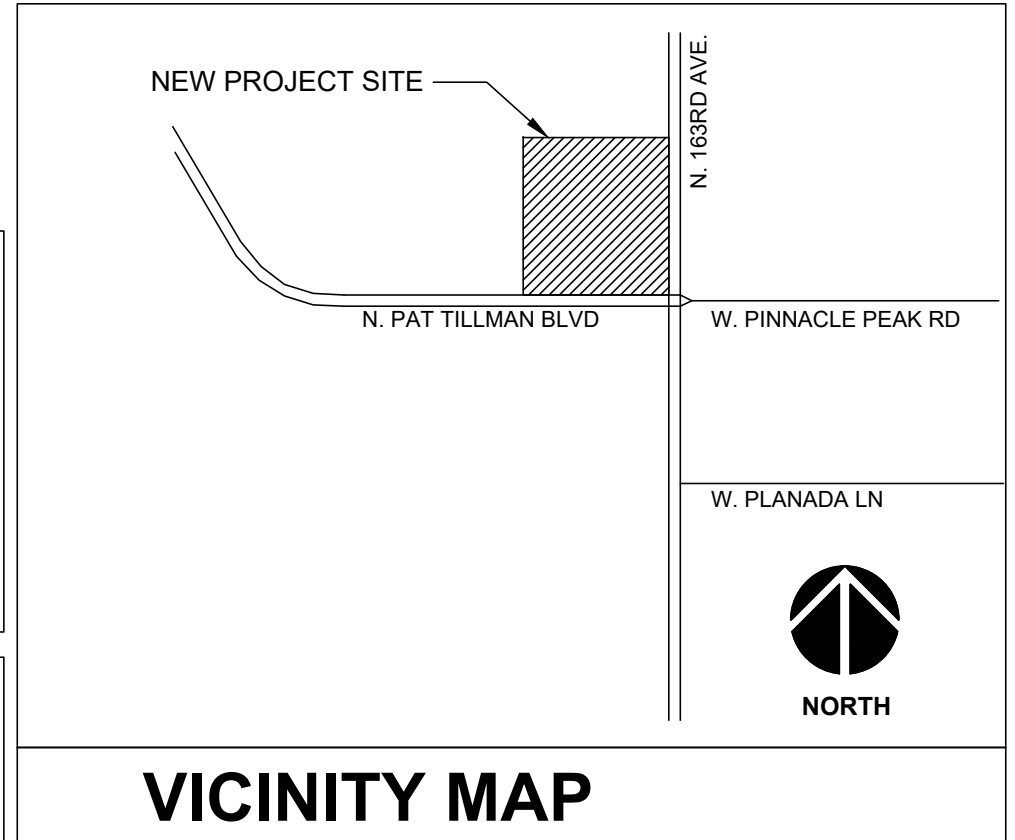
LEGAL DESCRIPTION: LOT 6, ASANTE RETAIL CENTER

ZONING: PAD (PLANNED AREA DEVELOPMENT)
LOT AREA (NET): 50,412.79 SF (1.157 AC)
BUILDING AREA: 7,479 SF BUILDING, 8,414 SF (INCLUDE CANOPIES)
LOT COVERAGE: 8,414 / 50,412.79 = 16.69%
BUILDING HEIGHT: 28'-8" (MAX ALLOWED 35'-0")
OCCUPANCY: A-2/MB
CONSTRUCTION TYPE: V-B WITH AFES
LANDSCAPE COVERAGE: 26%

PARKING SPACES REQUIRED: (CITY OF SURPRISE CODE OF ORDINANCES CHAPTER 122, ARTICLE IX)

1 SPACE PER 300 SF. FT.
7,478 / 300 = 24.93 SPACES
TOTAL PARKING REQUIRED: 25 SPACES
TOTAL PARKING PROVIDED ON PARCEL: 43 TOTAL SPACES
A.D.A. VAN ACCESSIBLE REQUIRED:
2 PERCENT OF TOTAL PARKING PROVIDED IN EACH LOT FOR TOTAL ACCESSIBLE SPACES REQUIRED FOR SPACES PER 501 TO 1000. VAN ACCESSIBLE SPACES WILL BE 1/8 OF TOTAL ACCESSIBLE SPACES.
REQUIRED: 2 VAN ACCESSIBLE SPACE
PROVIDED: 2 ACCESSIBLE SPACES PROVIDED
BICYCLE PARKING REQUIRED:
1 SPACE PER 10 VEHICLE PARKING SPACES, 4 MAX. AT EACH MAJOR ENTRANCE
TOTAL REQUIRED: 4 BICYCLE SPACES
PROVIDED: 4 BICYCLE SPACES AT ENTRY

SITE DATA



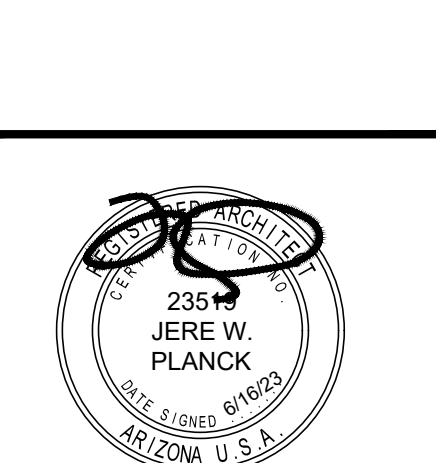
ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

ASANTE RETAIL CENTER SHOPS B NWC 163RD AVE & W. PAT TILLMAN BLVD SURPRISE, ARIZONA

PROJECT NUMBER: 2115510-02
PROJECT MANAGER: JEFF KOSKI
DRAWN BY: JEFF KOSKI
CHECKED BY: JEFF KOSKI

NO.	REVISION	DATE

SHEET DESCRIPTION SITE PLAN



SHEET NO.
A100
ISSUE DATE: 16 JUN 2023



PLANTING MATERIAL LEGEND

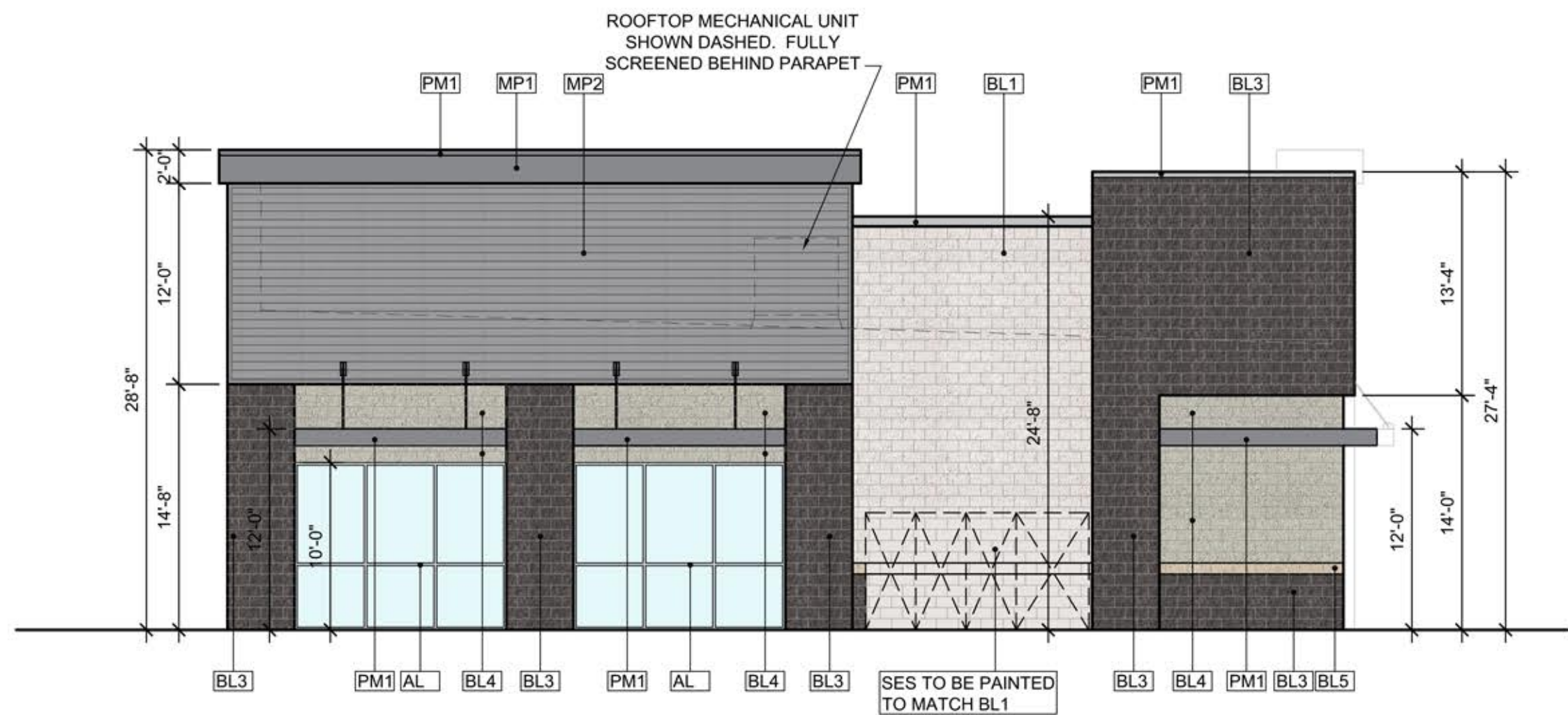
TREES	SIZE	NOTES	QTY
Acacia salicina	36" Box		11
Willow Leaf Acacia	H 9'-11" x W 5'-7"	*ADWR	
Caliper Size: 2.0"			
Ulmus parvifolia	36" Box		5
Evergreen Elm	H 10'-12" x W 6'-8"	*ADWR	
Caliper Size: 2.0"			
GROUNDCOVERS			QTY
Lantana montevidensis	5 Gallon	can full	43
Purple Trailing Lantana		*ADWR	
SHRUBS / ACCENTS			QTY
Leucophyllum frutescens 'White Cloud'		can full	13
White Cloud Sage	5 Gallon	*ADWR	
Eremophila maculata 'Valentine'	5 Gallon	can full	34
Valentine Shrub		*ADWR	
Muhlenbergia rigens	5 Gallon	can full	12
Deer Grass		*ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite, 3/4" screened "Express Gold", 2" deep in planting areas per plan.			3,130 s.f.

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant



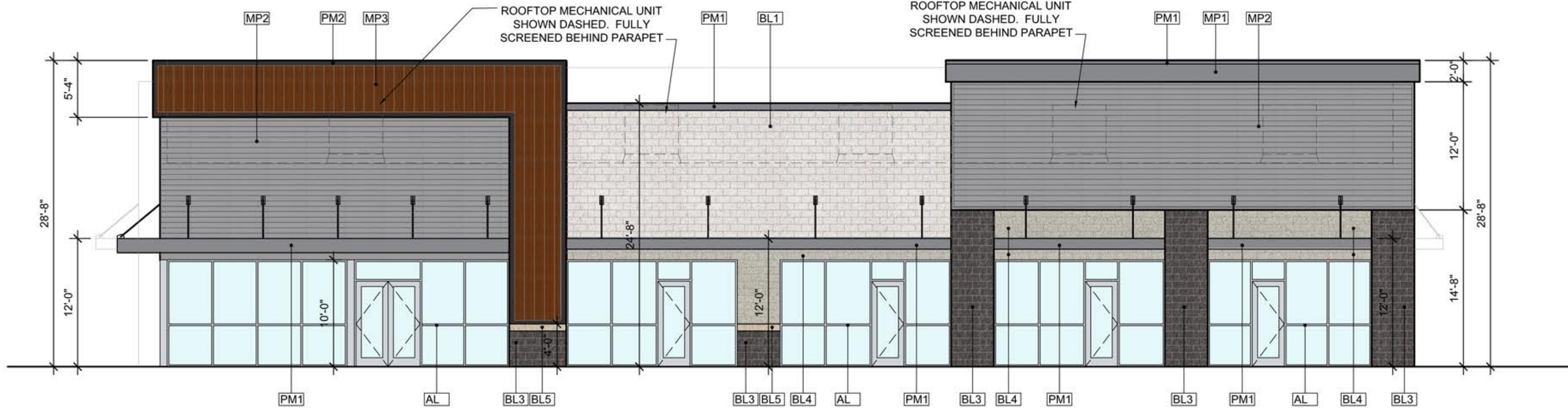
Harrington Planning + Design
landscape architecture environmental planning urban design

ASANTE SHOPS B
Color Landscape Plan R 1.0



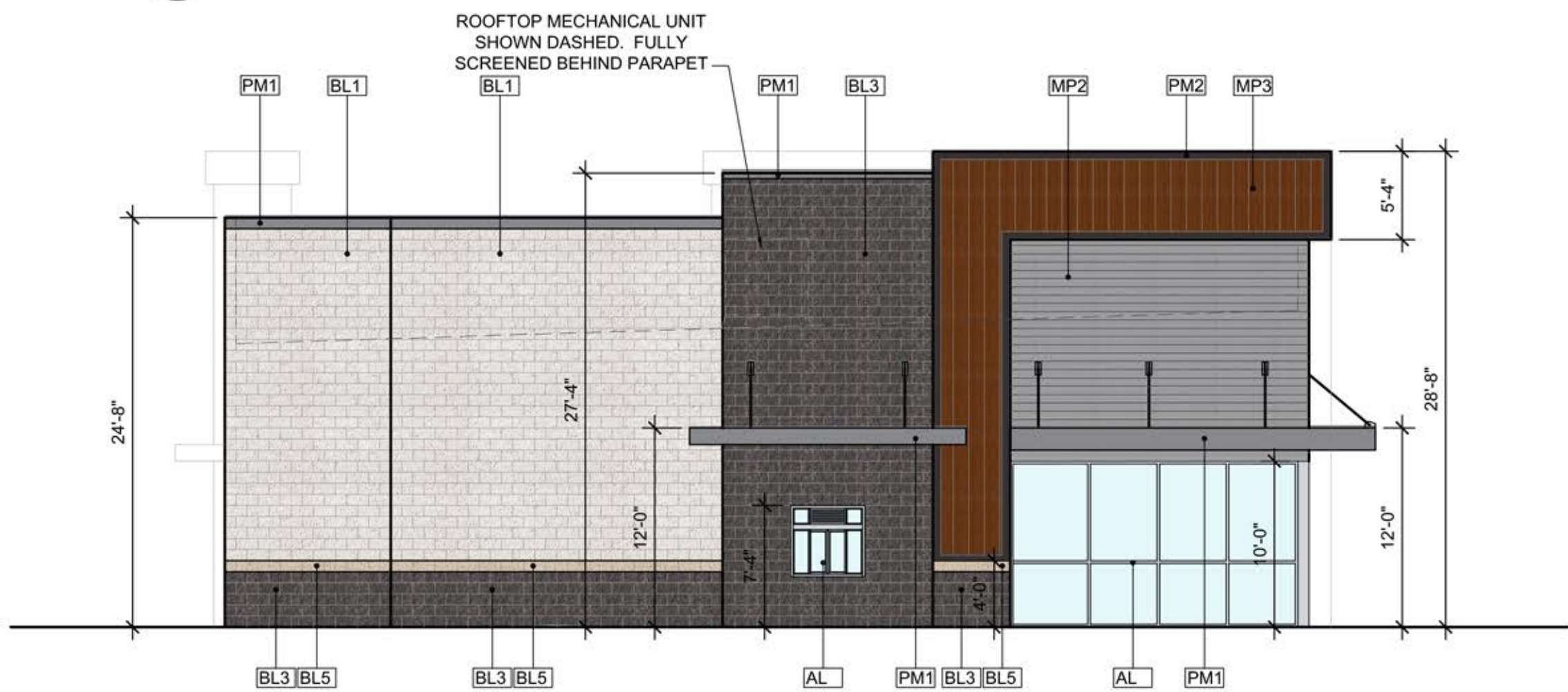
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



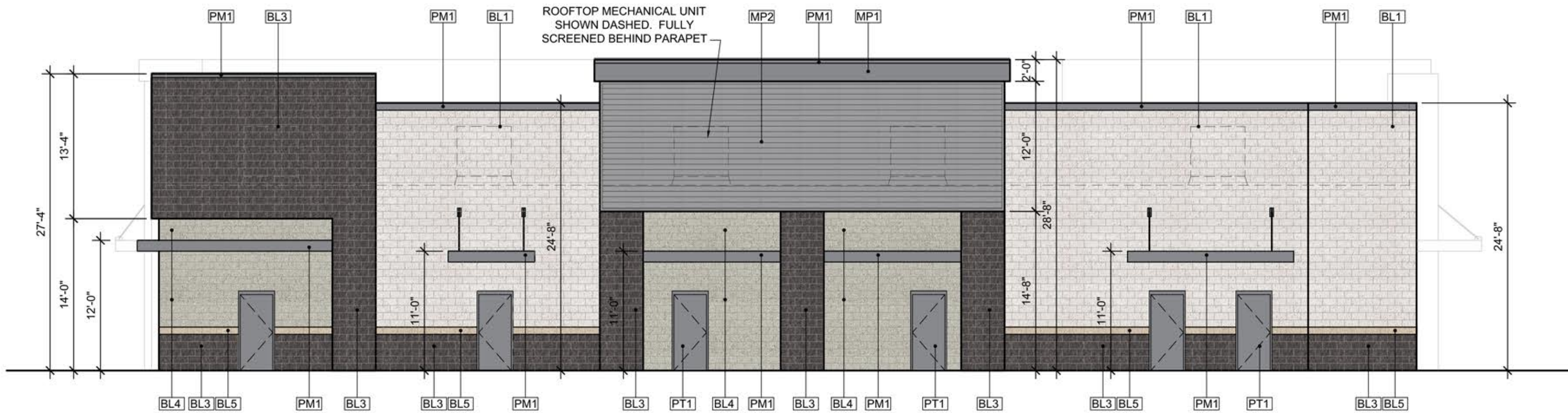
1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL ROOF MOUNTED MECHANICAL UNITS ARE TO BE FULLY SCREENED BY THE BUILDING PARAPET. VERIFY THAT THIS CONDITION WILL BE MET PRIOR TO THE START OF CONSTRUCTION. THE CITY OF SURPRISE MUST GIVE APPROVAL OF ANY FIELD MODIFICATIONS THAT WILL HAVE ANY PORTION OF THE UNITS VISIBLE.
- ADDRESS/SUITE NUMBERS SHALL BE A MINIMUM OF 4 INCH HIGH, ONE-HALF INCH STROKE WIDTH AND CONTRASTING COLOR. IDENTIFICATION MUST BE VISIBLE FROM STREET OR DRIVE. ALL EXTERIOR SUITE DOORS SHALL BE LABELED AS REQUIRED BY IFC 505 AND GFD REGULATION 12-505.1 PREMISE IDENTIFICATION.
- SOFFITS ARE TO BE PAINTED PT1
- BACKSIDE OF PARAPETS WITH ELASTOMERIC PAINT TO BE PT3.
- ALL CMU TO BE SEALED WITH PROSOCO BLOK-GUARD & GRAFFITI CONTROL SEALER

MATERIAL AND COLOR LEGEND

- BL1: DECORATIVE INTEGRALLY COLORED CMU
SMOOTH FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: GLACIER WHITE
- BL3: DECORATIVE INTEGRALLY COLORED CMU
SMOOTH FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: ONYX
- BL4: DECORATIVE INTEGRALLY COLORED CMU
SMOOTH FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: SAGE
- BL5: DECORATIVE INTEGRALLY COLORED CMU
SMOOTH FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: CANYON BLUFF
- MP1: PREFINISHED METAL COPING
MANUFACTURER: PAC-CLAD
COLOR: SLATE GRAY
- MP2: PREFINISHED METAL PANEL
CORRUGATED
MANUFACTURER: PAC-CLAD
COLOR: SILVERSMITH
- MP3: PREFINISHED METAL PANEL
WOOD FINISH
MANUFACTURER: PAC-CLAD
COLOR: LONG GRAIN CHERRY
- PM1: PREFINISHED METAL
MANUFACTURER: PAC-CLAD
COLOR: SLATE GRAY
- PM2: PREFINISHED METAL
MANUFACTURER: PAC-CLAD
COLOR: MATTE BLACK
- PT1: PAINTED METAL
MANUFACTURER: SHERWIN WILLIAMS
COLOR: COLOR TO MATCH PM1
- AL: ANODIZED ALUMINUM STOREFRONT
COLOR: CLEAR ANODIZED

SIGNAGE

ANY SIGNAGE MUST COMPLY WITH THE COMPREHENSIVE SIGN PROGRAM FOR "THE MARKETPLACE AT ASANTE" (FS21-391)



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ASANTE RETAIL CENTER

SHOPS B
NWC 163RD AVE & W. PAT TILLMAN BLVD
SURPRISE, ARIZONA

PROJECT NUMBER: 2115510-02
PROJECT MANAGER: JEFF KOSKI
DRAWN BY: JEFF KOSKI
CHECKED BY: JEFF KOSKI

NO	REVISION	DATE

SHEET DESCRIPTION

EXTERIOR ELEVATIONS



SHEET NO.

A300

ISSUE DATE: 11 NOV 2022

SURPRISE CASE FS22-00826

ASANTE RETAIL CENTER
DRIVE THRU SEPARATION EXHIBIT
N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387

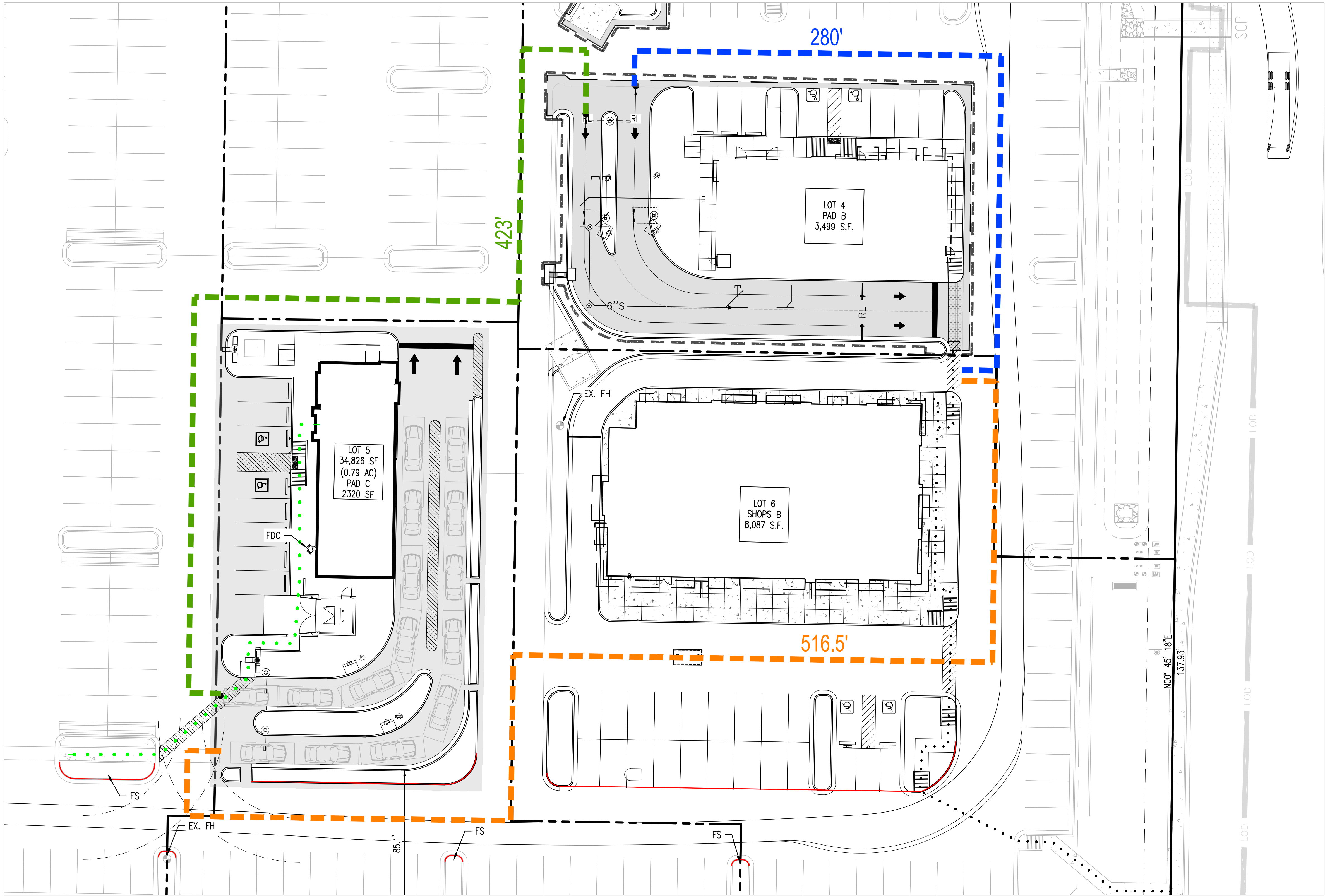


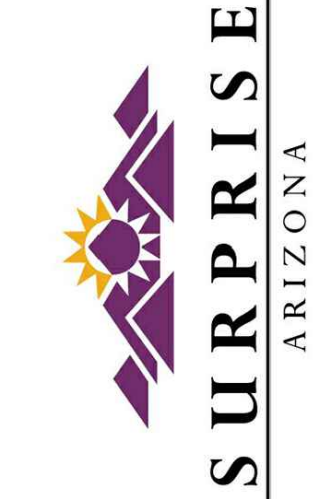
EXHIBIT LEGEND:

- PAD B DT LINE DISTANCE
- SHOPS B DT LINE DISTANCE
- PAD C DT LINE DISTANCE



CASE NO.: FS23-0066

REVISIONS BY THE CITY OF SURPRISE		NO.	DESCRIPTION	REVIEW	DATE
		1			
		2			
		3			
		4			
		5			



SUSTAINABILITY ENGINEERING GROUP

SEG

5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT
PAD C
ASANTE RETAIL CENTER

LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD.,
SURPRISE, AZ 85387

DRAWN: GA 06/22/2023
DESIGNED: TM, AS 06/22/2023
QC: 06/22/2023
FINAL QC: 06/22/2023
PROJ. MGR.: AF 06/22/2023

DATE: 06/22/2023

ISSUED FOR: PERMITS

JOB NO.: 200711

SHEET TITLE:
**DRIVE THRU
SEPARATION
EXHIBIT**

PAGE NO.: SHEET NO.:

1 OF 1

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



May 10, 2023

Participation Report

Asante Retail Center Shop B, Pad B, & Pad C
NWC of 163rd Ave. and Pat Tilman Blvd.
Case #: FS22-0826, FS23-0039, & FS23-0066

As required by the City of Surprise Land Development Ordinance (LDO) Chapter 102, public outreach and participation was completed for the Conditional Use Permit (CUP) request on three individual pads located within the Asante Retail Center. The following information outlines notification methods, details of public participation and summarizes feedback received.

Notification Methods

Advertisements and notification of the neighborhood participation meeting was completed by several methods. Including posting signs near the intersection of 163rd Avenue and Pat Tilman Boulevard, newspaper publication, and notification letter mail out to property owners.

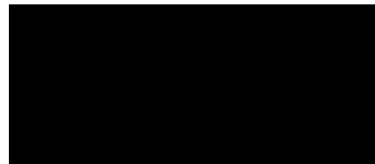
The two signs posted on the property included details for the neighborhood meeting. Signs were installed on March 28, 2023. One sign was placed along 163rd Avenue and the second sign was placed along Pat Tilman Road near the three pads. Reference *Exhibit A - Affidavit of Sign Posting and Photos*. City of Surprise staff coordinated the newspaper publication, posted in the Surprise Today newspaper, and sent out notification letters to property owners within 300 feet of the subject properties.

Public Participation

Two public meetings were held for the public. On Thursday, April 13, 2023, at 6PM at the Asante Preparatory School – Media Room (23251 N. 166th Drive Surprise, AZ 85374), an in-person neighborhood meeting was held. A virtual meeting was also held on Monday, April 17, 2023, at 6PM via Zoom Teleconference.

There was citizen participation in both meetings. In attendance for the virtual meeting there were 4 attendees. In attendance for the in-person meeting were four residents who identified themselves on the sign-in sheet as follows:

Kevin Perry
Donald Zimmerman
Deborah Zimmerman
Karen Holloway



Trever Fleetham, a City of Surprise senior planner, was also in attendance for both the in-person and virtual meetings:

Trever Fleetham

Trever.Fleetham@surpriseaz.gov

623-222-3156

Materials presented were the site plan exhibits that depicted the following (this information was provided via slideshow during the virtual meeting):

- An overall plan view to show the location of the QSRs in relation to the existing Fry’s grocery store, the existing fuel center, and the access drives to the right-of-way.
- A colored landscape plan for Pad C on Lot 5 to illustrate the screening of the west-facing drive-through lane and window.
- A colored landscape plan for Pad B on Lot 4 to illustrate the screening of the northern drive-through lane and west-facing pick-up window.
- A colored landscape plan for Pad B on Lot 6 to illustrate the screening of the double drive-through lane and south-facing pick-up window.

A brief presentation was made to explain the request for allowing the QSR conditional uses, and the conditions that the approval of the CUP would create, such as an increase in traffic volume and queueing in the drive-through aisles. Further explanation clarified that the Traffic impact Analysis report that was prepared for the project (and reviewed and approved by the City of Surprise) took these uses into account, and that the overall design prepared for these conditions, and the City of Surprise concurred.

The presentation further clarified that the CUP was not related to the existing site plan or new building designs.

Participation Feedback

There were no questions relevant to the CUP. Attendees asked which restaurants were interested in the site. There was some interest in how the queueing storage was determined. At the in-person meeting, there was lengthy discussion on how local users of the site were unhappy with the full and limited access drives onto Pat Tilman and 163rd Avenue. Site ingress and egress was discussed in detail, but it was clarified by Applicant and the City of Surprise that the full-access drives met the requirements of the City’s design requirements and that there were no changes that could be made to the CUP site plans that would make a difference to access to and from the commercial corner.

During the virtual meeting, there were also questions about the end users and if there was a car wash proposed within the Asante Commercial Center development. There were a few questions surrounding the request for drive-through uses. There were questions on possible end users for Shop B, the multi-tenant building, with a single drive-through on the west side of the building. It was clarified that the end users were not determined for Shop B, but Pad B and Pad C would be a quick service restaurant.



"LEED®ing and Developing Smart Projects."

Exhibit A - Affidavit of Sign Posting and Photos

AFFIDAVIT OF POSTING

Application No:

FS22-0826, FS23-0039, FS23-0066.

Applicant Name:

Sustainability Engineering Group (SEG)

Location:

NWC 163rd Ave & Pat Tillman Blvd

Date Site Posted:

03/28/23

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

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

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

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

Applicant/Representative Signature

Date

This instrument was acknowledged before me on 03/28/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Notary Public

My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: April 17, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/j/84816726549>

CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

Case Numbers: FS22-0826, FS23-0039, FS23-0066

PROJECT DESCRIPTION: Three (3) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

For more information, call: 623-222-3011 Surpriseaz.gov



Mar 28, 2023 10:37AM

163rd Ave

Page 157 of 345
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: April 13, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: April 17, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/j/84816726549>

CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

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 Numbers: FS22-0826, FS23-0039, FS23-0066

PROJECT DESCRIPTION: Three (3) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

For more information, call: 623-222-3011 Surpriseaz.gov

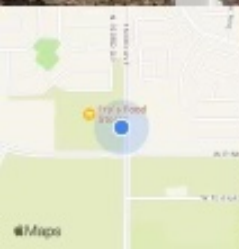
PROJECT & MEETING LOCATION



Mar 28, 2023 10:38AM

163rd Ave

Page 158 of 345
Maricopa County



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: April 13, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: April 17, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/j/84816726549>

CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

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.

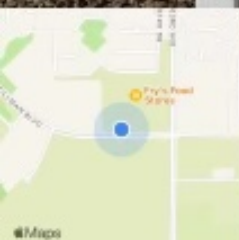
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PROJECT & MEETING LOCATION



Mar 28, 2023 11:07AM

W Pat Tillman Blvd

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

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23251 N 156th Dr, Surprise, AZ 85387

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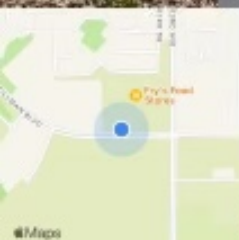
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PROJECT & MEETING LOCATION



Mar 28, 2023 11:07AM

W Pat Tillman Blvd

Page 160 of 345
Maricopa County

AFFIDAVIT OF POSTING

Application No: FS23-0066 & FS22-0826
Applicant Name: Sustainability Engineering Group (SEG)
Location: NWC 163rd Ave & Pat Tillman Blvd
Date Site Posted: 7/31/2023

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

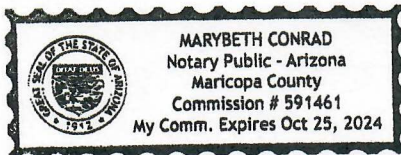
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett 7/31/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 7/31/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



MaryBeth Conrad
Notary Public
10-25-24
My commission expires

Return completed and notarized affidavit and all relevant photos to the Planning and Zoning Department at least fifteen (15) days prior to the scheduled meeting(s).

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: September 7, 2023

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: April 17, 2023 TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/j/84816726549>

CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

Case Numbers: FS23-0066, FS22-0826

PROJECT DESCRIPTION: Request for two (2) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

For more information, call: 623-222-3011 Surpriseaz.gov



Jul 31, 2023 at 9:46:28 AM
16400 N Pat Tillman Blvd
Surprise AZ 85387
United States



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: September 7, 2023

Date: TBD

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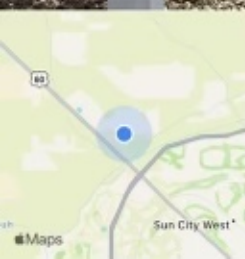
CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

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PROJECT DESCRIPTION: Request for two (2) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

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Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

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Planning & Zoning

City Council

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For more information, call: 623-222-3011 Surpriseaz.gov



Jul 31, 2023 at 9:50:28 AM
23715-23743, 163rd Ave
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: September 7, 2023

Date: TBD

Time: 6:00 P.M.

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For more information, call: 623-222-3011 Surpriseaz.gov



Jul-31-2023 at 9:50:40 AM
23715-23743 163rd Ave
Surprise AZ 85387
United States





FS22-0826

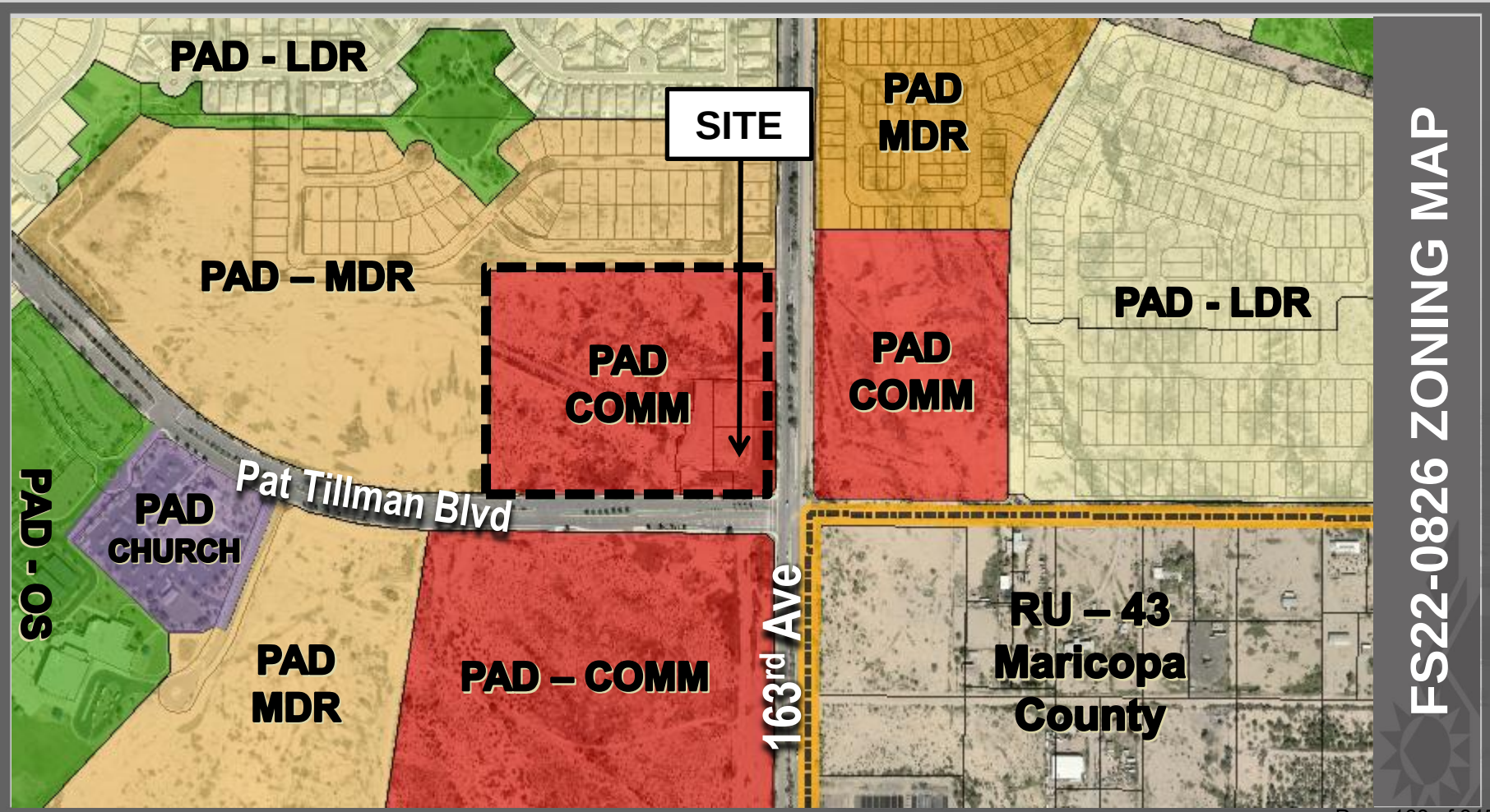
**Asante Spectrum Shop B CUP with
Site Plan**

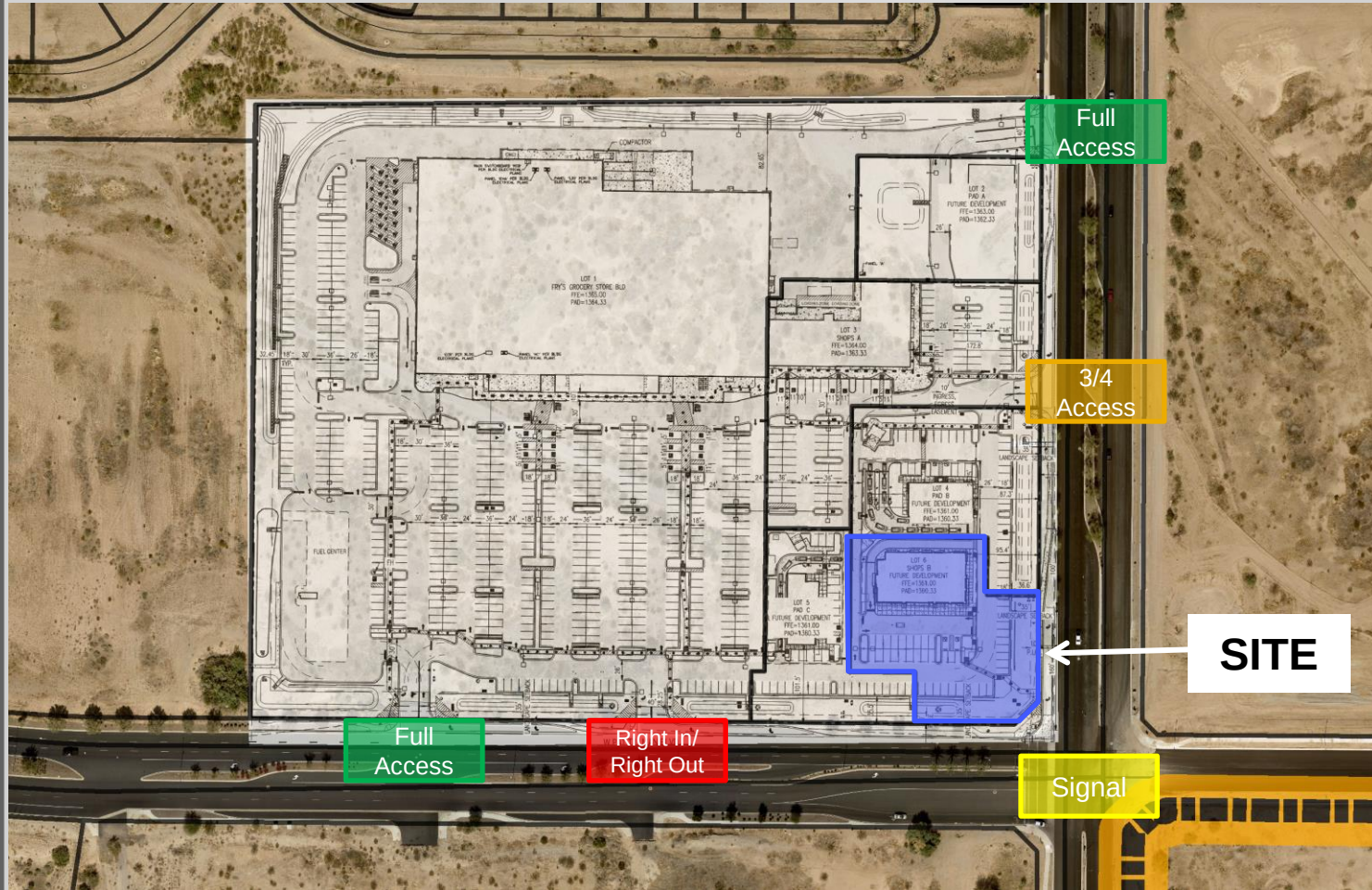
Planning & Zoning Commission

September 7, 2023

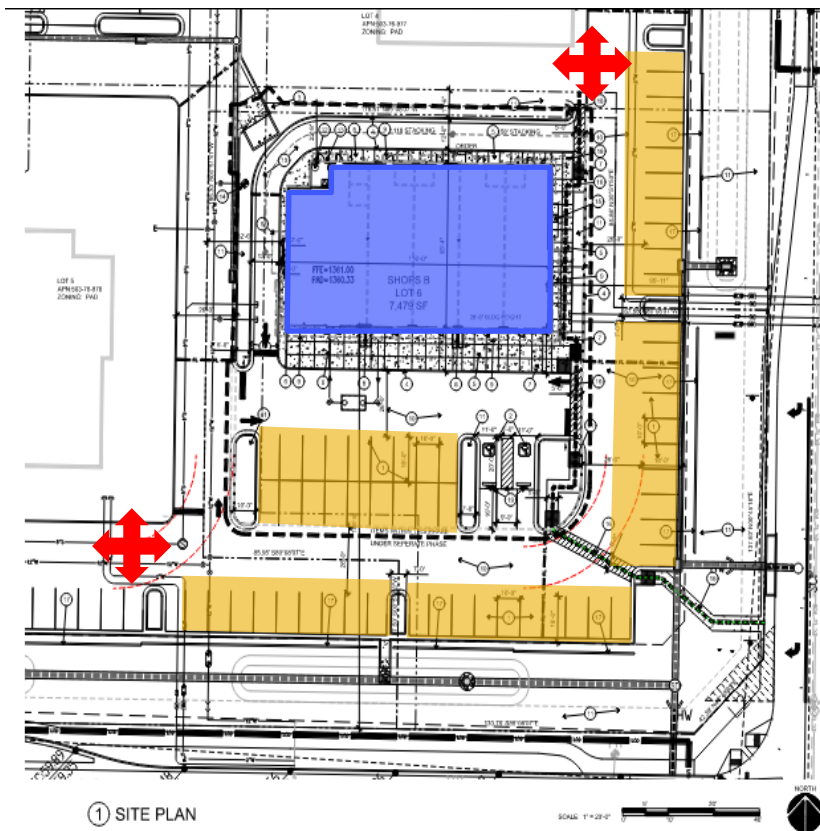


FS22-0826 VICINITY MAP





MASTER SITE PLAN



**7,479 SF MULTI-TENANT
BLDG W/ DRIVE-THRU**

**PARKING REQUIRED: 25
SPACES
PARKING PROVIDED: 43
SPACES**

- 2 ADA SPACES

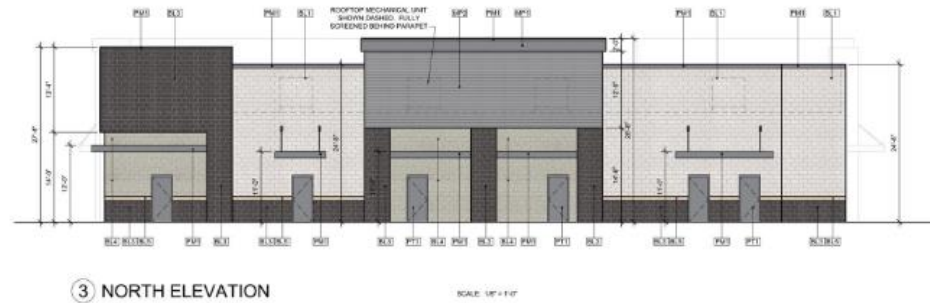
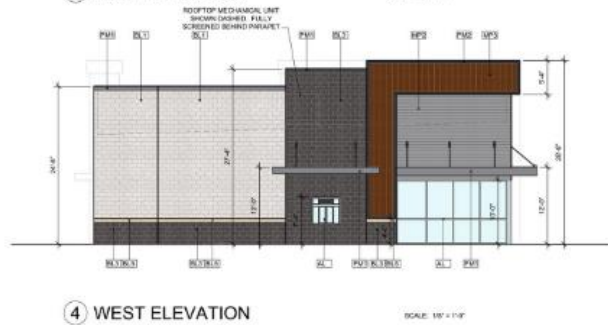
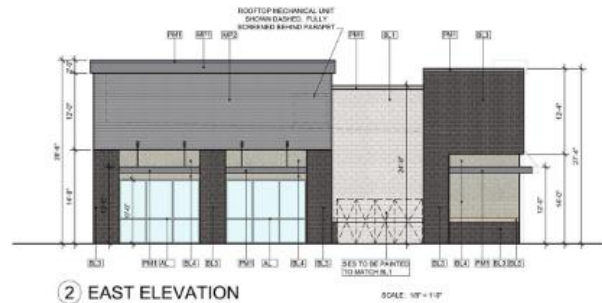
FS22-0826 SITE PLAN

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 <i>Arceuthobium</i>	36" Box		11
 <i>Walter Leafy Acaz</i>	11'6" x 11' x 11'6" "ADWR"		
 <i>Ulmus parvifolia</i>	36" Box		0
 <i>Fraxinus</i>	11'6" x 11' x 11'6" "ADWR"		
GROUNDCOVERS			QTY
 <i>Lantana montevidensis</i>	5 Gallon	can full	43
 <i>Portulaca</i>		"ADWR"	
SHRUBS / ACCENTS			QTY
 <i>Leucodermis</i>	5 Gallon	can full	13
 <i>Walter Cloud Sage</i>	5 Gallon	"ADWR"	
 <i>Eremophila maculata</i>	5 Gallon	can full	34
 <i>Valeriana</i>	5 Gallon	"ADWR"	
 <i>Waltergrass</i>	5 Gallon	can full	12
LANDSCAPE MATERIALS			
 Decomposed Granite	3/4" screened "Express Gold"		3,100 s.f.
	2" deep in planting areas per plan		

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant





SUDC Sec. 122-78

- ✓ 150-foot separation from another drive-through (280')
- ✓ 25' from public ROW (44')
- ✓ 75' from residential – N/A
- ✓ 11' aisles; 12' w/ 25' radius on curved sections
- ✓ Enhanced paving @ pedestrian crossings
- ✓ Not exit directly to public ROW
- ✓ Min. 140' stacking per lane (175')

ASANTE RETAIL CENTER
DRIVE THRU SEPARATION EXHIBIT
N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387

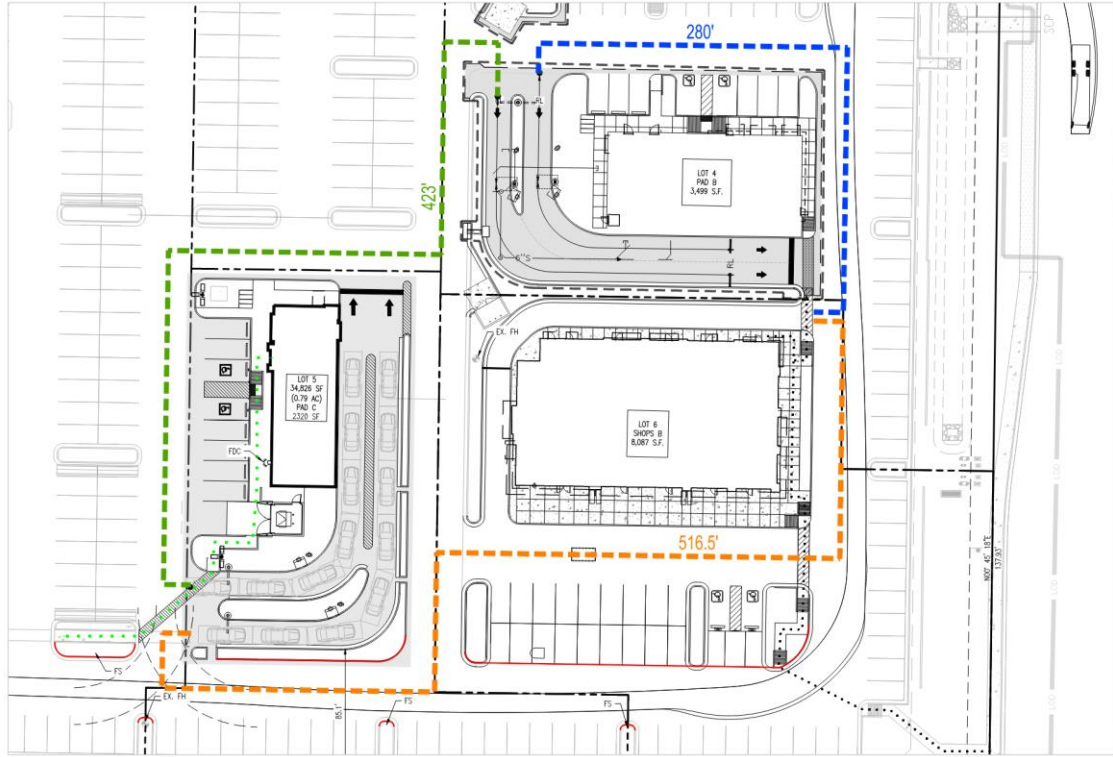


EXHIBIT LEGEND:

- PAD B DT LINE DISTANCE
- SHOPS B DT LINE DISTANCE
- PAD C DT LINE DISTANCE

DRIVE THRU SEPARATION EXHIBIT
SCALE: 1" = 20'

DRIVE-THRU SEPARATION



Outreach

Neighborhood Meetings

- April 13, 2023 – Asante Prep
 - 4 attendees
- April 17, 2023 – Zoom
 - 4 attendees
- No concerns regarding the subject case
- General comments/questions about overall development and area



RECOMMENDATION

Staff recommends approval of FS22-0826 subject to stipulations 'a' through 'e'.

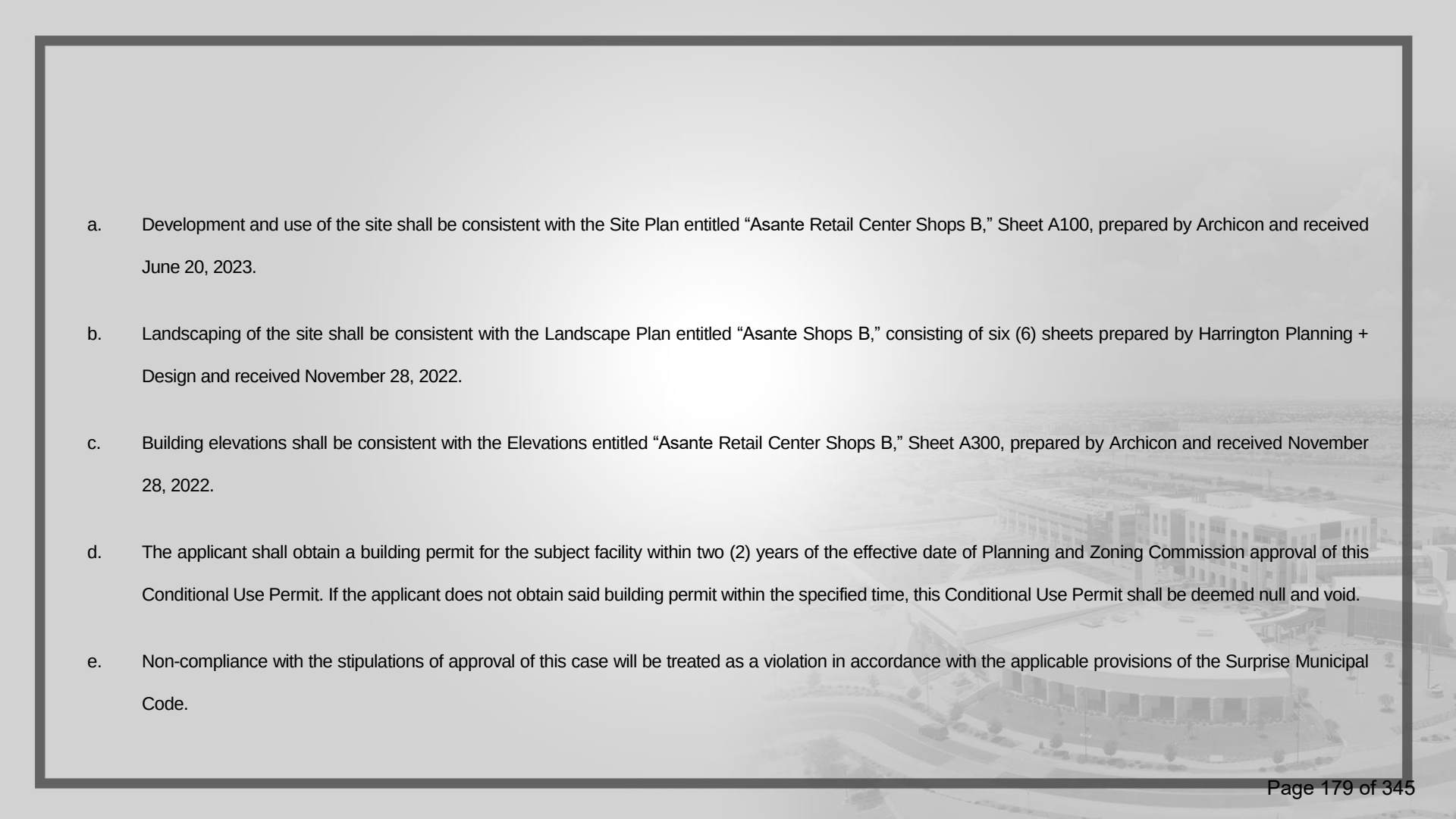


SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Asante Retail Center Shops B,” Sheet A100, prepared by Archicon and received June 20, 2023.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Asante Shops B,” consisting of six (6) sheets prepared by Harrington Planning + Design and received November 28, 2022.
 - c. Building elevations shall be consistent with the Elevations entitled “Asante Retail Center Shops B,” Sheet A300, prepared by Archicon and received November 28, 2022.
 - d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
 - e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 7, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to a proposed Use-Only Conditional Use Permit for a restaurant with drive-through facility on Pad C of the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS23-0066.

Motion:

Motion to approve/deny the Use-Only Conditional Use Permit for Asante Pad C for a restaurant with drive-through facility, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS23-0066, subject to stipulations 'a' through 'c' as outlined in the staff report.

Background:

Sustainability Engineering Group (SEG) seeks approval of a Use-Only Conditional Use Permit for a restaurant with drive-through facility on Pad C of the Asante Retail Center. The Master Site Plan for the Asante Retail Center was originally approved by the Planning & Zoning Commission on May 20, 2021 (case FS20-712) under the Surprise Unified Development Code (SUDC). An amendment to this Master Site Plan was subsequently approved by the Planning & Zoning Commission to clarify the applicable code by which drive-through facilities within this development are reviewed (case FS23-0122).

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 - FS23-0066 Asante Pad C - CUP - Staff Report
 2. 01 - FS23-0066 Asante Pad C - CUP - Vicinity Map
 3. 02 - FS23-0066 Asante Pad C - CUP - Zoning Map
 4. 03 - FS23-0066 Asante Pad C- CUP - Site Plan
 5. 04 - FS23-0066 Asante Pad C - CUP - Drive Through Separation Exhibit
 6. 05 - FS23-0066 Asante Pad C - CUP - Participation Summary Redacted
 7. 06 - FS23-0066 Asante Pad C - CUP - Affidavit of Sign Posting
 8. FS23-0066 Asante Pad C CUP - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0066

Project Name: Asante Pad C - CUP Use-Only

Council District: 1 – Acacia

Meeting Date: September 7, 2023

Planner: Chris Sexton, Planner II

Owner: Barclay Holdings C LLC

Applicant: Sustainability Engineering Group

Request: CUP Use-Only for a Restaurant with Drive-Through Facility

Site Location: Generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd

Site Size: 0.79 acres (approx.)

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

Support/Opposition: Refer to the attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission **approve** the subject Conditional Use Permit for Asante Pad C, Case FS23-0066, subject to stipulations 'a' through 'c'.

Project Description:

Sustainability Engineering Group (SEG) seeks approval of a Use-Only Conditional Use Permit for a restaurant with drive-through facility on Pad C of the Asante Retail Center. The Master Site Plan for the Asante Retail Center was originally approved by the Planning & Zoning Commission on May 20, 2021 (case FS20-712) under the Surprise Unified Development Code (SUDC). An amendment to this Master Site Plan was subsequently approved by the Planning & Zoning Commission to clarify the applicable code by which drive-through facilities within this development will be reviewed (case FS23-0122).

Background:

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24.

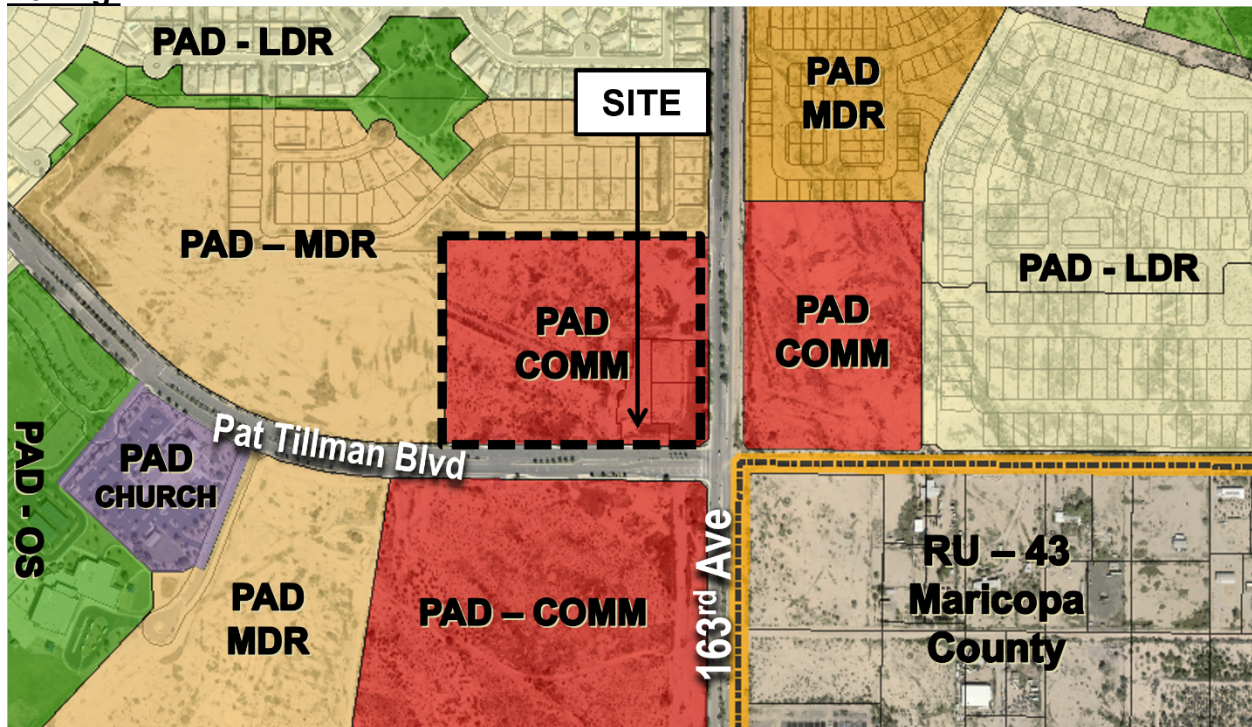
November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

May 20, 2021: The Planning & Zoning Commission approved a Conditional Use Permit with Site Plan for the subject property under case FS20-712.

January 17, 2023: The applicant filed a request for a CUP Use-Only for a Drive-Through Facility under case FS23-0066, the subject case.

June 1, 2023: The Planning & Zoning Commission approved a Master Site Plan Amendment for the Asante Retail Center under case FS23-0122.

Zoning:



Analysis and Discussion:

Overall Development

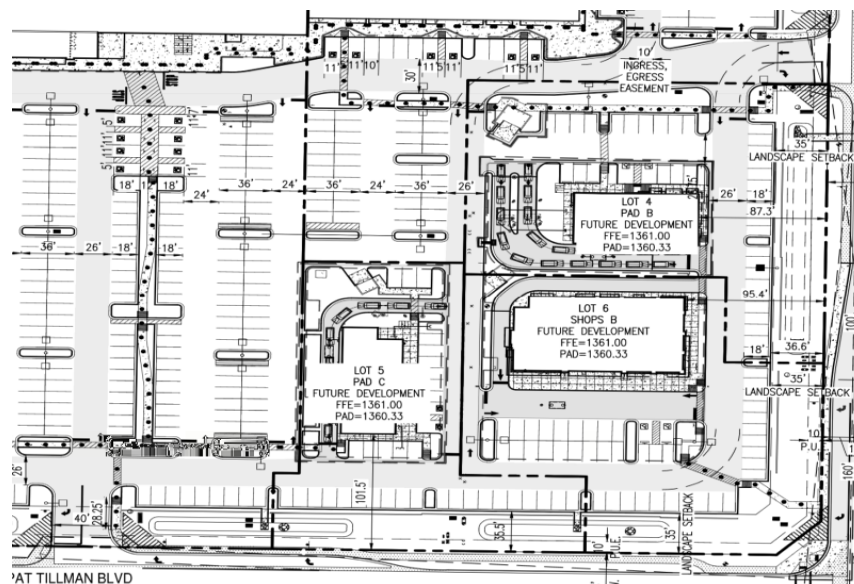
The Asante Retail Center is a grocery anchored commercial development supported by in-line shops and multiple pads. The development was originally reviewed and approved under the provisions of the SUDC in 2021 as a CUP with Site Plan, case FS20-712. This case included the master site plan for the entirety of the development site; however, the individual pads were labeled "future development" and intend to accommodate drive-through facilities. Since a user was not known at the time, the Master Site Plan was approved (FS20-712), with a self-imposed stipulation stating the following:

Proposed drive-through uses within this master site plan will require approval of a separate conditional use permit and comply with the development standards for drive-through uses at the time of development.

In January 2021, the LDO was adopted and serves as the current land use ordinance. The LDO is more restrictive and imposes additional development standards, that strict adherence would prevent the site from developing as originally intended and approved. Therefore, to allow the site to develop as intended, it was necessary to amend the original approval to reflect the SUDC standards in lieu of the LDO Standards. As such, an amendment to the Master Site Plan was approved by the Planning and Zoning Commission to revise the plan note to subject the pads to the SUDC requirements.

The amended note now reads as follows:

Proposed drive-through uses within this master site plan will require approval of a separate conditional use permit and shall comply with the development standards for drive-through uses as outlined in Chapter 122 Surprise Unified Development Code (SUDC) Section 122-78.



Subject Site

The subject request involves a 2,320 square foot restaurant with associated drive-through facility on an approximately 0.79 acre parcel. The site is accessed from existing overall site circulation for the Asante Retail center, and ultimately from Pat Tillman Blvd to the south. The proposed site improvements incorporate into what currently exists and constructed by the master developer.

The SUDC requires 14 parking spaces for the subject development. The proposal exceeds the minimum requirement with 28 parking spaces.

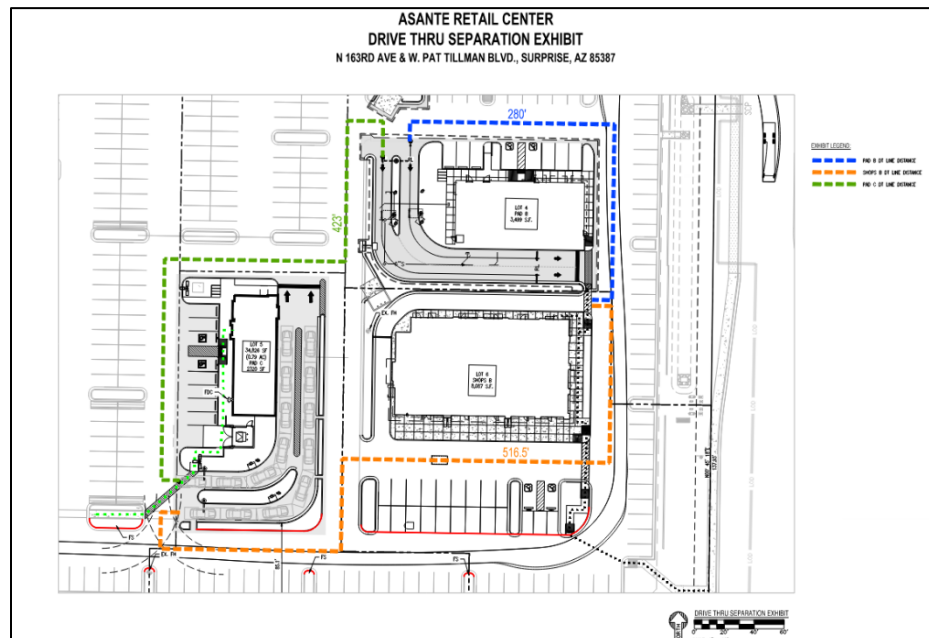
As this case is a Use-Only Conditional Use Permit, a full Site Plan review will be conducted under a separate case that will include full development plans including landscaping and elevations.

Evaluative Criteria

Section 122-78 of the SUDC includes the following use-specific standards for drive-through facilities that were utilized to evaluate the subject request.

- A. Drive-through facilities shall be located a minimum of 150 feet from any other drive-through facility, except for banks.

Commentary: The following separation exhibit provided by the applicant shows the closest drive-through at 423 feet from the subject drive-through, exceeding this requirement.



- B. Drive-through facilities shall be located a minimum of 25 feet from a public right-of-way and a minimum of 75 feet from a residential district.

Commentary: The subject site is located 85 feet from the public right-of-way, and is not adjacent to a residential district.

- C. Drive-through facilities shall contain aisles that are a minimum 11 feet wide. Any curved sections shall be a minimum of 12 feet wide with a minimum radius of 25 feet on curved sections.

Commentary: The aisles provided are a minimum of 11 feet wide, and 12 feet wide with a radius of 25 feet on curved sections.

- D. Drive-through facilities shall include enhanced paving where walkways intersect drive aisles.

Commentary: This has been provided on the north side of the site.

- E. Drive-through facilities shall be integrated with the on-site circulation of the larger development. Drive-through aisles shall not exit directly onto a public right-of-way.

Commentary: The proposed drive-through exits onto an existing drive aisle for the overall development, not onto a public right-of-way.

- F. Drive-through facilities shall include a minimum stacking capacity of 140 feet per lane.

Commentary: Stacking lengths are 173 feet and 211.7 feet and are also in compliance with the approved queuing study.

- G. Drive-throughs shall orient pick-up windows away from adjacent residential uses.

Commentary: While there are no adjacent residential uses, the pick-up window is facing east toward another pad within this overall development.

- H. Drive-throughs shall be screened from the right-of-way and adjacent uses.

Commentary: Screening to Pat Tillman Boulevard has been provided by the master developer.

Neighborhood Outreach:

The applicant held an in-person neighborhood meeting on Thursday, April 13, 2023, at 6pm at the Asante Preparatory School – Media Room, and a virtual meeting on Monday, April 17, 2023, at 6pm via Zoom. Both meetings were posted and noticed per the requirements of the Municipal Code and State Statute. In addition to the subject case, these meetings also covered cases FS22-0826 and FS23-0039, for the other two drive-through facilities on the two adjacent pads.

There were four (4) attendees at both meetings, with no concerns expressed for the subject case. Questions and discussions were focused on the overall development and site circulation, as well as the surrounding area.

See the attached Citizen Participation Report for a detailed summary of the outreach efforts.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports locally oriented commercial development. In that regard, the proposed development is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

In addition to the standard city reviewing agencies, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposed Conditional Use Permit meets the requirements of the Surprise General Plan 2035, and the Surprise Municipal Code.

Findings:

- The proposed Conditional use Permit is consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit is consistent with the SUDC.
- The proposed Conditional Use Permit is consistent with the approved Master Site Plan.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS23-0066**, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Conceptual Site Plan entitled "Asante Retail Center Pad C– Conceptual Plans," consisting of four (4) sheets, prepared by SEG and received June 30, 2023.
- b. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

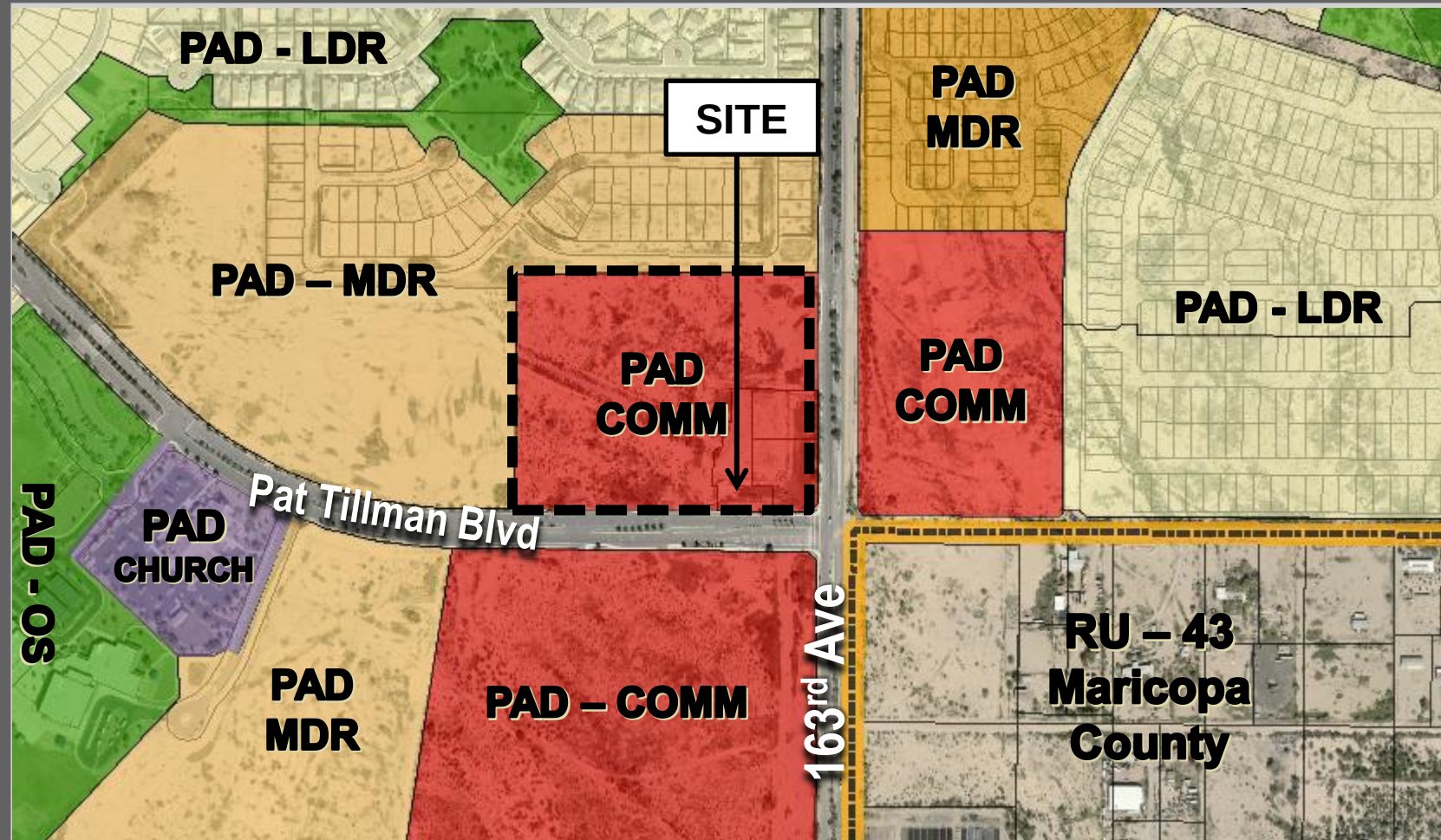
208
209 However, should the Commission wish to **deny** the request, the Commission should make
210 its own findings and base its decision on those alternative findings.
211

212 **Attachments:**

213 01 Vicinity Map
214 02 Zoning Map
215 03 Conceptual Site Plan
216 04 Drive-Through Separation Exhibit
217 05 Citizen Participation Report
218 06 Affidavit of Site Posting
219 PPT



FS23-0066 VICINITY MAP



INDEX OF DRAWINGS					
SHEET INDEX					
		<u>SHEET NO.:</u>	<u>DESCRIPTION:</u>	<u>LATEST DATE:</u>	<u>REVISION:</u>
●	1	C2.00	COVER SHEET & KEYMAP	7/18/2023	
●	2	C2.10	CONCEPTUAL SITE PLAN	7/18/2023	
●	3	C2.20	CONCEPTUAL SITE PLAN DETAILS	7/18/2023	
●	4	C2.30	PUBLIC SAFETY SITE PLAN	7/18/2023	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

PROJECT INFO	
--------------	--

SITE ADDRESS: NWC N. 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, ARIZONA 85387

ASSESSOR PARCEL NUMBER:	503-76-978
ZONING:	PAD
GROSS AREA:	36,435 SF (0.83 AC).
NET AREA:	34,827 SF (0.80 AC).
CONSTRUCTION TYPE:	V-B WITH AFES
OCCUPANCY:	A-2/M/B

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T4N, R2W, USING A BEARING OF SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, AS SHOWN ON THE FINAL PLAT OF SURPRISE SPECTRUM, RECORDED IN BOOK 969, PAGE 17, MARICOPA COUNTY RECORDS.

PT 40 - 2 INCH BRASS DISK WITH RAISED DATUM POINT, CAST: CITY OF SURPRISE BENCHMARK. LOCATED ON TOP OF CURB AT BACK OF SIDEWALK ON THE NORTH SIDE OF PAT TILLMAN BLVD., APPROX. 500 FT. WEST OF 163RD AVE
ELEVATION: 1361.76' NAVD 88

LOT 5, INCLUSIVE, OF SURPRISE SPECTRUM, RECORDED IN BOOK 969 OF MAPS, PAGE 17, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C1210L	040053	1210 10/16/2013	L	11/04/2015	X SHADED	N/A

- A. 2018 INTERNATIONAL BUILDING CODE
- B. 2018 INTERNATIONAL RESIDENTIAL CODE
- C. 2018 INTERNATIONAL MECHANICAL CODE
- D. 2018 INTERNATIONAL FUEL GAS CODE
- E. 2018 INTERNATIONAL PLUMBING CODE
- F. 2018 INTERNATIONAL FIRE CODE
- G. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- H. 2017 NATIONAL ELECTRIC CODE
- I. ICC A117.1-2009 (FOR ADA)
- J. ORDINANCE 2019-031 (LOCAL CODE AMENDMENTS)

ABBREVIATIONS

AC	ACRE OR ASPHALT	MAX	MAXIMUM
ABC	AGGREGATE BASE COURSE	MIN	MINIMUM
ADA	AMERICANS WITH DISABILITIES ACT	N	NORTH
BLD	BUILDING	N/A	NON-APPLICABLE
C	CONCRETE	NS	
CF	CUBIC FEET	NG	NATURAL GROUND
CMP	CORRUGATED METAL PIPE	P	PAVEMENT
C.O.S.	CITY OF SURPRISE	PAD	PLANNED AREA DEVELOPMENT
DET.	DETAIL	P.U.E.	PUBLIC UTILITY EASEMENT
DW	DRYWELL	PVC	POLYVINYL CHLORIDE
E	EAST	R.O.W.	RIGHTS-OF-WAY
EX	EXISTING	S	SOUTH OR SLOPE
FDC	FIRE DEPARTMENT CONNECTION	SE	SOUTHEAST
FFE	FINISH FLOOR ELEVATION	S.F.	SQUARE FEET
FG	FINISH GRADE	STD.	STANDARD
FT	FEET	S/W	SIDEWALK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SY	SQUARE YARD
IE	INVERT ELEVATION	TEMP	TEMPORARY
LF	LINEAR FEET	TC	TOP OF CURB
LOC	LIMIT OF CONSTRUCTION	TYP.	TYPICAL
LSB	LANDSCAPE SETBACK	VEHIC.	VEHICLE
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS	W	WEST

THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE SHARED WITH OTHER EXCEPT AS REQUIRED TO FULFILL THE OBLIGATION OF YOUR CONTRACT WITH THE CITY OF SURPRISE.

IN ACCORDANCE WITH AAC R18-119, ALL MATERIALS INSTALLED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTRACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 & 61.

ASANTE RETAIL CENTER

PAD C - PLANS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OVERALL SITE PLAN & KEYMAP

Scale: 1" = 100'

North Arrow

W PAT TILLMAN BLVD

N 163RD AVE

LOT 1
FRY'S GROCERY STORE BLD
FFE 1365.00

LOT 2
PAD A
FFE=1363.00

LOT 3
SHOPS A
FFE 1364.00

LOT 4
PAD B
FFE=1361.00

LOT 5
PAD C
FFE 1361.10

LOT 6
SHOPS B
FFE 1361.00

ASANTE RETAIL CENTER

FUEL CENTER
KIOSK
FFE=1367.00

C2.10

E 1/4 CORNER
SECTION 12
T4N, R2W
FD BRASS CAP FLUSH

SE CORNER
SECTION 12
T4N, R2W
FD BRASS CAP FLUSH
163RD AVE
STA 0+00
W PAT TILLMAN BLVD
STA 0+00

VICINITY MAP

W ASANTE BLVD

W PARK
TILLMAN BLVD

W GRAND AVENUE

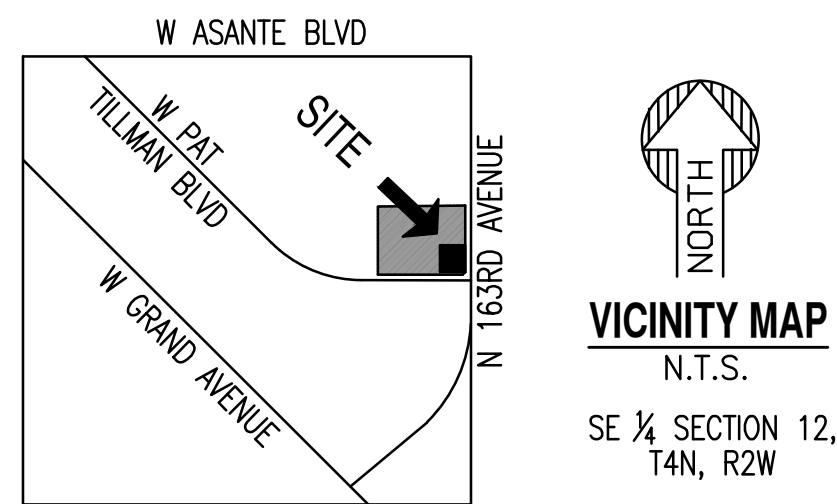
N 163RD AVENUE

SITE

NORTH

VICINITY MAP
N.T.S.

SE ¼ SECTION 12,
T4N, R2W



PROJECT TEAM

BARCLAY HOLDINGS C LLC 2415 E CAMELBACK RD, SUITE 900, PHOENIX, AZ 85016 PHONE: 480-596-9399 ATTN: COLBY FINCHAM EMAIL: CFINCHAM@BARCLAYGROUP.COM	SUSTAINABILITY ENGINEERING GROUP 5240 N 16TH ST, SUITE 105, PHOENIX, AZ 85016 PHONE 480-237-2507 ATTN: ALI FAKIH EMAIL: ALI@AZSEG.COM
--	--

GREEY PICKETT 7144 E. STETSON DRIVE, SUITE 205 SCOTTSDALE, AZ 85251 PHONE: 480-609-0009 ATTN: RYAN TIETZ EMAIL: RTIETZ@GREYPICKETT.COM	ARCHICON ARCHITECTURE & INTERIORS, L.C 5055 E WASHINGTON ST, SUITE 200 PHOENIX, AZ 85034 PHONE: 602-222-4266 X 113 ATTN: JEFFREY KOSKI EMAIL: JEFFK@ARCHICON.COM
--	--

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER _____ DATE _____

CONFLICT

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SUBMITTED
FIBER	CENTURY LINK	KEVIN WAGNER	8152459640	08/12/2020
CABLE TV	COX	DAVID SMITH	6028329705	08/12/2020
NATURAL GAS	SW GAS	ARKAN LONDO	6024845649	08/26/2020
ELECTRIC	APS	MARK LOONEY	480-318-1516	04/05/2021

ENGINEER'S CERTIFICATION

I, ALI FAKIH, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

SIGNATURE

DATE

CASE NO.: FS23-0066

REVISIONS BY THE CITY OF SURPRISE			
NO.:	DESCRIPTION:	REVIEW: CWKBY: DATE:	
1			
2			
3			
4			



**SUSTAINABILITY
ENGINEERING
GROUP**



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEEG.COM TEL 480 588 7226 FAX 480 259 3534

 PAUL WILLMAN, P.E. 86387 SURPRISE, AZ	08/14/2023 08/14/2023 08/14/2023	5240 N. 16TH STREET, SUITE 106, PHOENIX, ARIZONA 85016 WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534	ARIZONA
---	--	--	---------

NOT FOR
CONSTRUCTION

PROJECT
PAD C
ASANTE RETAIL CENTER

LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD,
SURPRISE, AZ 85387

DRAWN	_____	KG	08/14/2023
DESIGNED	_____	TM, AS	08/14/2023
QC	_____		
FINAL QC	_____		
PROJ. MGR.	_____	AF	08/14/2023

DATE: 07/18/2023

ISSUED FOR: **CONDITIONAL
USE PERMIT**

JOB NO.: 20071

COVER SHEET & KEYMAP

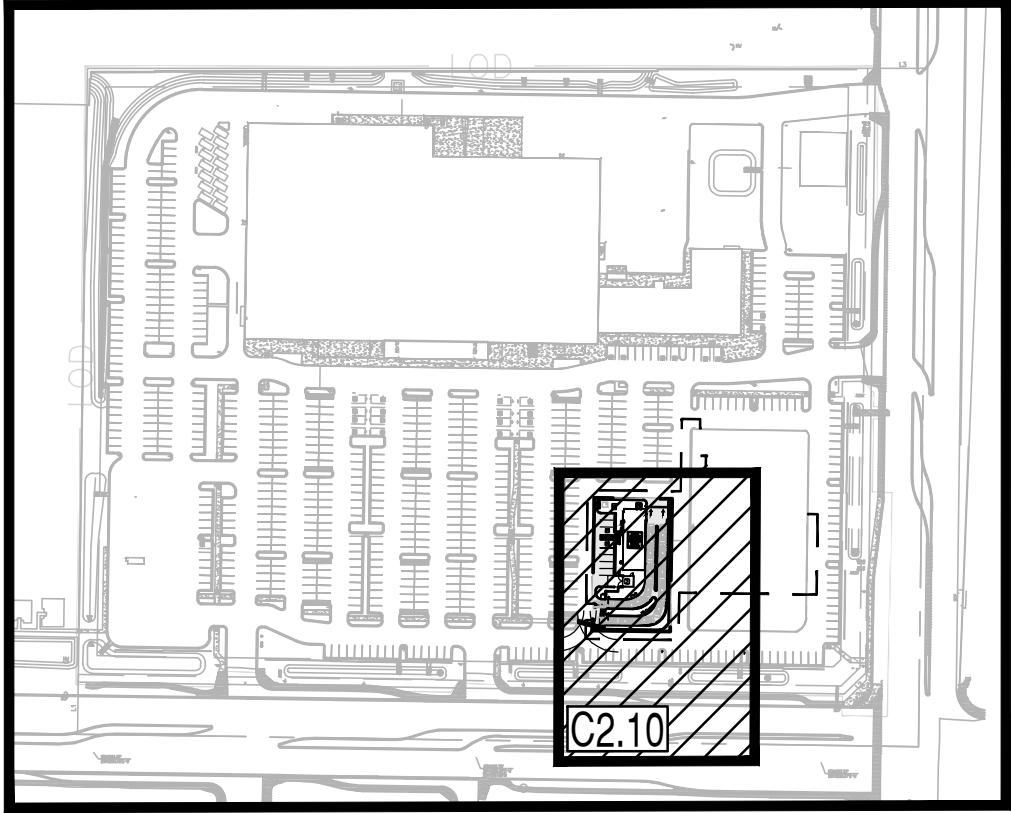
PAGE NO.:

SHEET NO.:

1 OF 4

C2.00

ASANTE RETAIL CENTER
PAD C
SITE PLAN



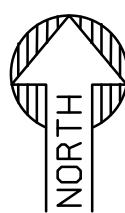
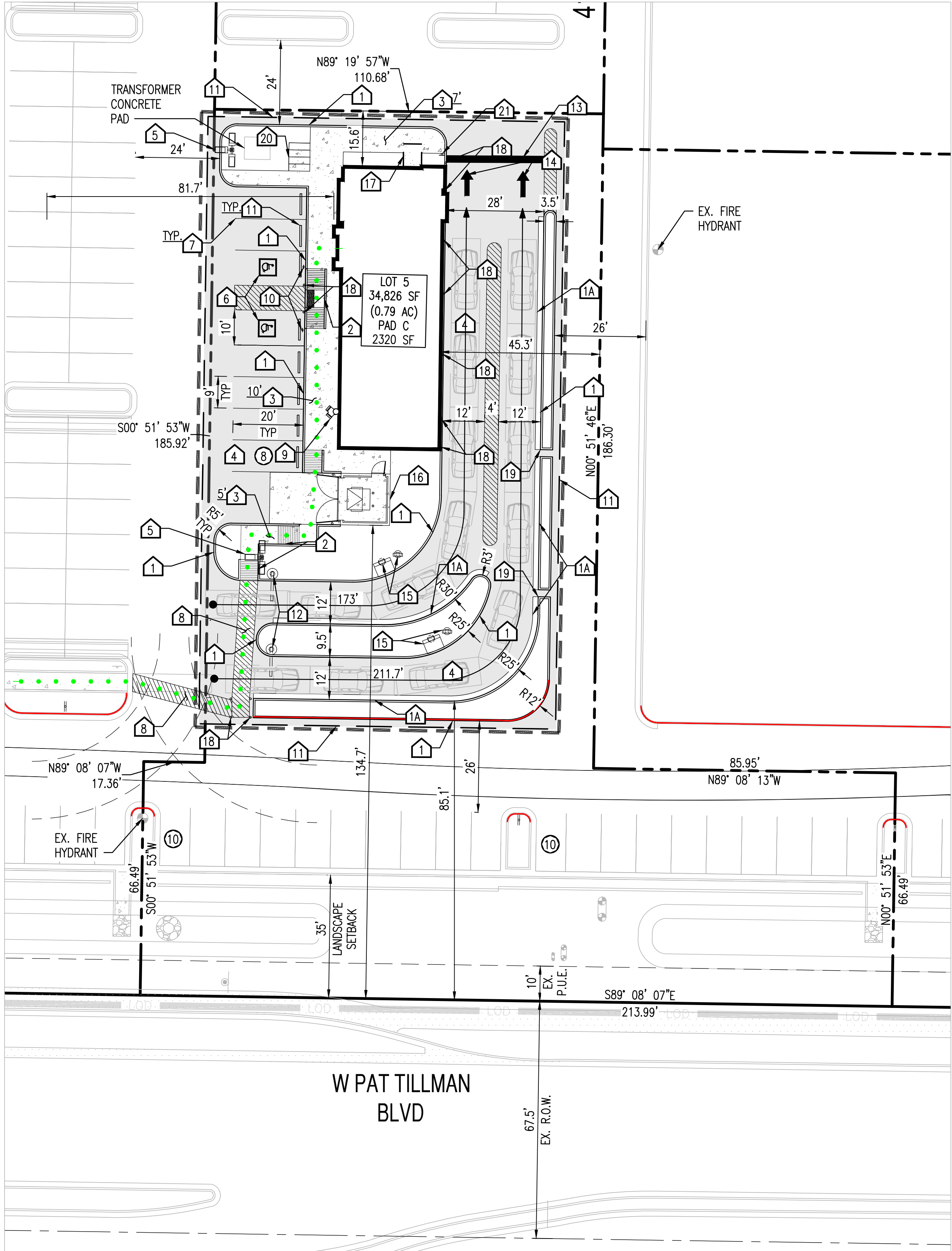
SITE PLAN KEYNOTES:

- 6" VERTICAL CURB.
- 6" VERTICAL CURB AND GUTTER.
- ACCESSIBLE RAMP.
- CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- HEAVY DUTY ASPHALT PAVEMENT.
- PROPOSED LIGHT POLE LOCATION.
- PAINTED ADA SYMBOL PER DET 1/C2.20.
- 4" WIDE WHITE PAINTED STRIPING.
- 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- FDC LOCATION.
- INSTALL ADA PARKING SIGN PER DET 2/C2.20.
- WHEEL STOP PER DET. 6/C2.20.
- DRIVE-THRU CLEARANCE BAR.
- PROVIDE 18" WIDE WHITE PAINTED STOP BAR.
- DIRECTIONAL ARROW PER DET 5/C2.20.
- DRIVE-THRU MENU BOARD & SPEAKER POST.
- TRASH ENCLOSURE PER DET 3/C2.20.
- BUILDING CANOPY.
- STEEL BOLLARDS PER DET 8/C2.20.
- CURB ISLAND OPENING.
- BICYCLE RACK PER DET 7/C2.20.
- PROVIDE PEDESTRIAN CROSSING SIGN PER DET 4/C2.20.

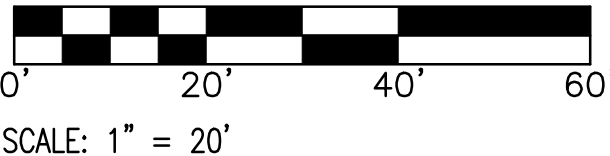
PROPOSED LEGEND:

PROPERTY LINE	---
CURB AND GUTTER	==
LIMIT OF CONSTRUCTION	- - - -
ACCESSIBLE ROUTE FROM ROW	● ● ● ●
CONCRETE PAVEMENT	▨
HEAVY DUTY PAVEMENT	▩
LIGHT DUTY PAVEMENT	░
PAVEMENT STRIPING	▤
FIRE HYDRANT	⦿
FIRE DEPARTMENT CONNECTION	⦿
PARKING COUNT	ⓧ

DEVELOPMENT SUMMARY TABLE:			
PROJECT LOCATION:			
N. 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387			
PROJECT DESCRIPTION:			
SE 1/4 SECTION 12, T4N, R2W			
DEVELOPMENT INFORMATION:			
APN:	503-76-978		
EXISTING ZONING:	PAD		
ADJACENT ZONING:	NORTH: PAD		
	EAST: N. 163RD AVE.		
	SOUTH: W. PAT TILLMAN BLVD.		
	WEST: PAD		
PROPOSED USE:	RETAIL SHOPPING ESTABLISHMENT W& DRIVE THROUGH		
USE ALLOWED:	PERMITTED		
CONSTRUCTION TYPE:	V-B WITH AFES		
OCCUPANCY:	A-2/M/B		
LOT SIZE: (NET)	34,827 SF	0.8 AC	
BUILDING AND LOT STANDARDS			
BUILDING USE:	RETAIL		
PROPOSED BUILDING AREA /GROSS:	2,320 SF		
BUILDING AREA (INCLUDES CANOPIES AND OVERHANGS):	2,355 SF		
BUILDING LOT COVERAGE:	NS	6.66%	
PUBLIC STREET SETBACKS (FROM ROW LINE)			
	REQUIRED	PROPOSED	
ARTERIALS:	35'	35'	
COLLECTORS:	0'	N/A	
PARKING STANDARDS			
BUILDING AREA (GROSS):	2,320 SF		
PARKING CALCULATION	1/250 SF		
	REQUIRED	PROPOSED	
PARKING COUNT:	14	28	2 ADA INCLUDED
ADA PARKING SPACES:	2	2	1 PER 10 VEHIC.
BICYCLE PARKING (4 MAX.):	4	4	
SPECIAL DEVELOPMENT STANDARDS FOR DT FACILITIES (PER SUDC SECTION 122.78)			
	REQUIRED	PROPOSED PAD C	
SETBACKS			
STREET ROW:	25 FT		92 FT
RESIDENTIAL:	75 FT		N/A
DRIVE-THROUGH AISLE WIDTH:	11 FT		12 FT
DRIVE-THROUGH QUEUE LENGTH:	192 FT		384.7 FT
IMPERVIOUS TABLE INFORMATION:			
TOTAL AREA OF THE SITE:	34,827 SF		
TOTAL IMPERVIOUS AREA:	24,564 SF		
TOTAL OF PREVIOUS AREA:	10,263 SF		
PERCENTAGE OF IMPERVIOUS AREA:	71%		



CONCEPTUAL SITE PLAN



NOTES:

- CO2 MONITORING IS REQUIRED FOR BULK CO2 INSTALLATIONS OVER 50# - 2018 IFC 5307.2 LOCAL AMENDMENT.
- OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON SITTING AREA. A CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.
- ASSUME THAT OVERALL CONSTRUCTION FOR ASANTE RETAIL CENTER HAS BEEN COMPLETED.

REVISIONS BY THE CITY OF SURPRISE	REVIEW: CHERRY: DATE:				
NO.: DESCRIPTION:					



SUSTAINABILITY
ENGINEERING
GROUP



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT PAD C ASANTE RETAIL CENTER	LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387
DRAWN: KG	08/14/2023
DESIGNED: TM, AS	08/14/2023
QC:	
FINAL QC:	
PROJ. MGR.: AF	08/14/2023

DATE: 07/18/2023

ISSUED FOR: CONDITIONAL
USE PERMIT

JOB NO.: 200711

SHEET TITLE:

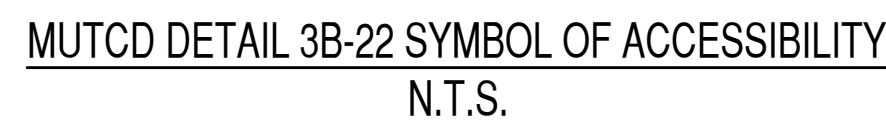
CONCEPTUAL
SITE PLAN

PAGE NO.: SHEET NO.:

2 OF 4 C2.10

CASE NO.: FS23-0066

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SURPRISE
ARIZONA

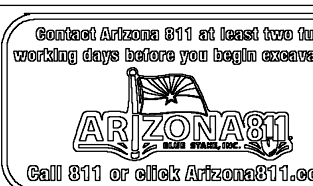
SUSTAINABILITY
ENGINEERING
GROUP

GES



2240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

3240 N. 16TH STREET, SUITE 103, PHOENIX, ARIZONA 85018
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534



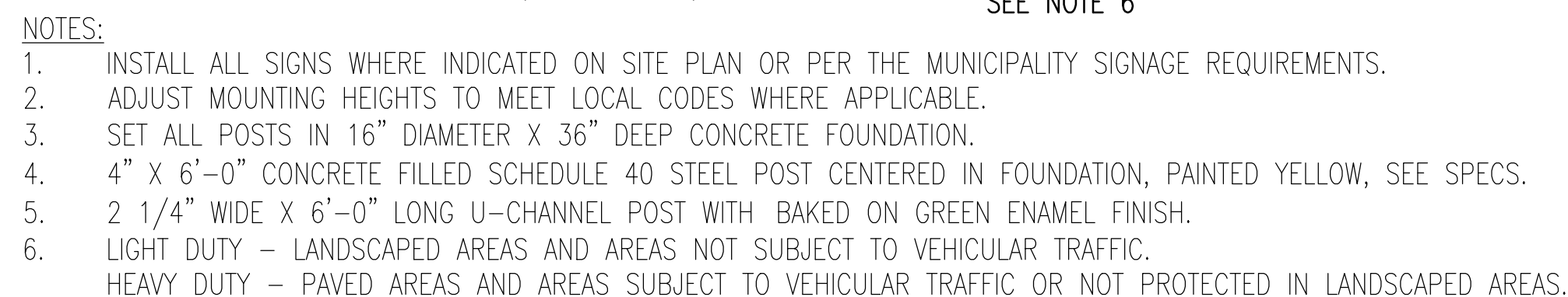
LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD,
SURPRISE, AZ 85387

SITE PLAN DETAILS

SHEET NO.:

C2.20

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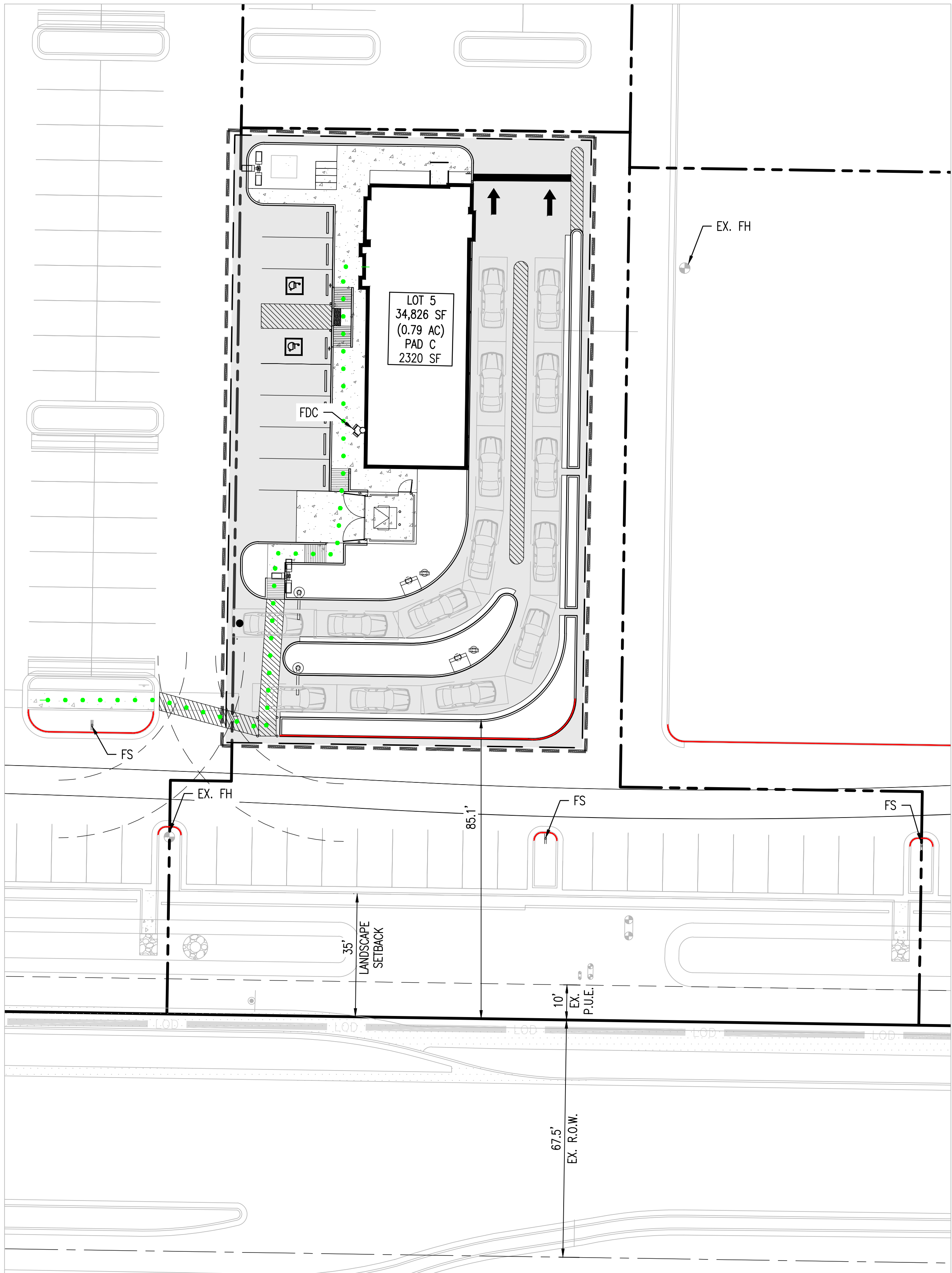
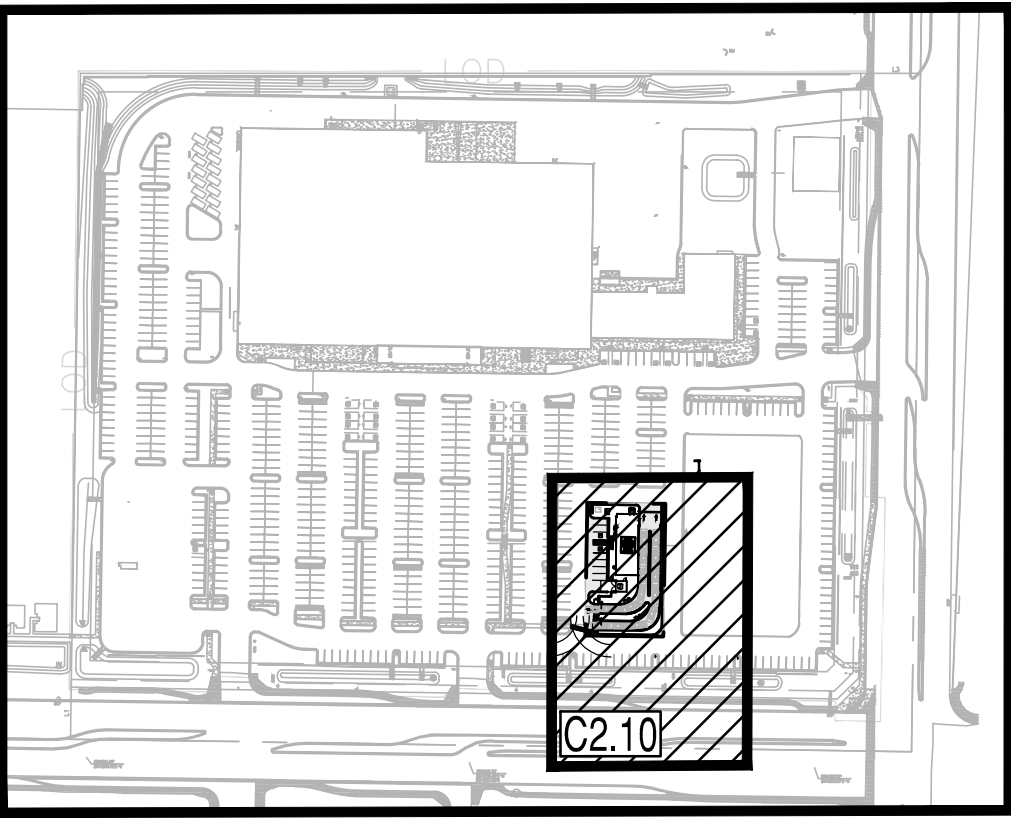


STOP & PEDESTRIAN PATHWAY SIGN DETAIL
N.T.S.



CASE NO.: FS23-0066

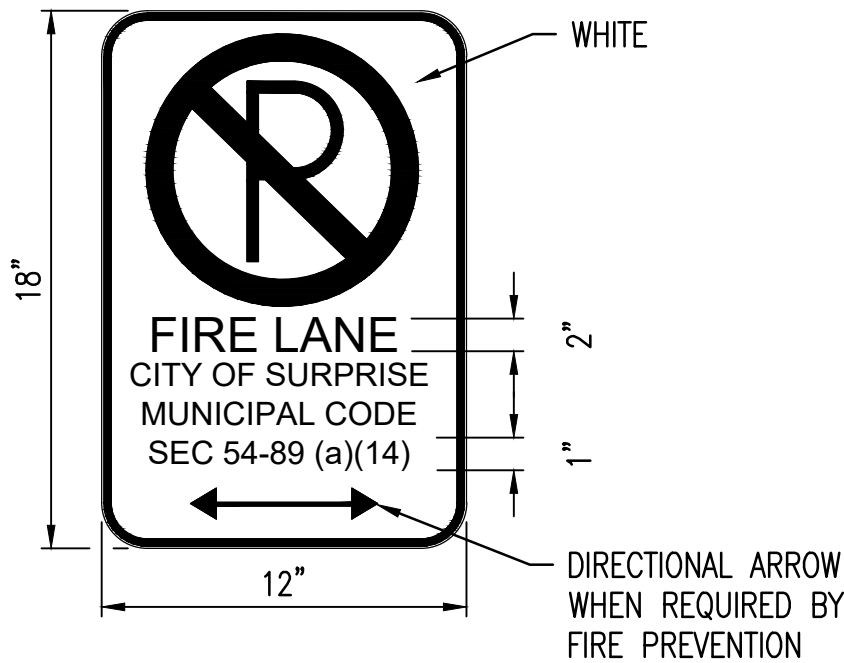
ASANTE RETAIL CENTER
PAD C
PUBLIC SAFETY SITE PLAN



PROPOSED LEGEND:

- PROPERTY LINE
FIRE LANE, RED PAINTED CURB
FIRE HYDRANT (FH)
FIRE DEPARTMENT CONNECTION (FDC)
FIRE LANE "NO PARKING" SIGNS (FS)
AASHTO SU-40
FIRE TURNING TEMPLATE (NTS)

- 1.- FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY THE CITY FIRE DEPARTMENT.
A. SIGNS SHALL BE 12" WIDE AND 18" LONG BY 0.63" THICK. THEY SHALL HAVE REFLEXORIZED SURFACE USING SCOTCHLITE MATERIAL OR EQUAL.
B. THEY SHALL BE MOUNTED ON STURDY METAL POSTS WITH THE BOTTOM OF THE SIGN NO LESS THAN 5' AND NO GREATER THAN 7' ABOVE GRADE.
C. THE SIGN SHALL READ AS FOLLOWS:



- 2.- SIGN SHALL BE PROVIDED AND MAINTAINED BY PROPERTY OWNER/OCCUPANT.

FIRE LANE SIGN DETAIL
NTS



REVISIONS BY THE CITY OF SURPRISE		NO.	DESCRIPTION	REVIEW	CHECK	DATE
		1				
		2				
		3				
		4				
		5				
		6				
		7				
		8				
		9				
		10				



NOT FOR
CONSTRUCTION



PROJECT PAD C ASANTE RETAIL CENTER	LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD. SURPRISE, AZ 85387
DRAWN: KG	07/18/2023
DESIGNED: TM, AS	07/18/2023
QC:	
FINAL QC:	
PROJ. MGR.: AF	07/18/2023

DATE: 07/18/2023

ISSUED FOR: CONDITIONAL
USE PERMIT

JOB NO.: 200711

SHEET TITLE:
**PUBLIC SAFETY
SITE PLAN**

PAGE NO.: 4 OF 4

SHEET NO.: C2.30

CASE NO.: FS23-0066

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ASANTE RETAIL CENTER
DRIVE THRU SEPARATION EXHIBIT
N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387

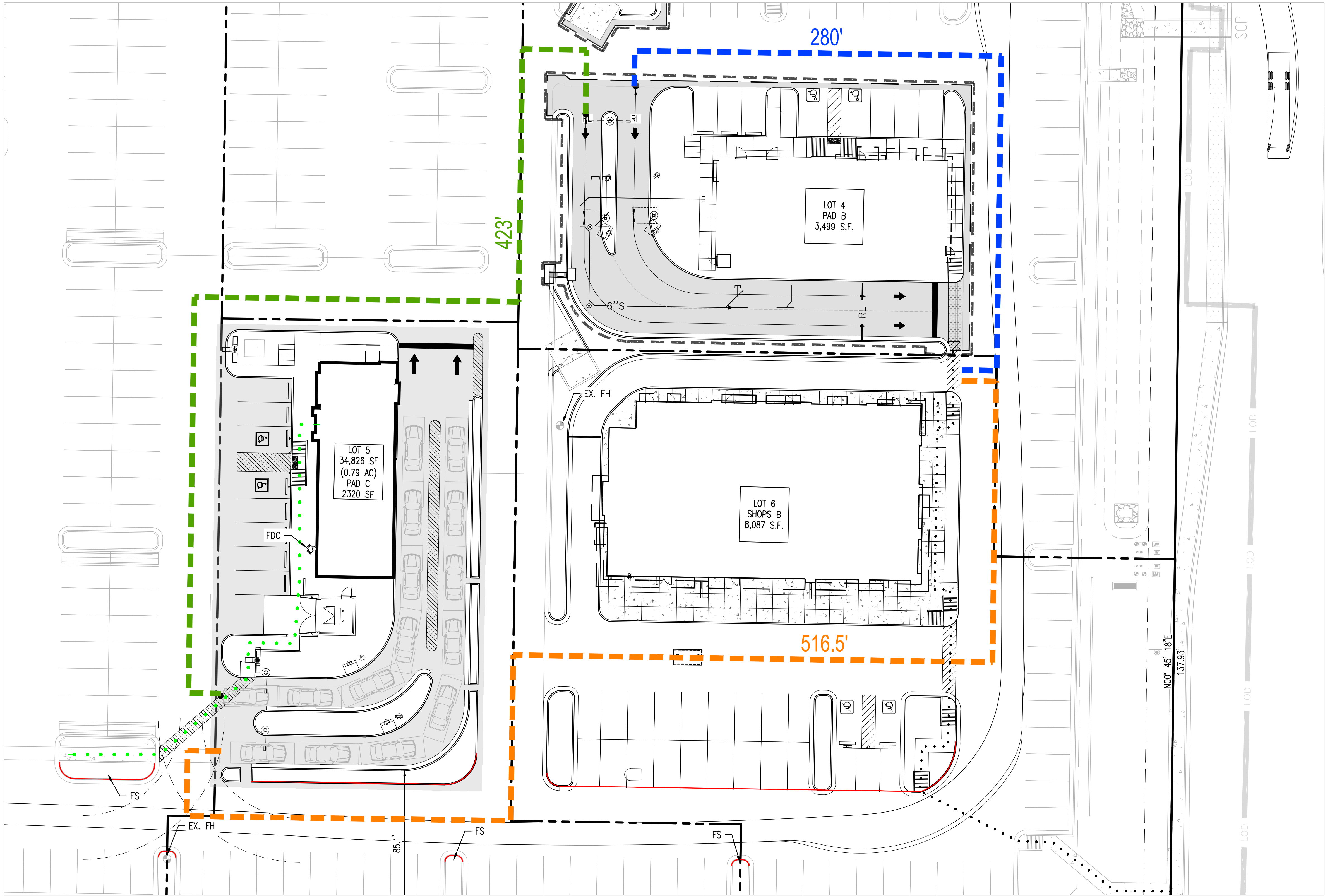


EXHIBIT LEGEND:

- PAD B DT LINE DISTANCE
- SHOPS B DT LINE DISTANCE
- PAD C DT LINE DISTANCE



CASE NO.: FS23-0066

REVISIONS BY THE CITY OF SURPRISE		NO.	DESCRIPTION	REVIEW	DATE
		1			
		2			
		3			
		4			
		5			



**SUSTAINABILITY
ENGINEERING
GROUP**

SEG

6240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT PAD C ASANTE RETAIL CENTER		LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387	
DRAWN	GA	06/22/2023	
DESIGNED	TM, AS	06/22/2023	
QC			
FINAL QC			
PROJ. MGR.	AF	06/22/2023	

DATE: 06/22/2023

ISSUED FOR: PERMITS

JOB NO.: 200711

SHEET TITLE:
**DRIVE THRU
SEPARATION
EXHIBIT**

PAGE NO.: SHEET NO.:

1 OF 1

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May 10, 2023

Participation Report

Asante Retail Center Shop B, Pad B, & Pad C
NWC of 163rd Ave. and Pat Tilman Blvd.
Case #: FS22-0826, FS23-0039, & FS23-0066

As required by the City of Surprise Land Development Ordinance (LDO) Chapter 102, public outreach and participation was completed for the Conditional Use Permit (CUP) request on three individual pads located within the Asante Retail Center. The following information outlines notification methods, details of public participation and summarizes feedback received.

Notification Methods

Advertisements and notification of the neighborhood participation meeting was completed by several methods. Including posting signs near the intersection of 163rd Avenue and Pat Tilman Boulevard, newspaper publication, and notification letter mail out to property owners.

The two signs posted on the property included details for the neighborhood meeting. Signs were installed on March 28, 2023. One sign was placed along 163rd Avenue and the second sign was placed along Pat Tilman Road near the three pads. Reference *Exhibit A - Affidavit of Sign Posting and Photos*. City of Surprise staff coordinated the newspaper publication, posted in the Surprise Today newspaper, and sent out notification letters to property owners within 300 feet of the subject properties.

Public Participation

Two public meetings were held for the public. On Thursday, April 13, 2023, at 6PM at the Asante Preparatory School – Media Room (23251 N. 166th Drive Surprise, AZ 85374), an in-person neighborhood meeting was held. A virtual meeting was also held on Monday, April 17, 2023, at 6PM via Zoom Teleconference.

There was citizen participation in both meetings. In attendance for the virtual meeting there were 4 attendees. In attendance for the in-person meeting were four residents who identified themselves on the sign-in sheet as follows:

Kevin Perry	[REDACTED]
Donald Zimmerman	[REDACTED]
Deborah Zimmerman	[REDACTED]
Karen Holloway	[REDACTED]

Trever Fleetham, a City of Surprise senior planner, was also in attendance for both the in-person and virtual meetings:

Trever Fleetham	Trever.Fleetham@surpriseaz.gov	623-222-3156
-----------------	--	--------------

Materials presented were the site plan exhibits that depicted the following (this information was provided via slideshow during the virtual meeting):

- An overall plan view to show the location of the QSRs in relation to the existing Fry’s grocery store, the existing fuel center, and the access drives to the right-of-way.
- A colored landscape plan for Pad C on Lot 5 to illustrate the screening of the west-facing drive-through lane and window.
- A colored landscape plan for Pad B on Lot 4 to illustrate the screening of the northern drive-through lane and west-facing pick-up window.
- A colored landscape plan for Pad B on Lot 6 to illustrate the screening of the double drive-through lane and south-facing pick-up window.

A brief presentation was made to explain the request for allowing the QSR conditional uses, and the conditions that the approval of the CUP would create, such as an increase in traffic volume and queueing in the drive-through aisles. Further explanation clarified that the Traffic impact Analysis report that was prepared for the project (and reviewed and approved by the City of Surprise) took these uses into account, and that the overall design prepared for these conditions, and the City of Surprise concurred.

The presentation further clarified that the CUP was not related to the existing site plan or new building designs.

Participation Feedback

There were no questions relevant to the CUP. Attendees asked which restaurants were interested in the site. There was some interest in how the queueing storage was determined. At the in-person meeting, there was lengthy discussion on how local users of the site were unhappy with the full and limited access drives onto Pat Tilman and 163rd Avenue. Site ingress and egress was discussed in detail, but it was clarified by Applicant and the City of Surprise that the full-access drives met the requirements of the City’s design requirements and that there were no changes that could be made to the CUP site plans that would make a difference to access to and from the commercial corner.

During the virtual meeting, there were also questions about the end users and if there was a car wash proposed within the Asante Commercial Center development. There were a few questions surrounding the request for drive-through uses. There were questions on possible end users for Shop B, the multi-tenant building, with a single drive-through on the west side of the building. It was clarified that the end users were not determined for Shop B, but Pad B and Pad C would be a quick service restaurant.



"LEED®ing and Developing Smart Projects."

Exhibit A - Affidavit of Sign Posting and Photos

AFFIDAVIT OF POSTING

Application No:

FS22-0826, FS23-0039, FS23-0066.

Applicant Name:

Sustainability Engineering Group (SEG)

Location:

NWC 163rd Ave & Pat Tillman Blvd

Date Site Posted:

03/28/23

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

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

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

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

Applicant/Representative Signature

Date

This instrument was acknowledged before me on 03/28/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Notary Public

My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: April 17, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/j/84816726549>

CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

Case Numbers: FS22-0826, FS23-0039, FS23-0066

PROJECT DESCRIPTION: Three (3) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

For more information, call: 623-222-3011 Surpriseaz.gov



Mar 28, 2023 10:37AM

163rd Ave

Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: TBD

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PROJECT & MEETING LOCATION



Mar 28, 2023 10:38AM

163rd Ave

Page 201 of 345
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: TBD

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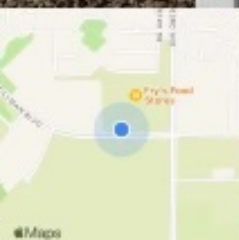
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PROJECT & MEETING LOCATION



Mar 28, 2023 11:07AM

W Pat Tillman Blvd

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: TBD

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23251 N 156th Dr, Surprise, AZ 85387

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PROJECT & MEETING LOCATION



Mar 28, 2023 11:07AM

W Pat Tillman Blvd

Page 203 of 345
Maricopa County

AFFIDAVIT OF POSTING

Application No: FS23-0066 & FS22-0826
Applicant Name: Sustainability Engineering Group (SEG)
Location: NWC 163rd Ave & Pat Tillman Blvd
Date Site Posted: 7/31/2023

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).

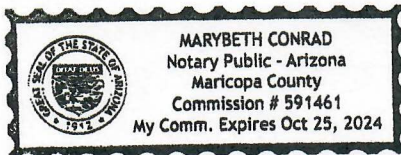
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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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 7/31/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 7/31/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



MaryBeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: September 7, 2023

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

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CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

Case Numbers: FS23-0066, FS22-0826

PROJECT DESCRIPTION: Request for two (2) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

For more information, call: 623-222-3011 Surpriseaz.gov



Jul 31, 2023 at 9:46:28 AM
16400 N Pat Tillman Blvd
Surprise AZ 85387
United States



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: September 7, 2023

Date: TBD

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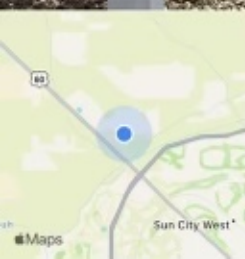
CALL IN: +1 253-215-8782

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Surprise AZ 85387
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City Council

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Jul 31, 2023 at 9:50:28 AM
23715-23743, 163rd Ave
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: September 7, 2023

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For more information, call: 623-222-3011 Surpriseaz.gov



Jul-31-2023 at 9:50:40 AM
23715-23743 163rd Ave
Surprise AZ 85387
United States



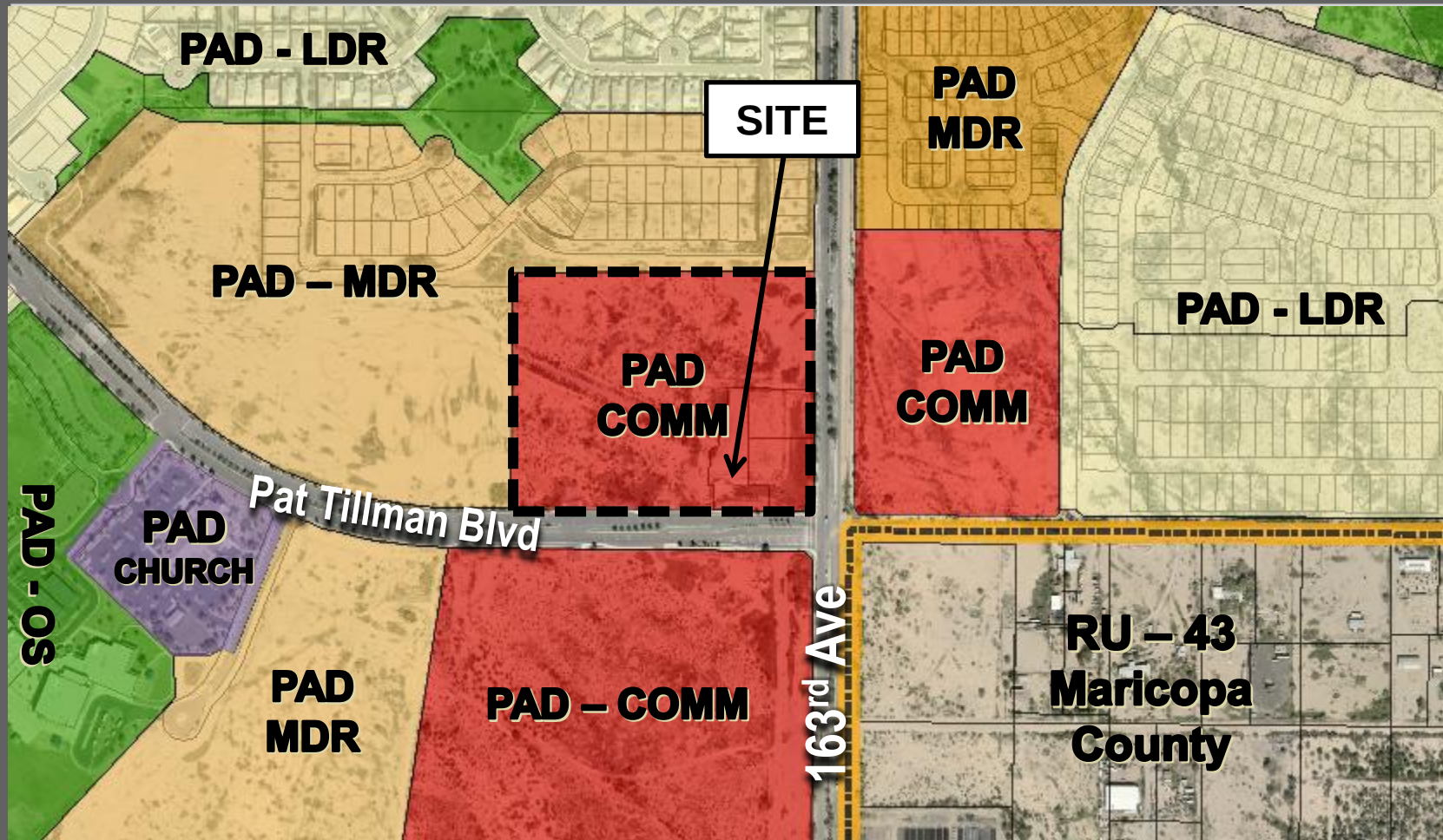
FS23-0066

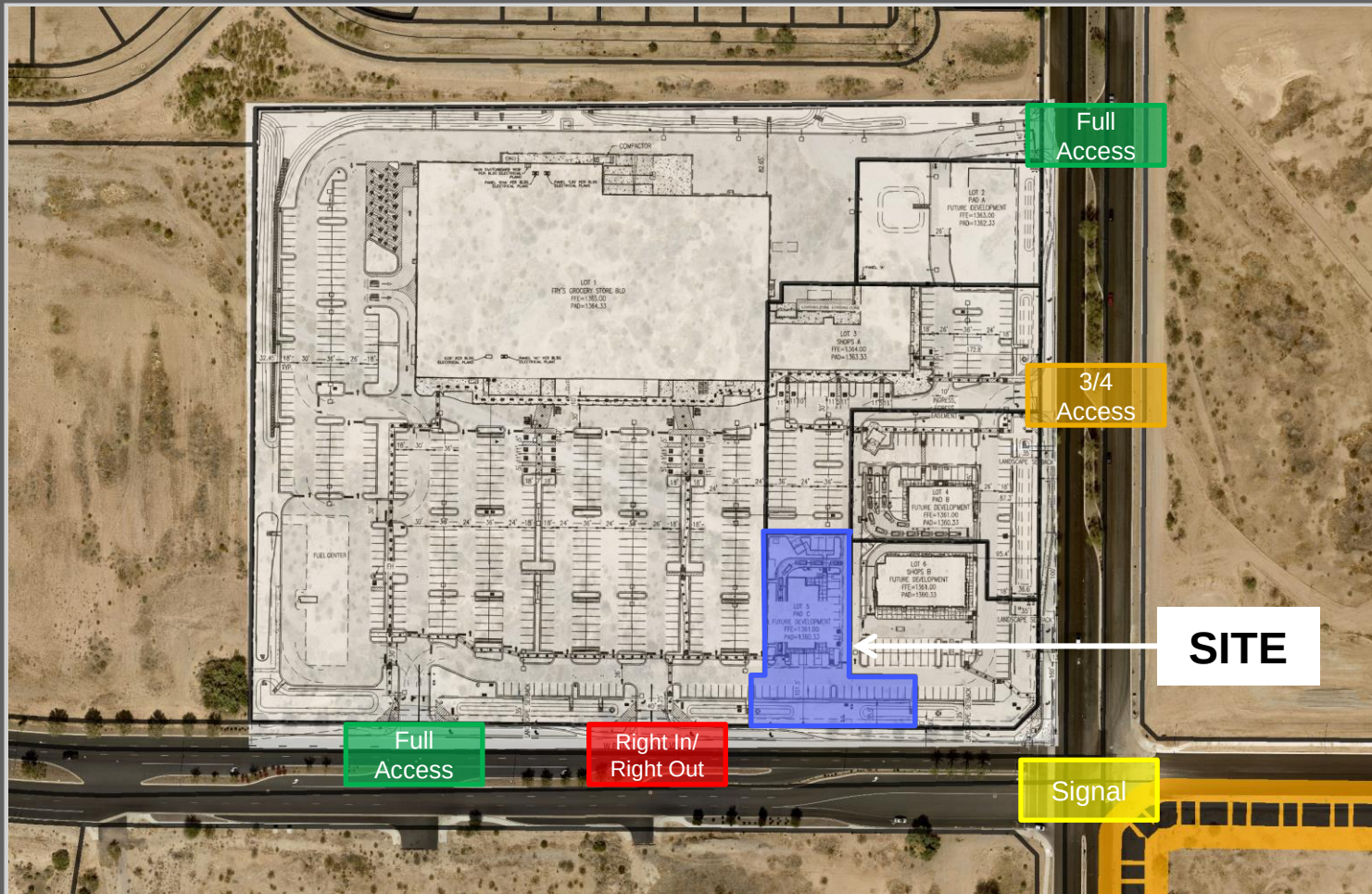
Asante Pad C CUP Use-Only

Planning & Zoning Commission

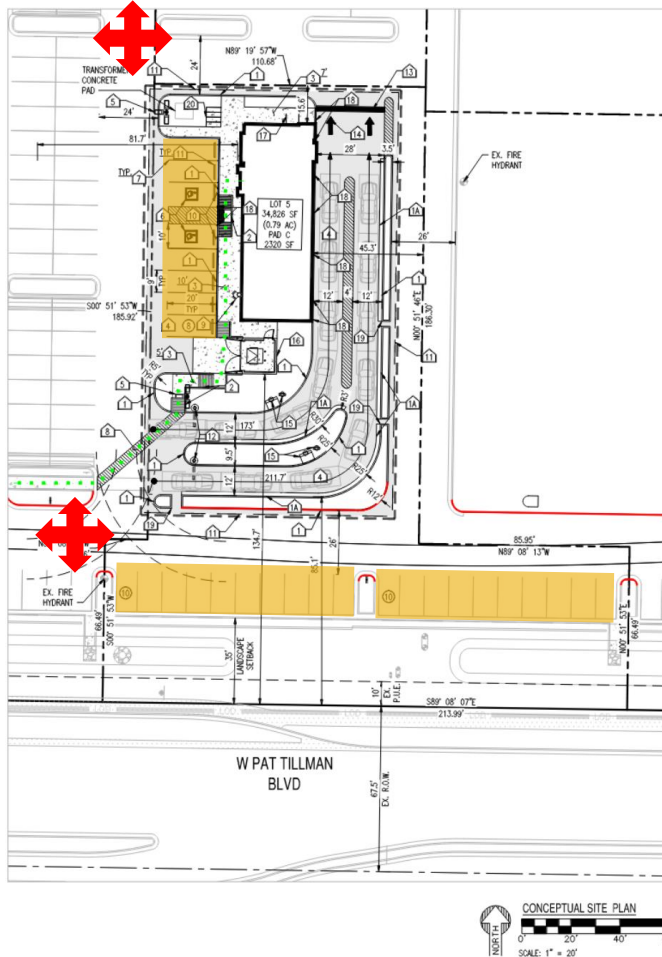
September 7, 2023







MASTER SITE PLAN



2,320 SF BUILDING W/ DRIVE-THRU

PARKING REQUIRED: 14 SPACES
 PARKING PROVIDED: 28 SPACES
 • 2 ADA SPACES

SUDC Sec. 122-78

- ✓ 150-foot separation from another drive-through (423')
- ✓ 25' from public ROW (85')
- ✓ 75' from residential – N/A
- ✓ 11' aisles; 12' w/ 25' radius on curved sections
- ✓ Enhanced paving @ pedestrian crossings
- ✓ Not exit directly to public ROW
- ✓ Min. 140' stacking per lane (173'/211.7')

ASANTE RETAIL CENTER
DRIVE THRU SEPARATION EXHIBIT
N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387

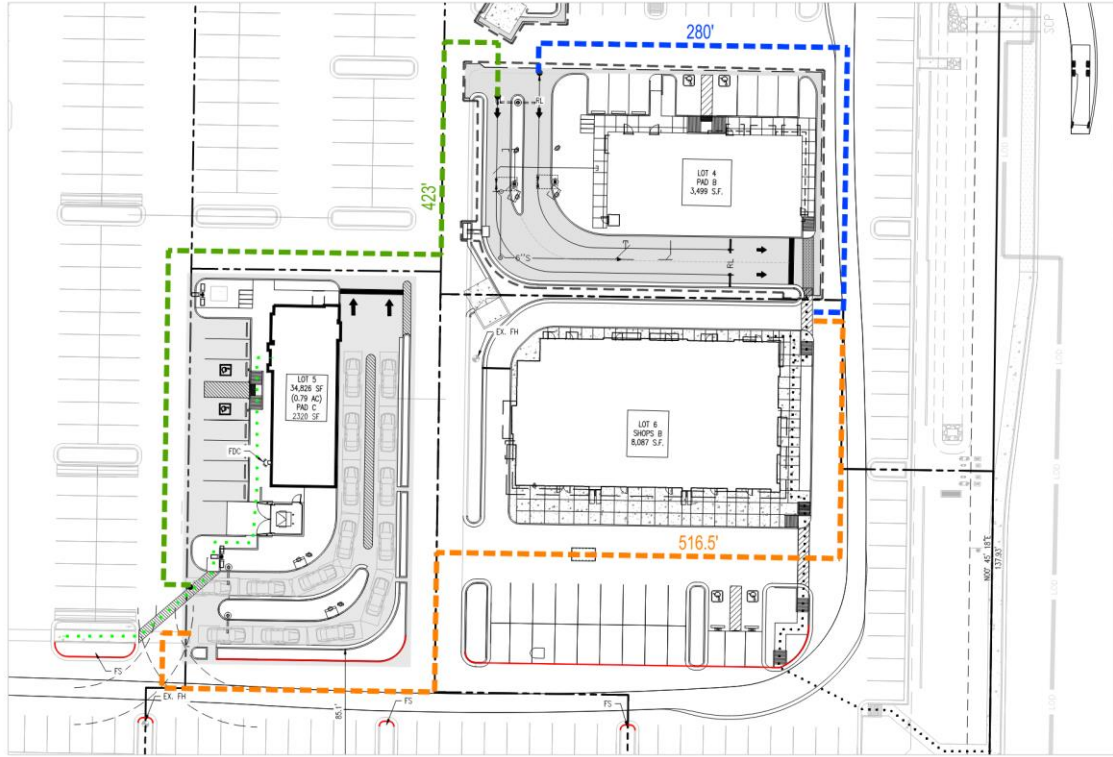


EXHIBIT LEGEND:

- PAD B DT LINE DISTANCE
- SHOPS B DT LINE DISTANCE
- PAD C DT LINE DISTANCE

DRIVE-THRU SEPARATION



Outreach

Neighborhood Meetings

- April 13, 2023 – Asante Prep
 - 4 attendees
- April 17, 2023 – Zoom
 - 4 attendees
- No concerns regarding the subject case
- General comments/questions about overall development and area



RECOMMENDATION

Staff recommends approval of FS23-0066 subject to stipulations 'a' through 'c'.

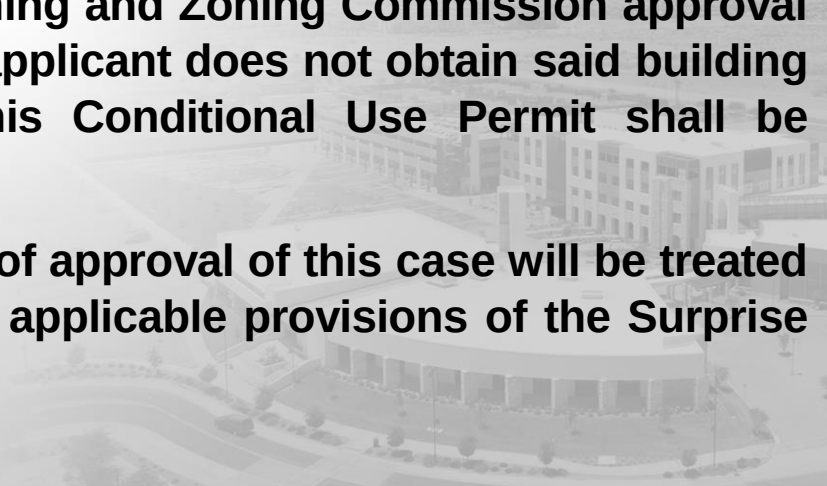


SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



- 
- A. Development and use of the site shall be consistent with the Conceptual Site Plan entitled “Asante Retail Center Pad C – Conceptual Plans,” consisting of four (4) sheets, prepared by SEG and received June 30, 2023.**
 - B. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.**
 - C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.**



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 7, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante Planning Area 4" received June 29, 2023, a property generally located northeast of Asante Blvd. and Pat Tillman Rd. Case FS23-0141.

Motion:

Motion to approve the Preliminary Plat entitled "Preliminary Plat for Asante Planning Area 4" subject to stipulations "a" through "c" as outlined in the staff report.

Background:

Ty Wilson with Hilgart Wilson, Inc. seeks approval of a Preliminary Plat for Asante Planning Area 4. The applicant seeks to subdivide the subject property into 590 single-family lots over approximately 154.21 net acres, for a net density of 3.83 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS23-0141 Asante Planning Area 4 Preliminary Plat - Staff Report
2. 01 - FS23-0141 Asante Planning Area 4 Preliminary Plat- Vicinity Map
3. 02 - FS23-0141 Asante Planning Area 4 Preliminary Plat- Zoning Map
4. 03 - FS23-0141 Asante Planning Area 4 Preliminary Plat- Preliminary Plat

5. 04 – FS23-0141 Asante Planning Area 4 Preliminary Plat – Landscape and Wall Plan
 6. 05 – FS23-0141 Asante Planning Area 4 Preliminary Plat – Luke AFB Comments
 7. FS23-0414 - Asante Planning Area 4 Preliminary Plat - PowerPoint
-

Case: FS23-0141

Project Name: Asante Planning Area 4 – Preliminary Plat

Council District: 1 - Acacia

Planning and Zoning Date: September 07, 2023

Planner: Leslie Carnie, Planner II

Owner: Asante Development Partners, LLC

Applicant: Ty Wilson with Hilgart Wilson, LLC

Request: Preliminary Plat for 590 single-family residential lots

Site Location: Generally located northeast of Asante Blvd and Pat Tillman Blvd.

Site Size: 154.21 Net acres

Net Density: 3.83 Du/Ac

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

Staff Recommendation: Staff recommends the Commission **approve** the proposed Preliminary Plat for Asante Planning Area 4, subject to stipulations 'a' through 'c'.

44 **PROJECT DESCRIPTION:**

45
46 Ty Wilson with Hilgart Wilson, Inc. seeks approval of a Preliminary Plat for Asante
47 Planning Area 4. The applicant seeks to subdivide the subject property into 590 single-
48 family lots over approximately 154.21 net acres, for a net density of 3.83 DU/Ac.
49

50 **SURROUNDING LAND ZONING:**

51
52 The following map depicts the existing zoning of the subject site and its surrounds:



53
54
55
56 **BACKGROUND:**

57
58 **November 3, 1988:** The City Council approved Ordinance 88-24 for the annexation of
59 the subject property.
60

61 **November 24, 2004:** The City Council approved Ordinance 04-41 for the Asante Planned
62 Area Development under case PAD04-124.
63

64 **August 29, 2022:** A minor amendment to the Asante PAD was approved administratively
65 under case FS22-0756 to modify street alignments, school and amenity site locations, and
66 development standards.
67

68 **February 13, 2023:** The applicant filed the subject case, FS23-0141.

ANALYSIS AND DISCUSSION:

The proposed plat includes 590 single-family residential lots over approximately 170.31 gross acres and 154.21 net acres. The land use designations within the subject area, as depicted below, are all Low Density Residential (LDR) with an additional 16.10-acre tract designated as a future school site.



Development Standards

The Asante PAD includes seven (7) different lot categories with associated development standards for single family residential lots: A through G. The subject plat is proposing to utilize five (5) of these: A, B, C, E, and F. These typical lot categories range in size from 48'x110' (5,280 sf) to 70'x120' (8,400 sf). A full breakdown of the lot categories and their development standards is shown in the following table.

DEVELOPMENT STANDARDS TABLE – PER APPROVED ORDINANCE 2004-41 AND AMENDMENTS (TABLE 1)					
LOT CATEGORY	A	B	C	E	F
ZONING	R1-5 PAD	R1-5 PAD	R1-5 PAD	R1-5 PAD	R1-5 PAD
TYPICAL LOT	48'x110'	53'x110'	58'x120'	63'x120'	70'x120'
MIN. AREA	5,280	5,830	6,960	7,560	8,400
MIN. WIDTH	48'	53'	58'	61'	68'
MIN. DEPTH	110'	110'	110'	110'	110'
BUILDING SETBACKS (2)					
FRONT	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE
SIDE (5)	5'/8'	5'/8'	5'/8'	5'/8'	5'/8'
STREET SIDE (3)	13' SINGLE-STORY, 20' MULTI-STORY	13' SINGLE-STORY, 20' MULTI-STORY	13' SINGLE-STORY, 20' MULTI-STORY	13' SINGLE-STORY, 20' MULTI-STORY	13' SINGLE-STORY, 20' MULTI-STORY
REAR	15'	15'	15'	15'	15'
REAR ADJ. TO ARTERIAL (6)	20' SINGLE-STORY, 25' MULTI-STORY	20' SINGLE-STORY, 25' MULTI-STORY	20' SINGLE-STORY, 25' MULTI-STORY	20' SINGLE-STORY, 25' MULTI-STORY	20' SINGLE-STORY, 25' MULTI-STORY
MIN. DISTANCE BETWEEN HOUSES	10'	10'	10'	10'	10'
BLDG. HEIGHT	30'	30'	30'	30'	30'

Access

Main access to the units is provided from Happy Valley Rd. via Cortez Pl., 167th Ln., 160th Dr., and 169th Ln. An additional access point is provided of Cotton Tail Ln. via 171st Dr.

Open Space Landscape

The Asante PAD requires 10% Open Space in its LDR designations. The subject plat includes a total of 20.98 acres dedicated to open space, which equates to 13.60% of the overall net area. Of that, 5.38 acres is Active Open Space, and 15.60 acres is Passive Open Space. Within these open spaces is a network of trails, pocket parks, stormwater retention areas, and landscaping. The site is to be landscaped with native and low water use plants allowed by the PAD and consistent with the overall Asante development.

Walls

The wall plans for Planning Area 4 are consistent with the remainder of the Asante Development, as are the colors and materials for the theme walls, partial view fencing, builder walls, and columns.

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more. At a net density of 3.83 du/acre, this development is consistent with the General Plan in this regard.

120
121 **Reviewing Agencies:**
122

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

127
128 **Summary:**
129

130 The proposed Preliminary Plat meets the requirements of the Asante PAD, the Surprise
131 Municipal Code, and the General Plan.

132
133 **Findings:**
134

- 135 • The proposed Preliminary Plat is consistent with the Asante PAD.
- 136 • The proposed Preliminary Plat is consistent with the applicable City of Surprise
137 regulations.
- 138 • The reviewing agencies have indicated no objections to the request.

139
140 **Recommendation:**
141

142 Staff recommends the Commission **approve** the proposed Preliminary Plat for Asante
143 Planning Area 4 (Case FS23-0141) subject to stipulations 'a' through 'c' as outlined below:

- 144 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
145 "Preliminary Plat for Asante Planning Area 4", prepared by Hilgart Wilson, and
146 stamped received June 29, 2023.
- 147 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Asante
148 Planning Area 4 Preliminary Landscape Plan", prepared by McGough Adamson,
149 and stamped received June 29, 2023.
- 150 c. Non-compliance with the stipulations of approval of this case will be treated as a
151 violation in accordance with the applicable provisions of the Surprise Municipal
152 Code.

153 However, should the Commission wish to recommend **denial** of the request, the Commission
154 should make its own findings and base its decision on those alternative findings.
155
156

165

166 **Attachments:**

167

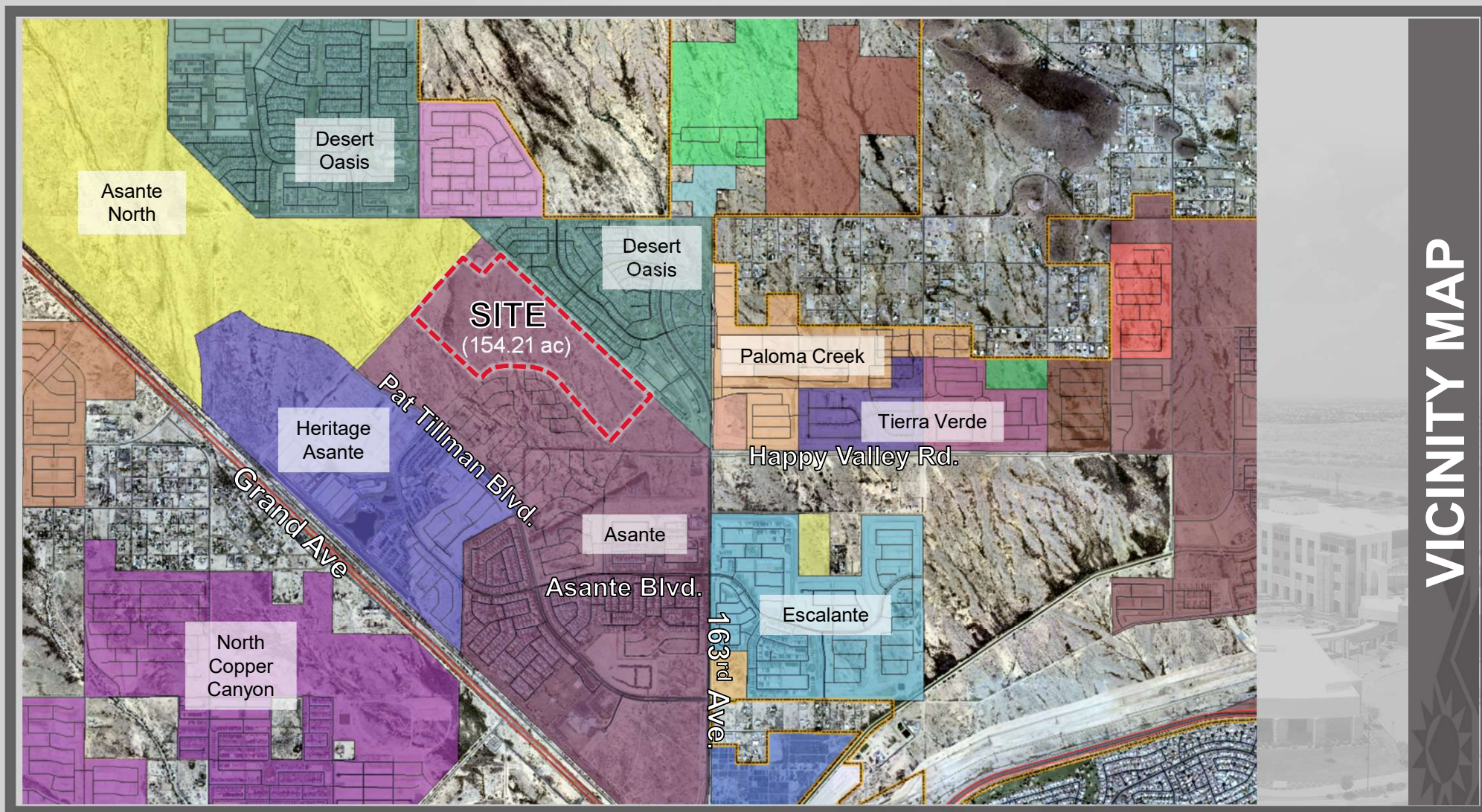
168 01 Vicinity Map

169 02 Zoning Map

170 03 Preliminary Plat

171 04 Preliminary Landscape and Wall Plan

172 05 Luke AFB Comments



VICINITY MAP



ZONING MAP

© Copyright 2023, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN SECTION 1 AND THE EAST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 1 FROM WHICH A FOUND 2 INCH ALUMINUM CAP RLS 36562 ACCEPTED AS THE SOUTHEAST CORNER THEREOF BEARS SOUTH 88°55'18" EAST, 2636.39 FEET;

THENCE SOUTH 88°55'18" EAST, 316.92 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°04'42"EAST, 455.83 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 39°43'06" WEST, 47.96 FEET;
THENCE NORTH 50°16'54" EAST, 5.00 FEET;
THENCE NORTH 39°43'06" WEST, 205.00 FEET;
THENCE NORTH 05°16'54" EAST, 28.28 FEET;
THENCE NORTH 43°48'14" WEST, 70.18 FEET;
THENCE NORTH 84°43'06" WEST, 28.28 FEET;
THENCE NORTH 39°43'06" WEST, 568.37 FEET;
THENCE NORTH 50°16'54" EAST, 5.00 FEET;
THENCE NORTH 39°43'06" WEST, 205.00 FEET;
THENCE NORTH 05°16'54" EAST, 28.28 FEET;
THENCE NORTH 43°48'14" WEST, 70.18 FEET;
THENCE NORTH 84°43'06" WEST, 28.28 FEET;

THENCE NORTH 39°43'06" WEST, 116.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 855.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°02'10", AN ARC LENGTH OF 567.60 FEET TO A NON-TANGENT LINE;

THENCE NORTH 12°14'44" EAST, 5.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 860.00 FEET, THE CENTER OF WHICH BEARS SOUTH 12°14'44" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'44", AN ARC LENGTH OF 183.80 FEET TO A TANGENT LINE;

THENCE NORTH 90°00'00" WEST, 21.66 FEET;
THENCE NORTH 45°17'25" WEST, 28.43 FEET;
THENCE SOUTH 85°54'42" WEST, 70.13 FEET;
THENCE SOUTH 44°42'35" WEST, 28.14 FEET;
THENCE NORTH 90°00'00" WEST, 352.65 FEET;
THENCE NORTH 45°00'00" WEST, 28.28 FEET;
THENCE SOUTH 89°59'30" WEST, 70.00 FEET;

THENCE SOUTH 44°31'26" WEST, 28.52 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET, THE CENTER OF WHICH BEARS SOUTH 01°37'16" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'21", AN ARC LENGTH OF 341.57 FEET TO A NON-TANGENT LINE;

THENCE NORTH 24°30'37" WEST, 5.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860.00 FEET, THE CENTER OF WHICH BEARS SOUTH 24°30'37" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'25", AN ARC LENGTH OF 205.49 FEET TO A NON-TANGENT LINE;

THENCE NORTH 87°43'01" WEST, 30.34 FEET;
THENCE NORTH 46°28'39" WEST, 1886.15 FEET;
THENCE NORTH 43°31'21" EAST, 1664.82 FEET;
THENCE SOUTH 89°37'36" EAST, 110.43 FEET;
THENCE SOUTH 46°28'39" EAST, 192.42 FEET;
THENCE SOUTH 01°13'39" EAST, 37.10 FEET;
THENCE SOUTH 23°27'34" EAST, 44.67 FEET;
THENCE SOUTH 46°28'39" EAST, 58.17 FEET;
THENCE SOUTH 71°58'39" EAST, 42.31 FEET;
THENCE NORTH 80°31'21" EAST, 56.50 FEET;
THENCE NORTH 43°31'21" EAST, 112.00 FEET;
THENCE NORTH 46°28'39" WEST, 28.99 FEET;

THENCE NORTH 43°31'21" EAST, 334.04 FEET TO THE SOUTHWESTERLY LINE OF THE FINAL PLAT OF DESERT OASIS OF SURPRISE PARCEL B5 AS RECORDED IN BOOK 666, PAGE 7, MARICOPA COUNTY RECORDS, ARIZONA;

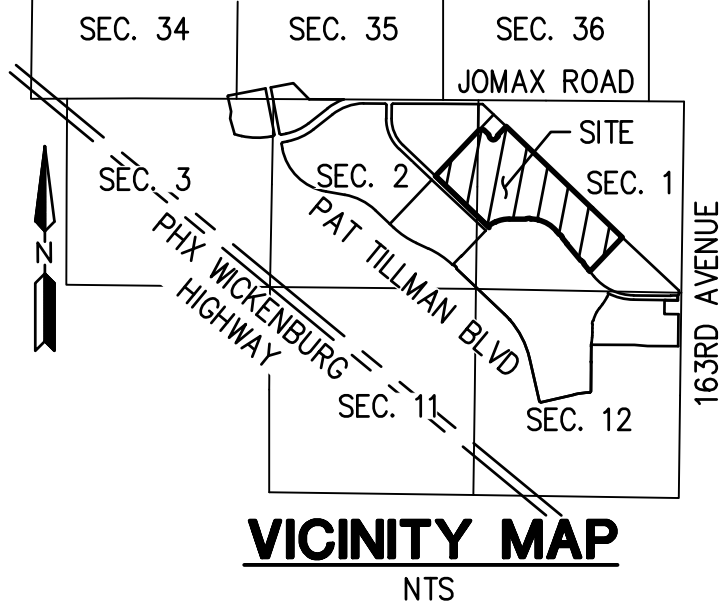
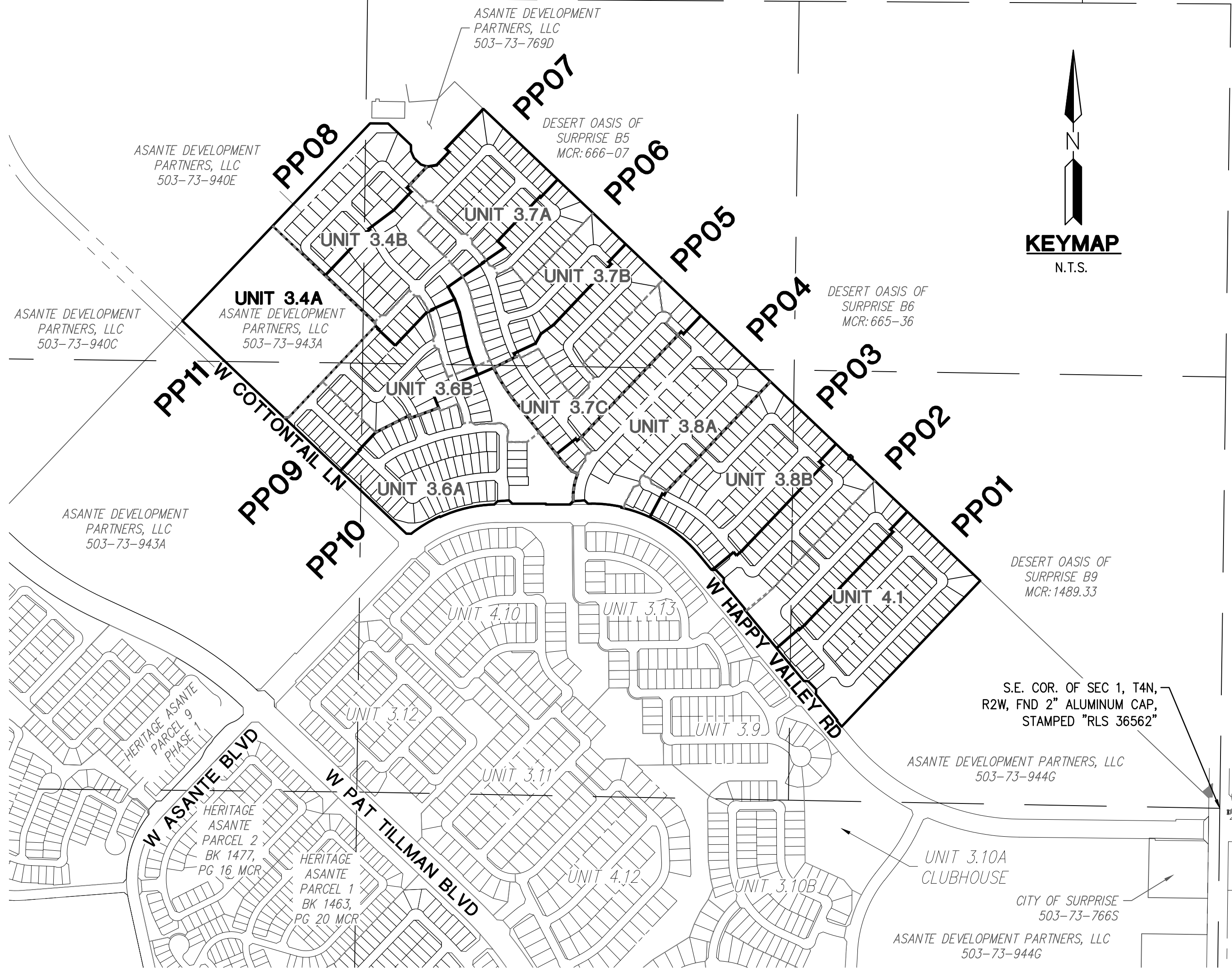
THENCE SOUTH 46°28'51" EAST, 3089.91 FEET ALONG THE SOUTHWESTERLY LINES OF SAID DESERT OASIS OF SURPRISE PARCEL B5 AND THE FINAL PLAT OF DESERT OASIS OF SURPRISE PARCEL B6 AS RECORDED IN BOOK 665. PAGE 36, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE SOUTH 46°28'59" EAST, 1095.92 FEET ALONG THE SOUTHWESTERLY LINES OF SAID DESERT OASIS OF SURPRISE PARCEL B6 AND THE FINAL PLAT OF DESERT OASIS - BAER PARCEL B9 AS RECORDED IN BOOK 1489, PAGE 33, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 43°31'09" WEST, 1228.77 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT FOR
ASANTE PLANNING AREA 4
SURPRISE, ARIZONA

A PORTIONS OF LAND BEING SITUATED WITHIN SECTION 1 AND THE EAST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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OWNER

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1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON

MANAGER

LENNAR COMMUNITIES DEVELOPMENT, LLC
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JORGE VILLENOR
JOAN SCARBROUGH
JEFF GUNDERSON

BASIS OF BEARING

BASIS OF BEARING IS S00°43'44"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

BENCHMARK

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

SHEET INDEX

CV01 COVER SHEET
CV02 NOTES & DETAILS
DT01-DT03 LOT & TRACT TABLES
PP01-PP11 PRELIMINARY PLAT

UTILITIES

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

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1210L, PANEL NUMBER 1210 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

HILGARTWILSON
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www.hilgartwilson.com



ASANTE PLANNING AREA 4

W COTTONTAIL LANE & HAPPY VALLEY ROAD
SURPRISE, ARIZONA

COVER SHEET

HILGARTWILSON
PROJ NO.: 1909
DATE: JUN 2023
SCALE: N.T.S.
DRAWN: HW
DESIGNED: RB
APPROVED: TW
DWG. NO.
CV01
SHT. 1 OF 15



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SITE SUMMARY TABLE										
	UNIT 3.4A	UNIT 3.4B	UNIT 3.6A	UNIT 3.6B	UNIT 3.7A	UNIT 3.7B	UNIT 3.7C	UNIT 3.8A	UNIT 3.8B	UNIT 4.1
LOT CATEGORY	N/A	F	A	B	A	B	E	F	C	B
OVERALL GROSS AREA (ACRES)	16.10	20.16	18.53	11.98	13.45	17.05	9.65	16.90	22.57	23.93
TOTAL NUMBER OF LOTS	0	51	74	42	66	75	39	55	88	100
TOTAL OPEN SPACE IN PLAT (ACRES)	0.0	5.01	3.66	2.16	0.87	1.13	0.33	1.61	2.75	3.46
TYPICAL LOT SIZE (*) (SF)	SCHOOL	70'X125'	48'X120'	53'X120'	48'X120'	53'X120'	63'X120'	70'X125'	58'X120'	53'X120'
DENSITY (DU/AC): PER NET AREA	N/A	2.53	3.99	3.51	4.91	4.40	3.25	3.90	3.90	4.18
ACTIVE OPEN SPACE (ACRES)	N/A	1.04	—	0.78	—	0.66	0.11	0.34	1.60	0.85
PASSIVE OPEN SPACE (ACRES)	N/A	3.97	3.66	1.38	0.87	0.47	0.22	1.27	1.15	2.61
* TYPICAL LOT SIZES FOR UNITS 3.4B, 3.6A, 3.6B, 3.7A, 3.7B, 3.8A AND 4.1 EXCEED THE TYPICAL LOT SIZES PUBLISHED IN THE CURRENT ZONING, WHICH ARE REFLECTED IN THE DEVELOPMENT STANDARDS TABLE BELOW.										

DEVELOPMENT STANDARDS TABLE – PER APPROVED ORDINANCE 2004–41 AND AMENDMENTS (TABLE 1)					
LOT CATEGORY	A	B	C	E	F
ZONING	R1–5 PAD	R1–5 PAD	R1–5 PAD	R1–5 PAD	R1–5 PAD
TYPICAL LOT	48'X110'	53'X110'	58'X120'	63'X120'	70'X120'
MIN. AREA	5,280	5,830	6,960	7,560	8,400
MIN. WIDTH	48'	53'	58'	61'	68'
MIN. DEPTH	110'	110'	110'	110'	110'
BUILDING SETBACKS (2)					
FRONT	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE	18'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE
SIDE (5)	5'/8'	5'/8'	5'/8'	5'/8'	5'/8'
STREET SIDE (3)	13' SINGLE-STORY, 20' MULTI-STORY	13' SINGLE-STORY, 20' MULTI-STORY	13' SINGLE-STORY, 20' MULTI-STORY	13' SINGLE-STORY, 20' MULTI-STORY	13' SINGLE-STORY, 20' MULTI-STORY
REAR	15'	15'	15'	15'	15'
REAR ADJ. TO ARTERIAL (6)	20' SINGLE-STORY, 25' MULTI-STORY	20' SINGLE-STORY, 25' MULTI-STORY	20' SINGLE-STORY, 25' MULTI-STORY	20' SINGLE-STORY, 25' MULTI-STORY	20' SINGLE-STORY, 25' MULTI-STORY
MIN. DISTANCE BETWEEN HOUSES	10'	10'	10'	10'	10'
BLDG. HEIGHT	30'	30'	30'	30'	30'

- (1) INTENTIONALLY OMITTED
- (2) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCROACH NO MORE THAN 3' INTO FRONT AND SIDE SETBACKS AND 10' INTO REAR SETBACKS PROVIDED THAT A PATIO COVER MAY NOT EXTEND TO A POINT CLOSER THAN 10' FROM THE REAR PROPERTY LINE EXCEPT FOR CLUSTER TYPE & Z LOT HOMES.
- (3) DOES NOT APPLY IF LANDSCAPE TRACT IS USED (8' MIN).
- (4) INTENTIONALLY OMITTED
- (5) TWO ADJACENT MULTI-STORY HOUSES MUST BE SEPARATED BY NOT LESS THAN 13 FEET, AND A MULTI-STORY HOUSE AND AN ADJACENT SINGLE STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 10 FEET. IF ANY PORTION OF A MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE STORY SETBACKS WILL APPLY.
- (6) IF THE PORTION OF A MULTI-STORY HOUSE OR STRUCTURE WHICH ABUTS AN INTERIOR STREET IN THE REAR IS SINGLE-STORY, THEN THE REAR SETBACK SHALL NOT BE LESS THAN 20 FEET AS MEASURED FROM THE PROPERTY LINE. IF TWO ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR SETBACK SHALL BE STAGGERED AS FOLLOWS:
- (a) IF THE ADJACENT HOUSES OR STRUCTURES ARE BOTH SINGLE-STORY, THEN THE REAR YARD SETBACKS SHALL BE 20 FEET (20') FOR ONE AND 25 FEET (25') FOR THE OTHER; OR
- (b) IF THE ADJACENT HOUSES OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR YARD SETBACKS SHALL BE 25 FEET (25') FOR ONE AND 30 FEET (30') FOR THE OTHER; OR
- (c) IF A MULTI-STORY HOUSE IS ADJACENT TO A SINGLE-STORY HOUSE, THEN THE SETBACKS ESTABLISHED IN SECTIONS 1 AND 2 SHALL APPLY; AND
- (d) IF THREE OR MORE ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR SETBACKS SHALL BE STAGGERED AS PROVIDED ABOVE SO THAT NOT MORE THAN TWO ADJACENT HOUSES OR STRUCTURES MAY HAVE THE SAME REAR SETBACK.

IF A LANDSCAPE TRACT WITH THE FOLLOWING DIMENSIONS IS CONSTRUCTED BETWEEN THE REAR PROPERTY LINES OF ADJACENT LOTS WHICH ABUT AN ARTERIAL STREET IN THE REAR, AND THE RIGHT-OF-WAY OF THE ARTERIAL STREET, THEN THE REAR SETBACKS ESTABLISHED IN SUBSECTION D OF THIS SECTION SHALL APPLY. THE AVERAGE WIDTH OF SUCH LANDSCAPE TRACT SHALL NOT BE LESS THAN 15 FEET (15'). THE NARROWEST PART OF THE TRACT MUST BE 10 FEET (10') OR GREATER WIDTH. NOT LESS THAN 50 PERCENT (50%) OF THE LANDSCAPE TRACT, AS MEASURED ALONG THE LINEAL BOUNDARY BETWEEN THE TRACT AND THE ADJACENT LOTS, MUST BE GREATER THAN 15 FEET (15') IN WIDTH OR GREATER.

IF A HOUSE OR OTHER STRUCTURE ABUTS AN ARTERIAL STREET ON THE SIDE, THEN THE WIDER OF THE TWO SIDE SETBACKS APPLICABLE TO THE HOUSE OR STRUCTURE SHALL BE ON THE SIDE WHICH ABUTS THE ARTERIAL STREET AND SHALL BE INCREASED BY 5 ADDITIONAL FEET (5'). FOR EXAMPLE, IF THE SIDE SETBACKS OF A HOUSE OR STRUCTURE WHICH ABUTS AN ARTERIAL STREET ON THE SIDE WOULD ORDINARILY BE 8 FEET (8') AND 5 FEET (5'), THEN THE 8 FEET (8') SETBACK SHALL BE INCREASED TO 13 FEET (13') AND SHALL APPLY TO THE SIDE OF THE HOUSE OR STRUCTURE WHICH ABUTS THE ARTERIAL STREET, AND THE OTHER SIDE SETBACK SHALL REMAIN 5 FEET (5').

** DEVELOPMENT STANDARDS ARE SHOWN FOR REFERENCE. IF ANY DISCREPANCY OCCURS, THE APPROVED PAD AND ANY AMENDMENT THERETO SHALL GOVERN.

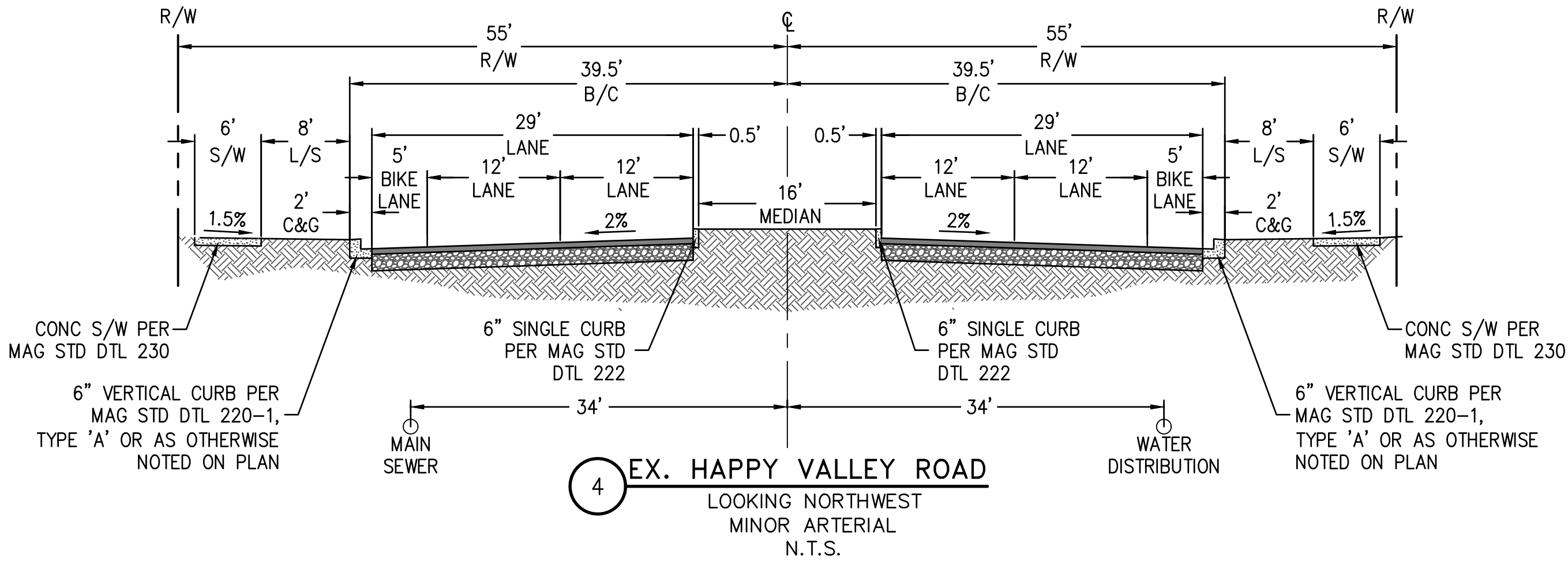
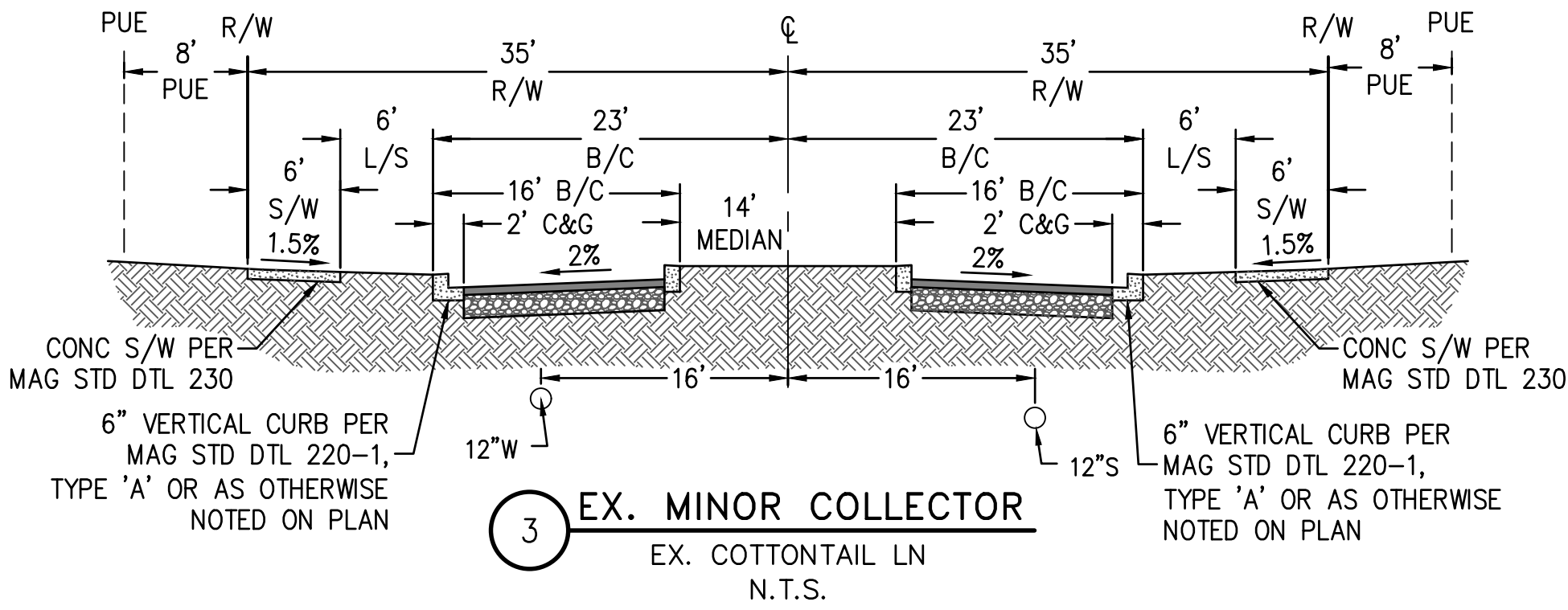
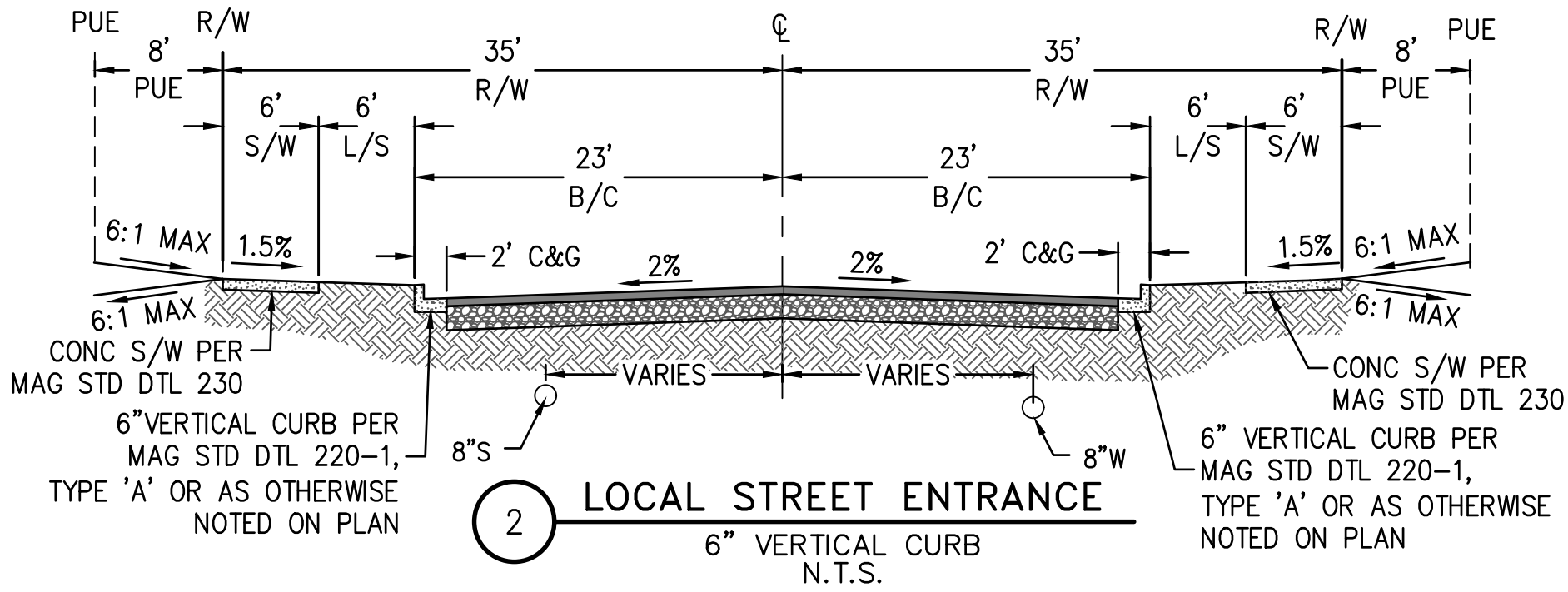
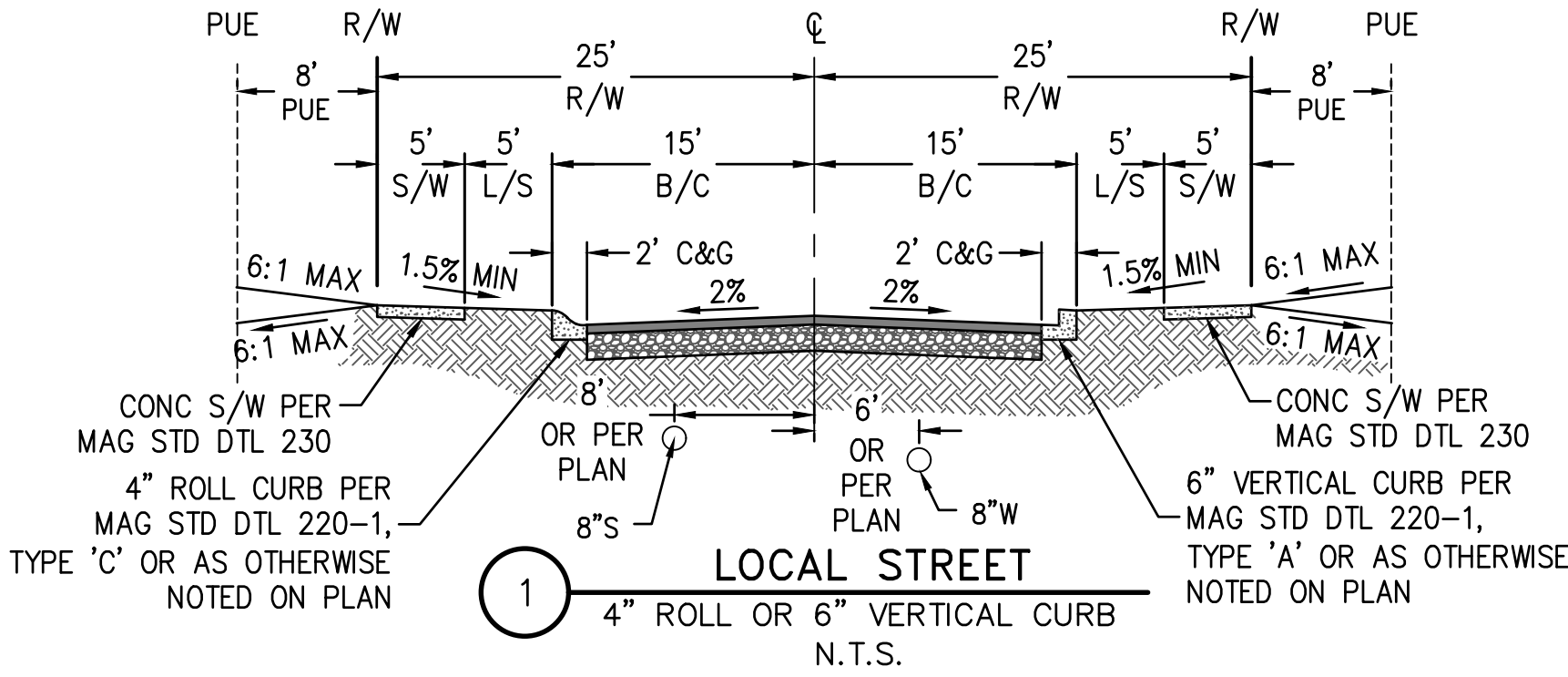
OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	5.38	3.49
PASSIVE	15.60	10.11
NATURAL	0.00	—
TOTAL	20.98	13.60%
% TOTAL OPEN SPACE IN PLAT		13.60%

*PARCEL 3.4A(SCHOOL SITE) IS NOT INCLUDED IN THE ACTIVE/PASSIVE TABLE
**PERCENTAGE OF TOTAL OPEN SPACE HAS BEEN CALCULATED USING THE OVERALL NET AREA FOR THIS PROJECT.

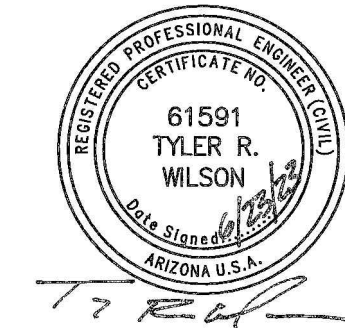
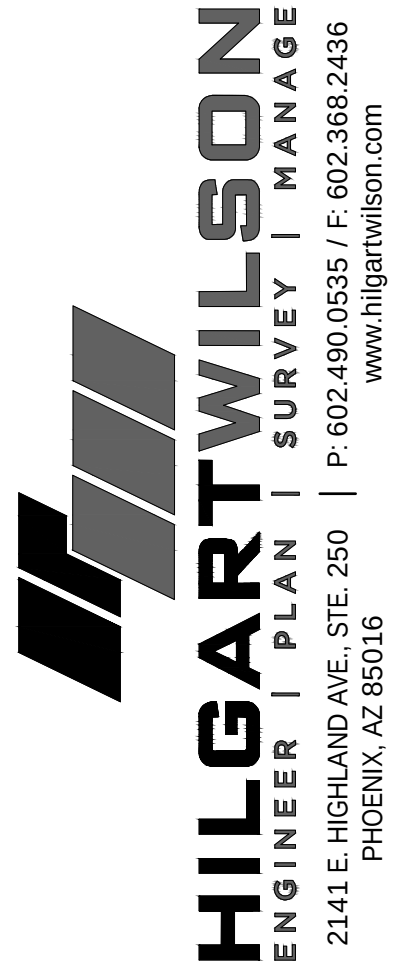
PROJECT DEVELOPMENT TABLE	
OVERALL GROSS AREA (ACRES)	170.31
OVERALL NET AREA (*) (ACRES)	154.21
TOTAL NUMBER OF LOTS	590
TOTAL OPEN SPACE (ACRES)	20.98
TOTAL PERCENTAGE OF OPEN SPACE (*) (NET)	13.60
TYPICAL LOT SIZE (**)	48'X120', 53'X120', 58'X120', 63'X120', 70'X125'
DENSITY (DU/AC): PER GROSS AREA	3.46
DENSITY (*) (DU/AC): PER NET AREA	3.83
* NET AREA EXCLUDES 3.4A (SCHOOL SITE)	
** TYPICAL LOT SIZES FOR UNITS 3.4B, 3.6A, 3.6B, 3.7A, 3.7B, 3.8A AND 4.1 EXCEED THE TYPICAL LOT SIZES PUBLISHED IN THE CURRENT ZONING, WHICH ARE REFLECTED IN THE DEVELOPMENT STANDARDS TABLE ABOVE.	

LEGEND

■ ■ ■ ■ ■	BOUNDARY LINE
— — — — —	CENTER LINE
— — — — —	RIGHT OF WAY
— — — — —	PARCEL LINE
— — — — —	SIGHT VISIBILITY EASEMENT
— — — — —	ASSESSOR PARCEL NUMBER
— — — — —	PUBLIC UTILITY EASEMENT
— — — — —	RIGHT-OF-WAY
— — — — —	VEHICLE NON-ACCESS EASEMENT
— — — — —	MARICOPA COUNTY RECORDS
→	FLOW ARROW
— — — — —	MATCHLINE
— — — — —	4" ROLL CURB & GUTTER
— — — — —	6" ROLL CURB & GUTTER
— — — — —	VERTICAL CURB & GUTTER
— — — — —	5' CURB TRANSITION
— — — — —	PERIMETER THEME WALL (SEE LANDSCAPE PLANS)
— — — — —	THEME WALL PANEL (SEE LANDSCAPE PLANS)
— — — — —	PARTIAL VIEW WALL (SEE LANDSCAPE PLANS)
— — — — —	RETAINING WALL (SEE LANDSCAPE PLANS)
— — — — —	VIEW FENCE WITH 6' GATE (SEE LANDSCAPE PLANS)
— — — — —	SOUND WALL (SEE LANDSCAPE PLANS)



REV:



ASANTE PLANNING AREA 4

W COTTONTAIL LANE & HAPPY VALLEY ROAD
SURPRISE, ARIZONA

NOTES & DETAILS

HILGARTWILSON

PROJ NO.: 1909

DATE: JUN 2023

SCALE: N.T.S.

DRAWN: HW

DESIGNED: RB

APPROVED: TW

DWG. NO.

DT01

SHT. 2 OF 15

FS23-0141



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UNIT 3.4A

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	16.0956	SCHOOL

UNIT 3.4B

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	8889	0.204	LOT : 21	8761	0.201	LOT : 41	8750	0.201
LOT : 2	8750	0.201	LOT : 22	9099	0.209	LOT : 42	8750	0.201
LOT : 3	8750	0.201	LOT : 23	9630	0.221	LOT : 43	9122	0.209
LOT : 4	8750	0.201	LOT : 24	9630	0.221	LOT : 44	9866	0.226
LOT : 5	8750	0.201	LOT : 25	9586	0.220	LOT : 45	10723	0.246
LOT : 6	8750	0.201	LOT : 26	8737	0.201	LOT : 46	8750	0.201
LOT : 7	8750	0.201	LOT : 27	8750	0.201	LOT : 47	8738	0.201
LOT : 8	8750	0.201	LOT : 28	10013	0.230	LOT : 48	9024	0.207
LOT : 9	8750	0.201	LOT : 29	8788	0.202	LOT : 49	8750	0.201
LOT : 10	8778	0.202	LOT : 30	12829	0.295	LOT : 50	8750	0.201
LOT : 11	22911	0.526	LOT : 31	13562	0.311	LOT : 51	8987	0.206
LOT : 12	17069	0.392	LOT : 32	11345	0.260			
LOT : 13	10012	0.230	LOT : 33	11059	0.254			
LOT : 14	9873	0.227	LOT : 34	10453	0.240			
LOT : 15	9087	0.209	LOT : 35	9531	0.219			
LOT : 16	9100	0.209	LOT : 36	8833	0.203			
LOT : 17	9100	0.209	LOT : 37	8750	0.201			
LOT : 18	9100	0.209	LOT : 38	8738	0.201			
LOT : 19	9202	0.211	LOT : 39	8738	0.201			
LOT : 20	8954	0.206	LOT : 40	8750	0.201			

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	1.7928	COMMON AREA
TRACT B	0.0405	COMMON AREA
TRACT C	0.0387	COMMON AREA
TRACT D	0.0387	COMMON AREA
TRACT E	0.0387	COMMON AREA
TRACT F	1.2827	COMMON AREA, DRAINAGE
TRACT G	0.0775	COMMON AREA
TRACT H	1.7020	COMMON AREA, DRAINAGE

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

UNIT 3.7A

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6626	0.152	LOT : 21	15691	0.360	LOT : 41	5760	0.132
LOT : 2	6240	0.143	LOT : 22	9801	0.225	LOT : 42	5760	0.132
LOT : 3	6240	0.143	LOT : 23	6471	0.149	LOT : 43	5760	0.132
LOT : 4	8426	0.193	LOT : 24	6485	0.149	LOT : 44	6360	0.146
LOT : 5	8426	0.193	LOT : 25	6485	0.149	LOT : 45	7361	0.169
LOT : 6	8344	0.192	LOT : 26	6485	0.149	LOT : 46	6805	0.156
LOT : 7	16287	0.374	LOT : 27	6485	0.149	LOT : 47	6377	0.146
LOT : 8	14668	0.337	LOT : 28	6485	0.149	LOT : 48	5919	0.136
LOT : 9	7262	0.167	LOT : 29	6485	0.149	LOT : 49	6467	0.148
LOT : 10	6000	0.138	LOT : 30	8497	0.195	LOT : 50	5880	0.135
LOT : 11	6000	0.138	LOT : 31	6360	0.146	LOT : 51	5880	0.135
LOT : 12	6000	0.138	LOT : 32	5760	0.132	LOT : 52	5880	0.135
LOT : 13	6000	0.138	LOT : 33	5760	0.132	LOT : 53	5880	0.135
LOT : 14	6000	0.138	LOT : 34	5760	0.132	LOT : 54	5880	0.135
LOT : 15	6000	0.138	LOT : 35	5760	0.132	LOT : 55	5880	0.135
LOT : 16	6000	0.138	LOT : 36	5760	0.132	LOT : 56	5880	0.135
LOT : 17	6000	0.138	LOT : 37	5710	0.131	LOT : 57	5830	0.134
LOT : 18	6000	0.138	LOT : 38	5710	0.131	LOT : 58	5830	0.134
LOT : 19	6089	0.140	LOT : 39	5760	0.132	LOT : 59	5880	0.135
LOT : 20	8651	0.199	LOT : 40	5760	0.132	LOT : 60	5880	0.135

LOT TABLE			TRACT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	TRACT	AREA (ACRES)	USE
LOT : 61	5880	0.135	TRACT A	0.0482	COMMON AREA
LOT : 62	5880	0.135	TRACT B	0.0482	COMMON AREA
LOT : 63	5880	0.135	TRACT C	0.6336	COMMON AREA, DRAINAGE
LOT : 64	5880	0.135	TRACT D	0.0740	COMMON AREA
LOT : 65	5880	0.135	TRACT E	0.0241	COMMON AREA
LOT : 66	6466	0.148	TRACT F	0.0418	COMMON AREA

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

UNIT 3.6B

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6842	0.157	LOT : 21	9624	0.221	LOT : 41	7000	0.161
LOT : 2	6720	0.154	LOT : 22	9076	0.208	LOT : 42	7238	0.166
LOT : 3	6720	0.154	LOT : 23	7955	0.183			
LOT : 4	6720	0.154	LOT : 24	6360	0.146			
LOT : 5	6720	0.154	LOT : 25	6360	0.146			
LOT : 6	6720	0.154	LOT : 26	6360	0.146			
LOT : 7	6720	0.154	LOT : 27	6713	0.154			
LOT : 8	6720	0.154	LOT : 28	7847	0.180			
LOT : 9	6720	0.154	LOT : 29	10661	0.245			
LOT : 10	8161	0.187	LOT : 30	6625	0.152			
LOT : 11	11437	0.263	LOT : 31	6625	0.152			
LOT : 12	7499	0.172	LOT : 32	6625	0.152			
LOT : 13	6659	0.153	LOT : 33	6799	0.156			
LOT : 14	6360	0.146	LOT : 34	7484	0.172			
LOT : 15	6360	0.146	LOT : 35	7436	0.171			
LOT : 16	6360	0.146	LOT : 36	10948	0.251			
LOT : 17	6360	0.146	LOT : 37	16053	0.369			
LOT : 18	6360	0.146	LOT : 38	12733	0.292			
LOT : 19	6310	0.145	LOT : 39	7025	0.161			
LOT : 20	10035	0.230	LOT : 40	6875	0.158			

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

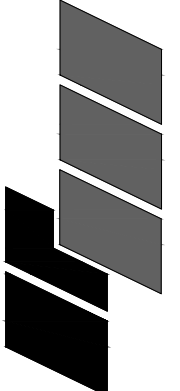
UNIT 3.7B

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	9422	0.216	LOT : 21	6625	0.152	LOT : 41	6360	0.146
LOT : 2	6625	0.152	LOT : 22	6625	0.152	LOT : 42	6310	0.145
LOT : 3	6625	0.152	LOT : 23	6625	0.152	LOT : 43	6310	0.145
LOT : 4	6625	0.152	LOT : 24	6750	0.155	LOT : 44	6360	0.146
LOT : 5	6625	0.152	LOT : 25	6750	0.155	LOT : 45	6360	0.146
LOT : 6	6625	0.152	LOT : 26	6750	0.155	LOT : 46	6360	0.146
LOT : 7	6625	0.152	LOT : 27	8611	0.198	LOT : 47	6360	0.146
LOT : 8	6625	0.152	LOT : 28	6813	0.156	LOT : 48	6360	0.146
LOT : 9	6609	0.152	LOT : 29	6813	0.156	LOT : 49	6360	0.146
LOT : 10	12908	0.296	LOT : 30	6805	0.156	LOT : 50	6360	0.146
LOT : 11	14379	0.330	LOT : 31	6906	0.159	LOT : 51	7298	0.168
LOT : 12	6511	0.149	LOT : 32	7019	0.161	LOT : 52	7699	0.177
LOT : 13	6625	0.152	LOT : 33	6749	0.155	LOT : 53	6729	0.154
LOT : 14	6625	0.152	LOT : 34	6360	0.146	LOT : 54	6716	0.154
LOT : 15	6625	0.152	LOT : 35	6360	0.146	LOT : 55	6716	0.154
LOT : 16	6466	0.148	LOT : 36	6360	0.146	LOT : 56	6912	0.159
LOT : 17	16722	0.384	LOT : 37	6360	0.146	LOT : 57	6912	0.159
LOT : 18	10590	0.243	LOT : 38	6360	0.146	LOT : 58	6912	0.159
LOT : 19	6731	0.155	LOT : 39	6360	0.146	LOT : 59	6704	0.154
LOT : 20	6625	0.152	LOT : 40	6360	0.146	LOT : 60	6625	0.152

LOT TABLE			TRACT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	TRACT	AREA (ACRES)	USE
LOT : 61	6625	0.152	TRACT A	0.0389	COMMON AREA
LOT : 62	6625	0.152	TRACT B	0.0359	COMMON AREA
LOT : 63	6944	0.159	TRACT C	0.1368	COMMON AREA
LOT : 64	7317	0.168	TRACT D	0.0389	COMMON AREA
LOT : 65	7317	0.168	TRACT E	0.0433	COMMON AREA
LOT : 66	7317	0.168	TRACT F	0.6976	COMMON AREA
LOT : 67	7014	0.161	TRACT G	0.0427	COMMON AREA
LOT : 68	6348	0.146	TRACT H	0.0444	COMMON AREA
LOT : 69	6360	0.146	TRACT I	0.0482	COMMON AREA
LOT : 70	6360	0.146			
LOT : 71	6360	0.146			
LOT : 72	9127	0.210			
LOT : 73	8173	0.188			
LOT : 74	6757	0.155			
LOT : 75	7114	0.163			

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.





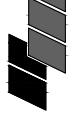
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ASANTE PLANNING AREA 4

W COTTONTAIL LANE & HAPPY VALLEY ROAD
SURPRISE, ARIZONA

LOT & TRACT TABLES



HILGARTWILSON

PROJ NO.: 1909

DATE: JUN 2023

SCALE: N.T.S.

DRAWN: HW

DESIGNED: RB

APPROVED: TW

DWG. NO.

DT02

SHT. 3 OF 15

FS23-0141

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UNIT 3.7C

LOT TABLE			LOT TABLE			TRACT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	TRACT	AREA (ACRES)	USE
LOT : 1	8455	0.194	LOT : 21	11724	0.269	TRACT A	0.0584	COMMON AREA
LOT : 2	7875	0.181	LOT : 22	8269	0.190	TRACT B	0.0489	COMMON AREA
LOT : 3	7875	0.181	LOT : 23	8170	0.188	TRACT C	0.0448	COMMON AREA
LOT : 4	7875	0.181	LOT : 24	7875	0.181	TRACT D	0.0438	COMMON AREA
LOT : 5	7875	0.181	LOT : 25	7875	0.181	TRACT E	0.0253	COMMON AREA
LOT : 6	7875	0.181	LOT : 26	7875	0.181	TRACT F	0.1062	COMMON AREA
LOT : 7	7875	0.181	LOT : 27	7875	0.181	*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES. *SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.		
LOT : 8	7854	0.180	LOT : 28	7875	0.181			
LOT : 9	12909	0.296	LOT : 29	7875	0.181			
LOT : 10	8450	0.194	LOT : 30	8034	0.184			
LOT : 11	7875	0.181	LOT : 31	8208	0.188			
LOT : 12	7875	0.181	LOT : 32	8208	0.188			
LOT : 13	7875	0.181	LOT : 33	8208	0.188			
LOT : 14	7875	0.181	LOT : 34	8164	0.187			
LOT : 15	7875	0.181	LOT : 35	8255	0.189			
LOT : 16	8125	0.187	LOT : 36	7955	0.183			
LOT : 17	8125	0.187	LOT : 37	7560	0.174			
LOT : 18	8243	0.189	LOT : 38	7560	0.174			
LOT : 19	8409	0.193	LOT : 39	7830	0.180			
LOT : 20	8649	0.199						

UNIT 3.8A

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	18371	0.422	LOT : 21	13191	0.303
LOT : 2	9038	0.207	LOT : 22	9700	0.223
LOT : 3	9100	0.209	LOT : 23	8806	0.202
LOT : 4	9100	0.209	LOT : 24	8750	0.201
LOT : 5	9100	0.209	LOT : 25	8750	0.201
LOT : 6	9100	0.209	LOT : 26	8750	0.201
LOT : 7	9100	0.209	LOT : 27	8750	0.201
LOT : 8	9100	0.209	LOT : 28	8750	0.201
LOT : 9	8957	0.206	LOT : 29	8750	0.201
LOT : 10	21184	0.486	LOT : 30	8750	0.201
LOT : 11	11837	0.272	LOT : 31	8763	0.201
LOT : 12	9100	0.209	LOT : 32	8763	0.201
LOT : 13	9100	0.209	LOT : 33	8750	0.201
LOT : 14	9100	0.209	LOT : 34	8750	0.201
LOT : 15	9100	0.209	LOT : 35	8750	0.201
LOT : 16	9181	0.211	LOT : 36	8750	0.201
LOT : 17	9050	0.208	LOT : 37	8750	0.201
LOT : 18	9100	0.209	LOT : 38	8750	0.201
LOT : 19	9100	0.209	LOT : 39	8750	0.201
LOT : 20	9892	0.227	LOT : 40	8750	0.201

LOT TABLE			TRACT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	TRACT	AREA (ACRES)	USE
LOT : 41	8750	0.201	TRACT A	1.0601	COMMON AREA, DRAINAGE
LOT : 42	8750	0.201	TRACT B	0.0444	COMMON AREA
LOT : 43	8750	0.201	TRACT C	0.0401	COMMON AREA
LOT : 44	10224	0.235	TRACT D	0.0264	COMMON AREA
LOT : 45	9850	0.226	TRACT E	0.0264	COMMON AREA
LOT : 46	8750	0.201	TRACT F	0.2267	COMMON AREA
LOT : 47	8750	0.201	TRACT G	0.0253	COMMON AREA
LOT : 48	8750	0.201	TRACT H	0.0505	COMMON AREA
LOT : 49	8750	0.201	TRACT I	0.1062	COMMON AREA
LOT : 50	8750	0.201	*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES. *SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.		
LOT : 51	9375	0.215			
LOT : 52	9375	0.215			
LOT : 53	9375	0.215			
LOT : 54	9375	0.215			
LOT : 55	10325	0.237			

UNIT 3.8B

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	7844	0.180	LOT : 21	7247	0.166	LOT : 41	6960	0.160
LOT : 2	7500	0.172	LOT : 22	7250	0.166	LOT : 42	6970	0.160
LOT : 3	7500	0.172	LOT : 23	7250	0.166	LOT : 43	6970	0.160
LOT : 4	7500	0.172	LOT : 24	7250	0.166	LOT : 44	6960	0.160
LOT : 5	7500	0.172	LOT : 25	7250	0.166	LOT : 45	6960	0.160
LOT : 6	7500	0.172	LOT : 26	7200	0.165	LOT : 46	6960	0.160
LOT : 7	9321	0.214	LOT : 27	7200	0.165	LOT : 47	6960	0.160
LOT : 8	17484	0.401	LOT : 28	7250	0.166	LOT : 48	6960	0.160
LOT : 9	8773	0.201	LOT : 29	7250	0.166	LOT : 49	6960	0.160
LOT : 10	7250	0.166	LOT : 30	7250	0.166	LOT : 50	6960	0.160
LOT : 11	7250	0.166	LOT : 31	7145	0.164	LOT : 51	6960	0.160
LOT : 12	7250	0.166	LOT : 32	7480	0.172	LOT : 52	7564	0.174
LOT : 13	7250	0.166	LOT : 33	6960	0.160	LOT : 53	7429	0.171
LOT : 14	7250	0.166	LOT : 34	6960	0.160	LOT : 54	7280	0.167
LOT : 15	7250	0.166	LOT : 35	6960	0.160	LOT : 55	7250	0.166
LOT : 16	7250	0.166	LOT : 36	6960	0.160	LOT : 56	7077	0.162
LOT : 17	7250	0.166	LOT : 37	6960	0.160	LOT : 57	7471	0.172
LOT : 18	7091	0.163	LOT : 38	6960	0.160	LOT : 58	7749	0.178
LOT : 19	18359	0.421	LOT : 39	6960	0.160	LOT : 59	7749	0.178
LOT : 20	10069	0.231	LOT : 40	6960	0.160	LOT : 60	7255	0.167

LOT TABLE			LOT TABLE			TRACT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	TRACT	AREA (ACRES)	USE
LOT : 61	6989	0.160	LOT : 81	6960	0.160	TRACT A	0.0253	COMMON AREA
LOT : 62	6960	0.160	LOT : 82	6960	0.160	TRACT B	0.8846	COMMON AREA, DRAINAGE
LOT : 63	6960	0.160	LOT : 83	6960	0.160	TRACT C	0.0482	COMMON AREA
LOT : 64	7133	0.164	LOT : 84	6960	0.160	TRACT D	0.0420	COMMON AREA
LOT : 65	7709	0.177	LOT : 85	6960	0.160	TRACT E	0.0776	COMMON AREA
LOT : 66	10036	0.230	LOT : 86	7515	0.173	TRACT F	0.2471	COMMON AREA
LOT : 67	7798	0.179	LOT : 87	7824	0.180	TRACT G	0.0482	COMMON AREA
LOT : 68	7632	0.175	LOT : 88	9038	0.207	TRACT H	0.9499	COMMON AREA, DRAINAGE
LOT : 69	7506	0.172	*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES. *SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.			TRACT I	0.0253	COMMON AREA
LOT : 70	7841	0.180				TRACT J	0.0253	COMMON AREA
LOT : 71	7560	0.174				TRACT K	0.3773	COMMON AREA
LOT : 72	6960	0.160						
LOT : 73	6960	0.160						
LOT : 74	6960	0.160						
LOT : 75	6960	0.160						
LOT : 76	6960	0.160						
LOT : 77	6960	0.160						
LOT : 78	6960	0.160						
LOT : 79	6970	0.160						
LOT : 80	6970	0.160						

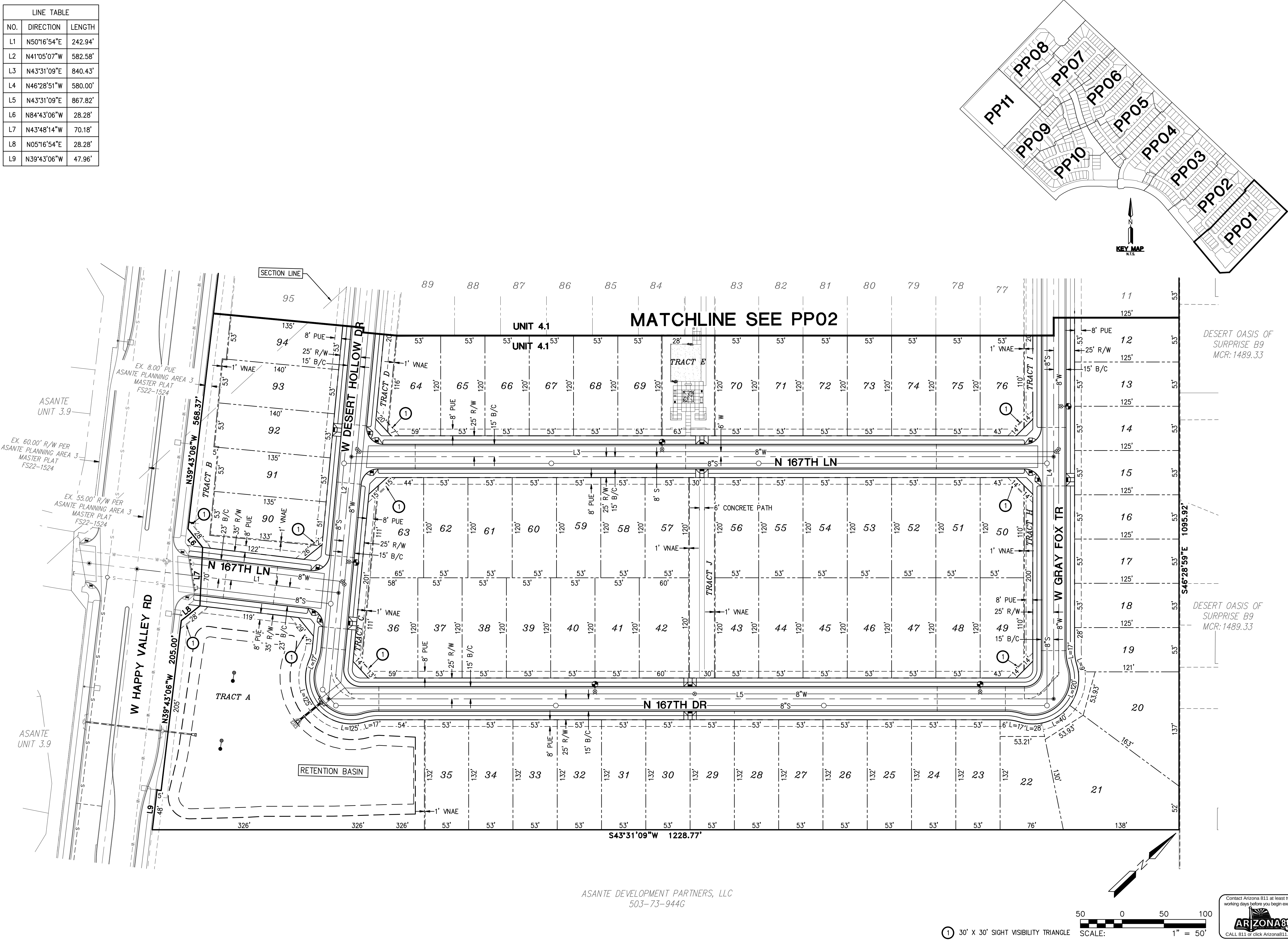
UNIT 4.1

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6575	0.151	LOT : 21	16049	0.368	LOT : 41	6360	0.146
LOT : 2	6625	0.152	LOT : 22	8096	0.186	LOT : 42	7194	0.165
LOT : 3	6625	0.152	LOT : 23	6983	0.160	LOT : 43	6360	0.146
LOT : 4	6625	0.152	LOT : 24	6983	0.160	LOT : 44	6360	0.146
LOT : 5	6625	0.152	LOT : 25	6983	0.160	LOT : 45	6360	0.146
LOT : 6	6625	0.152	LOT : 26	6983	0.160	LOT : 46	6360	0.146
LOT : 7	6545	0.150	LOT : 27	6983	0.160	LOT : 47	6360	0.146
LOT : 8	12654	0.290	LOT : 28	6983	0.160	LOT : 48	6360	0.146
LOT : 9	14187	0.326	LOT : 29	6983	0.160	LOT : 49	6310	0.145
LOT : 10	7077	0.162	LOT : 30	6983	0.160	LOT : 50	6310	0.145
LOT : 11	6626	0.152	LOT : 31	6983	0.160	LOT : 51	6360	0.146
LOT : 12	6626	0.152	LOT : 32	6983	0.160	LOT : 52	6360	0.146
LOT : 13	6626	0.152	LOT : 33	6983	0.160	LOT : 53	6360	0.146
LOT : 14	6626	0.152	LOT : 34	6983	0.160	LOT : 54	6360	0.146
LOT : 15	6626	0.152	LOT : 35	6983	0.160	LOT : 55	6360	0.146
LOT : 16	6627	0.152	LOT : 36	7593	0.174	LOT : 56	6360	0.146
LOT : 17	6627	0.152	LOT : 37	6360	0.146	LOT : 57	6360	0.146
LOT : 18	6627	0.152	LOT : 38	6360	0.146	LOT : 58	6360	0.146
LOT : 19	6581	0.151	LOT : 39	6360	0.146	LOT : 59	6360	0.146
LOT : 20	11256	0.258	LOT : 40	6360	0.146	LOT : 60	6360	0.146

LOT TABLE			LOT TABLE			TRACT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	TRACT	AREA (ACRES)	USE
LOT : 61	6360	0.146	LOT : 81	6360	0.146	TRACT A	1.4226	COMMON AREA, DRAINAGE
LOT : 62	6360	0.146	LOT : 82	6360	0.146	TRACT B	1.3303	COMMON AREA
LOT : 63	7067	0.162	LOT : 83	6360	0.146	TRACT C	0.0485	COMMON AREA
LOT : 64	7028	0.161	LOT : 84	6720	0.154	TRACT D	0.0741	COMMON AREA
LOT : 65	6360	0.146	LOT : 85	6600	0.152	TRACT E	0.2689	COMMON AREA
LOT : 66	6360	0.146	LOT : 86	6600	0.152	TRACT F	0.0253	COMMON AREA
LOT : 67	6360	0.146	LOT : 87	6600	0.152	TRACT G	0.0253	COMMON AREA
LOT : 68	6360	0.146	LOT : 88	6600	0.152	TRACT H	0.0482	COMMON AREA
LOT : 69	6360	0.146	LOT : 89	7663	0.176	TRACT I	0.0482	COMMON AREA
LOT : 70	6360	0.146	LOT : 90	7154	0.164	TRACT J	0.1653	COMMON AREA
LOT : 71	6360	0.146	LOT : 91	7155	0.164	*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES. *SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.		
LOT : 72	6360	0.146	LOT : 92	7420	0.170			
LOT : 73	6360	0.146	LOT : 93	7420	0.170			
LOT : 74	6360	0.146	LOT : 94	7155	0.164			
LOT : 75	6360	0.146	LOT : 95	7155	0.164			

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N50°16'54"E	242.94'
L2	N41°05'07"W	582.58'
L3	N43°31'09"E	840.43'
L4	N46°28'51"W	580.00'
L5	N43°31'09"E	867.82'
L6	N84°43'06"W	28.28'
L7	N43°48'14"W	70.18'
L8	N05°16'54"E	28.28'
L9	N39°43'06"W	47.96'



ASANTE DEVELOPMENT PARTNERS, LLC
503-73-9446

1 30' X 30' SIGHT VISIBILITY TRIANGLE

50 0 50 100
SCALE: 1" = 50'



ASANTE PLANNING AREA 4

W COTTONTAIL LANE & HAPPY VALLEY ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1909

DATE: JUN 2023

SCALE: N.T.S.

DRAWN: HW

DESIGNED: RB

APPROVED: TW

DWG. NO.

PP01

SHT. 5 OF 15

FS23-0141

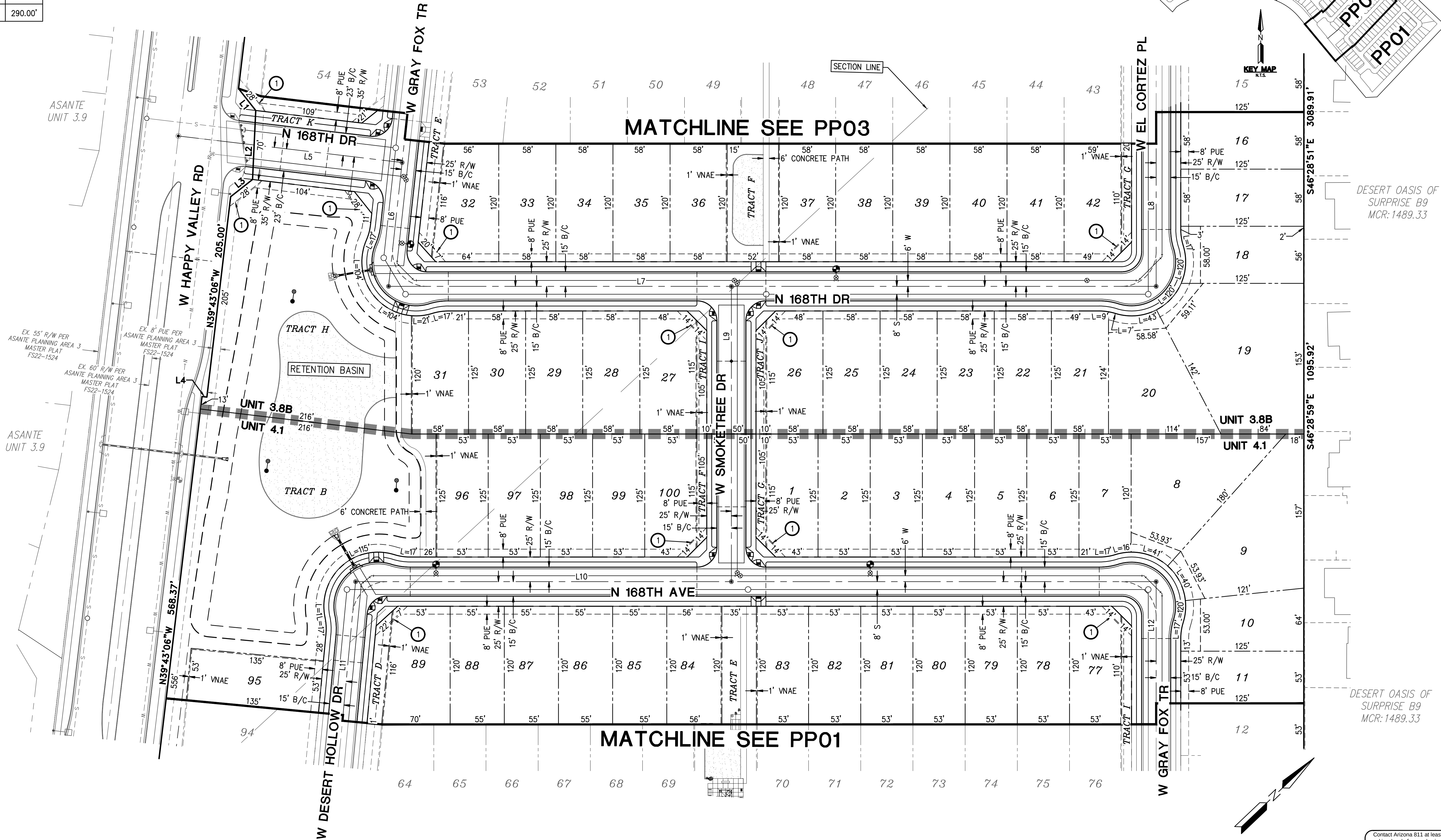
REV.:

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



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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N84°43'06"W	28.28'
L2	N43°48'14"W	70.18'
L3	N05°16'54"E	28.28'
L4	N50°16'54"E	5.00'
L5	S50°16'54"W	228.82'
L6	N40°14'32"W	304.77'
L7	N43°31'09"E	779.58'
L8	N46°28'51"W	290.00'
L9	N46°28'51"W	300.00'
L10	N43°31'09"E	813.04'
L11	N41°05'07"W	291.29'
L12	N46°28'51"W	290.00'

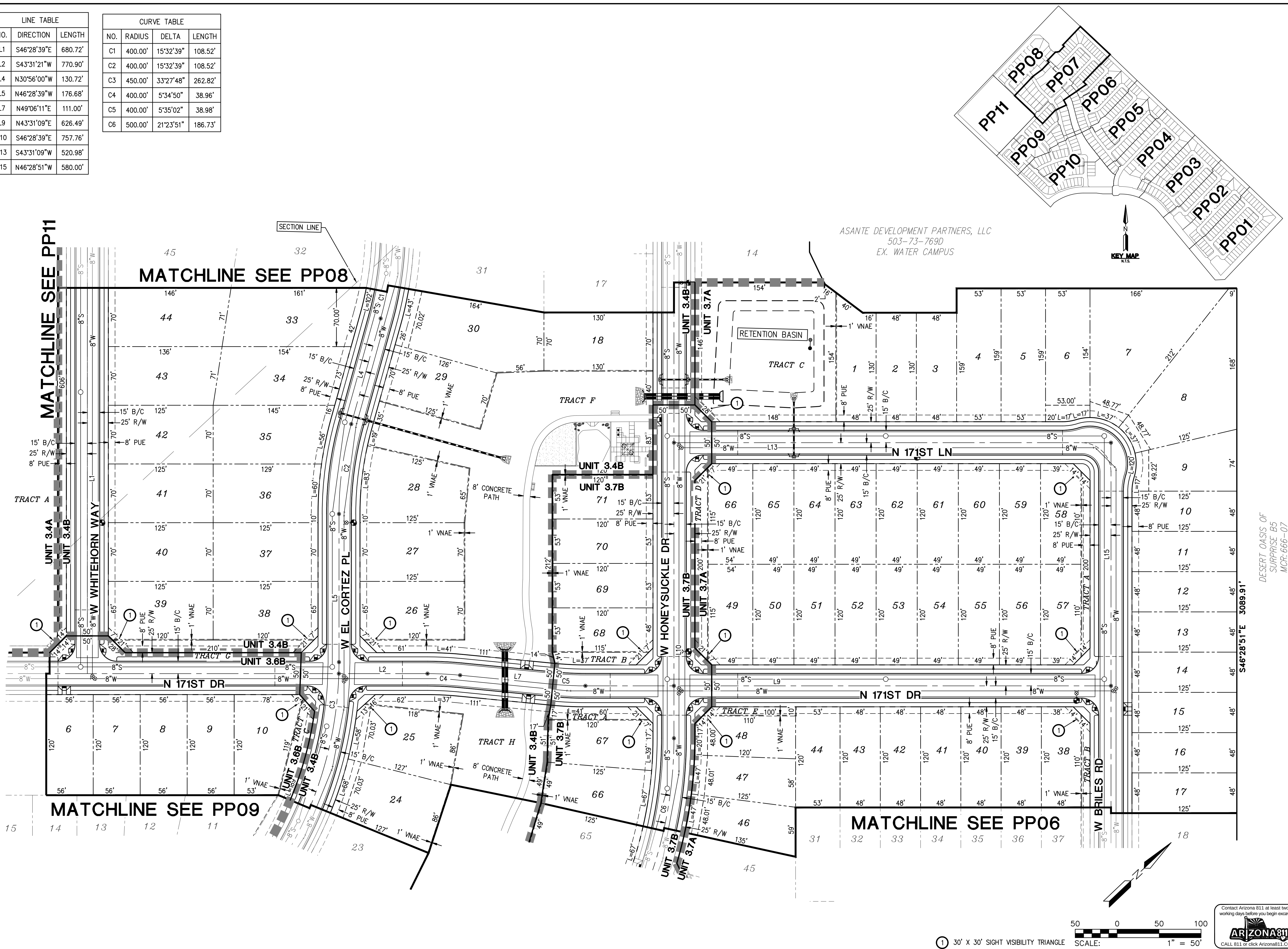


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		ASANTE PLANNING AREA 4 W COTTONTAIL LANE & HAPPY VALLEY ROAD SURPRISE, ARIZONA	
PRELIMINARY PLAT		PP02	
SHT. 6 OF 15		DWG. NO.	
FS23-0141		APPROVED: TW	
DESIGNED: RB		DRAWN: HW	
SCALE: N.T.S.		DATE: JUN 2023	
PROJ NO.: 1909		HILGARTWILSON	

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S46°28'39"E	680.72'
L2	S43°31'21"W	770.90'
L4	N30°56'00"W	130.72'
L5	N46°28'39"W	176.68'
L7	N49°06'11"E	111.00'
L9	N43°31'09"E	626.49'
L10	S46°28'39"E	757.76'
L13	S43°31'09"W	520.98'
L15	N46°28'51"W	580.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	400.00'	15°32'39"	108.52'
C2	400.00'	15°32'39"	108.52'
C3	450.00'	33°27'48"	262.82'
C4	400.00'	5°34'50"	38.96'
C5	400.00'	5°35'02"	38.98'
C6	500.00'	21°23'51"	186.73'

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REV: _____

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ASANTE PLANNING AREA 4
W COTTONTAIL LANE & HAPPY VALLEY ROAD
SURPRISE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1909
DATE: JUN 2023
SCALE: N.T.S.
DRAWN: HW
DESIGNED: RB
APPROVED: TW

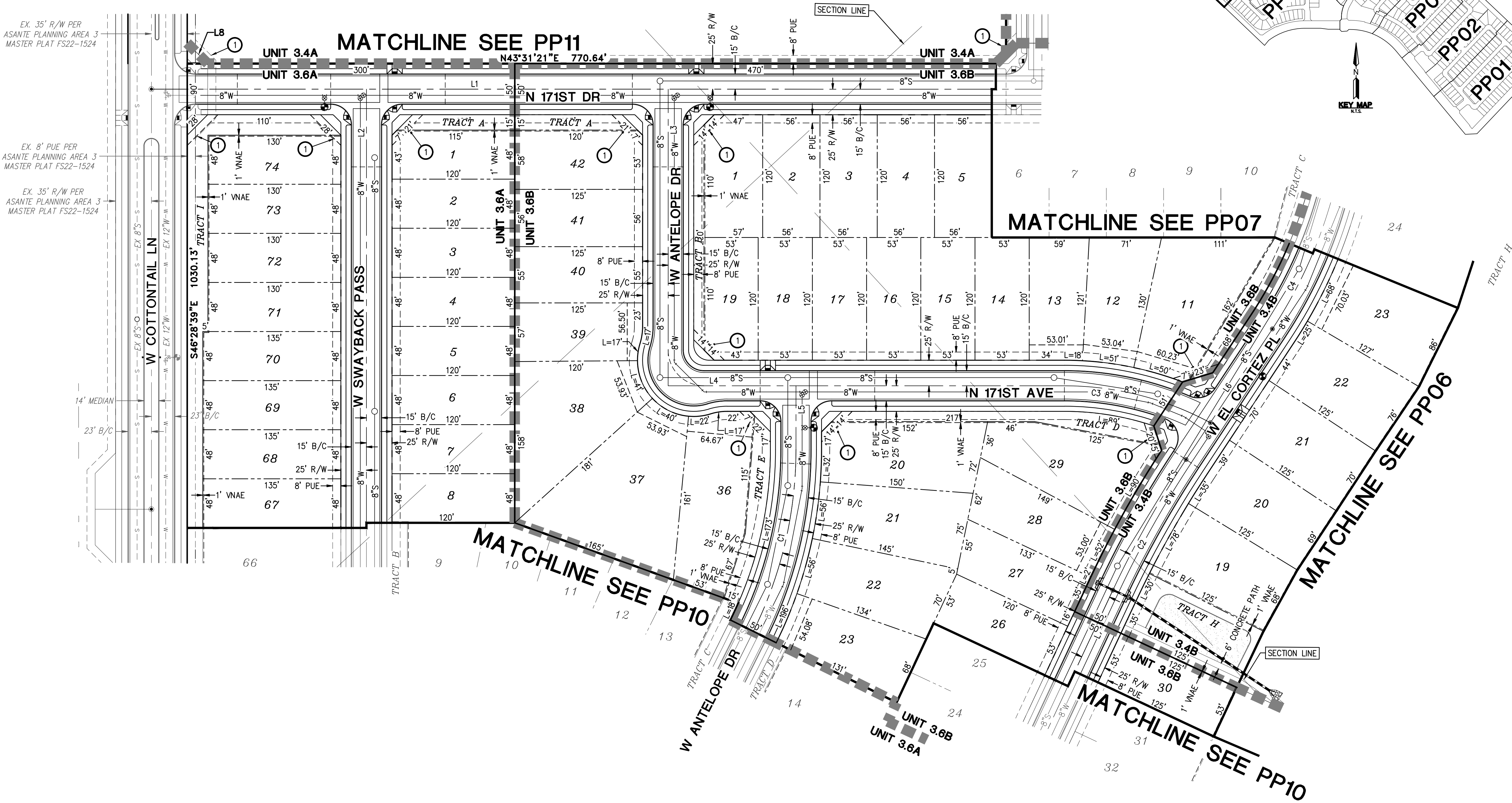
PP07
SHT. 11 OF 15
DWG. NO.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
CALL 811 or click Arizona811.COM

1" = 50'

LINE TABLE			CURVE TABLE			
NO.	DIRECTION	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	N43°31'21"E	870.64'	C1	400.00'	26°24'07"	184.32'
L2	N46°28'39"W	566.78'	C2	1000.01'	8°23'50"	146.56'
L3	S46°28'39"E	290.00'	C3	300.00'	28°24'40"	148.76'
L4	N43°31'21"E	387.44'	C4	450.00'	31°42'57"	249.10'
L5	S46°28'39"E	62.27'				
L6	N13°00'51"W	153.07'				
L7	S21°23'57"E	237.08'				
L8	S88°31'21"W	28.28'				

ASANTE DEVELOPMENT PARTNERS, LLC
503-73-943A



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61591
TYLER R. WILSON
ASA SIGNATURE
ARIZONA U.S.A.

ASANTE PLANNING AREA 4
W COTTONTAIL LANE & HAPPY VALLEY ROAD
SURPRISE, ARIZONA

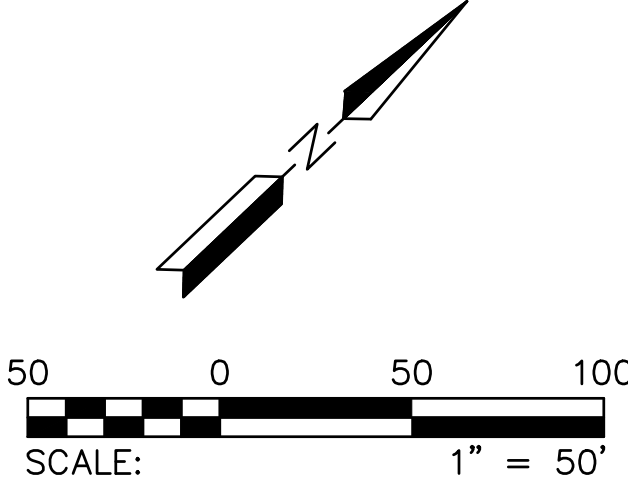
PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1909
DATE: JUN 2023
SCALE: N.T.S.
DRAWN: HW
DESIGNED: RB
APPROVED: TW

DWG. NO.
PP09
SHT. 13 OF 15

FS23-0141

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ARIZONA811
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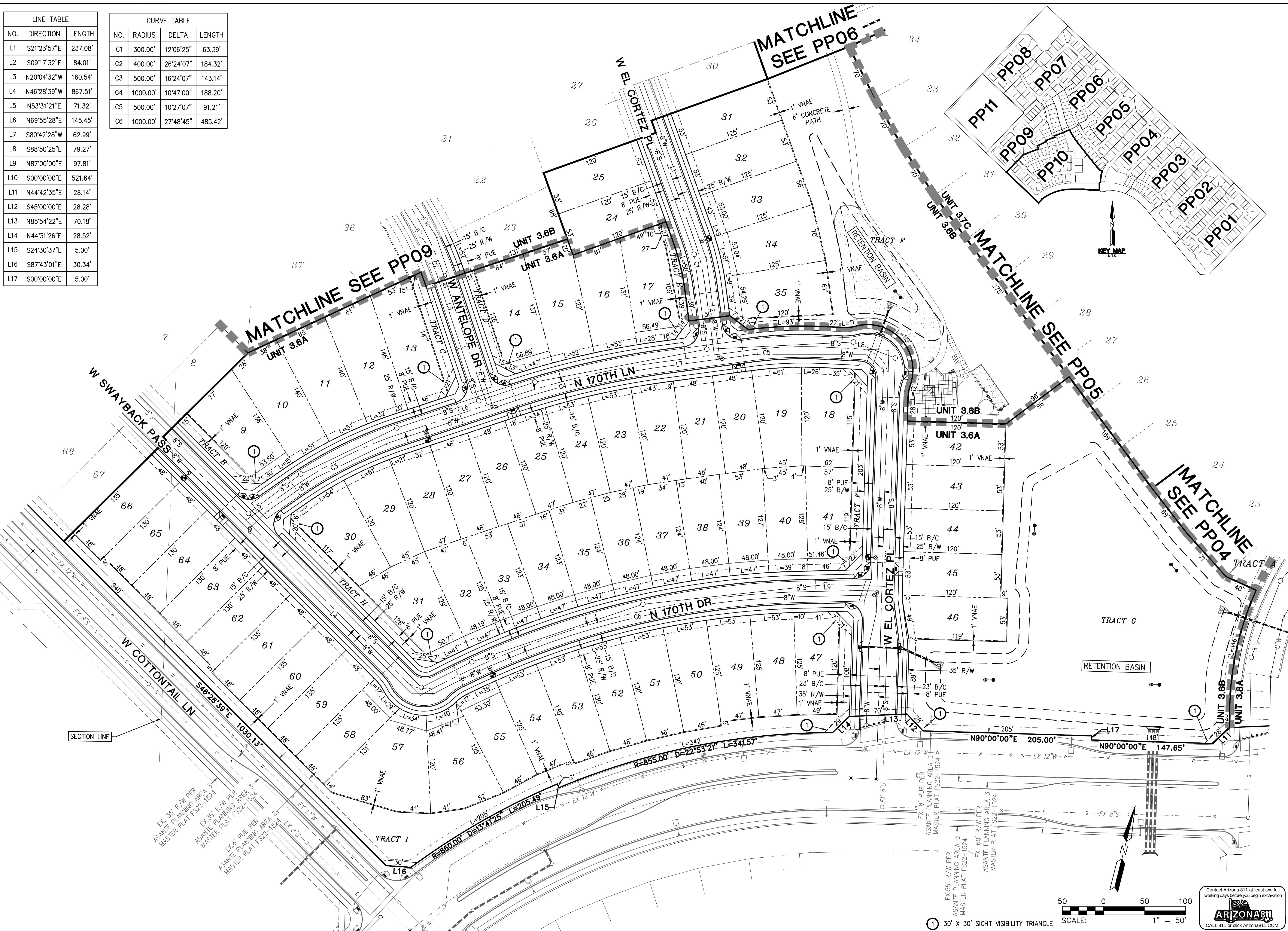


① 30' X 30' SIGHT VISIBILITY TRIANGLE

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S21°23'57"E	237.08'
L2	S09°17'32"E	84.01'
L3	N20°04'32"W	160.54'
L4	N46°28'39"W	867.51'
L5	N53°31'21"E	71.32'
L6	N69°55'28"E	145.45'
L7	S80°42'28"W	62.99'
L8	S88°50'25"E	79.27'
L9	N87°00'00"E	97.81'
L10	S00°00'00"E	521.64'
L11	N44°42'35"E	28.14'
L12	S45°00'00"E	28.28'
L13	N85°54'22"E	70.18'
L14	N44°31'26"E	28.52'
L15	S24°30'37"E	5.00'
L16	S87°43'01"E	30.34'
L17	S00°00'00"E	5.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	300.00'	12°06'25"	63.39'
C2	400.00'	26°24'07"	184.32'
C3	500.00'	16°24'07"	143.14'
C4	1000.00'	10°47'00"	188.20'
C5	500.00'	10°27'07"	91.21'
C6	1000.00'	27°48'45"	485.42'



REV:

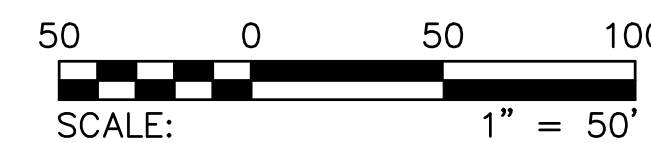
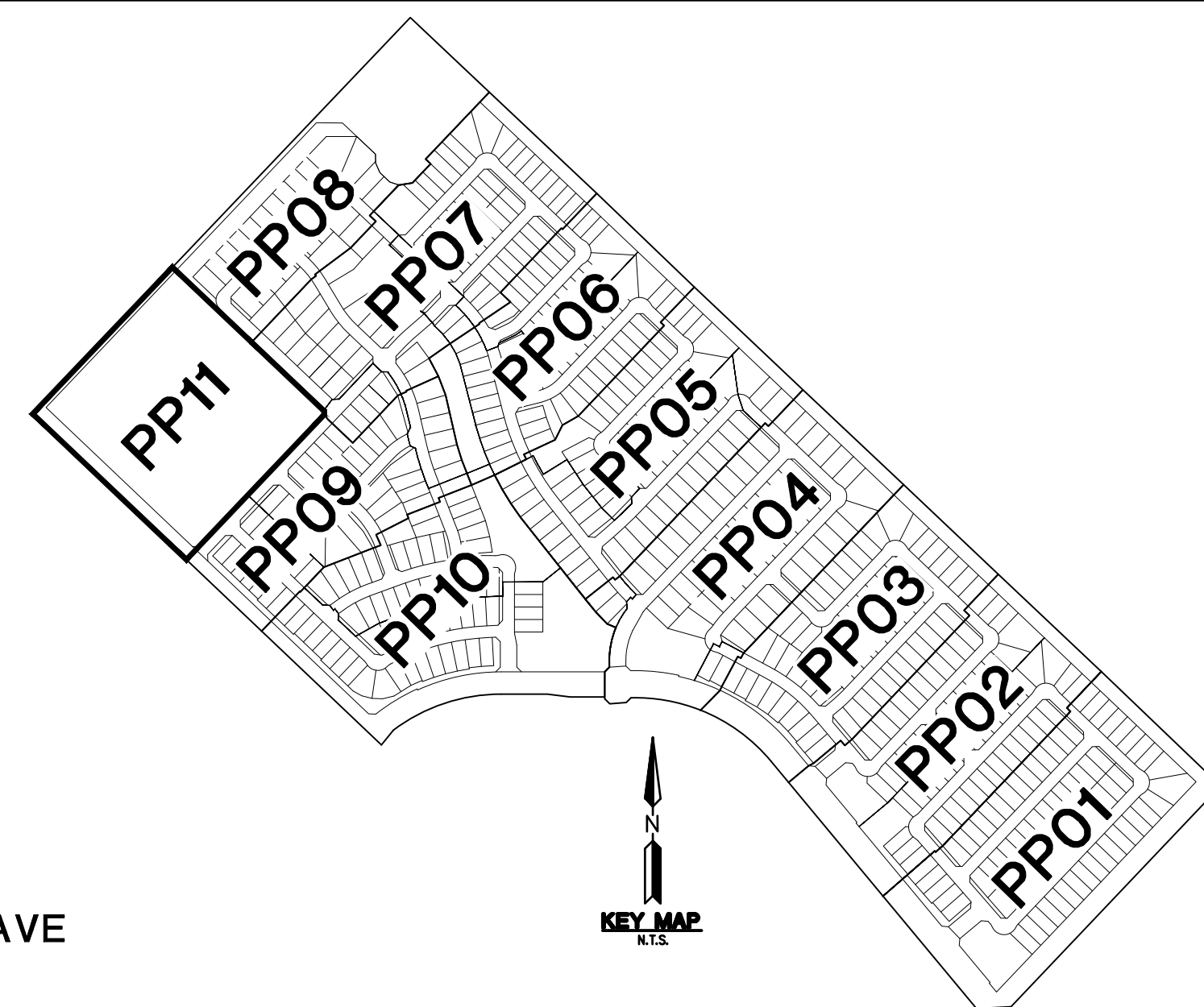
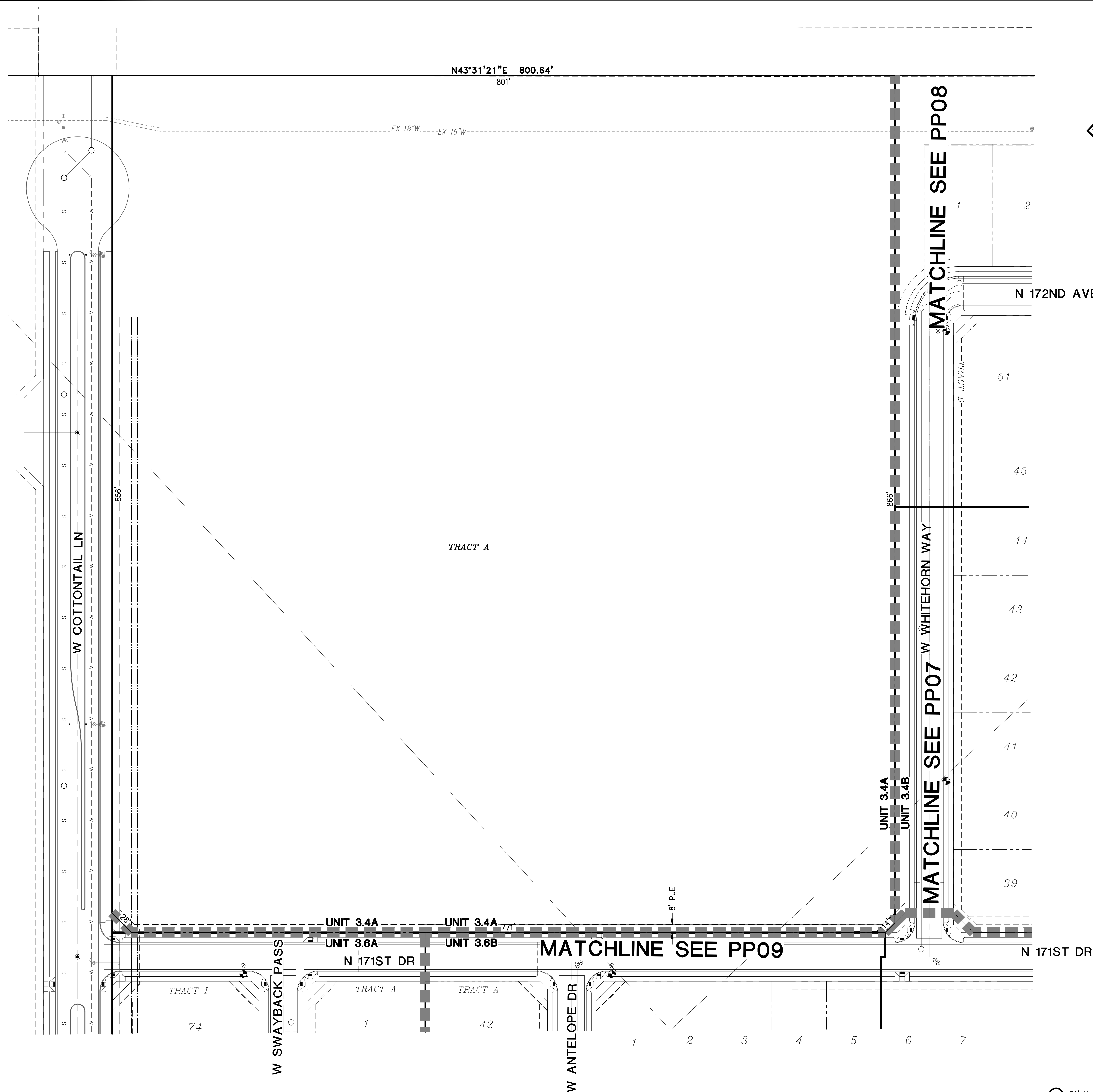
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PHOENIX, AZ 85016
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ASANTE PLANNING AREA 4
W COTTONTAIL LANE & HAPPY VALLEY ROAD
SURPRISE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1909
DATE: JUN 2023
SCALE: N.T.S.
DRAWN: HW
DESIGNED: RB
APPROVED: TW

DWG. NO.
PP10
SHT. 14 OF 15
FS23-0141



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



NOTES:

- 1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
- 2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
- 3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
- 4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS. NO TREES ABOVE PROPOSED UNDERGROUND STORM DRAINS OR WATER/SEWER LINES.
- 5. FIRE HYDRANTS TO HAVE 6 FT CLEARANCE.
- 6. 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.

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN		ACCENTS - 5 GALLON MIN	
	ACACIA ANEURA - MULGA ACACIA		AGAVE AMERICANA - CENTURY PLANT
	ULMUS PARVIFOLIA - CHINESE ELM		BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE		DASYLIRION ACROTRICHUM - GREEN DESERT SPOON
	PISTACIA X 'RED PUSH' - RED PUSH PISTACHE		EUPHORBIA ANTISYPHILITICA - CANDELILLA
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK		EUPHORBIA BIGLANDULOSA - GOPHER PLANT
SHRUBS - 5 GALLON MIN			HESPERALOE PARVIFLORA - RED HESPERALOE
	BOUGAINVILLEA 'FLAME' - BUSH BOUGAINVILLEA		MUHLENBERGIA RIGENS - DEER GRASS
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	GROUND COVERS - 5 GALLON MIN	
	ENCELIA FARINOSA - BRITTLEBUSH		LANTANA MONTEVIDENSIS- PURPLE TRAILING LANTANA
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE		LANTANA X 'NEW GOLD' - 'NEW GOLD' LANTANA
	LEUCOPHYLLUM X 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE		ROSMARINUS OFFICINALIS 'PROSTRATUS' - DWARF ROSEMARY
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE		DECOMPOSED GRANITE - 1" SCREENED, COLOR 'APACHE BROWN'
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY TEXAS SAGE		MID-IRON BERMUDA TURF
	RUELLIA PENINSULARIS - BAJA RUELLIA		
	CALLIANDRA PENINSULARIS - FAIRY DUSTER		
	SALVIA GREGGII - AUTUMN SAGE		
	SPHAERALCEA AMBIGUA - GLOBE MALLOW		
	TECOMA STANS 'SPARKLETTE' - SPARKLETTE BELLS		

MCGOUGH
ADAMSON

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E. MCKELLIPS RD., SUITE 131
MESA, AZ 85203
(602)997-9093
CONTACT: NICK ADAMSON, RLA
nicka@mg-az.com

Landscape
Architects

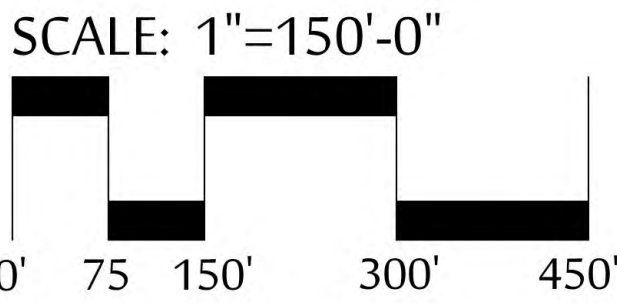
Land
Planning

Irrigation

ASANTE PLANNING AREA 4
PRELIMINARY PLANTING PLAN

HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 27, 2023

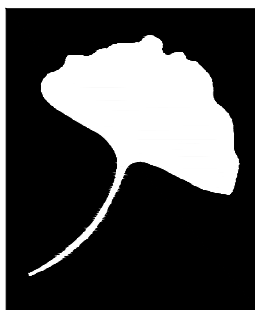
SHEET L1



FS23-0141



MCGOUGH
ADAMSON



LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E. MCKELLIPS RD., SUITE 131
MESA, AZ 85203
(602)997-9093
CONTACT: NICK ADAMSON, RLA
nicka@mg-az.com

Landscape
Architects

Land
Planning
Irrigation

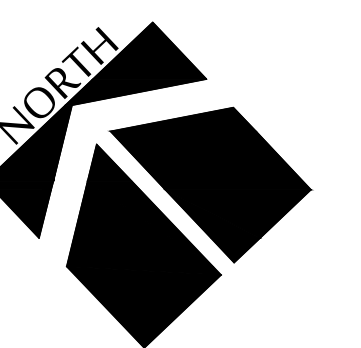
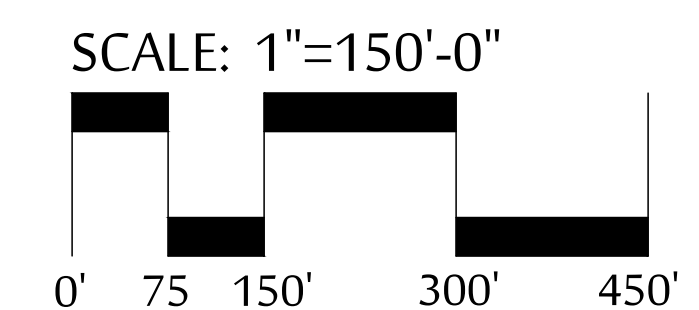
ASANTE PLANNING AREA 4

PRELIMINARY OPEN SPACE PLAN

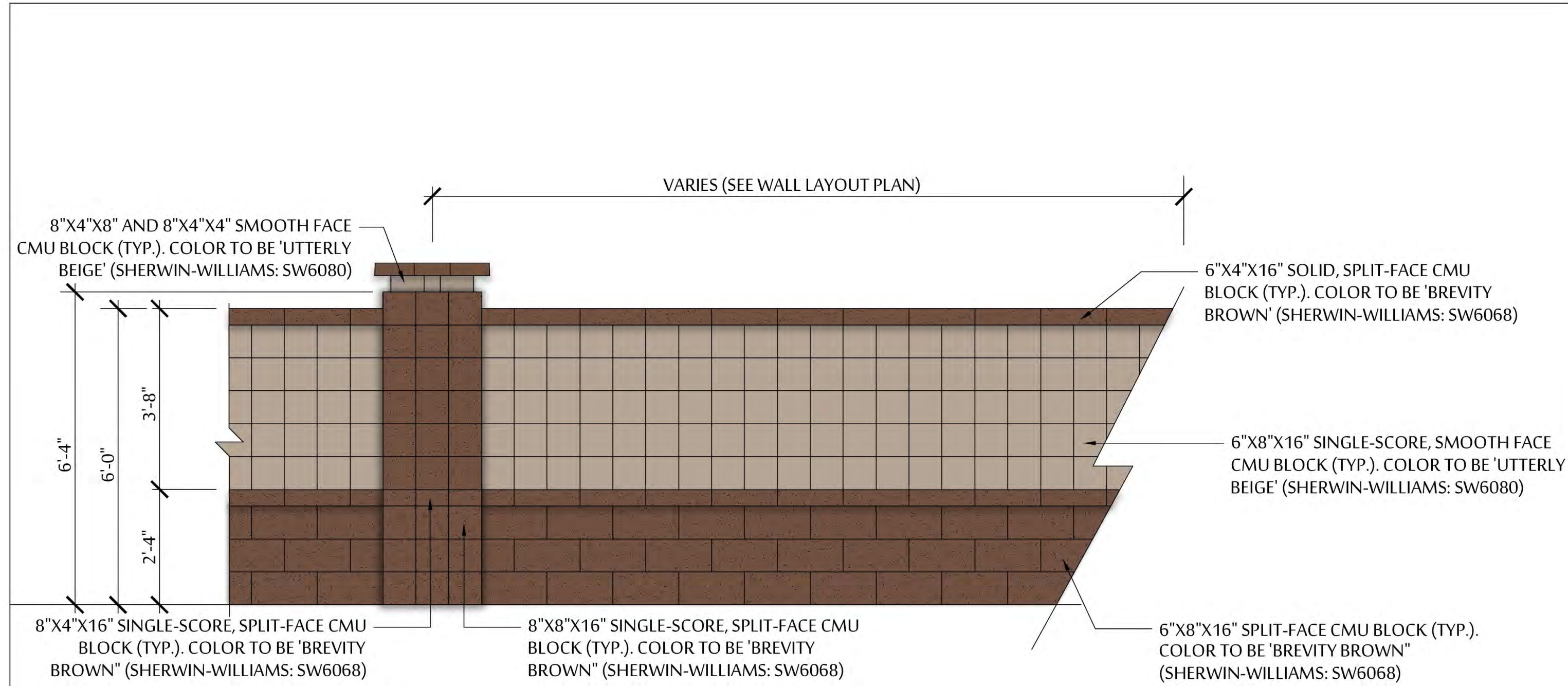
HAPPY VALLEY ROAD, SURPRISE, AZ 85387

JUNE 27, 2023

SHEET L3

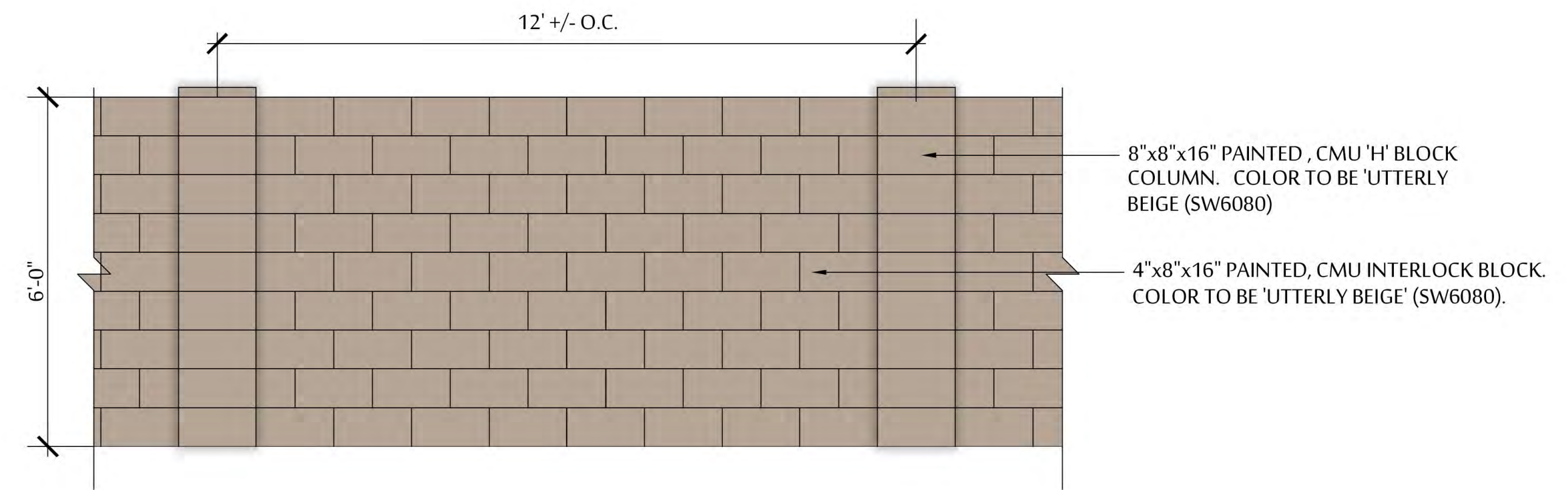


FS23-0141



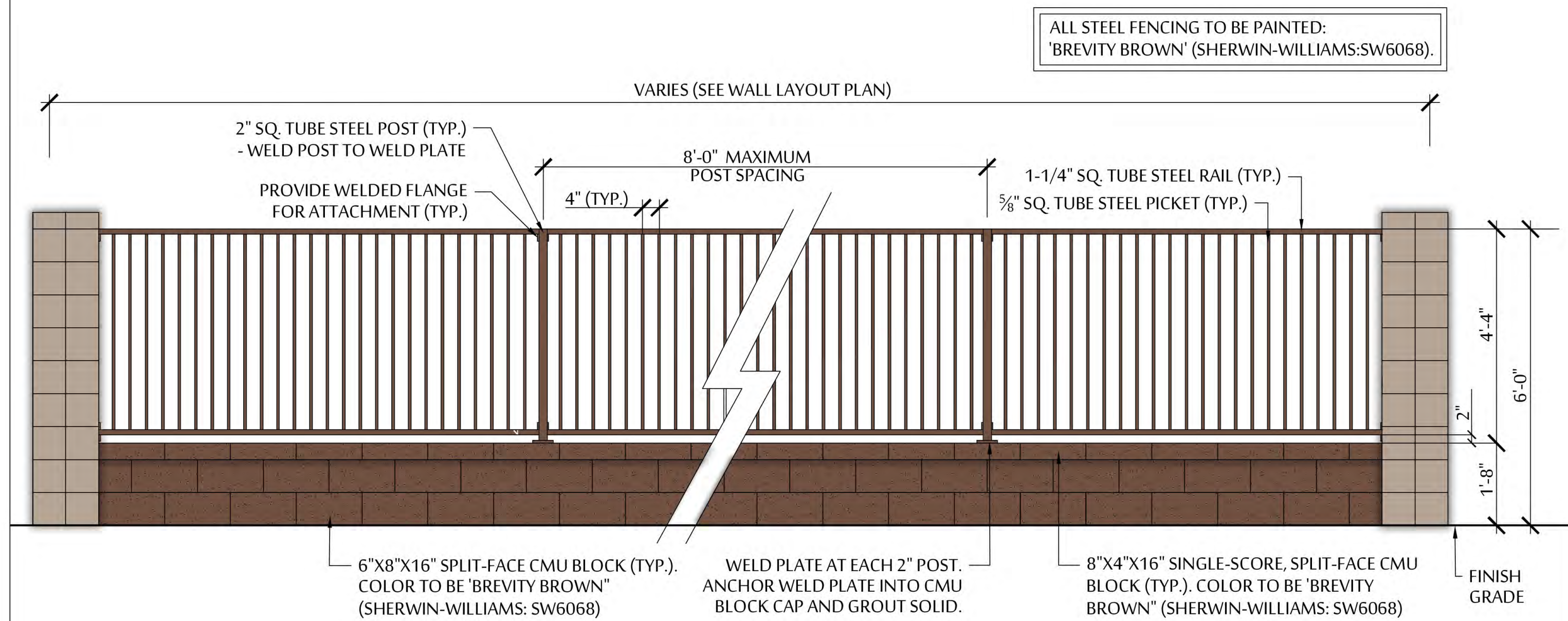
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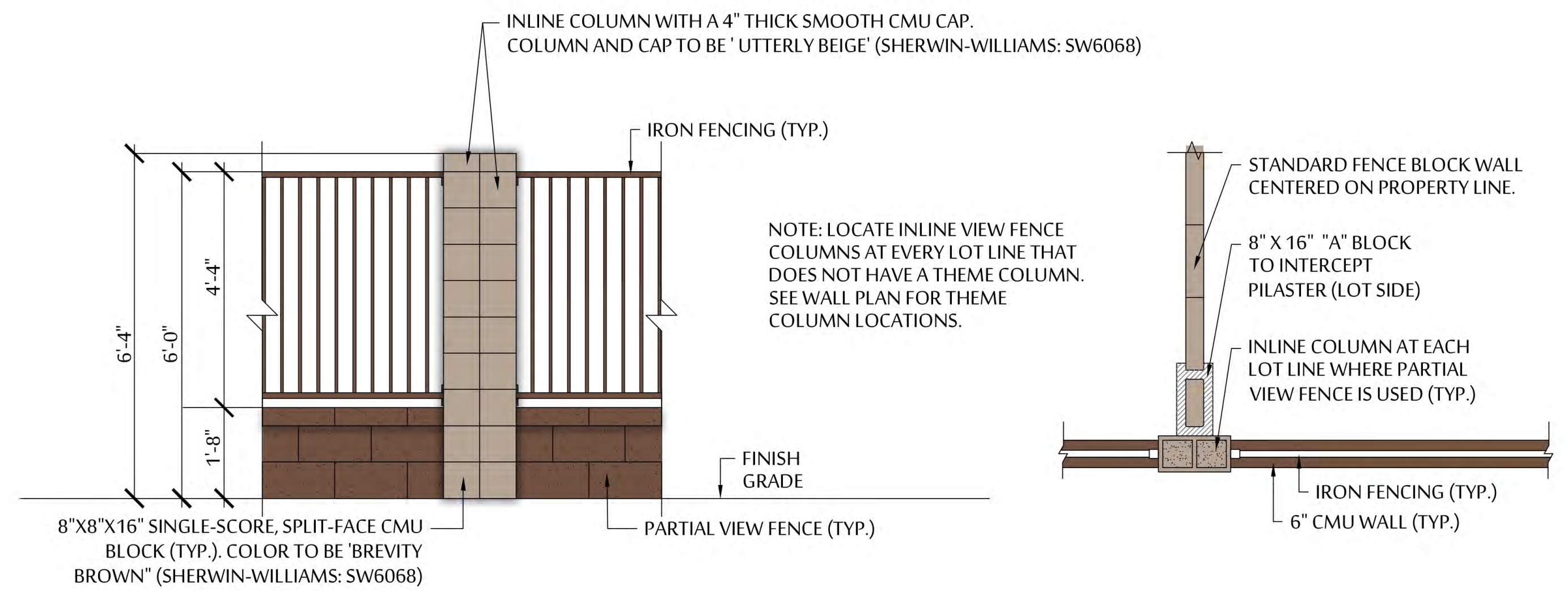


B BUILDER WALL

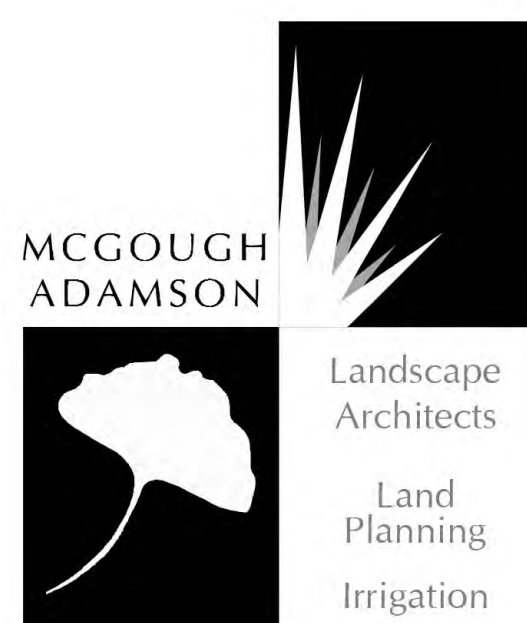
SCALE: 1/2" = 1'-0"



C PARTIAL VIEW FENCE



D VIEW FENCE COLUMN



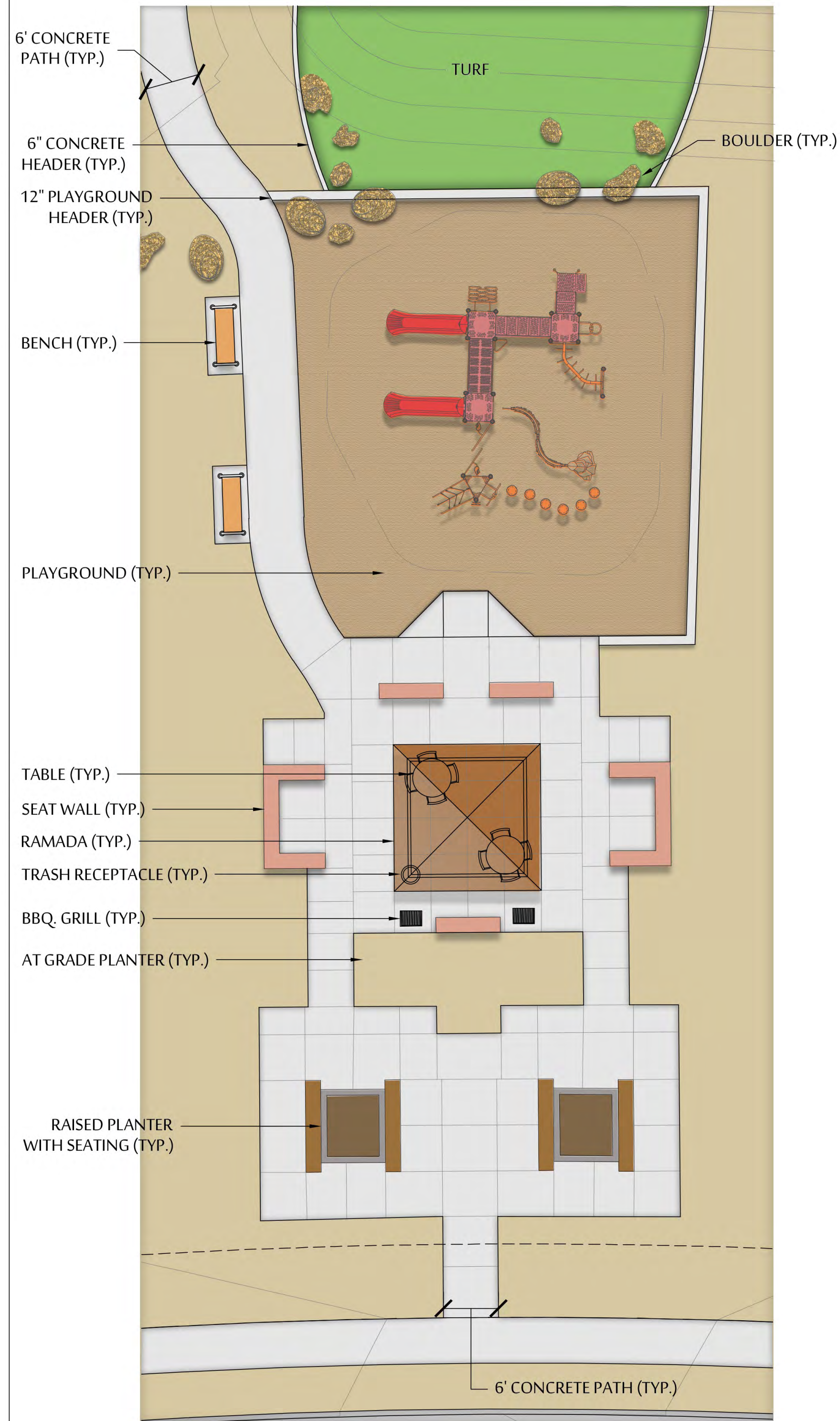
ASANTE PLANNING AREA 4 PRELIMINARY HARDSCAPE DETAILS

HAPPY VALLEY ROAD, SURPRISE, AZ 85387

JUNE 27, 2023

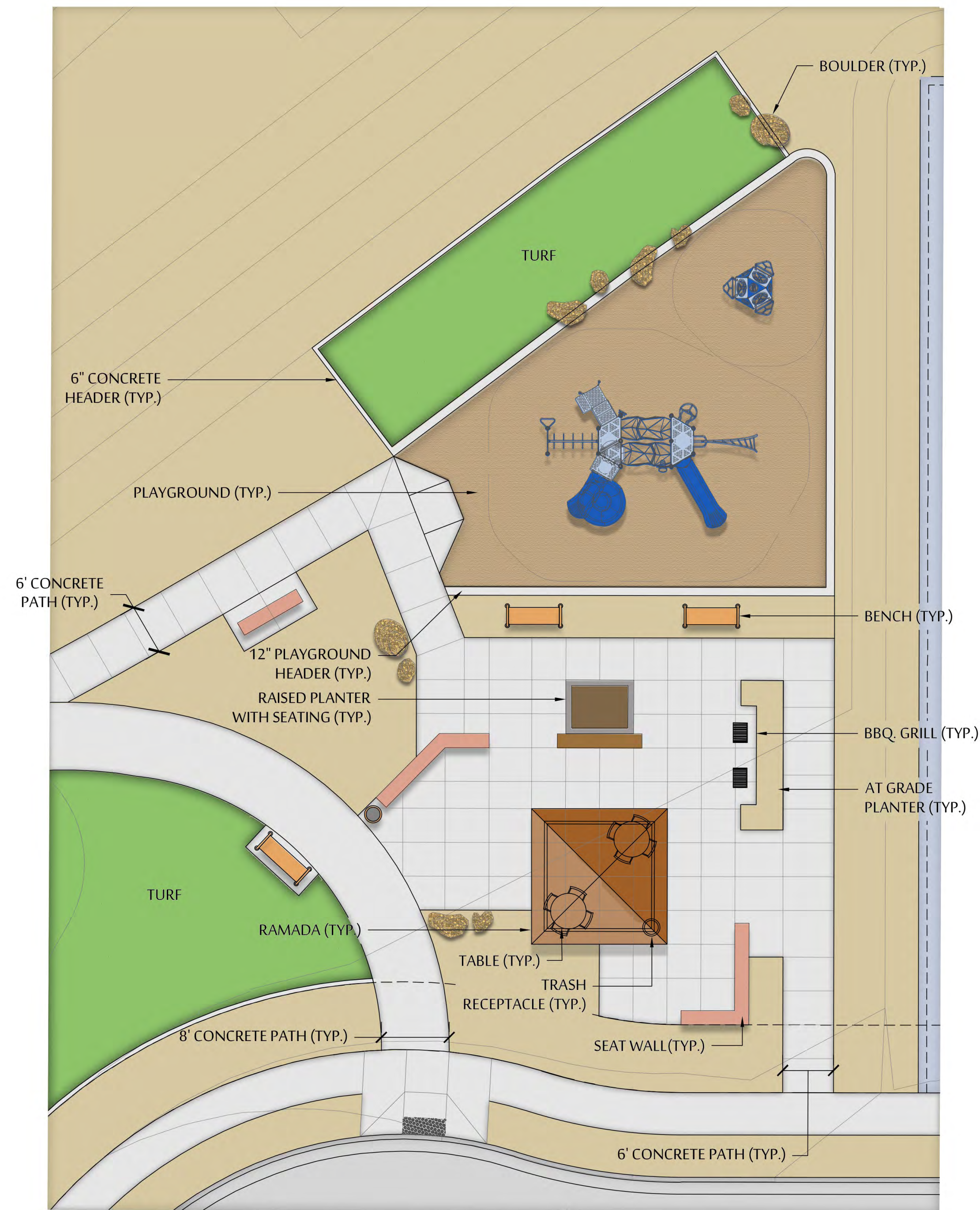
SHEET L4

FS23-0141



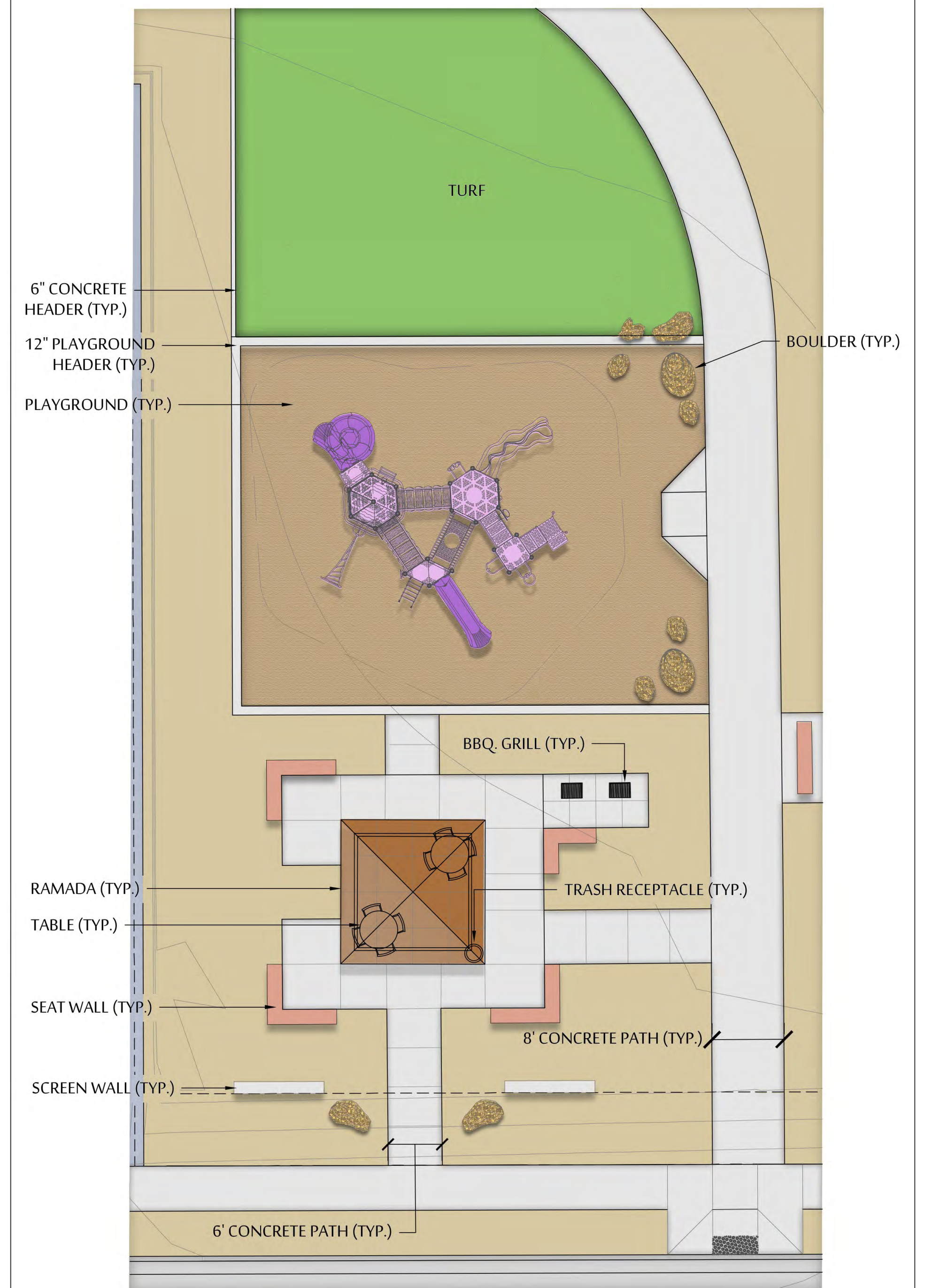
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SCALE: 1" = 10'-0"



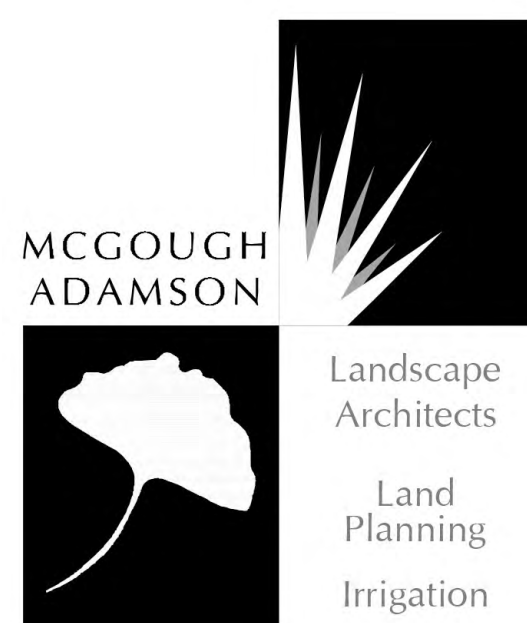
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SCALE: 1" = 10'-0"



G ACTIVE AMENITY #3 ENLARGEMENT

SCALE: 1" = 10'-0"



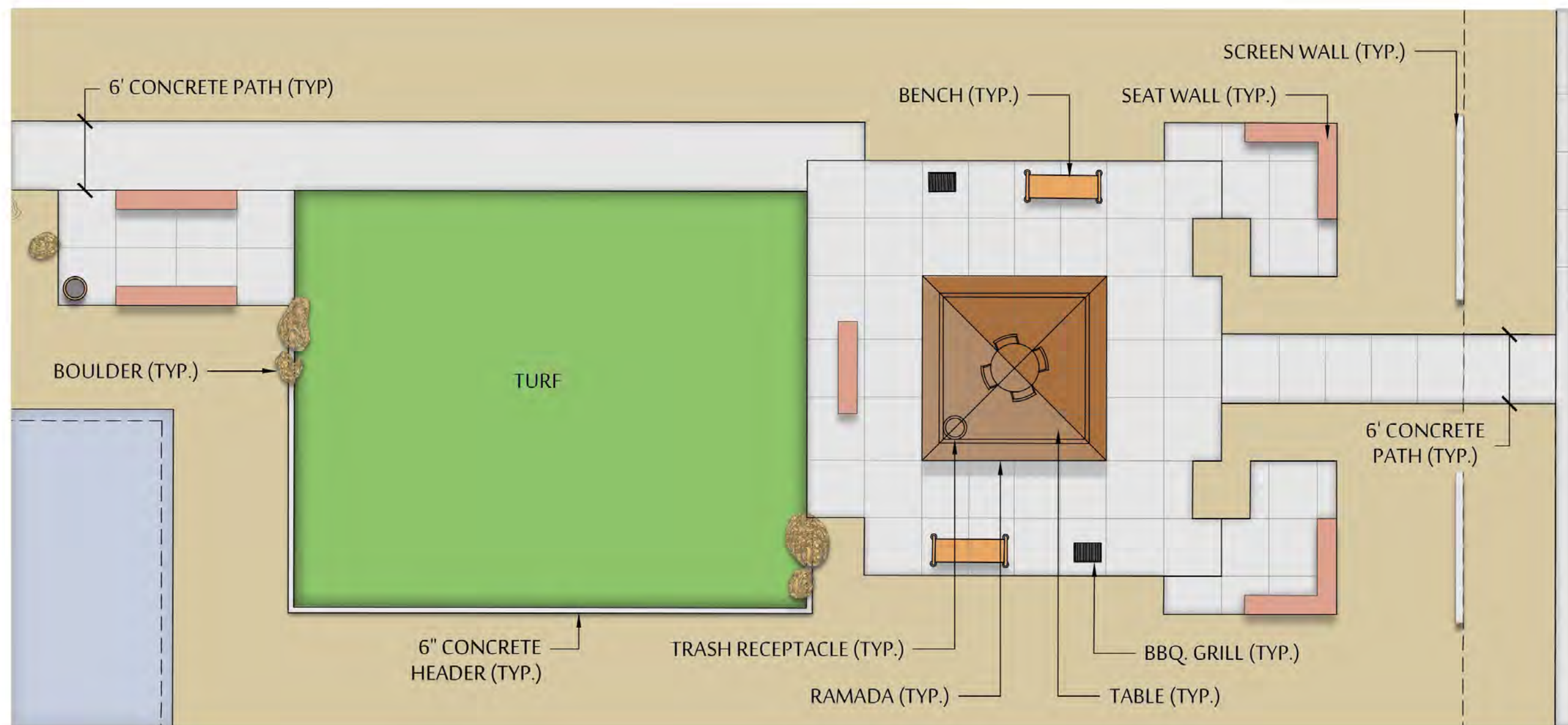
ASANTE PLANNING AREA 4 PRELIMINARY HARDSCAPE DETAILS

HAPPY VALLEY ROAD, SURPRISE, AZ 85387

JUNE 27, 2023

SHEET L5

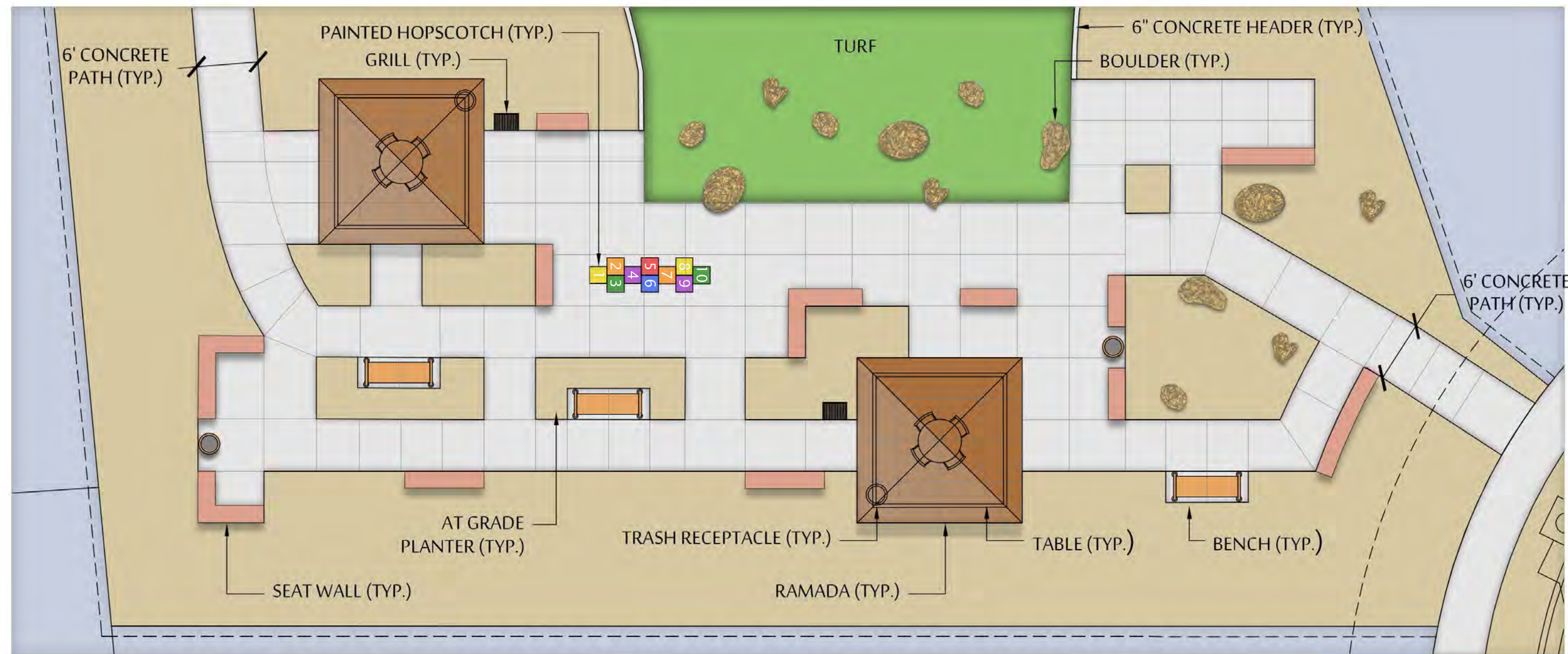
FS23-0141



E PASSIVE AMENITY #1 ENLARGEMENT



SCALE: 1" = 10'-0"



F PASSIVE AMENITY #2 ENLARGEMENT



SCALE: 1" = 10'-0"

Leslie Carnie

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Wednesday, March 1, 2023 8:07 AM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0141 Asante Planning Area 4 New Digital Submittal 02.13.23
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Importance: High

Tierney,

Thank you for the opportunity to provide comments on the Asante Planning Area 4 application.

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 residents about Luke AFB operations.

Respectfully,

Mark James

Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Monday, February 13, 2023 4:09 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>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT <MCDOTPlanning@maricopa.gov>; 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] FS23-0141 Asante Planning Area 4 New Digital Submittal 02.13.23

Good afternoon,

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

Please feel free to contact us with any questions.

Thanks,

TIERNEY FARAGO

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-3154

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

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FS23-0141
Asante Planning Area 4
Preliminary Plat

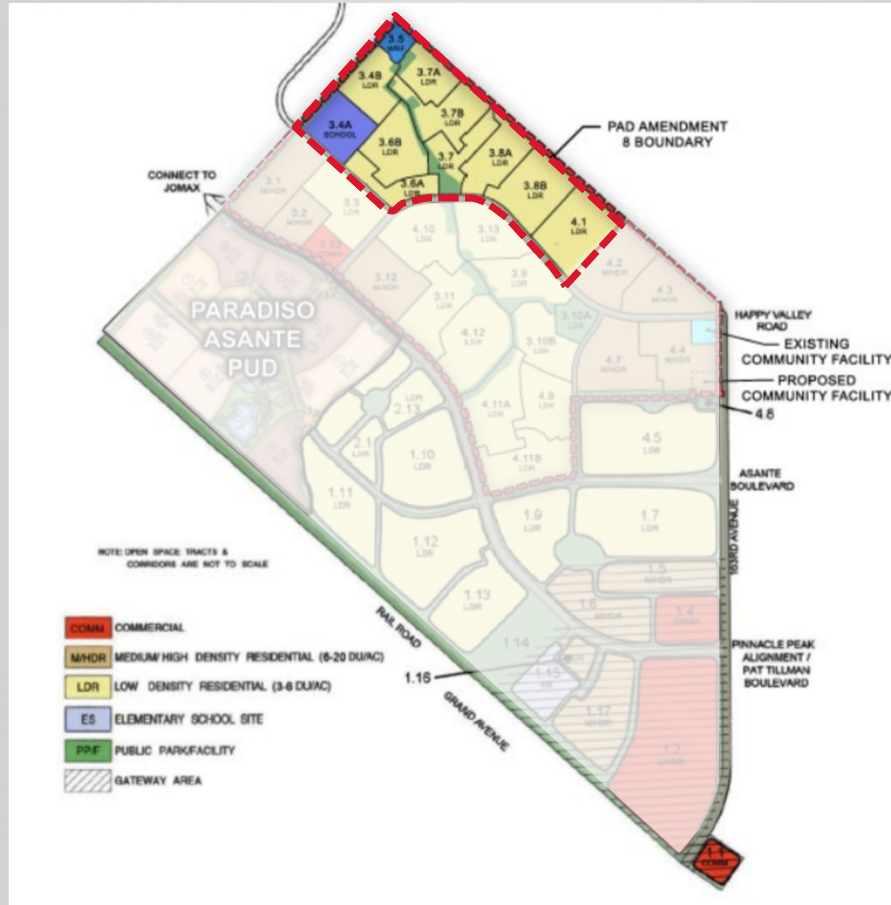
Planning & Zoning Commission
September 07, 2023



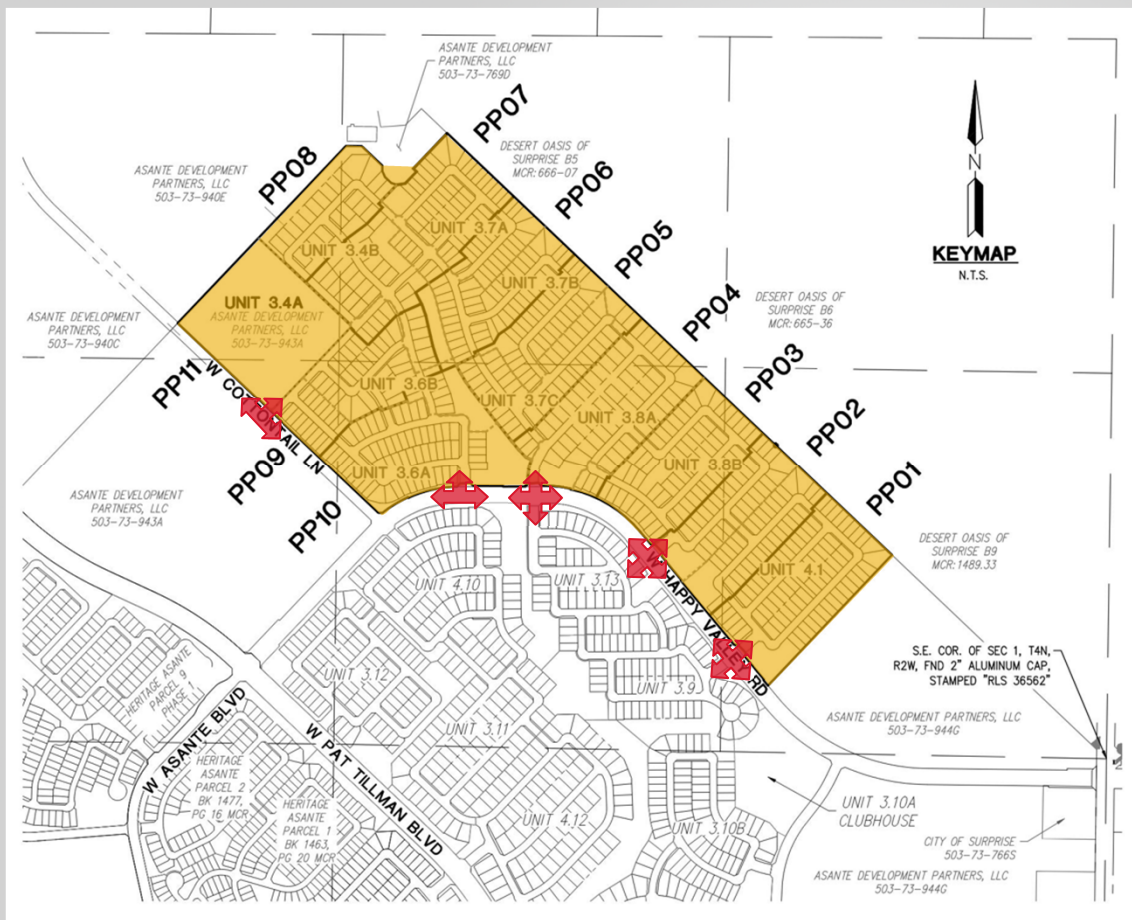
VICINITY MAP



ZONING MAP



LAND USE



Planning Area 4

Area: 154.21 Acres

Lots: 590

Project Density: 3.83 DU/Acre

Minimum Open Space: 10%

Provided Open Space: 13.60%
(20.98 Acres)



ASANTE PLANNING AREA 4 PRELIMINARY OPEN SPACE PLAN

HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 27, 2023

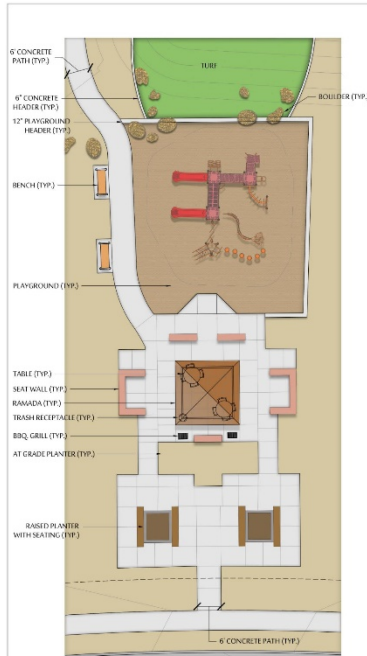
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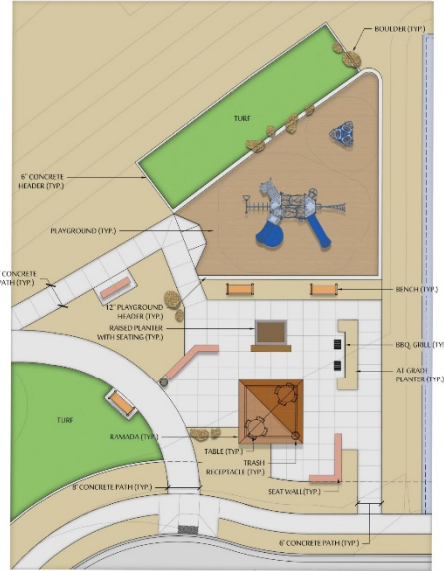
FS23-0141

OPEN SPACE



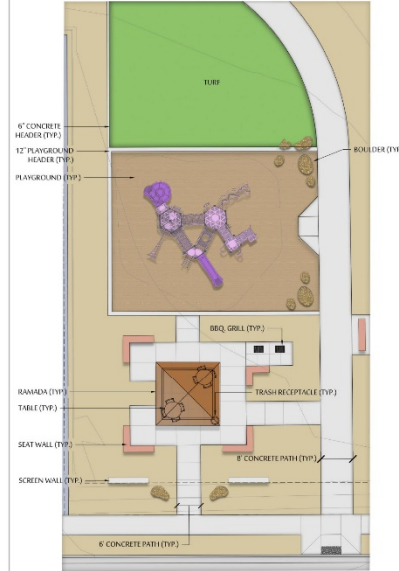
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SCALE: 1" = 10'-0"



F ACTIVE AMENITY #2 ENLARGEMENT

SCALE: 1" = 10'-0"



G ACTIVE AMENITY #3 ENLARGEMENT

SCALE: 1" = 10'-0"

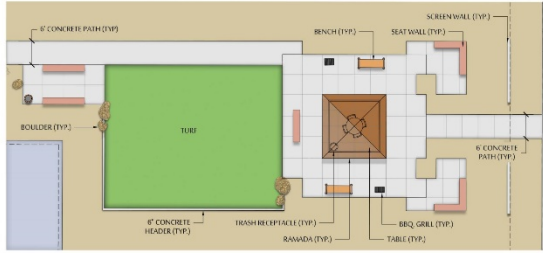


ASANTE PLANNING AREA 4 PRELIMINARY HARDSCAPE DETAILS

HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 27, 2023

SHEET 15

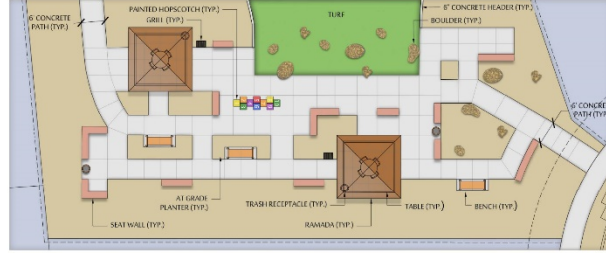
FS23-0141



E PASSIVE AMENITY #1 ENLARGEMENT



SCALE: 1" = 10'-0"



F PASSIVE AMENITY #2 ENLARGEMENT



SCALE: 1" = 10'-0"



ASANTE PLANNING AREA 4 PRELIMINARY HARDSCAPE DETAILS

HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 27, 2023

SHEET 6

FS23-0141

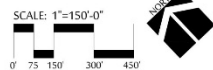


NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADORN LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR I.L.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE PUBLIC OR ANY OTHER NOTED EASEMENTS. NO TREES ABOVE PROPOSED UNDERGROUND STORM DRAINS OR WATER-SEWER LINES.
5. FIRE HYDRANTS TO HAVE 6-FT CLEARANCE.
6. SIGHT TRIANGLE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITHIN THE UNOBSERVED VIEW/ENLARGEMENT 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 DETAIL 4.01.

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SYMBOL	BOTANICAL NAME - COMMON NAME
	TREES - 24" BOX MIN		ACCENTS - 5 GALLON MIN
	ACACIA ANEURA - MULLICA ACACIA		AGAVE AMERICANA - CENTURY PLANT
	ULMUS PARVIFOLIA - CHINESE ELM		BOULEAU GLAUCUS - BLOOMING AMBITION GRASS
	PARKINSONIA X DESERT MUSEUM - DESERT MUSEUM PALM (VARI)		DASYLIRION ACROSTICHUM - GREEN DESERT SPOON
	PRESTECIA X RED PINE - RED PINE PRESTECIA		EUPHORBIA ANTIOCHIA - CANDELLA
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK		EUPHORBIA BIGLANDULOSA - GOMPHUS PLANT
			HESPERALOE PARVIFLORA - RED HESPERALOE
			MULLEINERIA BIEBER - DRY GRASS
	SHRUBS - 5 GALLON MIN		GROUND COVERS - 5 GALLON MIN
	BOUGAINVILLEA FLAME - BUSH BOUGAINVILLEA		LANTANA MONTEVIDENSIS - PURPLE BLOOMING LANTANA
	CASUALPINA PULCHERRIMA - RED BIRD OF PARADISE		LANTANA X NEW GOLD - NEW GOLD LANTANA
	ENCELIA FABRICOSA - BRITTELBUSH		ROSEMARYS OFFICINALIS PROSTRATUS - DWARF ROSEMARY
	EREMOPHILA GLABRA SPP. CAERULEA - WINTER BLAZE		DECOMPOSED GRANITE - 1" SCREENED, COLOR: APACHE BROWN
	LEUCOPHYLLUM X HEAVENLY CLOUD - HEAVENLY CLOUD SAGE		MID-RON BERMUDA TURF
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE		
	LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY - LYNN'S LEGACY		
	RUSSIA PENINSULARIS - BAY RUSSIA		
	CALLANDRA PENINSULARIS - FAIRY DUSTER		
	SALVIA GREGGII - AUTUMN SAGE		
	SPHAERALCEA AMBIGUA - GLOBE MALLOW		
	TECOMA STANS SPARKLETTE - SPARKLETTE BELLS		



FS23-0141

ASANTE PLANNING AREA 4 PRELIMINARY PLANTING PLAN

HAPPY VALLEY ROAD, SURPRISE, AZ 85387

JUNE 27, 2023

LANDSCAPE ARCHITECT

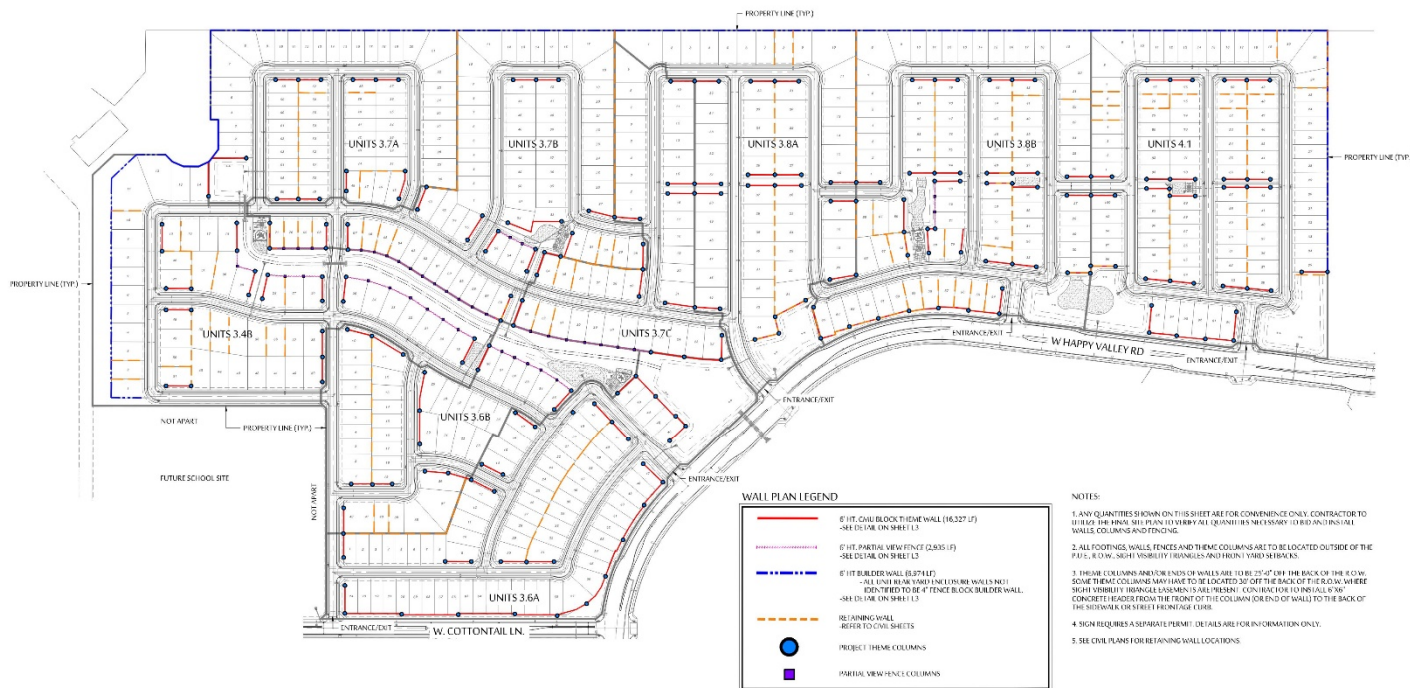
MCCOUGH ADAMSON
335 E. MCKEILIPS RD., SUITE 101
MESA, AZ 85203
(602) 987-8003
CONTACT: INFO@MCA-ADAMSON.COM
mca@mp-az.com

Landscaping
Land Planning
Irrigation



JUNE 27, 2023

FS23-0141



ASANTE PLANNING AREA 4 PRELIMINARY WALL PLAN

HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 27, 2023

SCALE: 1"=150'-0"
0' 75' 150' 300' 450'

FS23-0141

MCGOUGH
ADAMSON



Landscape
Architecture
Land
Planning
Irrigation



RECOMMENDATION

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



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





STIPULATIONS

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 4”, prepared by Hilgart Wilson, and stamped received June 29, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Asante Planning Area 4 Preliminary Landscape Plan”, prepared by McGough Adamson, and stamped received June 29, 2023.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 7, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante Units 4.4/4.7" received July 21, 2023, a property generally located southwest of 163rd Dr. and Happy Valley Rd. alignment. Case FS22-1454.

Motion:

Motion to approve the Preliminary Plat entitled "Preliminary Plat for Asante Units 4.4/4.7" dated July 21, 2023 subject to stipulations "a" through "c" as outlined in the staff report.

Background:

Scott Staman with Atwell, LLC. seeks approval of a Preliminary Plat for Asante Units 4.4/4.7. The applicant seeks to subdivide the subject property into 300 single-family lots over approximately 44.92 net acres, for a net density of 6.68 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS23-1454 Units 4.4 & 4.7 Preliminary Plat - Staff Report
2. 01 - FS22-1454 Asante Units 4.4 & 4.7 - Vicintiy Map
3. 02 - FS22-1454 Asante Units 4.4 & 4.7 - Zoning Map
4. 03 - FS22-1454 Asante Units 4.4 & 4.7 - Preliminary Plat

5. 04 – FS22-1454 Asante Units 4.4 & 4.7 – Landscape Plan
 6. 05 – FS22-1454 Asante Units 4.4 & 4.7 – Parking and Solid Waste Exhibit
 7. 06 – FS22-1454 Asante Units 4.4 & 4.7 Preliminary Plat – Luke AFB Comments
 8. FS22-1454 - Asante Units 4.4 & 4.7 Preliminary Plat - PowerPoint
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS22-1454

Project Name: Asante Parcel Units 4.4 & 4.7 – Preliminary Plat

Council District: 1 - Acacia

Planning and Zoning Date: September 07, 2023

Planner: Leslie Carnie, Planner II

Owner: Asante Development Partners, LLC

Applicant: Scott Staman with Atwell, LLC

Request: Preliminary Plat for 300 single-family residential lots

Site Location: Generally located southwest of 163rd Ave. and Happy Valley Rd.

Site Size: 44.92 net acres

Net Density: 6.68 Du/Ac

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

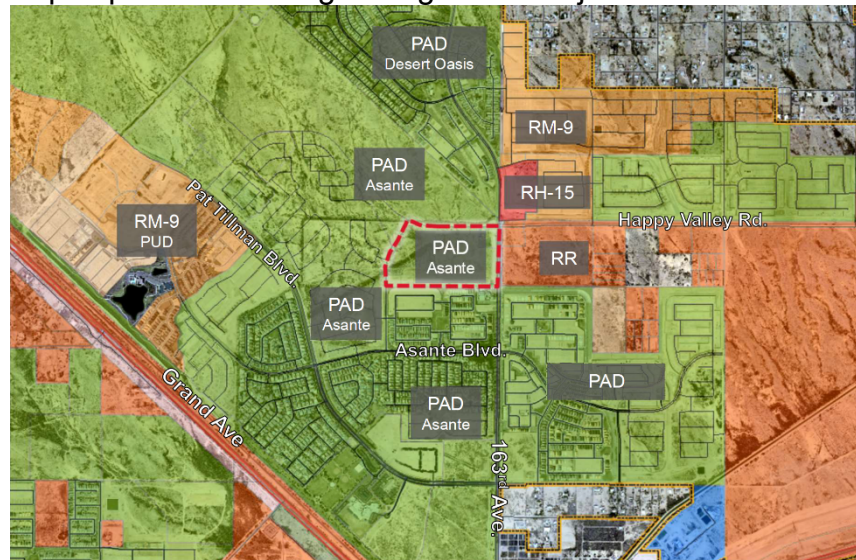
Staff Recommendation: Staff recommends the Commission **approve** the proposed Preliminary Plat for Asante Units 4.4/4.7, subject to stipulations 'a' through 'c'.

PROJECT DESCRIPTION:

Scott Staman with Atwell, LLC. seeks approval of a Preliminary Plat for Asante Units 4.4/4.7. The applicant seeks to subdivide the subject property into 300 single-family lots over approximately 44.92 net acres, for a net density of 6.68 DU/Ac.

SURROUNDING LAND ZONING:

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



BACKGROUND:

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

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

August 29, 2022: A minor amendment to the Asante PAD was approved administratively under case FS22-0756 to modify street alignments, school and amenity site locations, and development standards.

November 11, 2022: The applicant filed the subject case, FS22-1454.

August 8 2023: A minor amendment to the Asante PAD was approved administratively under case FS22-1454 to revise "Medium/High Density Standards, Table 2 and add the "Alley Loaded" lot diagram.

August 15, 2023: A minor amendment to the Asante PAD was approved administratively under case FS22-0574 to revise the "Medium/High Density Standards, Table 2 and the "Typical Cluster Layout" lot diagram.

ANALYSIS AND DISCUSSION:

The proposed plat includes 300 single-family residential lots over approximately 48.01 gross acres (44.92 net acres). The land use designations within the subject area, as depicted below, both units are designated Medium High Residential (M/HDR). Minor adjustments have been made to the configuration of both units to accommodate existing infrastructure and future roadway alignment.



Density

The Asante PAD permits densities in the range of 6 – 20 DU/Ac in the Medium/High Density land use category. The subject plat includes an overall gross density 6.25 DU/Ac and an overall net density of 6.68 DU/Ac.

Development Standards

The Asante PAD includes (2) different lot categories with associated development standards for Medium/ High Density single family residential lots: Cluster Type “Alley Loaded” and Zero Lots “Z-Lots”. The Cluster Type “Alley Loaded” is represented in the subject preliminary plat. A full breakdown of the lot categories and their development standards is shown in the following table.

Medium/High Density Residential Development Standards, Table 2
(Lot Diagrams are shown in Tab G)

		Cluster Type	Zero Lots
		Alley Loaded	Z-Lots
Minimum subdivision size		1 acre	N/A
Min. Lot Area – Square footage		1,200	2,730
Min. Lot Width – Interior Lot	(2)	20'	(2) 35'
Min. Lot Depth		60'	70'
Maximum Building Height		40'	30'
Minimum Yard Setbacks			
Front - Public Street	(1)	15'	(1) 10'
Front - Private Street or Open Space Tract	(10)	8'	8'
Front/Rear to Face of Garage Door – Public St.		18'	18'
Front/Rear to Face of Garage Door – Private St.		4'	N/A
Rear	-	3'	(3) 5'
Sides	(4)	0'	(4)(5) 0'/5'
Sides – Aggregate	-	10'	(8) 10'
Street Side Setback (Cluster Layout)	(9)	15'	- N/A
Minimum Distance Between Buildings	(6)(7)	10'	10'
Landscape Tracts			
Collector Street		10'	10'
Arterial Street		20'	20'
Notes:			
1. May be reduced for auto-courts and landscaped tracts/easements.			
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during preliminary plat process.			
3. Patio covers may encroach to within 5' of the rear property line.			
4. Non-structural arch. features such as fireplaces, bay windows, pergolas and pop-outs may encroach no more than 3' into side yard setback.			
5. Where a side yard setback is provided, it must be a minimum of 5'			
6. Minimum separation of bldgs on same lot for cluster type is 10'.			
7. Min. separation of bldgs for cluster type on adjacent Lots 0'/10' if setback is provided on at least one lot.			
8. Z-Lot properties to have sufficient access for property maintenance			
9. Porches and/or non-enclosed structures may encroach up to 3' (20%) into the cluster layout Street Side Setback.			
10. Minimum Livable setback shall be 3' from the back of the Private Drive Easement.			

Access

Two full access points are provided into this development: Main access is taken from Happy Valley Rd. via 165th Ave and a secondary access point is taken from 166th Dr. via Chama Dr.

111 ***Open Space Landscape***

112 The Asante PAD requires 20% open space for Medium/High Density residential
113 developments. The subject plat includes a total of 12.21 acres dedicated to open space,
114 which equates to 27.2% of the overall net area. Of that, 2.93 acres is Active Open Space,
115 and 9.28 acres is Passive Open Space. Within these open spaces is a network of trails,
116 pocket parks, stormwater retention areas, and landscaping. The site is to be landscaped with
117 native and low water use plants allowed by the PAD and consistent with the overall Asante
118 development.

119
120 ***Walls***

121 The wall plans for Units 4.4 & 4.7 are consistent with the remainder of the Asante
122 Development, as are the colors and materials for the theme walls, builder walls, and columns.

123
124 **Conformance with Adopted Plans:**

125
126 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
127 Character Area, which supports residential development of up to 8 DU/Ac or more. At a net
128 density of 6.68 du/acre, this development is consistent with the General Plan in this regard.

129
130 **Reviewing Agencies:**

131
132 In addition to the standard city reviewing agencies, who indicate no objections to the
133 requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Department
134 of Transportation (MCDOT) were included in the routing of this case. These agencies also
135 indicate no objections.

136
137 **Summary:**

138
139 The proposed Preliminary Plat meets the requirements of the Asante PAD, the Surprise
140 Municipal Code, and the General Plan.

141
142 **Findings:**

- 143
144
 - The proposed Preliminary Plat is consistent with the Asante PAD and subsequent
 - 145 amendments.
 - 146 • The proposed Preliminary Plat is consistent with the applicable City of Surprise
 - 147 regulations.
 - 148 • The reviewing agencies have indicated no objections to the request.

149
150

151 **Recommendation:**

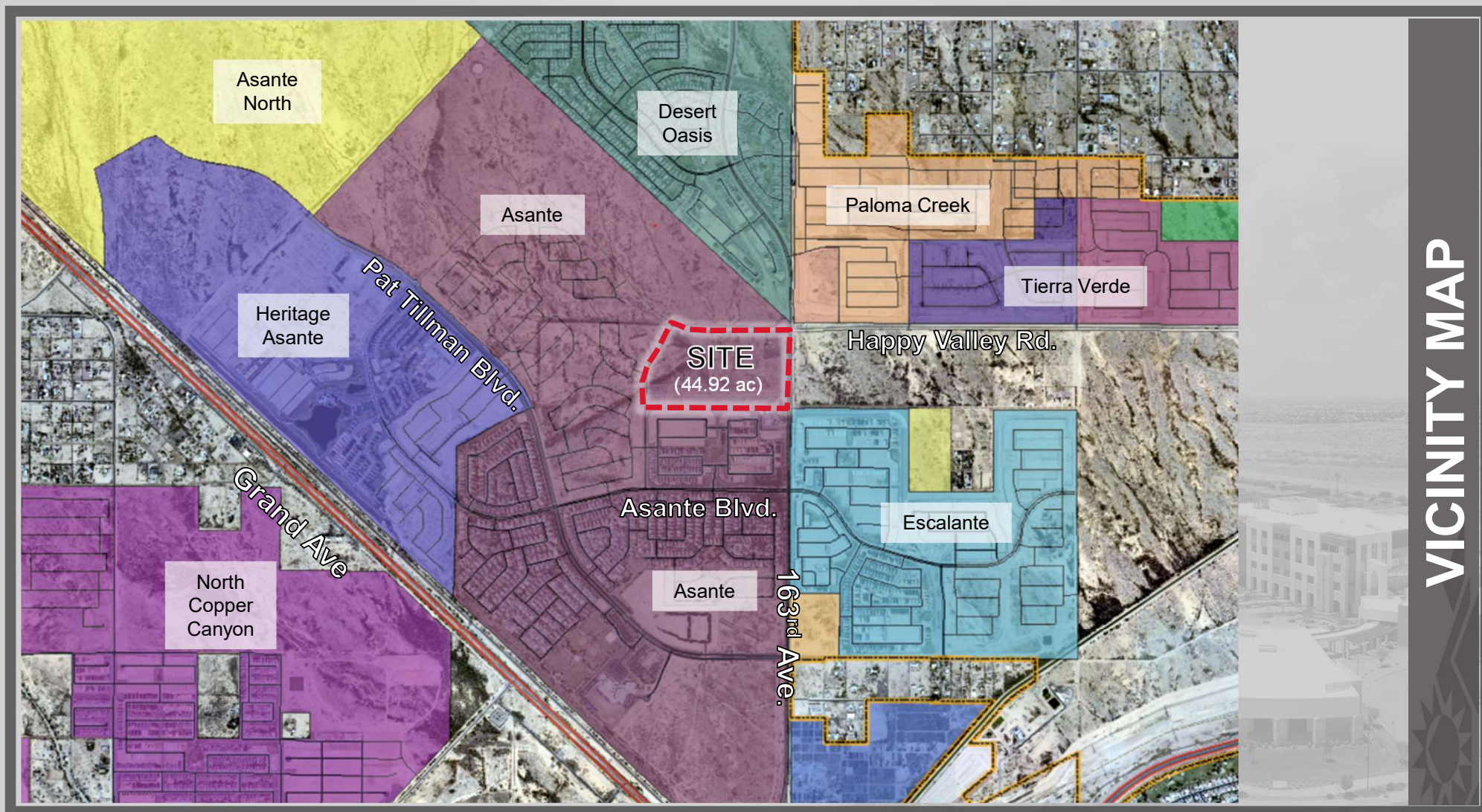
152
153 Staff recommends the Commission **approve** the proposed Preliminary Plat for Asante Units
154 4.4 & 4.7 (Case FS22-1454) subject to stipulations 'a' through 'c' as outlined below:
155

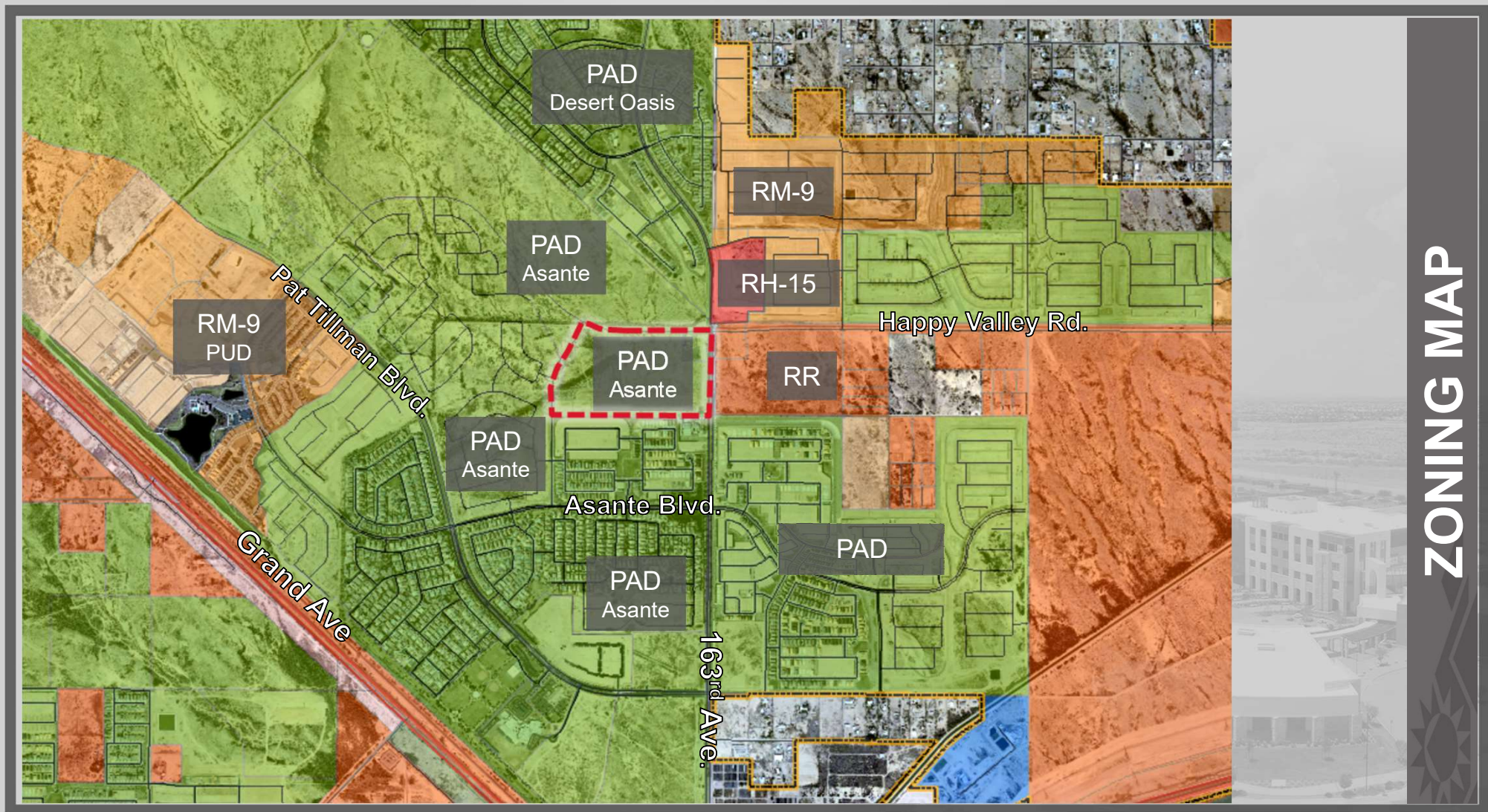
- 156 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
157 "Preliminary Plat for Asante Units 4.4/4.7", prepared by Atwell, and stamped
158 received August 10, 2023.
159
160 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Asante
161 Units 4.4 and 4.7" Preliminary Planting Plan", prepared by McGough Adamson, and
162 stamped received June 21, 2023.
163
164 c. Non-compliance with the stipulations of approval of this case will be treated as a
165 violation in accordance with the applicable provisions of the Surprise Municipal
166 Code.
167

168 However, should the Commission wish to recommend **denial** of the request, the Commission
169 should make its own findings and base its decision on those alternative findings.
170
171
172
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176
177

178 **Attachments:**
179

- 180 01 Vicinity Map
181 02 Zoning Map
182 03 Preliminary Plat
183 04 Preliminary Landscape Plan
184 05 Parking and Solid Waste Exhibit
185 06 Luke AFB Comments





LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

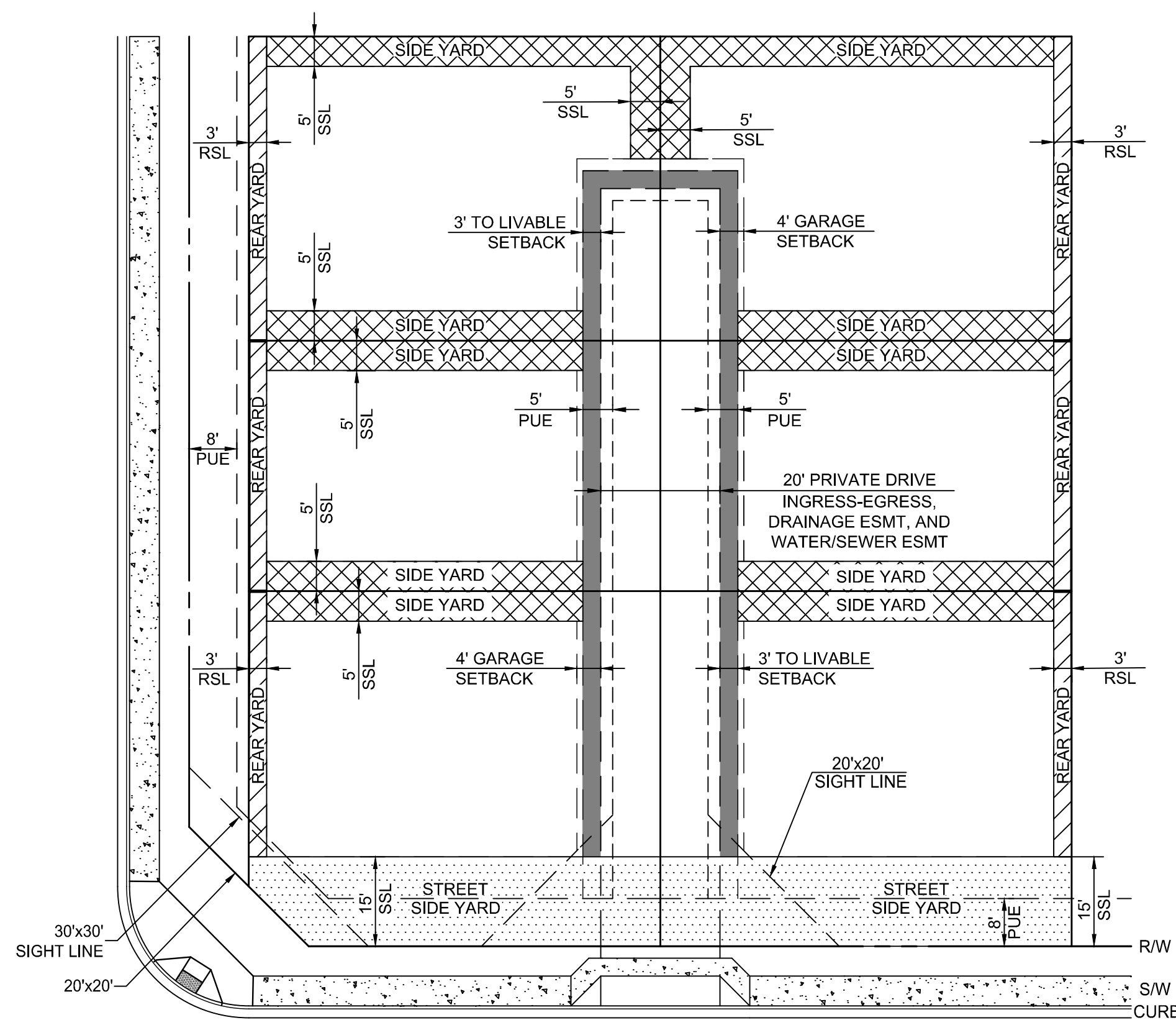
COMMENCING AT A FOUND MONUMENT CAP FLUSH STAMPED CITY OF SURPRISE, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, FROM WHICH A FOUND MONUMENT CAP FLUSH STAMPED CITY OF SURPRISE, ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, THEREOF BEARS S00°45'20"W A DISTANCE OF 2634.06 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 12, N89°20'59"W A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING;

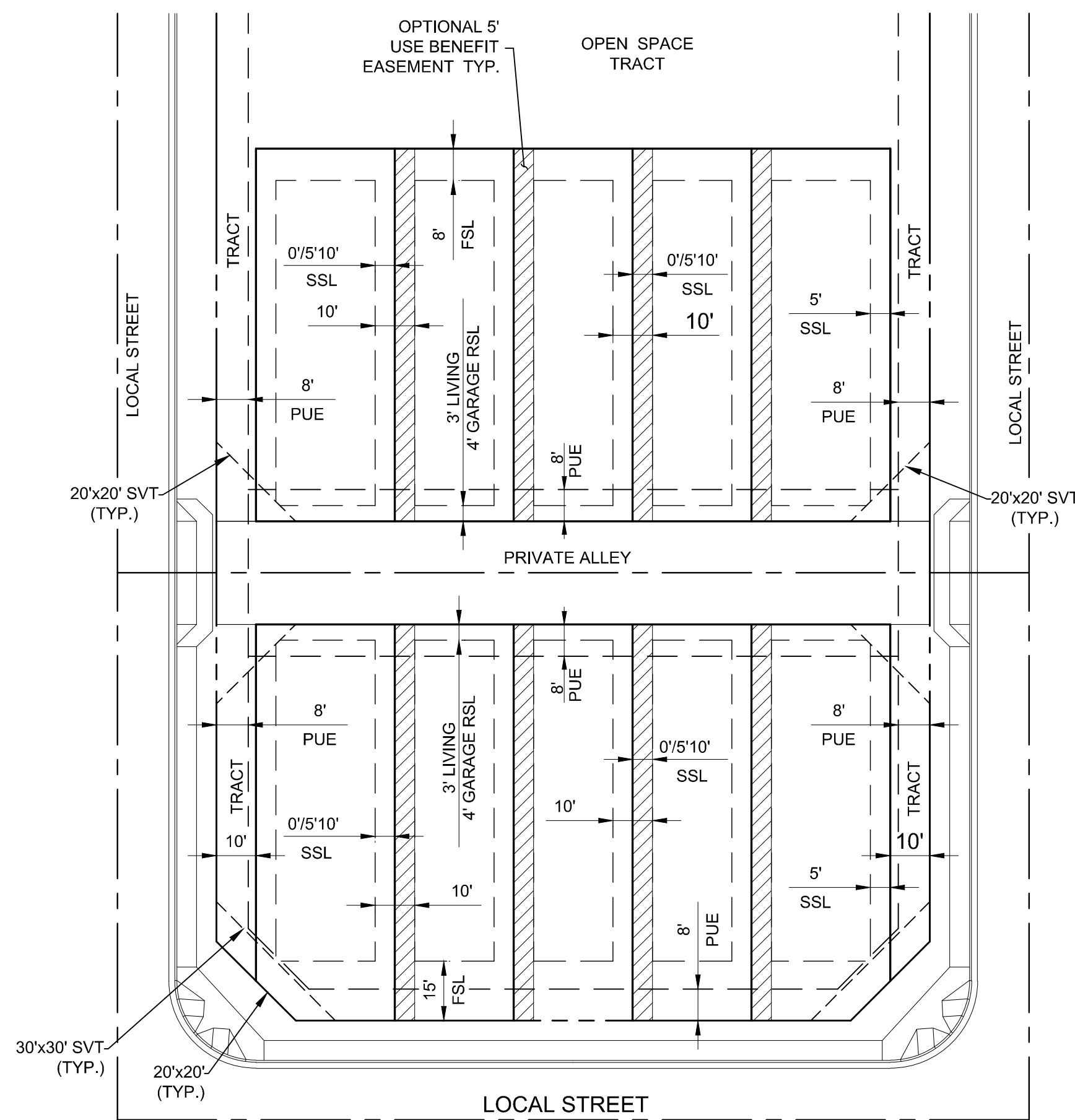
THENCE, S89°20'59"E A DISTANCE OF 122.36 FEET TO THE POINT OF BEGINNING.

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

TRACT TABLE (OPEN SPACE)				TRACT TABLE			
TRACT #	AREA (AC)	USE	UNIT	TRACT #	AREA (AC)	USE	UNIT
TRACT B	2.703	DRAINAGE, PUE	4.4	TRACT A	0.643	DRAINAGE, PUE, FUTURE ROADWAY	4.4
TRACT C	0.021	DRAINAGE, PUE	4.4	TRACT DW-1	0.017	PRIVATE DRIVE, EASEMENT, PUE	4.7
TRACT D	0.021	DRAINAGE, PUE	4.4	TRACT DW-2	0.029	PRIVATE DRIVE, EASEMENT, PUE	4.7
TRACT E	1.265	DRAINAGE, PUE	4.7	TRACT DW-3	0.029	PRIVATE DRIVE, EASEMENT, PUE	4.7
TRACT F	1.678	DRAINAGE, PUE	4.7	TRACT ALLEY-1	0.313	ALLEY STREEY, UTILITIES, PUE	4.4
TRACT G	0.022	DRAINAGE, PUE	4.4	TRACT ALLEY-2	0.179	ALLEY STREEY, UTILITIES, PUE	4.4
TRACT H	0.02	DRAINAGE, PUE	4.4	TRACT ALLEY-3	0.254	ALLEY STREEY, UTILITIES, PUE	4.4
TRACT I	0.02	DRAINAGE, PUE	4.4	TRACT ALLEY-4	0.254	ALLEY STREEY, UTILITIES, PUE	4.4
TRACT J	0.02	DRAINAGE, PUE	4.4	TRACT ALLEY-5	0.357	ALLEY STREEY, UTILITIES, PUE	4.4
TRACT K	0.022	DRAINAGE, PUE	4.4	TOTAL	2.08		
TRACT L	0.02	DRAINAGE, PUE	4.4				
TRACT M	1.376	DRAINAGE, PUE	4.4				
TRACT N	1.744	DRAINAGE, PUE	4.7				
TRACT O	0.02	DRAINAGE, PUE	4.4				
TRACT P	0.02	DRAINAGE, PUE	4.4				
TRACT Q	3.197	DRAINAGE, PUE	4.7				
TRACT R	0.021	DRAINAGE, PUE	4.4				
TRACT S	0.023	DRAINAGE, PUE	4.4				
TOTAL	12.21						



TYPICAL CLUSTER LAYOUT
(WITH PRIVATE DRIVE EASEMENT)
SCALE: 1"=20'



TYPICAL ALLEY LAYOUT
SCALE: 1"=30'

ASANTE PAD DEVELOPMENT STANDARDS

PAD - LOTS 1-185		
		CLUSTER TYPE/ ALLEY LOADED
MINIMUM SUBDIVISION SIZE		1 ACRE
MIN. LOT AREA -- SQUARE FOOTAGE		1,200
MIN. LOT WIDTH - INTERIOR LOT	(2)	20'
MIN. LOT DEPTH		60'
MAXIMUM BUILDING HEIGHT		40'
MINIMUM YARD SETBACKS		
FRONT - PUBLIC STREET	(1)	15'
FRONT - PRIVATE STREET OR OPEN SPACE TRACT	(10)	8'
FRONT/REAR TO FACE OF GARAGE DOOR -- PUBLIC ST.		18'
FRONT/REAR TO FACE OF GARAGE DOOR -- PRIVATE ST.		4'
REAR		3'
SIDES	(4)	0'
SIDES - AGGREGATE		10'
STREET SIDE SETBACK (CLUSTER LAYOUT)	(9)	15'
MINIMUM DISTANCE BETWEEN BUILDINGS	(6)(7)	10'
LANDSCAPE TRACTS		
COLLECTOR STREET		10'
ARTERIAL STREET		20'

- (1) MAY BE REDUCED FOR AUTO-COURTS AND LANDSCAPED TRACTS/EASEMENTS.
- (2) IN CERTAIN CASES, FLAG LOTS MAY BE DESIGNED. FLAG LOTS SHALL BE ADDRESSED DURING PRELIMINARY PLOT PROCESS.
- (3) PATIO COVERS MAY ENCROACH TO WITHIN 5' OF THE REAR PROPERTY LINE.
- (4) NON-STRUCTURAL ARCH. FEATURES SUCH AS FIREPLACES, BAY WINDOWS, PERGOLAS AND POP-UPS MAY ENCROACH NO MORE THAN 3' INTO SIDE YARD SETBACK.
- (5) WHERE A SIDE YARD SETBACK IS PROVIDED, IT MUST BE A MINIMUM OF 5'.
- (6) MINIMUM SEPARATIONS OF BLDGS ON SAME LOT FOR CLUSTER TYPE IS 10'.
- (7) MIN. SEPARATION OF BLDGS FOR CLUSTER TYPE ON ADJACENT LOTS 0'10" IF SETBACK IS PROVIDED FOR ADJACENT LOT.
- (8) ZLOT PROPERTIES TO HAVE SUFFICIENT ACCESS FOR PROPERTY MAINTENANCE.
- (9) PORCHES, NON-ENCLOSED STRUCTURES, MAY ENCROACH UP TO 3' (20%) INTO THE CLUSTER LAYOUT STREET SIDE SETBACK.
- (10) MINIMUM LIVABLE SETBACK SHALL BE 3' FROM THE BACK OF THE PRIVATE DRIVE EASEMENT. NO STRUCTURES WILL BE ALLOWED WITHIN ANY EASEMENTS.

ASANTE PAD DEVELOPMENT STANDARDS

PAD - LOTS 186-300		
		CLUSTER TYPE ALLEY LOADED
MINIMUM SUBDIVISION SIZE		1 ACRE
MIN. LOT AREA – SQUARE FOOTAGE		1,200
MIN. LOT WIDTH - INTERIOR LOT	(2)	20'
MIN. LOT DEPTH		60'
MAXIMUM BUILDING HEIGHT		40'
MINIMUM YARD SETBACKS		
FRONT - PUBLIC STREET	(1)	15'
FRONT - PRIVATE STREET OR OPEN SPACE TRACT	(10)	8'
FRONT/REAR TO FACE OF GARAGE DOOR – PUBLIC ST.		18'
FRONT/REAR TO FACE OF GARAGE DOOR – PRIVATE ST.		4'
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STREET SIDE SETBACK (CLUSTER LAYOUT)	(9)	15'
MINIMUM DISTANCE BETWEEN BUILDINGS	(6)(7)	10'
LANDSCAPE TRACTS		
COLLECTOR STREET		10'
ARTERIAL STREET		20'

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- (9) PORCHES, NON-ENCLOSED STRUCTURES, MAY ENCROACH UP TO 3' (20%) INTO THE CLUSTER LAYOUT STREET SIDE SETBACK.
- (10) MINIMUM LIVABLE SETBACK SHALL BE 3' FROM THE BACK OF THE PRIVATE DRIVE EASEMENT. NO STRUCTURES WILL BE ALLOWED WITHIN ANY EASEMENTS.

LOT NO	AREA (SF)	LOT NO	AREA (SF)	LOT NO	AREA (SF)	LOT NO	AREA (SF)	LOT NO	AREA (SF)
LOT 1	2898.00	LOT 61	3612.46	LOT 121	2898.00	LOT 181	2898.00	LOT 241	2820.00
LOT 2	3519.00	LOT 62	3830.66	LOT 122	3519.00	LOT 182	4105.50	LOT 242	2820.00
LOT 3	3864.00	LOT 63	3519.00	LOT 123	3519.00	LOT 183	4105.50	LOT 243	2820.00
LOT 4	3243.00	LOT 64	2898.00	LOT 124	2898.00	LOT 184	2898.00	LOT 244	2820.00
LOT 5	4465.32	LOT 65	4543.33	LOT 125	4105.50	LOT 185	3519.00	LOT 245	3290.00
LOT 6	4223.22	LOT 66	4192.84	LOT 126	4105.50	LOT 186	3306.48	LOT 246	3290.00
LOT 7	2898.00	LOT 67	2898.00	LOT 127	2898.00	LOT 187	2924.01	LOT 247	2820.00
LOT 8	3519.00	LOT 68	3519.00	LOT 128	3519.00	LOT 188	2910.00	LOT 248	2820.00
LOT 9	3630.63	LOT 69	4459.87	LOT 129	3519.00	LOT 189	3395.00	LOT 249	2820.00
LOT 10	3157.58	LOT 70	3389.14	LOT 130	2898.00	LOT 190	3487.50	LOT 250	2820.00
LOT 11	4841.34	LOT 71	4476.46	LOT 131	4105.50	LOT 191	3000.00	LOT 251	2820.00
LOT 12	4799.29	LOT 72	4476.46	LOT 132	4105.50	LOT 192	3000.00	LOT 252	3289.97
LOT 13	3731.18	LOT 73	3389.14	LOT 133	2898.00	LOT 193	3000.00	LOT 253	2820.00
LOT 14	3519.00	LOT 74	4459.87	LOT 134	3519.00	LOT 194	3000.00	LOT 254	2820.00
LOT 15	4198.18	LOT 75	4861.64	LOT 135	3519.00	LOT 195	3000.00	LOT 255	2820.00
LOT 16	4210.05	LOT 76	3661.66	LOT 136	2898.00	LOT 196	3000.00	LOT 256	2820.00
LOT 17	2898.00	LOT 77	4618.17	LOT 137	4105.50	LOT 197	3487.50	LOT 257	2820.00
LOT 18	3519.00	LOT 78	4123.79	LOT 138	4105.50	LOT 198	3306.48	LOT 258	3290.00
LOT 19	3587.92	LOT 79	2898.00	LOT 139	2898.00	LOT 199	2924.01	LOT 259	3449.98
LOT 20	3058.26	LOT 80	3519.00	LOT 140	3519.00	LOT 200	2910.00	LOT 260	3000.00
LOT 21	4621.79	LOT 81	3519.00	LOT 141	4105.50	LOT 201	3395.00	LOT 261	3000.00
LOT 22	4558.44	LOT 82	2898.00	LOT 142	2898.00	LOT 202	3290.00	LOT 262	3000.00
LOT 23	3058.26	LOT 83	4105.50	LOT 143	3519.00	LOT 203	2820.00	LOT 263	3000.00
LOT 24	3636.10	LOT 84	4105.50	LOT 144	3519.00	LOT 204	2820.00	LOT 264	3000.00
LOT 25	3979.59	LOT 85	2898.00	LOT 145	2898.00	LOT 205	2820.00	LOT 265	3499.97
LOT 26	3138.32	LOT 86	3519.00	LOT 146	4105.50	LOT 206	2820.00	LOT 266	3000.00
LOT 27	4402.03	LOT 87	3519.00	LOT 147	4105.50	LOT 207	2820.00	LOT 267	3000.00
LOT 28	4162.27	LOT 88	2898.00	LOT 148	2898.00	LOT 208	2820.00	LOT 268	3000.00
LOT 29	2901.04	LOT 89	4105.50	LOT 149	3519.00	LOT 209	2820.00	LOT 269	3000.00
LOT 30	3523.45	LOT 90	4105.50	LOT 150	3519.00	LOT 210	3290.00	LOT 270	3000.00
LOT 31	4079.26	LOT 91	2898.00	LOT 151	2898.00	LOT 211	3203.19	LOT 271	3450.00
LOT 32	3125.18	LOT 92	3519.00	LOT 152	4081.50	LOT 212	3000.00	LOT 272	3451.92
LOT 33	4324.97	LOT 93	3519.00	LOT 153	4105.50	LOT 213	3000.00	LOT 273	3000.00
LOT 34	4540.66	LOT 94	2898.00	LOT 154	2898.00	LOT 214	3246.81	LOT 274	3000.00
LOT 35	3495.51	LOT 95	4105.50	LOT 155	3519.00	LOT 215	3000.00	LOT 275	3000.00
LOT 36	4534.27	LOT 96	4105.50	LOT 156	3519.00	LOT 216	3000.00	LOT 276	3000

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LOT TABLE

PROJECT: PRELIMINARY PLAT

ASANTE UNITS 4.4/4.7

CITY OF SURPRISE, ARIZONA



Know what's **below**.
Call before you dig

REVISIONS:

[illegible]

PM. M. PARK

DR. S. STAMAN

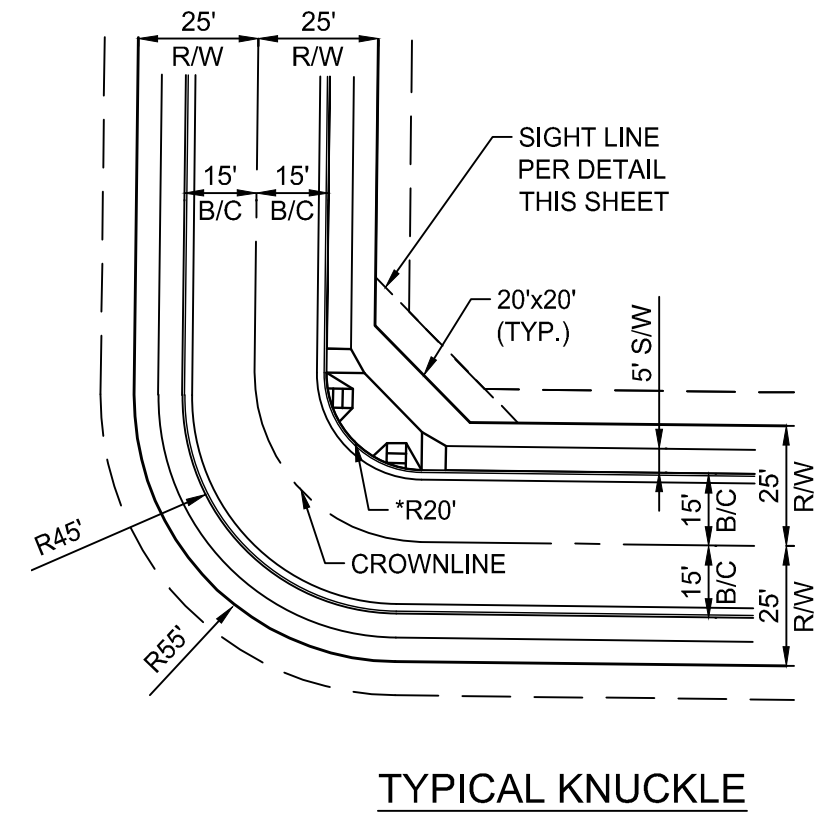
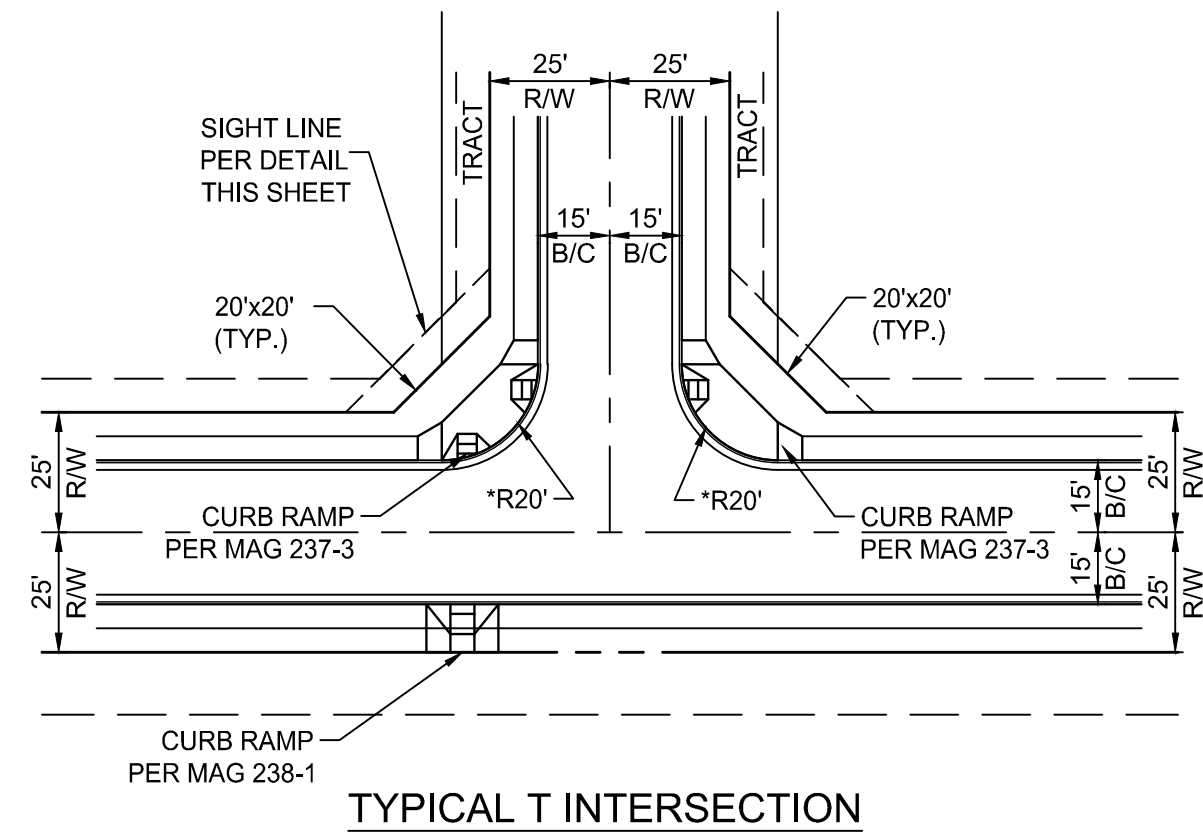
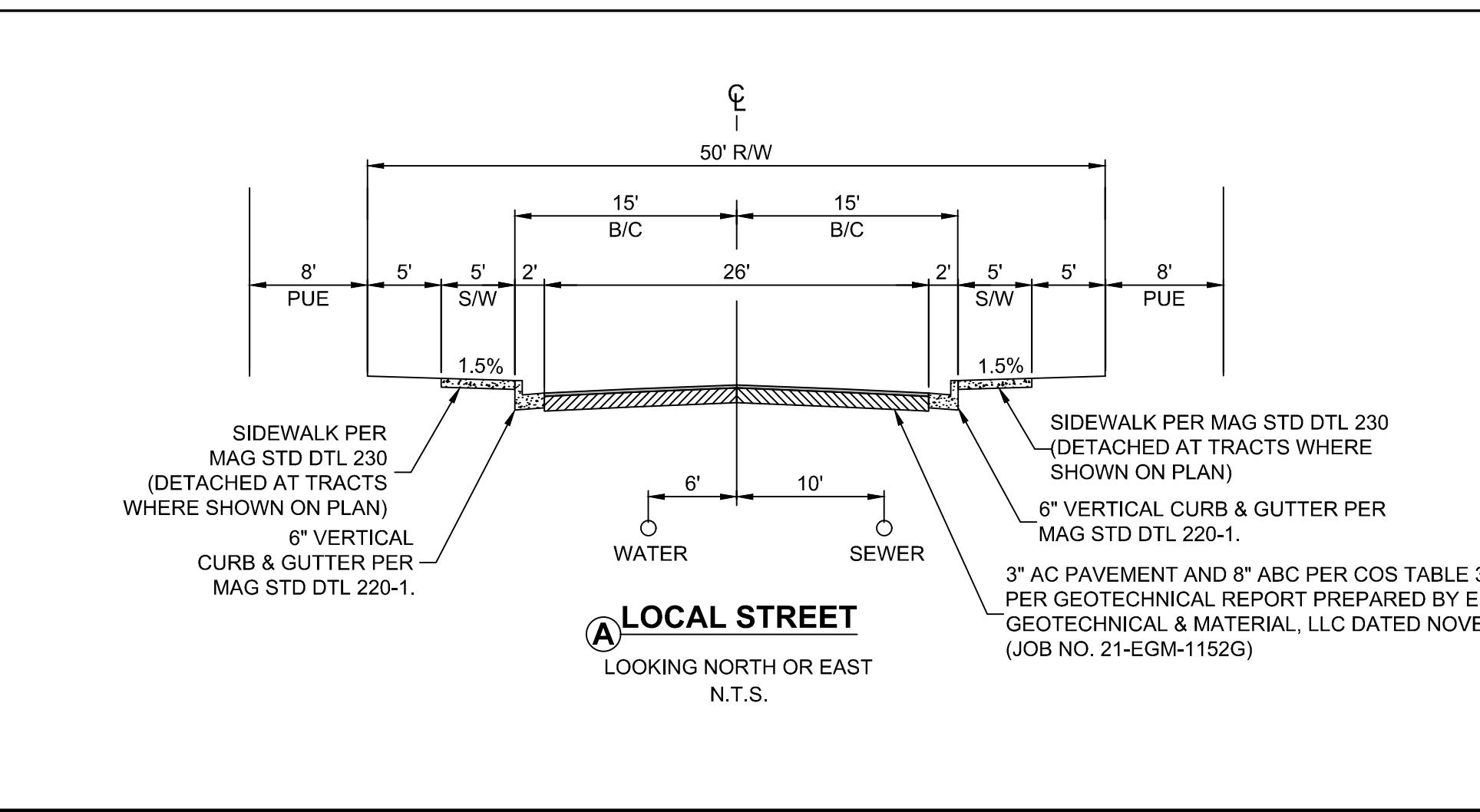
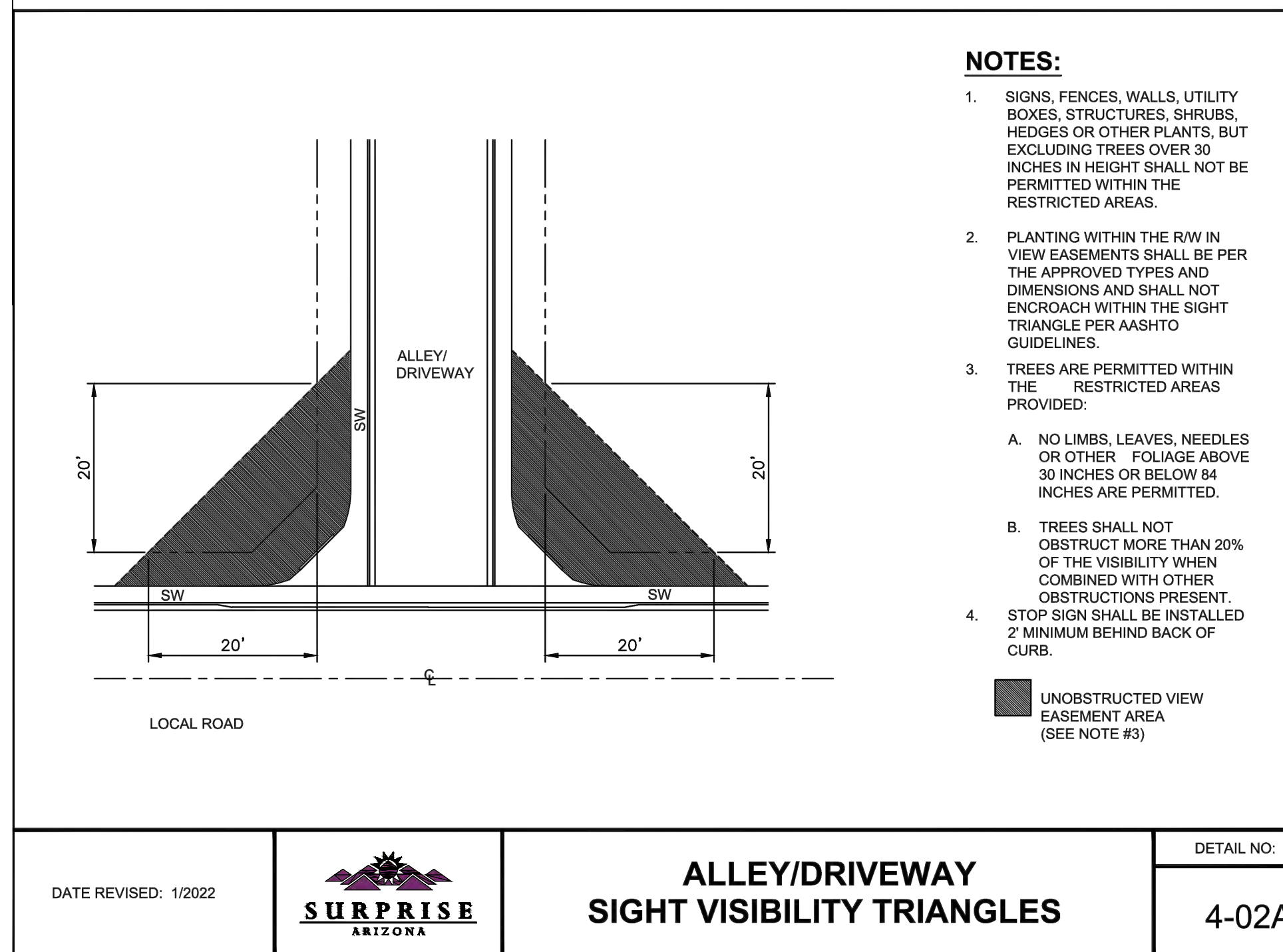
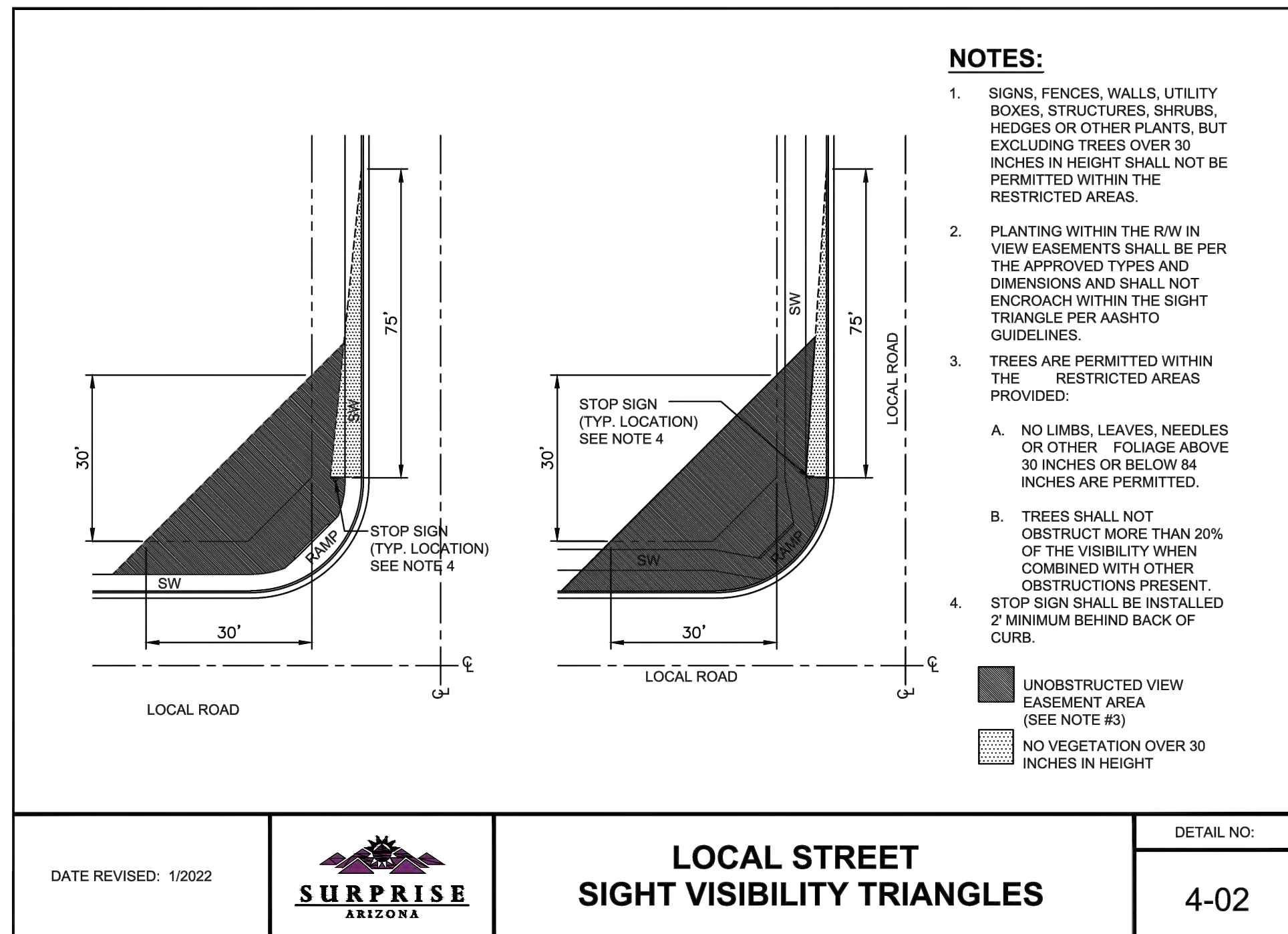
JOB NO.

FILE NO.

DT01

SHEET NO.

2 OF 7



- ## ABBREVIATIONS
- | | |
|------|-------------------------|
| B/C | BACK OF CURB |
| B/L | BIKE LANE |
| BCHH | BRASS CAP HAND HOLE |
| BSL | BUILDING SETBACK LINE |
| CL | CENTERLINE |
| CR | CURB RETURN |
| EP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EX | EXISTING |
| F/C | FACE OF CURB |
| PL | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT OF WAY |
| S/W | SIDEWALK |

LINE TYPES

- LOT LINE
EXISTING PARCEL LINE
PUE
RIGHT OF WAY
ROAD CENTERLINE
SECTION LINE
BSL
SIGHT VISIBILITY LINE

GENERAL NOTES:

1. REFER TO EDS STANDARD DETAIL 4-01 FOR SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS.
2. LATERAL SEWERS SERVING LESS THAN THIRTY (30) HOUSES WILL HAVE A MINIMUM SLOPE OF 0.76 PERCENT. WHERE LATERAL SEWERS SERVE LESS THAN TEN (10) HOUSES, THE MINIMUM SLOPE WILL BE NOT LESS THAN ONE (1) PERCENT.
3. DIMENSIONS AT THE BACK OF CURB. REFER TO EDS CURRENT STANDARD DETAIL 3-15 FOR CORNER RADIUS DEDICATIONS.

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OR OF ANY OTHER PERSONS.



PROJECT:

PRELIMINARY PLAT

ASANTE UNITS 4.4/4.7

CITY OF SURPRISE, ARIZONA

DETAIL SHEET



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REVISIONS:



PM.	M. PARK
DR.	S. STAMAN
JOB NO. 22003507	
FILE NO. 22003507-03-DT02	

DT02

SHEET NO.
3 OF 7

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	145.02'	1230.00'	6°45'20"
C2	233.90'	1000.00'	13°24'05"
C3	81.59'	2500.00'	1°52'11"
C5	52.16'	575.00'	5°11'49"
C6	254.37'	450.00'	32°23'14"
C7	243.88'	575.00'	24°1'806"

UNIT 3.10A
CLUBHOUSE

APN 503-73-944G
ASANTE DEVELOPMENT
PARTNERS, LLC

APN 503-73-944G
ASANTE DEVELOPMENT
PARTNERS, LLC

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4700 E. SOUTHERN AVENUE
MESA, AZ 85206

PRELIMINARY PLAT
PROJECT:
ASANTE UNITS 4.4/4.7
CITY OF SURPRISE, ARIZONA

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REVISIONS:

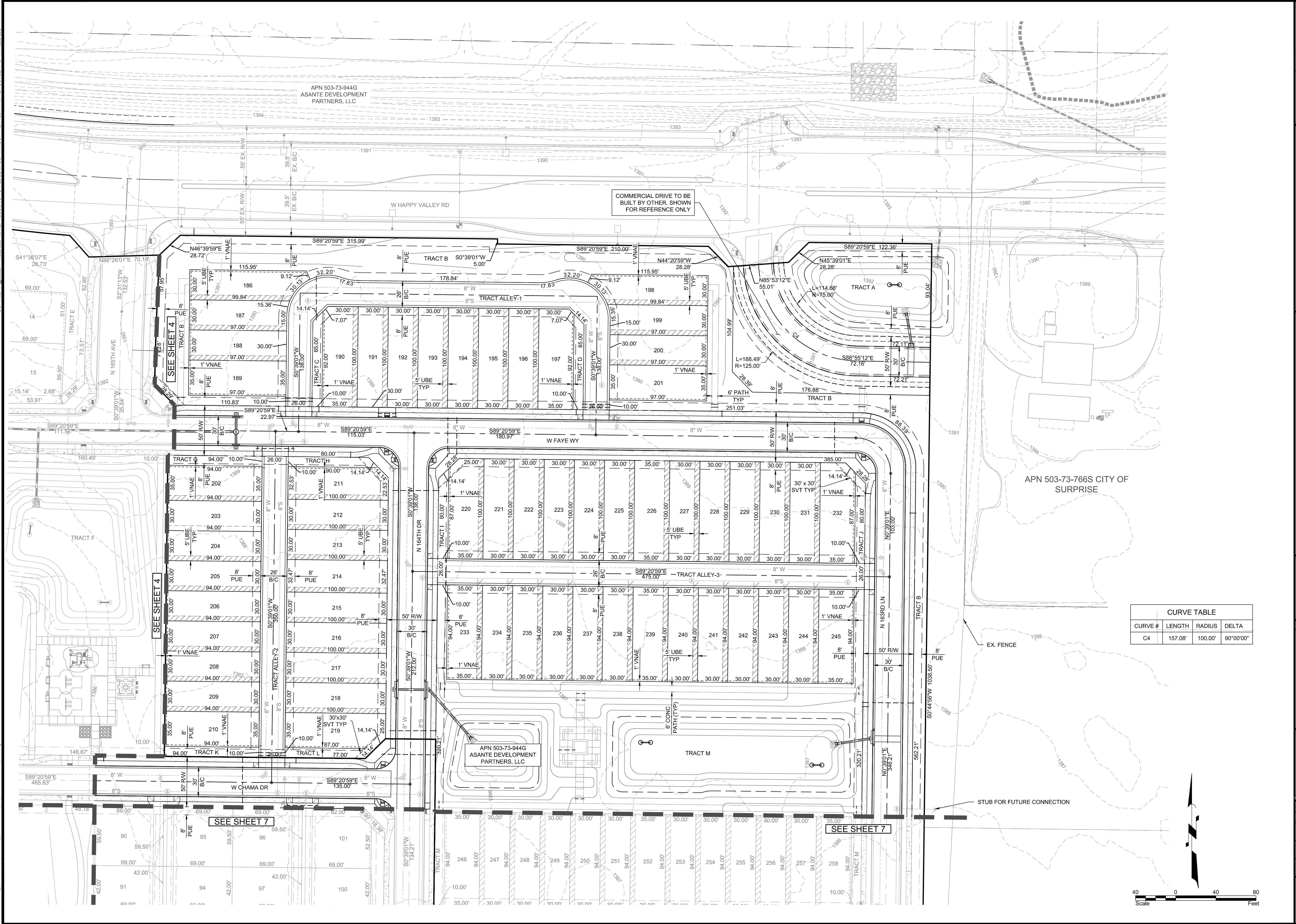
REGISTERED PROFESSIONAL ENGINEER
64583
MICHAEL J. PARK
SINCE 2015
AZ 00000000

P.M. M. PARK
DR. S. STAMAN
JOB NO.
22003507
FILE NO.
2203507-04-PP01

PP01

SHEET NO.
4 OF 7

FS22-1454



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.5831

PRELIMINARY PLAT
PRELIMINARY PLAT
ASANTE UNITS 4.4/4.7
CITY OF SURPRISE, ARIZONA

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REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
64583
MICHAEL J. PARK
SINCE 1998
ARIZONA

P.M. M. PARK
DR. S. STAMAN
JOB NO. 22003507
FILE NO. 22003507-05-PP02
PP02
SHEET NO. 5 OF 7

FS22-1454



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C7	243.88'	575.00'	24°18'06"
C8	81.15'	575.00'	8°05'09"
C9	84.84'	2000.00'	2°25'50"

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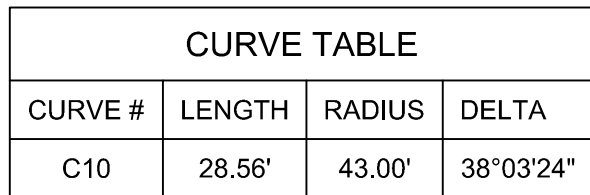
PRELIMINARY PLAT
PROJECT:
PRELIMINARY PLAT
ASANTE UNITS 4.4/4.7
CITY OF SURPRISE, ARIZONA

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PM. M. PARK
DR. S. STAMAN
JOB NO. 22003507
FILE NO. 2203507-06-PP03
PP03
SHEET NO.
6 OF 7



NOTICE:
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PRELIMINARY PLAT

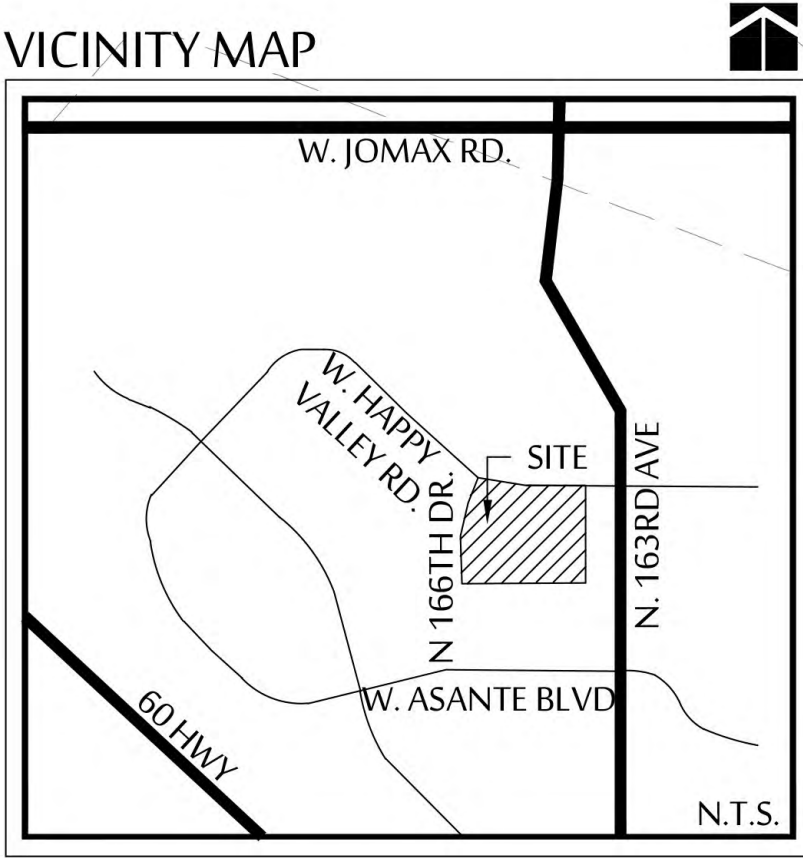
PROJECT: PRELIMINARY PLAT
ASANTE UNITS 4.4/4.7
CITY OF SIBBIRSE, ARIZONA



REVISIONS:



PM.	M. PARK
DR.	S. STAMAN
JOB NO. 22003507	
FILE NO. 22003507-07-PP04	
PP04	
SHEET NO.	
7 OF 7	



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN.	
	ACACIA ANEURA - MULGA ACACIA
	ULMUS PARVIFOLIA - CHINESE ELM
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PISTACIA LENTISCUS - MASTIC TREE
	PISTACIA X 'RED PUSH' - RED PUSH PISTACHE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
SHRUBS - 5 GALLON MIN.	
	BOUGAINVILLEA 'FLAME' - BUSH BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	ENCELIA FARINOSA - BRITTLEBUSH
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE
	LEUCOPHYLLUM X 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY TEXAS SAGE
	RUELLIA PENINSULARIS - BAJA RUELLIA
	CALLIANDRA PENINSULARIS - FAIRY DUSTER
	SALVIA GREGGII - AUTUMN SAGE
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
	TECOMA STANS 'SPARKLETTE' - SPARKLETTE BELLS
ACCENTS - 5 GALLON MIN.	
	AGAVE AMERICANA - CENTURY PLANT
	BOUTELLOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION ACROTRICHUM - GREEN DESERT SPOON
	EUPHORBIA ANTISYPHILITICA - CANDELLA
	EUPHORBIA BIGLANDULOSA - GOPHER PLANT
	HESPERALOE PARVIFLORA - RED HESPERALOE
	MUHLENBERGIA RIGENS - DEER GRASS
GROUND COVERS - 5 GALLON MIN.	
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	LANTANA X 'NEW GOLD' - 'NEW GOLD' LANTANA
	ROSMARINUS OFFICINALIS 'PROSTRATUS' - DWARF ROSEMARY
	DECOMPOSED GRANITE - 1" SCREENED, COLOR 'APACHE BROWN'
	MID-IRON BERMUDA TURF

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.
5. 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.

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E. MCKELLIPS RD., SUITE 131
MESA, AZ 85203
(602)997-9093
CONTACT: NICK ADAMSON, RLA
nicka@mg-az.com

Landscaping
Architects

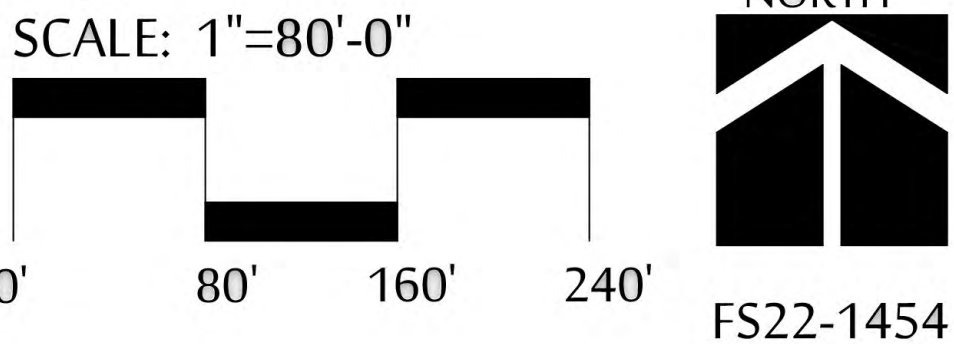
Land
Planning

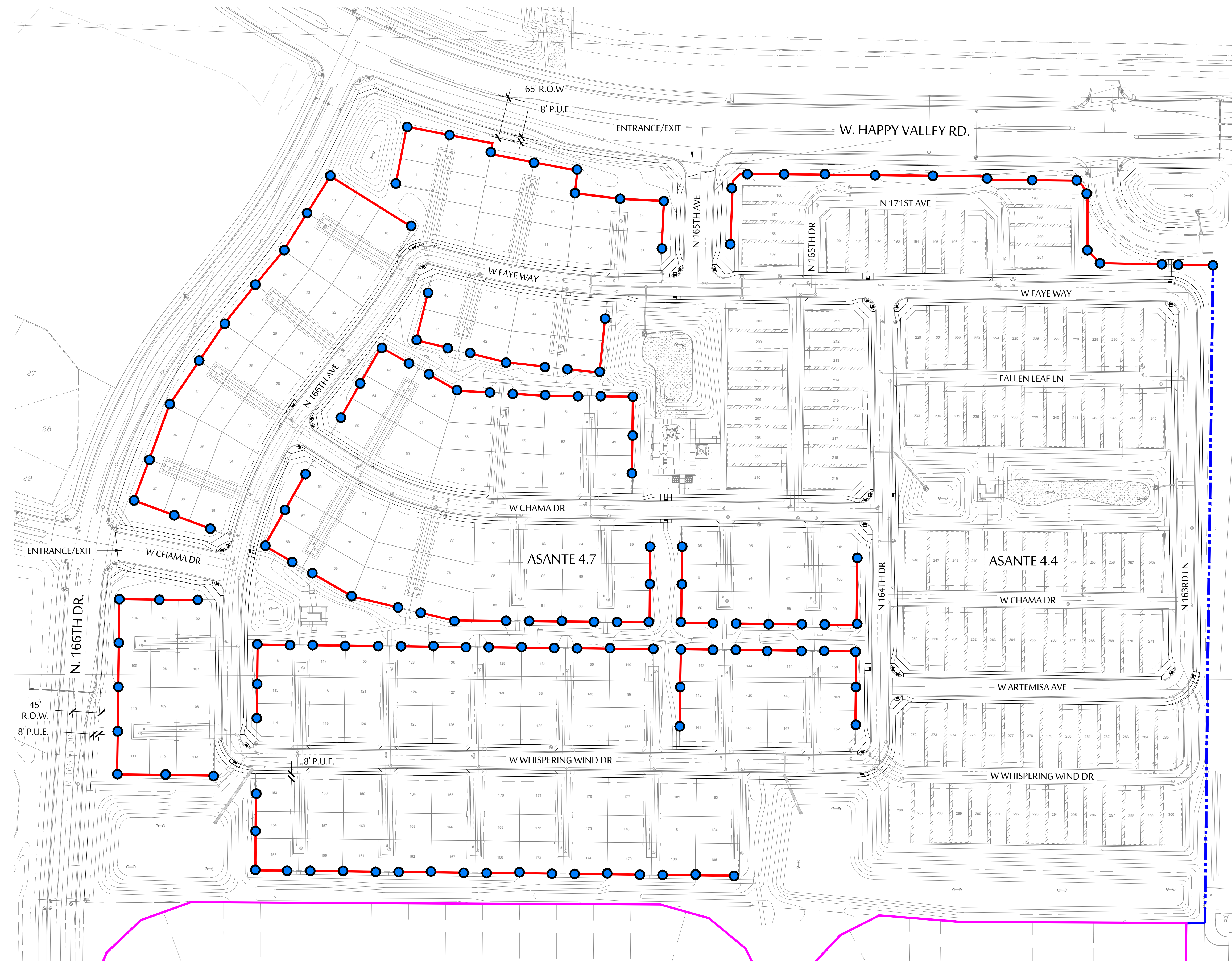
Irrigation

ASANTE UNITS 4.4 AND 4.7
PRELIMINARY PLANTING PLAN

N. 166TH DR. & HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 19, 2023

SHEET L1





WALL PLAN LEGEND

6' HT. CMU BLOCK THEME WALL (7,213 LF)
- SEE DETAIL ON SHEET L3.

6' HT BUILDER WALL (1,040 LF)
- ALL UNIT REAR YARD ENCLOSURE WALLS NOT IDENTIFIED TO BE 4" FENCE BLOCK BUILDER WALL.
- SEE DETAIL ON SHEET L3.

EXISTING CMU WALL (PARCEL 4.5)

PROJECT THEME COLUMNS

NOTES:

1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.
2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SIGHT VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.
3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SIGHT VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.
4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.



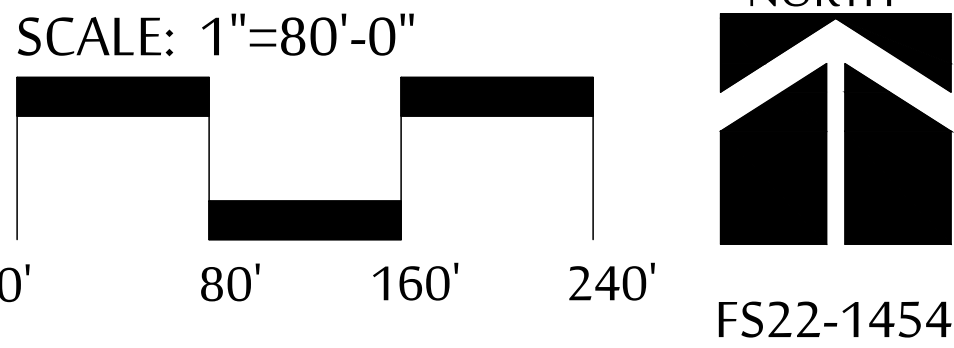
ASANTE UNITS 4.4 AND 4.7

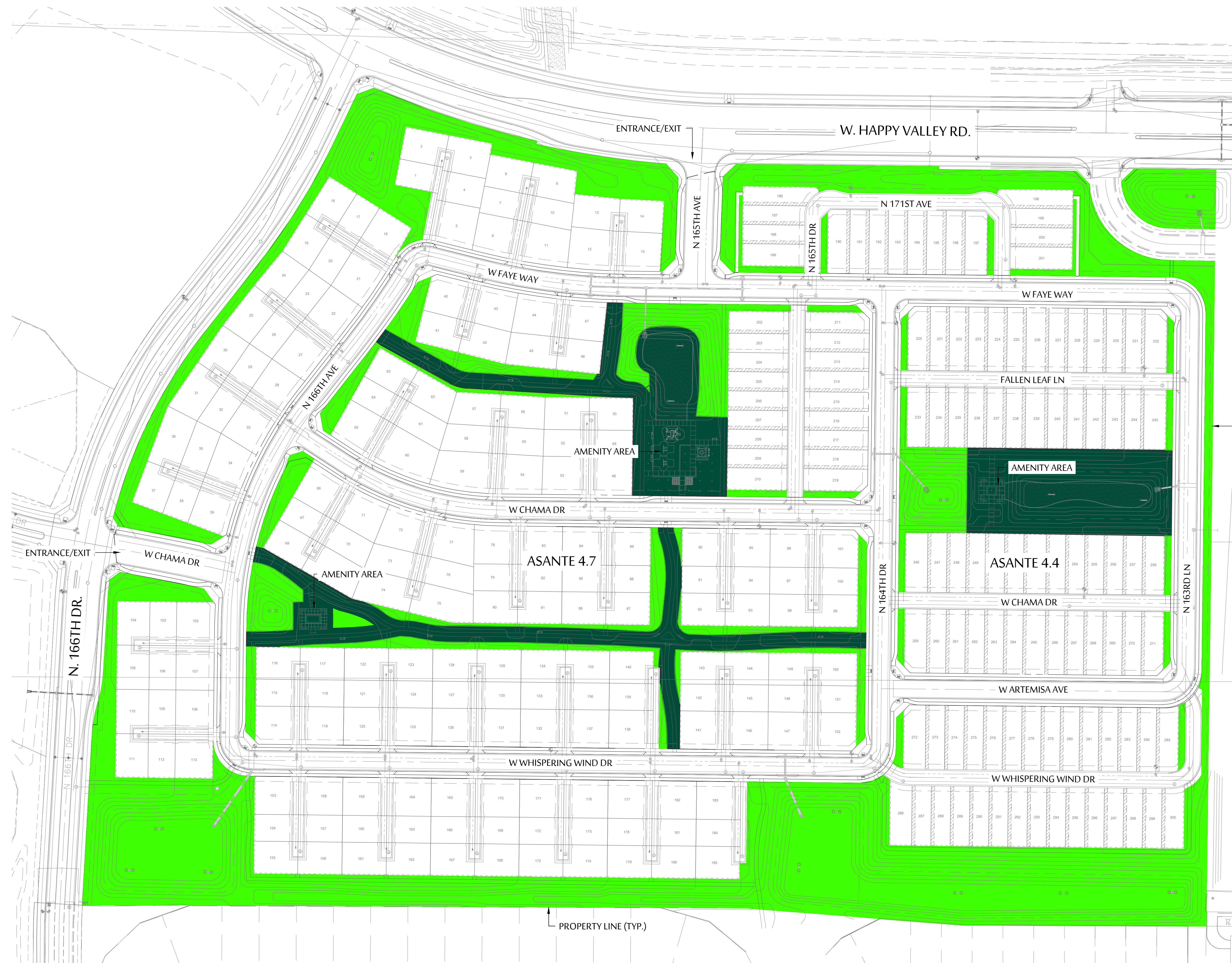
PRELIMINARY WALL PLAN

N. 166TH DR. & HAPPY VALLEY ROAD, SURPRISE, AZ 85387

JUNE 19, 2023

SHEET L2





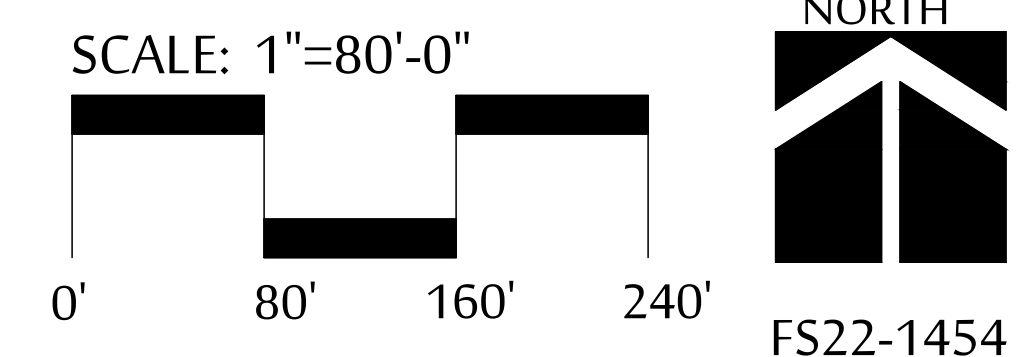
OPEN SPACE LEGEND	
	ACTIVE OPEN SPACE UNIT 4.4 (.98 AC) UNIT 4.7 (1.95 AC)
	PASSIVE OPEN SPACE UNIT 4.4 (3.8 AC) UNIT 4.7 (5.9 AC)

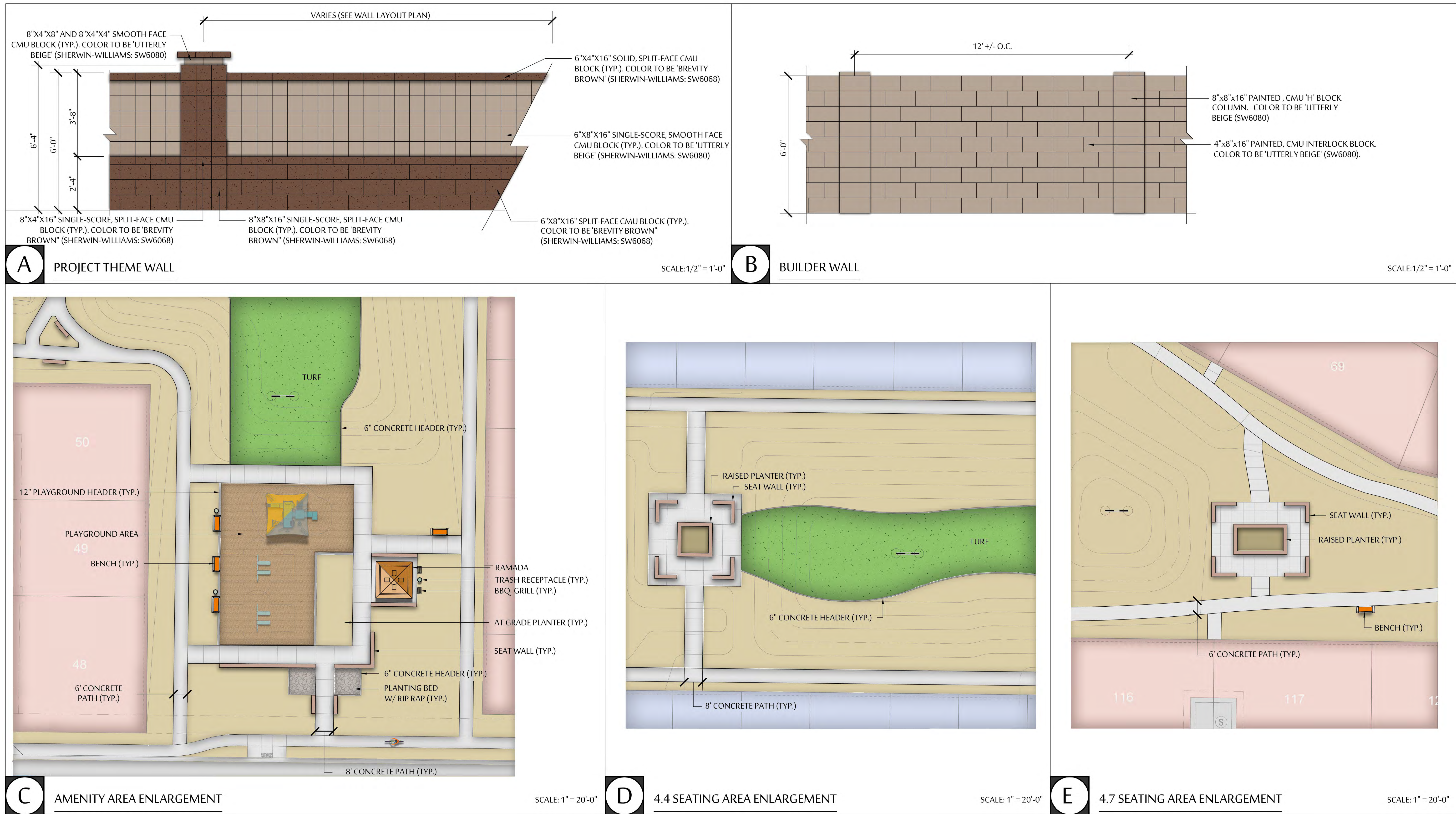


ASANTE UNITS 4.4 AND 4.7 PRELIMINARY OPEN SPACE PLAN

N. 166TH DR. & HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 19, 2023

SHEET L3





ASANTE UNITS 4.4 AND 4.7 PRELIMINARY HARDSCAPE DETAILS

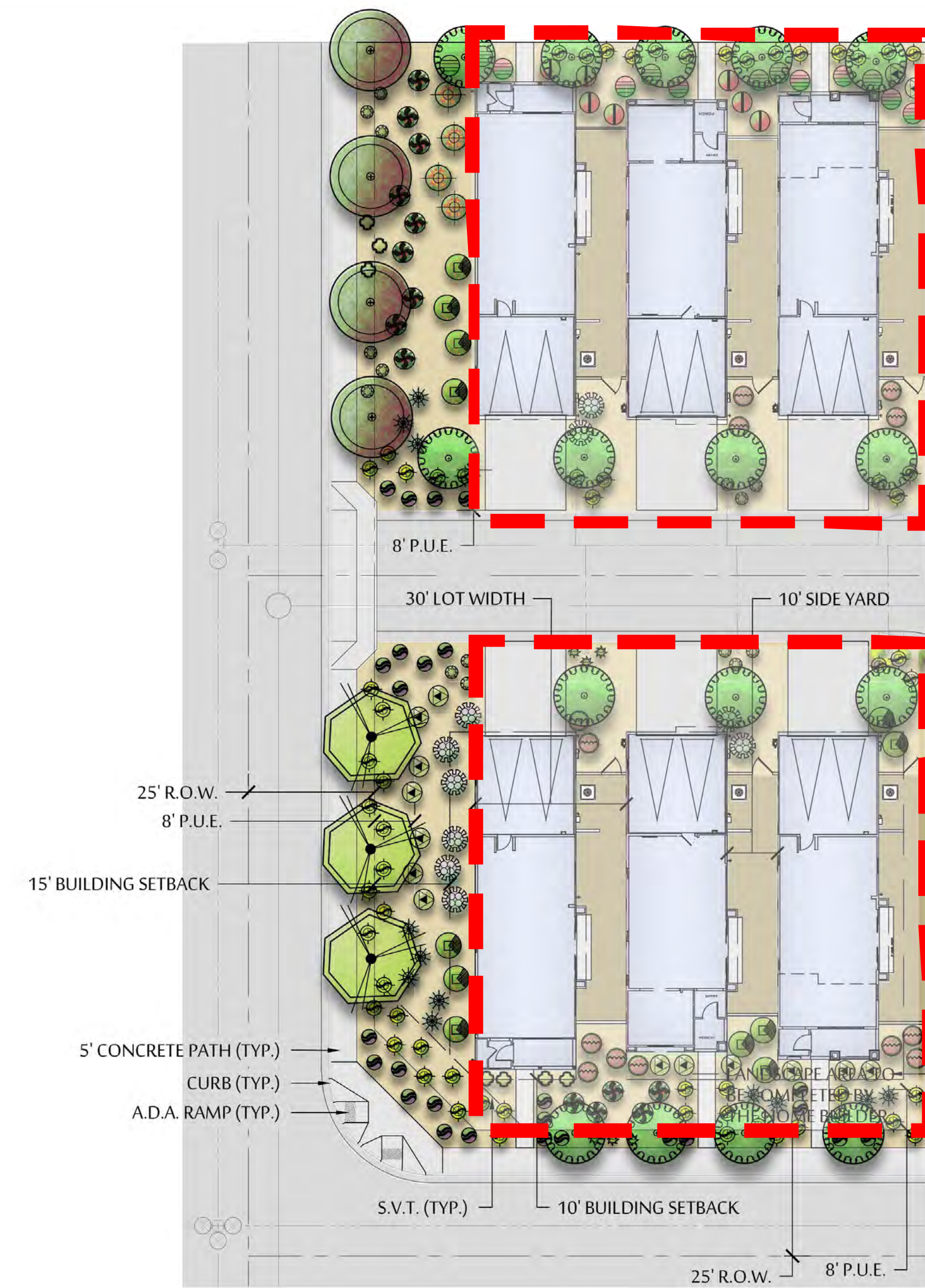
N. 166TH DR. & HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 19, 2023

SHEET L4



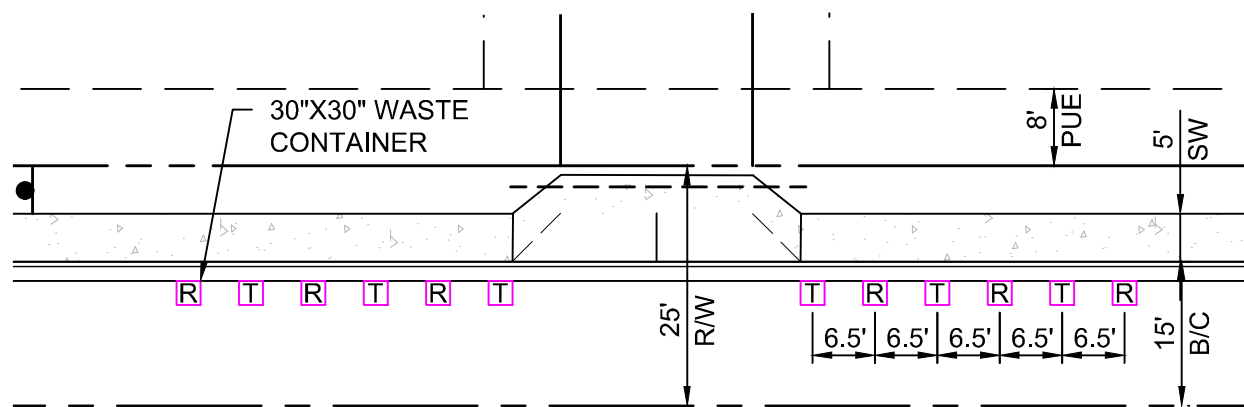
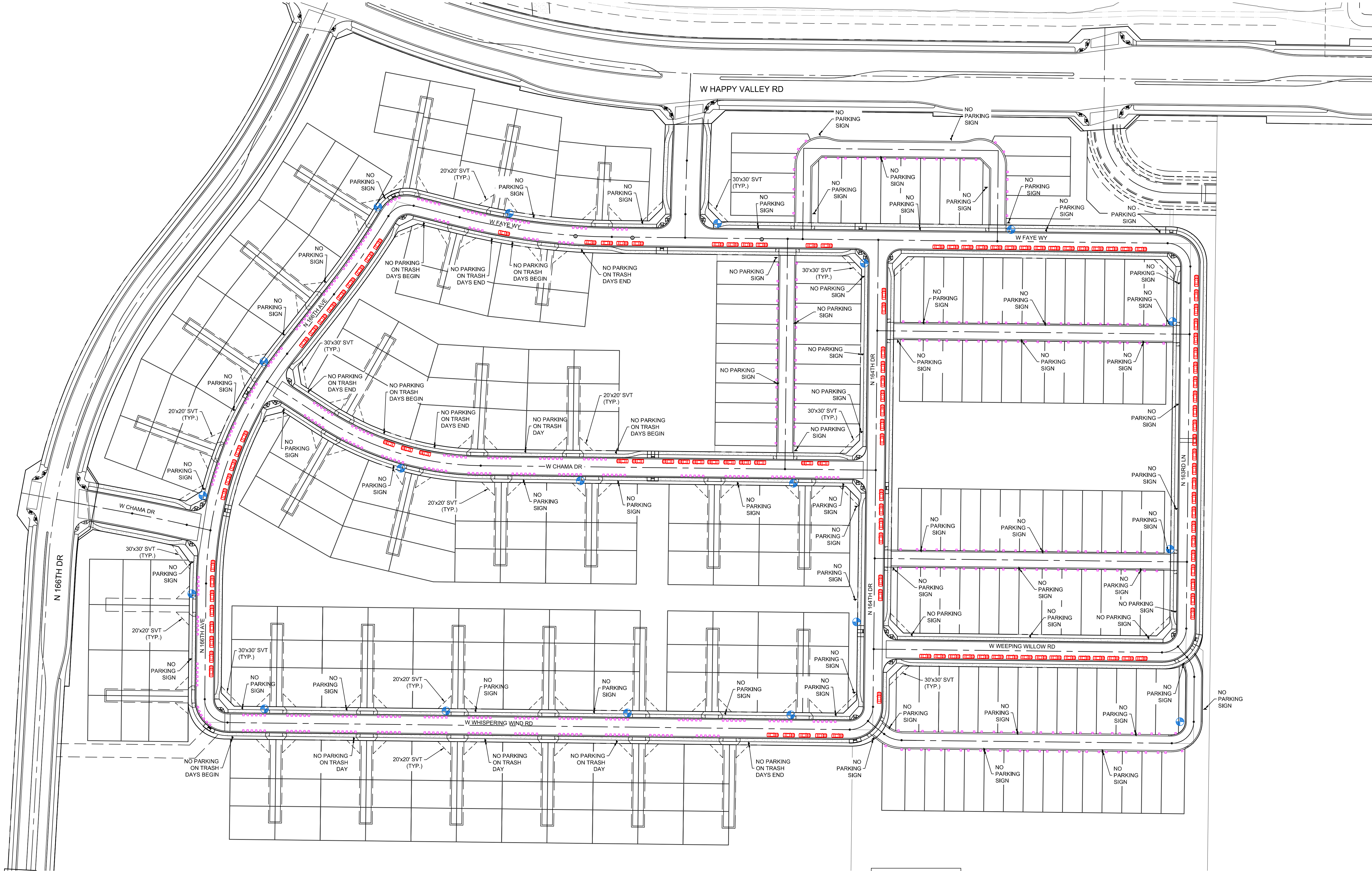
A UNIT 4.7 CLUSTER ENLARGEMENT TYPICAL

SCALE: 1" = 20'-0"



B UNIT 4.4 ALLEY LOT ENLARGEMENT TYPICAL

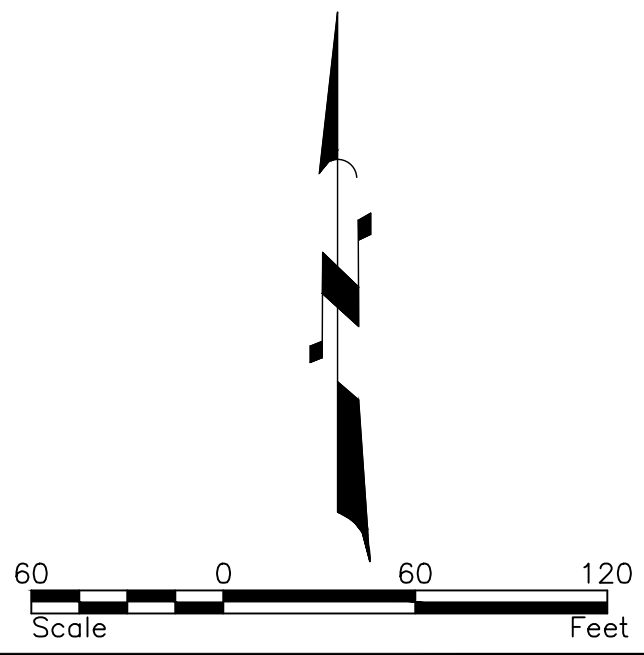
SCALE: 1" = 20'-0"



GUEST PARKING DATA	
UNITS	TOTAL
ON-STREET PARKING	123
GARAGE PARKING	600
DRIVEWAY PARKING	230
TOTAL PARKING	953

SITE DATA	
UNITS	TOTAL
LOTS	300
SOLID WASTE CONTAINERS	600

- LEGEND
- 1 PARKING SPOT
 - 1 TRASH AND RECYCLE LOCATIONS SHOWN
 - FIRE HYDRANT LOCATION



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SOLID WASTE / PARKING EXHIBIT

PROJECT: **ASANTE UNIT 4.4/4.7**
CITY OF SURPRISE, ARIZONA

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REVISIONS:

PM.	S. STAMAN
DR.	JGT
JOB NO.	22003507
FILE NO.	22003507-SWPE
SWPE1	
SHEET NO.	1 OF 1

FS22-1454

Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Sunday, November 13, 2022 10:52 AM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-1454 Asante Units 4.4 & 4.7 Preliminary Plat - New Digital Submittal 11.07.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,

Thank you for the opportunity to provide comments on the Asante Units 4.4 & 4.7 Preliminary Plat project. The overall project is located 3 miles outside the Luke AFB Aux-1 65 LDN, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

As described, this project will not negatively impact the flying operations at Luke AFB.

Respectfully,

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

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Monday, November 7, 2022 3:55 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; lbeth - USPS <lbeth.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) <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS22-1454 Asante Units 4.4 & 4.7 Preliminary Plat - New Digital Submittal 11.07.22

Good afternoon,

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

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

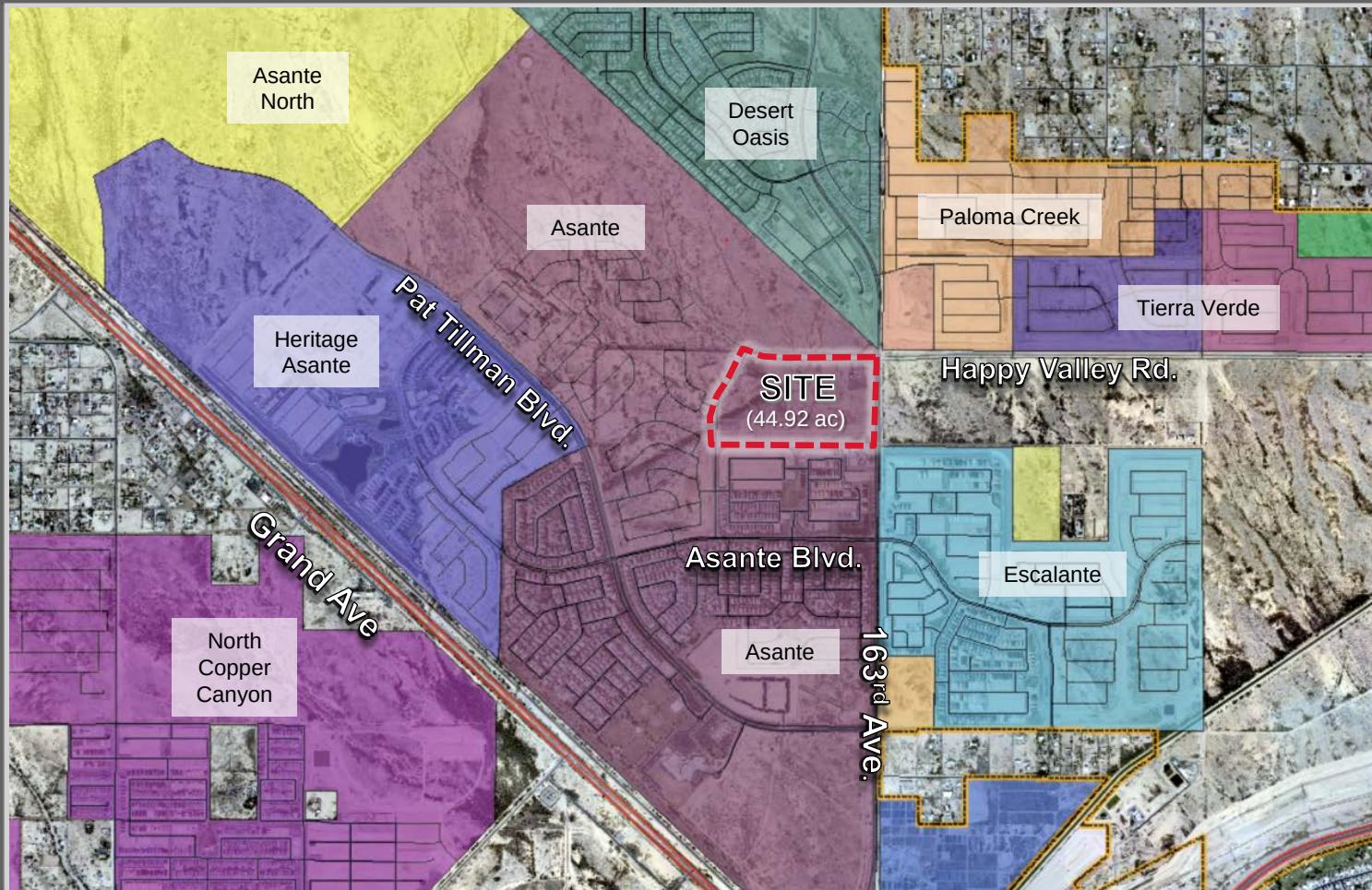
Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices

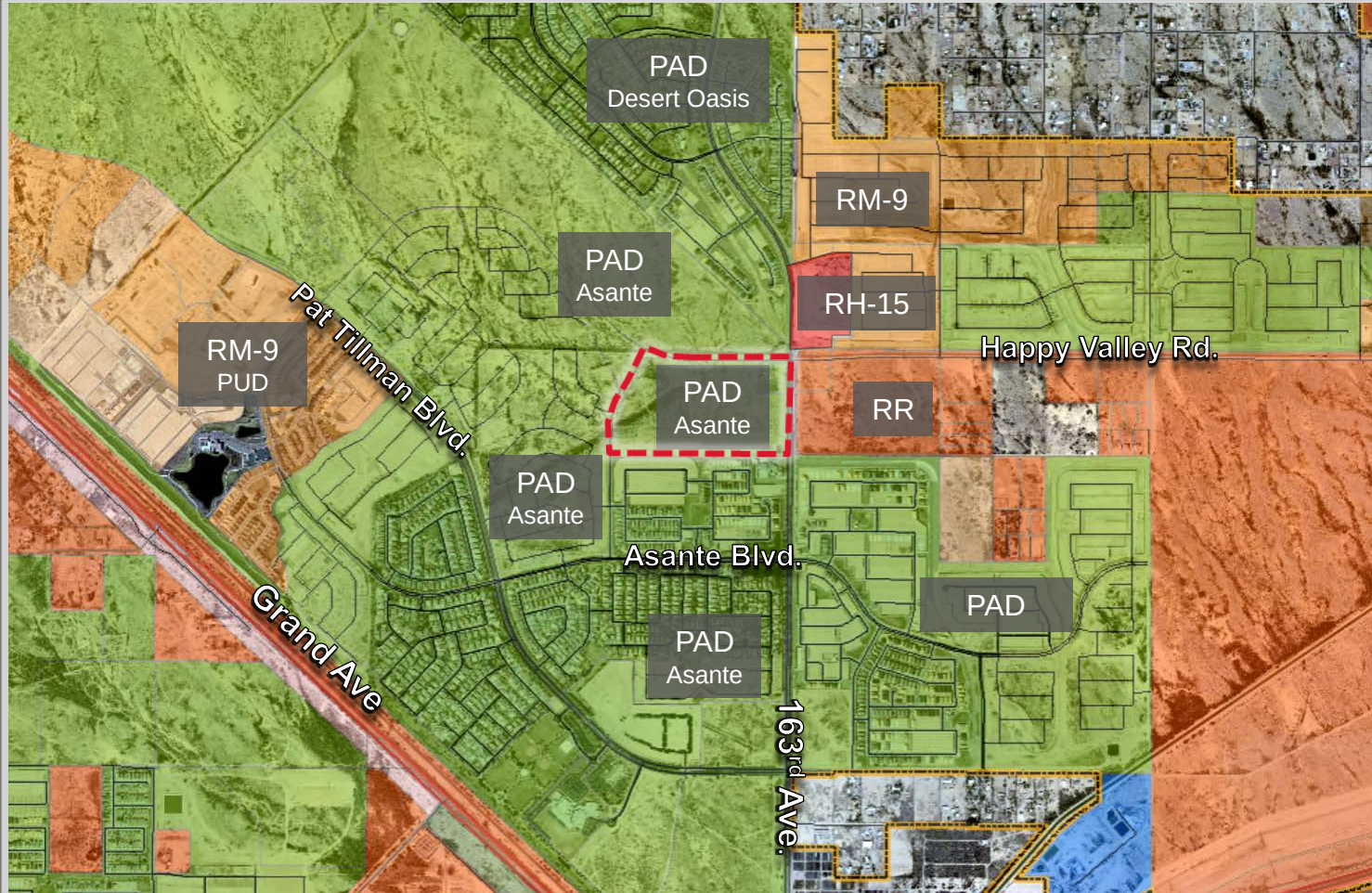
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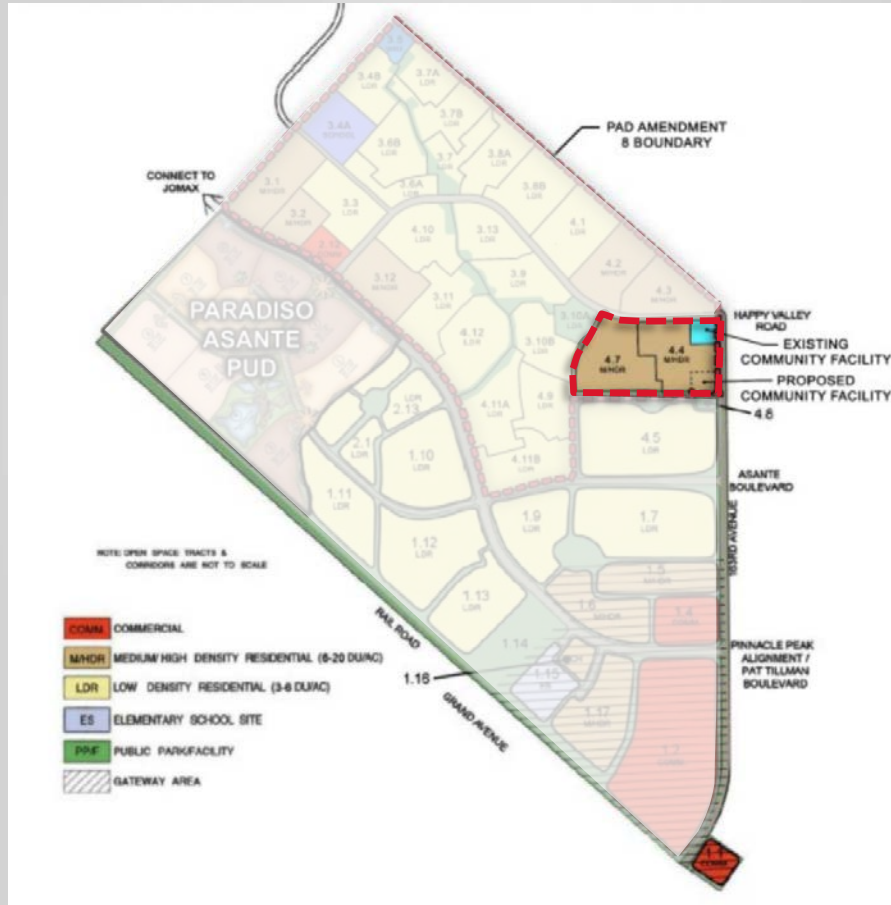
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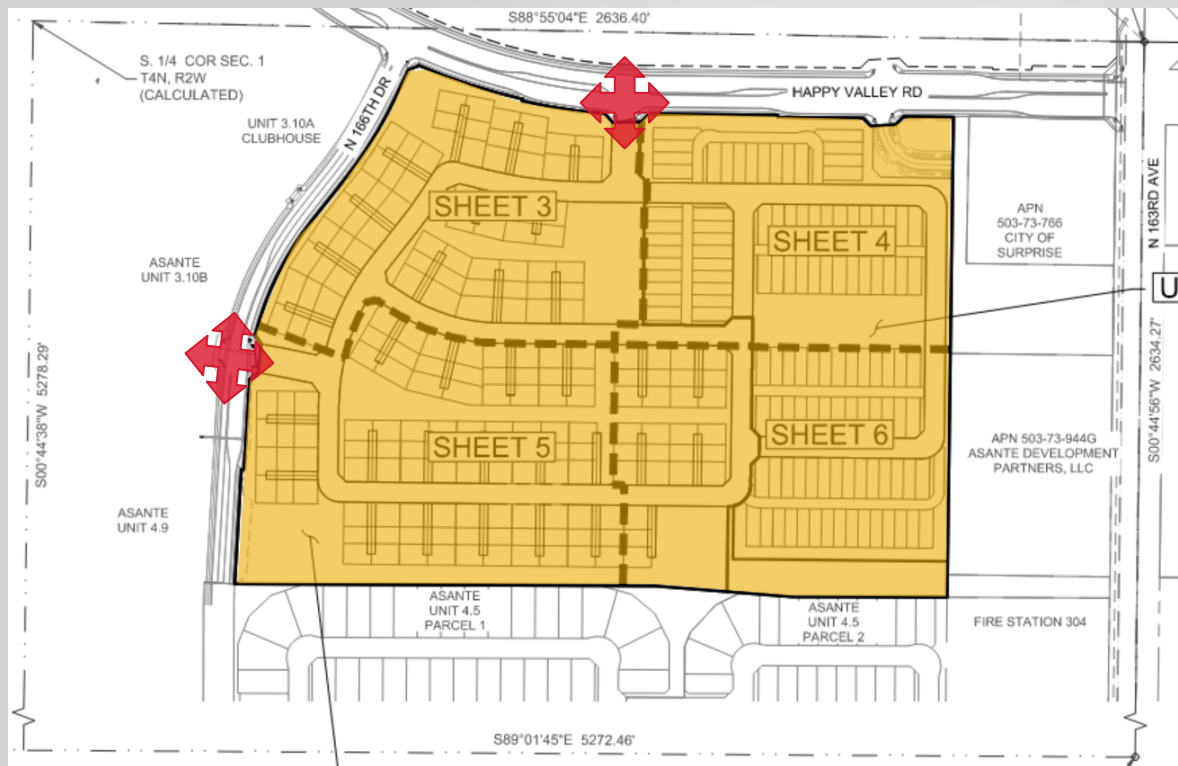
FS22-1454
Asante Units 4.4 & 4.7
Preliminary Plat
Planning & Zoning Commission
September 07, 2023







LAND USE



Planning Area 4

Area: 44.92 Acres

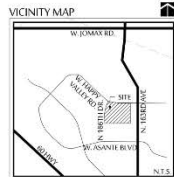
Lots: 300

Project Density: 6.68 DU/Acre

Minimum Open Space: 20%

Provided Open Space: 27.20%
(12.21 Acres)

PRELIMINARY PLAT

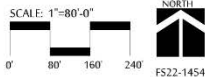


PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN.	
	ACACIA MULGA - MULGA ACACIA
	ULMUS PARVIFOLIA - CHINESE ELM
	PARKINSONIA DESERTICOLA - DESERT MUSEUM PALM VERDE
	PISTACIA LENTISCUS - MASSICE TREE
	PISTACIA RED PUSH - RED PUSH PROSCHE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
SHRUBS - 5 GALLON MIN.	
	BOUGAINVILLEA FLAME - BUSH BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	ENCELIA FARINOSA - BUTTERFLISH
	EREMOPHILA GLABRA SSP. CARIBAEA - WINTER BLAZE
	LEUCOPHYLLUM X CHIAVENSIS CLOUD - HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM ANGUSTATUM - CHIMBUSHAM SAGE
	LEUCOPHYLLUM LONGIANATHERUM LYNN'S LEGACY - LYNN'S LEGACY TEXAS SAGE
	BULBINIA PENINSULARIS - KAPA BULBILIA
	CALLIANDRA PENINSULARIS - FARMY COUNTRY
	SALVIA GREGGII - AUTUMN SAGE
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
	TECOMA STANS SPIROLETTE - SPIROLETTE BELLS
ACCENTS - 5 GALLON MIN.	
	AGAVE AMERICANA - CENTURY PLANT
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION ACROSTICHUM - GREEN DESERT SPOON
	EUPHORBIA ANTHYPHYLLICA - CANDIDELLA
	EUPHORBIA BIGLANDULOSA - COOPER PLANT
	HEPERALOE PARVIFLORA - RED HESPERALOE
	SETARIA VIRIDIS - DEER GRASS
GROUND COVERS - 5 GALLON MIN.	
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	LANTANA X NEW GOLD - NEW GOLD LANTANA
	ROSMARINUS OFFICINALIS PROSTRATUS - DWARF ROSEMARY
	DECOMPOSED GRANITE - 1" SCREENED, COLOR VAPOR BROWN
	ARID IRON BERLANDIA TURF

NOTES:

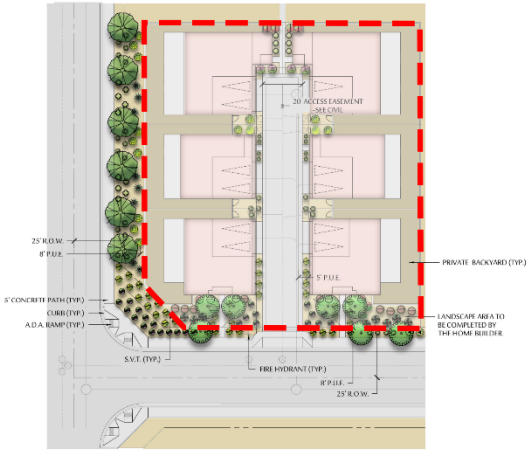
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE APPROVED WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR HOA REQUESTS AND/OR PLANTING DIRECTIONS WITH UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITHIN THE UNDEVELOPED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4.01 AND 4.02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PROHIBITED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED UNLESS LEAVES, NEEDLES OR OTHER COATING ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES PER SURPRISE DETAIL 4.01.



ASANTE UNITS 4.4 AND 4.7 PRELIMINARY PLANTING PLAN

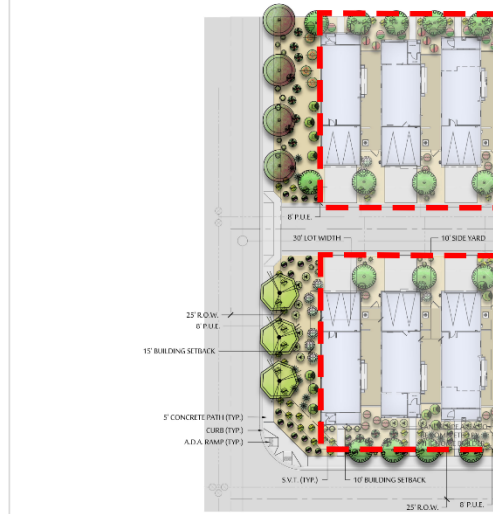
N. 166TH DR. & HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 19, 2023

LANDSCAPE PLAN



A UNIT 4.7 CLUSTER ENLARGEMENT TYPICAL

SCALE: 1" = 20'-0"



B UNIT 4.4 ALLEY LOT ENLARGEMENT TYPICAL

SCALE: 1" = 20'-0"



ASANTE UNITS 4.4 AND 4.7
PRELIMINARY UNIT PLANTING ENLARGEMENT
N. 166TH DR. & HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 19, 2023

SHEET 15

FS22-1454



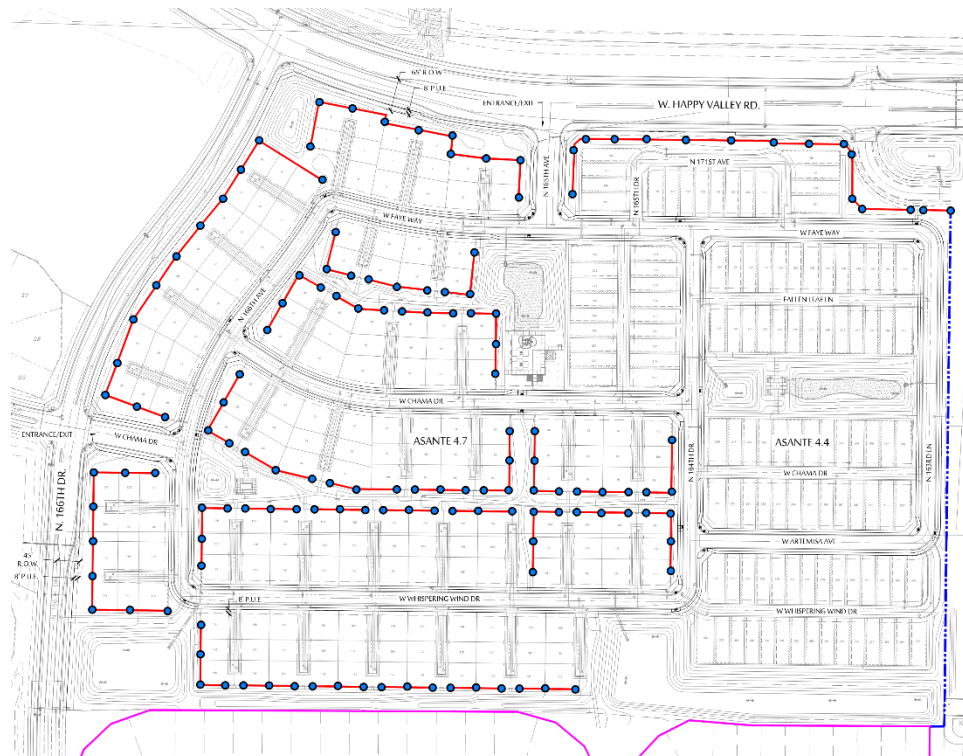
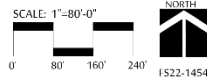
N. 166TH DR. & HAPPY VALLEY ROAD, SURPRISE, AZ 85387
JUNE 19, 2023

FS22-1454



ASANTE UNITS 4.4 AND 4.7 PRELIMINARY WALL PLAN N. 166TH DR. & HAPPY VALLEY ROAD, SURPRISE, AZ 85387 JUNE 19, 2023

SHEET 12



WALL PLAN LEGEND

- 8" HI. CMU BLOCK THEME WALL (7,213 LF)
SEE DETAIL ON SHEET 13
- 6" HI. BLOCKER WALL (1,240 LF)
ALL UNITS BEARING WALLS ARE IDENTIFIED TO BE 6" FENCE BLOCK BLOCKER WALL.
SEE DETAIL ON SHEET 13
- EXISTING CMU WALL (PARCH. 4.3)
- PROJECT THEME COLUMNS

NOTES:

1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO OBTAIN THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS, AND FENCING.
2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE PLU. 10' E.O.W. NIGHT VISION LIGHTING AND FRONT YARD SETBACKS.
3. THEME COLUMNS AND FOOTINGS OF WALLS ARE TO BE 32" OFF THE BACK OF THE ROAD. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 36" OFF THE BACK OF THE ROAD WHERE NIGHT VISION LIGHTING IS REQUIRED. CONTRACTOR TO INSTALL 8" DIA. CONCRETE HEADERS FROM THE FRONT OF THE COLUMNS (OR END OF WALL) TO THE BACK OF THE SETBACK OR SETBACK FRONTAGE CURB.
4. SIGN REQUIREMENTS A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
5. SEE CIVIL PLANS FOR REPAIRING WALL LOCATIONS.

WALL PLAN



RECOMMENDATION

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



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





STIPULATIONS

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Asante Units 4.4/4.7”, prepared by Atwell, and stamped received August 10, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Asante Units 4.4 and 4.7” Preliminary Planting Plan”, prepared by McGough Adamson, and stamped received June 21, 2023.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 7, 2023 Contact Person: Jani Wertin
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante 4.2,” dated July 5, 2023, a property generally located west of the intersection of Happy Valley Road and 163rd Avenue. Case FS22-1459.

Motion:

Motion to approve the Preliminary Plat entitled “Preliminary Plat for Asante 4.2,” dated July 5, 2023, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report.

Background:

Scott Staman with Atwell, LLC. Seeks approval of a Preliminary Plat for Asante Unit 4.2. The proposed Preliminary Plat seeks to subdivide the subject property into 136 single-family lots over approximately 18.20 net acres, for a net density of 7.47 DU/Ac.

Objective Analysis:

Policy Compliant:

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.

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-1459 Asante Unit 4.2 Preliminary Plat- Staff
2. 01 - FS22-1459 Asante Unit 4.2 Preliminary Plat - Vicinity Map
3. 02 - FS22-1459 Asante Unit 4.2 Preliminary Plat - Zoning Map
4. 03 - FS22-1459 Asante Unit 4.2 Preliminary Plat - Preliminary Plat

5. 04 - FS22-1459 Asante Unit 4.2 Preliminary Plat -Landscape Plan
 6. 05 - FS22-1459 Asante Unit 4.2 Preliminary Plat - Luke AFB Letter
 7. FS22-1459 Asante Unit 4.2 Preliminary Plat Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS22-1459

Project Name: Asante Unit 4.2 Preliminary Plat

Council District: 1 – Acacia

Meeting Date: September 7, 2023

Planner: Jani Wertin, Planner I

Owner: Asante Development Partners, LLC

Applicant: Scott Staman with Atwell, LLC

Request: Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Asante 4.2"

Site Location: Generally located west of the intersection of Happy Valley Road and 163rd Avenue.

Site Size: 18.20 Net Acres

Density: 7.47 Du/Ac

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

Findings:

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

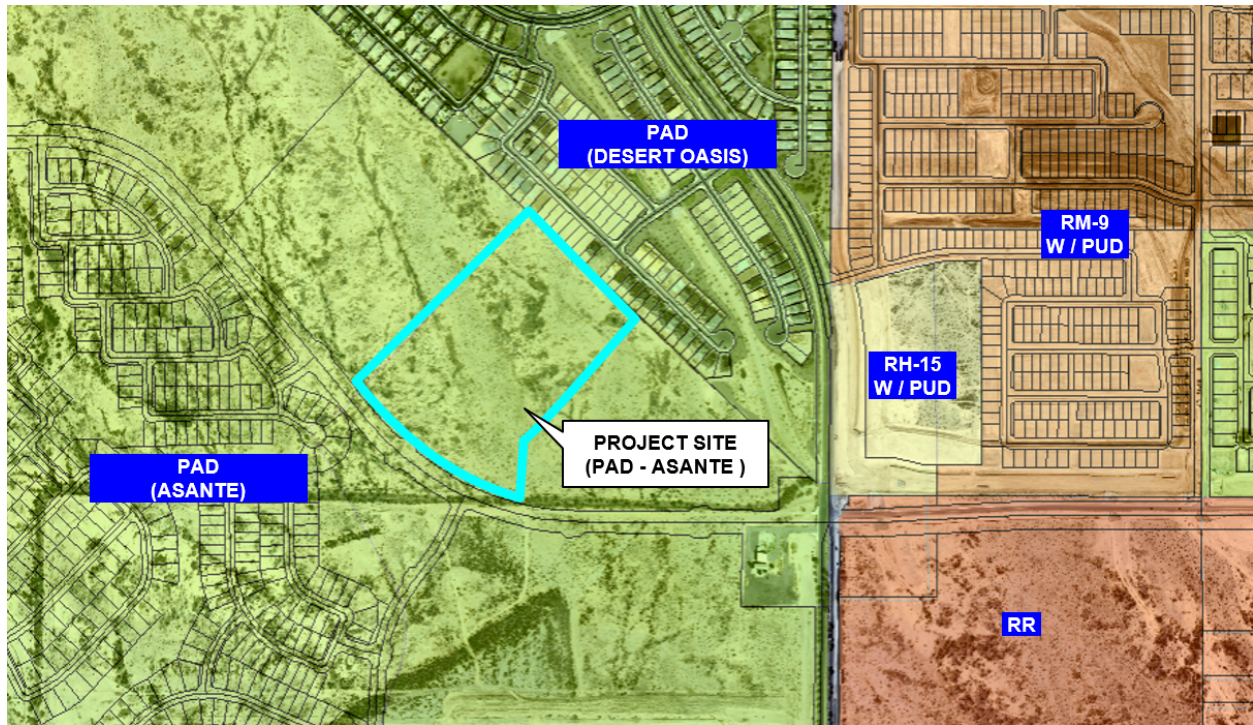
Staff Recommendation: Staff recommends the Commission **approve** the proposed Preliminary Plat subject to stipulations 'a' through 'c.'

Project Description:

Scott Staman of Atwell, LLC seeks approval of a Preliminary Plat for Asante 4.2. The applicant seeks to subdivide the subject property into 136 total single-family lots over approximately 18.20 acres for a gross density of 7.47 DU/Ac.

Surrounding Land Zoning:

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



Background:

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

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

August 29, 2022: A minor amendment to the Asante PAD was approved administratively under case FS22-0756 to modify street alignments, school and amenity site locations, and development standards.

November 11, 2022: The applicant filed the subject case, FS22-1459.

August 15, 2023: A minor amendment to the Asante PAD approved administratively under case FS23-0574 to modify the development standards and typical layout for cluster lots.

Analysis and Discussion:

The proposed plat includes 136 single-family residential lots over approximately 18.20 net acres. The land use designation within the subject area, as depicted below, is Medium/High Density Residential (M/HDR).



Density

The subject plat includes an overall net density of 7.47 DU/Ac. The Asante PAD includes a density range of 6-20 DU/Ac for M/HDR and an overall target density of 8 DU/Ac. The density proposed by this Preliminary Plat is consistent with the PAD.

Development Standards

The subject plat includes two (2) different lot categories with associated development standards from the Asante PAD, primarily utilizing the Cluster Product, with the exception of two (2) lots which follow the Lot Category B standards for single-family residential. The typical lot sizes for the Cluster Type lots is 20'x60' (1,200 sf). The typical lot size for two single-family lots is 48'x110' (5,280 sf). A full breakdown of the lot categories and their development standards is shown in the following table.

This Preliminary Plat is consistent with the development standards of the PAD as amended by case number FS23-0574. Subsequent home products will also be required to comply with the applicable standards in this table.

ASANTE 4.2 CLUSTER PRODUCT

PAD - LOTS 3-136		
		ASANTE PAD DEVELOPMENT STANDARDS
MINIMUM SUBDIVISION SIZE		1 ACRE
MIN. LOT AREA -- SQUARE FOOTAGE		1,200
MIN. LOT WIDTH - INTERIOR LOT	(2)	20'
MIN. LOT DEPTH		60'
MAXIMUM BUILDING HEIGHT		40'
MINIMUM YARD SETBACKS		
FRONT - PUBLIC STREET	(1)	15'
FRONT - PRIVATE STREET OR OPEN SPACE TRACT		8'
FRONT/REAR TO FACE OF GARAGE DOOR -- PUBLIC ST.		18'
FRONT/REAR TO FACE OF GARAGE DOOR -- PRIVATE ST.		4'
REAR		3'
SIDES	(4)	0'
SIDES - AGGREGATE		10'
STREET SIDE SETBACK (CLUSTER LAYOUT)	(9)	15'
MINIMUM DISTANCE BETWEEN BUILDINGS	(6)(7)	10'
LANDSCAPE TRACTS		
COLLECTOR STREET		10'
ARTERIAL STREET		20'

- (1) MAY BE REDUCED FOR AUTO-COURTS AND LANDSCAPED TRACTS/EASEMENTS.
- (2) IN CERTAIN CASES, FLAG LOTS MAY BE DESIGNED. FLAG LOTS SHALL BE ADDRESSED DURING PRELIMINARY PLAT PROCESS.
- (3) PATIO COVERS MAY ENCROACH TO WITHIN 5' OF THE REAR PROPERTY LINE.
- (4) NON-STRUCTURAL ARCH. FEATURES SUCH AS FIREPLACES, BAY WINDOWS, PERGOLAS AND POP-OUTS MAY ENCROACH NO MORE THAN 3' INTO SIDE YARD SETBACK.
- (5) WHERE A SIDE YARD SETBACK IS PROVIDED, IT MUST BE A MINIMUM OF 5'.
- (6) MINIMUM SEPARATIONS OF BLDGS ON SAME LOT FOR CLUSTER TYPE IS 10'.
- (7) MIN. SEPARATION OF BLDGS FOR CLUSTER TYPE ON ADJACENT LOTS 0'/10' IF SETBACK IS PROVIDED ON AT LEAST ONE LOT.
- (8) Z-LOT PROPERTIES TO HAVE SUFFICIENT ACCESS FOR PROPERTY MAINTENANCE.
- (9) PORCHES, NON-ENCLOSED STRUCTURES, MAY ENCROACH UP TO 3' (20%) INTO THE CLUSTER LAYOUT STREET SIDE SETBACK.

ASANTE SINGLE FAMILY PRODUCT

PAD - LOTS 1-2	
	ASANTE PAD DEVELOPMENT STANDARDS
MINIMUM LOT AREA (PER UNIT)	5,830 S.F.
MINIMUM LOT WIDTH - INTERIOR	53'
MAX HOUSE WIDTH	40'
MINIMUM LOT DEPTH	110'
FRONT YARD SET BACK (TO LIVING AREA/SIDE ENTRY GARAGE)	12'
FRONT YARD SET BACK (TO GARAGE)	18'
MINIMUM SIDE YARD SETBACK	5'/8'
MINIMUM SIDE YARD SETBACK (STREET SIDE SINGLE STORY)	13'
MINIMUM SIDE YARD SETBACK (STREET SIDE MULTI STORY)	20'
MINIMUM REAR YARD SETBACK	15'
MINIMUM REAR YARD SETBACK ADJACENT TO ARTERIAL (SINGLE STORY)	20'
MINIMUM REAR YARD SETBACK ADJACENT TO ARTERIAL (MULTI STORY)	25'
MINIMUM DISTANCE BETWEEN HOUSES	10'
MAXIMUM BUILDING HEIGHT	30'

Access

Access to the development will be limited to one entrance off of Happy Valley Road. Secondary access for emergency vehicles will be provided at northeast corner of the site. This access will be gated and connect to Happy Valley Road via a 26' D.G. access road.

Parking

A supplemental exhibit was provided to illustrate where parking on the site will be permitted and how this will be affected on days where trash is being collected.

Per the Solid Waste/Parking Exhibit, a total of four (4) off-street parking spaces, (2) garage parking spaces and two (2) driveway parking spaces, will be provided per lot. On-street parking will also be available (39 spaces) but will be limited to one side of the street, the side opposite from the fire hydrants, and will not be available for parking on days where trash is being collected. As proposed, the parking meets the minimum requirements of the city.

Open Space & Landscaping

The subject plat includes a total of 3.90 acres dedicated to open space, which equates to 21.4% of the overall net area. Of that, 0.67 acres is Active Open Space and 3.23 acres is Passive Open Space. Within these open space areas is landscaping, as well as a small network of trails that connects to a centralized park. The site is to be landscaped with native and low water use plants allowed by the PAD and consistent with the overall Asante development. Per the PAD, higher density neighborhood products such as cluster homes, townhouses, and zero lot line homes, are required to set aside no less than 20% of their net residential acreage, as determined on the preliminary plat, as open space. At 21.4%, the provided open space meets the minimum requirements of the PAD.

Walls

The development is proposed to include theme walls and view fencing constructed of CMU and steel tubing with accent columns. These elements are consistent with the remainder of the Asante development.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more. At a net density of 7.47 du/acre, this development is consistent with the General Plan in this regard.

Reviewing Agencies:

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

Summary:

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

146 **Findings:**

- 147
- 148 • The proposed Preliminary Plat is consistent with the Asante PAD.
 - 149 • The proposed Preliminary Plat is consistent with applicable City of Surprise
 - 150 regulations.
 - 151 • The reviewing agencies have indicated no objections to the request.
- 152

153 **Recommendation:**

154

155 Based on the findings noted above, staff recommends the Commission **approve** the subject

156 Preliminary Plat, subject to stipulations 'a' through 'c' as outlined below:

157

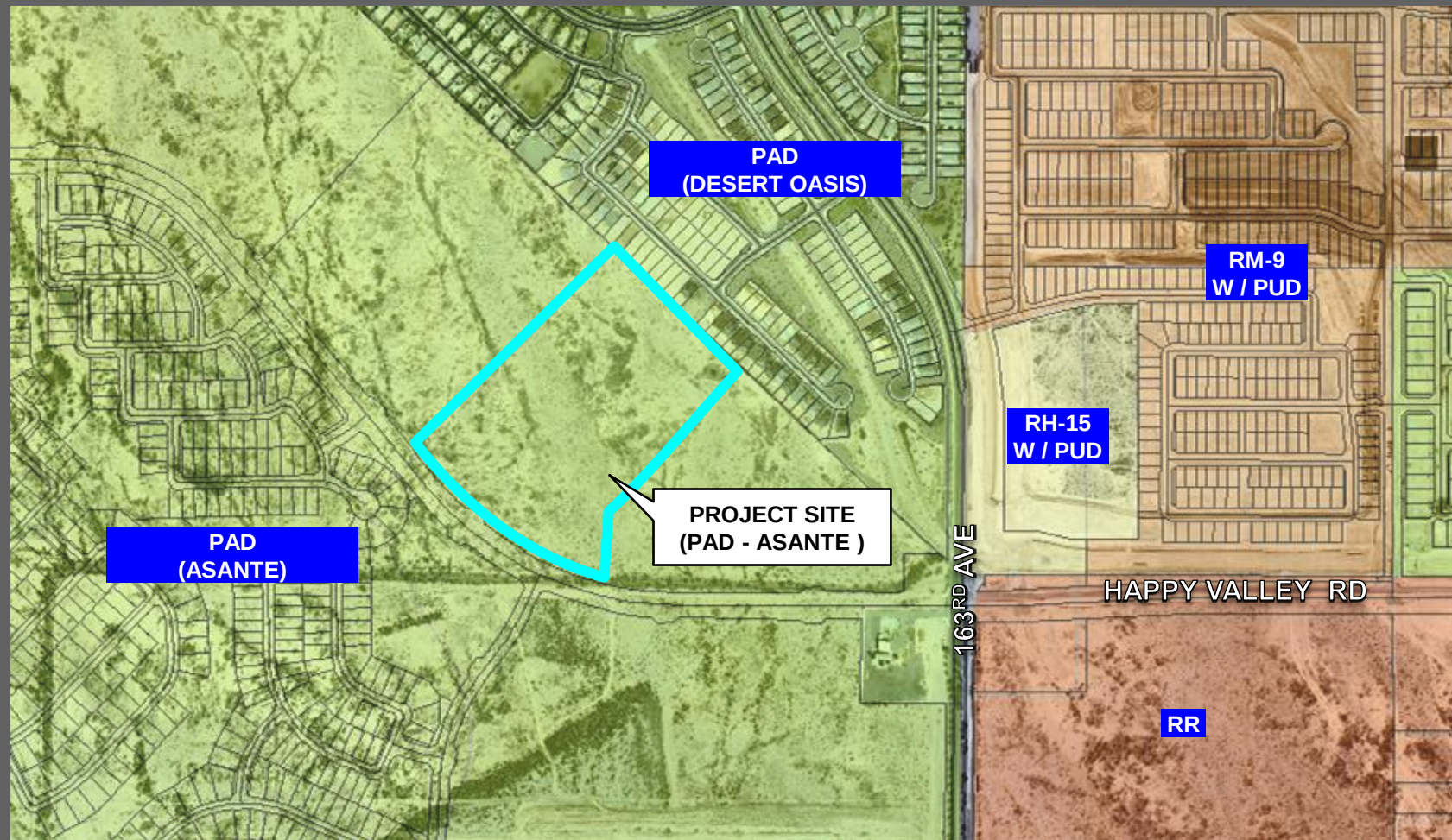
- 158 a. Development and use of the site shall be consistent with the Preliminary Plat
 - 159 entitled "Preliminary Plat for Asante 4.2", prepared by Atwell, and received
 - 160 07/05/2023.
 - 161
 - 162 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
 - 163 "Asante 4.2", prepared by McGough Adamson, and received 07/05/2023.
 - 164
 - 165 c. Non-compliance with the stipulations of approval of this case will be treated as a
 - 166 violation in accordance with the applicable provisions of the Surprise Municipal
 - 167 Code.
- 168

169 **Attachments:**

- 170
- 171 01 Vicinity Map
 - 172 02 Zoning Map
 - 173 03 Preliminary Plat
 - 174 04 Landscape Plan
 - 175 05 Luke AFB Letter



FS22-1459 VICINITY MAP



PAD
(DESERT OASIS)

PAD
(ASANTE)

PROJECT SITE
(PAD - ASANTE)

RM-9
W / PUD

RH-15
W / PUD

163RD AVE

HAPPY VALLEY RD

RR

FS22-1459 ZONING MAP

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LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT CAP FLUSH STAMPED CITY OF SURPRISE, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, FROM WHICH A FOUND MONUMENT CAP FLUSH STAMPED CITY OF SURPRISE, ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, THEREOF BEARS S00°45'20"W A DISTANCE OF 2634.06 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 12, N00°44'56"E A DISTANCE OF 2603.38 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 12, N90°00'00"W A DISTANCE OF 1515.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT ALSO BEING THE POINT OF BEGINNING;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 390.69 FEET, WITH A RADIUS OF 1345.00 FEET AND THE RADIAL BEARING OF N13°11'13"E AND A CENTRAL ANGLE OF 16°38'35";

THENCE, N29°49'49"E A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 205.21 FEET, WITH A RADIUS OF 1340.00 FEET AND THE RADIAL BEARING OF N29°49'49"E AND A CENTRAL ANGLE OF 08°46'28";

THENCE, N05°00'20"W A DISTANCE OF 27.81 FEET;

THENCE, N53°07'52"W A DISTANCE OF 70.18 FEET;

THENCE, S86°54'S9"W A DISTANCE OF 27.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 163.90 FEET, WITH A RADIUS OF 1345.00 FEET AND THE RADIAL BEARING OF N43°17'59"E AND A CENTRAL ANGLE OF 06°58'55";

THENCE, N39°43'06"W A DISTANCE OF 104.30 FEET; THENCE, N43°31'09"E A DISTANCE OF 1228.77 FEET; THENCE, S46°28'51"E A DISTANCE OF

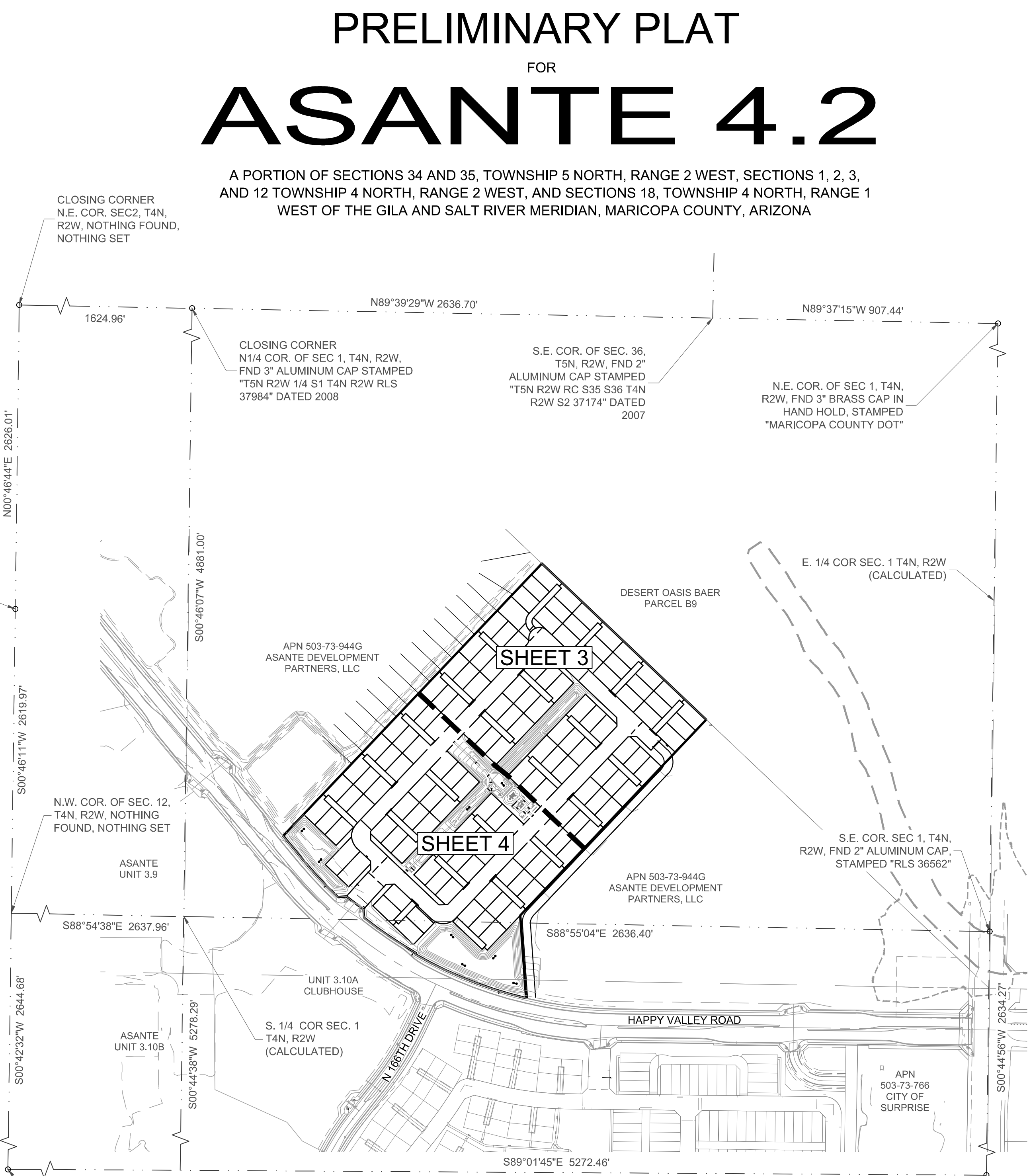
741.52 FEET; THENCE, S43°31'09"W A DISTANCE OF 883.26 FEET;

THENCE, S03°58'14"E A DISTANCE OF 270.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 936,541 SQUARE FEET OR 21.50 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

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

LOT NO	AREA (SF)	LOT NO	AREA (SF)	LOT NO	AREA (SF)
LOT 1	5833.67	LOT 47	4245.80	LOT 92	3772.00
LOT 2	6034.50	LOT 48	4245.80	LOT 93	4182.00
LOT 3	4182.00	LOT 49	3772.00	LOT 94	4169.50
LOT 4	3772.00	LOT 50	4182.00	LOT 95	3772.00
LOT 5	4245.80	LOT 51	4182.00	LOT 96	4245.80
LOT 6	4245.80	LOT 52	3772.00	LOT 97	4245.80
LOT 7	3772.00	LOT 53	4245.80	LOT 98	3772.00
LOT 8	4182.00	LOT 54	4245.80	LOT 99	4182.00
LOT 9	4169.50	LOT 55	3772.00	LOT 100	4182.00
LOT 10	3772.00	LOT 56	4161.54	LOT 101	3772.00
LOT 11	4245.80	LOT 57	5944.60	LOT 102	4245.80
LOT 12	4245.80	LOT 58	4182.00	LOT 103	4245.80
LOT 13	3772.00	LOT 59	3772.00	LOT 104	3772.00
LOT 14	4182.00	LOT 60	4245.80	LOT 105	4182.00
LOT 15	4182.00	LOT 61	4245.80	LOT 106	4182.00
LOT 16	3772.00	LOT 62	3772.00	LOT 107	3772.00
LOT 17	4245.80	LOT 63	4182.00	LOT 108	4245.80
LOT 18	4245.80	LOT 64	4182.00	LOT 109	4245.80
LOT 19	3772.00	LOT 65	3772.00	LOT 110	3772.00
LOT 20	4182.00	LOT 66	4245.80	LOT 111	4182.00
LOT 21	4182.00	LOT 67	4245.80	LOT 112	4182.00
LOT 22	3772.00	LOT 68	3772.00	LOT 113	3772.00
LOT 23	4245.80	LOT 69	4182.00	LOT 114	4245.80
LOT 24	4245.80	LOT 70	4182.00	LOT 115	4245.80
LOT 25	3772.00	LOT 71	3772.00	LOT 116	3772.00
LOT 26	4182.00	LOT 72	4245.80	LOT 117	4182.00
LOT 27	4182.00	LOT 73	4245.80	LOT 118	4182.00
LOT 28	3772.00	LOT 74	3772.00	LOT 119	3772.00
LOT 29	4245.80	LOT 75	4182.00	LOT 120	4245.80
LOT 30	4245.80	LOT 76	4182.00	LOT 121	4245.80
LOT 31	3772.00	LOT 77	3772.00	LOT 122	3772.00
LOT 32	4182.00	LOT 78	4245.80	LOT 123	4182.00
LOT 33	4182.00	LOT 79	4521.75	LOT 124	4182.00
LOT 34	3772.00	LOT 80	4025.87	LOT 125	3772.00
LOT 35	4245.80	LOT 81	4463.47	LOT 126	4245.80
LOT 36	4245.80	LOT 82	4169.50	LOT 127	4245.80
LOT 37	3772.00	LOT 83	3772.00	LOT 128	3772.00
LOT 38	4182.00	LOT 84	4245.80	LOT 129	4169.50
LOT 39	4182.00	LOT 85	4245.80	LOT 130	4182.00
LOT 40	3772.00	LOT 86	3772.00	LOT 131	3772.00
LOT 41	4245.80	LOT 87	4182.00	LOT 132	4245.80
LOT 42	4245.80	LOT 88	4182.00	LOT 133	4190.86
LOT 43	3772.00	LOT 89	3772.00	LOT 134	4246.18
LOT 44	4169.50	LOT 90	4245.80	LOT 135	4246.18
LOT 45	4182.00	LOT 91	4245.80	LOT 136	4175.26
LOT 46	3772.00				



GENERAL NOTES:

- REFER TO EDS STANDARD DETAIL 4-01 FOR SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS.
- LATERAL SEWERS SERVING LESS THAN THIRTY (30) HOUSES WILL HAVE A MINIMUM SLOPE OF 0.76 PERCENT. WHERE LATERAL SEWERS SERVE LESS THAN TEN (10) HOUSES, THE MINIMUM SLOPE WILL BE NOT LESS THAN ONE (1) PERCENT.
- DIMENSIONS AT THE BACK OF CURB. REFER TO EDS CURRENT STANDARD DETAIL 3-15 FOR CORNER RADII DEDICATIONS.

ABBREVIATIONS

B/C	BACK OF CURB
B/L	BIKE LANE
BCHH	BRASS CAP HAND HOLE
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CR	CURB RETURN
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SW	SIDEWALK

LINE TYPES

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---	HIGH WATER CONTOUR
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LEGEND

---	SEWER FLOW DIRECTION
---	SEWER LINE
---	EXIST. SEWER MANHOLE
---	SEWER MANHOLE
---	EXIST. SEWER LINE
---	WATER LINE
---	WATER VALVE
---	FIRE HYDRANT
---	EXIST. WATER LINE
---	LOT NUMBER
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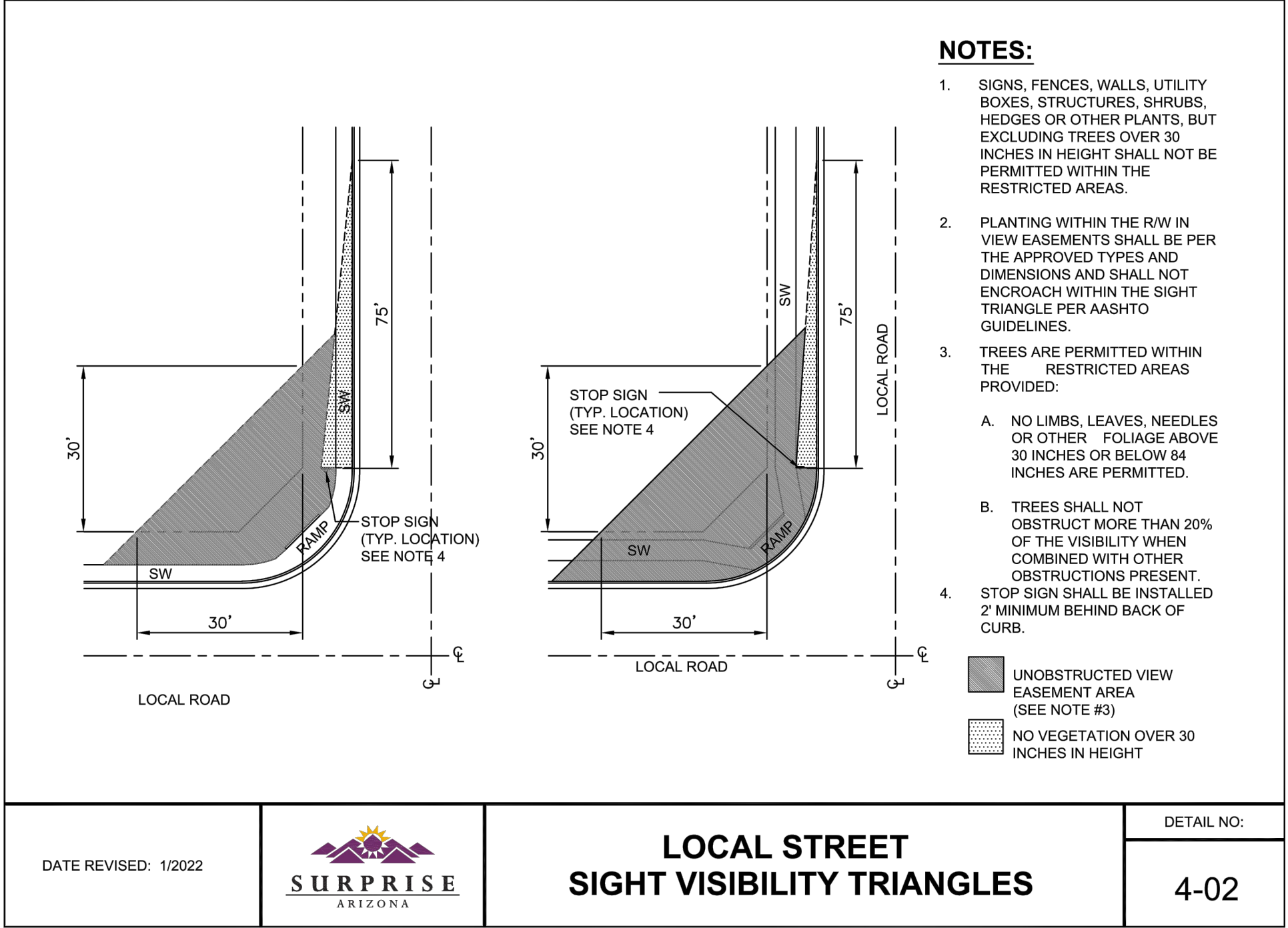
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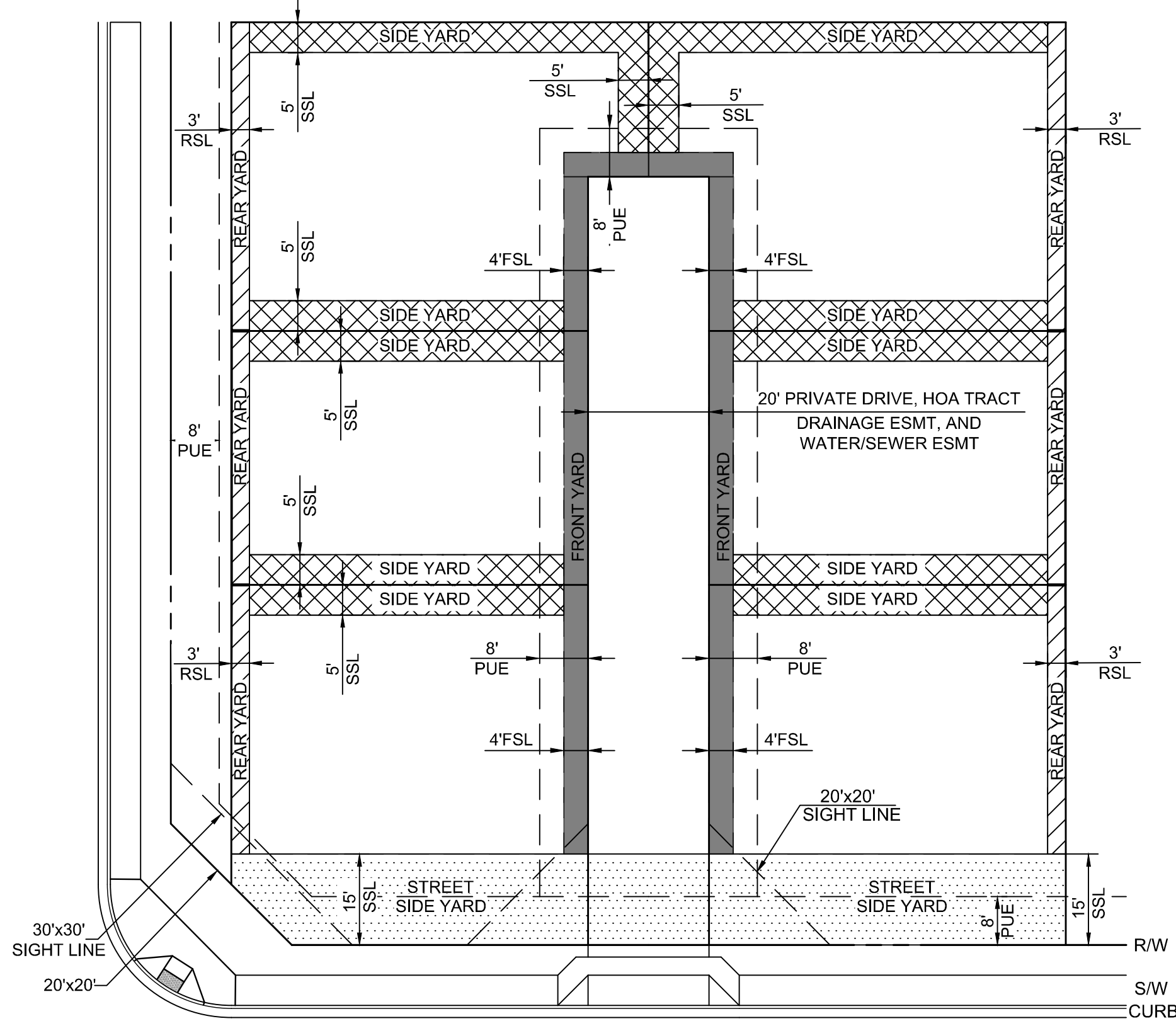
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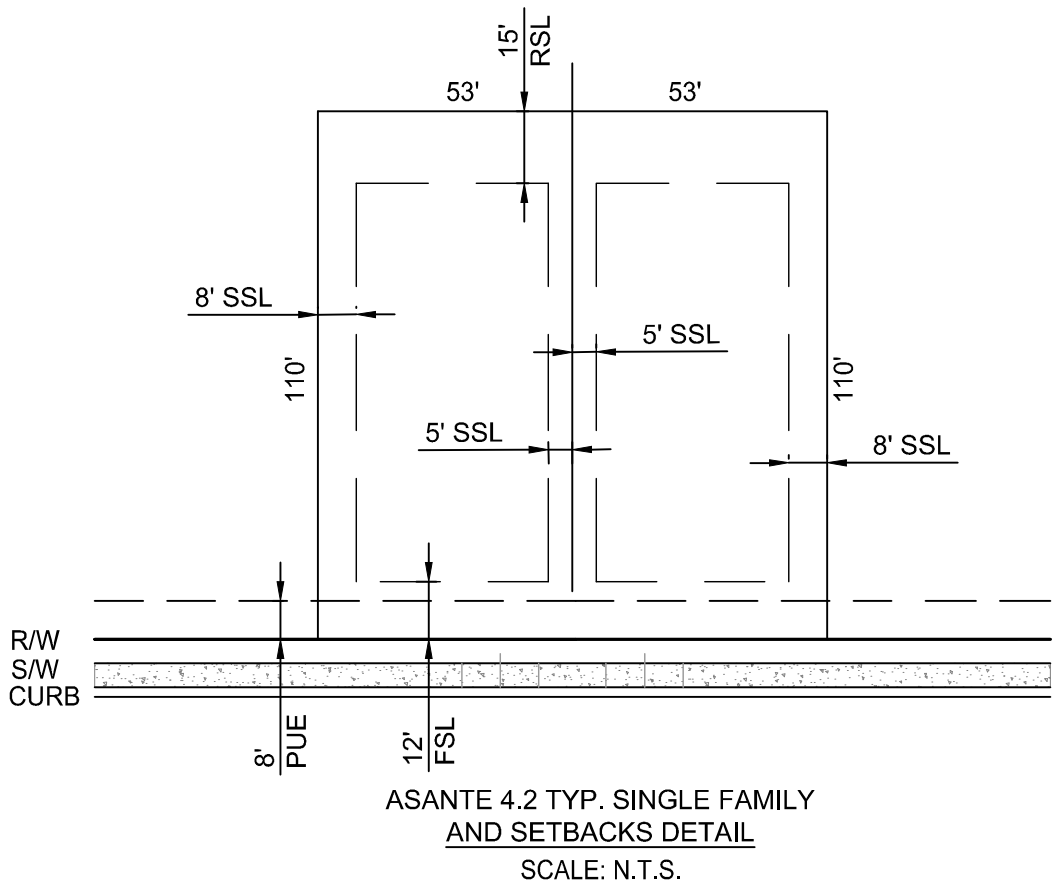


NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED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



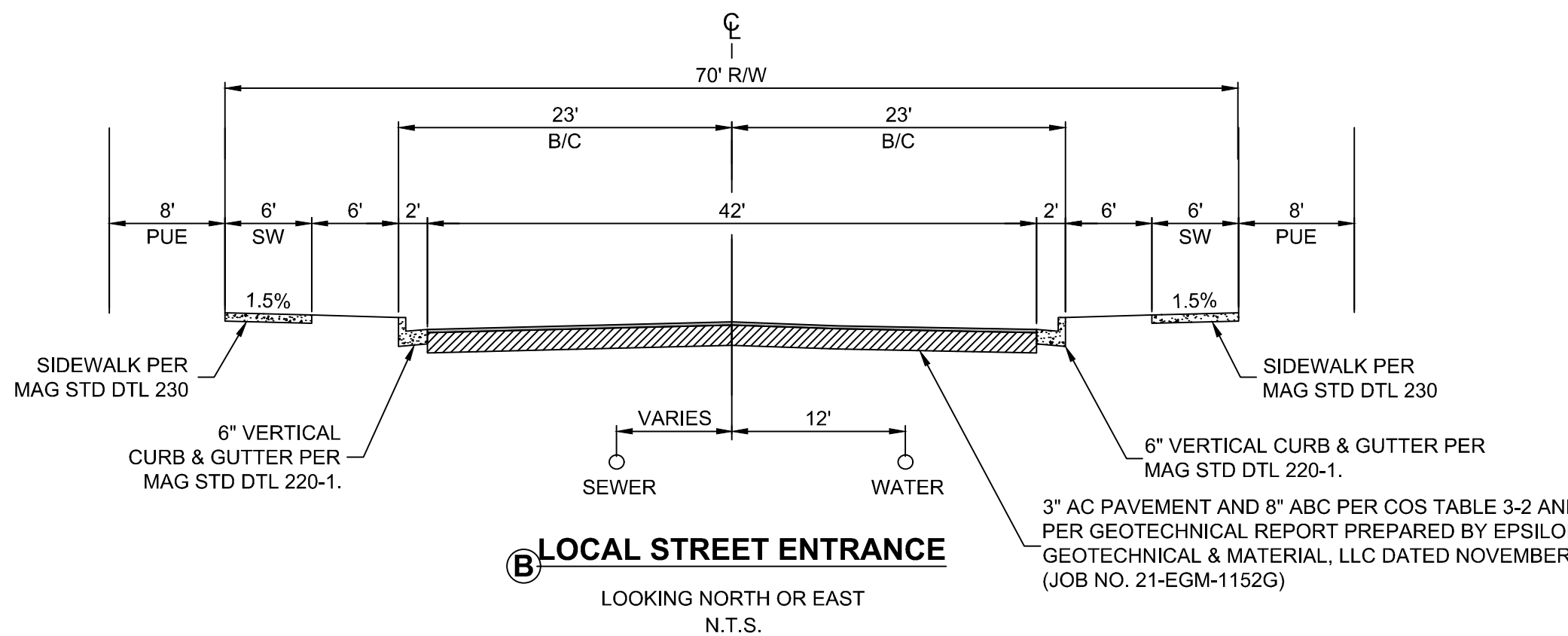
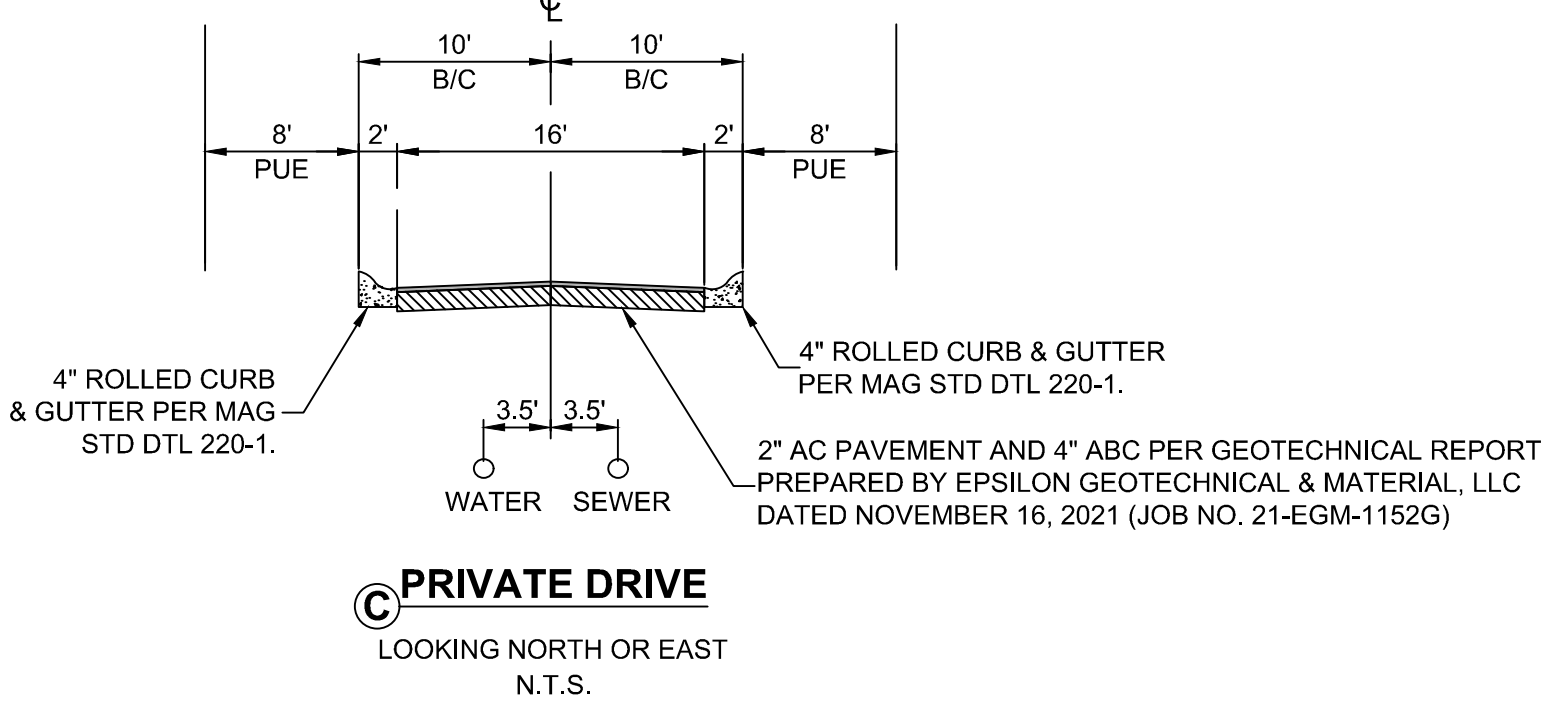
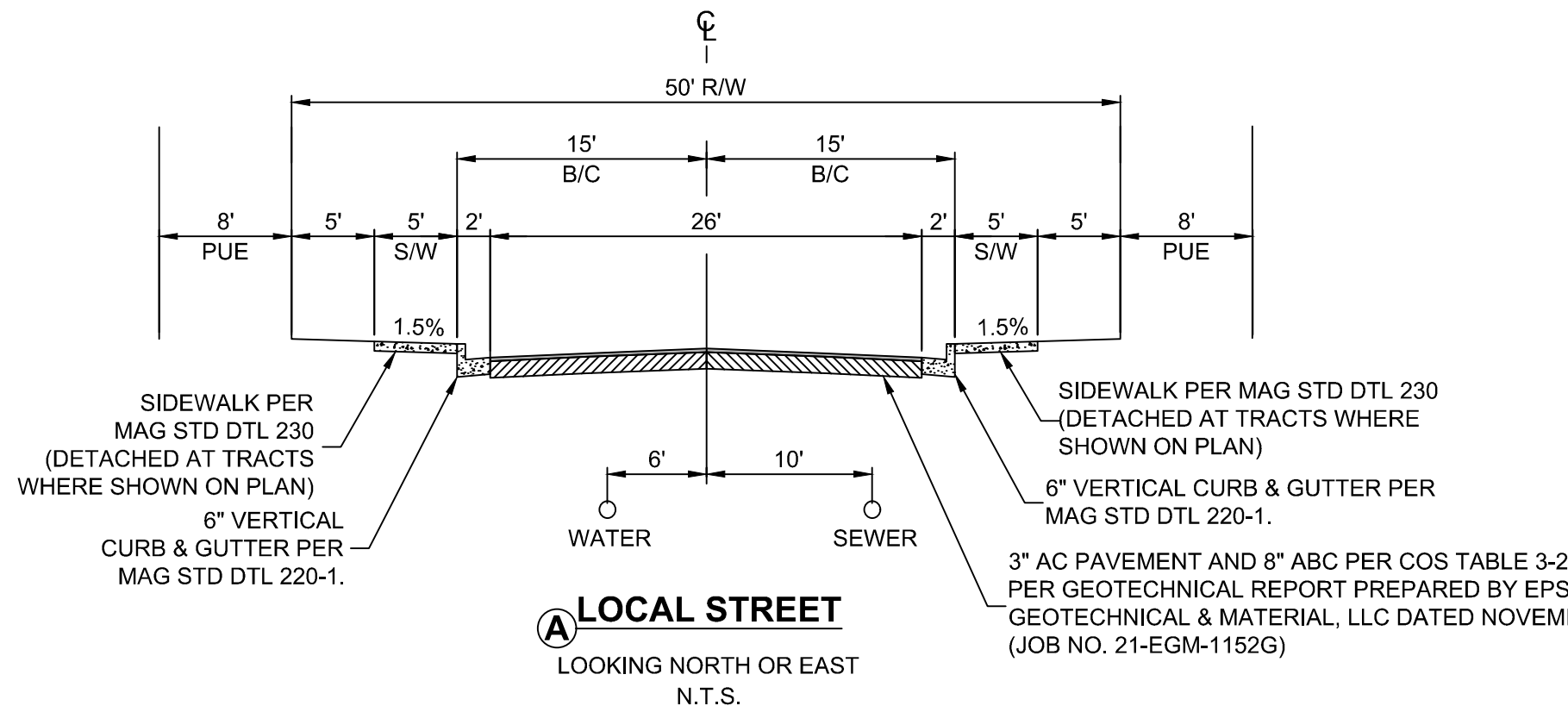
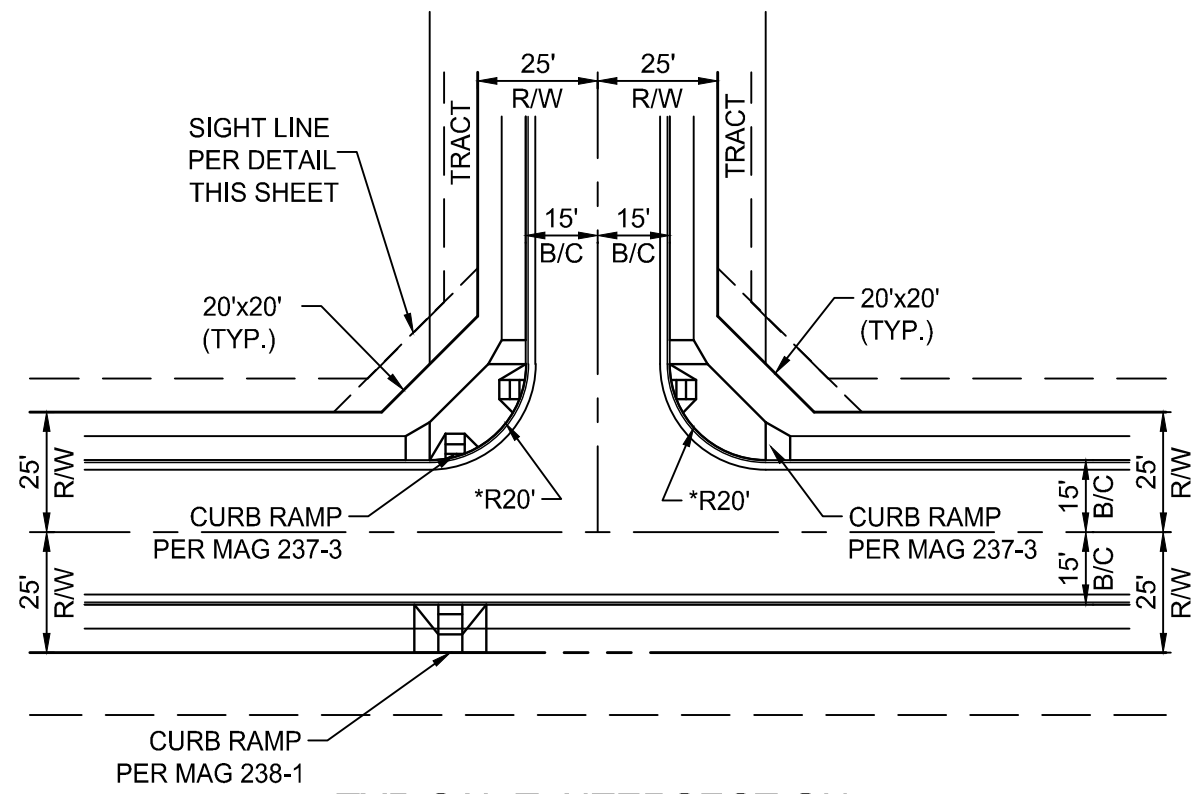
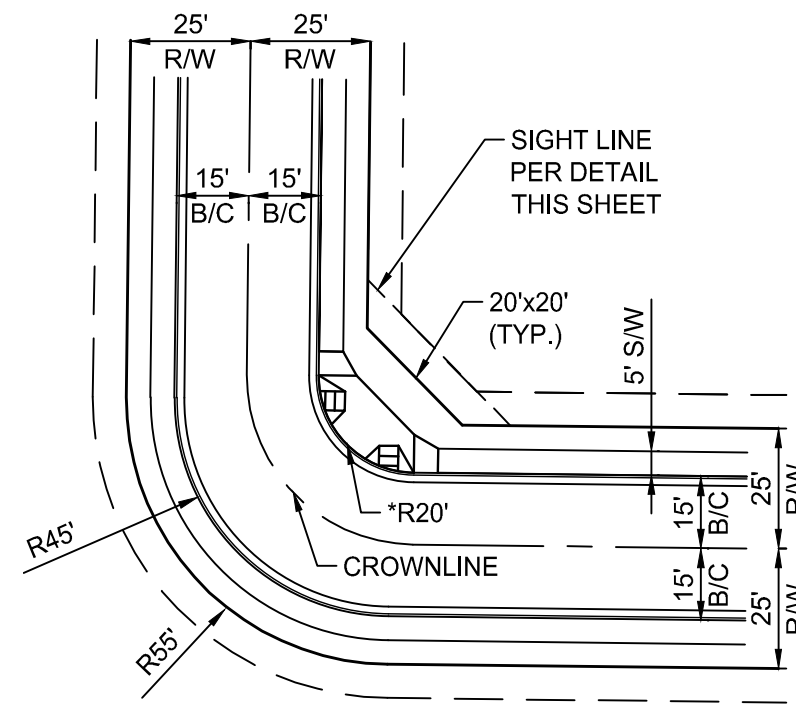
- MAY BE REDUCED FOR AUTO-COURTS AND LANDSCAPED TRACTS/EASEMENTS.
- IN CERTAIN CASES, FLAG LOTS MAY BE DESIGNED. FLAG LOTS SHALL BE ADDRESSED DURING PRELIMINARY PLAT PROCESS.
- PATIO COVERS MAY ENCR OACH TO WITHIN 5' OF THE REAR PROPERTY LINE.
- NON-STRUCTURAL ARCH. FEATURES SUCH AS FIREPLACES, BAY WINDOWS, PERGOLAS AND POP-OUTS MAY ENCR OACH NO MORE THAN 3' INTO SIDE YARD SETBACK.
- WHERE A SIDE YARD SETBACK IS PROVIDED, IT MUST BE A MINIMUM OF 5'.
- MINIMUM SEPARATIONS OF BLDGS ON SAME LOT FOR CLUSTER TYPE IS 10'.
- MIN. SEPARATION OF BLDGS FOR CLUSTER TYPE ON ADJACENT LOTS 0'/10' IF SETBACK IS PROVIDED ON AT LEAST ONE LOT.
- Z-LOT PROPERTIES TO HAVE SUFFICIENT ACCESS FOR PROPERTY MAINTENANCE.
- PORCHES, NON-ENCLOSED STRUCTURES, MAY ENCR OACH UP TO 3' (20%) INTO THE CLUSTER LAYOUT STREET SIDE SETBACK.
- MINIMUM LIVABLE SETBACK SHALL BE 3' FROM THE BACK OF THE PRIVATE DRIVE EASEMENT.
- NO STRUCTURES WILL BE ALLOWED WITHIN ANY EASEMENTS.

TRACT TABLE		
TRACT #	AREA (AC)	USE
TRACT A	0.015	DRAINAGE, OPEN SPACE, UTILITIES,PUE
TRACT B	0.023	DRAINAGE, OPEN SPACE, UTILITIES,PUE
TRACT C	0.018	DRAINAGE, OPEN SPACE, UTILITIES,PUE
TRACT D	0.060	DRAINAGE, OPEN SPACE, UTILITIES,PUE
TRACT E	1.441	DRAINAGE, OPEN SPACE, UTILITIES,PUE
TRACT F	1.754	DRAINAGE, OPEN SPACE, UTILITIES,PUE
TRACT G	0.586	DRAINAGE, OPEN SPACE, UTILITIES,PUE
TRACT DW-1	0.085	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-2	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-3	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-4	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-5	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-6	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-7	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-8	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-9	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-10	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-11	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-12	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-13	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-14	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-15	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-16	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-17	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-18	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-19	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-20	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-21	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-22	0.040	PRIVATE DRIVEWAY, UTILITIES,PUE
TRACT DW-23	0.061	PRIVATE DRIVEWAY, UTILITIES,PUE
PRIVATE ACCESS RD.	0.039	EMERGENCY ACCESS, UTILITIES,PUE,WATER EASEMENT
TOTAL	5.34	



ASANTE SINGLE FAMILY PRODUCT

PAD - LOTS 1-2	
	ASANTE PAD DEVELOPMENT STANDARDS
MINIMUM LOT AREA (PER UNIT)	5,830 S.F.
MINIMUM LOT WIDTH - INTERIOR	53'
MAX HOUSE WIDTH	40'
MINIMUM LOT DEPTH	110'
FRONT YARD SET BACK (TO LIVING AREA/SIDE ENTRY GARAGE)	12'
FRONT YARD SET BACK (TO GARAGE)	18'
MINIMUM SIDE YARD SETBACK	5/8'
MINIMUM SIDE YARD SETBACK (STREET SIDE SINGLE STORY)	13'
MINIMUM SIDE YARD SETBACK (STREET SIDE MULTI STORY)	20'
MINIMUM REAR YARD SETBACK	15'
MINIMUM REAR YARD SETBACK ADJACENT TO ARTERIAL (SINGLE STORY)	20'
MINIMUM REAR YARD SETBACK ADJACENT TO ARTERIAL (MULTI STORY)	25'
MINIMUM DISTANCE BETWEEN HOUSES	10'
MAXIMUM BUILDING HEIGHT	30'



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



DETAIL SHEET

PRELIMINARY PLAT

ASANTE 4.2

CITY OF SURPRISE, ARIZONA

PROJECT:



REVISIONS:



P.M. S.STAMAN

DR. J.TURPIN

JOB NO. 22003507

FILE NO. 22003507-02-DT01

DT01

SHEET NO.

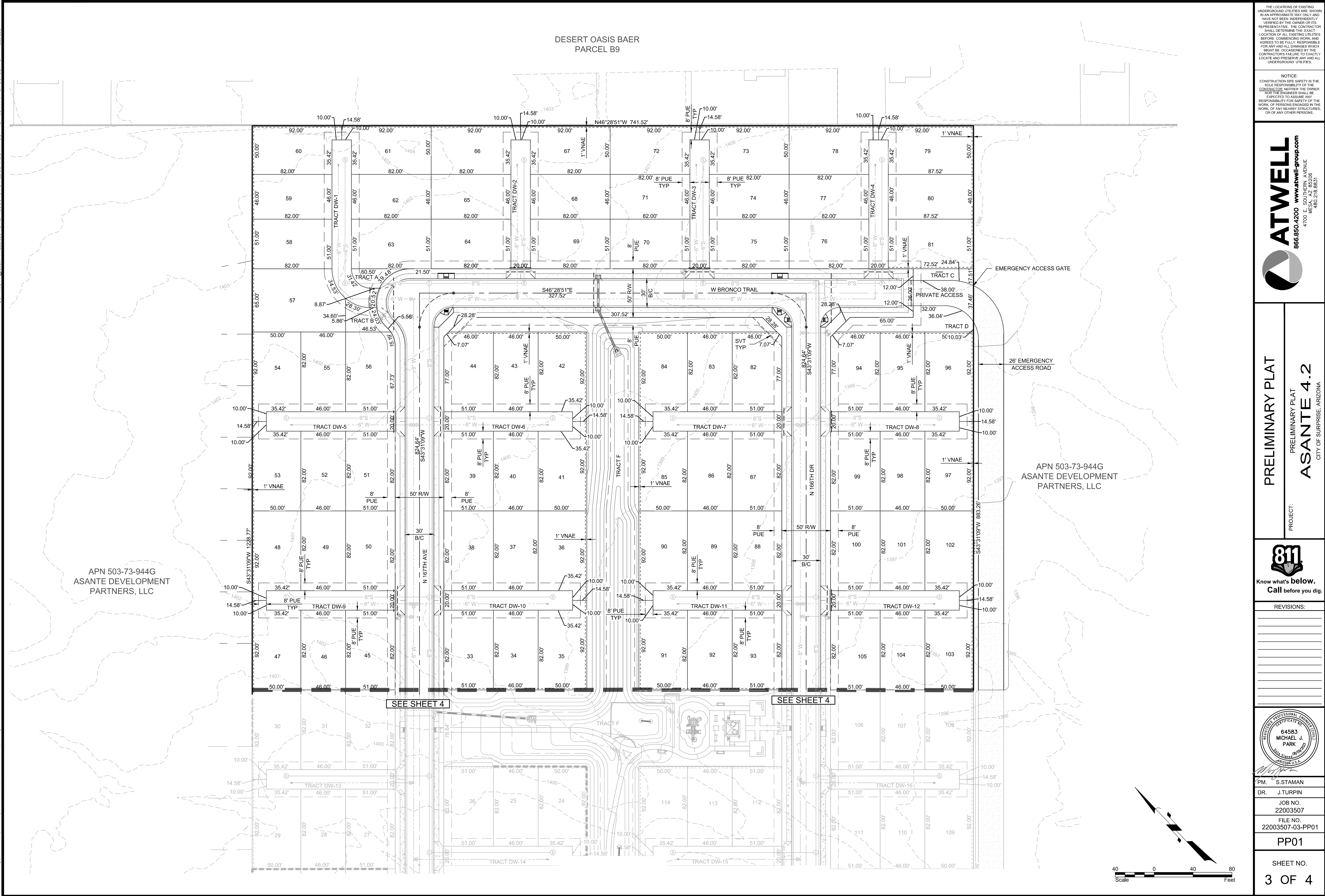
2 OF 4

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CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	111.82'	2500.00'	2°33'46"

APN 503-73-944G
ASANTE DEVELOPMENT
PARTNERS, LLC

APN 503-73-944G
ASANTE DEVELOPMENT
PARTNERS, LLC

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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PRELIMINARY PLAT

PRELIMINARY PLAT
ASANTE 4.2
CITY OF SURPRISE, ARIZONA

PROJECT:



Know what's below.
Call before you dig.

REVISIONS:



PM. S.STAMAN

DR. J.TURPIN

JOB NO.
22003507

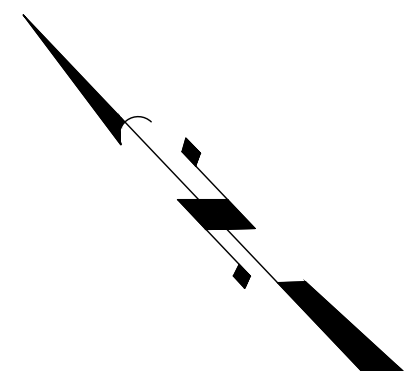
FILE NO.
22003507-04-PP02

PP02

SHEET NO.

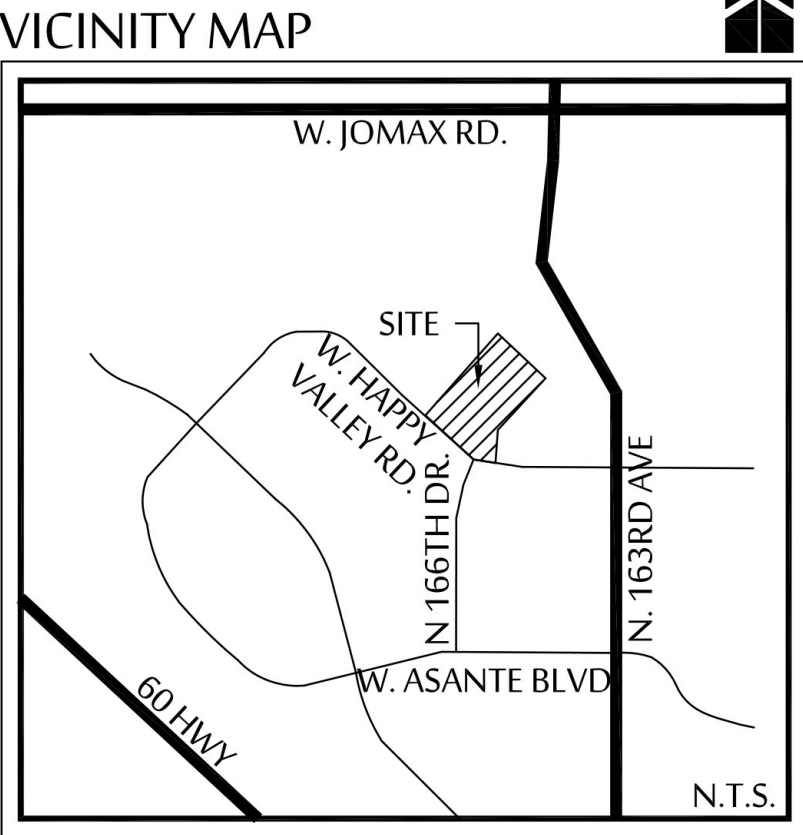
4 OF 4

FS22-1459

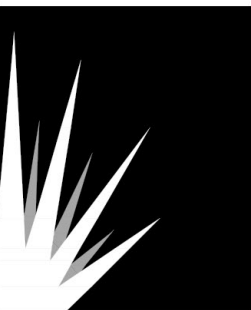


NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.
5. FIRE HYDRANTS TO HAVE 6 FT CLEARANCE
6. 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.



MCGOUGH
ADAMSON



Landscape
Architects

Land
Planning

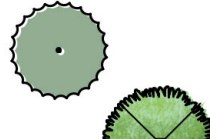
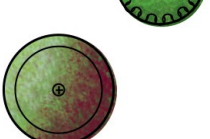
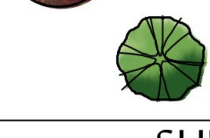
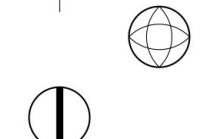
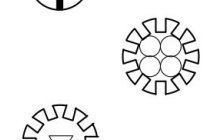
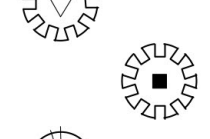
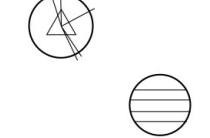
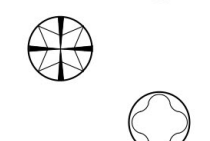
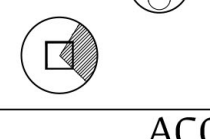
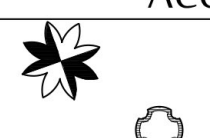
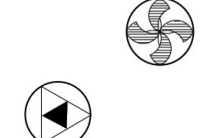
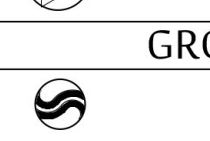
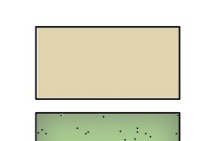
Irrigation

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E. MCKELLIPS RD., SUITE 131
MESA, AZ 85203
(602)997-9093
CONTACT: NICK ADAMSON, RLA
nicka@mg-az.com

ASANTE 4.2
PRELIMINARY PLANTING PLAN

N. 166TH DR. & HAPPY VALLEY ROAD SURPRISE, AZ 85387
JULY 5, 2023

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN	
	ACACIA ANEURA - MULGA ACACIA
	ULMUS PARVIFOLIA - CHINESE ELM
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PISTACIA LENTISCUS - MASTIC TREE
	PISTACIA X 'RED PUSH' - RED PUSH PISTACHE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
SHRUBS - 5 GALLON MIN	
	BOUGAINVILLEA 'FLAME' - BUSH BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	ENCELIA FARINOSA - BRITTLEBUSH
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE
	LEUCOPHYLLUM X 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' - LYNN'S LEGACY TEXAS SAGE
	RUPELLIA PENINSULARIS - BAJA RUELLIA
	CALLIANDRA PENINSULARIS - FAIRY DUSTER
	SALVIA GREGGII - AUTUMN SAGE
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
	TECOMA STANS 'SPARKLETTE' - SPARKLETTE BELLS
ACCENTS - 5 GALLON MIN	
	AGAVE AMERICANA - CENTURY PLANT
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION ACROTRICHUM - GREEN DESERT SPOON
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	EUPHORBIA BIGLANDULOSA - GOPHER PLANT
	HESPERALOE PARVIFLORA - RED HESPERALOE
	MUHLENBERGIA RIGENS - DEER GRASS
GROUND COVERS - 5 GALLON MIN	
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	LANTANA X 'NEW GOLD' - 'NEW GOLD' LANTANA
	ROSMARINUS OFFICINALIS 'PROSTRATUS' - DWARF ROSEMARY
	DECOMPOSED GRANITE - 1" SCREENED, COLOR 'APACHE BROWN'
	MID-IRON BERMUDA TURF

FS22-1459

Page 322 of 345



WALL PLAN LEGEND

6' HT. CMU BLOCK THEME WALL (3,378 LF)
-SEE DETAIL 'A' ON SHEET L5

6' HT BUILDER WALL (2,674 LF)
- ALL UNIT REAR YARD ENCLOSURE WALLS NOT IDENTIFIED TO BE 4" FENCE BLOCK BUILDER WALL.
-SEE DETAIL 'B' ON SHEET L5

6' HT. PARTIAL VIEW FENCE (262 LF)
-SEE DETAIL 'C' ON SHEET L5

RETAINING WALL
-REFER TO CIVIL SHEETS

PROJECT THEME COLUMNS

PARTIAL VIEW FENCE COLUMNS

- NOTES:
1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.

2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SIGHT VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.

3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SIGHT VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.

4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.

5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

OPEN SPACE LEGEND



ACTIVE OPEN SPACE (.67 AC)



PASSIVE OPEN SPACE (3.2AC)

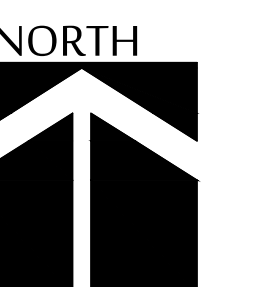
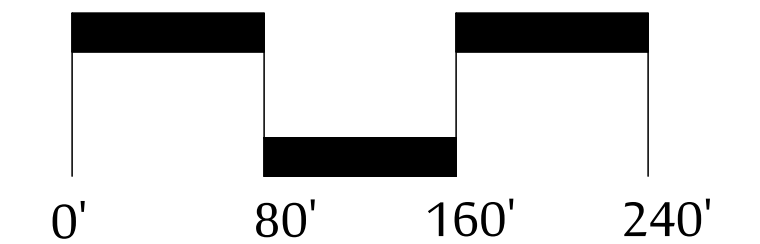


ASANTE 4.2 PRELIMINARY OPEN SPACE PLAN

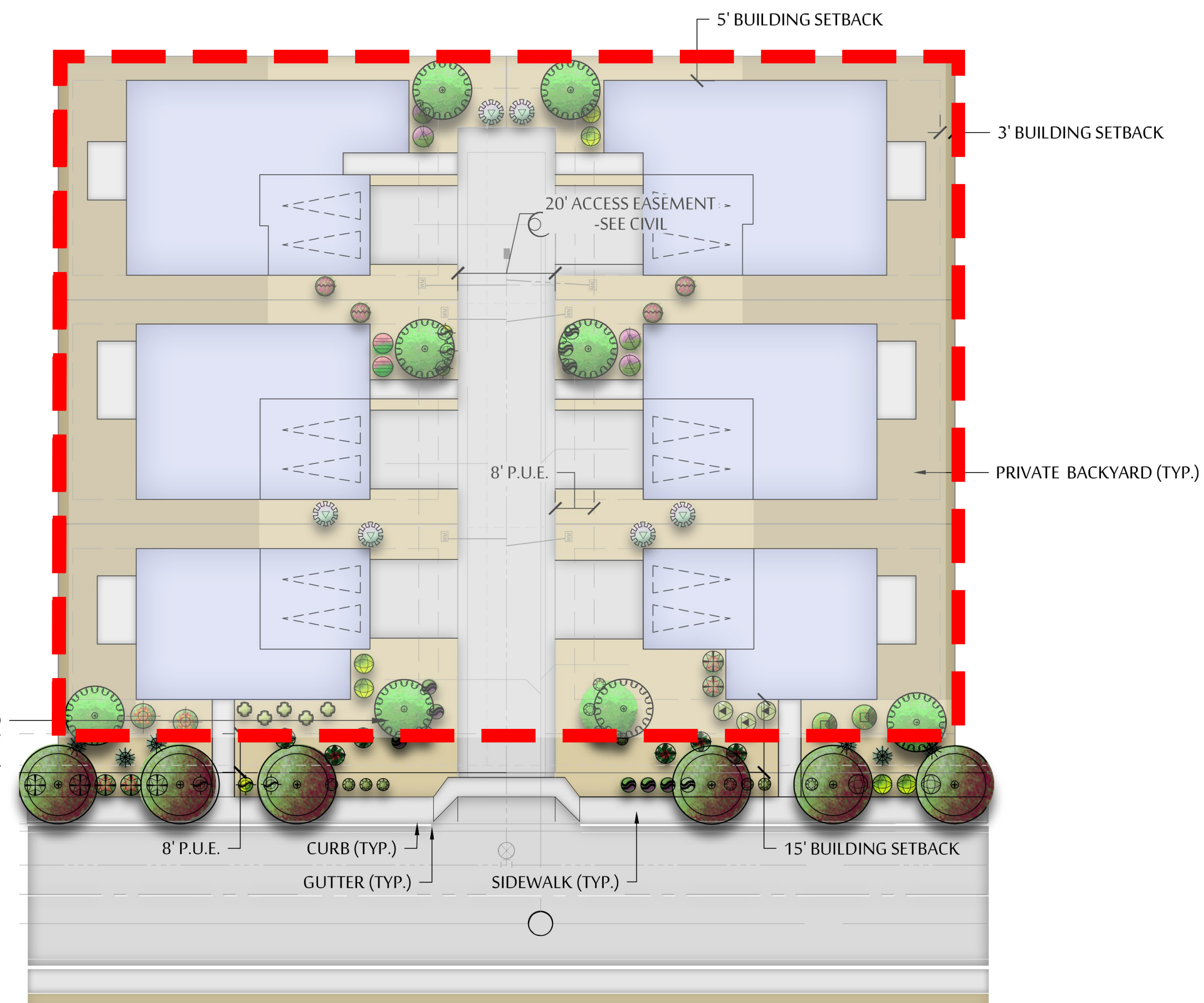
N. 166TH DR. & HAPPY VALLEY ROAD SURPRISE, AZ 85387
JULY 5, 2023

SHEET L3

SCALE: 1"=80'-0"



FS22-1459



A HOME CLUSTER COURT ENLARGEMENT TYPICAL

SCALE: 1" = 20'-0"

B AMENITY ENLARGEMENT

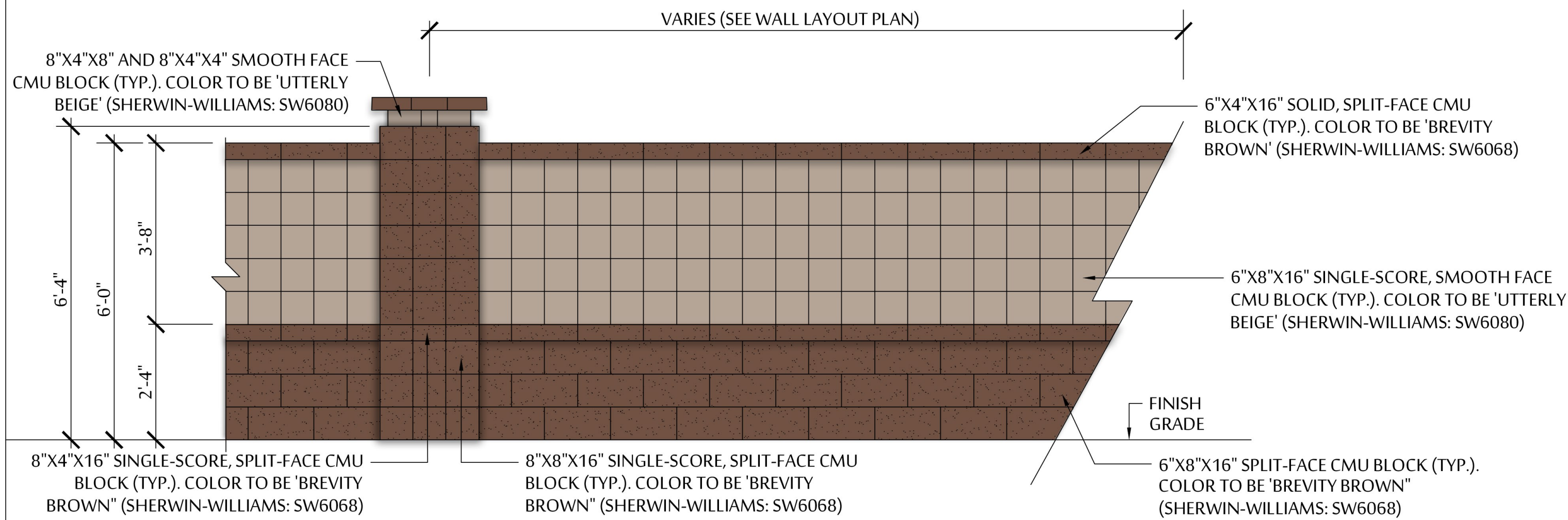
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ASANTE 4.2

PRELIMINARY ENLARGEMENT PLANS

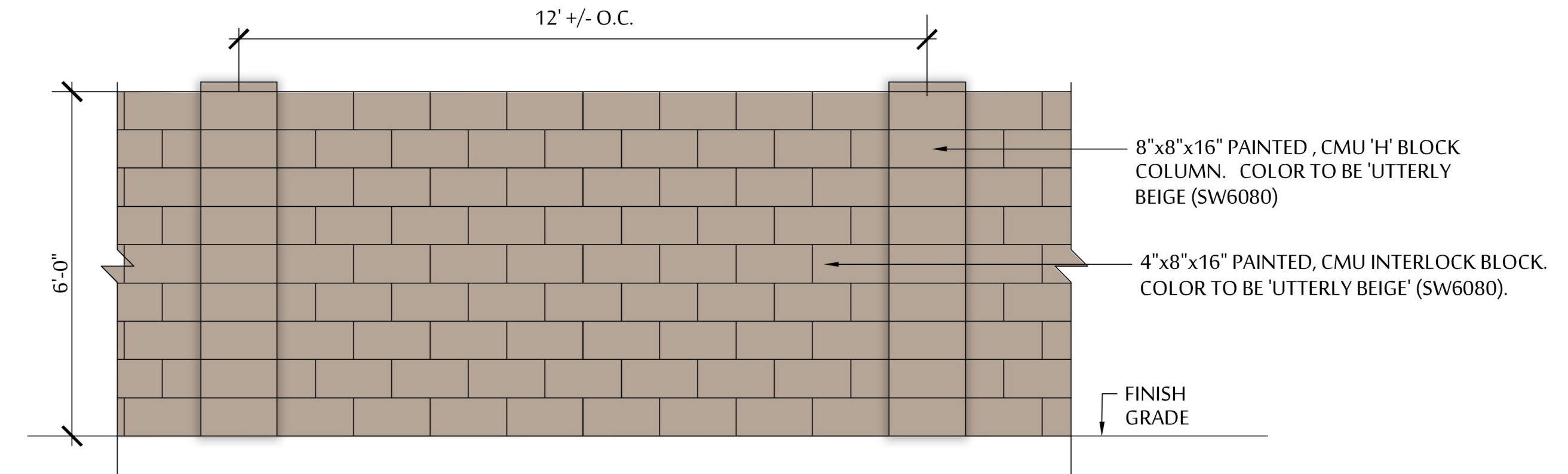
N. 166TH DR. & HAPPY VALLEY ROAD SURPRISE, AZ 85387
JULY 5, 2023

SHEET L4



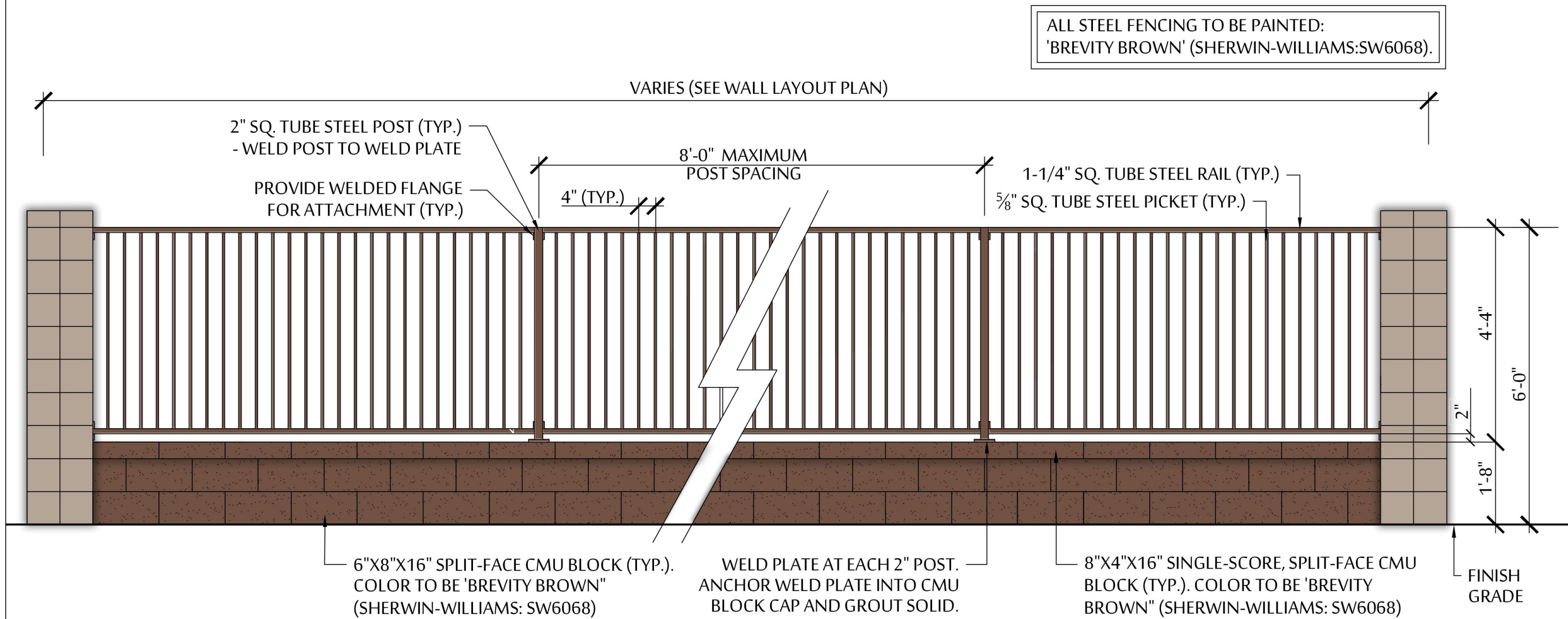
A PROJECT THEME WALL

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



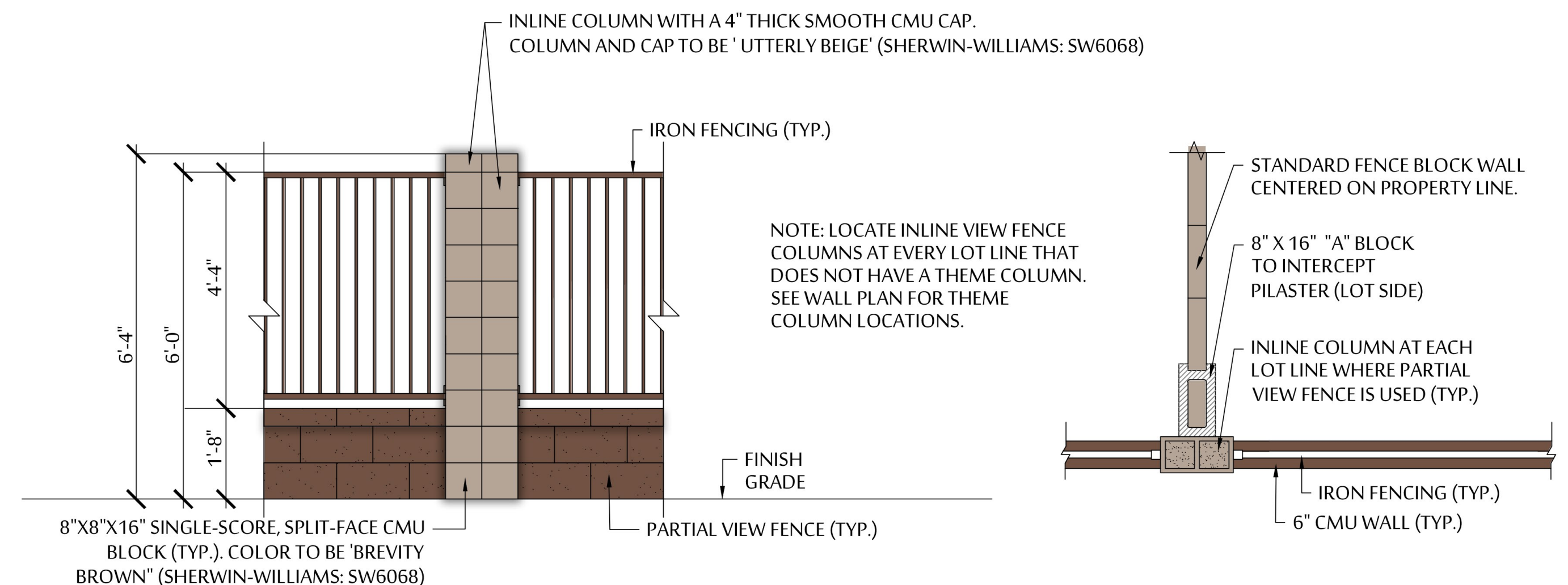
B BUILDER WALL

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



C PARTIAL VIEW FENCE

SCALE: 1" = 20'-0"



D VIEW FENCE COLUMN

SCALE: 1" = 20'-0"



ASANTE 4.2

PRELIMINARY HARDSCAPE DETAILS

N. 166TH DR. & HAPPY VALLEY ROAD SURPRISE, AZ 85387

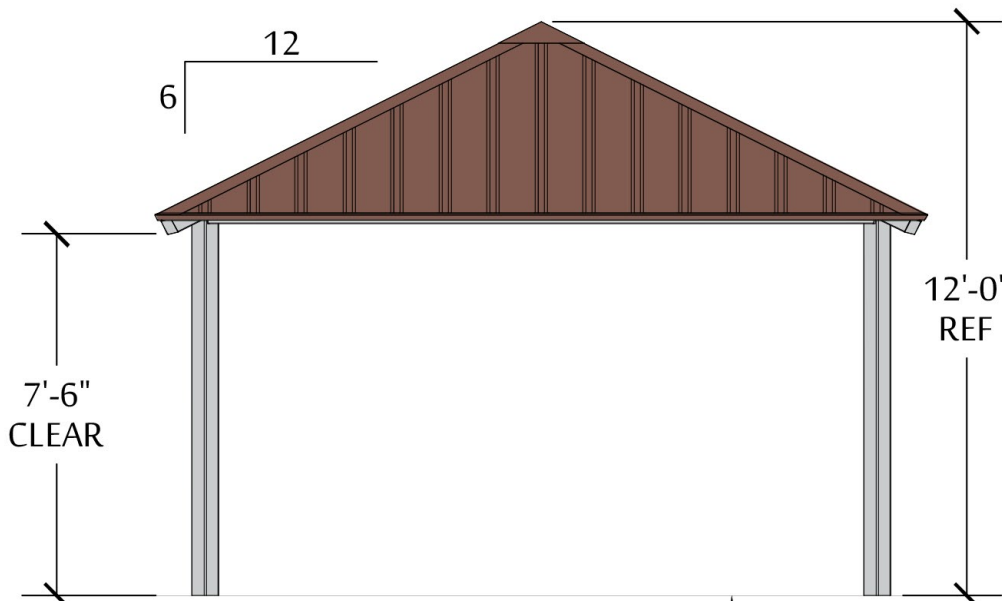
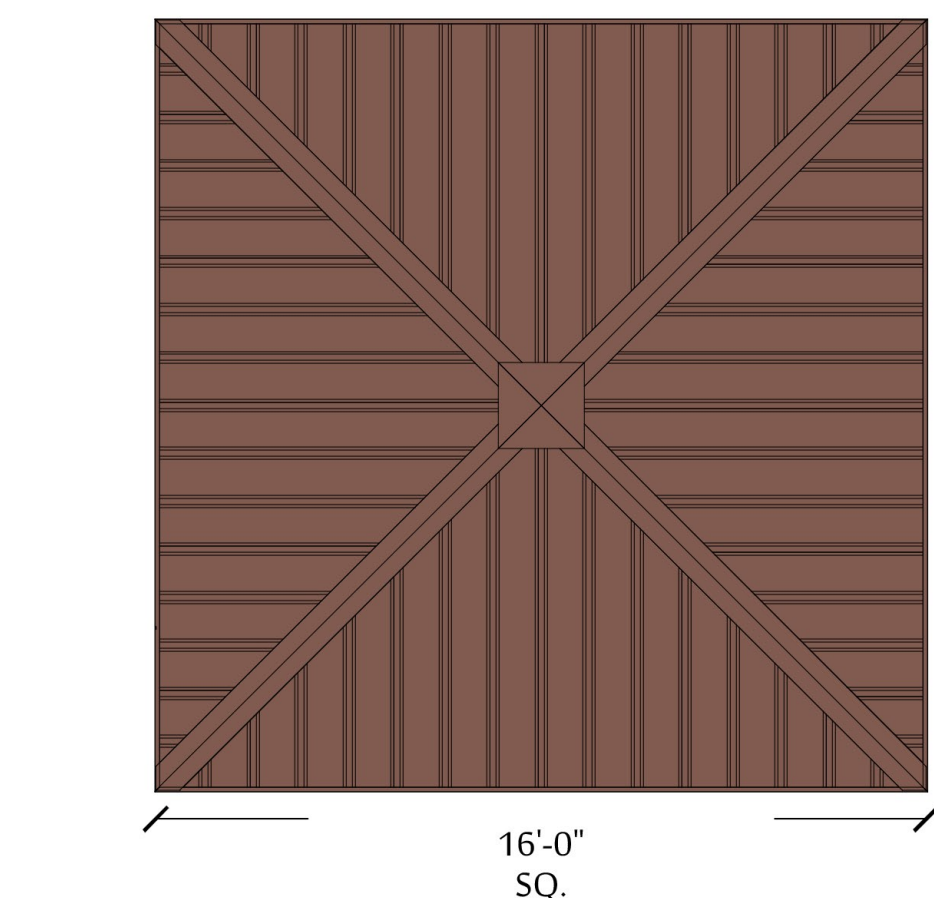
JULY 5, 2023

SHEET L5

FS22-1459

A

16' X 16' RAMADA - 'PYRAMID' BY POLIGON (SQR-16 MULTI-RIB)



FINISH GRADE.
MOUNTING VARIES
BASED ON ENGINEERING
REQUIREMENTS.



GENERAL ROOF NOTES:

1. METAL ROOFING:
 - 24 GAUGE
 - GALVALUME COATED
 - KYNAR 500 PAINTED
2. FRAME COLOR: FINAL COLOR TBD
3. ROOF COLOR: FINAL COLOR TBD
4. TRIM COLOR MATCHES ROOF.

NOTE: RAMADA SHALL BE LIGHTED SOLAR

STOP!!

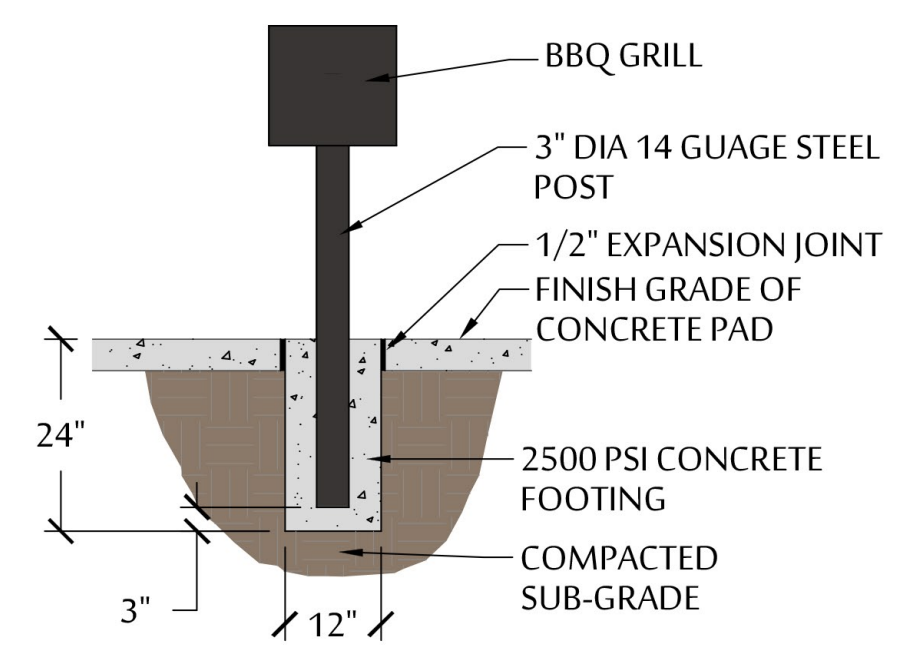
NOT FOR CONSTRUCTION

USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY

SCALE: NTS

D

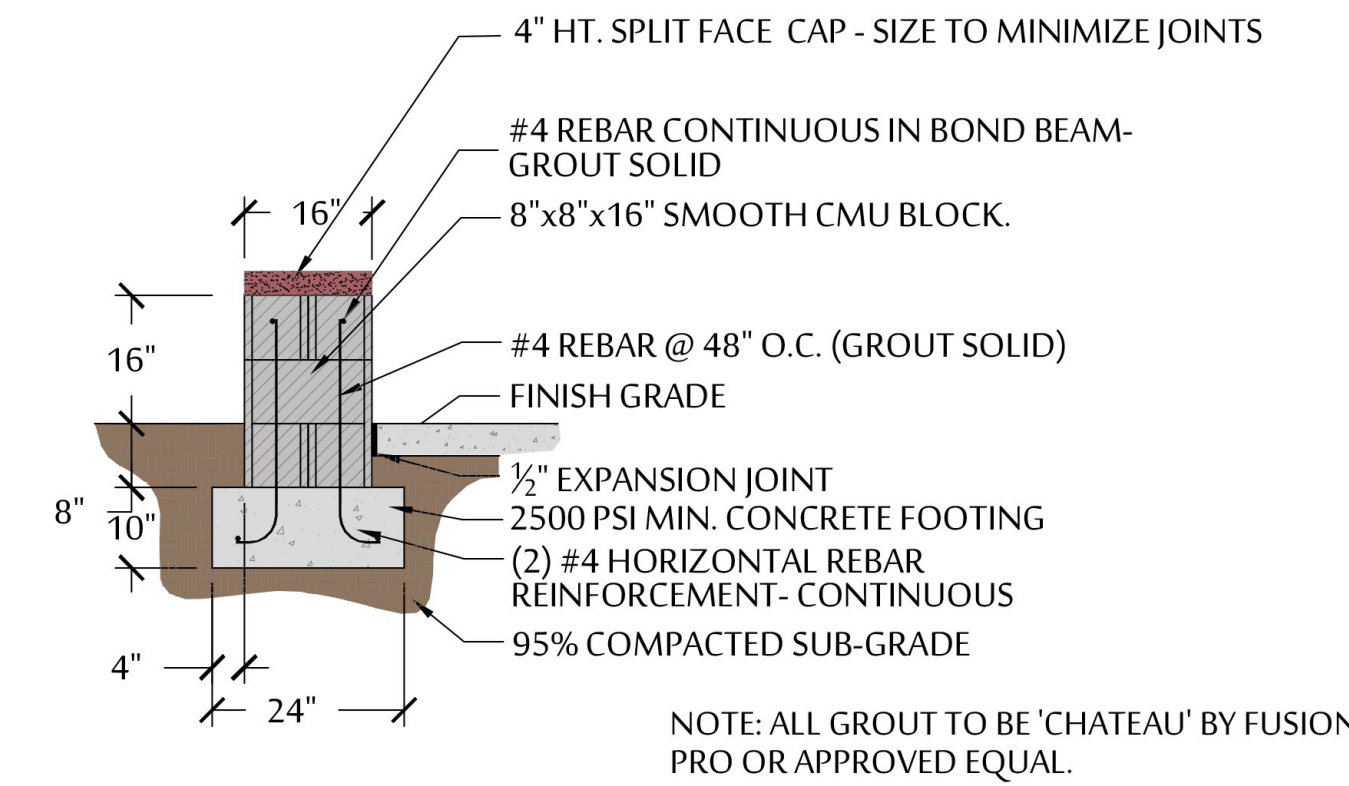
BBQ GRILL (TYP.)



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

C

SEAT WALL (TYP.)

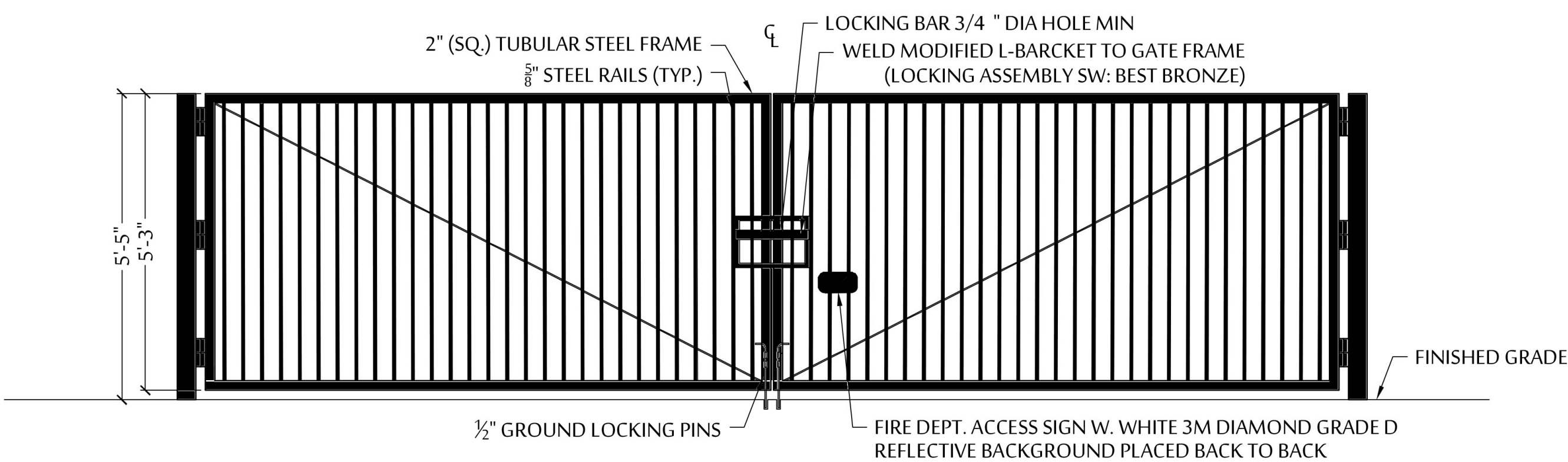


NOTE: ALL GROUT TO BE 'CHATEAU' BY FUSION
PRO OR APPROVED EQUAL.

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

B

EMERGENCY ACCESS GATE (TYP.)



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



ASANTE 4.2

PRELIMINARY HARDSCAPE DETAILS

N. 166TH DR. & HAPPY VALLEY ROAD SURPRISE, AZ 85387
JULY 5, 2023

SHEET L6

FS22-1459



A PLAYGROUND STRUCTURE

NTS



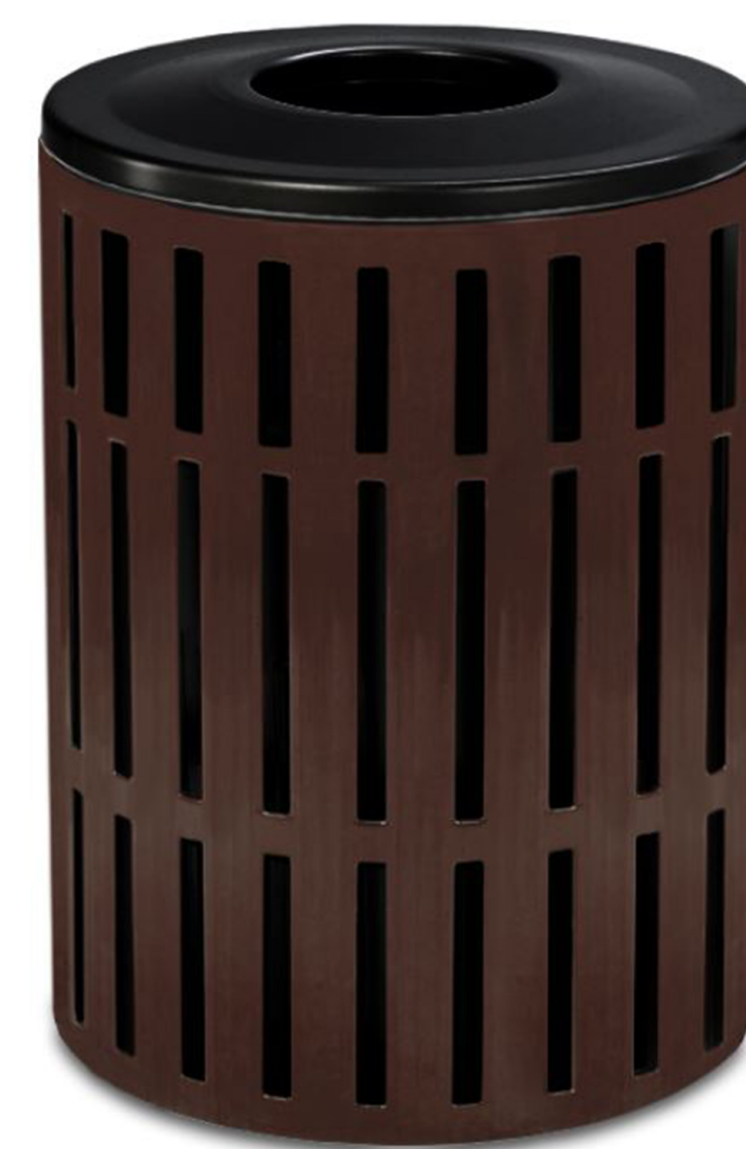
B TABLE

NTS



C BENCH

NTS



D TRASH RECEPTACLE

NTS

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS22-1459 Asante Unit 4.2 Preliminary Plat - New Digital Submittal 11.08.22
Date: Sunday, November 13, 2022 10:55:19 AM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Nichole,

Thank you for the opportunity to provide comments on the Asante Units 4.2 Preliminary Plat project. The overall project is located 3 miles outside the Luke AFB Aux-1 65 LDN, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

As described, this project will not negatively impact the flying operations at Luke AFB.

Respectfully,

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

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, November 8, 2022 11:53 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber

<mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov)
<MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber
<raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre
<yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS22-1459 Asante Unit 4.2 Preliminary Plat - New Digital Submittal
11.08.22

Good morning,

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

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices

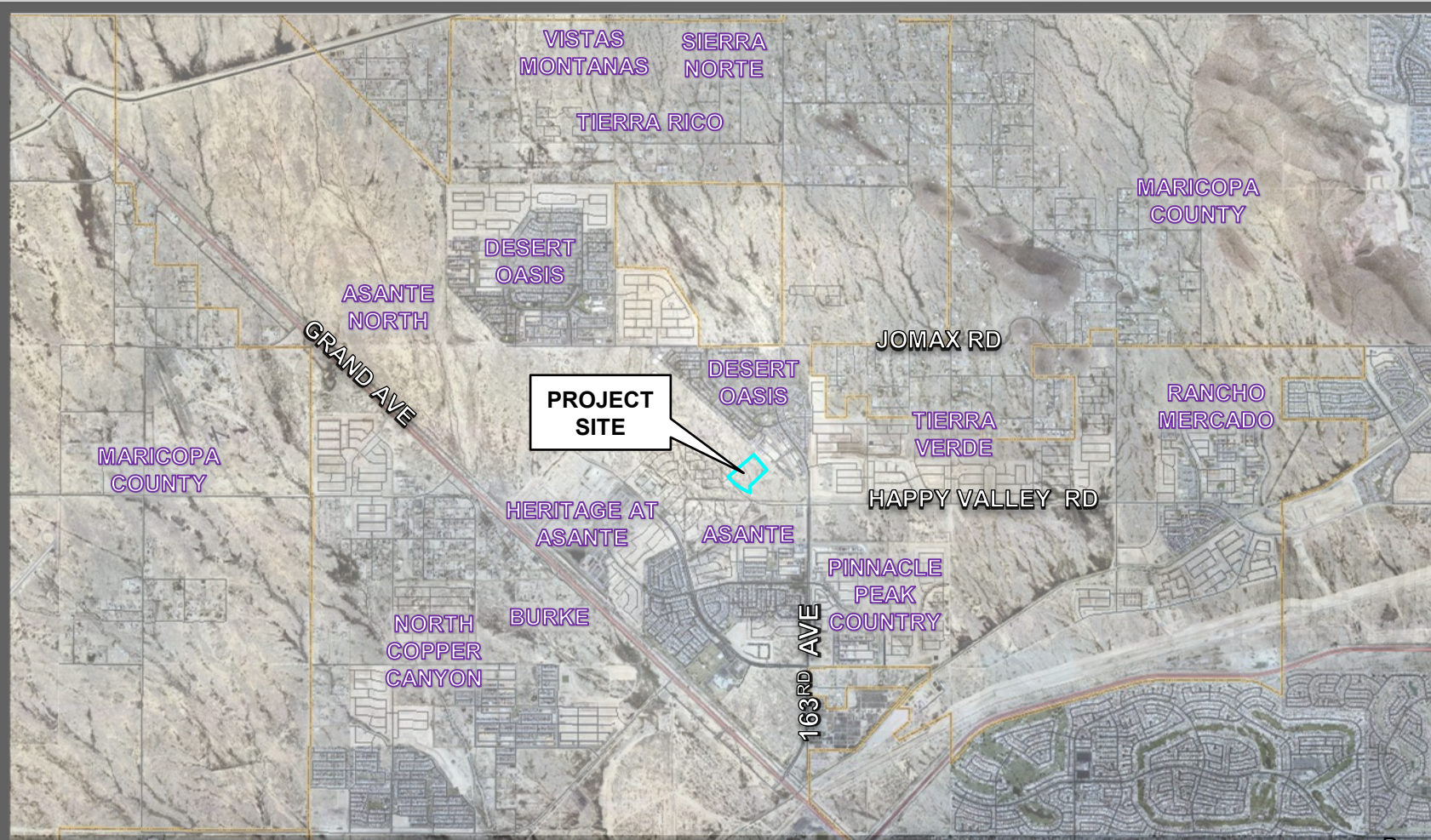
This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be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

0.1



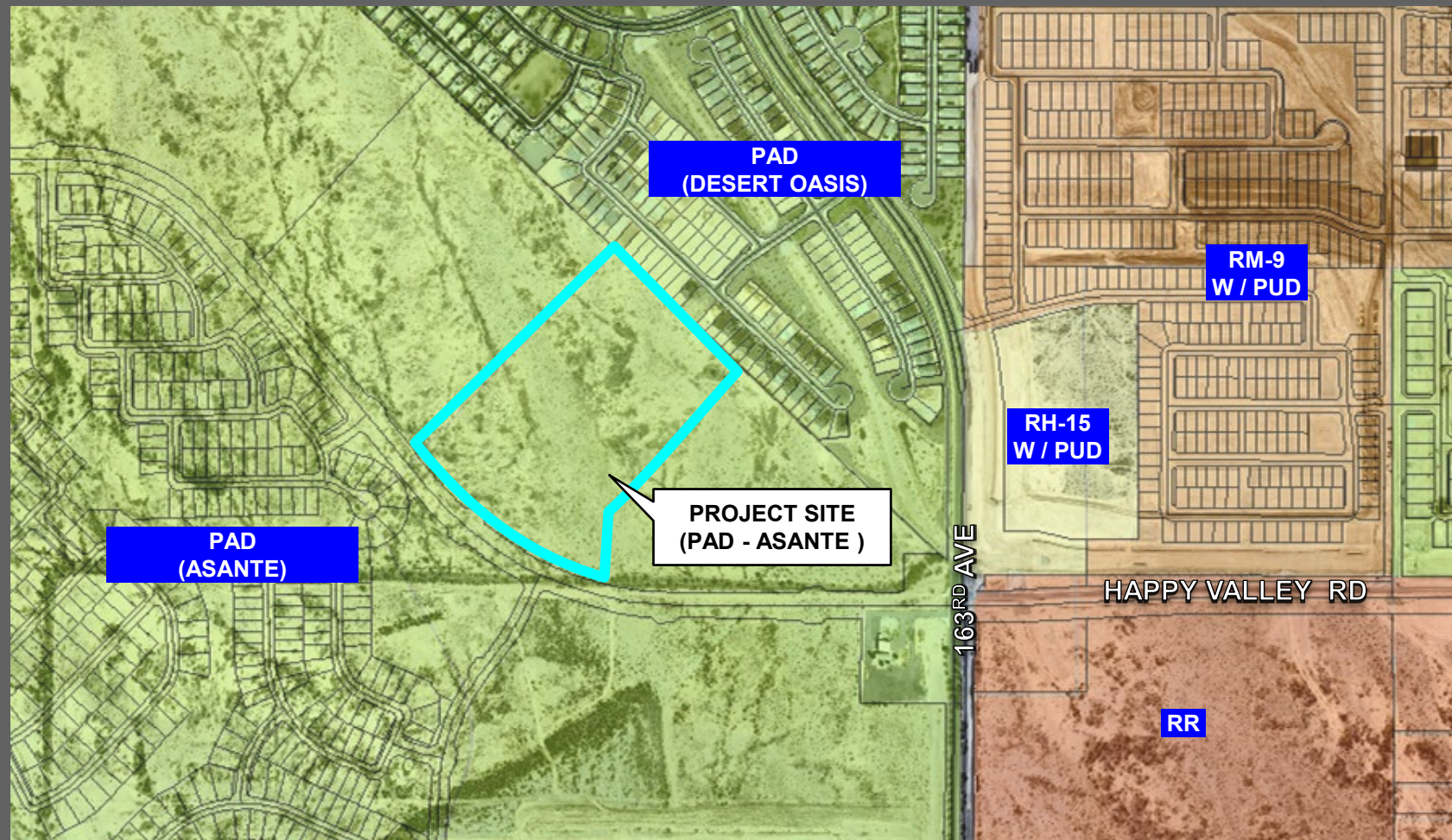
FS22-1459 Asante Unit 4.2 Preliminary Plat

Planning & Zoning Commission
September 7, 2023





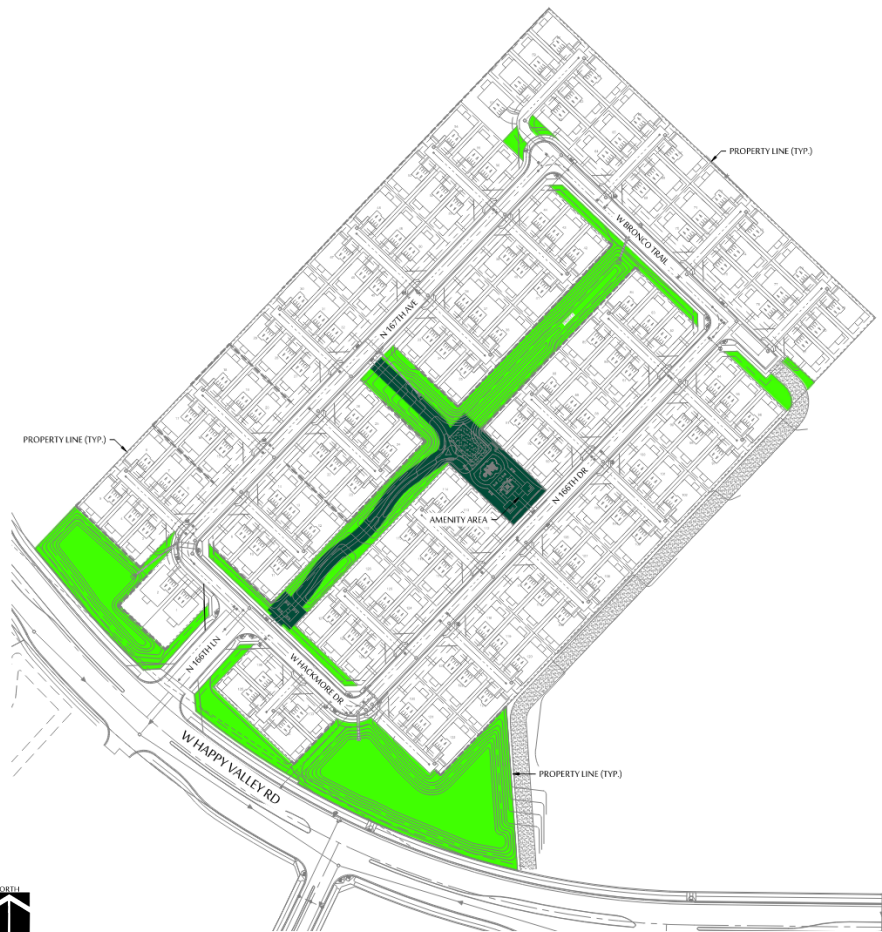
PROJECT SITE
(22.83 Gross AC/18.20
Net Acres)



FS22-1459 ZONING MAP



- **Site:** 18.20 net acres
- **Lots:** 136
- **Density:** 7.47 DU/Ac
- **Typical Lot size:**
 - Cluster/ Alley loaded
 - 20'x60' (1,200 sf)
 - Single-family, Lot B
 - 48'x110' (5,280 sf)
- **Open Space:**
 - **Min. required:** 20%
 - **Provided:** 21.4%



Active Open Space: 
0.67 ac

Passive Open Space: 
3.23 ac

Total: 3.90 ac, 18.1% of total



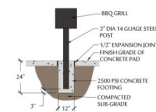
A PLAYGROUND STRUCTURE



B TABLE

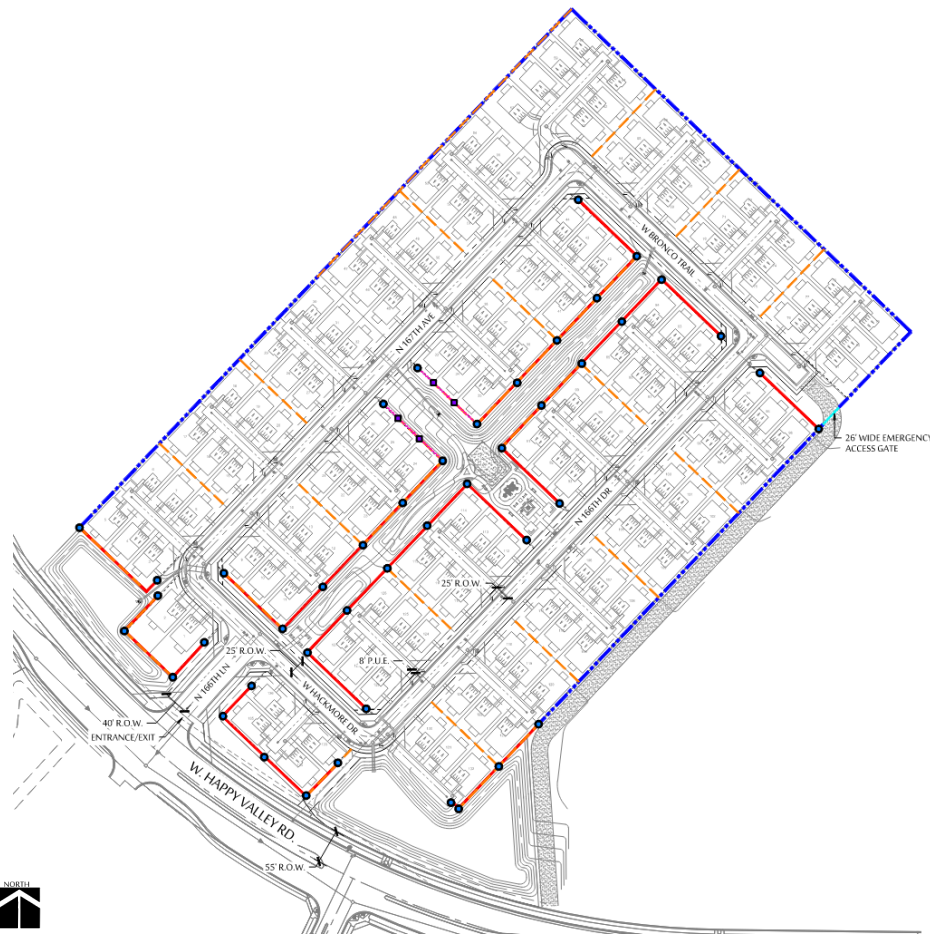


C BENCH



D BBQ GRILL (TYP.)

AMENITY SITE



WALL PLAN LEGEND

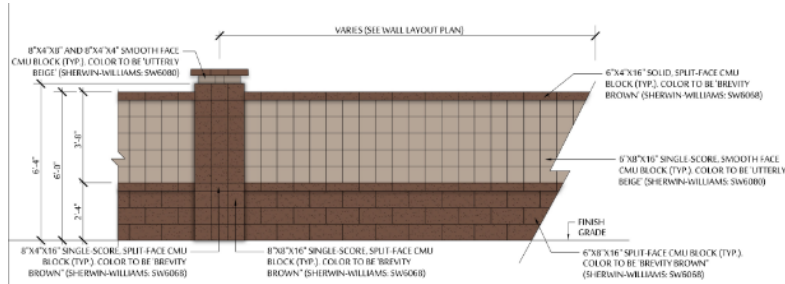
	6' HT. CMU BLOCK THEME WALL (3,378 LF) -SEE DETAIL 'A' ON SHEET L5
	6' HT. BUILDER WALL (2,674 LF) - ALL UNIT REAR YARD ENCLOSURE WALLS NOT IDENTIFIED TO BE 4" FENCE BLOCK BUILDER WALL. -SEE DETAIL 'B' ON SHEET L5
	6' HT. PARTIAL VIEW FENCE (262 LF) -SEE DETAIL 'C' ON SHEET L5
	RETAINING WALL -REFER TO CIVIL SHEETS
	PROJECT THEME COLUMNS
	PARTIAL VIEW FENCE COLUMNS

NOTES:

1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.
2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SIGHT VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.
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4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

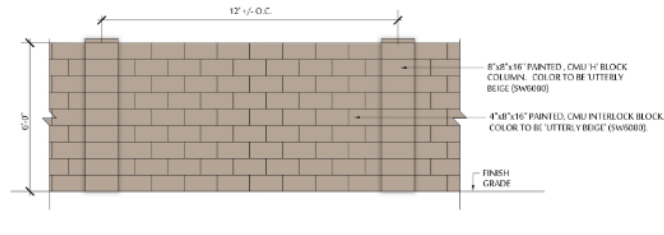
FS22-1459 WALL PLAN





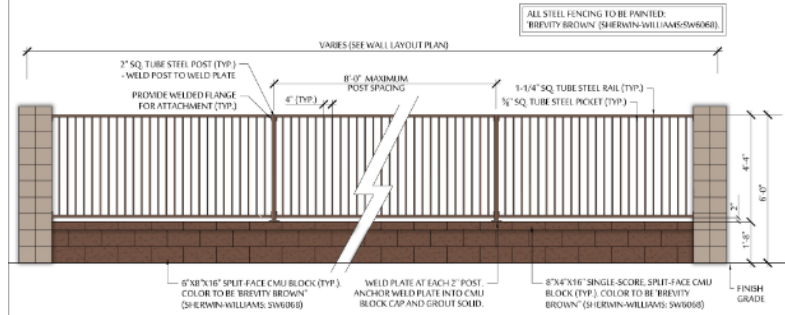
A PROJECT THEME WALL

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



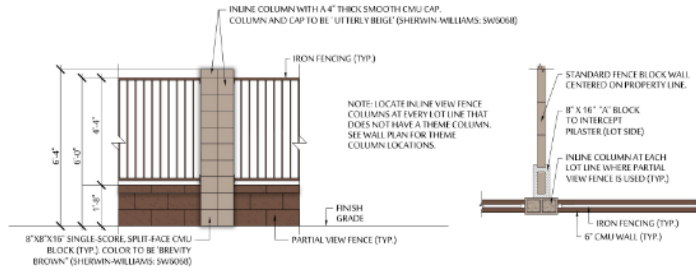
B BUILDER WALL

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



C PARTIAL VIEW FENCE

SCALE: 1" = 20'-0"



D VIEW FENCE COLUMN

SCALE: 1" = 20'-0"



RECOMMENDATION

Staff recommends **approval**
subject to stipulations 'a' through 'c'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

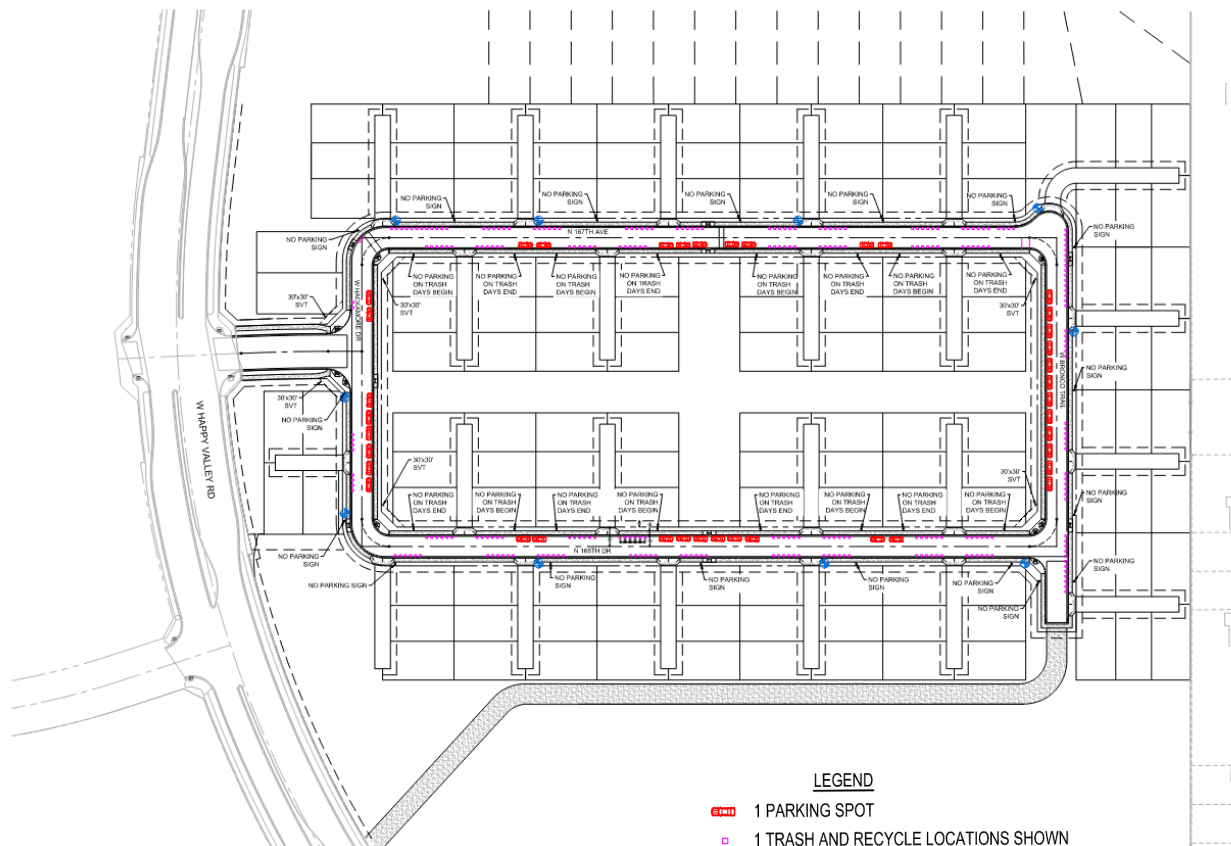
Thank You





STIPULATIONS

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Asante 4.2”, prepared by Atwell, and received 07/05/2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Asante 4.2”, prepared by McGough Adamson, and received 07/05/2023.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



LEGEND

- 1 PARKING SPOT
- 1 TRASH AND RECYCLE LOCATIONS SHOWN
- FIRE HYDRANT LOCATION

GUEST PARKING DATA	
UNITS	TOTAL
LOTS	136
SOLID WASTE CONTAINERS	272
ON-STREET PARKING	39
GARAGE PARKING	272
DRIVEWAY PARKING	272
TOTAL PARKING	583

FS22-1459 SOLID WASTE/ PARKING



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 7, 2023
Submitting Department: Legal
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Pursuant to A.R.S. §§ 38-431.03(A)(3)(4), the City of Surprise Planning and Zoning Commission may vote to hold an executive session for discussion or consultation for legal advice with the attorneys of the public body regarding the Commission's review and consideration of Conditional Use Permits brought before the Commission pursuant to Surprise Municipal Code Sec. 102-6.3.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
