



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, July 21, 2016 @ 6:00 PM
 COUNCIL CHAMBERS

+ [Back](#) [Print](#)

CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

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 on any item not 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.

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
 RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Consideration and action pertaining to approval of the June 16, 2016 Planning and Zoning Commission minutes.</u> | Approve
Heather Donaldson,
Community Development |
| #2 | District Citywide | <u>Presentation and discussion on the City of Surprise Landscaping Requirements.</u> | No Action
Eric Fitzer -
Community Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 6	<u>Consideration and Action on an Ordinance rezoning property located at the southeast corner of Litchfield Road and Cactus Road from Residential Ranch (RR) to Public Facility (PF).</u>	Approve Sergio Angulo - Community Development
#4	District 6	<u>Presentation and possible action item regarding a Site Plan for the construction of an entrance gate for the SPA-1 Water Reclamation Facility located at the southeast corner of Cactus Road and Litchfield Road.</u>	Approve Sergio Angulo - Community Development
#5	District 5	<u>Presentation and action regarding a Rezone/PAD Amendment providing development standards and allowing for an attached and detached rental housing unit project on property generally located on the Southwest Corner of Greenway and Litchfield Roads within the Sierra Verde Planned Area Development (PAD).</u>	Approve Hobart Wingard - Community Development
#6	District 5	<u>Consideration and action on a Site Plan for the Bungalows rental housing unit project generally located at the Southwest Corner of Greenway and Litchfield Roads within the Sierra Verde Planned Area Development (PAD).</u>	None Hobart Wingard - Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|--|
| #7 | District Internal | <u>Discussion pertaining to future agenda items.</u> | No Action
Eric Fitzer,
Community Development |
|----|-------------------|--|--|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

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

July 21, 2016 @ 6:00:00 PM

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Board Meeting Date:	July 21, 2016	Contact Person:	Heather Donaldson, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the June 16, 2016 Planning and Zoning Commission minutes.

Motion:

I move to approve the June 16, 2016 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [6-16-16 P&Z Commission Meeting Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 16, 2016 / 6:00 PM

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

CALL TO ORDER.

Chair Ken Chapman 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 Thursday, June 16, 2016.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners, Dennis Smith, Jim Ferguson and Steve Somers. Commissioners Shari Martin and Jerry Hoyler were absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Hobart Wingard, Planner Robert Kuhfuss, Planner Josh Mike, Planner Sergio Angulo and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any issues not noted on the agenda.

Martha Bails, Surprise resident, addressed the Commission regarding landscaping requirements as well as addressing on signs.

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

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the May 19, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the May 19, 2016 Planning and Zoning Commission minutes. Vice Chair Keating seconded the motion. The motion passed with 3 votes in favor, 2 abstained (Chapman, Somers) and 2 absent (Hoyler, Martin).

Item 2 – DISTRICT 3 – Consideration and action on a site plan for a Goodwill collection and sales facility.

Hobart Wingard, Planner, presented the project to the Commission and advised that condition 'a' in the staff report has already been addressed by the applicant.

The Commission discussed:

- Public comments
- Any changes to existing master site plan
- Drive-thru drop off hours of operation
- Concern regarding headlights in the evening of vehicles dropping off (shining into the neighboring residential)
- Truck delivery hours and trip frequency

Commissioner Somers made a motion to approve the proposed site plan for a Goodwill collection and sales facility subject to conditions 'b' through 'd' as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with 5 votes in favor and 2 absent (Hoyler, Martin).

Item 3 – DISTRICT 4 – Consideration and action regarding a Major Site Plan Amendment for 3 Minute Express Car Wash.

Robert Kuhfuss, Planner, presented the project to the Commission.

The Commission discussed:

- Scale of trees proposed on landscape plans
- Landscaping plan meets code
- Circulation change
- Mitigation of noise

Vice Chair Keating made a motion to approve the proposed Major Site Plan Amendment for 3 Minute Express Car Wash subject to stipulations 'a' through 'f' as listed in the staff report. Commissioner Ferguson seconded the motion. The motion passed with 5 votes in favor and 2 absent (Hoyler, Martin)

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – DISTRICT 4 – Consideration and action regarding a zoning text amendment to establish the Surprise Heritage District and two corresponding overlay zones, one for residential properties and the other for commercial properties.

Josh Mike, Planner, presented items 4, 5 and 6 to the Commission simultaneously.

The Commission discussed (regarding items 4, 5, and 6):

- Opt-out provision effects on financial incentive
- Community effort showing the heart of Surprise
- Commendation of staff and community for the efforts put forward in developing the Surprise Heritage District

Chair Chapman opened the call to the public for items 4, 5, and 6.

Doc Sullivan, Surprise resident, is in favor of the Surprise Heritage District zoning text amendment and Residential and Commercial Overlay rezones. He commended staff on their presentation and stated they did a wonderful job of explaining everything going on to the community.

Ken Remley, Surprise resident, thanked staff for doing a beautiful job on this project and for their consideration of everything the stakeholders have brought forward. He stated that this is a great opportunity for us to do something positive for the City of Surprise.

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

Commissioner Somers made a motion to recommend approval to the Mayor and City Council of the proposed rezoning action that will apply the Residential Overlay (SHD-RO) zone to 1135 parcels within the Original Townsite. Vice Chair Keating seconded the motion. The motion passed with 5 votes in favor and 2 absent (Hoyler, Martin).

Item 5 – DISTRICT 4 – Consideration and action regarding a rezone to apply the proposed Residential Overlay (SHD-RO) zone to 1135 parcels within the Original Townsite.

Josh Mike, Planner, presented items 4, 5 and 6 to the Commission simultaneously during item 4.

The public hearing took place during item 4.

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council of the proposed rezoning action that will apply the Residential Overlay (SHD-RO) zone to 1135 parcels within the Original Townsite. Commissioner Somers seconded the motion. The motion passed with 5 votes in favor and 2 absent (Hoyler, Martin).

Item 6 – DISTRICT 4 – Consideration and action regarding a rezone to apply the proposed Commercial Overlay (SHD-CO) zone to 224 parcels within the Original Townsite.

Josh Mike, Planner, presented items 4, 5 and 6 to the Commission simultaneously during item 4.

The public hearing took place during item 4.

Commissioner Ferguson made a motion to recommend approval to the Mayor and City Council of the proposed rezoning action that will apply the Commercial Overlay (SHD-CO) zone to 224 parcels within the Original Townsite. Commissioner Smith seconded the motion. The motion passed with 5 votes in favor and 2 absent (Hoyler, Martin).

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

Chair Chapman would like an update from staff to review landscape requirements to include water and density.

Eric Fitzer, Director, also commented that we will have a discussion regarding parking calculations and ADA requirements pursuant to Commissioner Ferguson's previous request.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:07 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
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: _____
Heather Donaldson, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

July 21, 2016 @ 6:00:00 PM

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Board Meeting Date:	July 21, 2016	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion on the City of Surprise Landscaping Requirements.

Motion:

No Action

Background:

The Planning and Zoning Commission has requested staff to provide a presentation on the current Landscaping Requirements of the City of Surprise.

Financial Impact Statement:

There is no anticipated financial impact.

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	x	White Board	x	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Eric Fitzer, Director



CITY OF SURPRISE
Planning and Zoning Commission

July 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 21, 2016	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and Action on an Ordinance rezoning property located at the southeast corner of Litchfield Road and Cactus Road from Residential Ranch (RR) to Public Facility (PF).

Motion:

I move to recommend to the Mayor and City Council that they approve/deny the rezoning request for property located at the southeast corner of Litchfield Road and Cactus Road from Residential Ranch (RR) to Public Facility (PF).

Background:

The subject property has been the location of the SPA-1 Water Reclamation Facility since 1994 and it is anticipated that it will continue being used as such. Besides the existing water treatment and maintenance equipment on site, the new Gateway Training Center is under construction. The City of Surprise is partnering with Gateway Community College to provide training services to city employees and the public.

The proposed Rezone to Public Facility will permit the existing use and other public facilities. The proposed Rezone will also bring the subject property into compliance with the Surprise General Plan 2035 since the Employment Character Area encourages the existing industrial and public uses. The proposed rezoning from Residential Ranch (RR) to Public Facility (PF) also helps meet Luke's Air Force Base development requirements since residential development is not permitted within the 65 or 75 Ldn contours.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00- FS16-144 - SPA 1 - North Entrance Gate and Block Wall - Rezone/Zoning Amendment - RFLS 5223 - Staff Report](#)
- ☐ [01-FS16-144 - SPA 1 - North Entrance Gate and Block Wall - Rezone/Zoning Amendment - RFLS 5223 - Vicinity Map](#)
- ☐ [02-FS16-144 - SPA 1 - North Entrance Gate and Block Wall - Rezone/Zoning Amendment - RFLS 5223 - Case Map](#)
- ☐ [03-FS16-144 - SPA 1 - North Entrance Gate and Block Wall - Rezone/Zoning Amendment - RFLS 5223 - Luke AFB Comments](#)
- ☐ [04-FS16-144 - SPA 1 - North Entrance Gate and Block Wall - Rezone/Zoning Amendment - RFLS 5223 - Rezone Document](#)
- ☐ [05- FS16-144 - SPA 1 - North Entrance Gate and Block Wall - Rezone/Zoning Amendment - RFLS 5223 - Public Engagement Form](#)
- ☐ [06- FS16-144 - SPA 1 - North Entrance Gate and Block Wall - Rezone/Zoning Amendment - RFLS 5223 - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Sergio Angulo, Planner
Eric Fitzer, Director

Case: FS16-114

Project Name: SPA-1 North Entrance Gate and Block Wall

Council District: 6 – Palo Verde

Meeting Date: July 21, 2016

Planner: Sergio Angulo, Planner

Owner: City of Surprise

Applicant: Harold Hartman, City of Surprise Public Works Department

Request: Rezone from Residential Ranch (RR) to Public Facility (PF).

Site Location: South of Cactus Road and east of Litchfield Road.

Site Size: 176 acres (approx.)

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

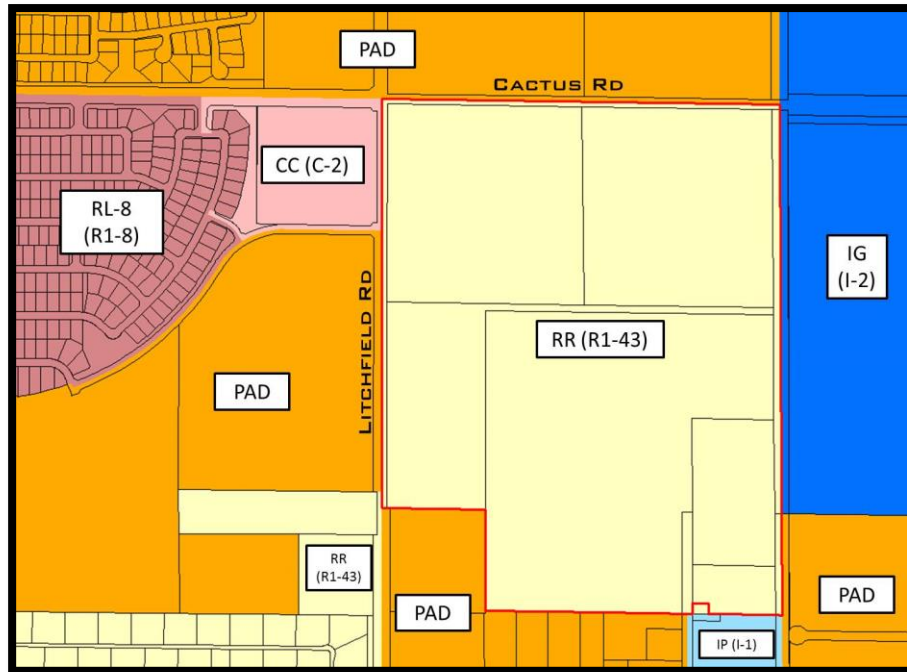
Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case FS16-144.

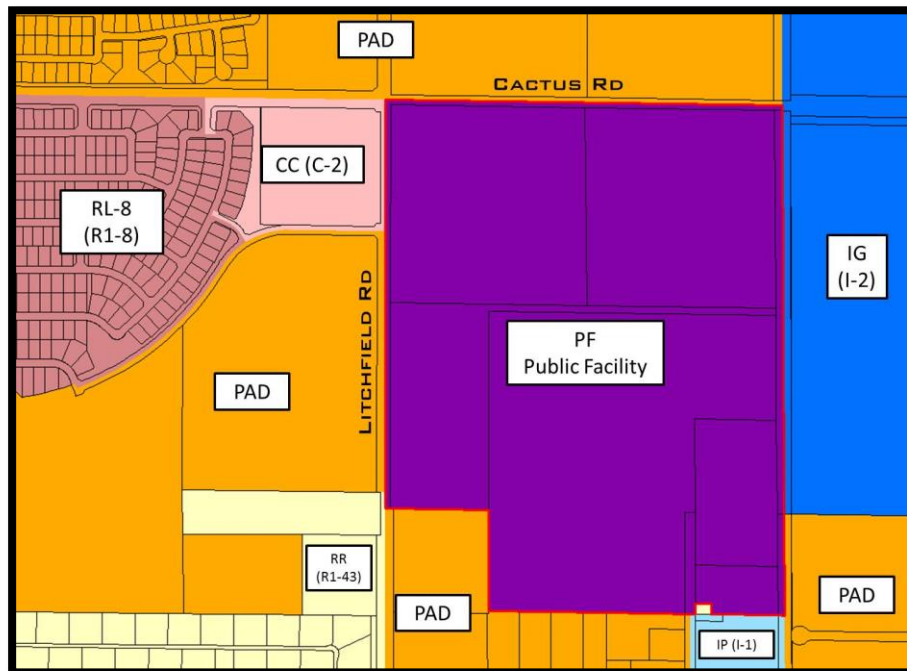
Project Description:

The applicant seeks approval of a Rezone from Residential Ranch (RR) to Public Facility (PF). In conjunction with this Rezone application the applicant proposes a related Final Plat to combine six (6) lots to create one (1) larger lot, and a Site Plan for an entrance gate from Cactus Road, which are being processed under the same case number. The Final Plat is being scheduled for City Council separately, pending the Commission's favorable action on the request discussed herein.

37 **Existing Zoning:**



38 **Proposed Zoning:**



39 **Background:**

40
41 **June 4, 2015:** Staff met with the applicant to discuss the project during a regularly scheduled
42 Concept Review meeting under CR15-217.

43
44 **March 23, 2016:** The applicant filed a request for a Rezone, a Final Plat and a Site Plan under case
45 FS16-144, the subject case.

46
47 **June 23, 2106:** The applicant held a neighborhood outreach meeting to discuss the project.

48
49 **Citizen Review:**

50
51 As noted above, the applicant held a Citizen Review meeting on June 23, 2016 no one from the
52 public attended. Staff is not aware of any opposition regarding this request.

53
54 **Analysis:**

55
56 The subject property consists of six (6) lots located on the southwest corner of Cactus Road and
57 Litchfield Road The subject property is zoned Residential Ranch (RR) and is the location of the SPA-1
58 Water Reclamation Facility. Even though the SUDC permits the existing use in Residential Ranch
59 (RR) zoning districts, the current zoning gives the perception of a possible future residential
60 development. The subject property lies within the Employment Character Area of the Surprise
61 General Plan 2035 and is within the Luke Air Force Base 1998 65 and 70 Ldn, high noise or accident
62 potential zone, which prohibits new residential development.

63
64 The subject property has been the location of the SPA-1 Water Reclamation Facility since 1994 and
65 it is anticipated that it will continue being used as such. Besides the existing water treatment and
66 maintenance equipment on site, the new Gateway Training Center is under construction. The City
67 of Surprise is partnering with Gateway Community College to provide training services to city
68 employees and the public.

69
70 The proposed Rezone to Public Facility will permit the existing use and other public facilities. The
71 proposed Rezone will also bring the subject property into compliance with the Surprise General
72 Plan 2035 since the Employment Character Area encourages the existing industrial and public uses.
73 The proposed rezoning from Residential Ranch (RR) to Public Facility (PF) also helps meet Luke's Air
74 Force Base development requirements since residential development is not permitted within the
75 65 or 75 Ldn contours.

76 **Summary:**

77
78 The proposed Rezone will meet the requirements of the SUDC and the General Plan.
79

80 **Findings:**

- 81
- 82 • The proposed Rezone is consistent with the Surprise General Plan 2035.
 - 83 • The proposed Rezone is consistent with the SUDC.
- 84

85 **Recommendation:**

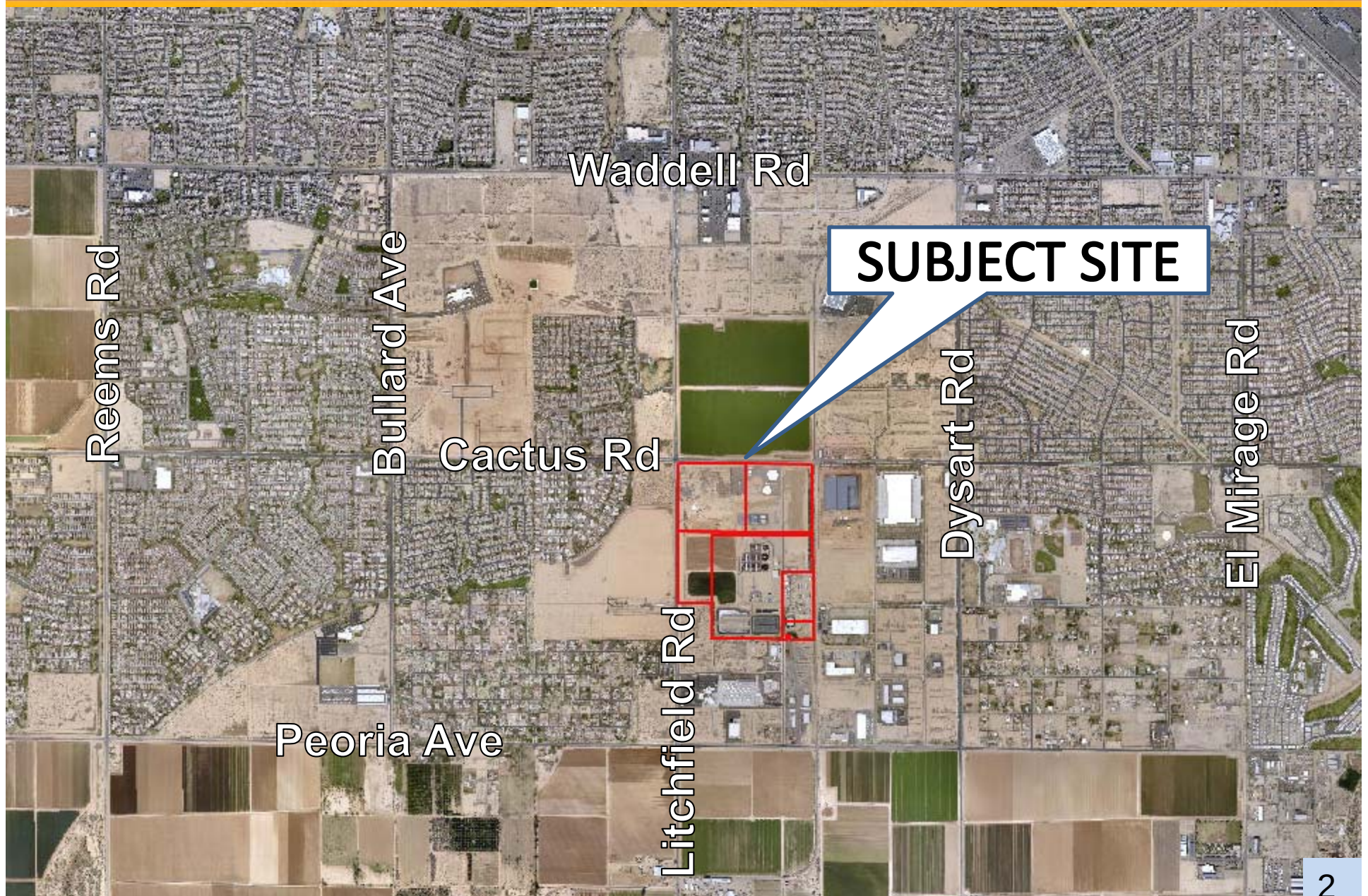
86
87 Based on the findings noted above, staff then recommends the Commission move to recommend
88 **approval** of the proposed Rezone under case **FS16-144** to the City Council.
89

90 However, should the Commission wish to deny of the request, the Commission should make its
91 own findings and base its decision on those alternative findings.
92

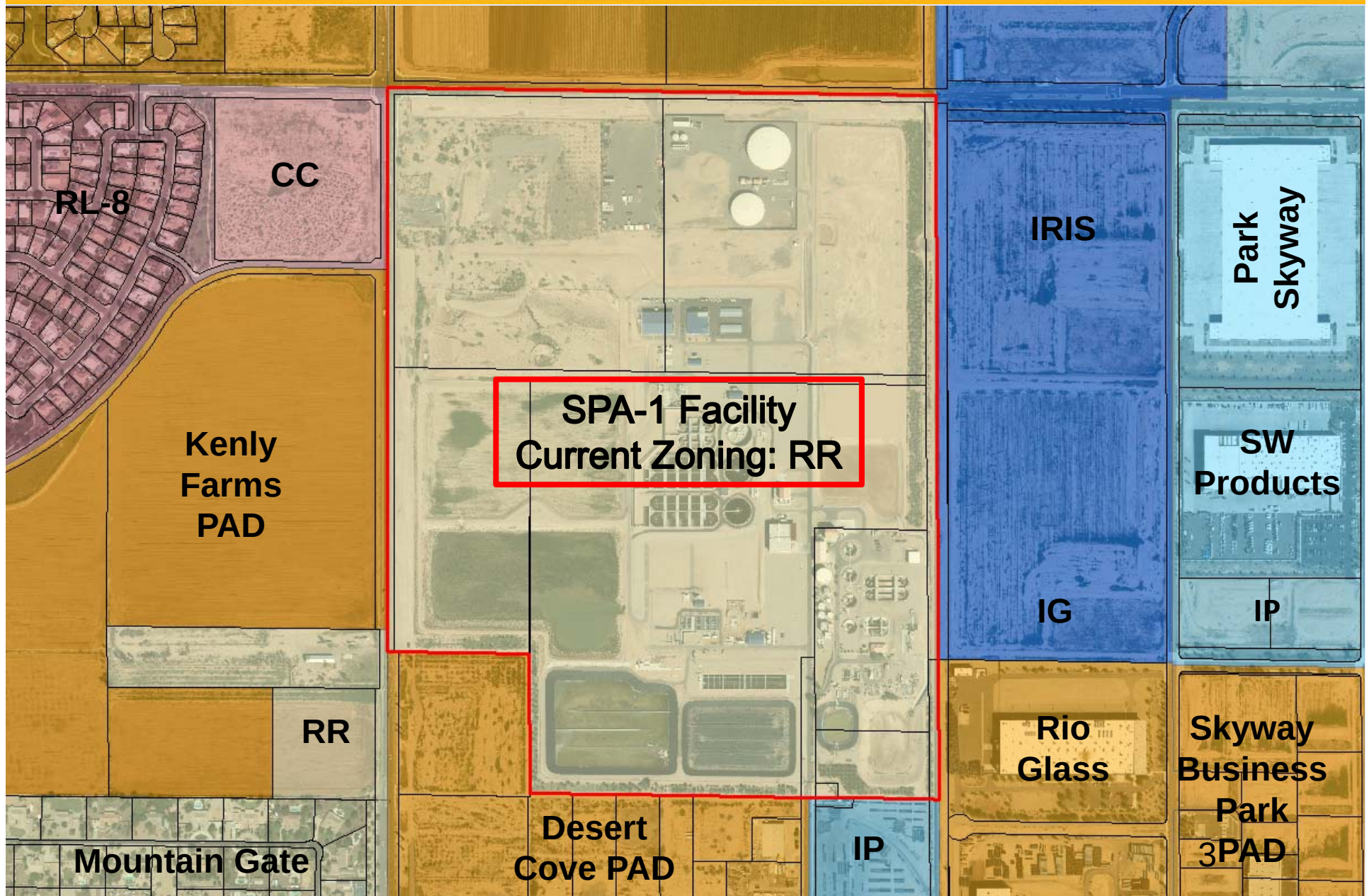
93 **Attachments:**

- 94
- 95 01 Vicinity Map
 - 96 02 Case Map
 - 97 03 Luke AFB comments
 - 98 04 Rezone Document
 - 99 05 Public Engagement Form

VICINITY MAP



CASE MAP





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

5 April 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-144; Special Planning Area 1, Water Reclamation Facility, Site Security Wall and Entrance Road

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Rezone Final Plat and Site Plan Application for SPA-1, Water Reclamation Facility Site Security Wall and Entrance Road. The site is located on 176 acres at the southeast corner of Cactus and Litchfield Roads in Surprise AZ. The SPA-1 Water Reclamation Facility is currently situated on six parcels which are currently zoned R1-43, Rural Residential, all six parcels will be combined into one parcel and rezoned as GU, Government Use. The site is inside the 1988 JLUS 65 and 70 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

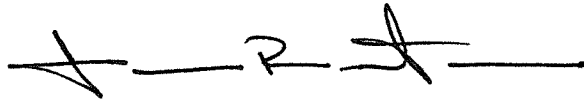
The request is to construct an eight foot high cast-in-place concrete security wall around the entire perimeter of the SPA1 WRF property at the existing Water Reclamation Facility. Where the floodplain encroaches onto the East side of the property, the wall will have 24-inch wide by 8-inch high holes constructed 24" apart for the entire length of the wall to pass floodwaters and an additional 116 parking spaces to the Surprise-Gateway Training Center which is currently being constructed. Additionally, a new entrance into the WRF that will provide a gateway for the public to enter the facility will be constructed. Tiered security levels will be provided by a system of gates that prohibits the general public from accessing the operations area, but allows deliveries and staff access to the areas.

As described, the change to the zoning and construction to the current WRC will not negatively impact the flying operations at Luke AFB. Since this site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you

review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J R Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



July 5, 2016

City of Surprise
Community Development Department
Development Services Division
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Re: Rezone Request
Special Planning Area 1 (SPA-1) Water Reclamation Facility
FS16-44

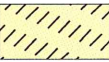
The Special Planning Area 1 (SPA-1) Water Reclamation Facility is situated on six parcels totaling 7,670,313 sf or 176.086 acres. All six parcels are currently zoned RR, Residential Ranch. All six parcels will be combined into one parcel and rezoned as PF, Public Facility.

Sincerely,
DOWL

William E. Gasque, P.E.
Sr. Project Manager
Arizona Regional Business Supervisor

General Plan 2030

Zoning Map

	BP		PAD		R1-18
	C-1		R-2		GU
	C-2		R-3		F-1
	C-3		R1-43		F-2
	I-1		R1-5		AR
	I-2		R1-8		PF

Map Features

Roadways

-  Freeway
-  Expressway
-  Parkways
-  Major Arterials
-  Minor Arterials

-  60 US Highway
-  74 State Freeway
-  303 State Highway

Boundaries

-  City Limits
-  Planning Area
-  County

Noise Contours

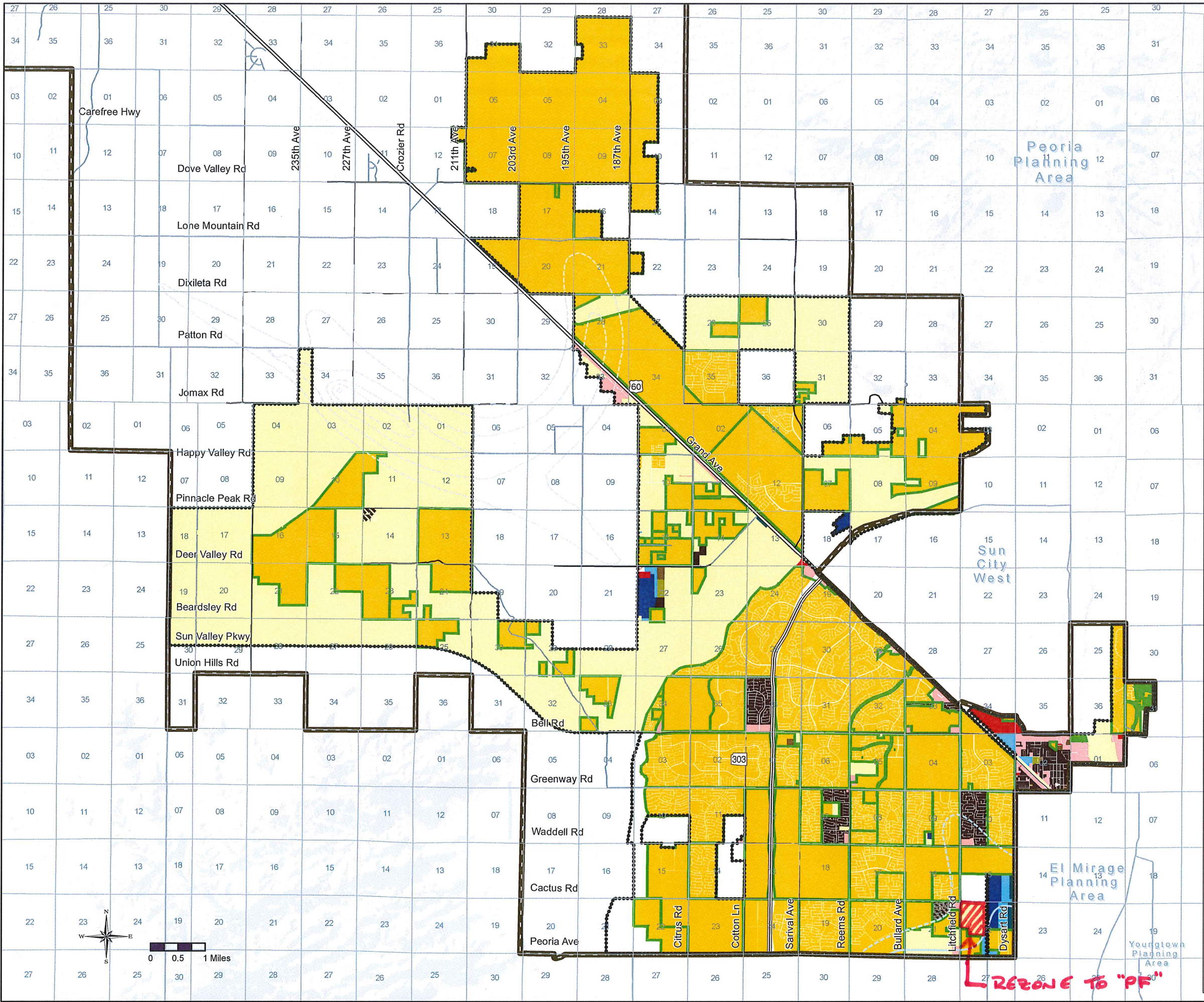
-  Aux 1 F-16
-  Luke AFB 1992

Map prepared by the City of Surprise: January, 2009



www.surpriseaz.com

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PUBLIC ENGAGEMENT FORM

PROJECT TITLE: FS16-144 SPA-1 North Entrance Gate and Block Wall

OVERALL PUBLIC INVOLVEMENT LEVEL:

The applicant held a Citizen Review meeting on June 23, 2016 at the City Hall Council Overflow Room, informational mailers were sent to properties within 300 feet of the project, and advertisements were posted in a local newspaper.

IDENTIFY STAKEHOLDERS:

Property owners in the immediate area.

OBJECTIVES:

The project will rezone the subject property from Rural Residential to Public Facility, combine six (6) parcels, and allow for the construction of an entrance gate from Cactus Rd.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) June 23, 2016 from 6:00pm to 7:00pm

Future Council Work Session/Meetings target dates August 16, 2016 - Public Hearing

Election dates (if applicable) N/A

Project start/completion dates N/A

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

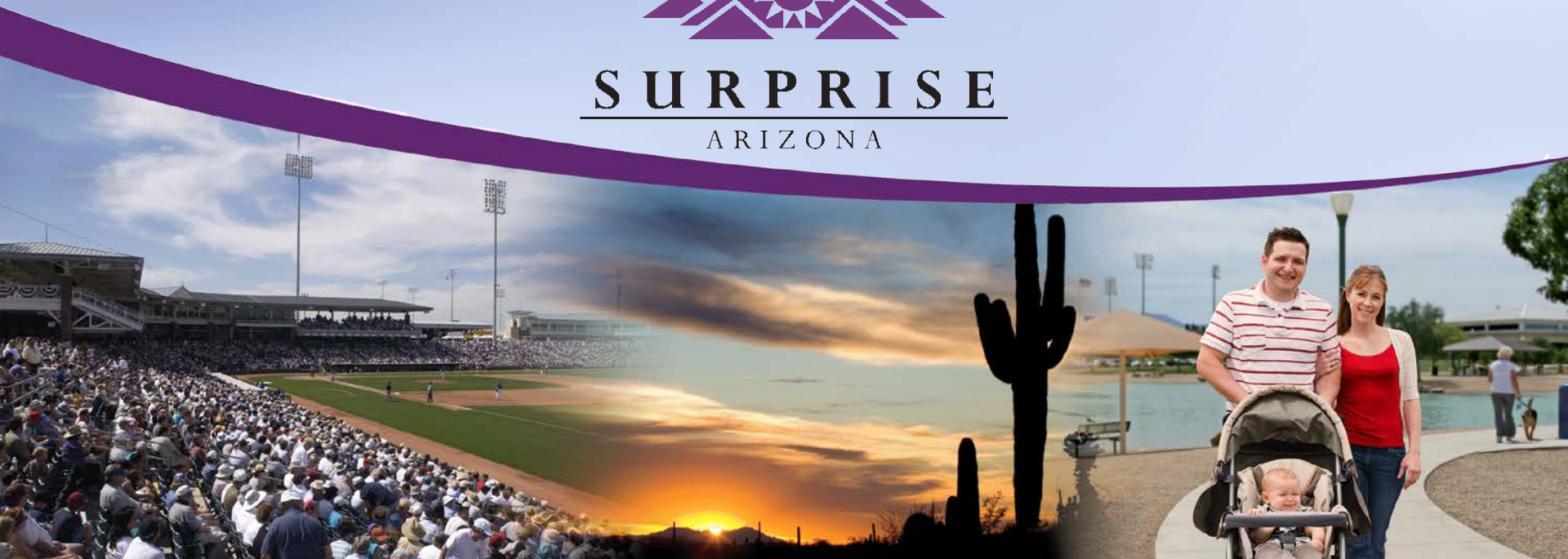
- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social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

Rezone & Site Plan for SPA-1 North Entrance Gate & Block Wall FS16-144 Planning and Zoning Commission

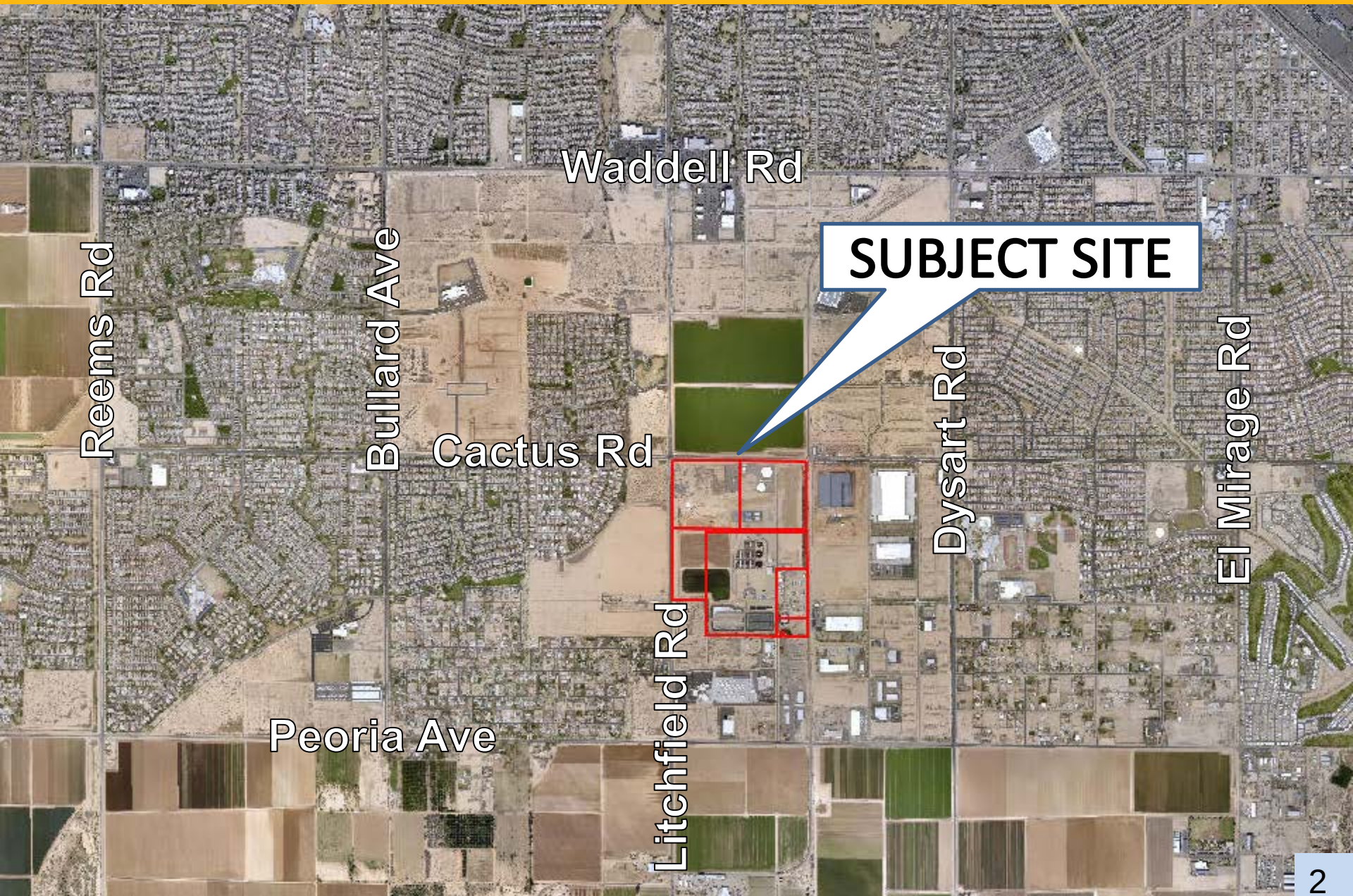
July 21, 2016



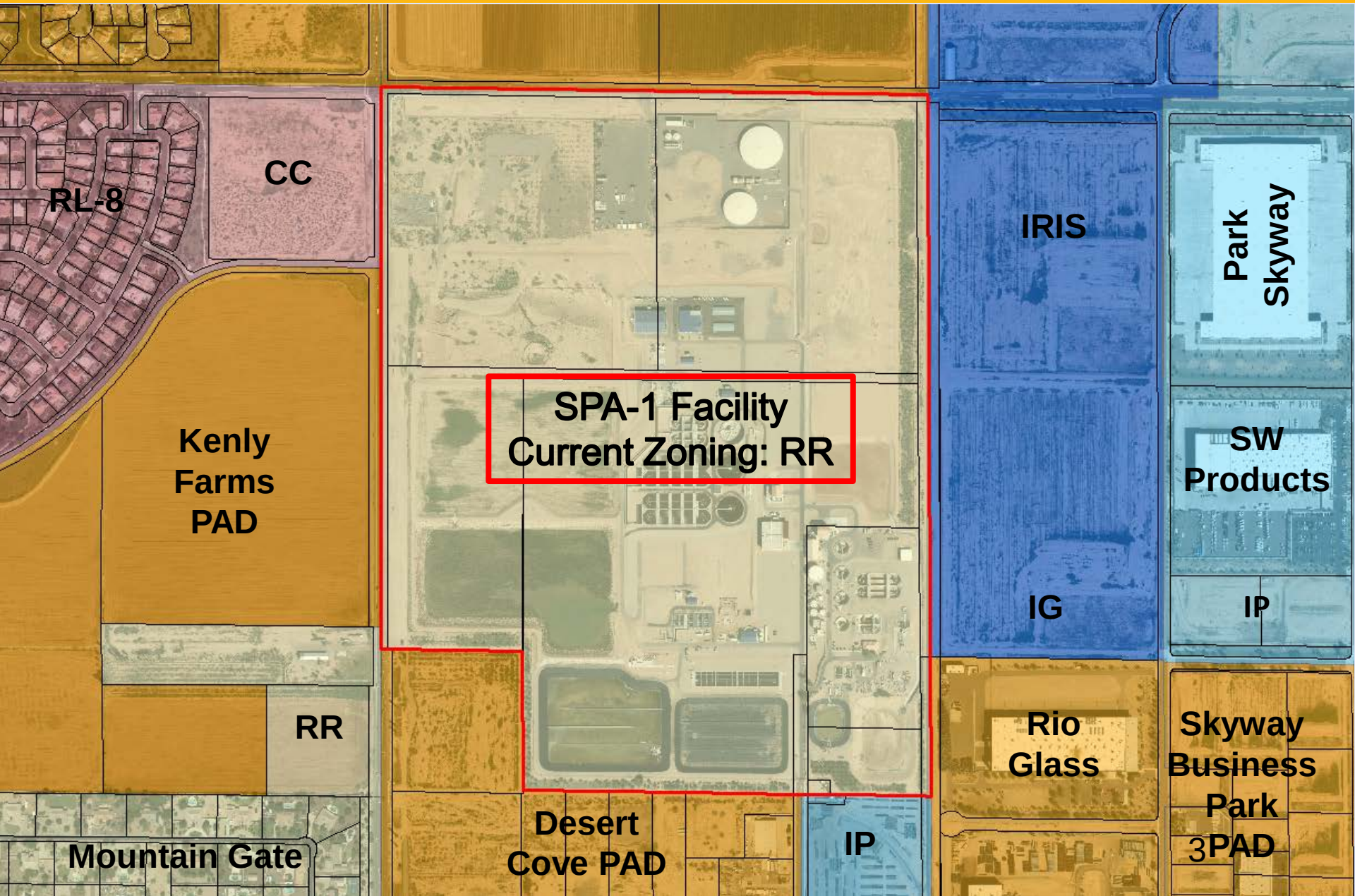
SURPRISE
ARIZONA



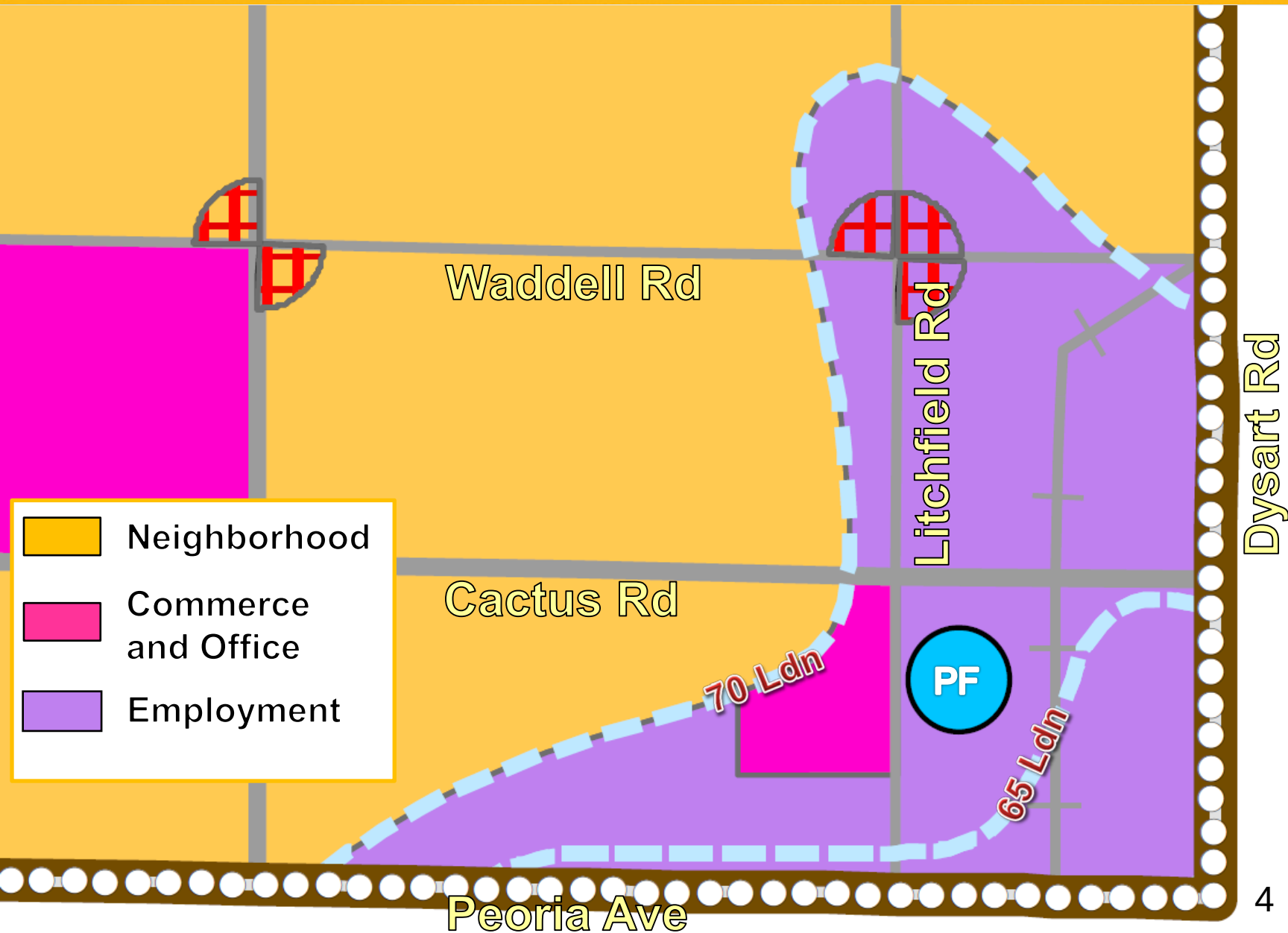
VICINITY MAP



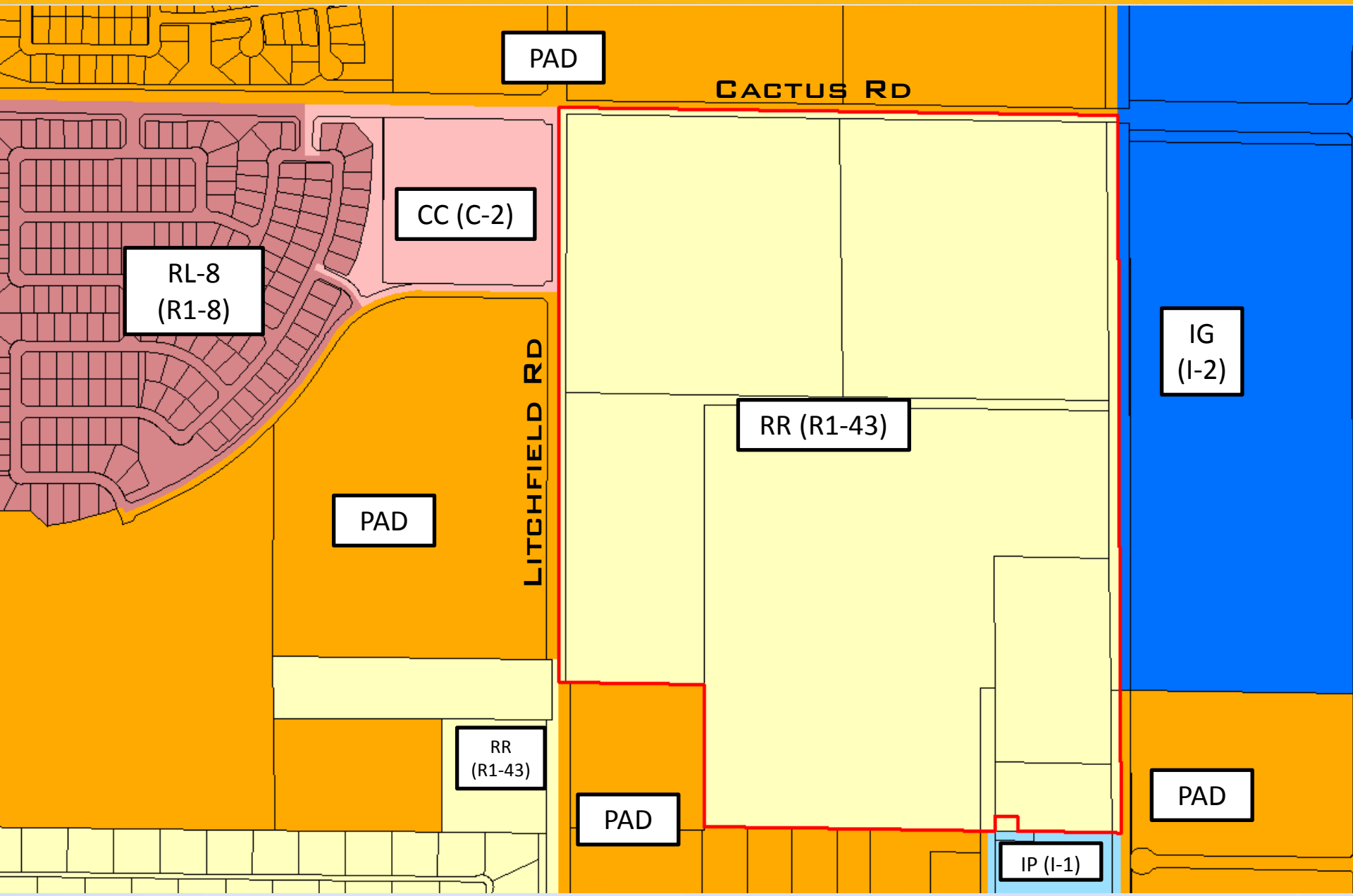
CASE MAP



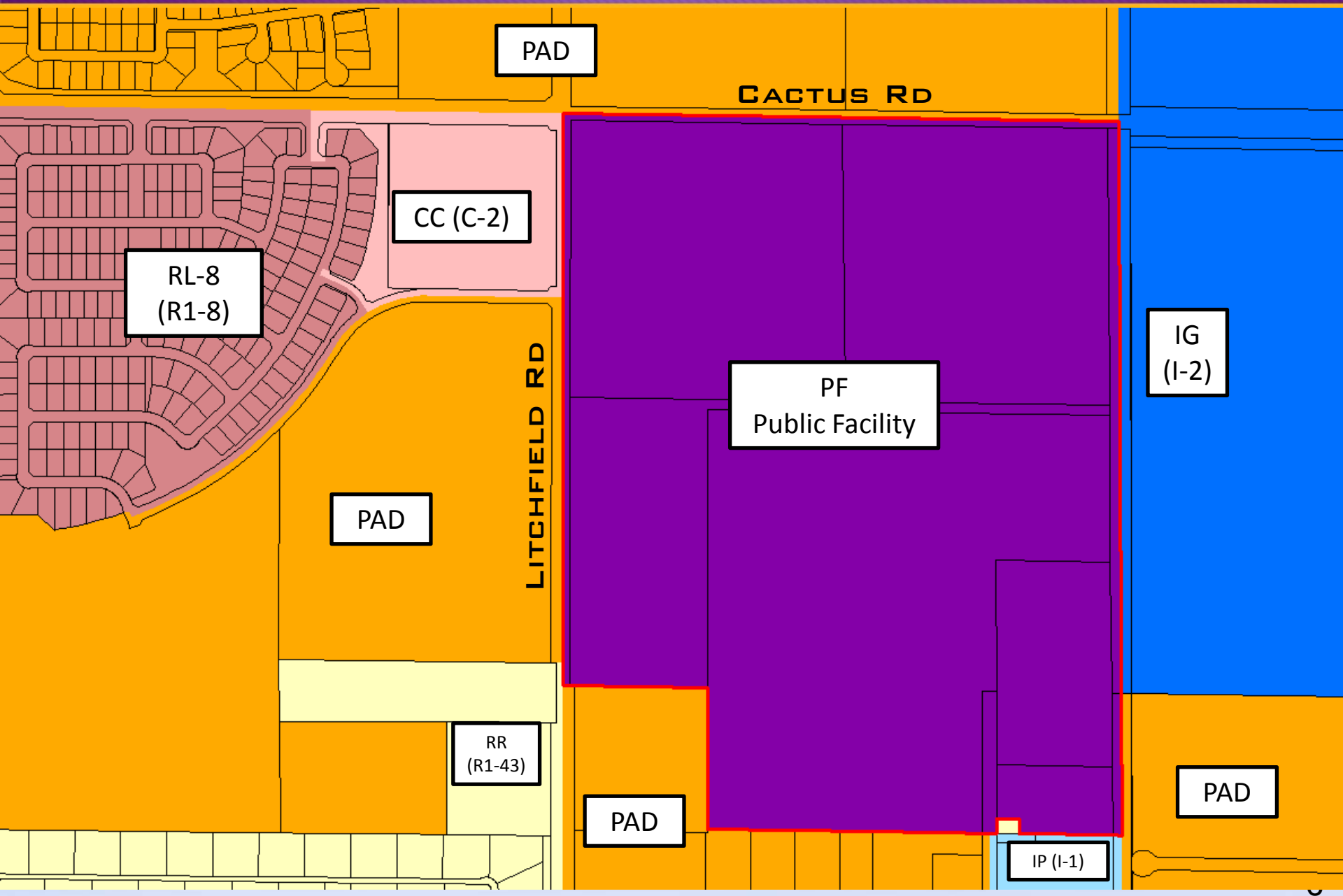
General Plan Land Use



Current Zoning



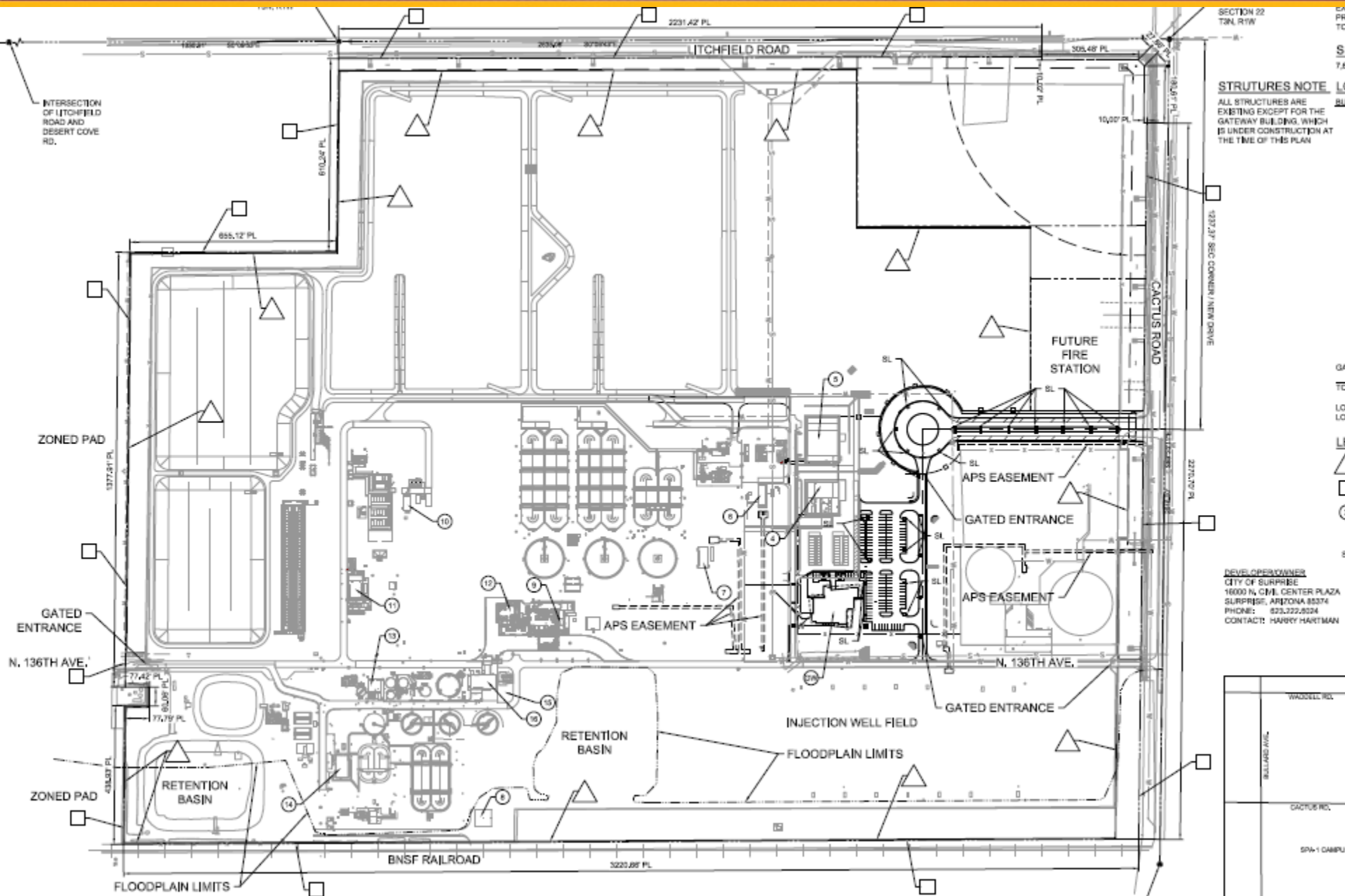
Proposed Zoning

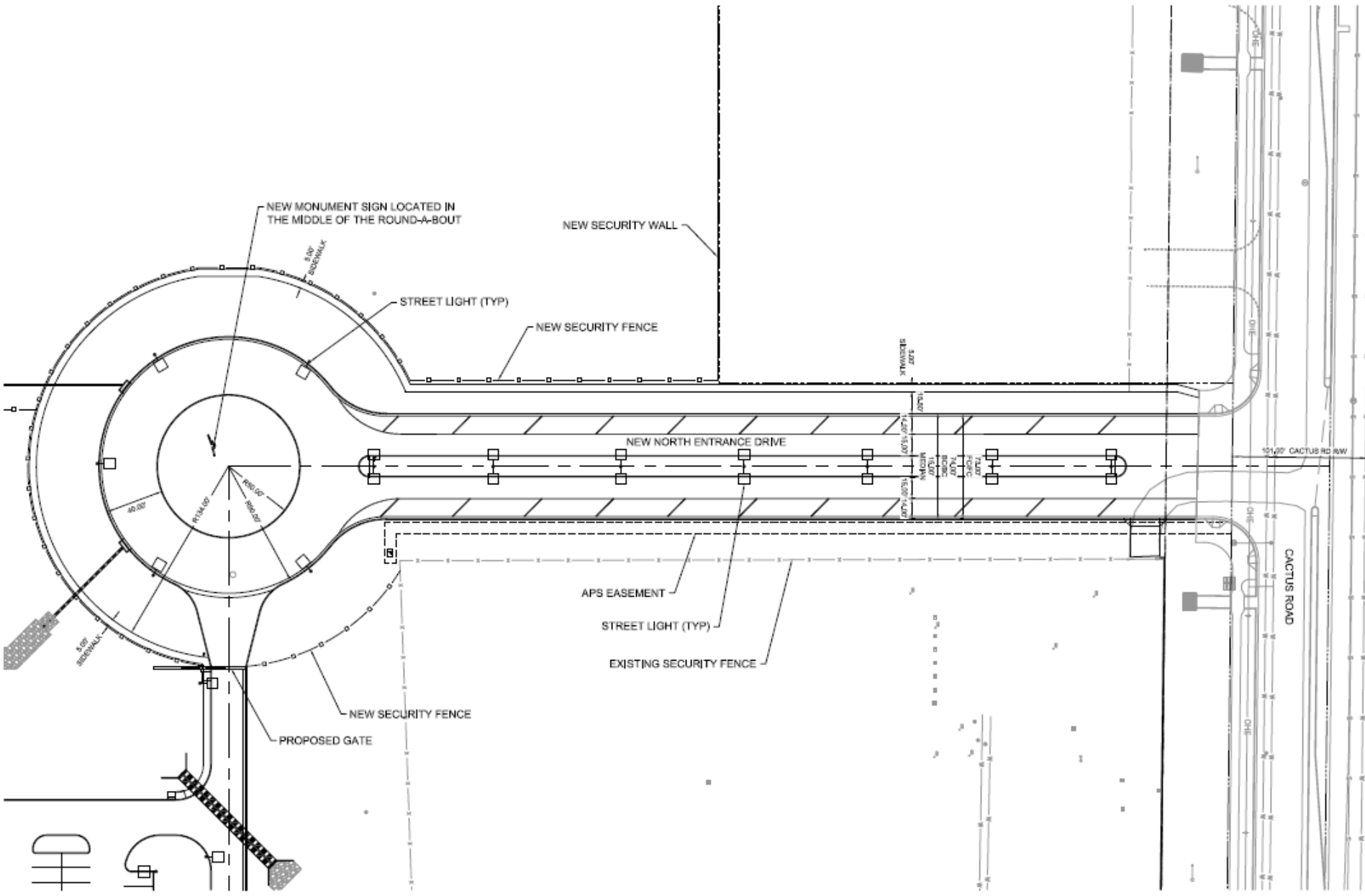


Site Plan

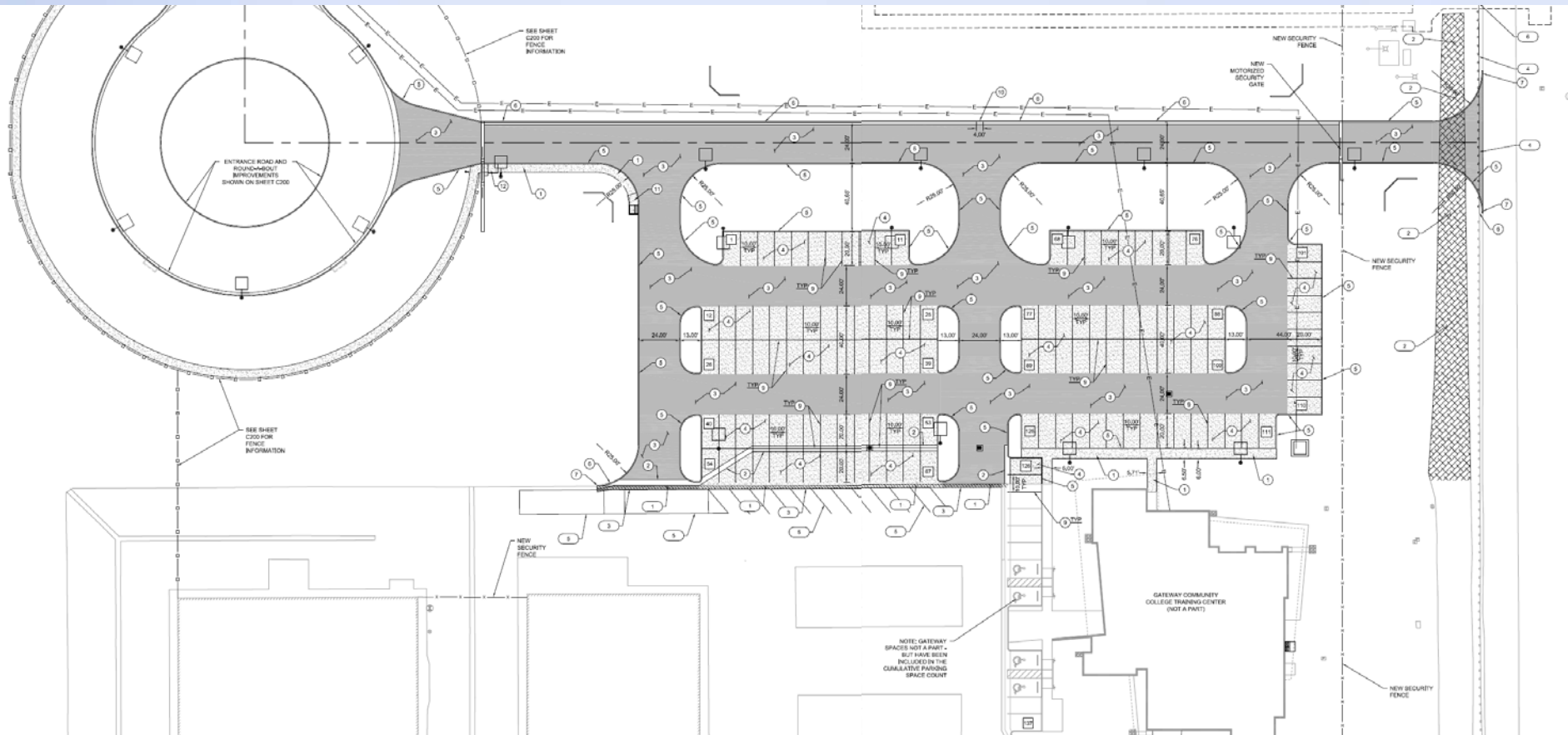


SURPRISE
ARIZONA

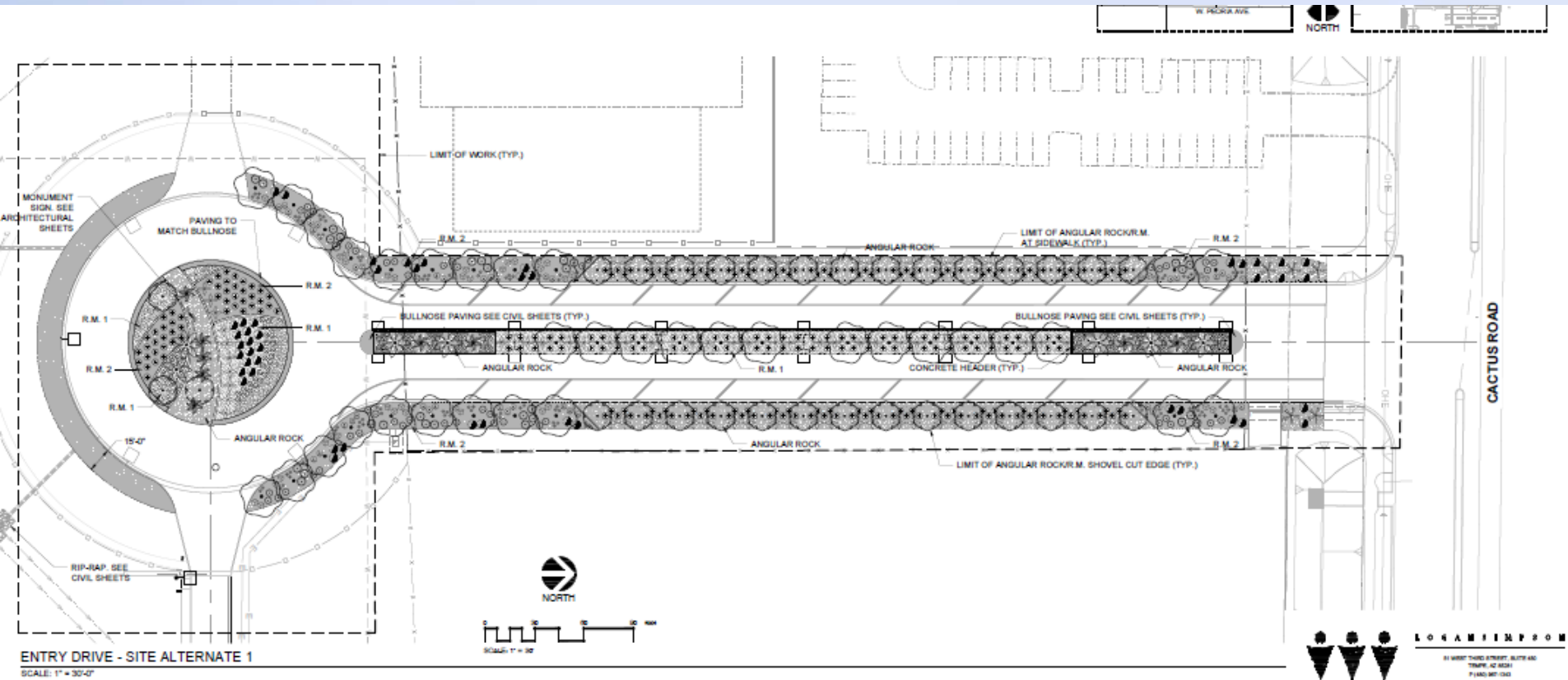




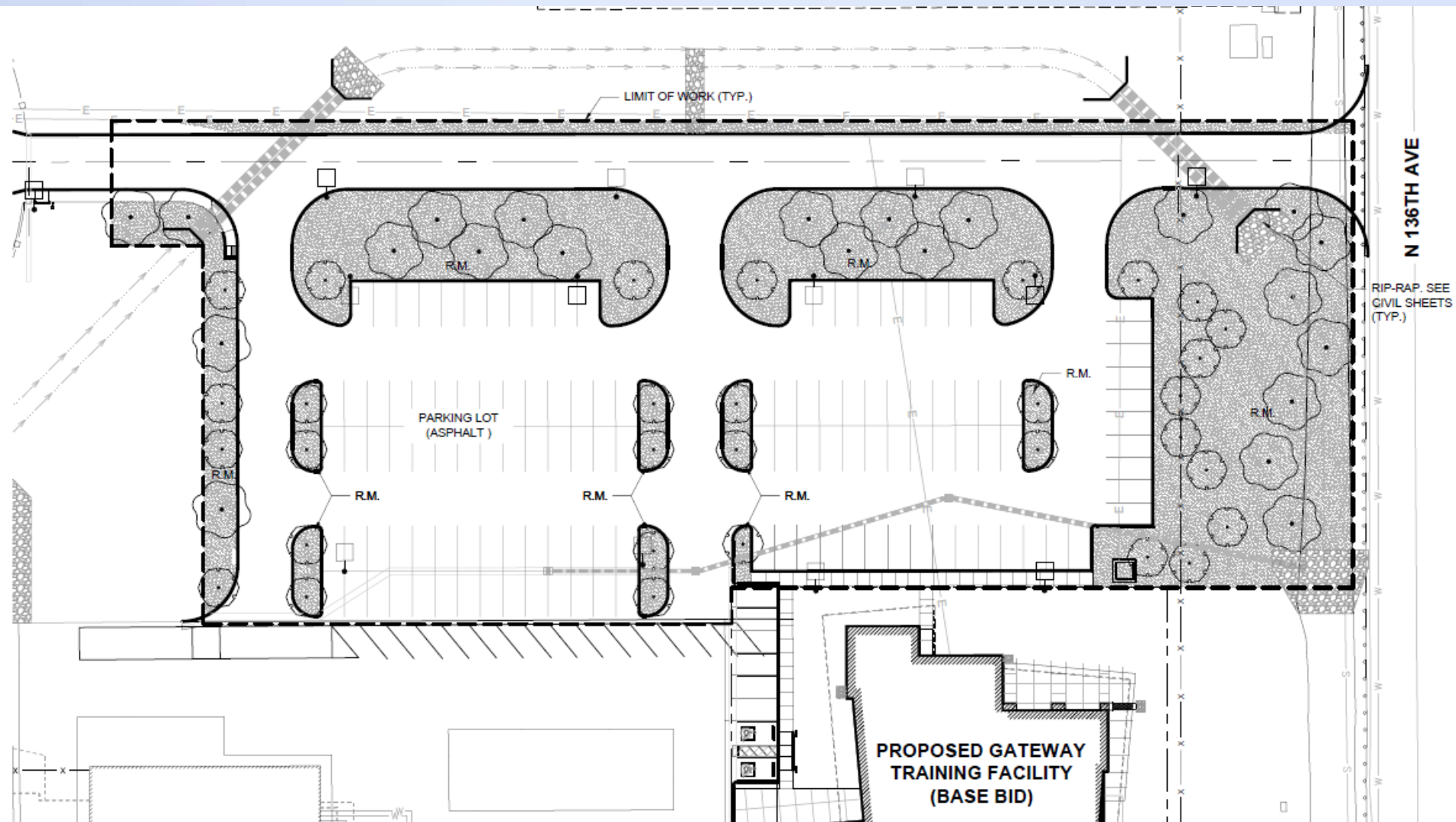
Parking Lot Extension



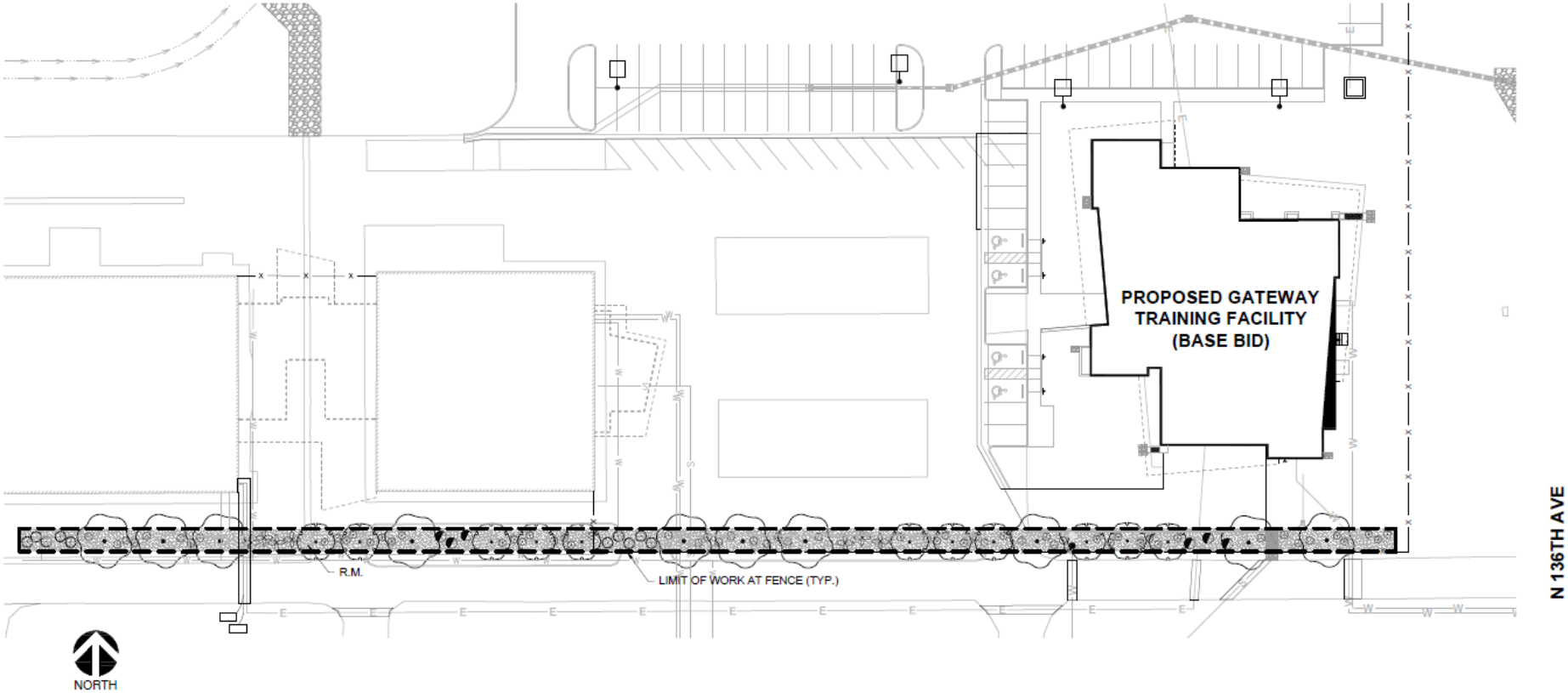
Entrance Gate Landscape



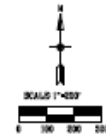
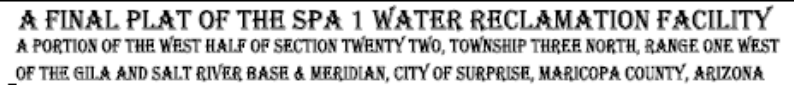
Parking Lot Extension Landscape



Additional Landscape

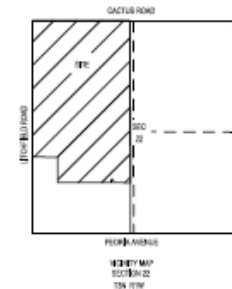


N 136TH AVE



PURPOSE OF SURVEY

IS ASSEMBLE VARIOUS PARCELS INTO ONE PARCEL
DEDICATION OF ROAD RIGHT-OF-WAY



LEGEND

LINE	BEARING	LENGTH
L1	S89°20'00"E	33.00'
L2	S06°09'43"E	33.00'
L3	S09°27'48"E	80.00'
L4	N00°30'00"E	77.79'
L5	N89°47'23"W	80.00'
L6	S00°37'04"W	77.43'
L7	N89°22'37"W	43.90'
L8	N89°22'37"W	85.00'
L9	S89°50'17"W	10.00'
L10	S00°17'48"E	15.00'

MINI-REVIEW

- | | |
|----|--|
| 10 | CODE BRASSCAP IN HANKEBLE |
| 11 | 2" MARQUON COUNTY ALUMINUM CAP IN POTRILE |
| | STAMPED 10M RWM 515 114 522 RLS 30603 2005 |
| 12 | 3" CITY OF EL MIPAGE BRASSCAP IN HANKEBLE |
| 13 | 3" CITY OF EL MIPAGE BRASSCAP IN HANKEBLE |
| 14 | 1/2" REMAIN WITH PLASTIC CAP RLS 17400 |
| 15 | 3" MARQUON COUNTY BRASS CAP AT SURFACE |
| | STAMPED 10M RWM 114 521 522 RLS 30603 2005 |
| 16 | 3" MARQUON COUNTY ALUMINUM CAP IN POTRILE |
| | STAMPED 10M RWM 521 522 526 527 RLS 30603 2005 |
| 17 | 2" MARQUON COUNTY ALUMINUM CAP IN POTRILE |
| | STAMPED 10M RWM 522 114 527 RLS 30603 2005 |
| 18 | 3" CITY OF EL MIPAGE BRASSCAP IN HANKEBLE |

BASE OF BEAMING

Wellbore County Low Oil/Gas Projection
 Green with International Tool
 Geographic Data: 1980-1990
 Projection type: Lambert Conformal Conic (single parallel)
 Latitude of origin: 30°N
 Central meridian: 102°W
 False northing: 1,000,000.0000000000
 False easting: 2,000,000.0000000000
 Standard parallel angle: 1.0000000000 (degrees)

LAND SURVEYORS CHARTER CANADA

This is to certify that the survey and property ownership of the premises described and plotted herein was made under my direction during the month of July, 2004 that the survey is true and complete as shown that the monuments shown clearly exhibit that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

REFERENCES

WARRANTY (EED) 089-056485 M.C.R.
WARRANTY (EED) 089-056552 M.C.R.
SPECIAL WARRANTY (EED) 089-093586 M.C.R.
OUTL CLAIM (EED) 2008-077816 M.C.R.
WARRANTY (EED) 088-079434 M.C.R.
WARRANTY (EED) 088-079485 M.C.R.
WARRANTY (EED) 087-057063 M.C.R.
WARRANTY (EED) COCKET DOME PAGE 1339 M.C.R.
BOOK 927 PAGE 50 M.C.R.
BOOK 957 PAGE 40 M.C.R.
COCKET 2547 PAGE 345 M.C.R.
EXPENDIT AND RECD OF DEFECTION 089-055503 M.C.R.
COCKET 8037 PAGE 379 M.C.R.
DECLARATION OF ROAD RIGHT-OF-WAY 2006-0520337 M.C.R.
BOOK 5 OF RECORD PAGE 224 M.C.R.

COUNTY RECORDER



 CITY OF SURPRISE
LAND SURVEY DEPARTMENT

1000 S. CINE CENTER PLAZA
SURPRISE, ARIZONA 85074
(602)332-7763

PROJECT TITLE
A FINAL PLAN OF THE SPA 1 WATER RECLAMATION FACILITY

19084 • J. Neurosci., July 26, 2006 • 26(30):7900–7908

Non Dry
R.L.S. ■ 19820

- Outreach meeting on June 23, 2016
- No one from the public attended
- No opposition known

Staff Recommends the Commission to Recommend Approval of the Rezone Case FS16-144

**Staff Recommends the Commission
Approve the Site Plan
Case FS16-144
Subject to Stip. 'a'**

Questions or Comments?



CITY OF SURPRISE
Planning and Zoning Commission

July 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 21, 2016	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Presentation and possible action item regarding a Site Plan for the construction of an entrance gate for the SPA-1 Water Reclamation Facility located at the southeast corner of Cactus Road and Litchfield Road.

Motion:

I move to approve/deny the Site Plan for the SPA-1 North Entrance Gate and Block Wall subject to Condition 'a' as presented in the staff report.

Background:

Harold Hartman with the City of Surprise Public Works Department submitted a request for a Site Plan for the construction of an entrance gate for the SPA-1 Water Reclamation Facility located at the southeast corner of Cactus Road and Litchfield Road.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00-FS16-144-SPA-1 North Entrance Gate and Block Wall - Staff Report](#)
- ☐ [01-FS16-144-SPA-1 North Entrance Gate and Block Wall - Vicinity Map](#)
- ☐ [02-FS16-144-SPA-1 North Entrance Gate and Block Wall - Case Map](#)
- ☐ [03-FS16-144-SPA-1 North Entrance Gate and Block Wall - Luke AFB Comments](#)
- ☐ [04-FS16-144-SPA-1 North Entrance Gate and Block Wall - Site Plan](#)
- ☐ [05-FS16-144-SPA-1 North Entrance Gate and Block Wall - Landscape Plan](#)
- ☐ [06- FS16-144 - SPA 1 - North Entrance Gate and Block Wall - Site Plan-Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

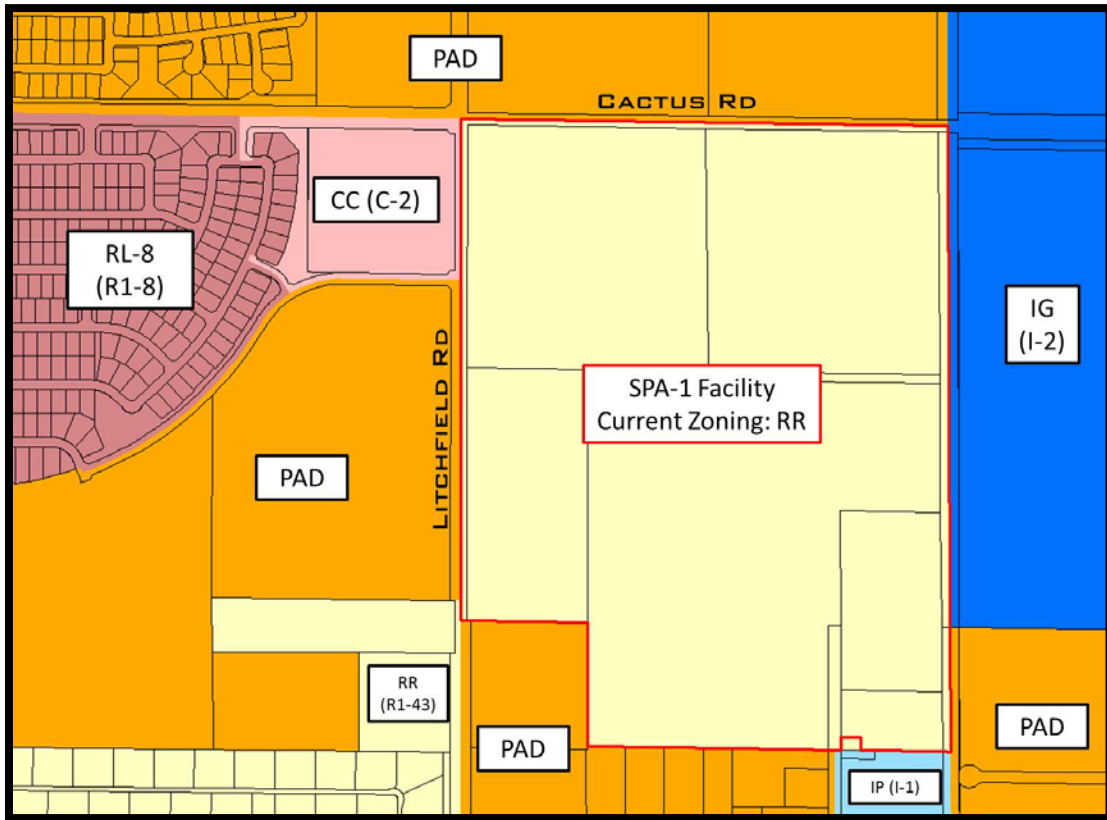
Presentation Speaker Names (spelling and titles for TV captions):

Sergio Angulo, Planner

Eric Fitzer, Director

SITE PLAN

22 **Surrounding Land Zoning:**



23 **Background:**

24

25 **June 4, 2015:** Staff met with the applicant to discuss the project during a regularly scheduled
26 Concept Review meeting under CR15-217.

27 **March 23, 2016:** The applicant filed a request for a Rezone, a Final Plat and a Site Plan under case
28 FS16-144, the subject case.

29 **June 23, 2106:** The applicant held a neighborhood outreach meeting to discuss the project.

30 **Analysis and Discussion:**

31 The applicant proposes a new gated entrance driveway to the SPA-1 Water Reclamation Facility
32 from Cactus Road. The subject site is approximately 176 acres and has been the location of the SPA-
33 1 Water Reclamation Facility since 1994. The site consists of existing water treatment and
34 maintenance equipment and a Gateway Training Center which is currently under construction.

35 The proposed driveway will have one (1) lane in each direction, which will be separated by a fifteen
36 (15) foot wide landscape median. A roundabout is proposed at the end of the driveway which will
37 connect another driveway from the east where the entry gate to the facility is proposed. The center
38 of the roundabout will include landscape and a monument sign. The applicant proposes a sidewalk
39 from Cactus Road along the west side of the entrance driveway to and past the entrance gate into
40 the facilities on site.

41 The applicant also proposes a parking lot expansion and a decorative perimeter block wall.
42 Currently there are 62 parking spaces onsite and the applicant proposes 137 new spaces for a total
43 of 199 parking spaces to serve city employees and those from the public using the new training
44 facility.

45 The applicant proposes trees and bushes along the entire median of the driveway and also along
46 the west and east sides of the driveway. The proposed parking islands will also be landscaped with
47 trees. Additional landscaping will be provided to the south of the new training facility, this will help
48 buffer the water treatment equipment from the training facility.

49
50 This Site Plan application is in conjunction with a related Rezone and a Final Plat to combine six (6)
51 lots to create one (1) larger lot, which are being processed under the same case number. The Site
52 Plan approval is pending on the City Council's favorable action on the Rezone and Final Plat.

53 **Summary:**

54 Once the Rezone application is approved by City Council, the Site Plan will meet the requirements
55 of the SUDC and the general plan.

56 **Findings:**

- 57
- The proposed Site Plan is consistent with the Surprise General Plan 2035.
 - The proposed Site Plan will meet the provisions of the SUDC once the subject property is rezoned to Public Facility.
- 58
59

Recommendation:

Based on the findings noted above, should the Commission recommend approval of the related Rezone, staff recommends the Commission move to **approve** the Site Plan case FS16-144, subject to the following stipulation:

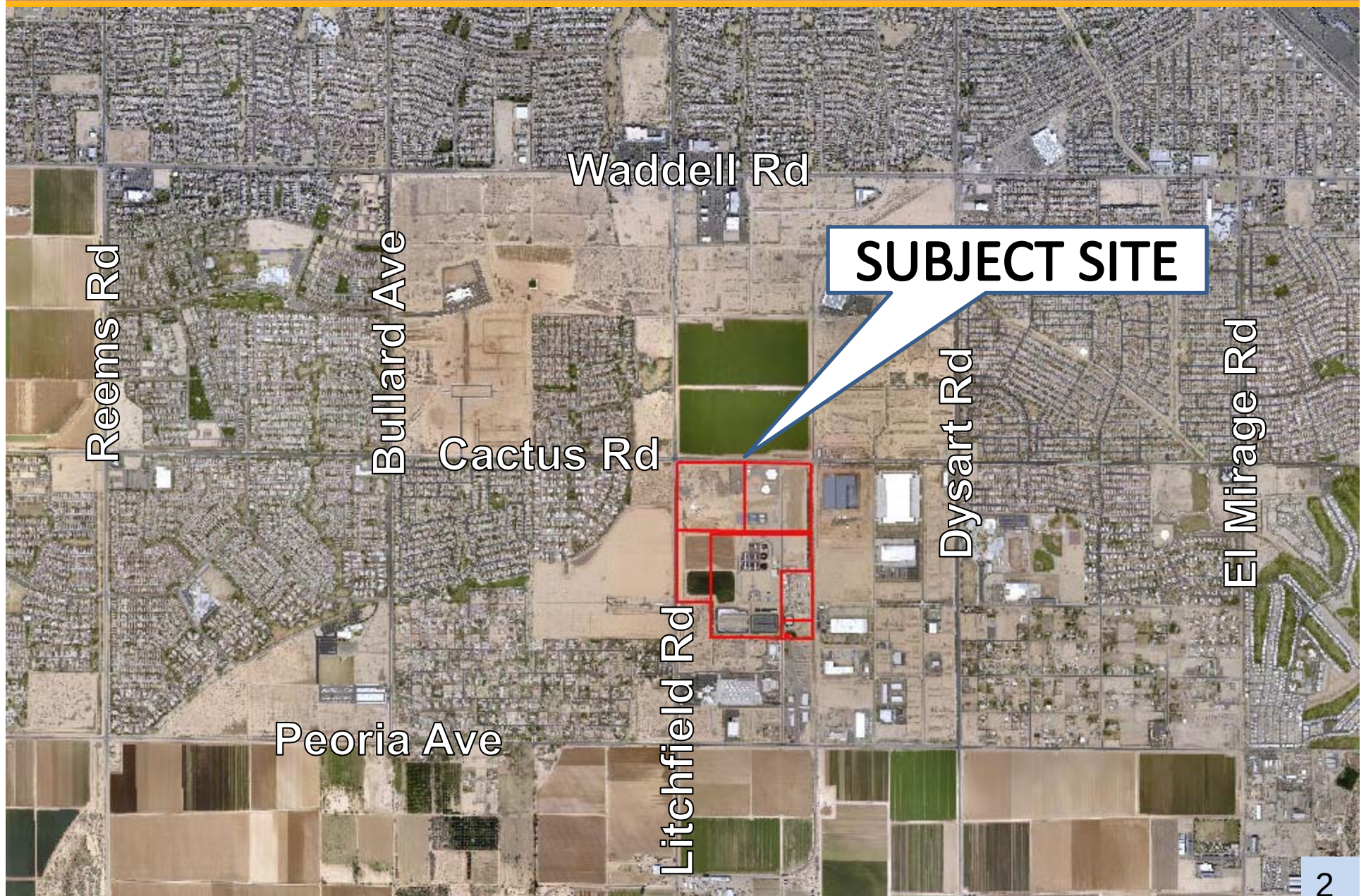
- a. Approval of this Site Plan presumes the subsequent approval of the related Rezone and Final Plat by City Council. The subject Site Plan will not be approved until City Council has approved the related Rezone and the Final Plat.

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

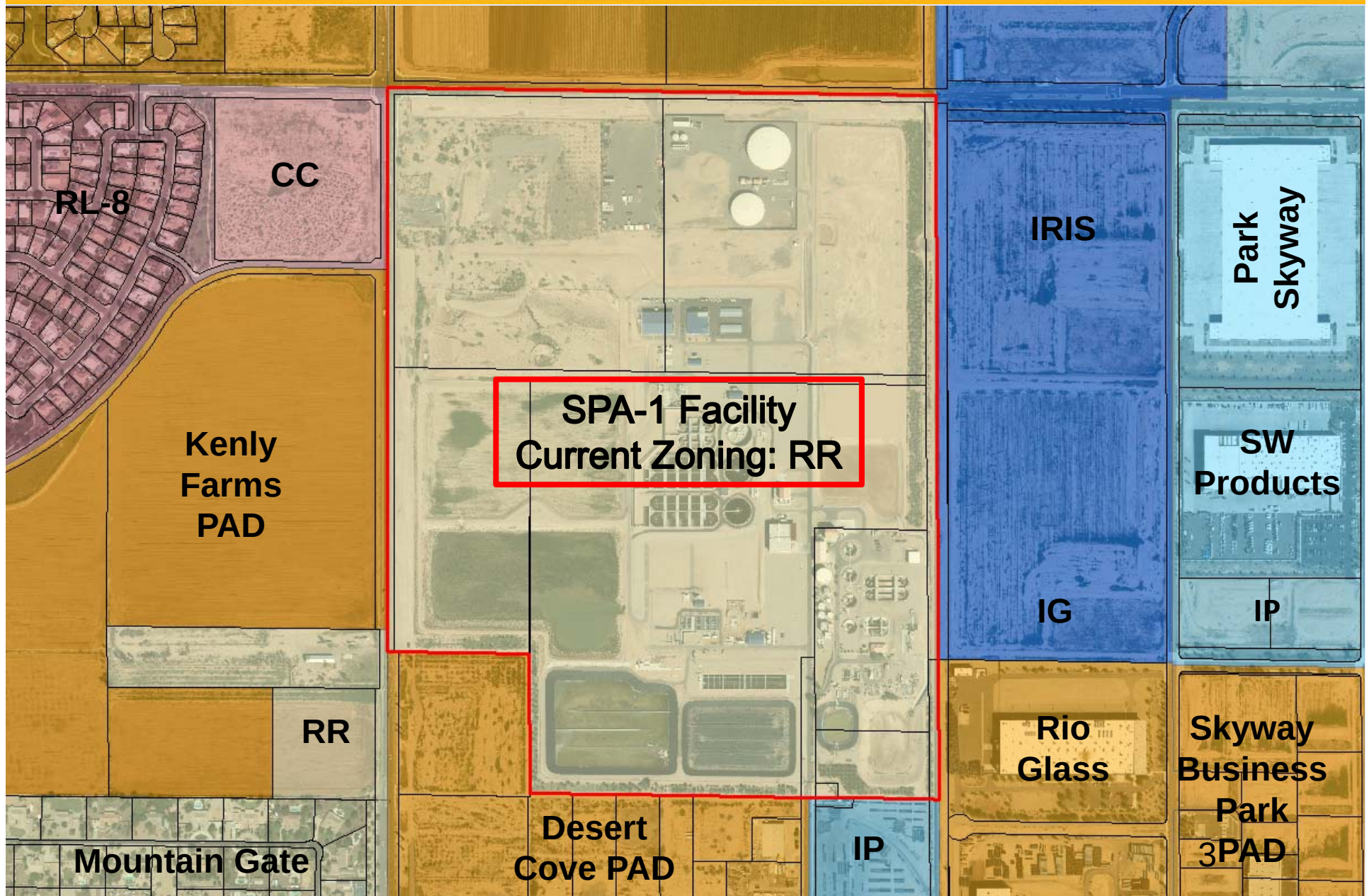
Attachments:

- 01 - Vicinity Map
- 02 - Case Map
- 03 - Luke AFB comments
- 04 - Site Plan
- 05 - Landscape Plan

VICINITY MAP



CASE MAP





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

5 April 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-144; Special Planning Area 1, Water Reclamation Facility, Site Security Wall and Entrance Road

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Rezone Final Plat and Site Plan Application for SPA-1, Water Reclamation Facility Site Security Wall and Entrance Road. The site is located on 176 acres at the southeast corner of Cactus and Litchfield Roads in Surprise AZ. The SPA-1 Water Reclamation Facility is currently situated on six parcels which are currently zoned R1-43, Rural Residential, all six parcels will be combined into one parcel and rezoned as GU, Government Use. The site is inside the 1988 JLUS 65 and 70 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

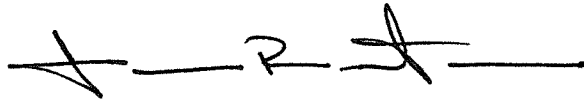
The request is to construct an eight foot high cast-in-place concrete security wall around the entire perimeter of the SPA1 WRF property at the existing Water Reclamation Facility. Where the floodplain encroaches onto the East side of the property, the wall will have 24-inch wide by 8-inch high holes constructed 24" apart for the entire length of the wall to pass floodwaters and an additional 116 parking spaces to the Surprise-Gateway Training Center which is currently being constructed. Additionally, a new entrance into the WRF that will provide a gateway for the public to enter the facility will be constructed. Tiered security levels will be provided by a system of gates that prohibits the general public from accessing the operations area, but allows deliveries and staff access to the areas.

As described, the change to the zoning and construction to the current WRC will not negatively impact the flying operations at Luke AFB. Since this site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you

review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

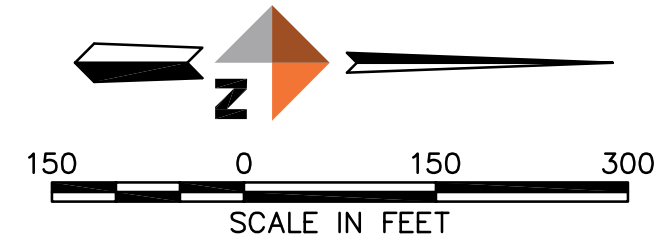
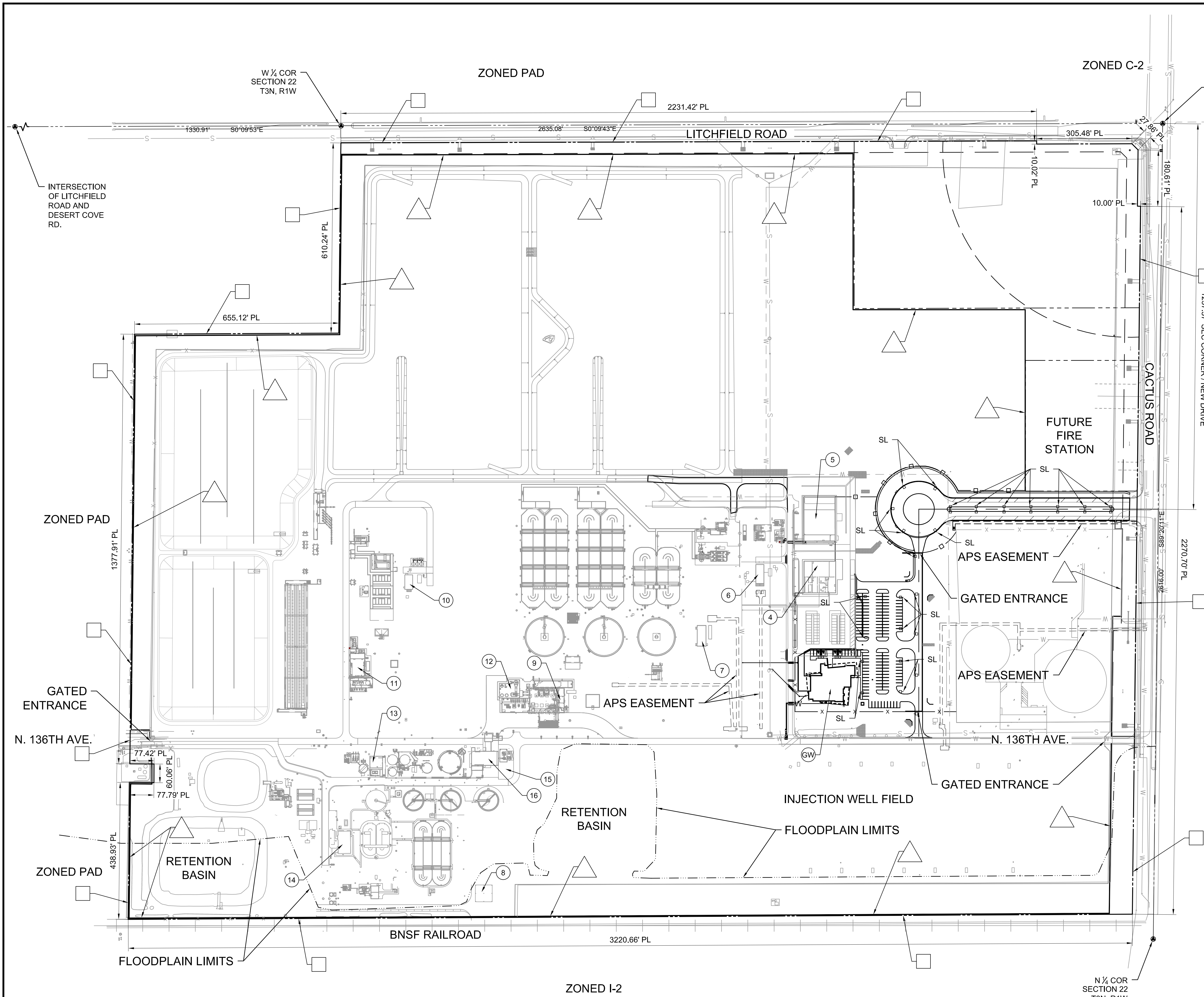
A handwritten signature in black ink, appearing to read 'J R Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



PARKING SUMMARY	
EXISTING PARKING SPACES =	62 SPACES
PROPOSED PARKING SPACES =	137 SPACES
TOTAL PARKING SPACES =	199 SPACES

SITE SIZE	
7,670,313 SF =	176.086 ACRES

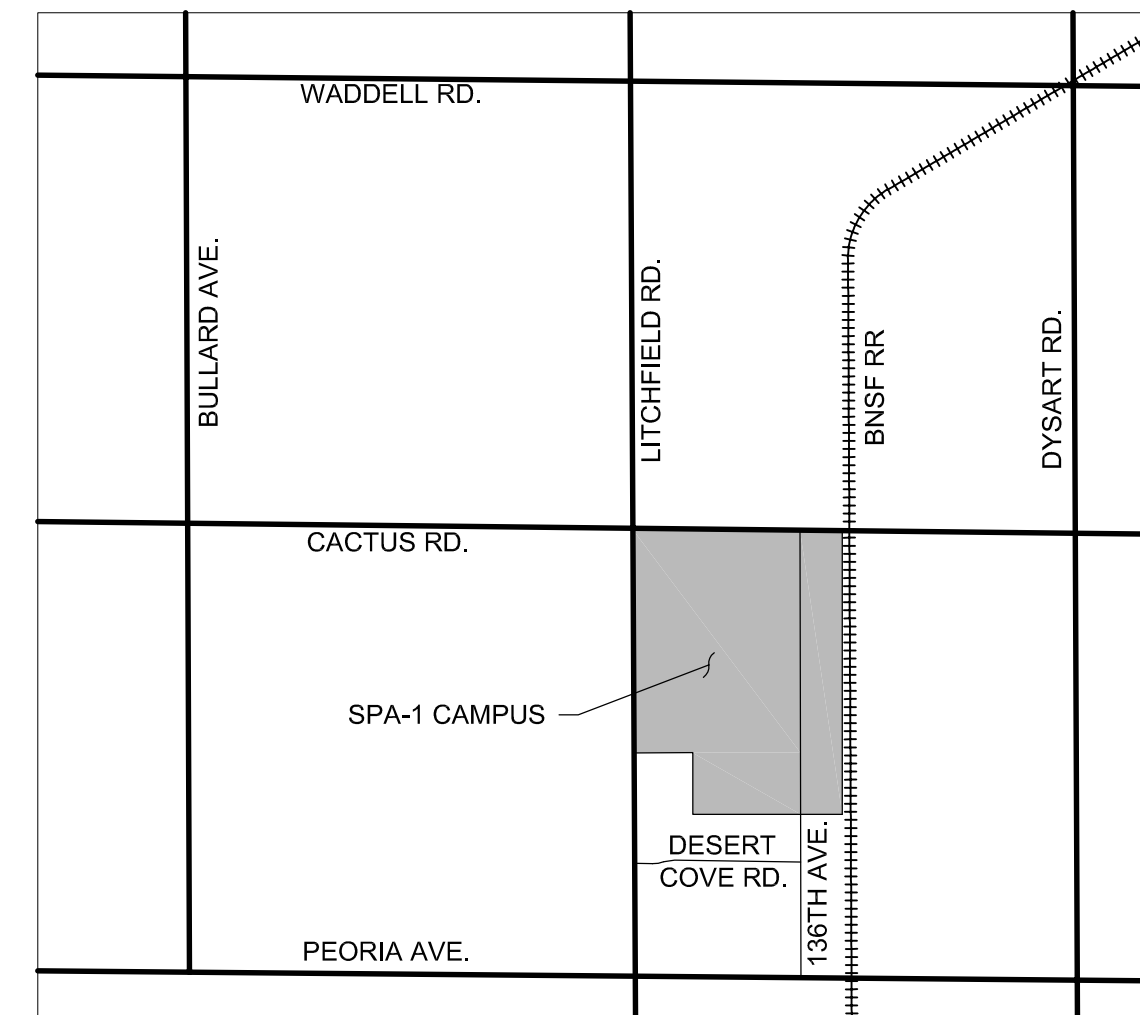
STRUTURES NOTE
ALL STRUCTURES ARE EXISTING EXCEPT FOR THE GATEWAY BUILDING, WHICH IS UNDER CONSTRUCTION AT THE TIME OF THIS PLAN

LOT COVERAGE	
BUILDING ID	AREA (SF)
4	10,300
5	14,500
6	1,500
7	2,100
8	2,625
9	2,300
10	1,200
11	3,530
12	11,100
13	2,200
14	2,800
15	2,640
16	5,000
GATEWAY (GW)	13,204
TOTAL AREA	74,999 SF
LOT COVERAGE = 74,799 SF / 7,670,313 SF	
LOT COVERAGE = 0.98%	

LEGEND	
	SECURITY WALL
	PROPERTY LINE
	BUILDING IDENTIFIER
	FLOODPLAIN LIMITS
	SITE LIGHTING

DEVELOPER/OWNER
CITY OF SURPRISE
16000 N. CIVIL CENTER PLAZA
SURPRISE, ARIZONA 85374
PHONE: 623.222.6024
CONTACT: HARRY HARTMAN

CIVIL ENGINEER
DOWL
430 W. WARNER ROAD, SUITE B101
TEMPE, AZ, 85284
PHONE: 480.753.0800
FAX: 800.865.9847
CONTACT: WILLIAM GASQUE, P.E.



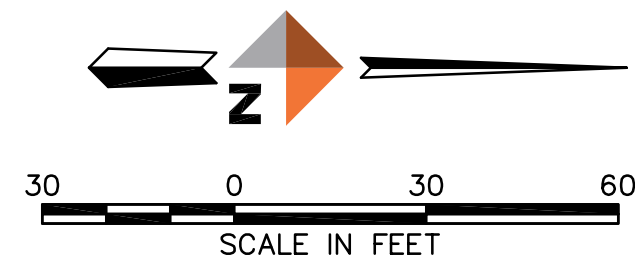
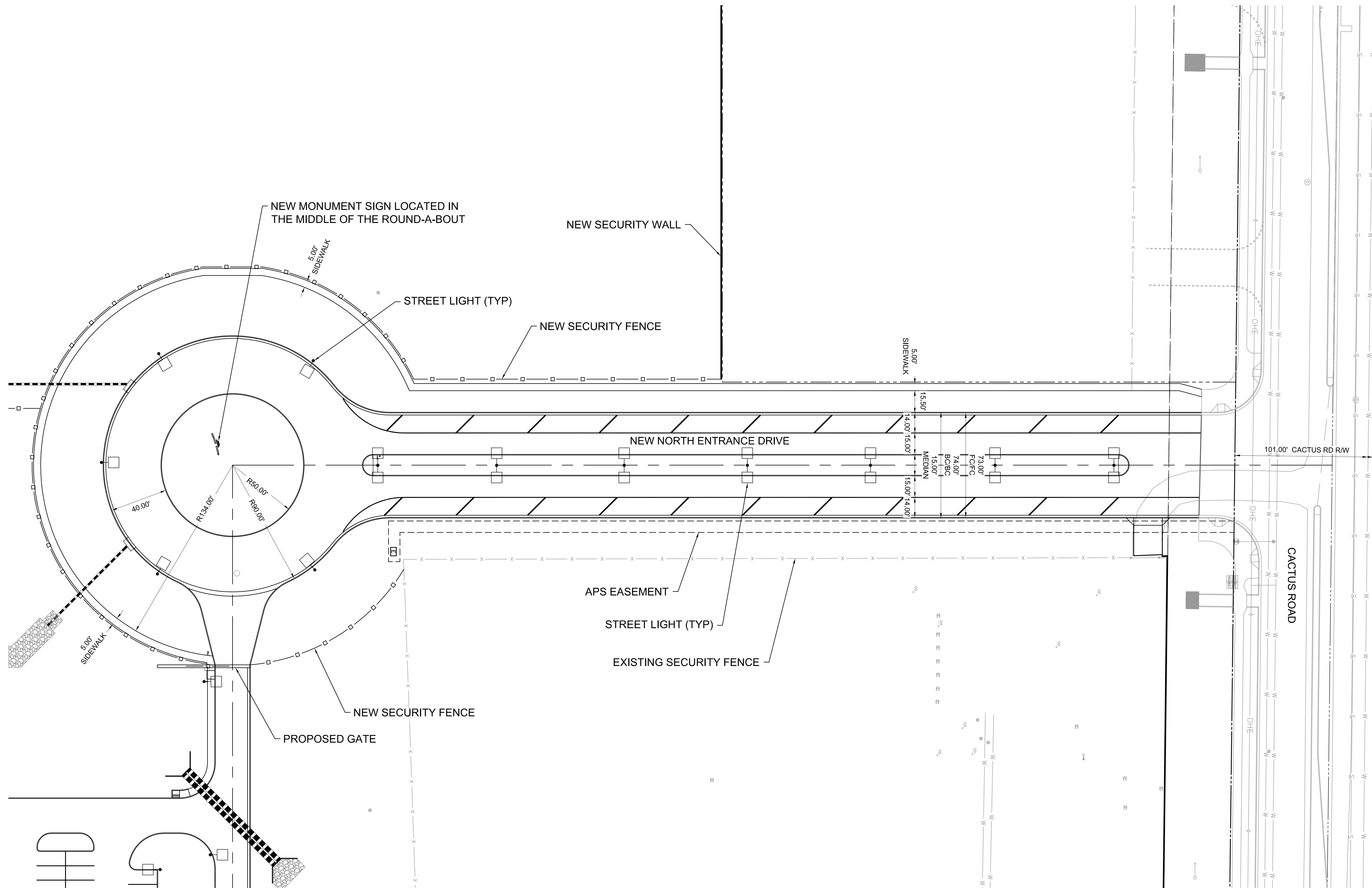
VICINITY MAP
NTS
A PORTION OF SECTION 22, T3N, R1W OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

REV	DATE	DESCRIPTION

430 W. Warner Road, #B101
Tempe, Arizona 85284
480-753-0800

CITY OF SURPRISE
SPA-1 SITE SECURITY WALL AND ENTRANCE ROAD
SITE PLAN
FS16-144

PROJECT	3122.41120.01
DATE	06/2016
© DOWL 2016	
SHEET	
SP1.0	

[illegible]

 **DOWL**

WWW.DOWL.COM

430 W. Warner Road, #B101
Tempe, Arizona 85284
480-753-0800

CITY OF SURPRISE
SPA-1 SITE SECURITY WALL AND ENTRANCE ROAD
SITE PLAN - NORTH ENTRANCE BLOWUP
FS16-144

PROJECT	3122.41120.01
DATE	06/2016

© DOWL 2016

SHEET

SP1.1

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	7	PHOENIX DACTYLIFERA	DATE PALM	12" TALL
	9	PHOENIX ROEBELENI	PYGMY DATE PALM	24"BOX
	34	ULMUS PARVIFOLIA	CHINESE ELM	24"BOX
	31	VITEX AGNUS-CASTUS	CHASTE TREE	36"BOX
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	84	ALOE VERA	MEDICINAL ALOE	5 GAL
	259	DALEA VERSICOLOR SESSILIS	WEeping DALEA	5 GAL
	67	LANTANA CAMARA 'DALLAS RED'	DALLAS RED LANTANA	5 GAL
	92	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL
	30	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL
	47	RUELLIA BRITTONIANA	BLUE BELLSS	5 GAL
	89	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL
	220	ALOE X 'BLUE ELF'	ALOE	5 GAL
	5	FOUQUIERIA SPLENDENS	OCOTILLO	24"BOX
	47	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	15,641 SF	ANGULAR ROCK	EXPRESS GOLD 3'-8" SCREENED	12" DEEP
	8,052 SF	ROCK MULCH 1	EXPRESS BROWN 2" SCREENED	2" DEEP
	14,567 SF	ROCK MULCH 2	EXPRESS GOLD 2" SCREENED	2" DEEP
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	15,641 SF	ANGULAR ROCK	EXPRESS GOLD 3'-8" SCREENED	12" DEEP
	8,052 SF	ROCK MULCH 1	EXPRESS BROWN 2" SCREENED	2" DEEP
	14,567 SF	ROCK MULCH 2	EXPRESS GOLD 2" SCREENED	2" DEEP

LANDSCAPE SCHEDULE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE ARIZONA NURSERYMAN'S ASSOCIATION STANDARDS (UNLESS OTHERWISE NOTED ON PLANS). THE ENGINEER RESERVES THE RIGHT TO REFUSE PLANT MATERIAL NOT MATCHING THE STANDARD FOR SIZE, HEALTH, AND FORM.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE ENGINEER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- LAY OUT TREE LOCATIONS AND STAKE OR FLAG LOCATIONS, OUTLINE AREAS, AND SECURE THE ENGINEER'S ACCEPTANCE PRIOR TO COMMENCEMENT OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
- QUANTITIES ARE FOR BIDDERS ONLY; BIDDERS SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKE-OFFS FROM THE PLANS.

SHEET INDEX

SHEET No.	SHEET	SHEET NAME
1	LP1.1	LANDSCAPE PLAN - SITE ALTERNATE 1
2	LP1.2	LANDSCAPE PLAN - SITE ALTERNATE 2
3	LP1.3	LANDSCAPE PLAN - SITE ALTERNATE 3
4	LD2.1	LANDSCAPE DETAILS
5	LD2.2	LANDSCAPE DETAILS
6	IP1.1	IRRIGATION PLAN - SITE ALTERNATE 1
7	IP1.2	IRRIGATION PLAN - SITE ALTERNATE 2
8	IP1.3	IRRIGATION PLAN - SITE ALTERNATE 3
9	ID2.1	IRRIGATION DETAILS

APN PARCEL NUMBER

501-43-003A

OWNER:

City of Surprise
Terry Lowe
16000 N. Civic Center
Plaza
Surprise, AZ 85374
Ph: 623-222-6022

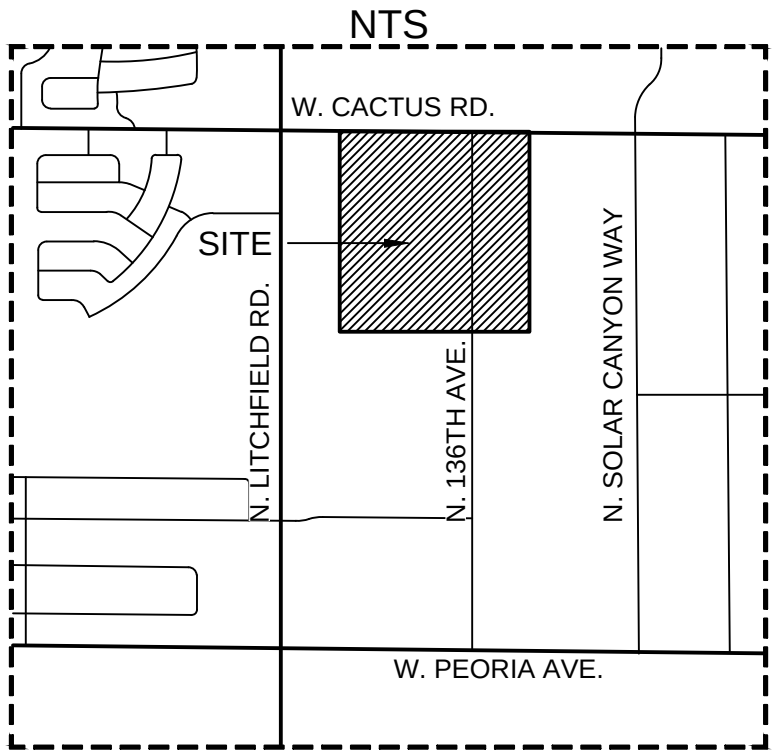
LANDSCAPE:

Logan Simpson Design
51 West 3rd Street, Suite 450
Tempe, AZ 85281
PRIMARY CONTACT:
Wayne Colebank
PH: 480-967-1343
FAX: 480-966-9232

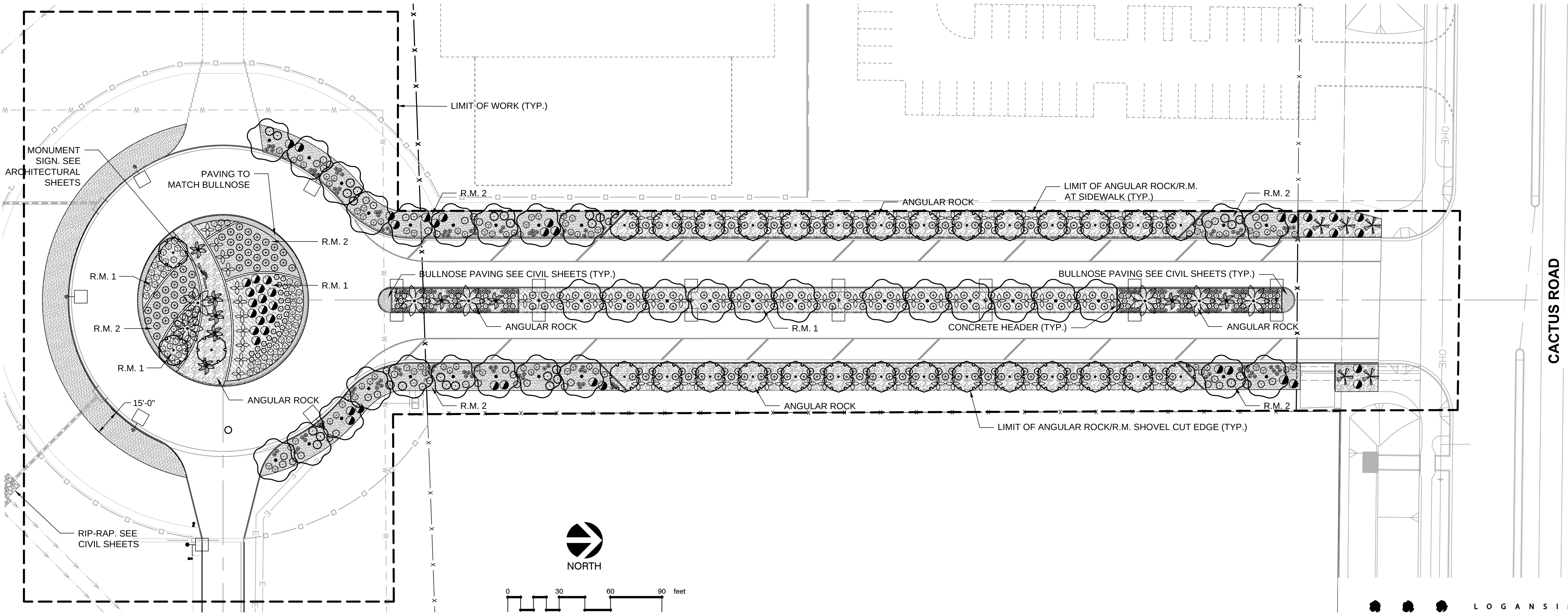
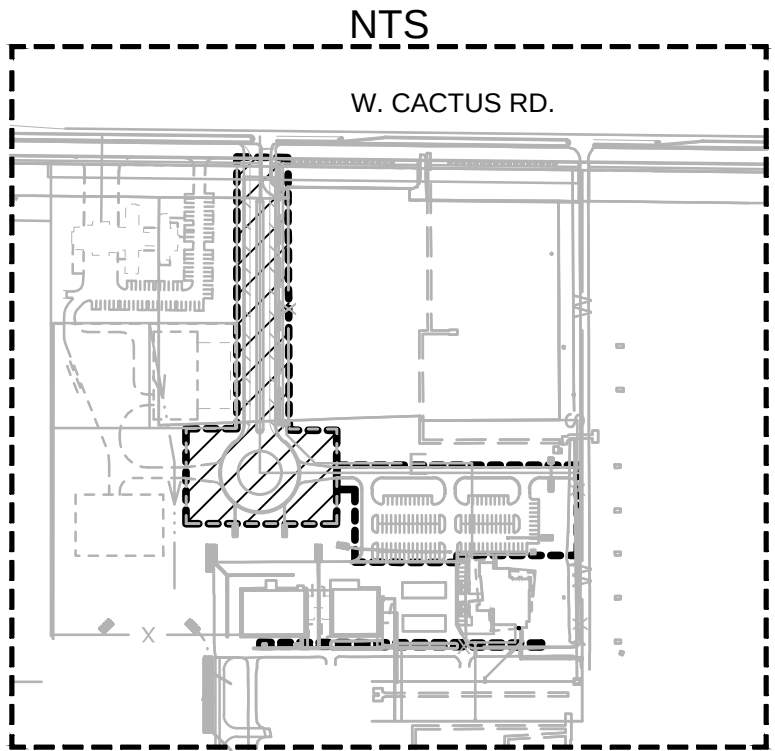
ARCHITECT:

Perlman Architects
4808 N. 24th St. #100
Phoenix, AZ 85016
PRIMARY CONTACT:
Ken Powers
PH: 480-951-5900

PROJECT VICINITY MAP



KEY MAP



ENTRY DRIVE - SITE ALTERNATE 1

SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION



DOWL

430 W. Warner Road, #B101
Tempe, Arizona 85284
480-753-0800

WWW.DOWL.COM

CITY OF SURPRISE
SPA-1 SITE SECURITY WALL AND ENTRANCE ROAD
LANDSCAPE PLAN

PROJECT 3122.41120.01
DATE 05/2016

© DOWL 2016
SHEET

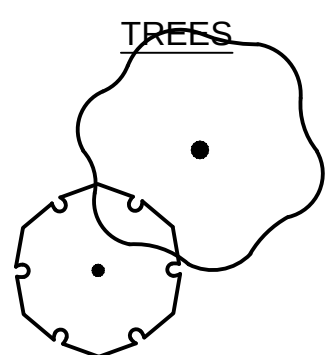
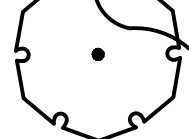
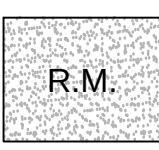
LP1.1

LOGAN SIMPSON

51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

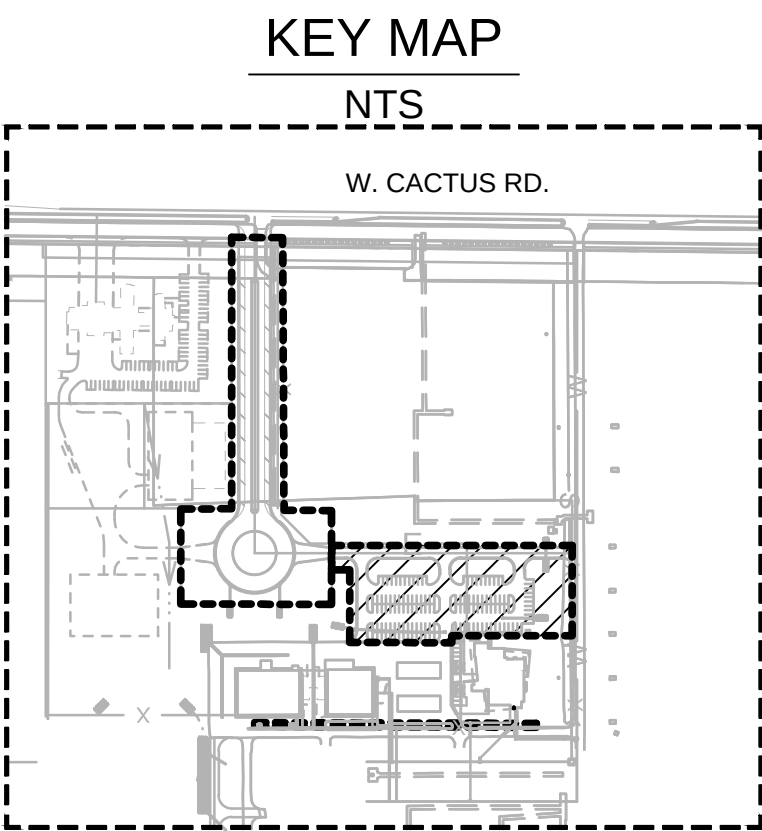
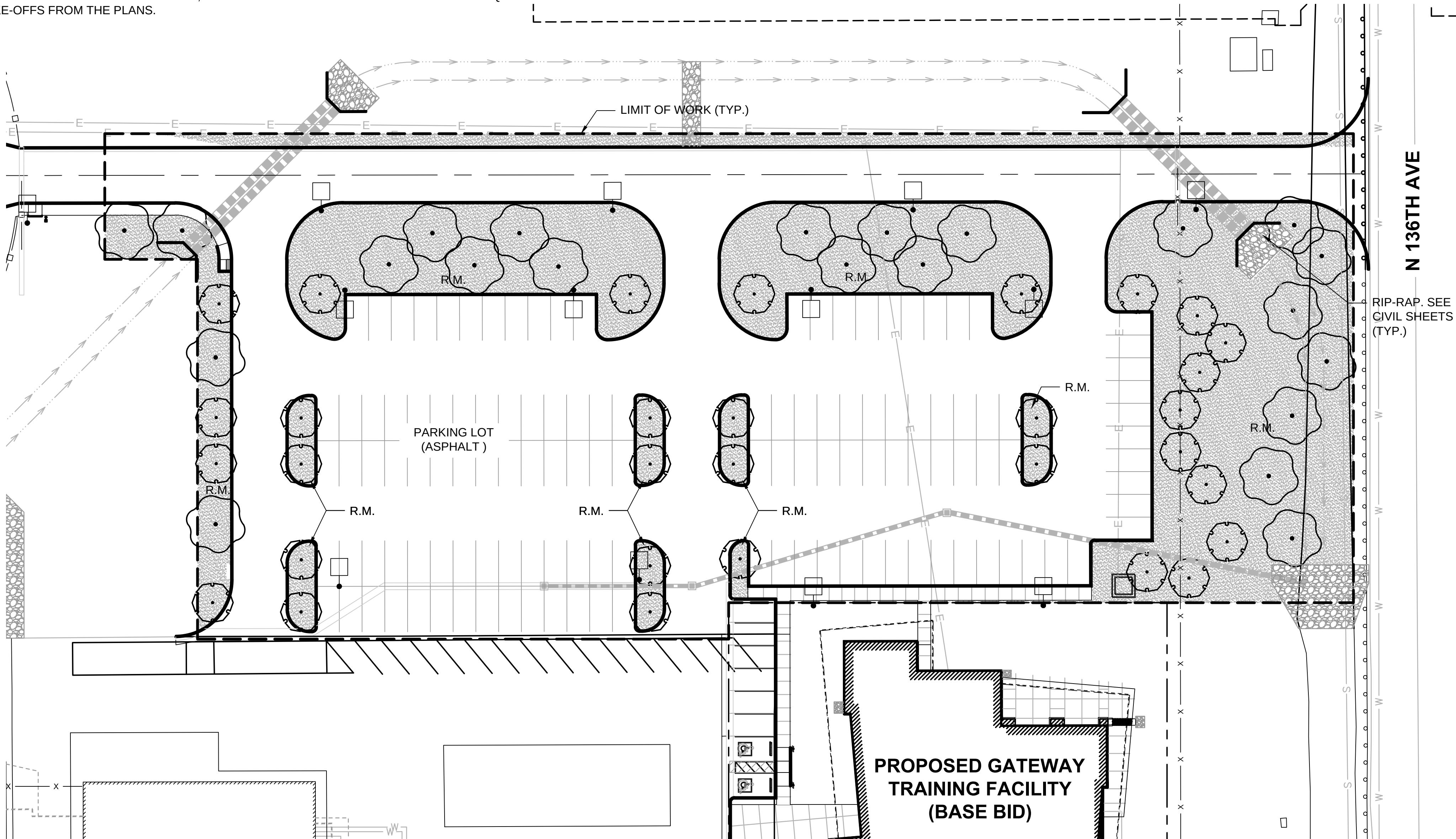


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	22	ULMUS PARVIFOLIA	CHINESE ELM	24"BOX
	31	VITEX AGNUS-CASTUS	CHASTE TREE	36"BOX
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	38,949 SF	ROCK MULCH 2	EXPRESS GOLD 1/2" SCREENED	2" DEEP

LANDSCAPE SCHEDULE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE ARIZONA NURSERYMAN'S ASSOCIATION STANDARDS (UNLESS OTHERWISE NOTED ON PLANS). THE ENGINEER RESERVES THE RIGHT TO REFUSE PLANT MATERIAL NOT MATCHING THE STANDARD FOR SIZE, HEALTH, AND FORM.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE ENGINEER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- LAY OUT TREE LOCATIONS AND STAKE OR FLAG LOCATIONS, OUTLINE AREAS, AND SECURE THE ENGINEER'S ACCEPTANCE PRIOR TO COMMENCEMENT OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
- QUANTITIES ARE FOR BIDDERS ONLY; BIDDERS SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKE-OFFS FROM THE PLANS.



REV	DATE	DESCRIPTION	BY



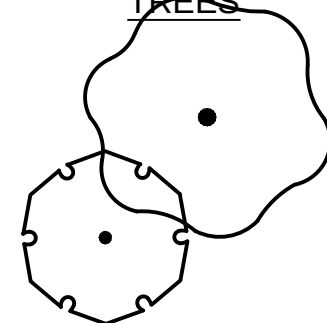
DOWL
WWW.DOWL.COM
430 W. Warner Road, #B101
Tempe, Arizona 85284
480-753-0800

CITY OF SURPRISE
SPA-1 SITE SECURITY WALL AND ENTRANCE ROAD

PROJECT	3122.41120.01
DATE	05/2016

© DOWL 2016
SHEET
LP1.2

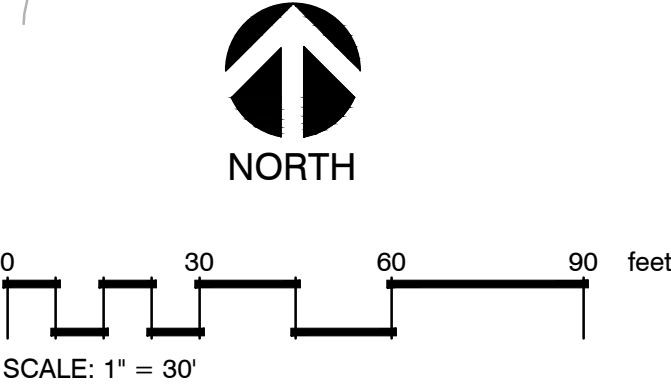
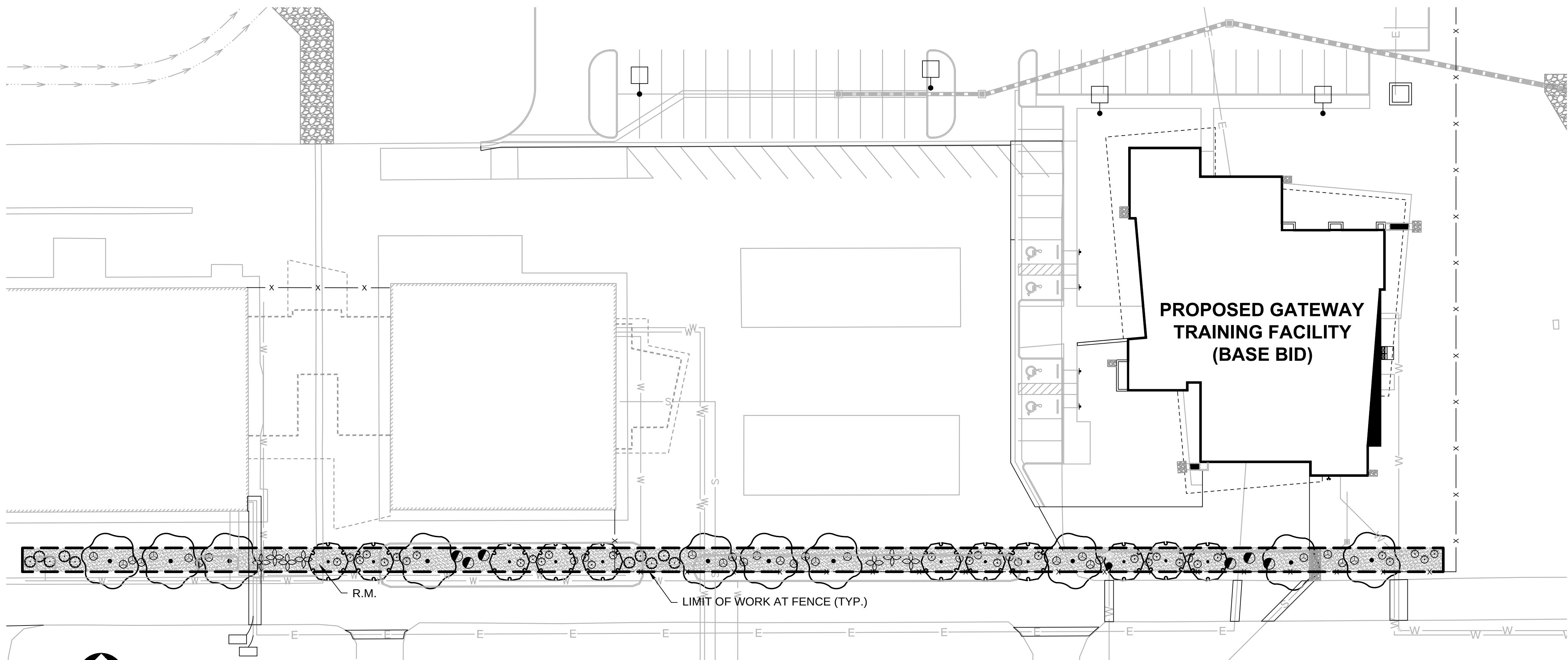
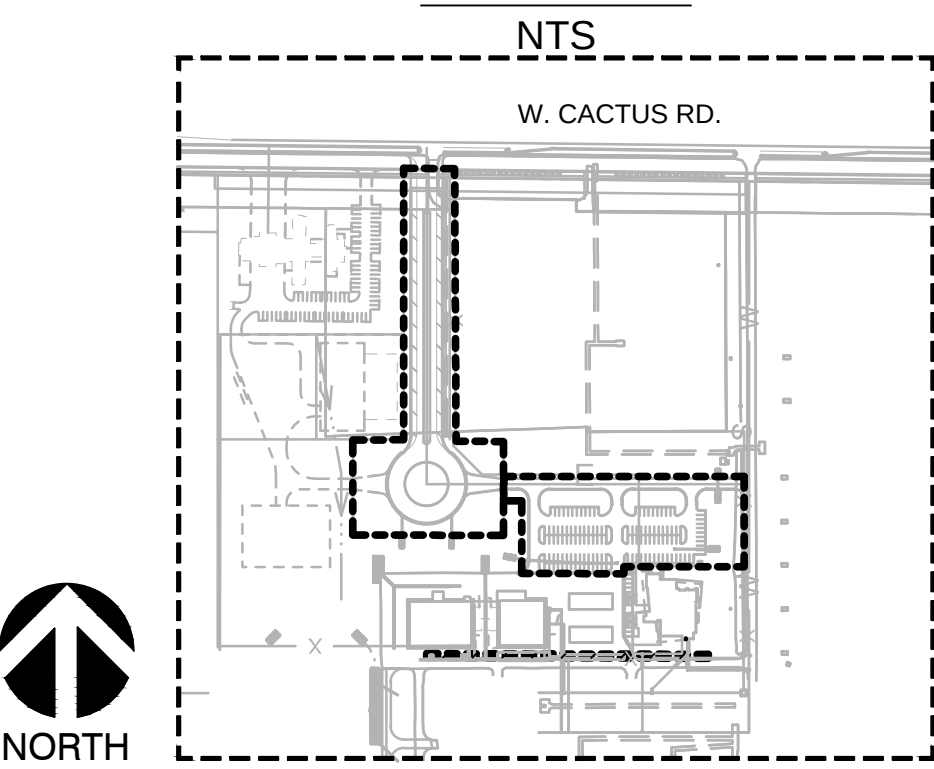
PLANT SCHEDULE

TREES				
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	10	ULMUS PARVIFOLIA	CHINESE ELM	24"BOX
	11	VITEX AGNUS-CASTUS	CHASTE TREE	36"BOX
SHRUBS				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	37	LANTANA CAMARA 'DALLAS RED'	DALLAS RED LANTANA	5 GAL
	25	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL
	10	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL
ACCENTS				
ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	7	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL
	6	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
GROUND COVERS				
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	6,924 SF	ROCK MULCH 2	EXPRESS GOLD 1/2" SCREENED	2" DEEP

LANDSCAPE SCHEDULE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE ARIZONA NURSERYMAN'S ASSOCIATION STANDARDS (UNLESS OTHERWISE NOTED ON PLANS). THE ENGINEER RESERVES THE RIGHT TO REFUSE PLANT MATERIAL NOT MATCHING THE STANDARD FOR SIZE, HEALTH, AND FORM.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE ENGINEER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- LAY OUT TREE LOCATIONS AND STAKE OR FLAG LOCATIONS, OUTLINE AREAS, AND SECURE THE ENGINEER'S ACCEPTANCE PRIOR TO COMMENCEMENT OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
- QUANTITIES ARE FOR BIDDERS ONLY; BIDDERS SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKE-OFFS FROM THE PLANS.

KEY MAP



SOUTH EDGE OF PARKING LOT AND PROPOSED FACILITY - SITE ALTERNATE 3
SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION	BY



430 W. Warner Road, #B101
Tempe, Arizona 85284
480-753-0800



CITY OF SURPRISE
SPA-1 SITE SECURITY WALL AND ENTRANCE ROAD

PROJECT 3122.41120.01
DATE 05/2016

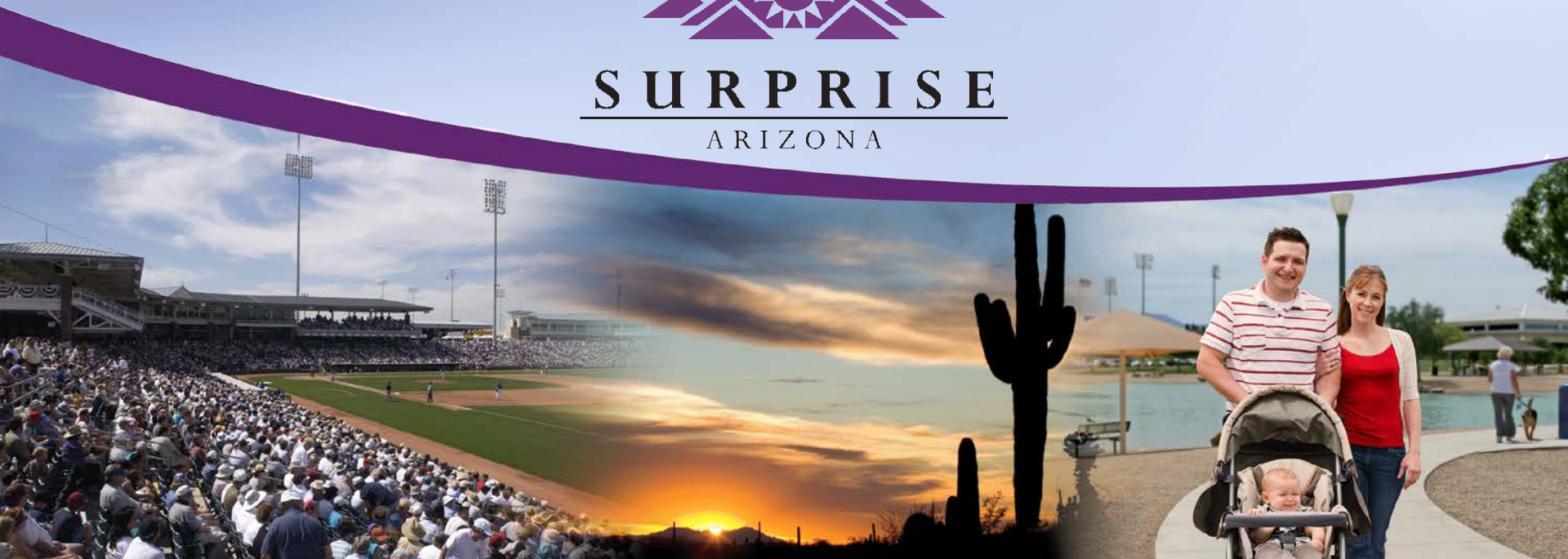
© DOWL 2016
SHEET
LP1.3

Rezone & Site Plan for SPA-1 North Entrance Gate & Block Wall FS16-144 Planning and Zoning Commission

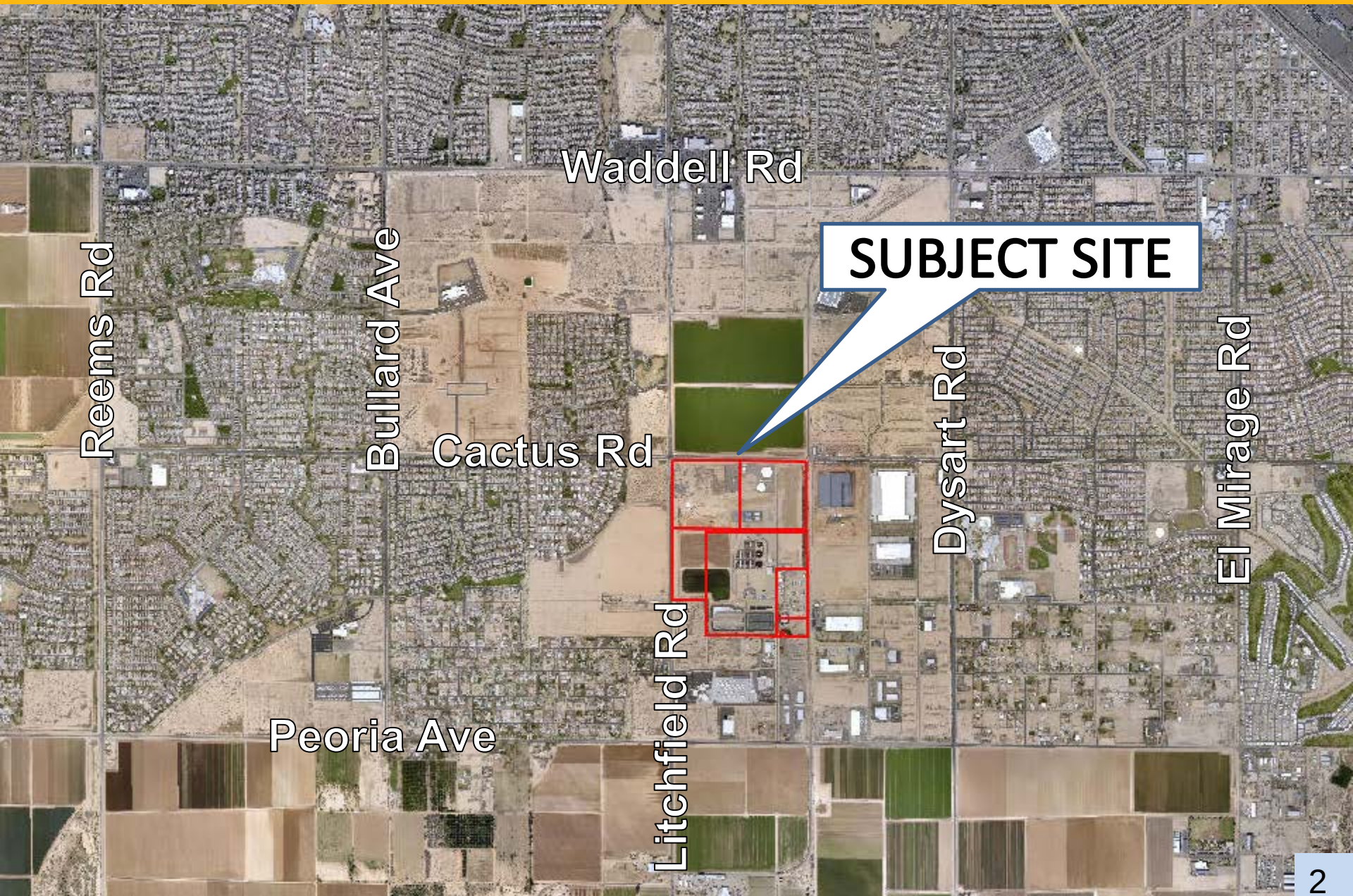
July 21, 2016



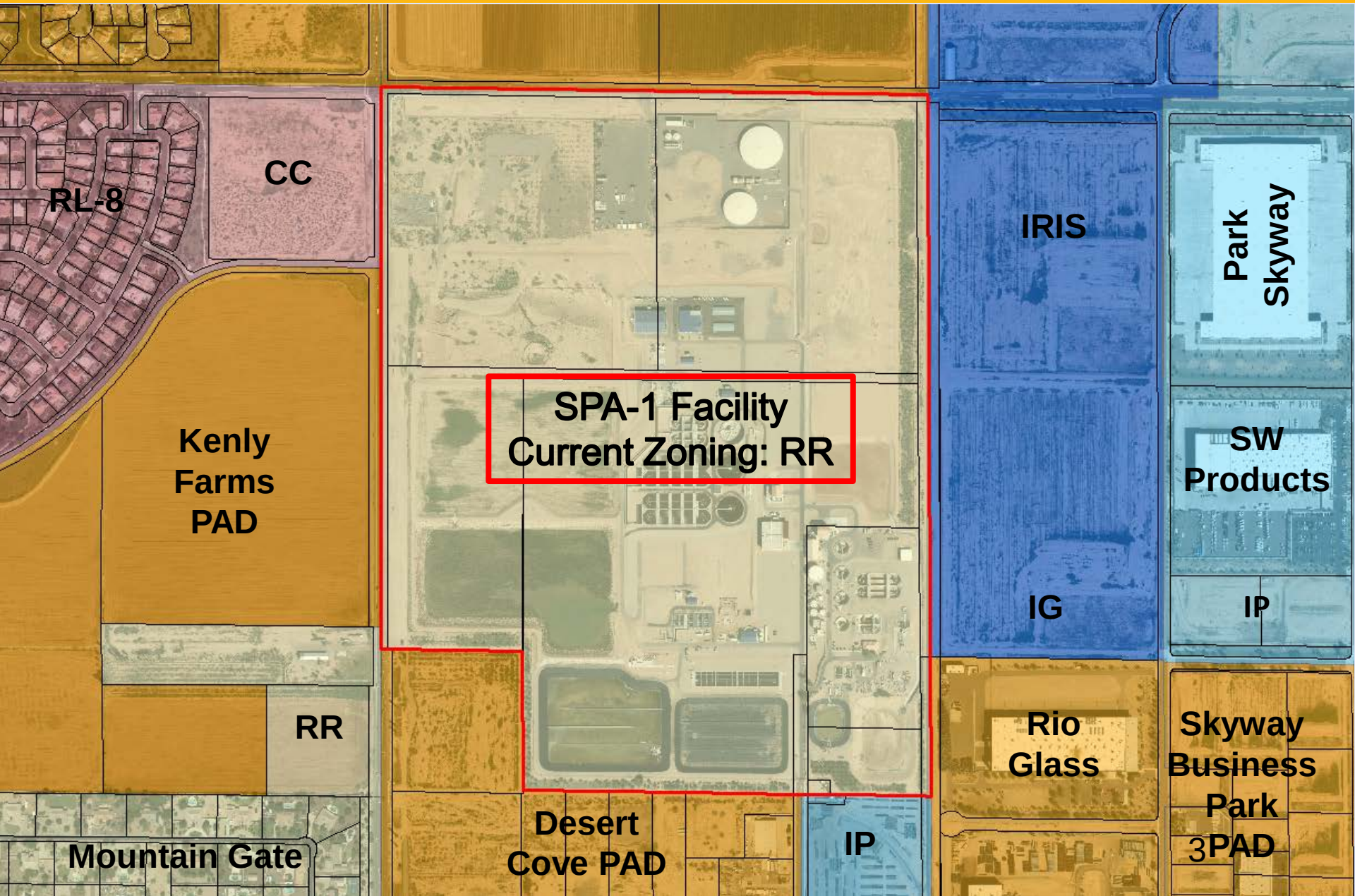
SURPRISE
ARIZONA



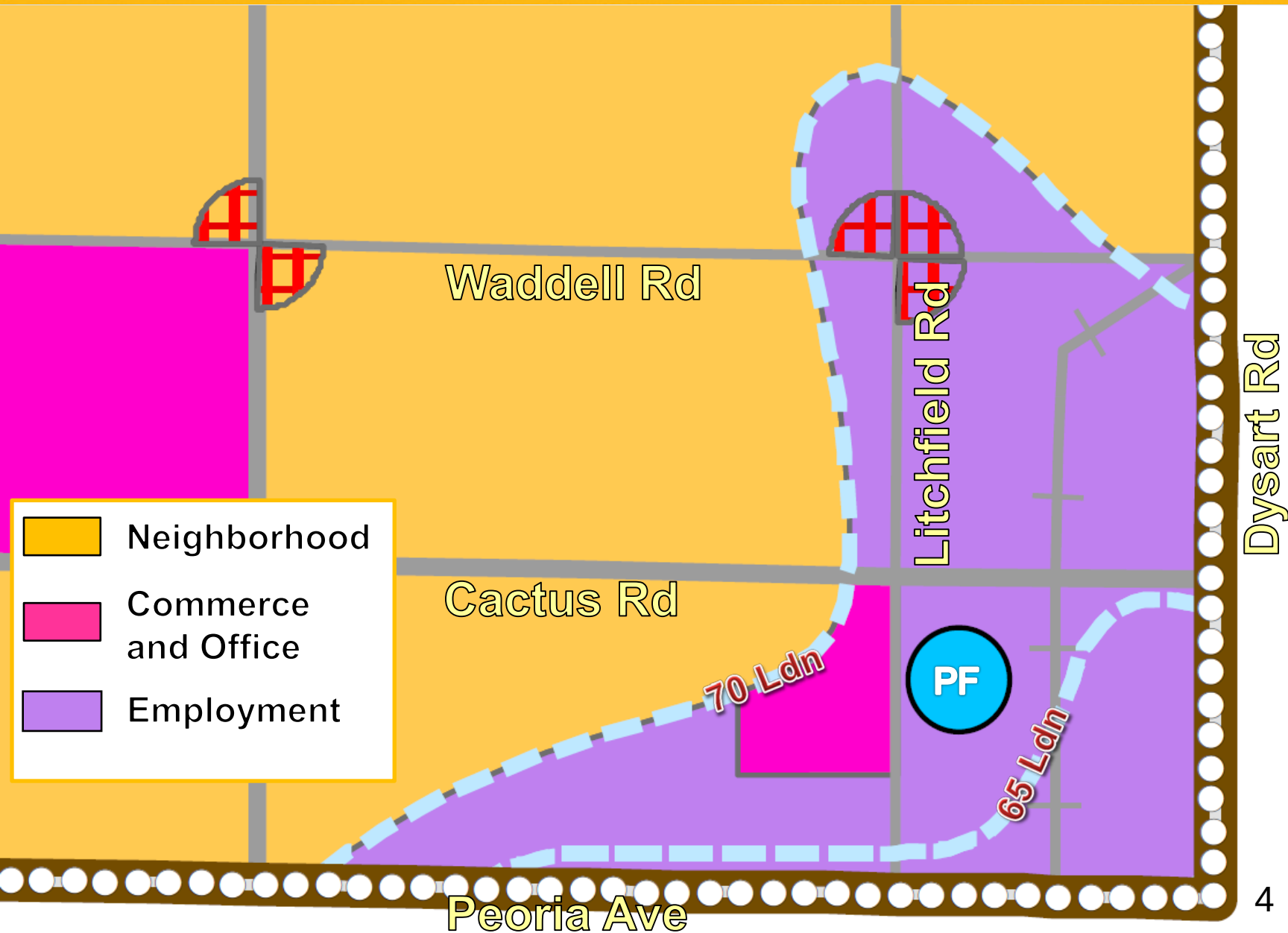
VICINITY MAP



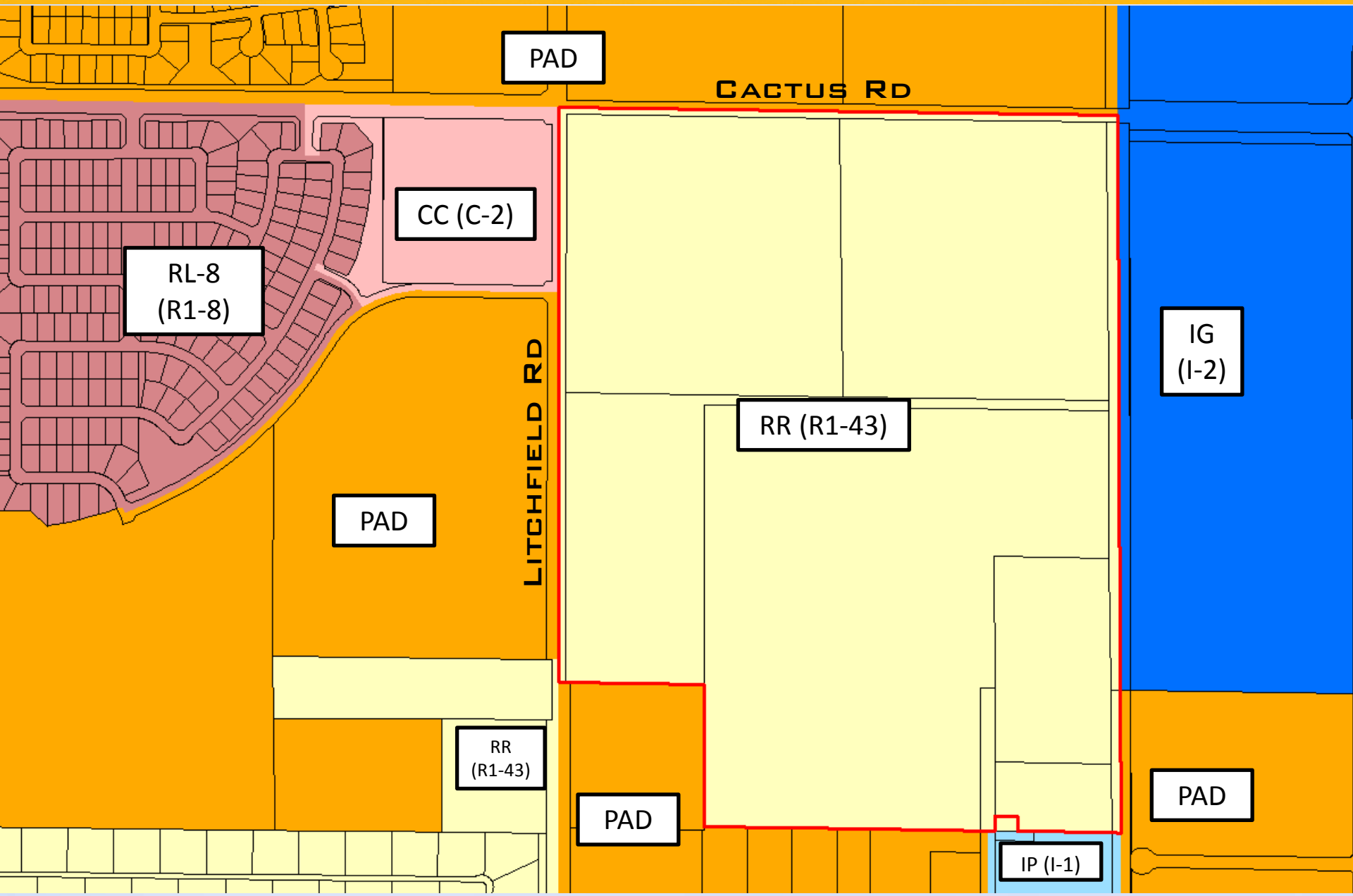
CASE MAP



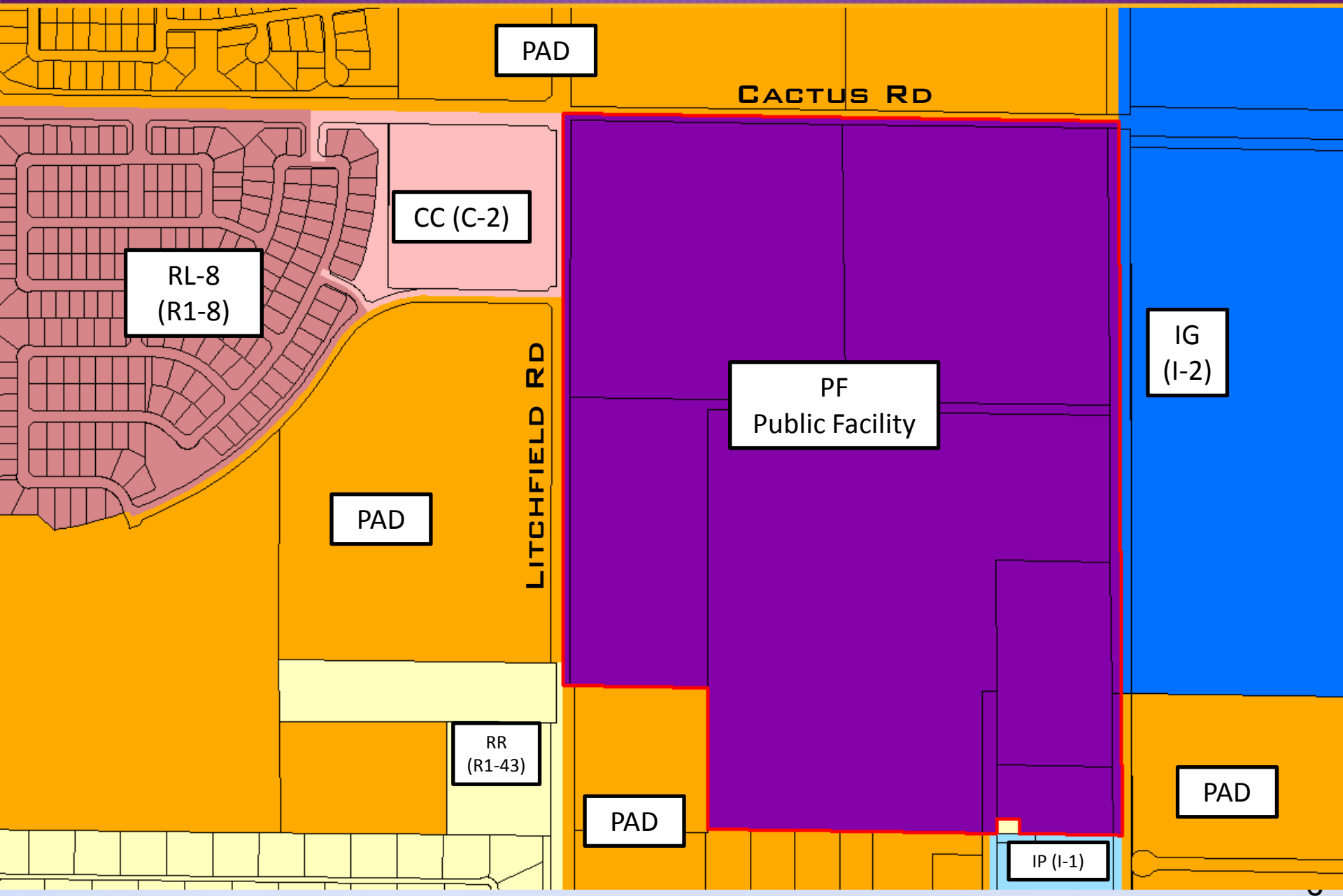
General Plan Land Use



Current Zoning



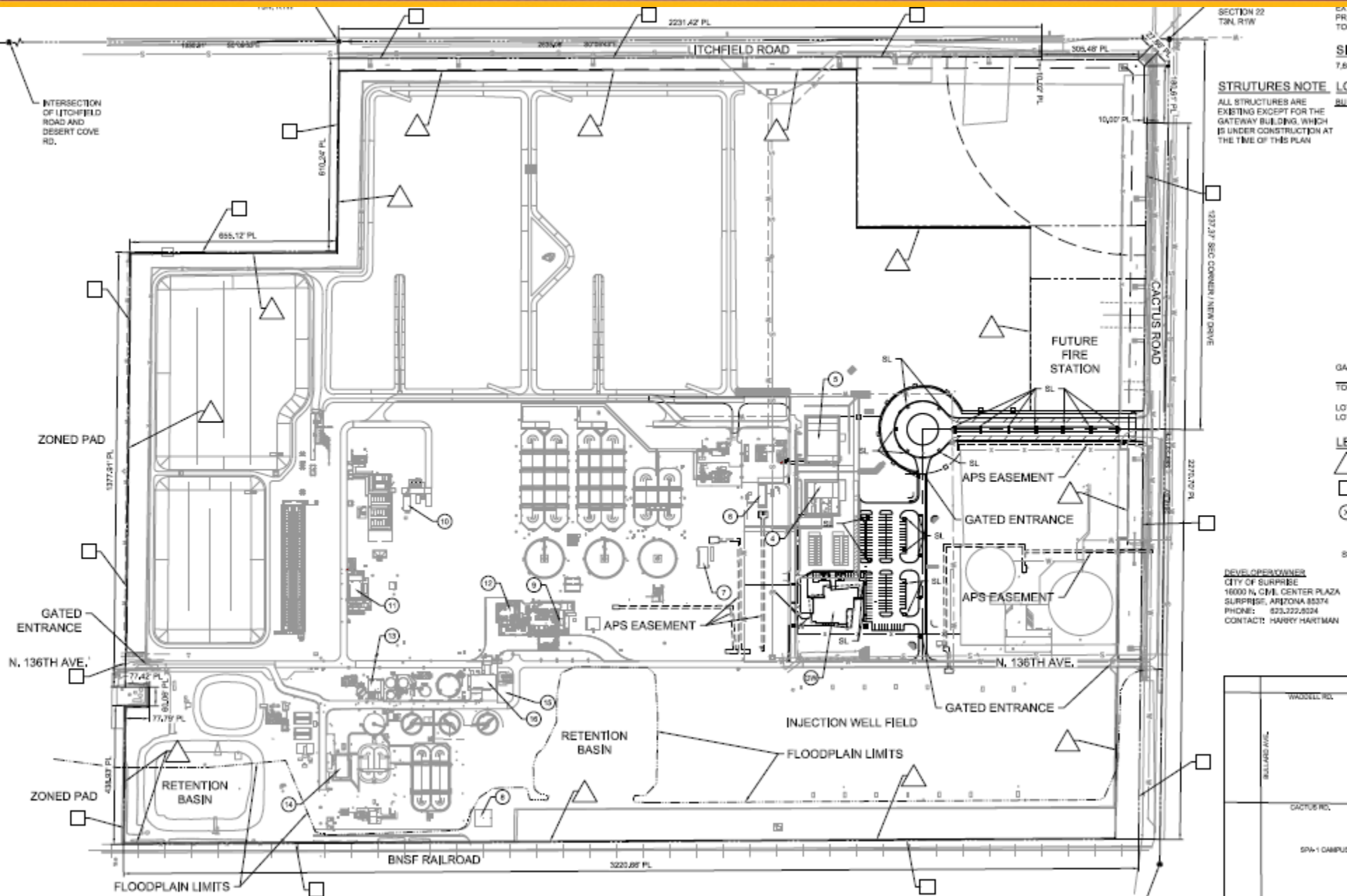
Proposed Zoning

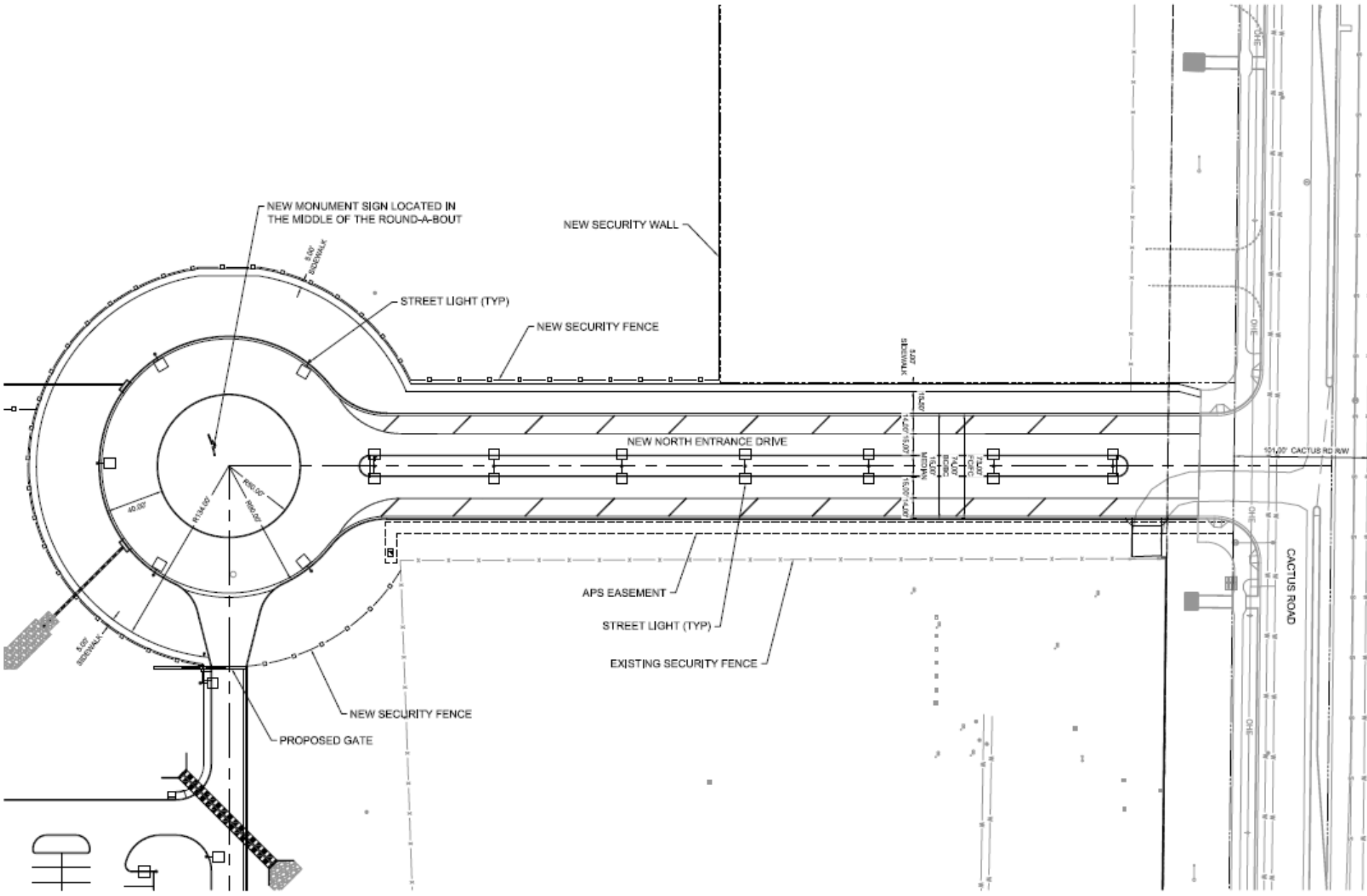


Site Plan

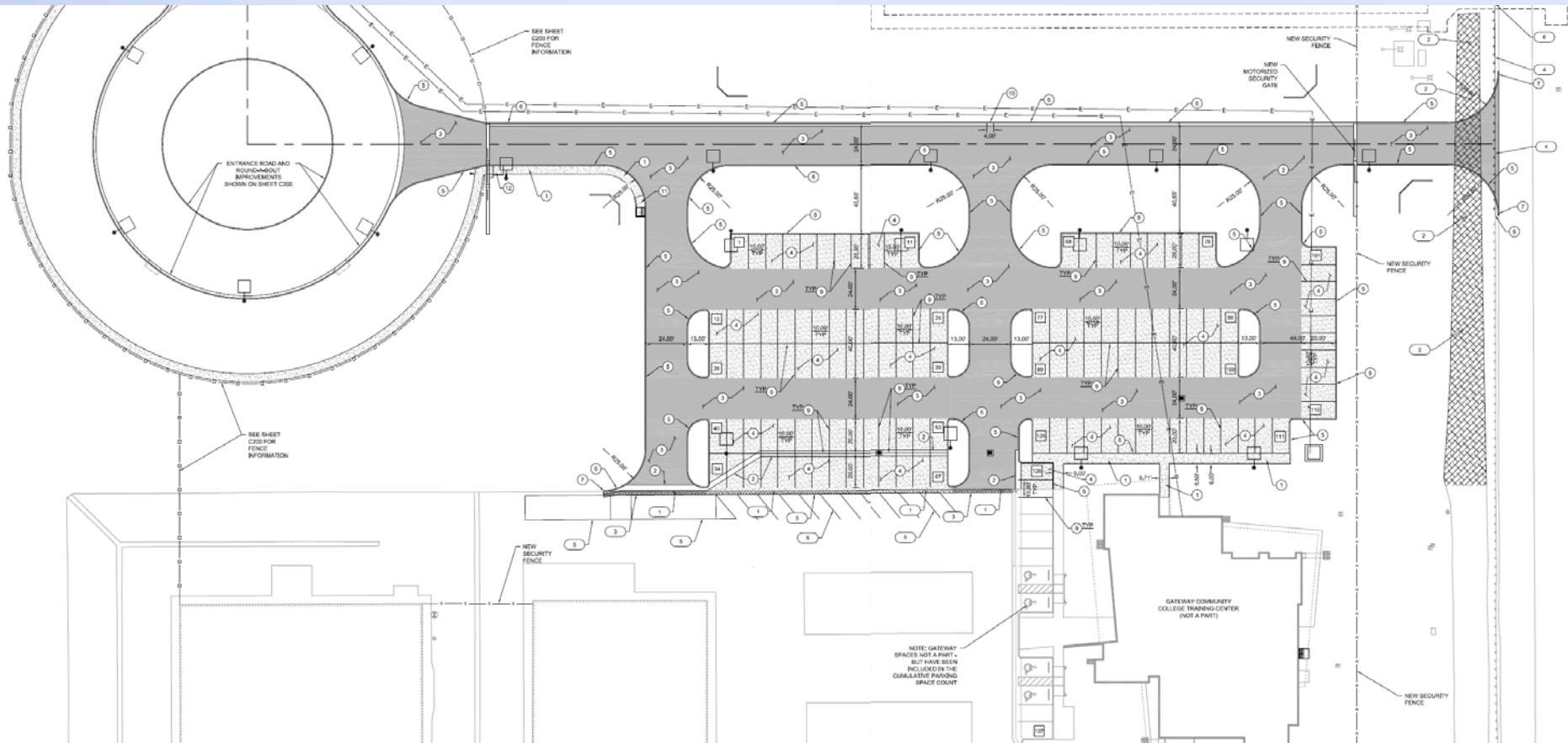


SURPRISE
ARIZONA

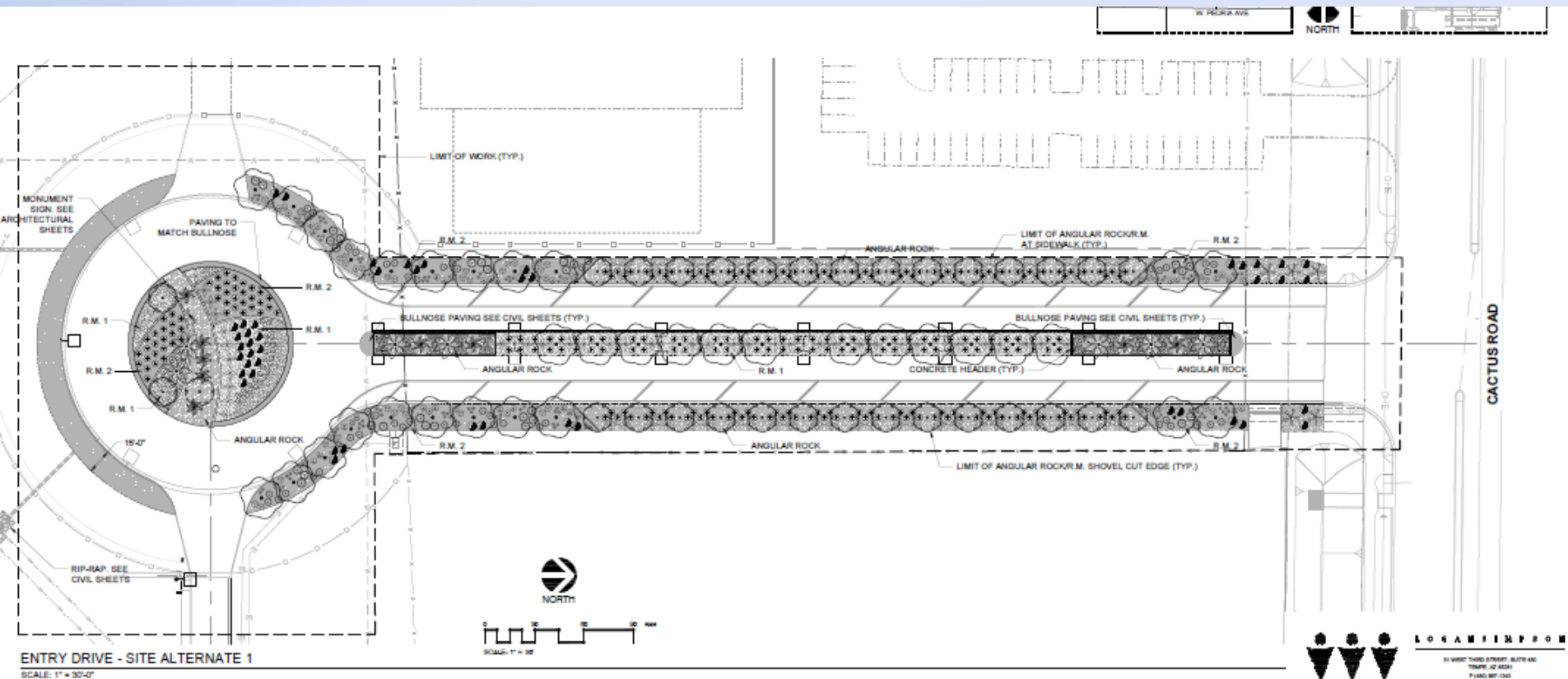




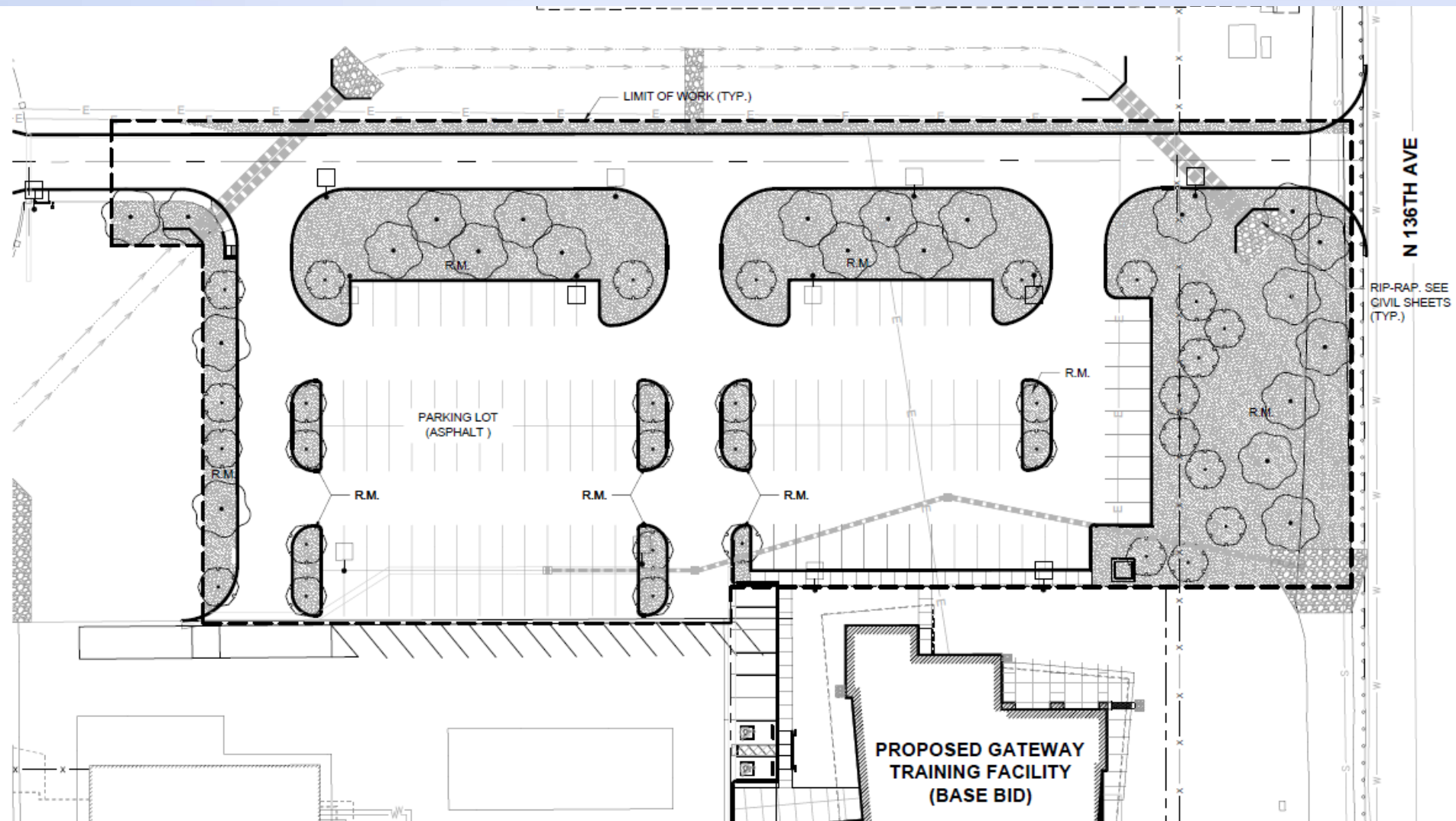
Parking Lot Extension



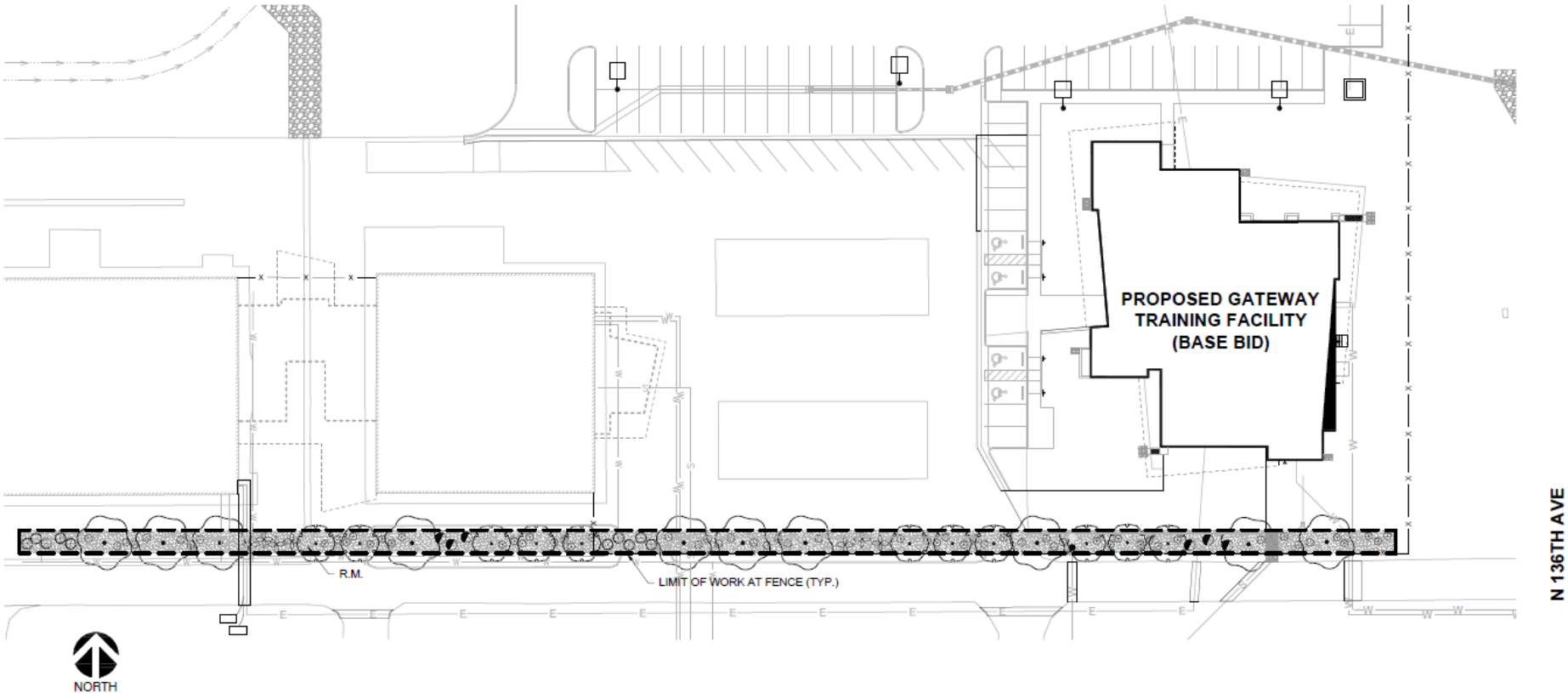
Entrance Gate Landscape



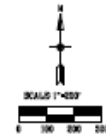
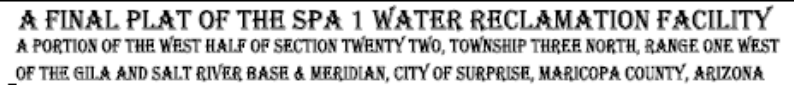
Parking Lot Extension Landscape



Additional Landscape

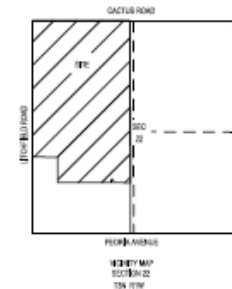


N 136TH AVE



PURPOSE OF SURVEY

IS ASSEMBLE VARIOUS PARCELS INTO ONE PARCEL
FOR DEDICATION OF ROAD RIGHT-OF-WAY



LEGEND

LINE	BEARING	LENGTH
L1	S89°20'00"E	33.00'
L2	S06°09'43"E	33.00'
L3	S09°27'48"E	80.00'
L4	N00°30'00"E	77.79'
L5	N89°47'23"W	80.00'
L6	S00°37'04"W	77.43'
L7	N89°22'37"W	43.90'
L8	N89°22'37"W	85.00'
L9	S89°50'17"W	10.00'
L10	S00°17'48"E	15.00'

MINI-REVIEW

- | | |
|----|--|
| 10 | CODE BRASSCAP IN HANKELE |
| 11 | 2" MARICOPA COUNTY ALUMINUM CAP IN POTRILE |
| | STAMPED 10M RWM 505 1/4 522 RLS 30603 2005 |
| 12 | 3" CITY OF EL MIPAGE BRASSCAP IN HANKELE |
| 13 | 3" CITY OF EL MIPAGE BRASSCAP IN HANKELE |
| 14 | 1/2" REMAIN WITH PLASTIC CAP RLS 17400 |
| 15 | 2" MARICOPA COUNTY BRASS CAP AT SURFACE |
| | STAMPED 10M RWM 1/4 521 522 RLS 30603 2005 |
| 16 | 2" MARICOPA COUNTY ALUMINUM CAP IN POTRILE |
| | STAMPED 10M RWM 521 522 526 527 RLS 30603 2005 |
| 17 | 2" MARICOPA COUNTY ALUMINUM CAP IN POTRILE |
| | STAMPED 10M RWM 522 1/4 527 RLS 30603 2005 |
| 18 | 3" CITY OF EL MIPAGE BRASSCAP IN HANKELE |

BASE OF BEAMING

Wellbore County Low Oil/Gas Projection
 Area with Horizontal Well
 Geologic Data: 1983-1988
 Projection type: Lambert Conformal Conic (single parallel)
 Latitude of origin: 30° 55' 00" N
 Central meridian: 102° 15' 00" W
 False northing: 1,500,000.000 m
 False easting: 2,500,000.000 m
 Standard parallel angle: 1.000000 (degrees)

LAND SURVEYORS CHIEF FILE NO. 121

This is to certify that the survey and property ownership of the premises described and plotted herein was made under my direction during the month of July, 2004 that the survey is true and complete as shown that the monuments shown clearly exhibit that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

REFERENCES

[illegible]

COUNTY RECORDER



 CITY OF SURPRISE
LAND SURVEY DEPARTMENT

1800 S. DINE CENTER PLAZA
SURPRISE, ARIZONA 85074
(602) 332-7843

PROJECT TITLE
A FINAL PLAN OF THE SPA-1 WATER RECLAMATION FACILITY

100%

Non Dry
R.L.S. ■ 19820

- Outreach meeting on June 23, 2016
- No one from the public attended
- No opposition known

Staff Recommends the Commission to Recommend Approval of the Rezone Case FS16-144

**Staff Recommends the Commission
Approve the Site Plan
Case FS16-144
Subject to Stip. 'a'**

Questions or Comments?



CITY OF SURPRISE
Planning and Zoning Commission

July 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 21, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Presentation and action regarding a Rezone/PAD Amendment providing development standards and allowing for an attached and detached rental housing unit project on property generally located on the Southwest Corner of Greenway and Litchfield Roads within the Sierra Verde Planned Area Development (PAD).

Motion:

I move to recommend approval/denial to the Mayor and City Council of a Rezone/PAD Amendment providing development standards and allowing for an attached and detached rental housing unit project.

Background:

Jon Hamel of Advanced Acquisitions, LLC, on behalf of SWC Litchfield-Greenway, LLC, seeks approval of a Rezone/PAD Amendment to change the types of housing products allowed on Parcel 8 of the Sierra Verde PAD. The most recent amendment to the Sierra Verde, Parcel 8 PAD amendment allowed mixed use but excluded apartments.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00-FS16-158-Sierra Verde Parcel 8 PAD Amendment -RFLS 5215 - Staff Report](#)
- ☐ [01-FS16-158-Sierra Verde Parcel 8 PAD Amendment - RFLS5215 - Vicinity Map](#)
- ☐ [02-FS16-158-Sierra Verde Parcel 8 PAD Amendment - RFLS5215 - Revised Sierra Verde Parcel 8 PAD Document](#)
- ☐ [03-FS16-158-Sierra Verde Parcel 8 PAD Amendment - RFLS5215 - Citizen Participation Report](#)

- ☐ [04-FS16-158-Sierra Verde Parcel 8 PAD Amendment - RFLS5215 - Dysart School District Comments](#)
- ☐ [05-FS16-158-Sierra Verde Parcel 8 PAD Amendment - RFLS5215 - Luke AFB Comments](#)
- ☐ [06-FS16-158-Sierra Verde Parcel 8 PAD Amendment - RFLS5215 - Public Engagement Form](#)
- ☐ [07-FS16-158-Sierra Verde Parcel 8 PAD Amendment - RFLS5215 - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

Eric Fitzer, Director

Case: FS16-158

Project Name: Sierra Verde, Parcel 8 Planned Area Development (PAD) Amendment

Council District: 5 - Palm

Meeting Date: July 21, 2016

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: SWC Litchfield-Greenway, LLC

Applicant: Jon Hamel of Advanced Acquisitions, LLC, on behalf of SWC Litchfield-Greenway, LLC

Request: Rezone Sierra Verde PAD Parcel 8 to allow rental residential units.

Site Location: Generally on the Southwest Corner of Greenway and Litchfield Roads within the Sierra Verde Planned Area Development (PAD).

Site Size: Approximately 14.83 acres

Density: 10.79 DU/Ac

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

Support/Opposition: Both support and opposition was encountered. Refer to Citizen Participation Report for specific comments.

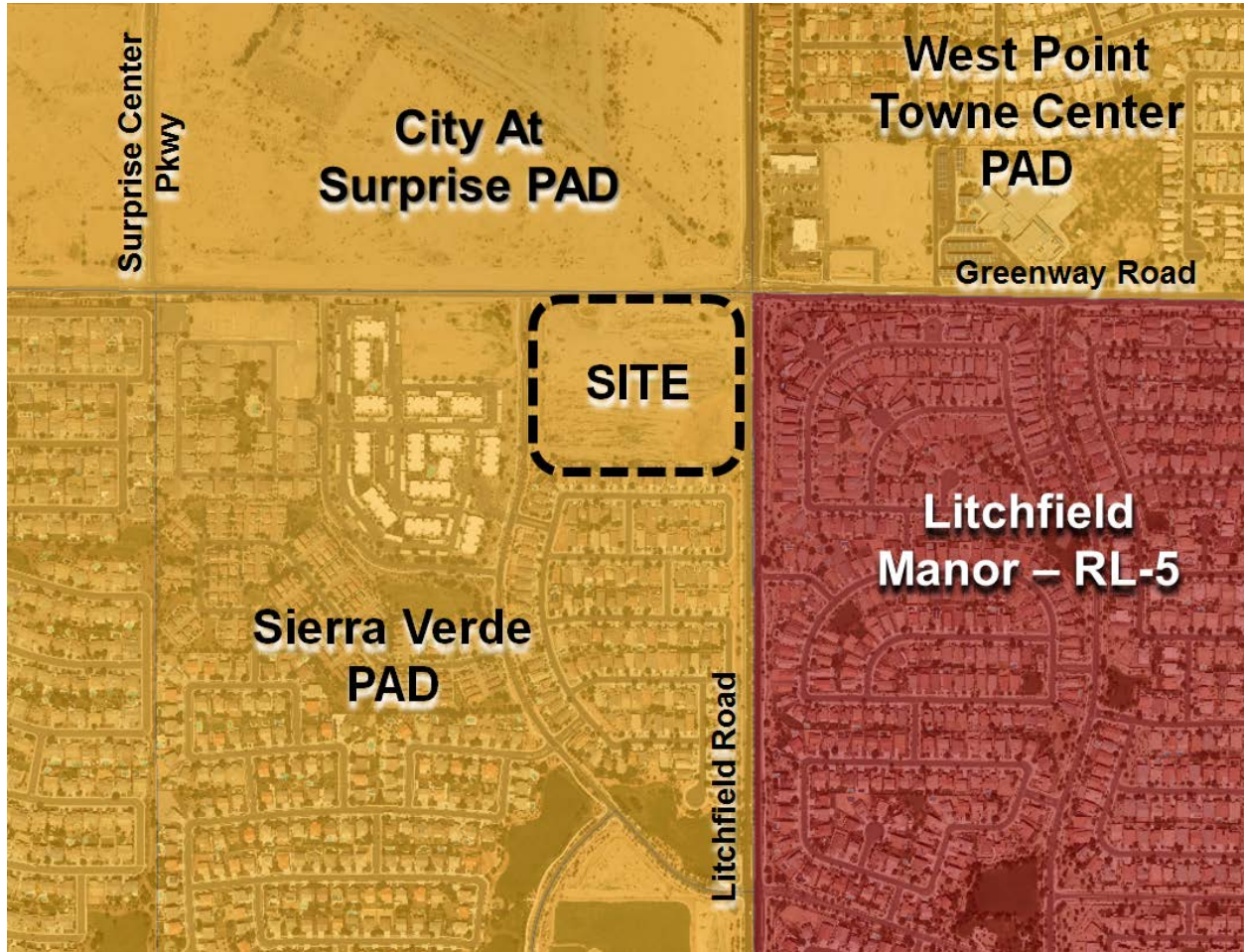
Recommendations: Should the Commission vote to recommend approval/denial of the proposed Rezone/PAD Amendment to the City Council, staff then recommends the Commission vote to recommend approval/denial of the proposed Rezone/PAD Amendment to the City Council.

Project Description:

Jon Hamel of Advanced Acquisitions, LLC, on behalf of SWC Litchfield-Greenway, LLC, seeks approval of a Rezone/PAD Amendment to change the types of housing products allowed on Parcel 8 of the Sierra Verde PAD. The most recent amendment to the Sierra Verde, Parcel 8 PAD amendment allowed mixed use but excluded apartments. The applicant intends to simply introduce the separated rental unit product with this amendment.

Existing Zoning:

The following chart and associated map depict the existing zoning of the subject site and its surroundings.



PAD (Mixed Use)	PAD (Mixed Use)	PAD (Commercial)
PAD (Commercial)	Sierra Verde Parcel 8 PAD	RL-5 (Low Density Residential)
PAD (Medium Density Residential)	PAD (Low Density Residential)	RL-5 (Low Density Residential)

54
55 **Background:**
56

57 **February 25, 1999:** The subject parcel was annexed into the City of Surprise.
58

59 **August 22, 2002:** The Mayor City Council approved a PAD for the Sierra Verde PAD under case
60 PADA06-460.
61

62 **October 19, 2006:** The Mayor City Council approved a PAD amendment for Sierra Verde Parcel 8 to
63 change from mixed use to medium/high density residential under case PADA06-460.
64

65 **July 10, 2008:** The Mayor City Council approved a PAD amendment for Sierra Verde Parcel 8 to
66 change from medium/high density residential to mixed use under case PADA08-044.
67

68 **December 17, 2015:** Staff met with the applicant to discuss the subject project during a regularly
69 scheduled Concept Review meeting under CR15-402.
70

71 **March 28, 2016:** The applicant filed a request for a PAD Amendment to the Sierra Verde Parcel 8
72 PAD amendment together with a related Site Plan under case FS16-158, the subject case.
73

74 **June 13, 2013:** The applicant held a neighborhood outreach meeting to discuss the project.
75

76 **Citizen Outreach:**
77

78 The site was posted and advertised in accordance with the SUDC. As noted above, the applicant
79 held a Citizen Outreach meeting for the proposed Sierra Verde, Parcel 8 PAD amendment project at
80 Holiday Inn Express located at 16540 N Bullard Road 6:30pm to 7:30pm on Monday, June 13, 2016.
81 Several residents attended who expressed concern regarding the request. The Citizen Participation
82 report is an attachment to this staff report and provides specific discussion items.

83 **Analysis and Discussion:**
84

85 The Bungalows project is an undeveloped, 14.83 acre site located at the southwest corner of
86 Greenway and Reems Road within the Sierra Verde PAD. The current proposal for this site is to
87 provide a rental project that will provide a mix of one (1), two (2), and three (3) bedroom single-
88 story attached and detached single family homes. The maximum 234gated subdivision plans to
89 provide 29,727 square feet of amenity common open space. Each unit will also provide 473 square
90 feet of private open space.

91 Parking for the facility is provided utilizing the current parking ratio for equivalent apartment
92 dwellings. Both covered and uncovered vehicle spaces will be provided as well as 12 garaged units.

South of the proposed project, existing single family residential homes will be given the opportunity to increase the height of the wall to up to six (6) feet on the north side and six (6) feet eight (8) inches on the south providing additional privacy to the occupants.

Because of the uniqueness of the design, some development standards had to be developed. Standards found in the Conventional Character Pattern of the current code will be utilized except for the following dimensions:

Development Standards	
Maximum Building Height	20 Feet
Residential Street Side Setback	20 Feet
Setback from Single Family Residential	20 Feet
Internal Facility Building Separation	6 Feet
Commercial Property Setback	15 feet

Typical desert landscape will occupy much of the site and the Sierra Verde theme walls will continue from the south to unify the design with the existing development.

The remaining undeveloped space of approximately 5.62 acres is currently unplanned but is likely to facilitate a small commercial enterprise. Any project that plans to occupy the site will have to go through the design review and platting process prior to building.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	Private
Natural Gas:	SWG
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of between two (2) and eight (8) dwelling units per acre. The proposed PAD in its entirety would meet an approximate density of 4.75 dwelling units per acre.

116 **Reviewing Agencies:**

117
118 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
119 Luke Air force Base, Maricopa Water District, Dysart School District, and ADOT were included in the
120 routing of this case.

121
122 **Luke Air Force Base (LAFB):** While not meeting the Graduated Density Concept (GDC), LAFB
123 indicates no objections to the request because of previous correspondence indicating the previous
124 project would not negatively impact flying operations. LAFB also advises the applicant review sound
125 attenuation requirements and engage in a strong notification program with respect to the air base
126 and its operations.

127
128 **Dysart School District:** The Dysart School District and Cavan Companies are bound by a
129 transferrable donation agreement approved in 2002. The agreement will provide a donation of
130 \$400 per apartment home. Dysart Unified School District has no objections to the project going
131 forward.

132
133 **Summary:**

134
135 The subject project is a new product for the City of Surprise and has been becoming more popular
136 around the valley as a larger number of the population chooses rental properties over ownership.
137 The proposed Rezone/Major PAD Amendment, in conjunction with the related Site Plan, will allow
138 this unique type of rental residential infill to take place within a vacant mixed use site.

139
140 **Findings:**

141
142 **Major PAD Amendment:**

- 143
144
 - The proposed Rezone/Major PAD Amendment is consistent with the Surprise General Plan
145 2035.
146
 - The reviewing agencies have indicated no objections to the request.
147

148 **Recommendations:**

149
150 Based on the findings noted above, staff requests the Commission to move to recommend
151 **approval or denial** of the proposed Rezone/Major PAD Amendment under case **FS16-158** to the
152 Mayor and City Council.

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

159	<u>Attachments:</u>
160	
161	01 – Vicinity Map
162	02 – Revised Sierra Verde Parcel 8 PAD Document
163	03 – Citizen Participation Report
164	04 – Dysart School District comments
165	05 – Luke AFB comments
166	06 – Public Engagement Form

VICINITY MAP



VICINITY MAP



Surprise
Center

West Point
Towne Center

Greenway Road

Litchfield Road

N 140th Drive

SITE
14.82 Acres

Litchfield
Manor

Sierra
Verde

Sierra Verde Parcel 8

Southwest Corner of Litchfield and Greenway Roads

Planned Area Development

Major Amendment



Submitted: March 28, 2016

Revised: June 1, 2016

Approved: _____

Table of Contents

Development Team	3
Legal Description	4
Introduction/Executive Summary	5
Zoning History.....	6
General Plan Conformance.....	7
Relationship to Surrounding Development	8
Current Conditions	9
Zoning and Land Use.....	10
Development Standards.....	11
Public Utilities and Services.....	14

Exhibits

A –Vicinity Map

B – Sierra Verde Land Use Map

C – Sierra Verde and Dysart School District Donation Agreement

D – Bungalows on Greenway Conceptual Site Plan

Development Team

Owner

SWC Litchfield and Greenway LLC
1110 E. Missouri #700
Phoenix, AZ 85014

Developer

Acquisition Management, LLC
15300 North 90th Street, #200
Scottsdale, AZ 85260

Civil Engineering and Site Planning

Westland Resources, Inc.
Bruce Larson
2020 North Central Avenue, #695
Phoenix, AZ 85004

Landscape Architect

Coleman Design Group Landscape Architecture, PLLC
Boyd Coleman
111 E. Dunlap Ave., Suite 1-107
Phoenix, AZ 85020

Architect

Techne Design
Jack Tschetter
1245 North Hazelton Drive
Chandler, AZ 85226

Attorney

Beus Gilbert PLLC
Paul Gilbert
701 North 44th Street
Phoenix, AZ 85008

Legal Description

LOT 8 OF SIERRA VERDE INFRASTRUCTURE
RECORDED IN BOOK 645 OF MAPS, PAGE 13
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

Introduction/Executive Summary

The Development Team is submitting this request for an Amendment to the existing Sierra Verde Parcel 8 Planned Area Development (PAD) zoning in order to modify the development standards within the existing mixed use PAD.

The zoning on the 17.48 gross acre parcel currently allows a mix of employment, office, and retail commercial along with multi-family residential limited to no more than 234 units. That is not proposed to be changed with this application. The existing PAD further restricts the development of apartments, a special exception added at the request of the immediate neighbors to the south. This amendment will modify the Sierra Verde Parcel 8 PAD to allow apartments/rental residential, but only with special limiting development standards that will create a unique rental community that will be complementary of those single-family homes to the south.

Proposed at the same time as this zoning amendment, is the site plan for the Bungalows on Greenway project. This project will be the result of the allowance of rental residential within Sierra Verde Parcel 8, if this amendment is approved.

Bungalows on Greenway consists of a mixture of one, two, and three bedroom rental homes which are all single-story and function less like a traditional apartment complex and more like a grouping of attached and detached single family homes. The use is akin to a compact single family subdivision with centralized common amenities.

The Bungalows will fill a niche market for those Surprise renters who do not need the size of a single-family home or that do not want the maintenance that comes along with a yard, who on the other hand also do not want the traditional apartment experience with a loud neighbor above or below them. Each home within the Bungalows offers a small private back yard, similar to a single-family home, but will be maintained by the site manager, not the renter, just like the remainder of the property.

This proposed Sierra Verde Parcel Planned Area Development Amendment requests removal of the blanket prohibition on apartments and replaces that language with a requirement to comply with new apartment/rental development standards that would only allow a rental project such as that described above to be developed on the property, thereby protecting the existing residents of Sierra Verde and insuring that they will receive the well-planned and complementary project presented within this document.

Zoning History

Sierra Verde is a Planned Area Development (PAD), consisting of 277 acres, which was originally approved by the City Council in August 2002. Subsequently the Council also approved a rezoning in September 2003 for property along Litchfield Road, which was previously an exception to the Sierra Verde PAD. This rezoning consisted of 43 acres of land under the Luke AFB noise contours and was known as the Sierra Verde Employment PAD. Between the two PAD documents, the Sierra Verde development includes a mix of commercial, employment, and residential over 320 acres with an overall gross residential density of 4.75 du/acre.

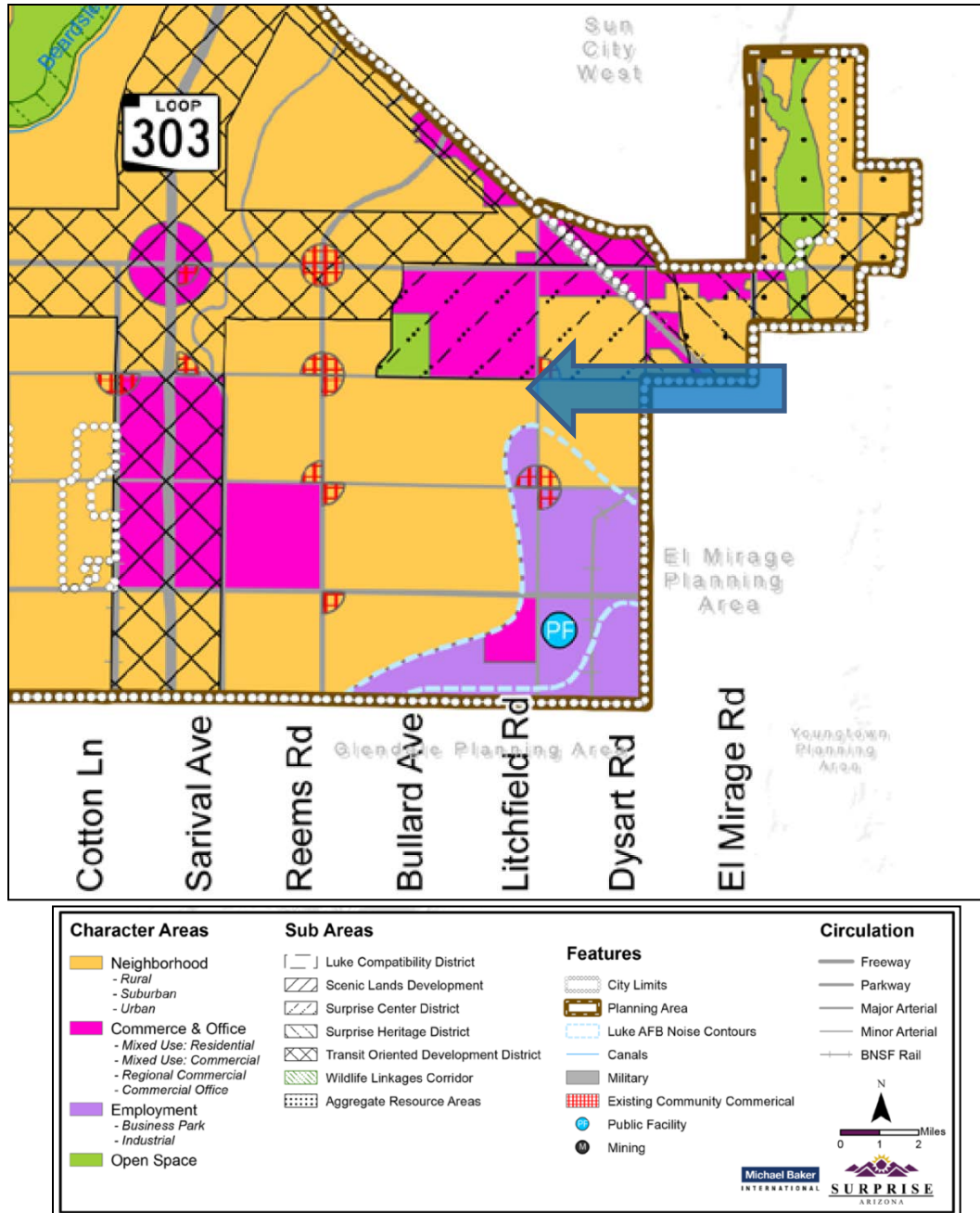
In October 2006, the City Council approved an amendment to the Sierra Verde PAD which changed the land use designations of Parcels 7 and 8. Parcel 7 was changed from a mixed-use designation to Commercial and Parcel 8 was changed from a mixed-use designation to medium/high density residential to allow for a townhome project. In order to preserve the residential dwelling unit counts under the Luke Air Force Graduated Density Concept, Parcel 8, was limited to no more than 234 residential units.

In July 2008, after the housing market faded, the City Council approved another amendment to the Sierra Verde PAD for Parcel 8, which returned it to its original and now current mixed-use designation. This designation allows for a mix of land uses including employment, office, retail commercial, and multi-family (excluding apartments) up to the aforementioned 234 unit maximum.

General Plan Conformance

The Surprise General Plan 2035, as amended December 19, 2015, designates the subject property with an Urban Neighborhood Character Area. This designation allows residential from low density to high density and commercial from neighborhood retail to regional commercial.

This PAD Amendment does not propose any land use changes on Sierra Verde Parcel 8. The zoning on the parcel is, and will continue to remain, in conformance with the Surprise General Plan.



Relationship to Surrounding Development

An aerial of the surrounding development, located below, shows the details of the adjacent land uses and development. The subject property is located in central Surprise, separating the City Center from the existing residential development to the south.

North -

To the immediate north across Greenway Road is the future Surprise City Center, a Mixed-Use zoned property that currently houses the County and City municipal complexes. To the northeast across Litchfield Road is an existing CVS and retail shops along with West Point Elementary.

West -

The west of the subject property, across 140th Drive is vacant Sierra Verde Parcel 7 (commercial) along with the existing three-story Harmony Apartments.

South -

To the immediate south is the remainder of Sierra Verde, with single-family homes.

East -

To the east, across Litchfield Road is the Litchfield Manor single-family community.



Current Conditions

Currently Parcel 8 of Sierra Verde is vacant. The property was previously used for farming and has been mass graded. A portion of Parcel 8 was used for a temporary new home sales office, which has since been removed leaving a small concrete parking slab.

As part of the Sierra Verde Master Planned Community, which began a number of years ago, the surrounding roads were all constructed and all necessary water, sewer, and other utility lines were installed. 140th Drive is fully improved as a collector roadway with curb, sidewalk, and streetlights. Litchfield Road has been completed to minor arterial standards with curb, sidewalks, deceleration lanes, streetlights and a landscaped median. The south half of Greenway Road is fully improved to minor arterial standards with curb, sidewalk, deceleration lanes, and streetlights and the City is currently improving the north half of the road, installing the median, and adding the sidewalk to the south side of the roadway as part of a capital improvement project.

The subject property is relatively flat and generally drains to the southeast. As required by the City of Surprise, all development will be required to accommodate 100 year, two-hour storm events. On-site retention basins or underground retention will be reviewed and approved during site plan review.

Zoning and Land Use

The Sierra Verde PAD has been broken down into a series of individual parcels. The current PAD, as amended last in 2008, designates Parcel 8 as Mixed Use. This Amendment does not propose any changes to that designation of the allowed uses.

The table below lists the uses for each parcel as called out in the Approved Sierra Verde PAD and its Amendments.

Parcel Number	Land Use	Allowed Uses	Lot Type	Lot Dimensions	Dwelling Units
1	Low Density Residential	Single Family	B	53'x112'	134
2	Low Density Residential	Single Family	C	58'x115'	162
3	Low Density Residential	Single Family	E	68'x115'	168
4	Medium Density Residential	Single Family	N/A	45' x 80'	155
5	Medium-High Density Residential	Town-house	N/A	N/A	193
6	High Density Residential	Multi-Family	N/A	N/A	334
7	Commercial	Commercial	N/A	N/A	N/A
8	Mixed Use	Comm., Office, & Residential	N/A	N/A	234
9	Low Density Residential	Single Family	A	48'x110'	159
10	Commercial	Commercial	N/A	N/A	N/A
					Total 1,539 DU

Development Standards

In the event of a conflict or inconsistency between the provisions of the PAD and otherwise applicable guidelines or regulations, such as, but not limited to, the City's Zoning Ordinance/Development Code, the provisions of this PAD shall prevail.

Mixed Use Land Use

The intent of the Mixed Use Land Use within Sierra Verde is to allow for opportunities to develop areas where residents may live, work and shop within a short proximity.

Uses within the Mixed Use Land Use shall be designed and developed under Municipal Code Section 122 with uses allowed within the RM (Residential Medium Density), RH (Residential High Density, CN (Neighborhood Commercial) and CC (Community Commercial) Zoning Districts. Development standards shall also follow the Conventional Character Pattern found in Chapter 122-33 with the exception that Build-to-Lines will not be required. All signage shall be developed in accordance with Chapter 113. These provisions shall control, unless specifically amended by this document. A Site Plan is required for all projects and Subdivision Plats are required for any division of land.

Future development may fall within any one of the above referenced zoning districts as defined by the City of Surprise with the standards and regulations of these districts for the use proposed. Allowed uses include employment, office, and commercial. Multi-family residential, the total number of dwelling units shall not to exceed 234, is also permitted.

Apartment/Rentals Special Development Standards

Apartments/rentals shall only be permitted in general conformance with the conceptual site plan contained in Exhibit D and in conformance with these special development standards and restrictions. The majority of the standards on the following pages are consistent with the RM-12 (Residential Medium Density) zoning district or added to address a unique aspect of this type of development not addressed in the City's Municipal Code. The variations to RM-12 requested in this PAD are indicated with a footnote describing the current City standard and the rationale for the requested variation.

Bungalows on Greenway General Development Standards		
Density Standards		
Maximum Gross Project Density		12 du/ac
Primary and Accessory Building/Structure Standards		
Maximum Building Height		20 Feet ^{(A)1}
Minimum Property Line Setbacks ^(B)		
	Street Setback	20 Feet
	Commercial Property Setback	15 Feet
	Single Family Residential Property Setback	20 Feet ²
Minimum Building Separation on same lot		6 Feet ^{(C)3}
Walls and Fence Standards		
Perimeter Walls ^(D)		6' solid wall
Interior Walls and Fences ^(D)		
	Private Backyards	5' solid wall
	Pool Fence	5' maximum view fence ^(E)

- A. All buildings limited to a single story, and if utilized, an entry feature covering over the main vehicular entrance shall be allowed up to a maximum height of 25 feet.
- B. Accessory open structures such as parking canopies and trash enclosures shall be allowed up to a minimum of 5 feet from property lines.
- C. All internal building separation is subject to allowances within the Building Codes and Fire Codes adopted by the City of Surprise.
- D. All perimeter walls shall be allowed within any required building setback, including street setbacks provided that sight visibility triangles are not impeded.
- E. Pool fence shall meet all safety barrier requirements of the City of Surprise.

Variation from Chapter 122 standards

¹ 35' height allowed. The reduction insures compatibility with the adjacent existing homes, most of which are single-story.

² 10' buffer allowed. This increase building setback provides a greater separation between the rental homes and existing single-family homes.

³ 25' separation required. This reduction accounts for this unique product with many small rental homes as opposed to larger multi-family buildings.

Bungalows on Greenway Open Space & Landscape Standards	
Open Space	
Minimum Required Overall Open Space	40%
Minimum Common Amenity Open Space ^(A)	225 sq. ft. per Unit ^(B)
Minimum Private Yard Open Space	
One Bedroom	200 sq. ft.
Two Bedroom	296 sq. ft.
Three Bedroom	360 sq. ft.
Frontage Landscape	
Minimum Road Frontage Landscape	
	One 24 inch box tree and four 5 gallon shrubs or groundcover plants every 25 linear feet. ^(C)
Parking Lot Landscape	
Minimum Parking Lot Island Landscape	
	One 15 gallon tree and three shrubs ^(D)

- A. Includes those open space areas that comprise amenities for use by all residents, including but not limited to clubhouse, pools, spa, ramadas, bbq areas, or open areas for active recreation.
- B. With 128 units, this amounts to 28,800 square feet.
- C. If a private residential back yard is adjacent to a roadway, then one 24" box tree within that backyard shall be allowed to be counted as a part of the required frontage landscape.
- D. If the island is encumbered by a walkway, fire hydrant or a utility installation, the tree requirement shall be waived.

Public Utilities and Services

Sewer.....City of Surprise
Water.....City of Surprise
Electricity.....Arizona Public Service
Telephone.....Local Provider
Cable TV.....Local Provider
Gas.....Southwest Gas
Refuse.....Private Hauler
Fire and Emergency.....City of Surprise
Police.....City of Surprise
Schools.....Dysart Unified School District

Exhibit A

Vicinity Map



Exhibit B

Sierra Verde Land Use Map

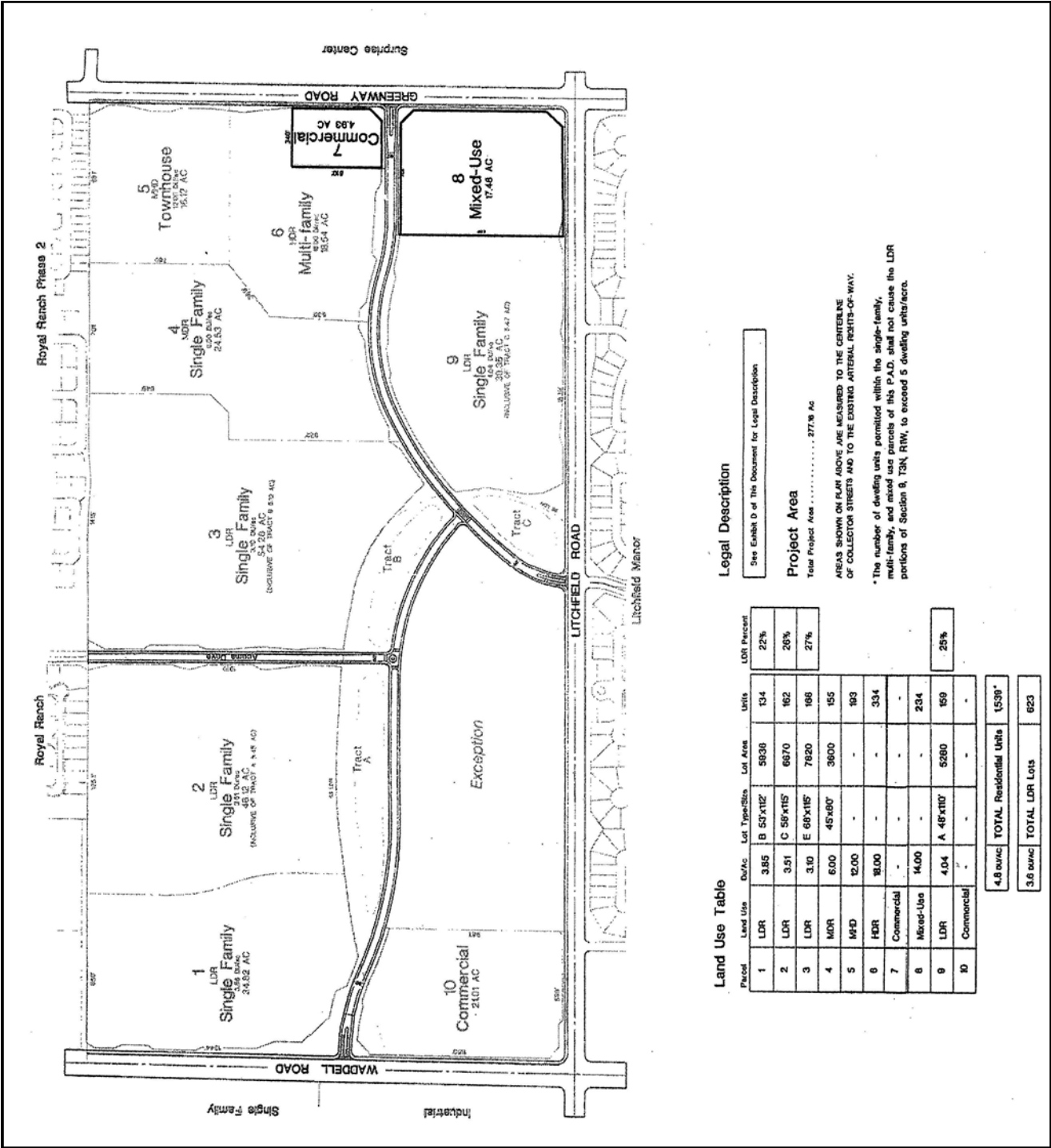


Exhibit C

Sierra Verde and Dysart School District Donation Agreement

(Starts on Following Page)

Jack Eaton
Executive Director
Business Services

June 1, 2016

15802 North Parkview Place
Surprise, AZ 85374
Phone: 623-876-7008
Fax: 623-876-7046
jack.eaton@dysart.org

Cavan Companies
Attention: Jon Hamel
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260

www.dysart.org

Re: Development at Litchfield and Greenway – The Bungalows On Greenway

Dear Mr. Hamel,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District") has an existing Donation agreement with Levine Investment Limited Partnership. This agreement provides for "successor" ownership to be bound by this agreement.

You have acknowledged that the new developer/owner of a portion of the site has agreed that the Donation agreement will be honored by your company.

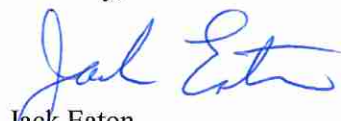
The Donation amounts per unit as stated in the Donation Agreement are:

House	\$1,000
Condominium	\$ 750
Apartment	\$ 400
Mobile Home	\$ 400

It is my current understanding that the new project will be Apartment Homes. As such, the agreed to fee per unit will be \$400, payable no later than 90 days after the building permit is issued by the City of Surprise.

You are hereby authorized to submit this letter to any governmental body with jurisdiction over the Project as proof of the Agreement, the donation amount, and that the District does not object to you proceeding with your Project.

Sincerely,



Jack Eaton
Executive Director, Business Services
Dysart Unified School District

Superintendent
Gail Pletnick, Ed.D.

Governing Board
Spencer Bailey
Suzanne Kellis
Bonnie Schroader
Traci Sawyer-Sinkbeil
Jennifer Tanner

cc: Raul Abad, Gust Rosenfeld

RETURN TO HAWKINS AND CAMPBELL
VIA 24 HOUR TURN AROUND

WHEN RECORDED RETURN TO:

Donald M. Peters, Esq.
MILLER LaSOTA & PETERS, PLC
5225 North Central, Suite 235
Phoenix, AZ 85012



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2002-1001035 09/27/02 16:16
5 OF 6

GUILLEN1

DONATION AGREEMENT BETWEEN DYSART UNIFIED SCHOOL DISTRICT
NO. 89 AND LEVINE INVESTMENTS LIMITED PARTNERSHIP FOR
DEVELOPMENT KNOWN AS "SIERRA VERDE"

DONATION AGREEMENT**(Sierra Verde)**

THIS DONATION AGREEMENT ("Agreement") is made by and between Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District"), and Levine Investments Limited Partnership ("Developer"). The District and Developer are referred to herein collectively as "the parties."

RECITALS:

A. Developer owns certain real property in Surprise, Arizona (the "City"), to be used for a development known as Sierra Verde, as more particularly described in Exhibit A, attached hereto (the "Property").

B. Development of the Property will increase the population of students attending public schools within the District, which in turn will increase the need for public school facilities within the District. The Developer is willing to make, and the District is willing to accept, cash donations to defray the expense to the District associated with an increase in the population of students.

AGREEMENT:

For and in consideration of the covenants contained herein, the District and Developer, intending to be legally bound, state, confirm and agree as follows:

1. Incorporation of Recitals. The Recitals stated above are true and correct and are incorporated herein by this reference. Developer warrants that it owns the Property and has the authority to make this agreement.

2. Conditions. It is a condition of the continuing effect and enforceability of this Agreement that, with regard to the Property, the District not have opposed any zoning or entitlement application or request of Developer, including without limitation, any preliminary or final plat application for the Property or a portion thereof; and that, if requested to do so by Developer or the governmental authority with jurisdiction, the District provide the governmental authority promptly and in a timely manner with written confirmation thereof.

3. Cash Donation by Developer to the District. Subject to the terms and conditions of this Agreement, Developer, for itself and its successors-in-ownership and assigns, including, without limitation, any affiliate of Developer and any homebuilder initially constructing or placing a dwelling unit on the Property, agrees to pay the following amount for each dwelling unit so constructed or placed on the Property:

Type of Dwelling	Donation (per unit)
House	\$1,000
Condominium	\$ 750
Apartment	\$ 400
Mobile Home	\$ 400

Developer shall contribute all donations as required under this paragraph no later than ninety days after the building permit for construction of the particular Dwelling Unit is issued by the City. No donation shall be payable in connection with any reconstruction or subsequent construction of a Dwelling Unit on a particular portion of the Property after the donation for such portion of the Property has been initially paid.

4. Future Development Fees. Notwithstanding the foregoing or anything herein to the contrary, Developer desires that it receive credit for the money donated to the District, if at any time in the future, any federal, state, county, municipal or any other governmental or quasi governmental authority with jurisdiction over the Property lawfully imposes any development fee, impact fee, dedication requirement, exaction or similar fee or charge on the Property (individually, a "Development Fee" and collectively, the "Development Fees") through the exercise of either its police power or its taxing power (other than secondary real estate taxes, general obligation bonds and school district override elections) in connection with or related to the acquisition, development, construction, improvement and operation of public school facilities within the District. While the District offers no assurances to the Developer that it is empowered or authorized to provide Developer with a credit against Development Fees which may be assessed on the Property, the District, to the extent it is permitted by law to do so, agrees to the contents of this Section.

(a) If the Development Fees imposed on the Property are less than the total donations required under this Agreement, then no Development Fees shall be due and payable by Developer to or for the benefit of the District (but the remainder of this Agreement shall continue in full force and effect); or

(b) If the Development Fees imposed on the Property are greater than the total donations required under this Agreement, then Developer shall receive a credit against the Development Fees in the amount of the total donations, and Developer shall only be obligated to pay to or for the benefit of the District an amount equal to the difference between the Development Fees and the total donations.

5. Default and Remedies. Developer acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable. In the event of any default under this Agreement, the non-defaulting party

shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative. Developer acknowledges the sufficiency of the consideration for this agreement and irrevocably waives lack of consideration as a defense to the enforcement of this Agreement.

6. Notices. Any and all notices, consents or other communications required or permitted by this Agreement shall be given in writing and telecopied, personally delivered, sent by registered or certified mail, return receipt requested, postage prepaid, or sent by Federal Express, Airborne, U.P.S. or other similar nationally recognized overnight courier, addressed as follows:

To Developer: Levine Investments Limited Partnership, an Arizona
Limited Partnership
1702 E. Highland Ave., Ste. 310
Phoenix, AZ 85016
Attention: William Levine

To the District: Dysart Unified School District of
Arizona No. 89
Attention: Superintendent
11405 North Dysart Road
El Mirage, AZ 85338
(623) 876-7042 fax

With a copy to: Miller LaSota & Peters, PLC
Attention: Donald M. Peters
5225 N. Central, Suite 235
Phoenix, AZ 85012
(602) 248 2999 fax

With a copy to: Beus Gilbert PLLC
Suite 1000 Great American Tower
3200 N. Central Ave.
Phoenix, AZ 85012-2430
Attention: Paul E. Gilbert, Esq.

or at any other address or telecopier number designated by any party hereto in writing. Any notice or communication shall be deemed to have been delivered and received (i) as of the date of receipt, if sent by telecopier (with written confirmation of error-free transmission) on or before 5:00 p.m., Phoenix time; (ii) as of the next day of receipt, if sent by telecopier (with written confirmation of the date and time of transmissions and receipt) after 5:00 p.m., Phoenix time; (iii) the date of delivery, if hand delivered or sent by nationally recognized overnight courier; (iv) three (3) days after the date of mailing, if mailed by registered or certified mail.

7. General.

(a) Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the District or Developer of any default under this Agreement shall be construed as a waiver of any preceding or succeeding default.

(b) Attorneys' Fees. In the event any party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or conditions hereof, or by reason of any default hereunder, the party prevailing in any such action or other proceeding shall be paid all reasonable costs and attorneys' fees by the other party, and in the event any judgment is secured by the prevailing party, all such costs and attorneys' fees shall be included therein, with the fees to be set by the court and not by jury.

(c) Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages may all be attached to a single instrument.

(d) Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

(e) Successors and Assigns. All of the provisions of this Agreement shall inure to the benefit of and be binding upon the District and the Developer and its successors-in-ownership and assigns. Upon the conveyance of all or any portion of the Property by Developer or its successors-in-ownership or assigns and the written assumption by such transferee of the obligations of the Developer under this Agreement with respect to the portion of the Property conveyed, Developer or its successors-in-ownership or assigns, as the case may be, shall be relieved of any further liability or obligations under this Agreement with respect to the portion of the Property conveyed but shall not be relieved or released from any liabilities or obligations incurred during the period of its ownership of the Property. The Developer shall provide the District written notice of any such conveyance and assumption of obligations within thirty (30) days after the conveyance. The liabilities and obligations of Developer and its successors-in-ownership and assigns are several obligations, and not joint and several obligations, and may only be enforced against the party then in default, and, notwithstanding any default by the owner of the portion of the Property, this Agreement shall remain in full force and effect with respect to the other owners of the Property.

(f) No Partnership and Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Developer and the District. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

(g) Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

(h) Amendment. No change or additions may be made to this Agreement except by a written amendment executed by the parties hereto.

(i) Governing Law. This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Arizona.

(j) Conflicts of Interest. The parties acknowledge that this Agreement is subject to cancellation pursuant to A.R.S. § 38-511 or any successor statute.

(k) Severability. In the event that (a) the Attorney General of Arizona issues or affirms an opinion which finds any part of this Agreement to be illegal, invalid or unenforceable, or (b) any part of this Agreement is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of the remainder of the Agreement shall not be affected.

IN WITNESS WHEREOF, the parties have executed this Agreement.

DISTRICT:

DYSART UNIFIED SCHOOL DISTRICT
NO. 89 OF MARICOPA COUNTY,
ARIZONA, a political subdivision of the
State of Arizona

By: Kim G. Apple
Its: Governing Board President
Date: 9.16.02

DEVELOPER:

Levine Investments Limited Partnership

By: Paul E. Hill
Its: Attorney in fact
Date: 8/7/2002

EXHIBIT A

Property legal description

20021001035

LEGAL DESCRIPTION

The east half of Section 9, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at a City of Surprise brass cap found at the northeast corner of said Section 9, thence South $00^{\circ}05'42''$ East, along the east line of said Section 9, a distance of 2647.89 feet to a Maricopa County Highway Department brass cap found at the east quarter corner of said Section 9;

Thence South $00^{\circ}05'12''$ East, along the east line of said Section 9, a distance of 2648.12 feet to a Maricopa County Highway Department brass cap found at the southeast corner of said Section 9;

Thence North $89^{\circ}21'12''$ West, along the south line of said Section 9, a distance of 2639.28 feet to a 1-1/4" iron pipe found 0.7 feet below the pavement at the south quarter corner of said Section 9;

Thence North $00^{\circ}04'20''$ West, along the north-south mid-section line of said Section 9, a distance of 5286.02 feet to a 1" iron pipe found 0.6 feet below the pavement at the north quarter corner of said Section 9;

Thence South $89^{\circ}34'12''$ East, along the north line of said Section 9, a distance of 2637.45 feet to the POINT OF BEGINNING.

Said parcel containing 13,959,308 square feet or 320.46 acres, more or less.



DYSART UNIFIED SCHOOL DISTRICT #89

TO: Governing Board X Action
FROM: Dr. Margo Seck, Superintendent Discussion
DATE: September 10, 2002 Information
AGENDA ITEM: *Request to Approve a Donation Agreement Between Dysart Unified School District and 1st Reading
Levine Investments Limited Partnership - Sierra Verde Development
INITIATED BY: Mr. Tom Murphy SUBMITTED BY: Dr. Margo Seck
GOVERNING BOARD POLICY REFERENCE OR STATUTORY CITATION: BBA

SUPPORTING DATA

Administration recommends approval of the donation agreement between Dysart Unified School District and Levine Investments Limited Partnership, developer of Sierra Verde. The Developer and its successors-in-ownership agree to pay the following amount for each dwelling unit placed on the property. Legal counsel has reviewed the document

TYPE OF DWELLING	DONATION PER UNIT
House	\$1,000.00
Condominium	\$750.00
Apartment	\$400.00
Mobile Home	\$400.00

SUMMARY AND RECOMMENDATION

It is recommended the Governing Board approve the donation agreement between Dysart Unified School District and Levine Investments Limited Partnership, developer of Sierra Verde.

Superintendent Margo Seck

ACTION BY BOARD

Motion Bull Second Rodriguez

Vote UN

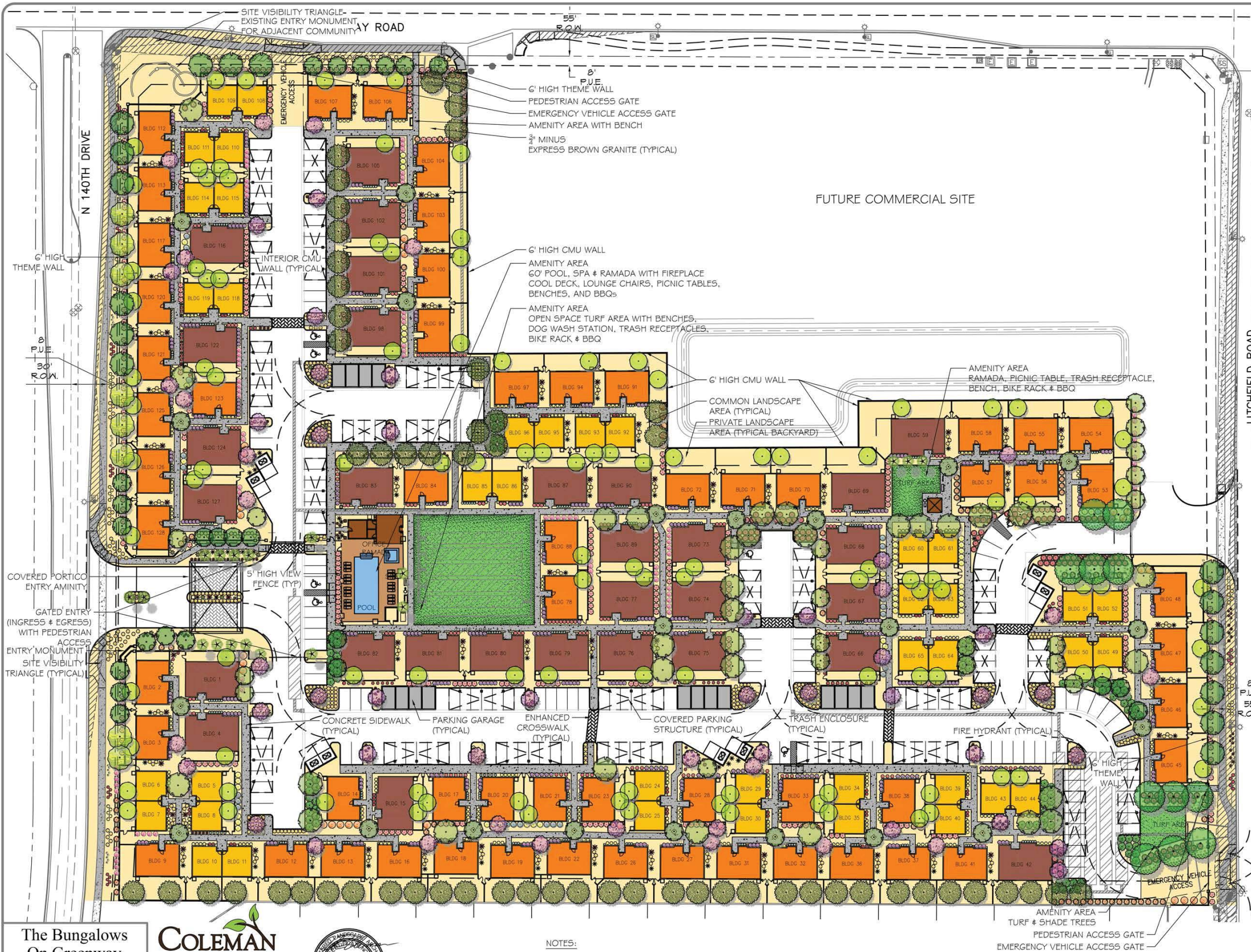
Agenda Item *II.10

Exhibit D

Bungalows on Greenway **Conceptual Site Plan**

(Starts on Following Page)

TREES	QTY	BOTANICAL NAME	SIZE	REMARKS
	113	Caesalpinia cacalote "Smoother" TM Cascolote	24"box	Caliper 1.0"-1.5" Height 5.0'-8.0' Standard Trunk
	6	Cercidium microphyllum Foothill Palo Verde	24"box	Caliper .75"-1.25" Height 3.0'-5.0' Standard Trunk
	60	Chilopsis linzans Desert Willow	24"box	Caliper 1.0"-1.5" Height 5.0'-7.0' Standard Trunk
	57	Dalbergia sissoo Rosewood	24"box	Caliper 1.0"-1.5" Height 8.0'-9.0' Standard Trunk
	41	Parkinsonia x "Desert Museum" Desert Museum Palo Verde	24"box	Height 5.0'-8.0' Width 3.0'-4.0' Multi-trunk
	24	Parkinsonia x "Desert Museum" Desert Museum Palo Verde	36"box	Height 8.0'-10.0' Width 5.0'-7.0' Multi-trunk
	33	Prosopis glandulosa "Thornless AZT" Thornless Honey Mesquite	24"box	Height 5.0'-8.0' Width 3.0'-4.0' Multi-trunk
	16	Prosopis glandulosa "Thornless AZT" Thornless Honey Mesquite	36"box	Height 8.0'-10.0' Width 5.0'-6.0' Multi-trunk
	11	Ulmus parvifolia "Sempervrens" Chinese Evergreen Elm	24"box	Caliper 1.0"-1.5" Height 5.0'-8.0' Standard Trunk
PALM TREES	QTY	BOTANICAL NAME	SIZE	REMARKS
	18	Washingtonia filifera California Fan Palm	15" Clear Trunk	Skinned & Staked
SHRUBS	QTY	BOTANICAL NAME	SIZE	REMARKS
	59	Bougainvillea x "Torch Glow" Torch Glow Bush Bougainvillea	5 gal	Can Full
	36	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	Can Full
	138	Calliandra californica Red Baja Fairy Duster	5 gal	Can Full
	164	Callistemon viminalis "Little John" Little John Bottlebrush	5 gal	Can Full
	49	Cassia artemisioides Feathery Cassia	5 gal	Can Full
	26	Cassia phyllodea Silvery Cassia	5 gal	Can Full
	106	Leucophyllum laevigatum Chihuahuan Sage	5 gal	Can Full
	407	Nerum oleander "Petite Salmon" Petite Salmon Oleander	5 gal	Can Full
	422	Ruellia brittoniana British Ruellia	5 gal	Can Full
	86	Tecoma x "Orange Jubilee" Orange Jubilee Yellow Bells	5 gal	Can Full
ACCENTS	QTY	BOTANICAL NAME	SIZE	REMARKS
	33	Agave weberi Weber's Agave	15 gal	Can Full
	22	Aloe barbadensis Barbados Aloe	5 gal	Can Full
	409	Euphorbia rigida Gopher Plant	5 gal	Can Full
	85	Hesperaloe funifera Giant Hesperaloe	5 gal	Can Full
	76	Hesperaloe parviflora Red Yucca	5 gal	Can Full
	127	Muhlenbergia capillans "Regal Mist" TM Regal Mist Deer Grass	5 gal	Can Full
GROUNDCOVERS	QTY	BOTANICAL NAME	SIZE	REMARKS
	104	Acacia redolens "Desert Carpet" TM Desert Carpet Acacia	1 gal	Can Full
	38	Chrysactinia mexicana Damianita Daisy	1 gal	Can Full
	370	Convolvulus cneorum Bush Morning Glory	1 gal	Can Full
	135	Dalea frutescens Black Dalea	1 gal	Can Full
	718	Lantana camara "New Gold" New Gold Lantana	1 gal	Can Full
MISCELLANEOUS	QTY	BOTANICAL NAME	REMARKS	
	202.915 sf	3/4" Minus Express Brown Granite	None	
	11,471 sf	Cynodon dactylon "Midiron" Bermuda Grass	sod	



COLEMAN
DESIGN GROUP
landscape architecture
111 E. DUNLAP AVENUE, SUITE 1-107
PHOENIX, AZ 85020
602-432-5507 www.colemandesigngroup.net

MARCH 25, 2016		NO:	DATE:	REVISION:
SCALE:	1" = 40'-0"	1	5/24/16	CITY COMMENTS
DESIGNED:	JBC			
CHECKED:	JBC			
ISSUED FOR:	CITY APPROVAL			

FIRE APPARATUS ACCESS GATES:

- A. THE MINIMUM GATE WIDTH SHALL BE 20 FEET (6096 MM).
- B. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
- C. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
- D. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
- E. MANUAL OPENING GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAINED AND PADLOCKED UNLESS THEY ARE CAPABLE OF BEING OPENED BY MEANS OF FORCIBLE ENTRY TOOLS OR APPROVED KNOX PADLOCK, 3750 SERIES.
- F. LOCKING DEVICE SPECIFICATIONS SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.

A. THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. THE ELECTRIC GATE SHALL HAVE BATTERY BACKUP, AND SHALL BE PROVIDED WITH ELECTRONIC PREEMPTION EQUIPMENT, CONTROLS, ELECTRONIC KNOX KEY SWITCH AND MANUAL RELEASE MECHANISM APPROVED BY THE FIRE CHIEF. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.



Bungalows on Greenway

CITIZEN REVIEW MEETING DETAILS

DATE: Monday, June 13, 2016
TIME: 6:30 PM to 7:30 PM
LOCATION: Holiday Inn Express & Suites
16540 N. Bullard Ave.
Surprise, Arizona 85374

Notice was sent by the Jamie Sullivan per the City of Surprise on 5/23/16 to all residents and HOA's within 300 feet of the property. It was also sent to the paper May 23, 2016. Signs reflecting the meeting schedule were put on the property. (See attached notice)

Attendance: 22

Bungalows on Greenway Representatives:

Jon Hamelø Cavan Companies (Developer representative)
Andy Jochumsø Beus Gilbert PLLC Planning Consultant

Neighbor Participants (Sign-in Sheet)

Hobart Wingard
Sandy Treece
Ken Remley
Jim Hegedus
Doc Sullivan
Adam McDaniel
Lindsay McDaniel
Gail Daly
Ginger Montemery

Bernardo Brazil
Laura Wibeto
Sandie Caywood
Tom Runvan
Lidsay Pico
M. Ulrich
B. Kenworthy

A meeting was held on June 13th to notify the neighborhood and other interested parties of the PAD application for Parcel 8 of Sierra Verde.

The following is a list of questions/concerns posed at the Public Meeting and the answers provided.

1. **How many units are you proposing to build?** Current site plan reflects 128 single story rental units.
2. **Why has this site been rezoned so many times?** Each owner who has purchased this property has considered different uses for the property. This is the first time the current prospective buyers have looked to rezone this property.
3. **Will this be Section 8 Housing?** Developer has no intention of allowing section 8 housing in this project. This project will garner competitive rents to the higher end of the rental

market for the area. Similar product by another developer have established rents 18-20% higher than the surrounding traditional multifamily rentals.

4. **Will 140th Drive be widened or changed as part of this development?** The Traffic impact analysis shows that the additional traffic from this site being developed will not impact the roads beyond what they were originally built for in the area.
5. **What turning movements will there be onto Greenway road?** Only from 140th Drive. There is an emergency access gate for the fire department only on Knox box that would have access to Greenway in times of emergency. The site will have main access off of 140th Drive with egress right turn only on Litchfield.
6. **Concern over children walking to school across both Greenway and Litchfield Roads.** This is the same as any children currently in the Sierra Verde subdivision. Dysart schools was contacted and are in support of the project and did not express concerns with school access at this time.
7. **Will the crime rate increase?** We do not believe that the crime rate will go up due to this development. We will use qualifying methods that are standard for the industry such as income verification, credit checks, and background checks.
8. **Will rental rates remain high or will the site be open to lowering rents to increase occupancy rates?** We believe this site will remain as the premier multifamily development in Surprise and as such will continue to garner some of the highest rental rates in the market.
9. **Is there enough open space for the residents, concern over residents in community using Litchfield Manor facilities** We feel that residents will utilize the open recreation spaces within our development. If they want access to sports facilities they will utilize the Surprise Community Park just about a mile away.
10. **Do you have a dedicated dog park?** No residents will utilize the dog park at the Surprise Community Park or utilize the recreation areas within the development. Each unit also has a private backyard that residents can use along with pets.
11. **Will there be enough parking?** The site parking is in line with the City of Surprise requirements.
12. **Why so few garages, will they just be used for stuff?** The number of garages is part of the overall parking for the site. If too many garages were built we would not have adequate parking. Garages if rented must be used for parking, not for storage as part of the lease agreement.
13. **Will the construction traffic impact 140th Drive traffic?** Yes we will have traffic entering the site from 140th drive as that is the main entry. We will be parking all of the construction traffic on the site and utilize the exit on Litchfield to assist in the traffic flows on and off of the site.
14. **“We purchased with the expectations of no apartments on this site”** We are not building traditional high rise apartments on the site, but small homes that are rentals. This is very similar to all adjacent neighborhoods that have significant registered rental properties based on the assessor tax record.
15. **Is this pool big enough?** In our review of other sites we feel that for the size of our project the pool is sufficient for the community.
16. **What type of Management 24/7?** We will have traditional professional property management on the site. They will have staff that is responsible for the property 24/7, but we do not anticipate the managers to be located at the property at all times of the day.

17. **Can you restrict Satellite Dish placements?** We will follow the Section 207 of the Telecommunications Act of 1996 for this type of use.
18. **How many months do you anticipate it taking to complete?** We anticipate we will start the improvements on grading the site within 60 days of closing (post all rezoning requirements). This work will take up to 6 months to complete. We will then begin the vertical construction the first 20-25 units will take 4 months to complete and we expect to continue 20-25 per month each month after. The entire development should take 12-18 months if we do not have delays based on City reviews, weather, or unforeseen conditions.
19. **Can you only develop half the site then sell the rest?** No we will work as quickly as we can to complete the development with a quality product for the neighborhood.
20. **Will this development will bring down my property values?** No, this type of development will not bring down property values. A development of this type and finish will be a perfect transition from the remaining commercial to the traditional single family homes.

CITY OF SURPRISE

CITIZEN REVIEW MEETING

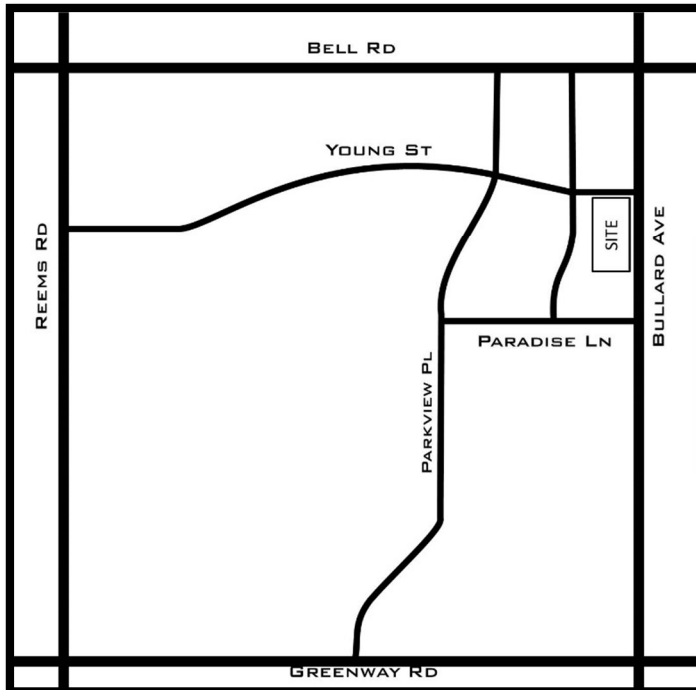
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior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

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

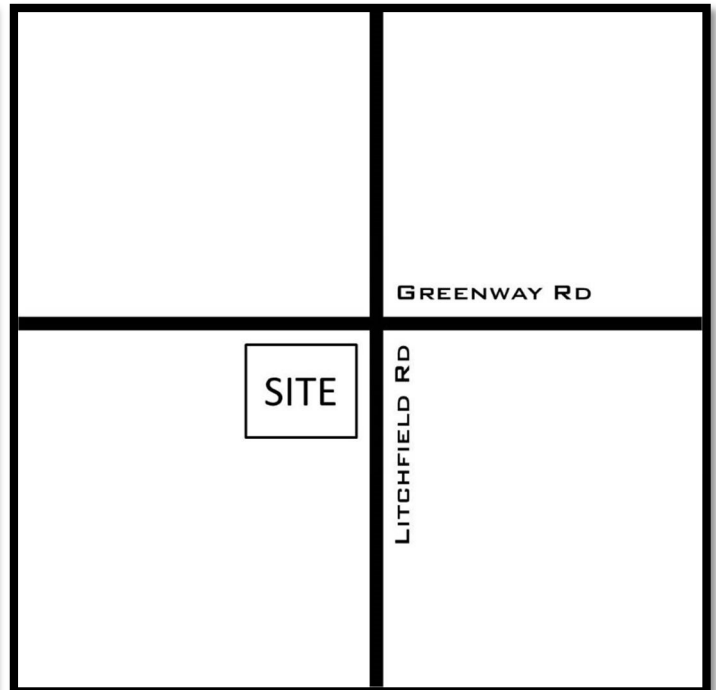
CITIZEN REVIEW MEETING DETAILS

DATE: Monday, June 13, 2016
TIME: 6:30 PM to 7:30 PM
LOCATION: Holiday Inn Express & Suites
16540 N. Bullard Ave.
Surprise, Arizona 85374

Meeting Location Map



Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of an amendment to the Sierra Verde PAD to modify the development standards for Parcel 8 (Case FS16-158) to allow for 128 multi-family residential rental units.

Sign In Sheet--Bungalows on Greenway

[illegible]

Sign In Sheet--Bungalows on Greenway

[illegible]

Bungalows on Greenway

Southwest Corner of Litchfield & Greenway Roads

Case # FS16-158

Name: MID & MRS MIKE ULRICH

Address: 14339 N. 137 LANE SURPRISE, AZ 85379

Phone: 623.308-1213 Email: MIKEULRICH@COX.NET

Please leave any Comments, Concerns, or Questions below:

I BELIEVE THAT THIS PROJECT IS IN THE WRONG LOCATION WITH SEVERAL VALUE COUNTERPARTS AND WEST POINT HOMES. A REMARKING THE CENTER OF TOWN IS NOT ATTRACTIVE TO OUR HOMES AND OUR H.O.A.'S

I ALSO BELIEVE THAT THIS "WILL" REDUCE PROPERTY VALUES AND INTRUSION ON OUR RENTAL PROPERTIES.

140TH IS AND WILL BE MORE CONGESTED

THE AREA WOULD BE 'BEST' FOR THE TYPE OF PROJECT WOULD BE JUST SOUTH OF BELL BETWEEN LITCHFIELD & BURNARD

NO

Jack Eaton
Executive Director
Business Services

June 1, 2016

15802 North Parkview Place
Surprise, AZ 85374
Phone: 623-876-7008
Fax: 623-876-7046
jack.eaton@dysart.org

Cavan Companies
Attention: Jon Hamel
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260

www.dysart.org

Re: Development at Litchfield and Greenway – The Bungalows On Greenway

Dear Mr. Hamel,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District") has an existing Donation agreement with Levine Investment Limited Partnership. This agreement provides for "successor" ownership to be bound by this agreement.

You have acknowledged that the new developer/owner of a portion of the site has agreed that the Donation agreement will be honored by your company.

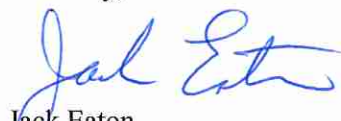
The Donation amounts per unit as stated in the Donation Agreement are:

House	\$1,000
Condominium	\$ 750
Apartment	\$ 400
Mobile Home	\$ 400

It is my current understanding that the new project will be Apartment Homes. As such, the agreed to fee per unit will be \$400, payable no later than 90 days after the building permit is issued by the City of Surprise.

You are hereby authorized to submit this letter to any governmental body with jurisdiction over the Project as proof of the Agreement, the donation amount, and that the District does not object to you proceeding with your Project.

Sincerely,



Jack Eaton
Executive Director, Business Services
Dysart Unified School District

Superintendent
Gail Pletnick, Ed.D.

Governing Board
Spencer Bailey
Suzanne Kellis
Bonnie Schroader
Traci Sawyer-Sinkbeil
Jennifer Tanner

cc: Raul Abad, Gust Rosenfeld



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

13 April 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-158; Bungalows on Greenway

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Zoning Amendment and Site Plan Application for the Bungalows on Greenway, Sierra Verde Parcel 8 Planned Area Development (PAD). Sierra Verde Parcel 8 is a 17.48 acre portion of the larger 320 acre Sierra Verde PAD, located at the southwest corner of Litchfield and Greenway Roads. The zoning on the 17.48 gross acre parcel currently allows a mix of employment, office, and retail commercial along with multi-family residential limited to no more than 234 units. Previous approved use in August 2002 the site was approved for Mixed-Use with an overall gross residential density of 4.75 du/acre. In October 2006 Parcel 8 was changed from a mixed-use designation to medium/high density residential to allow for a townhome project. In order to preserve the residential dwelling unit counts under the Luke Air Force Graduated Density Concept, Parcel 8, was limited to no more than 234 residential units, and in July 2008, it was changed back to Mixed-Use (234 units). The number of units, for this request, will remain the same at 234, however currently the existing PAD restricts the development of apartments, this request is to allow apartments/rental residential. The site is approximately 1/2 mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. With a density of 13.9 du/ac the Bungalows on Greenway do not meet these guidelines.

However, due to prior comments made by Luke AFB, see the attached letter dated 13 Apr 2009, we will not now object to this request not meeting the GDC. The earlier 2009 comments provided that the mixed used development, addressing 234 units, would not negatively impact the flying operations. As described, the revised PAD development does not increase the total amount of units (234) but rather allows for a rental community within the Sierra Verde parcel 8. Given there is no increase in the total number of units, and in light of our earlier comments respective to a determination of impact that may or may not have taken into consideration our GDC, the specific request to now allow for rental residential within the Sierra Verde parcel 8 will not negatively impact the flying operations at Luke AFB. Since this site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

for Barbara Plante
JAMES R. MITCHELL

Attachment:
LAFB Ltd, Dtd 13 April 2009

cc:
Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

13 April 2009

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Rebecca Rosales
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #PA09-0005 Greenway & Litchfield, Sierra Verde Parcel 8 PAD

Dear Ms. Rosales

Thank you for the opportunity to provide comments on the Preliminary Plat Application for the Greenway & Litchfield, Sierra Verde Parcel 8 PAD. Sierra Verde Parcel 8 is a 17.48 acre portion of the larger 320 acre Sierra Verde PAD, located at the southwest corner of Litchfield and Greenway Roads. The plan is submitted for a new Mixed-Use development to include restaurant, daycare and convenience store and phase 2 for retail and an assisted living facility with up to 140 units. Previous approved use in August 2002 was for Planned Area Development, Mixed-Use with up to 403 units. Parcel 8 was changed in October 2006 from mixed use to medium/high density residential (234 units) and commercial, and in July 2008, it was changed back to Mixed-Use (234 units). The future phase 2 development of the assisted living facility with 140 units is less than originally approved for the Sierra Verde PAD. The site is approximately 1/2 mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

As described, this revised mixed-use development will not negatively impact the flying operations at Luke AFB. Since this site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

//signed//

JAMES R. MITCHELL

cc:

Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Sierra Verde, Parcel 8 Planned Area Development (PAD) Amendment

OVERALL PUBLIC INVOLVEMENT LEVEL:

A Citizen Review Meeting was held at the Holiday Inn Express located at 16540 N Bullard Avenue, Development Information signs were placed on 2 location on the site, all landowners within 300 feet of the site were notified of the project by mail, and the project information was published in a local newspaper.

IDENTIFY STAKEHOLDERS:

Residents, property owners, and businesses located in the area of the intersection of Litchfield and Greenway Roads.

OBJECTIVES:

The purpose of the outreach is to inform of a change in the zoning of the subject project and have their concerns heard by staff and the governing bodies so that a well informed determination can be made by the City.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) Monday, June 13, 2016 from 6:30 PM to 7:30 PM

Future Council Work Session/Meetings target dates Tuesday, August 16, 2016

Election dates (if applicable) Not applicable

Project start/completion dates To be determined

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

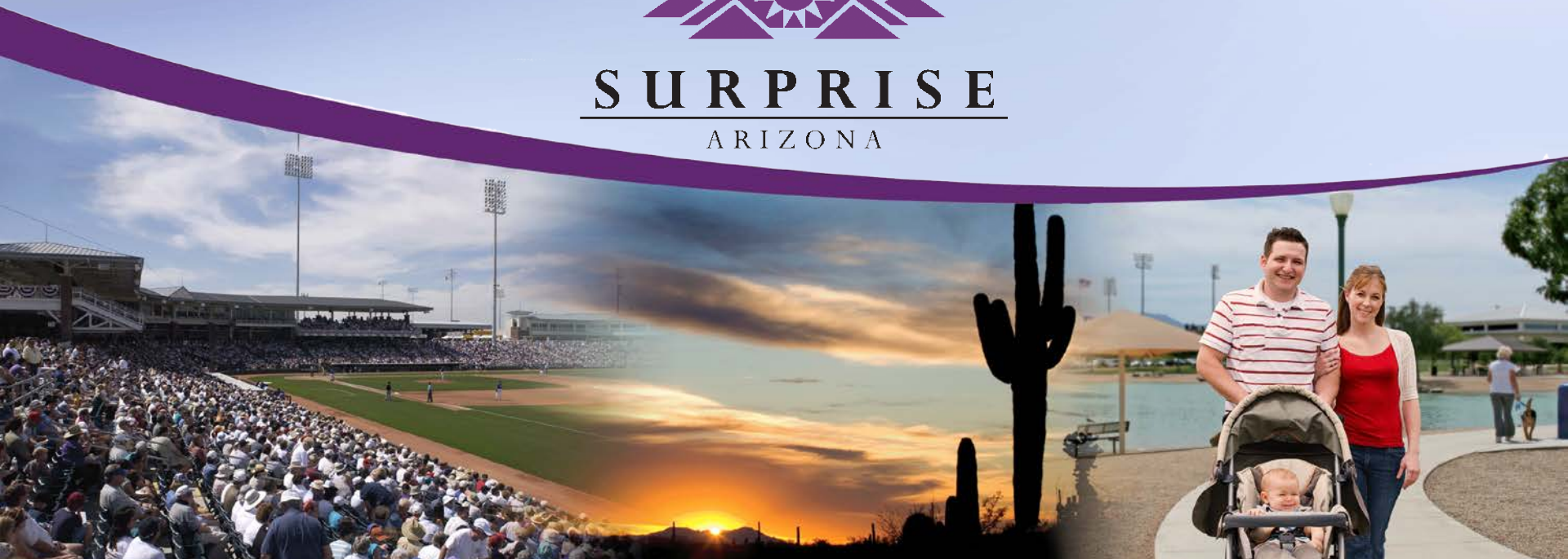
- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social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

FS16-158

Sierra Verde - Parcel 8

Rezone/PAD Amendment and Site Plan Planning and Zoning Commission

July 21, 2016



VICINITY MAP



VICINITY MAP



Surprise
Center

West Point
Towne Center

Greenway Road

Litchfield Road

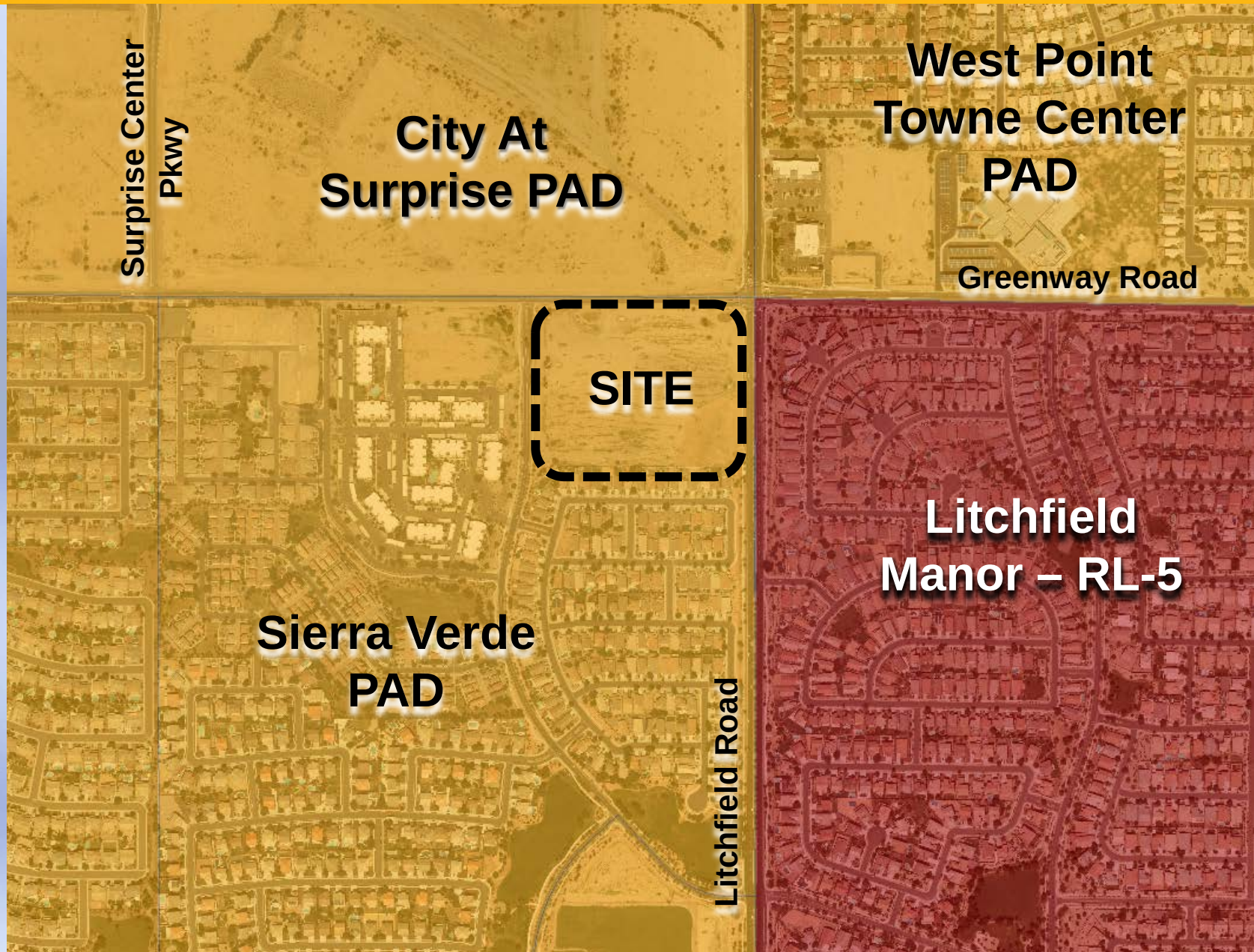
N 140th Drive

SITE
14.82 Acres

Litchfield
Manor

Sierra
Verde

ADJACENT ZONING



PROPOSED PAD AMENDMENT

- **Mixed Use Designation Remains**
- **Uses Refer to Current Code**
- **Allows for “Apartments”**
- **Follows RM-12 Dimensional Standards**



ADDITIONAL STANDARDS

Bungalows on Greenway General Development Standards	
Density Standards	
Maximum Gross Project Density	12 du/ac
Primary and Accessory Building/Structure Standards	
Maximum Building Height	20 Feet ^{(A)1}
Minimum Property Line Setbacks ^(B)	
Street Setback	20 Feet
Commercial Property Setback	15 Feet
Single Family Residential Property Setback	20 Feet ²
Minimum Building Separation on same lot	6 Feet ^{(C)3}
Walls and Fence Standards	
Perimeter Walls ^(D)	6' solid wall
Interior Walls and Fences ^(D)	
Private Backyards	5' solid wall
Pool Fence	5' maximum view fence ^(E)

ADDITIONAL STANDARDS

Bungalows on Greenway Open Space & Landscape Standards

Open Space

Minimum Required Overall Open Space	40%
Minimum Common Amenity Open Space ^(A)	225 sq. ft. per Unit ^(B)
Minimum Private Yard Open Space	
One Bedroom	200 sq. ft.
Two Bedroom	296 sq. ft.
Three Bedroom	360 sq. ft.

Frontage Landscape

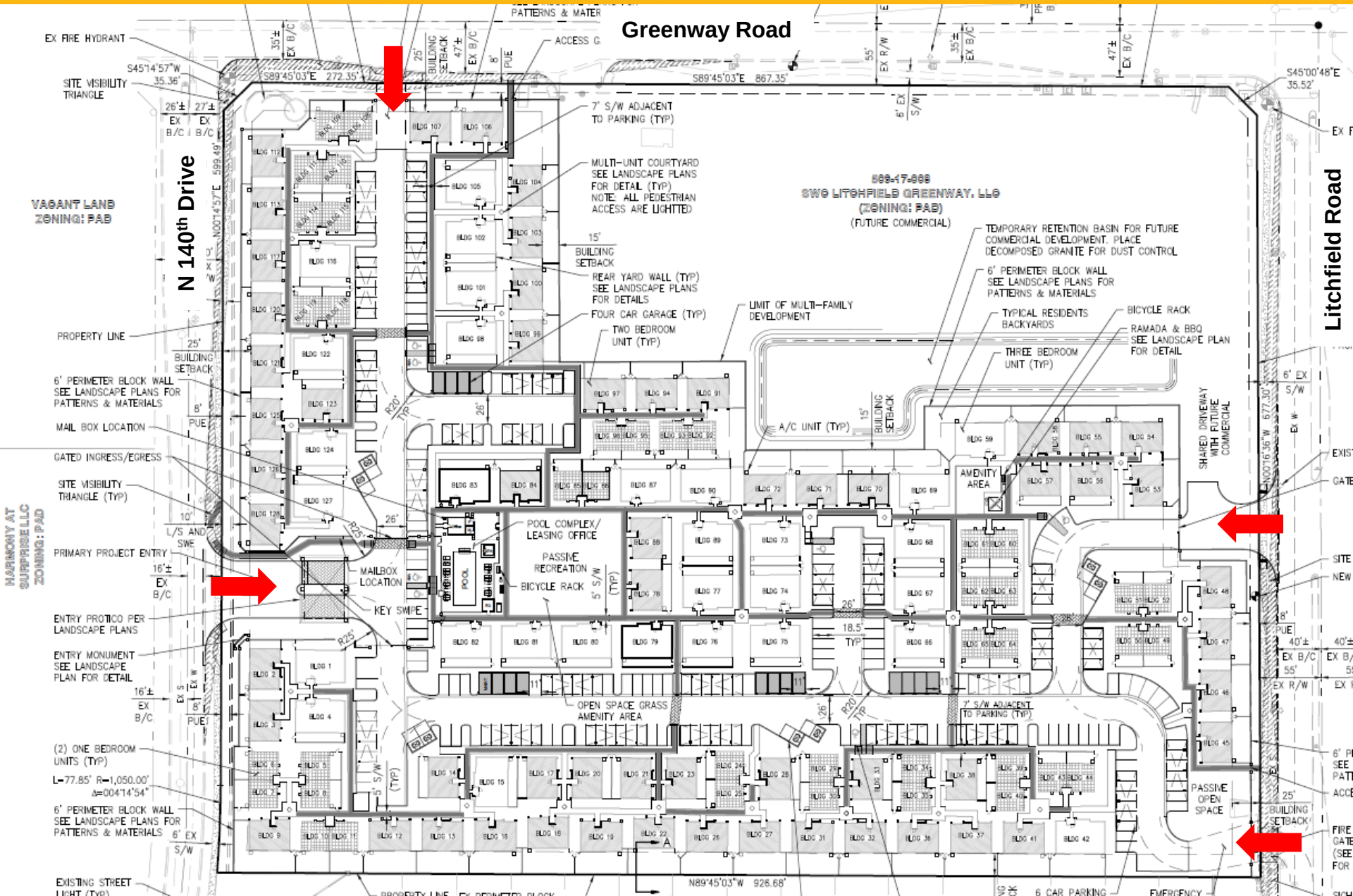
Minimum Road Frontage Landscape

One 24 inch box tree and four 5 gallon shrubs or groundcover plants every 25 linear feet. ^(C)

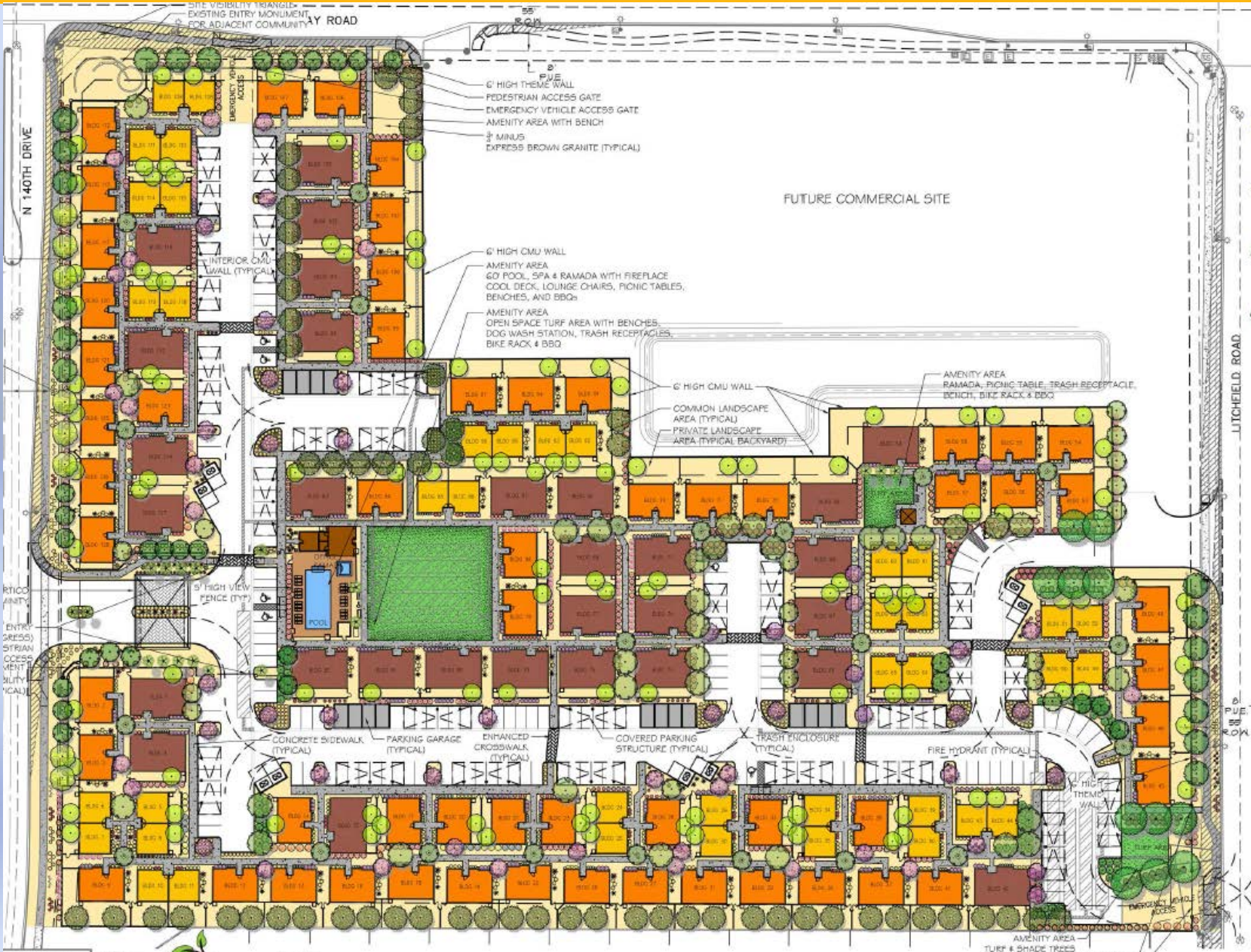
Parking Lot Landscape

Minimum Parking Lot Island Landscape

One 15 gallon tree and three shrubs ^(D)



SITE PLAN



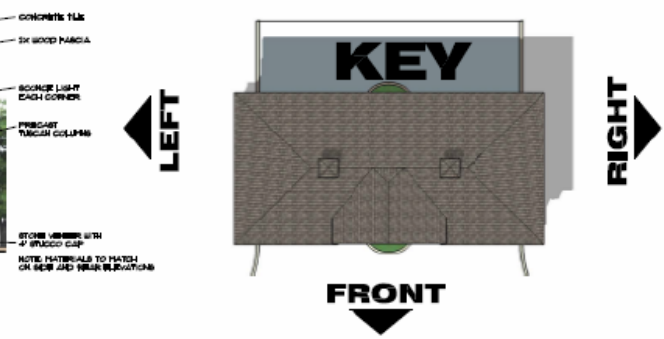
STRUCTURES



REAR



LEFT



RIGHT



FRONT

STRUCTURES



REAR



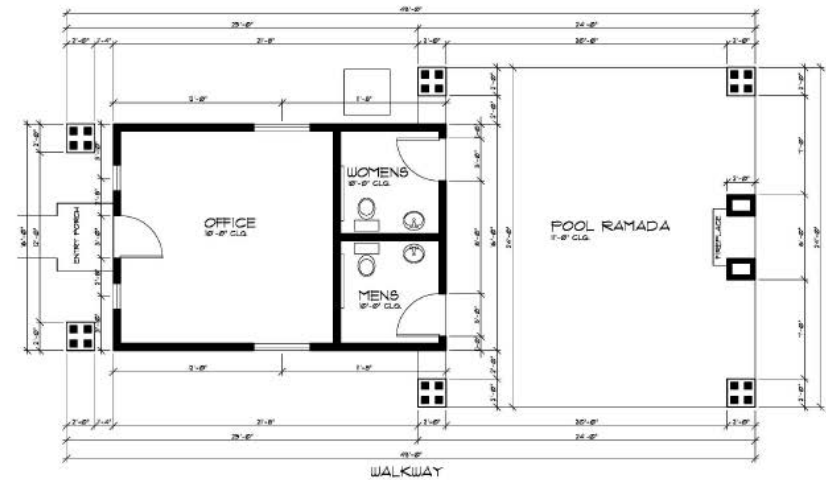
FRONT



LEFT



RIGHT



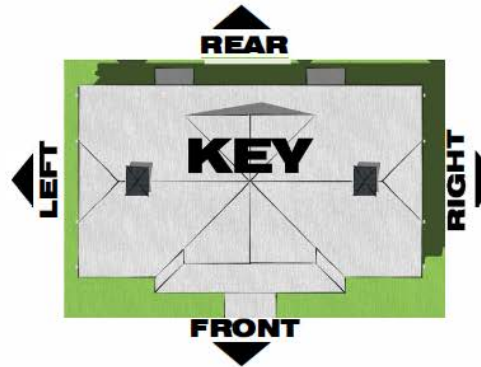
OFFICE / RAMADA
SCALE: 1/4" = 1'-0"



REAR



LEFT



RIGHT



FRONT

- METAL ROOF
- ARCHITECTURAL GRADE CONCRETE SHINGLES
- PRE-FAB CORNICES WITH ACCENT COLOR
- 2X4 CLUMP BRUSH
- PRE-FAB BUTTERES AND METAL ROOF PAINTED WITH ACCENT COLOR
- SHALLOO (SHRUBS) PLANTED AT WINDOWS
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS

PLAN 1

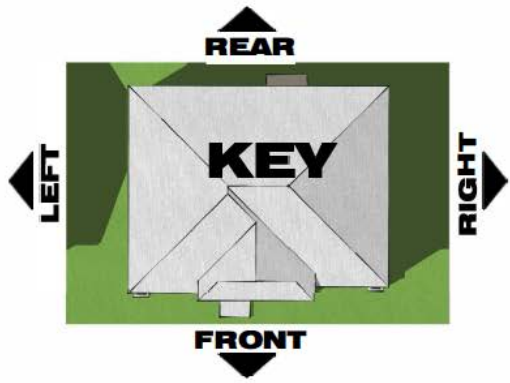
STRUCTURES



REAR



LEFT



RIGHT



FRONT

PLAN 2

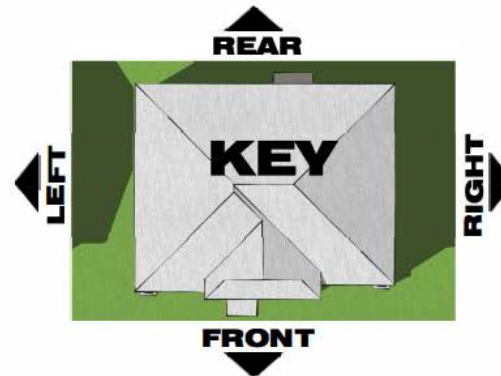


REAR



STONE VENEER UNDER WINDOW ADDED FOR ACCENT

LEFT



STONE VENEER RETURN WINDOW ADDED FOR ACCENT

STONE VENEER UNDER WINDOW ADDED FOR ACCENT

RIGHT

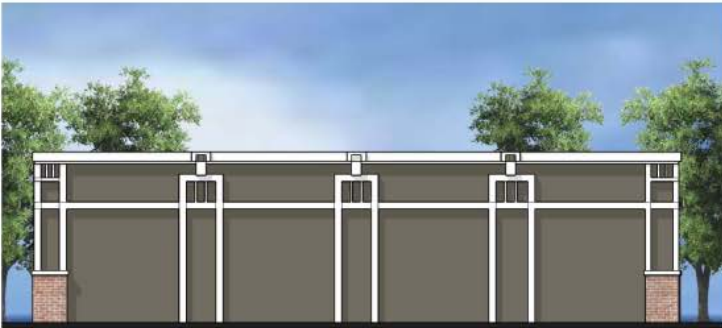


- 4X WOOD TRIMMED GABLE DETAIL
- PRE-FAB CORBELLS WITH ACCENT COLOR
- ARCHITECTURAL GRADE CONCRETE SHINGLES
- 4X WOOD COLUMNS W/ ACCENT COLOR
- 2X WOOD FASCIA
- PRE-FAB SHUTTERS PAINTED WITH ACCENT COLOR
- 2X WOOD BURROUND DETAILS AT WINDOWS
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS

FRONT

PLAN 3

STRUCTURES



REAR



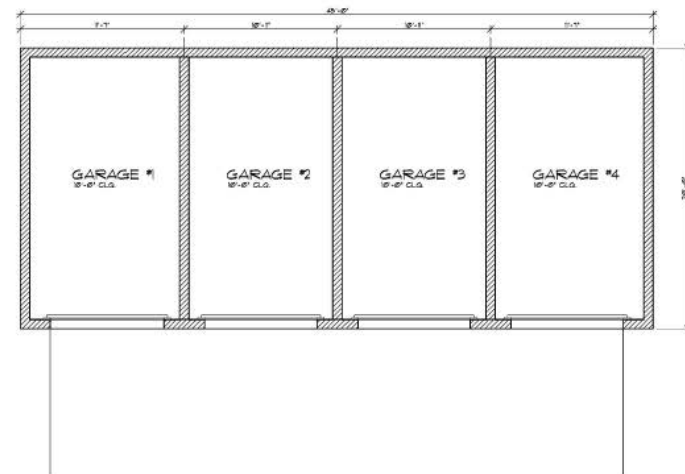
FRONT



LEFT



RIGHT



TYPICAL GARAGE UNIT

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

STRUCTURES

Populuxe Scheme - Plan 1 - Hancock Companies



Eagle Roofing:
4689 Brown Range

Fascia & Popouts:
SW7565
Oyster Bar

Body:
SW7507
Stone Lion

Stone Cap Popout:
SW7506
Manor House

Shutters & Front Door:
SW2846 Roycroft
Bronze Green



Coronado Stone:
Eastern Mountain Ledge,
Grey Quartzite with mica

Populuxe Scheme - Plan 2 - Hancock Companies



Fascia & Popouts:
SW7565
Oyster Bar

Body:
SW7507
Stone Lion

Stone Cap Popout:
SW7506
Manor House

Shutters & Front Door:
SW2846 Roycroft
Bronze Green



Coronado Stone:
Eastern Mountain Ledge,
Grey Quartzite with mica

Populuxe Scheme - Plan 3 - Hancock Companies



Eagle Roofing:
4689 Brown Range

Fascia & Popouts:
SW7565
Patience

Body:
SW7521
Dorner Brown

Stone Cap Popout:
SW6082
Cobble Brown

Shutters & Front Door:
SW7048
Urbane Bronze

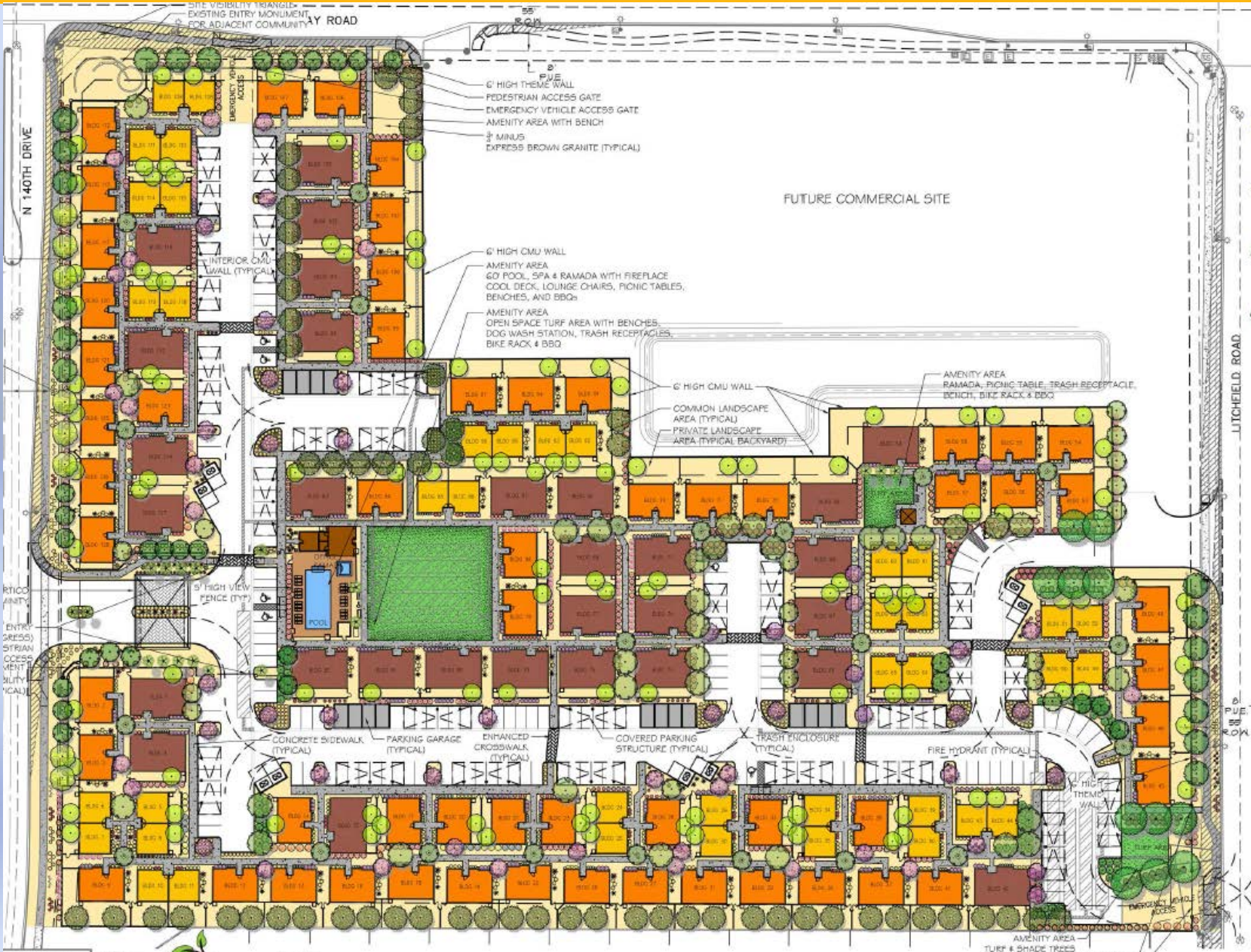


Coronado Stone:
Tumbled Ledge Stone,
Aspen

PARKING

Unit Type	Yield	Beds	Percentage of Units
1 Bedroom (634 sf)	40	40	32 Percent
2 Bedroom (990 sf)	58	116	45 Percent
3 Bedroom (1,314 sf)	30	90	23 Percent
	128	246	100 Percent

LANDSCAPE PLAN



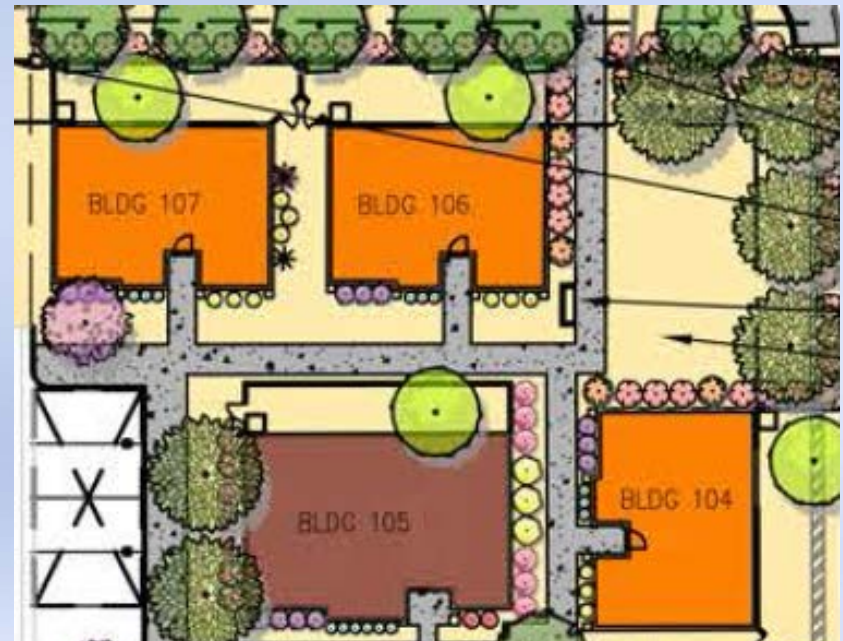
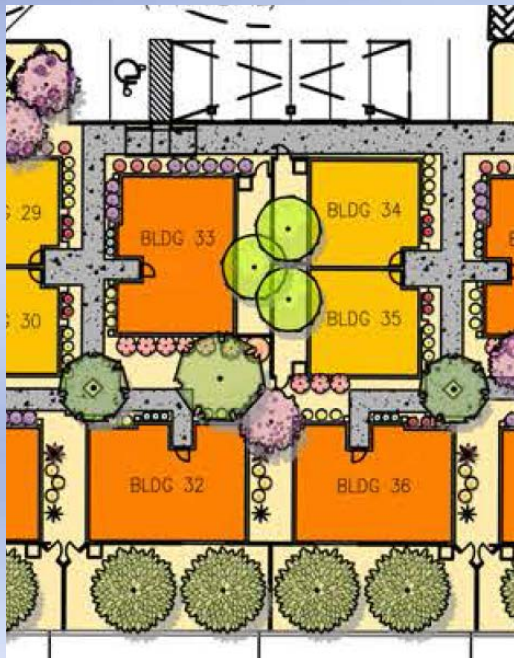
Common amenity area comprises approximately 0.68 acres of space distributed as such:

- **Pool and Ramada** - 4,207 sf
- **Passive field** - 14,026 sf
- **Ramada and BBQ** - 4,744 sf
- **Pocket amenities** - 6,750 sf

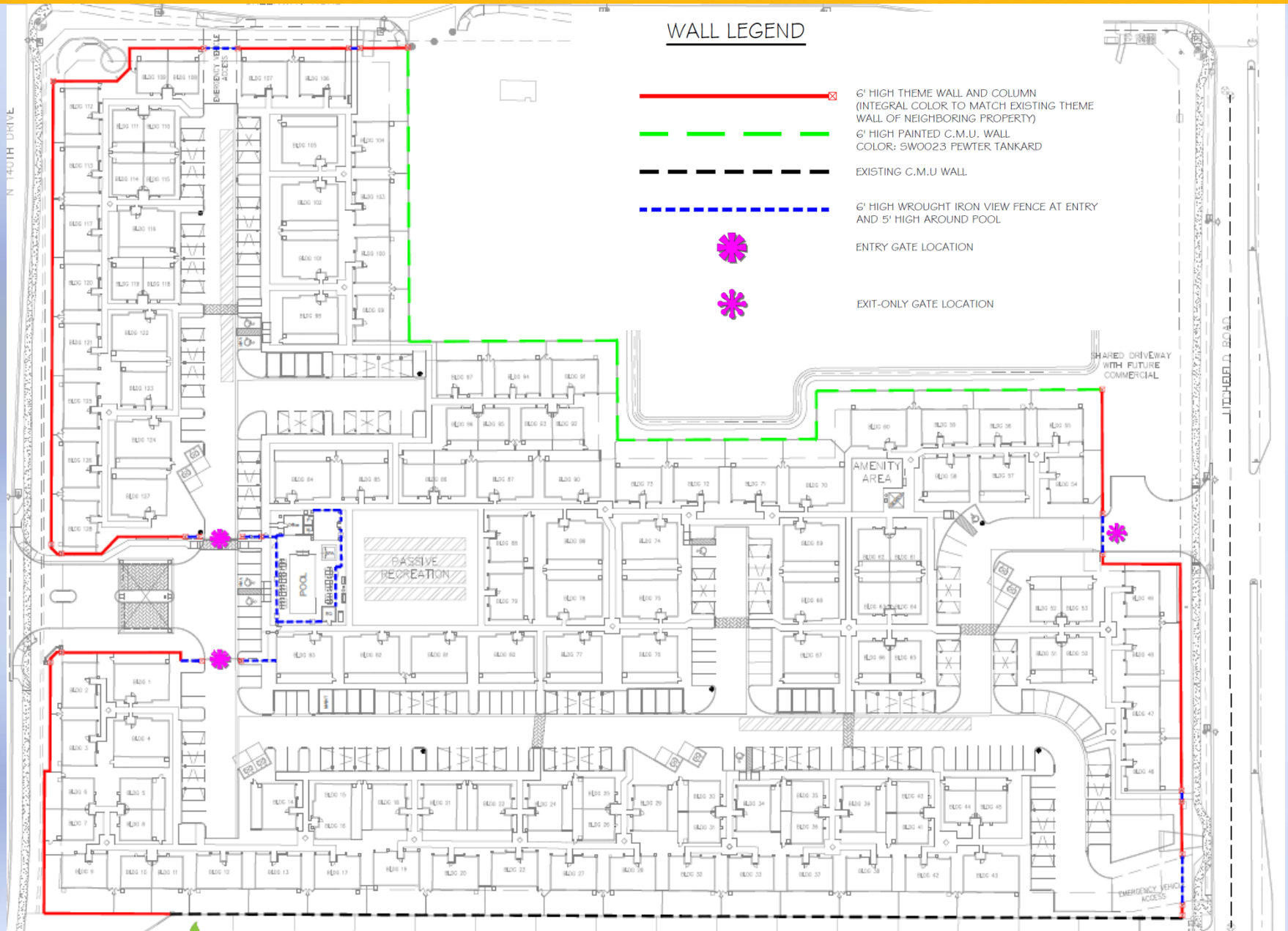


Open space walking area comprises approximately 3.29 acres.

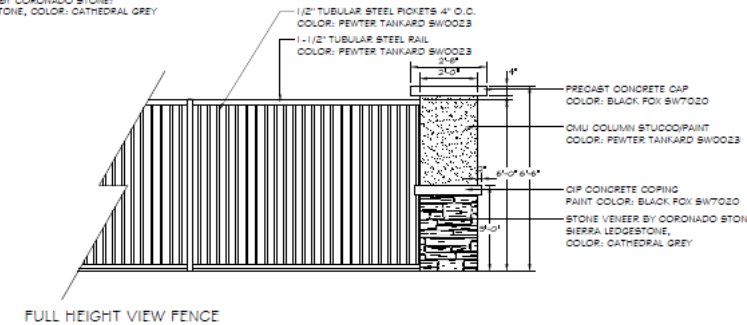
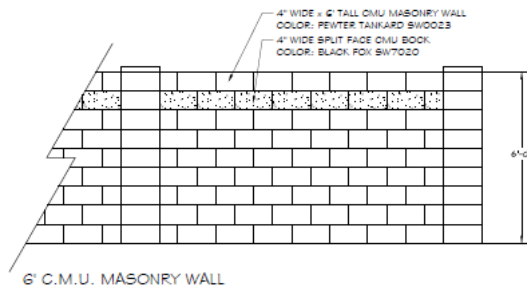
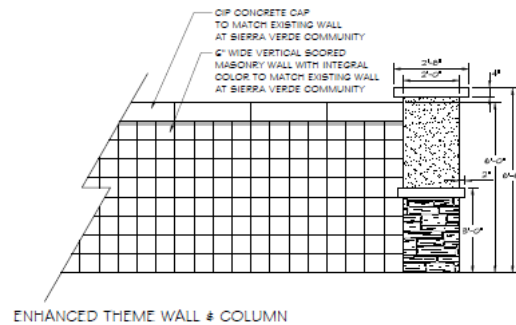
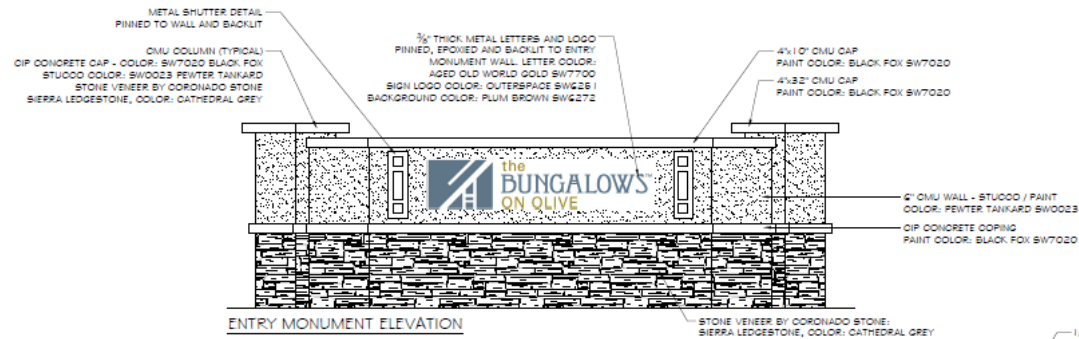
Individual units will also have a private gated yard of approximately 473 sf per unit.

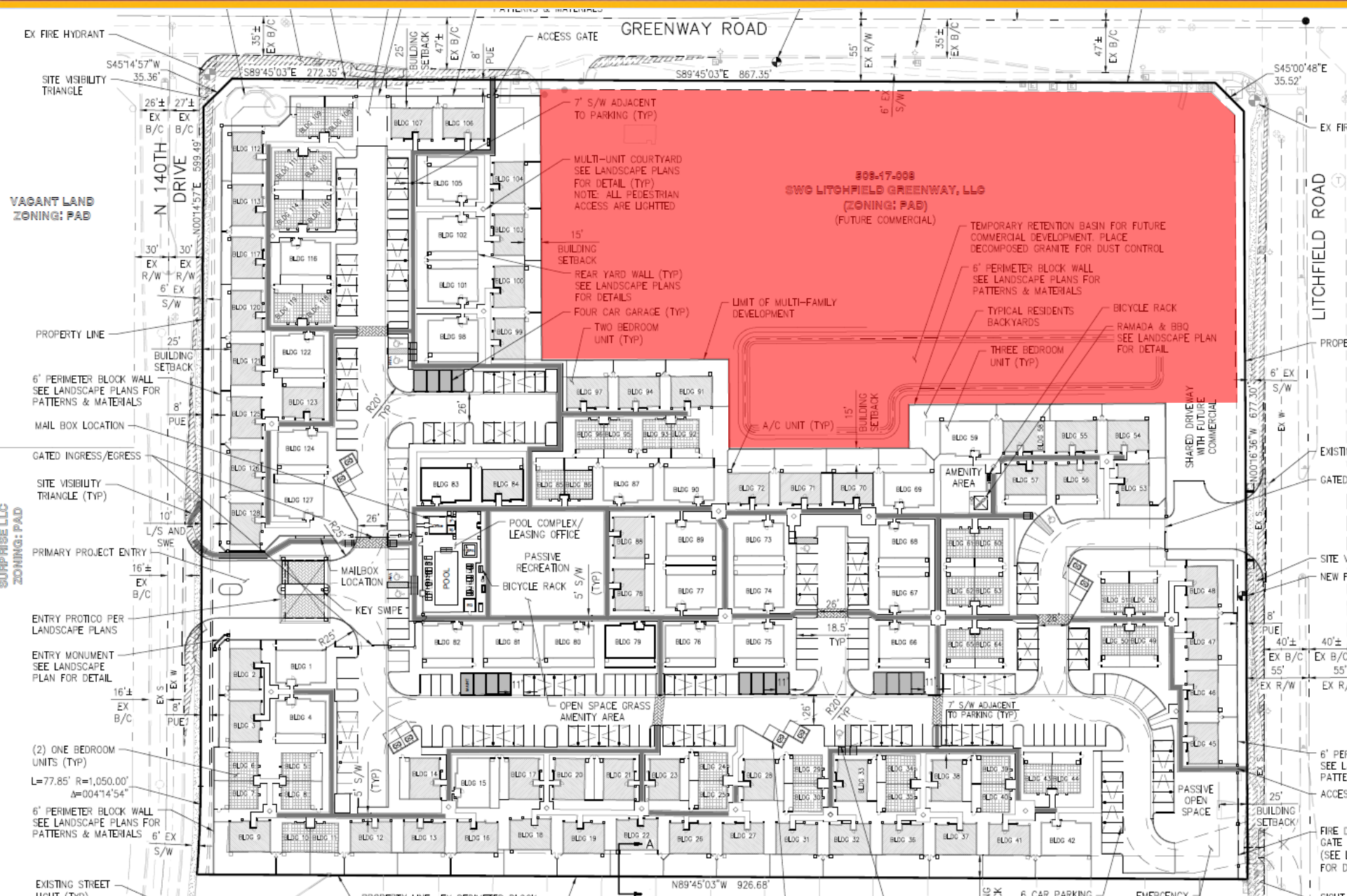


WALL PLAN



WALL DETAILS





Concerns:

- Security
- Children Walking to School
- Only Renters
- Concerned How this would affect HOA
 - Dues
 - Facilities
- Lowering of Property Values

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

July 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 21, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on a Site Plan for the Bungalows rental housing unit project generally located at the Southwest Corner of Greenway and Litchfield Roads within the Sierra Verde Planned Area Development (PAD).

Motion:

I move to recommend approval/denial of the Site Plan for the Bungalow's Rental Project, Case FS16-158, subject to conditions "a" through "d."

Background:

Jon Hamel of Advanced Acquisitions, LLC, on behalf of SWC Litchfield-Greenway, LLC, seeks approval of a Site Plan for rental housing products allowed on Parcel 8 of the Sierra Verde PAD as rental units. The most recent amendment to the Sierra Verde, Parcel 8 PAD amendment allowed mixed use but excluded apartments. The applicant intends to simply introduce the separated rental unit product with this amendment. A PAD amendment is being processed concurrently with this proposal.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00-FS16-158-Sierra Verde Parcel 8 Bungalows - SP-Staff Report](#)
- ☐ [01-FS16-Sierra Verde Parcel 8 Bungalows -SP-Vicinity Map](#)
- ☐ [02-FS16-Sierra Verde Parcel 8 Bungalows -SP-Site Plan](#)
- ☐ [03a-FS16-Sierra Verde Parcel 8 Bungalows -SP-Housing Product](#)

- ☐ [03b-FS16-Sierra Verde Parcel 8 Bungalows -SP-Housing Product](#)
- ☐ [04-FS16-Sierra Verde Parcel 8 Bungalows -SP-Entry Elevation](#)
- ☐ [05-FS16-Sierra Verde Parcel 8 Bungalows -SP-Landscape Plan](#)
- ☐ [06-FS16-Sierra Verde Parcel 8 Bungalows -SP-Wall Plan](#)
- ☐ [07-FS16-Sierra Verde Parcel 8 Bungalows -SP-Dysart School District Comments](#)
- ☐ [08-FS16-Sierra Verde Parcel 8 Bungalows -SP-Luke AFB Comments](#)
- ☐ [09-FS16-Sierra Verde Parcel 8 Bungalows -SP-Citizen Participation Report](#)
- ☐ [10-FS16-Sierra Verde Parcel 8 Bungalows -SP-Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

Eric Fitzer, Director

Case: FS16-158
Project Name: Sierra Verde, Parcel 8 Bungalows Rental Residential Project
Council District: 5 - Palm
Meeting Date: July 21, 2016
Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

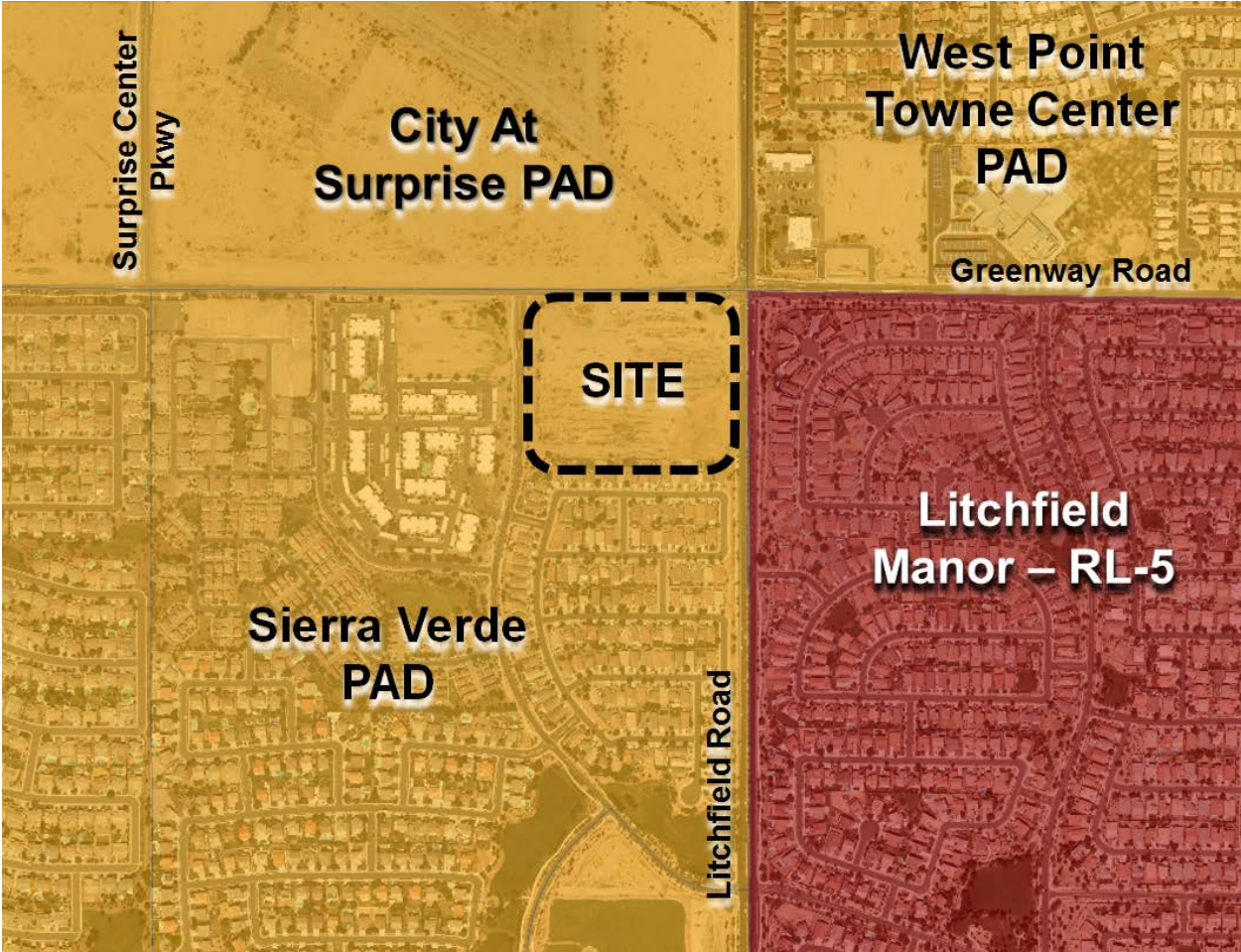
Owner: SWC Litchfield-Greenway, LLC
Applicant: Jon Hamel of Advanced Acquisitions, LLC, on behalf of SWC Litchfield-Greenway, LLC
Request: Sierra Verde Parcel 8 Site Plan Approval
Site Location: Generally on the Southwest Corner of Greenway and Litchfield Roads within the Sierra Verde Planned Area Development (PAD).
Site Size: Approximately 14.83 acres
Density: 10.79 DU/Ac
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035
Support/Opposition: Both support and opposition was encountered. Refer to Citizen Participation Report for specific comments.
Recommendations: None

Project Description:

Jon Hamel of Advanced Acquisitions, LLC, on behalf of SWC Litchfield-Greenway, LLC, seeks approval of a Site Plan for rental housing products allowed on Parcel 8 of the Sierra Verde PAD as rental units. The most recent amendment to the Sierra Verde, Parcel 8 PAD amendment allowed mixed use but excluded apartments. The applicant intends to simply introduce the separated rental unit product with this amendment. A PAD amendment is being processed concurrently with this proposal.

Existing Zoning:

The following chart and associated map depict the existing zoning of the subject site and its surroundings.



PAD (Mixed Use)	PAD (Mixed Use)	PAD (Commercial)
PAD (Commercial)	Sierra Verde Parcel 8 PAD	RL-5 (Low Density Residential)
PAD (Medium Density Residential)	PAD (Low Density Residential)	RL-5 (Low Density Residential)

Background:

February 25, 1999: The subject parcel was annexed into the City of Surprise.

August 22, 2002: The Mayor City Council approved a PAD for the Sierra Verde PAD under case PADA06-460.

October 19, 2006: The Mayor City Council approved a PAD amendment for Sierra Verde Parcel 8 to change from mixed use to medium/high density residential under case PADA06-460.

July 10, 2008: The Mayor City Council approved a PAD amendment for Sierra Verde Parcel 8 to change from medium/high density residential to mixed use under case PADA08-044.

December 17, 2015: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-402.

March 28, 2016: The applicant filed a request for a PAD Amendment to the Sierra Verde Parcel 8 PAD amendment together with a related Site Plan under case FS16-158, the subject case.

June 13, 2013: The applicant held a neighborhood outreach meeting to discuss the project.

Analysis and Discussion:

The Bungalows project is an undeveloped, 14.83 acre site located at the southwest corner of Greenway and Reems Road within the Sierra Verde PAD. The current proposal for this gated site is to provide a residential rental project that will provide a mix of one (1), two (2), and three (3) bedroom single-story attached and detached single family homes. While the past and proposed PAD amendments allow up to a maximum 234 units, this plan provides for only 128 dwelling units with an immediate density of 10.79 dwelling units per gross acre. The breakdown of units is provided as such:

Unit Type	Yield	Beds	Percentage of Units
1 Bedroom (634 sf)	40	40	32 Percent
2 Bedroom (990 sf)	58	116	45 Percent
3 Bedroom (1,314 sf)	30	90	23 Percent
	128	246	100 Percent

Parking is provided at a rate that is consistent to a conventional apartment complex:

- 1 Bedroom – 1.5 spaces per unit
- 2 Bedroom – 2 spaces per unit
- 3 Bedroom – 2.5 spaces per unit

The total parking required and provided is 251 spaces. While most of the vehicle spaces will be covered, 12 of the vehicle spaces will be garaged.

Common amenity area comprises approximately 0.68 acres of space distributed as such:

- Pool and Ramada - 4,207 sf
- Passive field - 14,026 sf
- Ramada and BBQ - 4,744 sf
- Pocket amenities - 6,750 sf

Open space walking area comprises approximately 3.29 acres.

Individual units will also have a private gated yard of approximately 473 sf per unit.

South of the proposed project, existing single family residential homes will be given the opportunity to increase the height of the wall to up to six (6) feet on the north side and six (6) feet eight (8) inches on the south providing additional privacy to the occupants.

Typical desert landscape will occupy much of the site and the Sierra Verde theme walls will continue from the south to unify the design with the existing development.

The remaining undeveloped space of approximately 5.62 acres is currently unplanned but is likely to facilitate a small commercial enterprise. Any project that plans to occupy the site will have to go through the design review and platting process prior to building.

Citizen Outreach:

The site was posted and advertised in accordance with the SUDC. As noted above, the applicant held a Citizen Outreach meeting for the proposed Sierra Verde, Parcel 8 PAD amendment project at Holiday Inn Express located at 16540 N Bullard Road 6:30pm to 7:30pm on Monday, June 13, 2016. Several residents attended who expressed concern regarding the request. The Citizen Participation report is an attachment to this staff report and provides specific discussion items.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	Private
Natural Gas:	SWG
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of between two (2) and eight (8) dwelling units per acre. The proposed PAD in its entirety would meet an approximate density of 4.75 dwelling units per acre.

Reviewing Agencies:

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

Luke Air Force Base (LAFB): While not meeting the Graduated Density Concept (GDC), LAFB indicates no objections to the request because of previous correspondence indicating the previous project would not negatively impact flying operations. LAFB also advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations.

Dysart School District: The Dysart School District and Cavan Companies are bound by a transferrable donation agreement approved in 2002. The agreement will provide a donation of \$400 per apartment home. Dysart Unified School District has no objections to the project going forward.

Summary:

The subject project is a new product for the City of Surprise and has been becoming more popular around the valley as a larger number of the population chooses rental properties over ownership. The proposed Site Plan, in conjunction with the related PAD Amendment, will allow this unique type of rental residential infill to take place within a vacant mixed use site.

158 **Findings:**

- 159
- 160
- The proposed Site Plan is consistent with the Surprise General Plan 2035.
 - The proposed Site Plan will be consistent with the PAD if the Major and City Council chooses to approve the PAD amendment for Sierra Verde Parcel 8.
 - The reviewing agencies have indicated no objections to the request.
- 164

165 **Recommendations:**

166

167 Based on the findings noted above, staff requests the Commission to move to recommend

168 **approval or denial** of the proposed Site Plan, subject to conditions “a” through “d” as outlined

169 below:

- 170 a) The Site Plan prepared by West Land Resources, date stamped June 2, 2016 will be revised
- 171 and submitted for review to include the following modifications:
- 172 1) The provided parking of 252 spaces will be shown as 251 spaces.
- 173 2) The highlighted concrete walkways will also include the sidewalks not highlighted and
- 174 absent from the legend.
- 175 3) A pedestrian access will be provided from Building one (1) area to the Pool Complex
- 176 area.
- 177 4) A pedestrian access will be provided from the Building 127 area to the mailboxes.
- 178 5) A pedestrian access will be provided between the Building 98 area and the Building 83
- 179 area.
- 180 6) The word ‘Portico’ will be correctly spelled.
- 181
- 182 b) The Electrical and Lighting Plan prepared by Wright Engineering Corporation, date stamped
- 183 June 2, 2016 will be revised and submitted for review to include the following modifications:
- 184 1) Lighting levels in the parking lot will be a minimum of one (1) foot-candle.
- 185 2) Lighting levels along the property line will be one half foot-candle or less excluding off
- 186 site lighting.
- 187
- 188 c) The Landscape Plan prepared by Coleman Design Group, dated stamped June 2, 2016 will
- 189 be revised and submitted for review to include the following modifications:
- 190 1) Preliminary will be removed from the Landscape Plan title.
- 191 2) Site Plan comments apply to all other plans.
- 192 3) Street trees and shrubs along Greenway Road, Litchfield Road and N 140th Drive are to
- 193 be selected, located and spaced as per the Engineering Development Guidelines,
- 194 Chapter eight (8) including landscaping between the sidewalk and curb.
- 195 4) Plant material will be removed from paved areas, including, but not limited to the
- 196 Building 65, 57, 55, 47, and 79 areas.
- 197 5) The approximately 50 foot by 40 foot area east of building 106 will be enhanced as
- 198 indicated by ‘amenity area’ labeling.
- 199 6) The mailbox locations will be noted and access provided.

- 200 7) The portico structure will provide at least 2 color elevations with materials and colors
201 labeled.
202 8) A note stating the sign copy will be reviewed by a separate building permit will be
203 provided.
204 d) The proposed Site Plan is deemed not approved until which time the PAD amendment for
205 Sierra Verde, Parcel 8 has been approved by the Mayor and City Council.

206
207 However, should the Commission wish to recommend denial of the request, the Commission
208 should make its own findings and base its decision on those alternative findings.

209
210 **Attachments:**

- 211
212 01 – Vicinity Map
213 02 – Site Plan
214 03 – Housing Product
215 04 – Entry Elevation
216 05 – Landscape Plan
217 06 – Wall Plan
218 07 – Dysart School District comments
219 08 – Luke AFB comments
220 09 – Citizen Participation Report

VICINITY MAP



VICINITY MAP



Surprise
Center

Litchfield Road

West Point
Towne Center

Greenway Road

N 140th Drive

SITE
14.82 Acres

Sierra
Verde

Litchfield
Manor

Bungalows on Greenway

CITIZEN REVIEW MEETING DETAILS

DATE: Monday, June 13, 2016
TIME: 6:30 PM to 7:30 PM
LOCATION: Holiday Inn Express & Suites
16540 N. Bullard Ave.
Surprise, Arizona 85374

Notice was sent by the Jamie Sullivan per the City of Surprise on 5/23/16 to all residents and HOA's within 300 feet of the property. It was also sent to the paper May 23, 2016. Signs reflecting the meeting schedule were put on the property. (See attached notice)

Attendance: 22

Bungalows on Greenway Representatives:

Jon Hamelö Cavan Companies (Developer representative)
Andy Jochumsö Beus Gilbert PLLC Planning Consultant

Neighbor Participants (Sign-in Sheet)

Hobart Wingard
Sandy Treece
Ken Remley
Jim Hegedus
Doc Sullivan
Adam McDaniel
Lindsay McDaniel
Gail Daly
Ginger Montemery

Bernardo Brazil
Laura Wibeto
Sandie Caywood
Tom Runvan
Lidsay Pico
M. Ulrich
B. Kenworthy

A meeting was held on June 13th to notify the neighborhood and other interested parties of the PAD application for Parcel 8 of Sierra Verde.

The following is a list of questions/concerns posed at the Public Meeting and the answers provided.

1. **How many units are you proposing to build?** Current site plan reflects 128 single story rental units.
2. **Why has this site been rezoned so many times?** Each owner who has purchased this property has considered different uses for the property. This is the first time the current prospective buyers have looked to rezone this property.
3. **Will this be Section 8 Housing?** Developer has no intention of allowing section 8 housing in this project. This project will garner competitive rents to the higher end of the rental

market for the area. Similar product by another developer have established rents 18-20% higher than the surrounding traditional multifamily rentals.

4. **Will 140th Drive be widened or changed as part of this development?** The Traffic impact analysis shows that the additional traffic from this site being developed will not impact the roads beyond what they were originally built for in the area.
5. **What turning movements will there be onto Greenway road?** Only from 140th Drive. There is an emergency access gate for the fire department only on Knox box that would have access to Greenway in times of emergency. The site will have main access off of 140th Drive with egress right turn only on Litchfield.
6. **Concern over children walking to school across both Greenway and Litchfield Roads.** This is the same as any children currently in the Sierra Verde subdivision. Dysart schools was contacted and are in support of the project and did not express concerns with school access at this time.
7. **Will the crime rate increase?** We do not believe that the crime rate will go up due to this development. We will use qualifying methods that are standard for the industry such as income verification, credit checks, and background checks.
8. **Will rental rates remain high or will the site be open to lowering rents to increase occupancy rates?** We believe this site will remain as the premier multifamily development in Surprise and as such will continue to garner some of the highest rental rates in the market.
9. **Is there enough open space for the residents, concern over residents in community using Litchfield Manor facilities** We feel that residents will utilize the open recreation spaces within our development. If they want access to sports facilities they will utilize the Surprise Community Park just about a mile away.
10. **Do you have a dedicated dog park?** No residents will utilize the dog park at the Surprise Community Park or utilize the recreation areas within the development. Each unit also has a private backyard that residents can use along with pets.
11. **Will there be enough parking?** The site parking is in line with the City of Surprise requirements.
12. **Why so few garages, will they just be used for stuff?** The number of garages is part of the overall parking for the site. If too many garages were built we would not have adequate parking. Garages if rented must be used for parking, not for storage as part of the lease agreement.
13. **Will the construction traffic impact 140th Drive traffic?** Yes we will have traffic entering the site from 140th drive as that is the main entry. We will be parking all of the construction traffic on the site and utilize the exit on Litchfield to assist in the traffic flows on and off of the site.
14. **“We purchased with the expectations of no apartments on this site”** We are not building traditional high rise apartments on the site, but small homes that are rentals. This is very similar to all adjacent neighborhoods that have significant registered rental properties based on the assessor tax record.
15. **Is this pool big enough?** In our review of other sites we feel that for the size of our project the pool is sufficient for the community.
16. **What type of Management 24/7?** We will have traditional professional property management on the site. They will have staff that is responsible for the property 24/7, but we do not anticipate the managers to be located at the property at all times of the day.

17. **Can you restrict Satellite Dish placements?** We will follow the Section 207 of the Telecommunications Act of 1996 for this type of use.
18. **How many months do you anticipate it taking to complete?** We anticipate we will start the improvements on grading the site within 60 days of closing (post all rezoning requirements). This work will take up to 6 months to complete. We will then begin the vertical construction the first 20-25 units will take 4 months to complete and we expect to continue 20-25 per month each month after. The entire development should take 12-18 months if we do not have delays based on City reviews, weather, or unforeseen conditions.
19. **Can you only develop half the site then sell the rest?** No we will work as quickly as we can to complete the development with a quality product for the neighborhood.
20. **Will this development will bring down my property values?** No, this type of development will not bring down property values. A development of this type and finish will be a perfect transition from the remaining commercial to the traditional single family homes.

CITY OF SURPRISE

CITIZEN REVIEW MEETING

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

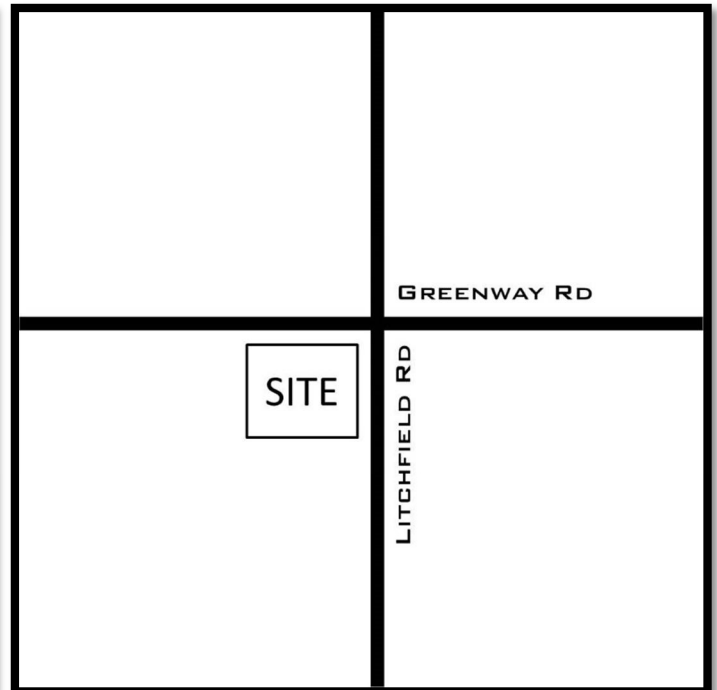
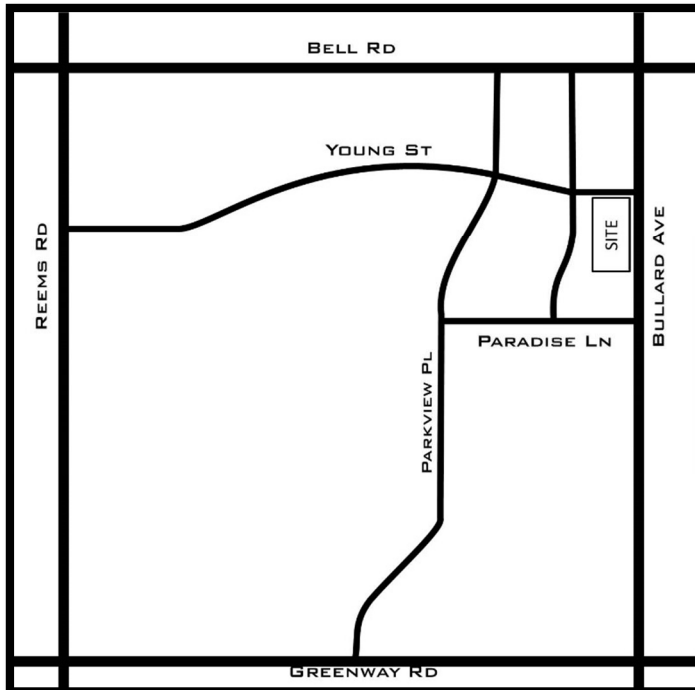
City of Surprise Planner: Hobart Wingard
623-222-3156

CITIZEN REVIEW MEETING DETAILS

DATE: Monday, June 13, 2016
TIME: 6:30 PM to 7:30 PM
LOCATION: Holiday Inn Express & Suites
16540 N. Bullard Ave.
Surprise, Arizona 85374

Meeting Location Map

Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of an amendment to the Sierra Verde PAD to modify the development standards for Parcel 8 (Case FS16-158) to allow for 128 multi-family residential rental units.

Sign In Sheet--Bungalows on Greenway

[illegible]

Sign In Sheet--Bungalows on Greenway

[illegible]

Bungalows on Greenway

Southwest Corner of Litchfield & Greenway Roads

Case # FS16-158

Name: MID & MRS MIKE ULRICH

Address: 14339 N. 137 LANE SURPRISE, AZ 85379

Phone: 623.308-1213 Email: MIKEULRICH@COX.NET

Please leave any Comments, Concerns, or Questions below:

I BELIEVE THAT THIS PROJECT IS IN THE WRONG LOCATION WITH SEVERAL VALUE CATERFOLD MAPS AND WEST POINT HOMES. A REMARKING THE CENTER OF TOWN IS NOT ATTRACTIVE TO OUR HOMES AND OUR H.O.A.'S

I ALSO BELIEVE THAT THIS "WILL" REDUCE PROPERTY VALUES AND INTRUSION ON OUR RENTAL PROPERTIES.

140TH IS AND WILL BE MORE CONGESTED

THE AREA WOULD BE 'BEST' FOR THE TYPE OF PROJECT WOULD BE JUST SOUTH OF BELL BETWEEN LITCHFIELD & BURNARD

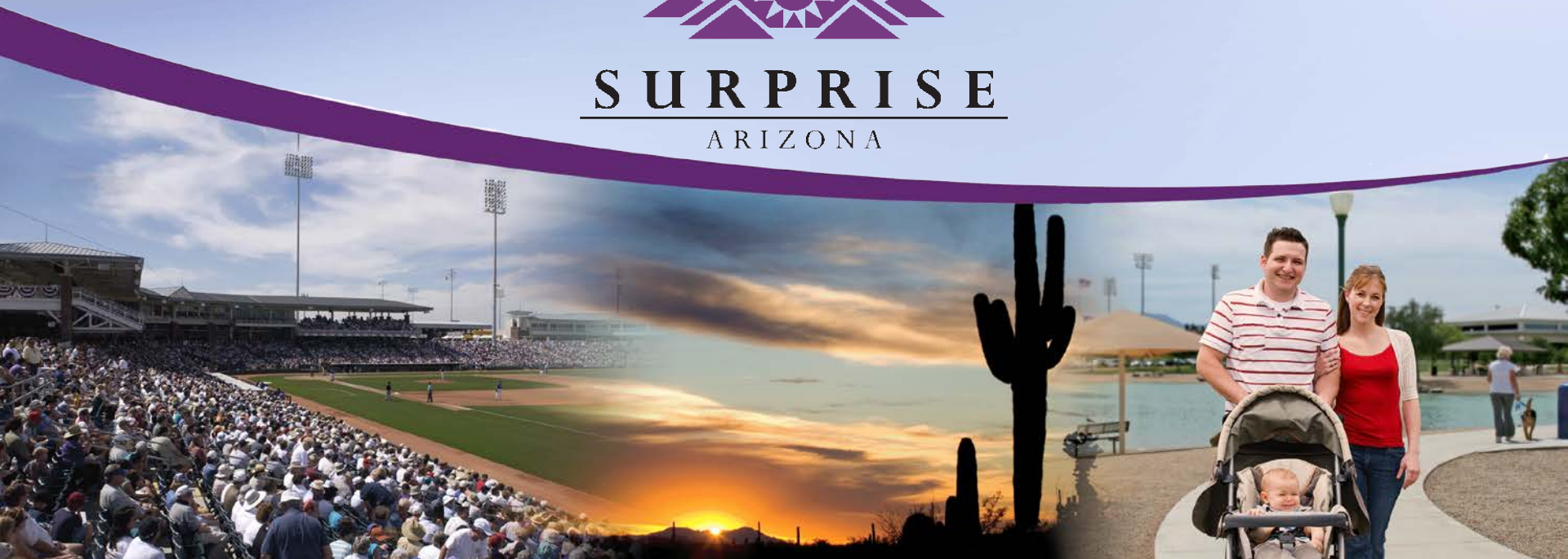
NO

FS16-158

Sierra Verde - Parcel 8

Rezone/PAD Amendment and Site Plan Planning and Zoning Commission

July 21, 2016



VICINITY MAP



VICINITY MAP



Surprise
Center

West Point
Towne Center

Litchfield Road

Greenway Road

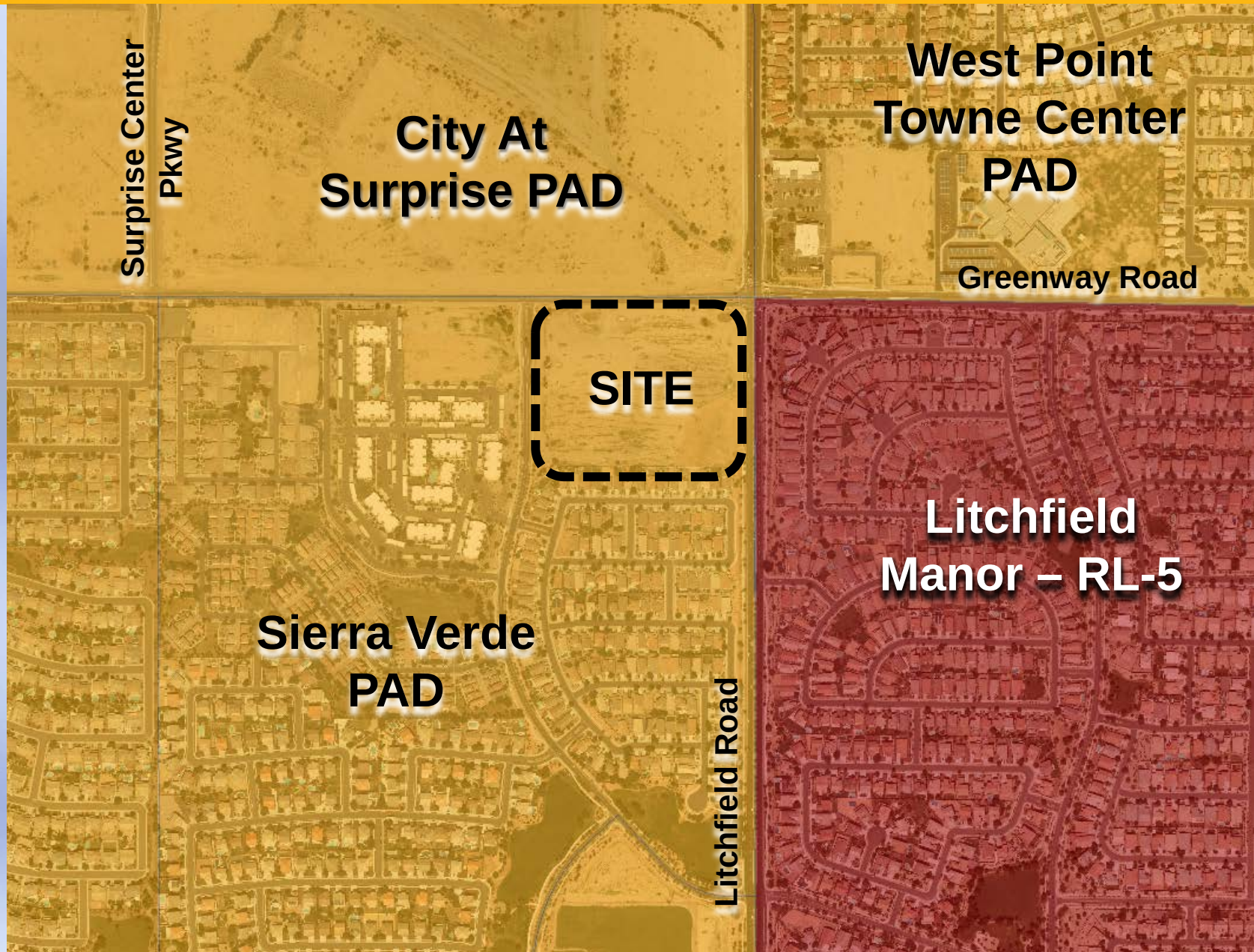
N 140th Drive

SITE
14.82 Acres

Litchfield
Manor

Sierra
Verde

ADJACENT ZONING



PROPOSED PAD AMENDMENT

- **Mixed Use Designation Remains**
- **Uses Refer to Current Code**
- **Allows for “Apartments”**
- **Follows RM-12 Dimensional Standards**



ADDITIONAL STANDARDS

Bungalows on Greenway General Development Standards	
Density Standards	
Maximum Gross Project Density	12 du/ac
Primary and Accessory Building/Structure Standards	
Maximum Building Height	20 Feet ^{(A)1}
Minimum Property Line Setbacks ^(B)	
Street Setback	20 Feet
Commercial Property Setback	15 Feet
Single Family Residential Property Setback	20 Feet ²
Minimum Building Separation on same lot	6 Feet ^{(C)3}
Walls and Fence Standards	
Perimeter Walls ^(D)	6' solid wall
Interior Walls and Fences ^(D)	
Private Backyards	5' solid wall
Pool Fence	5' maximum view fence ^(E)

ADDITIONAL STANDARDS

Bungalows on Greenway Open Space & Landscape Standards

Open Space

Minimum Required Overall Open Space	40%
Minimum Common Amenity Open Space ^(A)	225 sq. ft. per Unit ^(B)
Minimum Private Yard Open Space	
One Bedroom	200 sq. ft.
Two Bedroom	296 sq. ft.
Three Bedroom	360 sq. ft.

Frontage Landscape

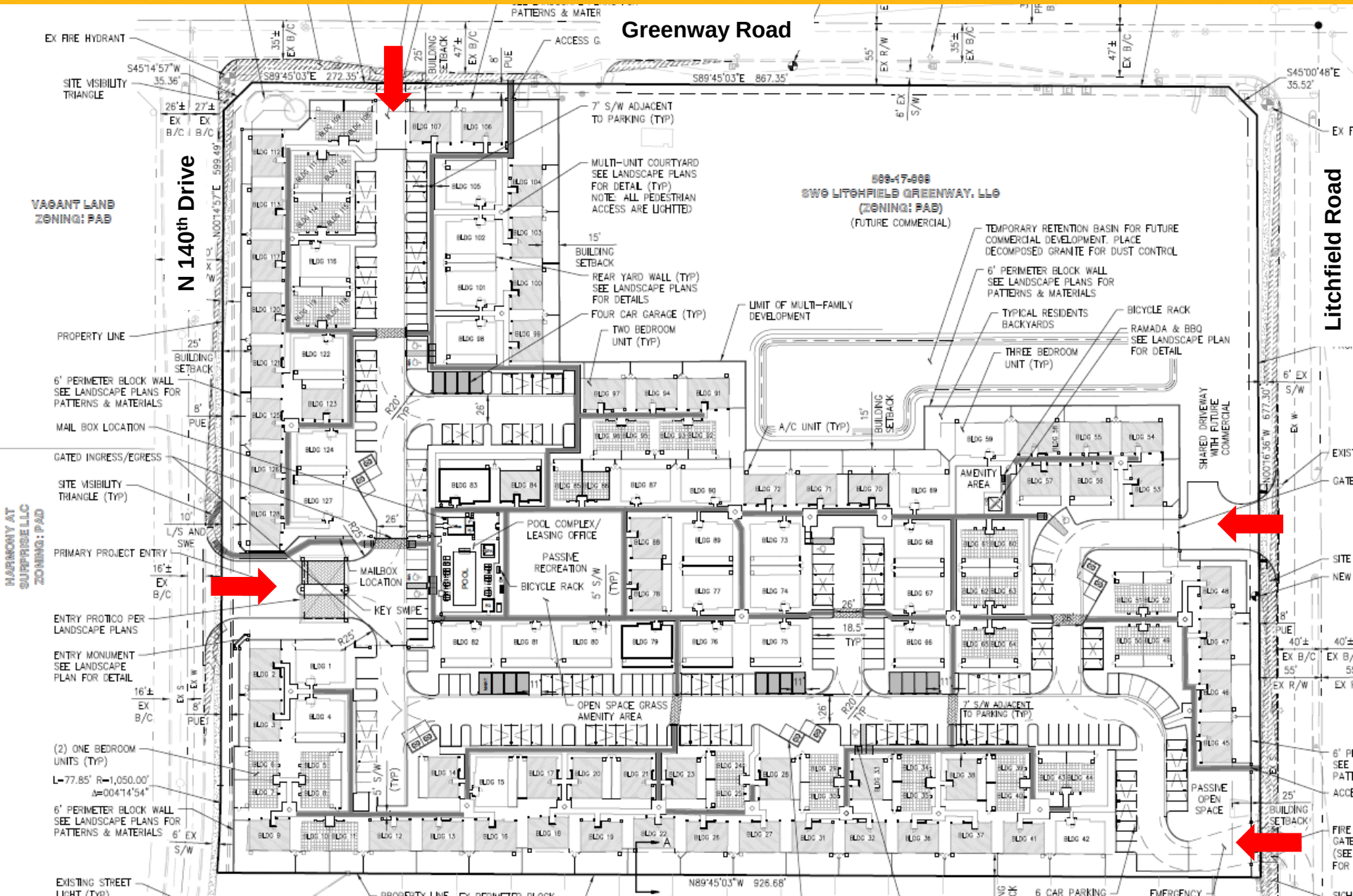
Minimum Road Frontage Landscape

One 24 inch box tree and four 5 gallon shrubs or groundcover plants every 25 linear feet. ^(C)

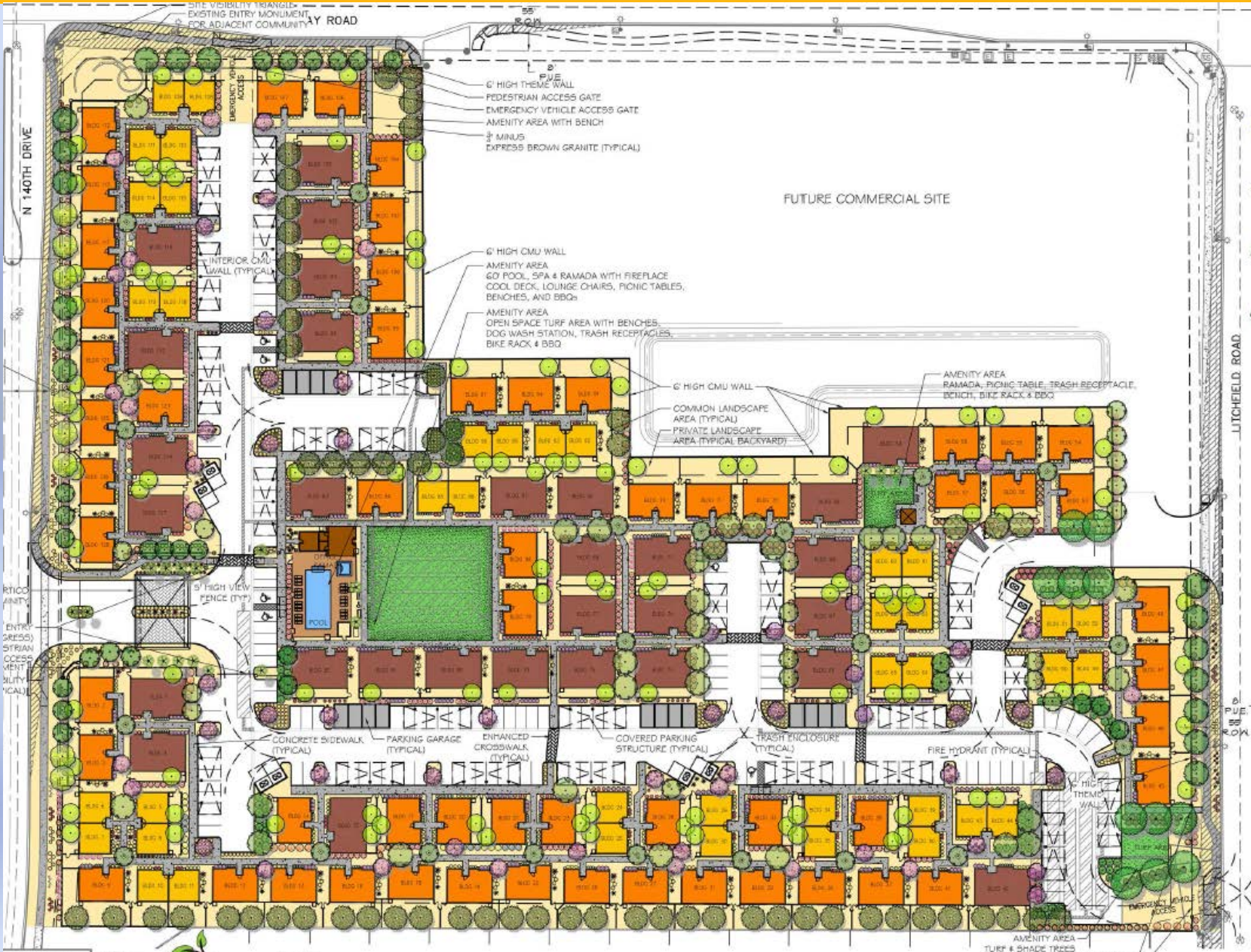
Parking Lot Landscape

Minimum Parking Lot Island Landscape

One 15 gallon tree and three shrubs ^(D)



SITE PLAN



STRUCTURES

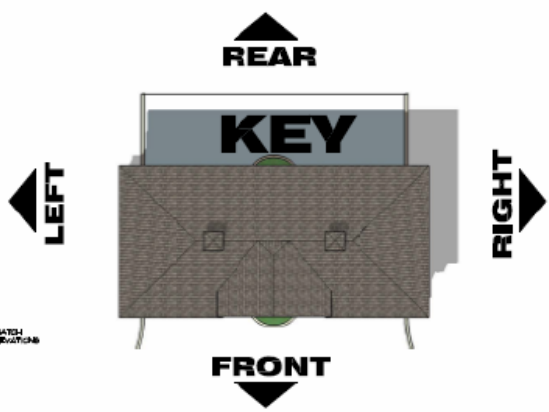


REAR



LEFT

- CONCRETE TILE
 - 6x WOOD PARADE
 - BOUNCE LIGHT EACH CORNER
 - PRECAST TUSCAN COLUMN
 - STONE VENEER WITH 1/4 BRICK CAP
- NOTE: MATERIALS TO MATCH ON DECK AND PORCH ELEVATIONS



RIGHT



FRONT

STRUCTURES



REAR



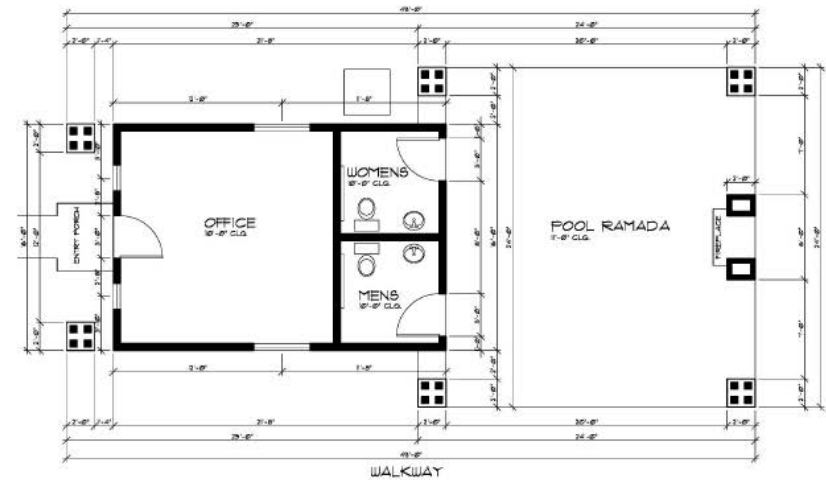
FRONT



LEFT



RIGHT



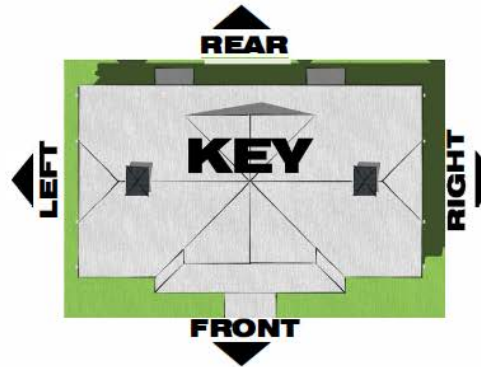
OFFICE / RAMADA
SCALE: 1/4" = 1'-0"



REAR



LEFT



RIGHT



FRONT

- METAL ROOF
- ARCHITECTURAL GRADE CONCRETE SHINGLES
- PRE-FAB CORNICES WITH ACCENT COLOR
- 2X4 CLUMP BRUSH
- PRE-FAB BUTTERES AND METAL ROOF PAINTED WITH ACCENT COLOR
- SHALLOO (SHRUBS) PLANTED AT WINDOWS
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS

PLAN 1

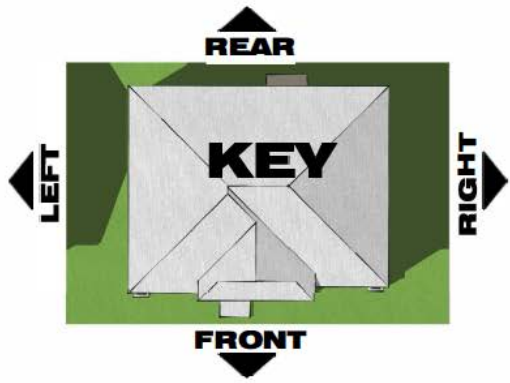
STRUCTURES



REAR



LEFT



RIGHT



FRONT

- 2X WOOD TRIMMED GABLE DETAIL
- ARCHITECTURAL GRADE CONCRETE SHINGLES
- PRE-FAB COLUMNS ACCENT COLOR
- 2X WOOD FASCIA
- PRE-FAB BUTTERS PAINTED WITH ACCENT COLOR
- 2X WOOD SURROUND DETAILS AT WINDOWS
- STONE VENEER WITH 4" STUCCO CHIP
- NOTE: MATERIALS TO MATCH EXTERIOR AND REAR ELEVATIONS

STRUCTURES

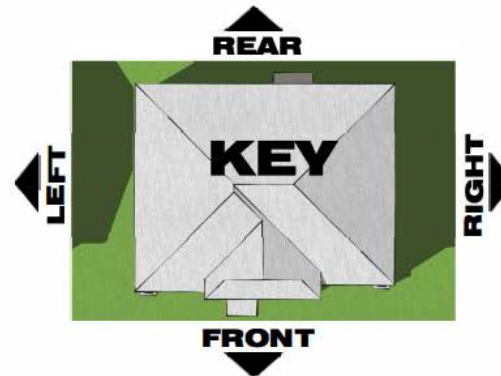


REAR



STONE VENEER UNDER WINDOW ADDED FOR ACCENT

LEFT



STONE VENEER RETURN WINDOW ADDED FOR ACCENT

STONE VENEER UNDER WINDOW ADDED FOR ACCENT

RIGHT

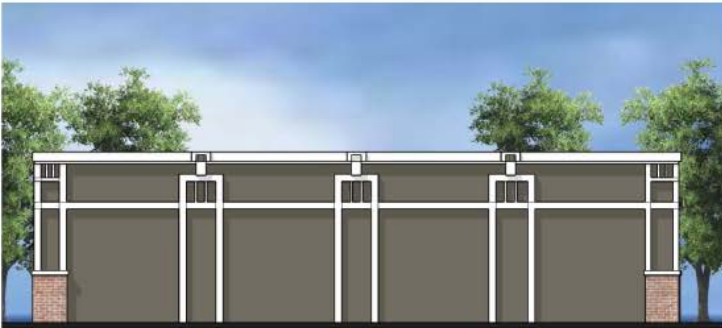


- 4X WOOD TRIMMED GABLE DETAIL
- PRE-FAB CORBELLS WITH ACCENT COLOR
- ARCHITECTURAL GRADE CONCRETE SHINGLES
- 4X WOOD COLUMNS W/ ACCENT COLOR
- 2X WOOD FASCIA
- PRE-FAB SHUTTERS PAINTED WITH ACCENT COLOR
- 2X WOOD BURROUND DETAILS AT WINDOWS
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS

FRONT

PLAN 3

STRUCTURES



REAR



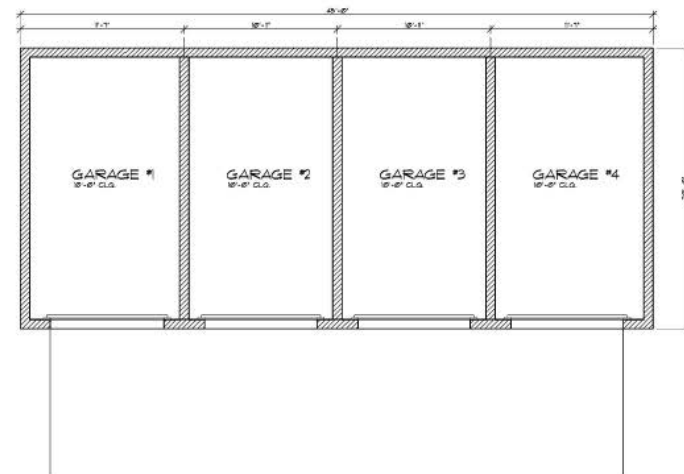
FRONT



LEFT



RIGHT



TYPICAL GARAGE UNIT

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

STRUCTURES

Populuxe Scheme - Plan 1 - Hancock Companies



Eagle Roofing:
4689 Brown Range

Fascia & Popouts:
SW7565
Oyster Bar

Body:
SW7507
Stone Lion

Stone Cap Popout:
SW7506
Manor House

Shutters & Front Door:
SW2846 Roycroft
Bronze Green



Coronado Stone:
Eastern Mountain Ledge,
Grey Quartzite with mica

Populuxe Scheme - Plan 2 - Hancock Companies



Fascia & Popouts:
SW7565
Oyster Bar

Body:
SW7507
Stone Lion

Stone Cap Popout:
SW7506
Manor House

Shutters & Front Door:
SW2846 Roycroft
Bronze Green



Coronado Stone:
Eastern Mountain Ledge,
Grey Quartzite with mica

Populuxe Scheme - Plan 3 - Hancock Companies



Eagle Roofing:
4689 Brown Range

Fascia & Popouts:
SW7565
Patience

Body:
SW7521
Dorner Brown

Stone Cap Popout:
SW6082
Cobble Brown

Shutters & Front Door:
SW7048
Urbane Bronze

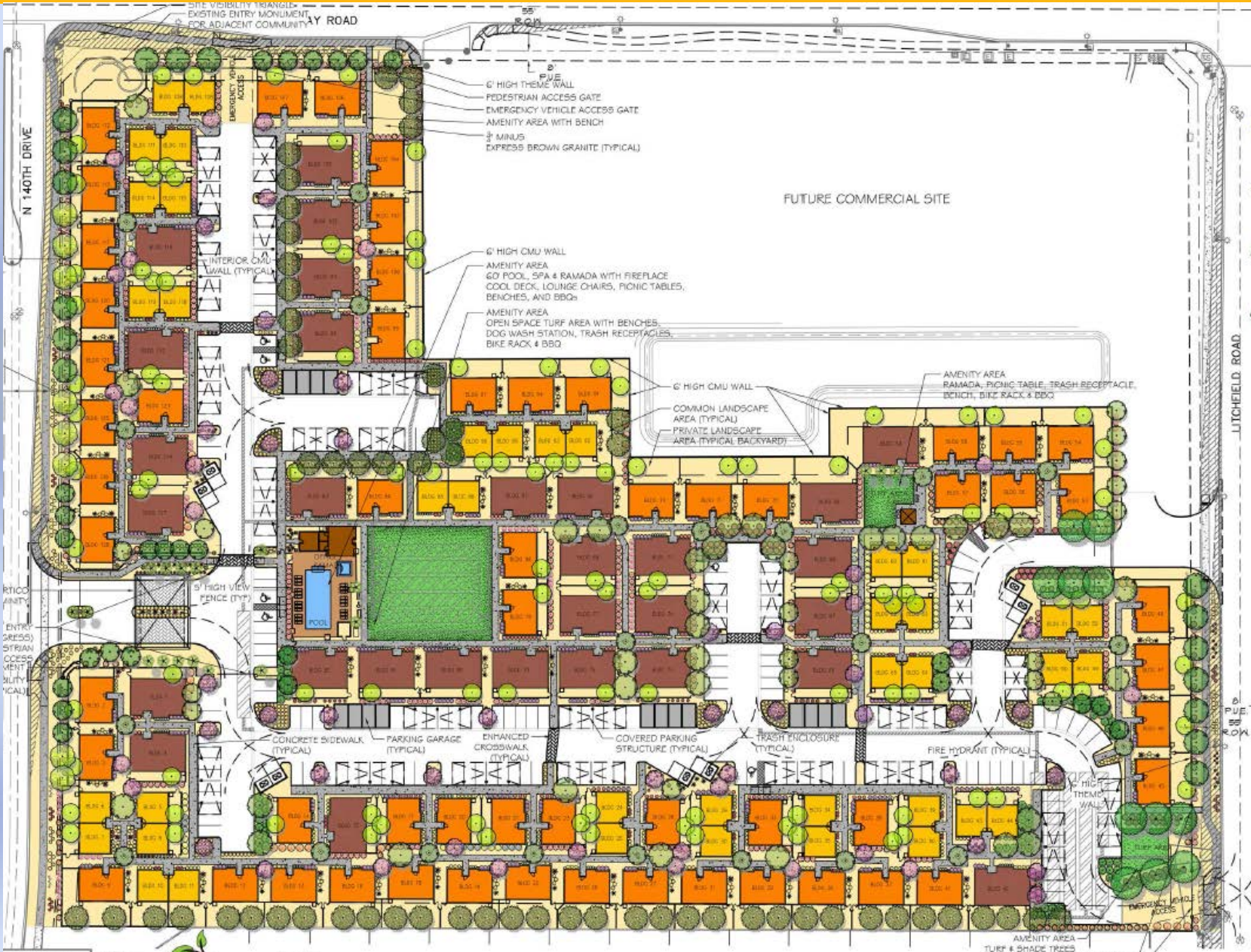


Coronado Stone:
Tumbled Ledge Stone,
Aspen

PARKING

Unit Type	Yield	Beds	Percentage of Units
1 Bedroom (634 sf)	40	40	32 Percent
2 Bedroom (990 sf)	58	116	45 Percent
3 Bedroom (1,314 sf)	30	90	23 Percent
	128	246	100 Percent

LANDSCAPE PLAN



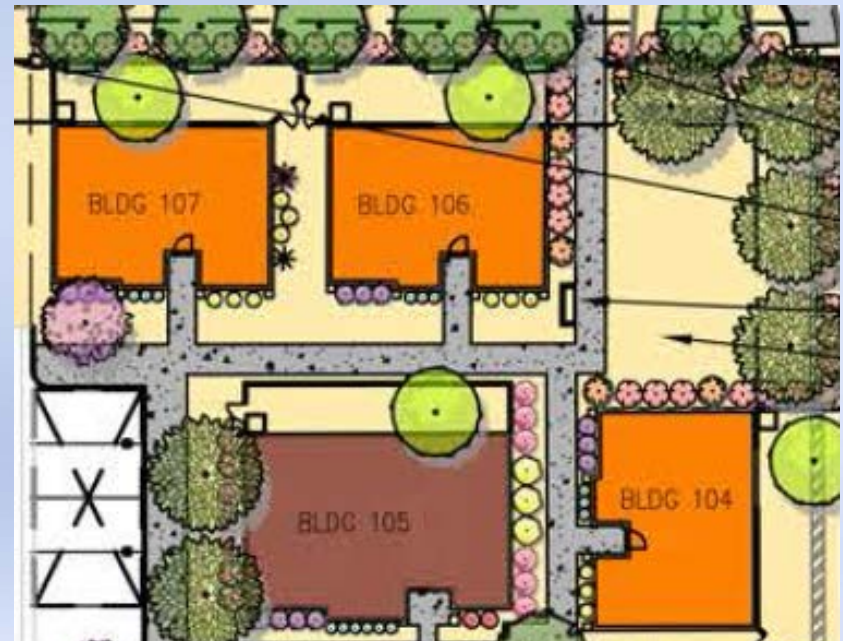
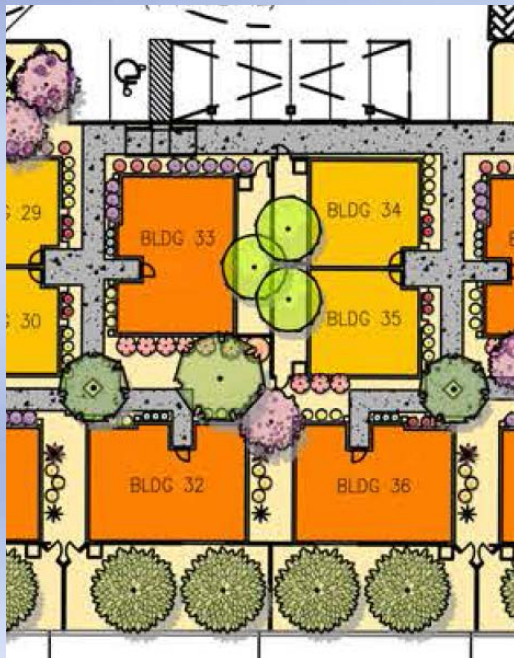
Common amenity area comprises approximately 0.68 acres of space distributed as such:

- **Pool and Ramada** - 4,207 sf
- **Passive field** - 14,026 sf
- **Ramada and BBQ** - 4,744 sf
- **Pocket amenities** - 6,750 sf

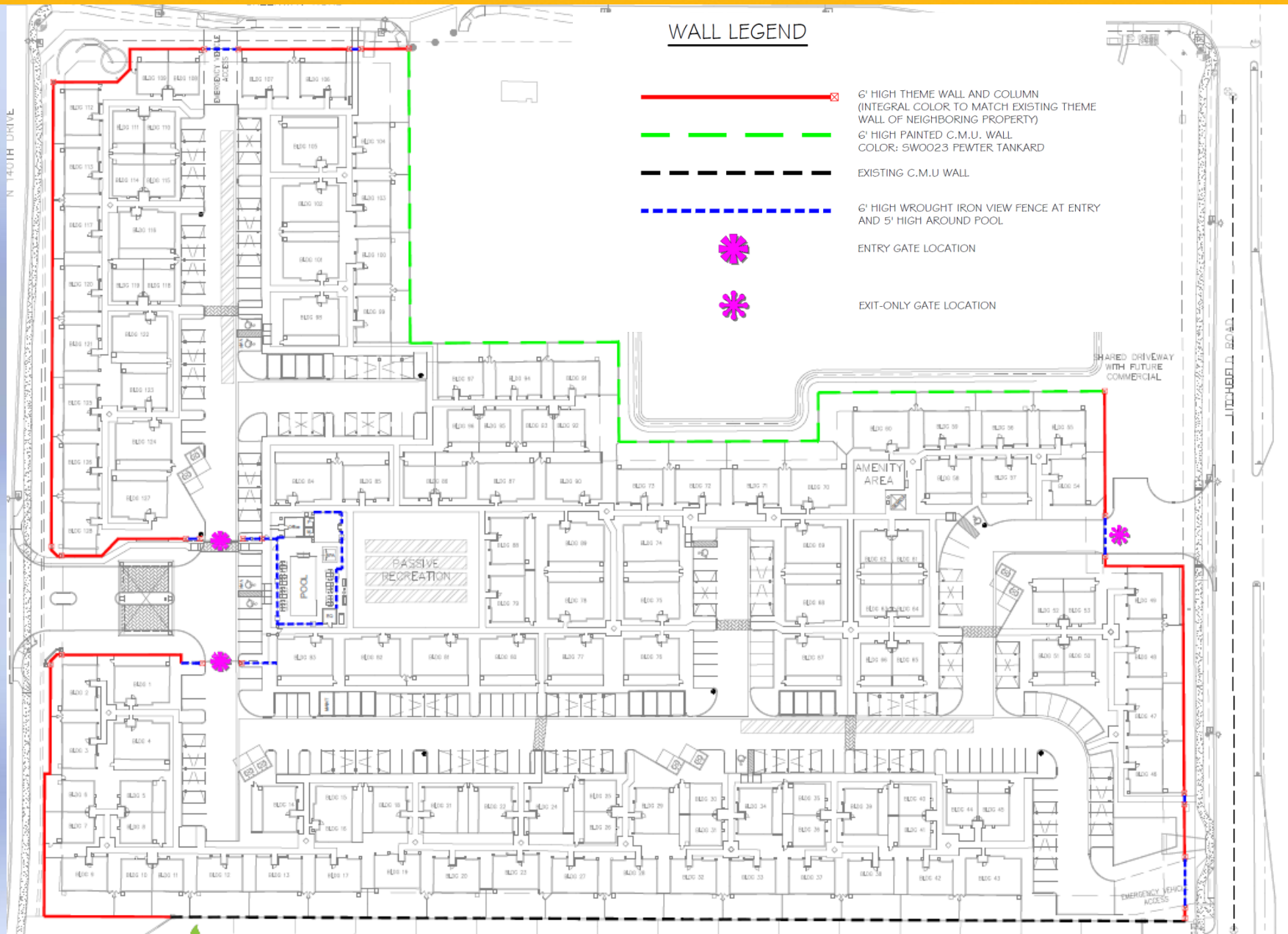


Open space walking area comprises approximately 3.29 acres.

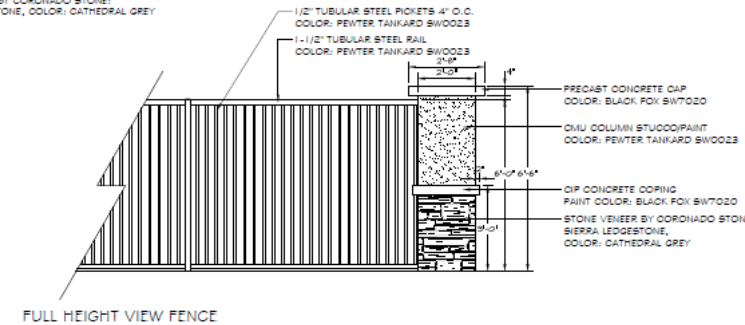
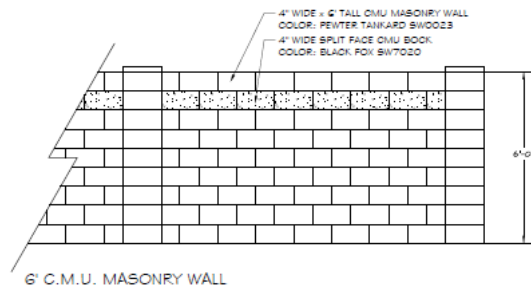
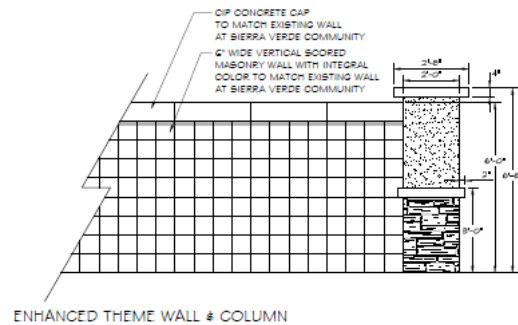
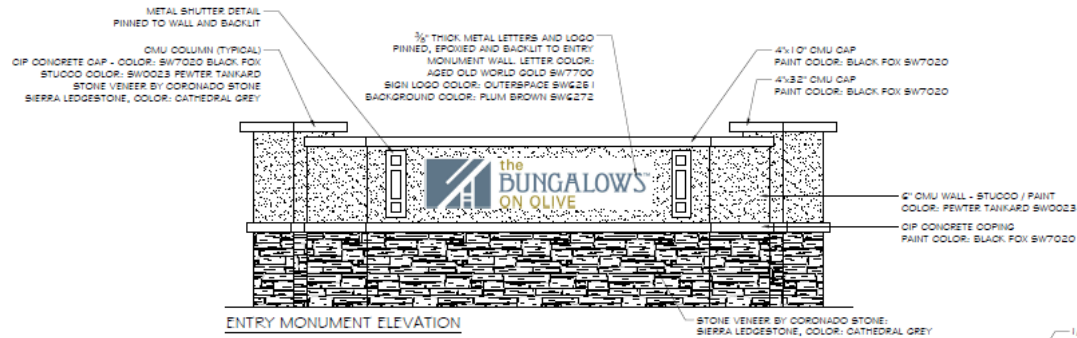
Individual units will also have a private gated yard of approximately 473 sf per unit.



WALL PLAN



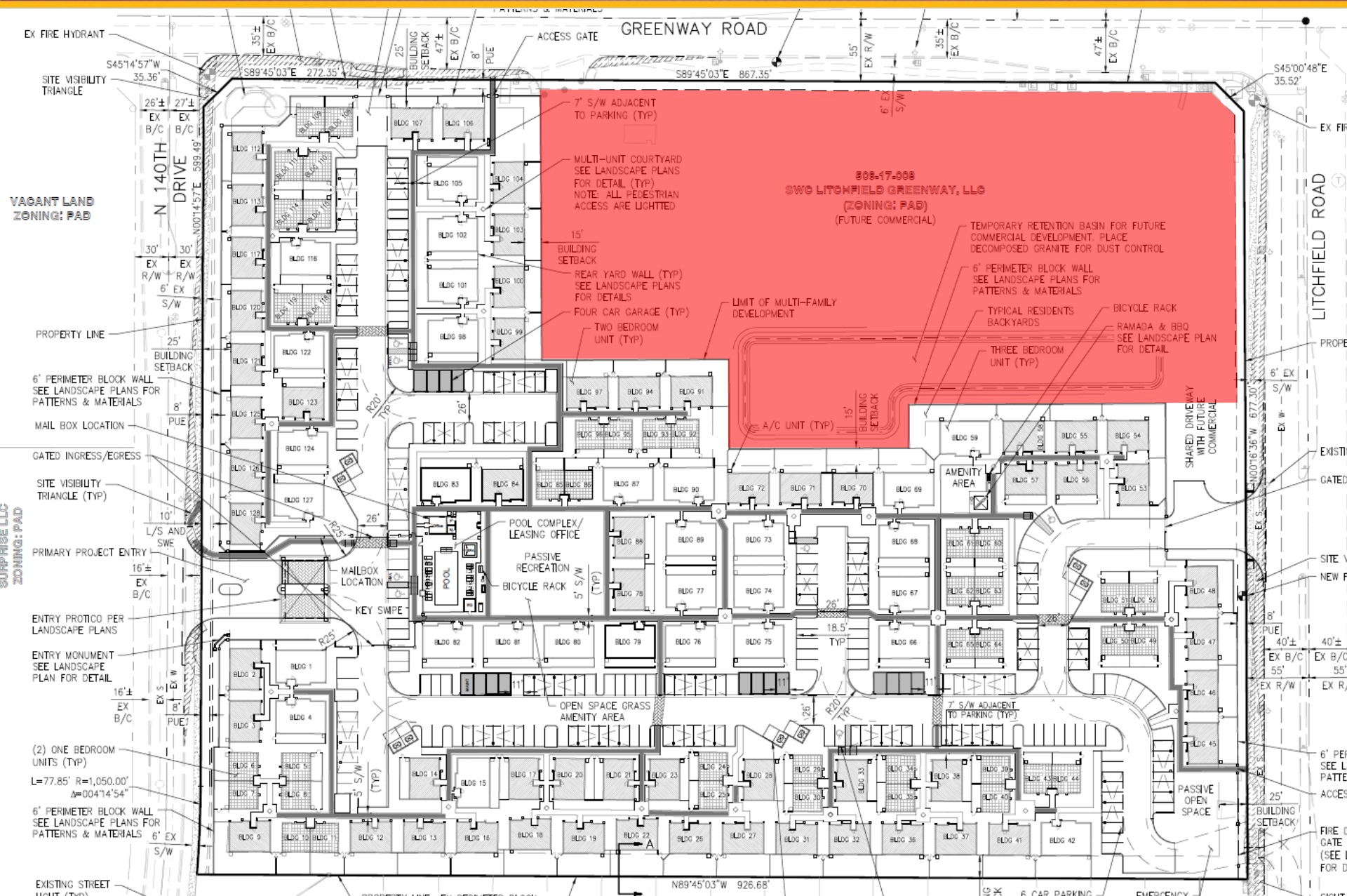
WALL DETAILS



VACANT PARCEL



SURPRISE
ARIZONA

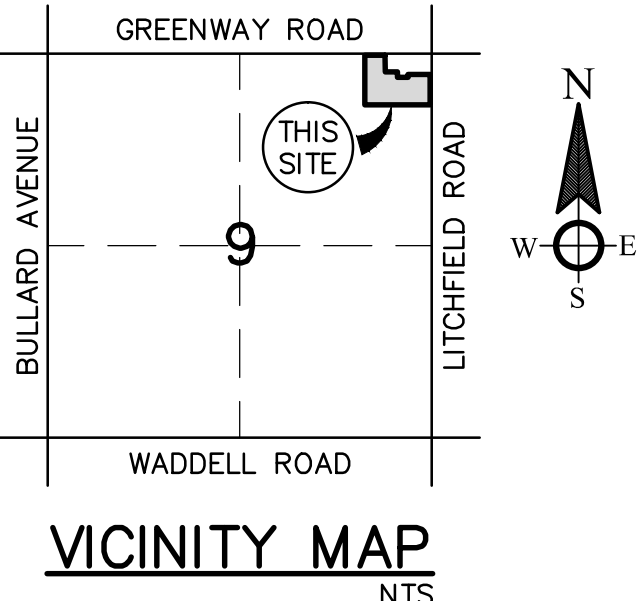
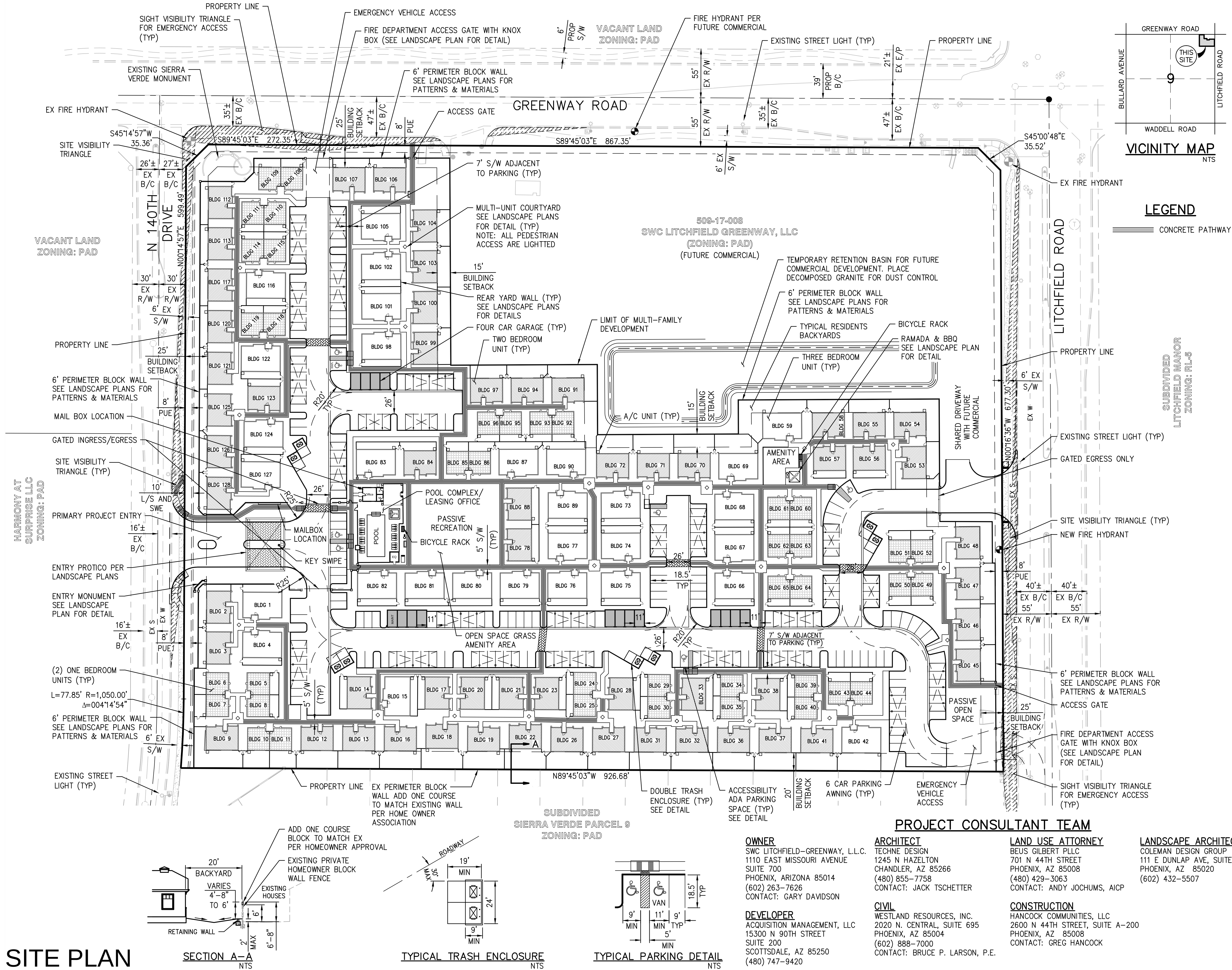


Concerns:

- Security
- Children Walking to School
- Only Renters
- Concerned How this would affect HOA
 - Dues
 - Facilities
- Lowering of Property Values

Questions or Comments?





LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 8 OF THE FINAL PLAT OF SIERRA VERDE INFRASTRUCTURE, ACCORDING TO THE PLAT OF RECORD IN BOOK 645 OF MAPS, PAGE 13, RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AND THEREAFTER CORRECTED BY AFFIDAVIT OF CHANGE RECORDED IN DOCUMENT NO. 2003-1402700 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2004-0616643.

SAID PARCEL CONTAINS 645,945 SQUARE FEET, OR 14.8289 ACRES, MORE OR LESS.

SITE PLAN YIELD

GROSS ACREAGE	± 17.48 AC
NET ACREAGE	± 14.83 AC
GROSS ACREAGE (COMMERCIAL)	± 5.62 AC
NET ACREAGE (COMMERCIAL)	± 4.24 AC
GROSS AREA (MULTI-FAMILY)	± 11.86 AC
NET AREA (MULTI-FAMILY)	± 10.59 AC
DENSITY	10.79 DU/GROSS AC

PROJECT DATA

YIELD DATA

	UNIT TYPE	YIELD	TOTAL # BEDS	MIX %
	1 BEDROOM	40	40	32
	2 BEDROOM	58	116	45
	3 BEDROOM	30	90	23
		128	246	100

APN NUMBER 509-17-008

LOT COVERAGE ALLOWED PER PAD 50%
LOT COVERAGE PROVIDED (NET) 26.7%

CURRENT ZONING SIERRA VERDE PARCEL 8 MIXED USE PAD
PROPOSED ZONING SIERRA VERDE PARCEL 8 MIXED USE PAD

PARKING REQUIRED:
40 1-BEDROOM x 1.5 PARKING SPACES = 60 SPACES
58 2-BEDROOM x 2 PARKING SPACES = 116 SPACES
30 3-BEDROOM x 2.5 PARKING SPACES = 75 SPACES
TOTAL PARKING REQUIRED = 251 SPACES
PARKING PROVIDED = 252 SPACES

ACCESSIBILITY PARKING:
REQUIRED PER ADA 7
PROVIDED 7

BUILDING ALLOWED HEIGHT MAX 30'-0"
ALLOWED PER PAD 1 STORY
PROVIDED 15'-6" HT

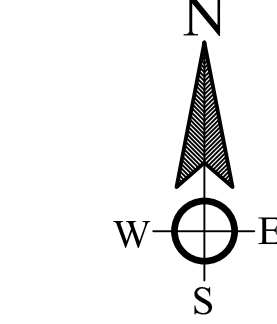
DENSITY:
ALLOWED PER PAD 12 DU/AC
PROVIDED 128 UNITS/11.86 GROSS ACRES=10.79 DU/ACRE

OPEN SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION:
POOL/RAMADA 4,207 SF
PASSIVE RECREATION FIELD 14,026 SF
RAMADA & BBQ/AMENITY AREA 4,744 SF
POCKET AMENITY AREAS 6,750 SF
AMENITY OPEN SPACE (SUM) 29,727 SF
OPEN SPACE WALKING AREA 143,507 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM*) 173,234 SF
69% OF OPEN SPACE, 1,348 SF/UNIT

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 60,509 SF
24% OF OPEN SPACE, 473 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 18,377 SF
7% OF OPEN SPACE, 144 SF/UNIT

- NOTE:
- ANY PERIMETER OFF-SITE IMPROVEMENTS ARE TO BE COMPLETED WITH FIRST PHASE OF CONSTRUCTION.
 - ALL DWELLING UNITS ARE SEPARATED BY A MINIMUM OF 6' AND FIRE SPRINKLED FOR FIRE PROTECTION.



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2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

PROJECT CONSULTANT TEAM

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CONTACT: GARY DAVIDSON

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(480) 429-3063
CONTACT: ANDY JOCHUMS, AICP

CONSTRUCTION
HANCOCK COMMUNITIES, LLC
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
CONTACT: GREG HANCOCK

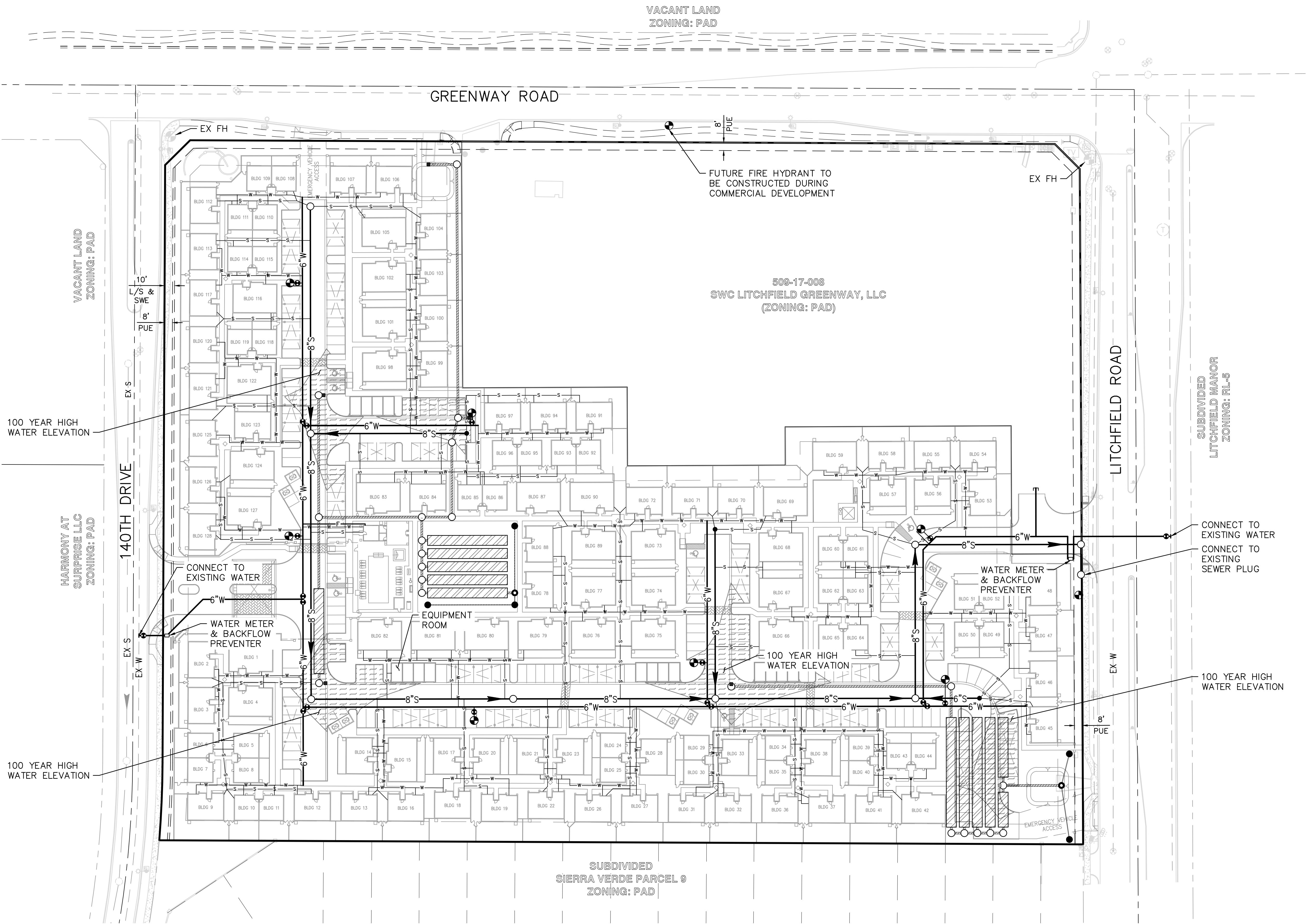
LANDSCAPE ARCHITECT
COLEMAN DESIGN GROUP
111 E DUNLAP AVE, SUITE I-107
PHOENIX, AZ 85020
(602) 432-5507

SITE PLAN

SECTION A-A
NTS

TYPICAL TRASH ENCLOSURE
NTS

TYPICAL PARKING DETAIL
NTS

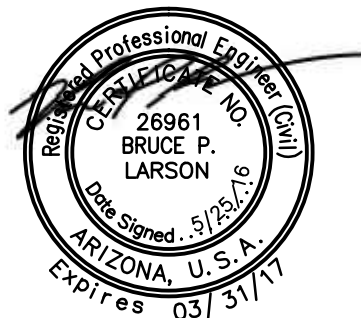
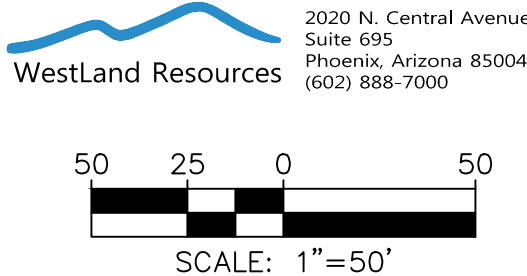


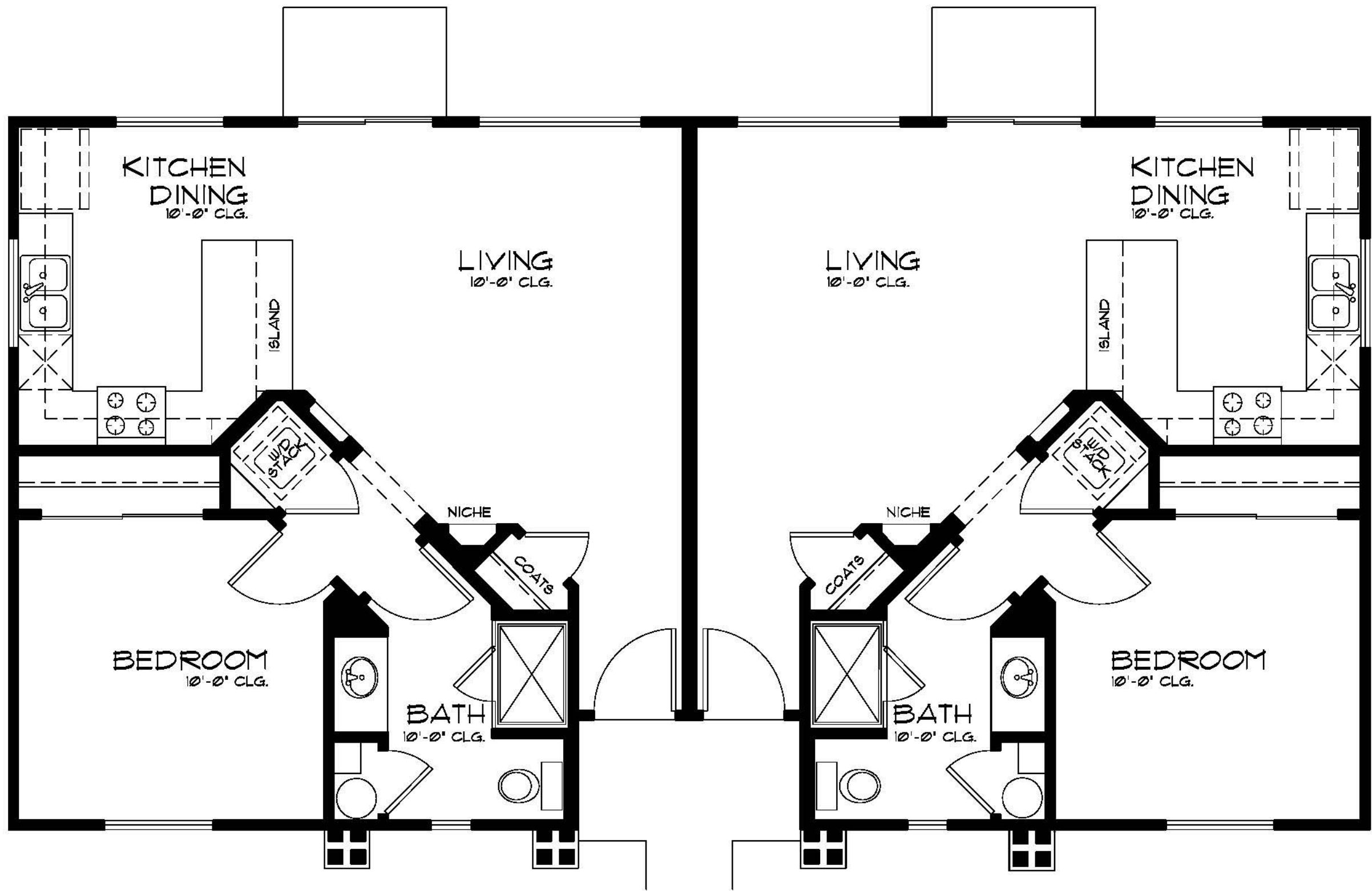
LEGEND

- FIRE HYDRANT
- TAP SLEEVE & VALVE
- 8" W PUBLIC WATERLINE
- PRIVATE 2" WATERLINE/FIRELINE
- 8" S PRIVATE SEWERLINE MAIN
- 4" PRIVATE SEWER SERVICES
- STORM DRAIN
- CATCH BASIN
- MANHOLE
- SEWER CLEANOUT
- WATER METER BOX
- DRYWELL
- INTERCEPTOR
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- L/S LANDSCAPE EASEMENT
- SWE SIDEWALK EASEMENT

NOTE:
ALL WATER AND SEWER SIZING IS
PRELIMINARY AND WILL BE VERIFIED
UPON FINAL ENGINEERING DESIGN

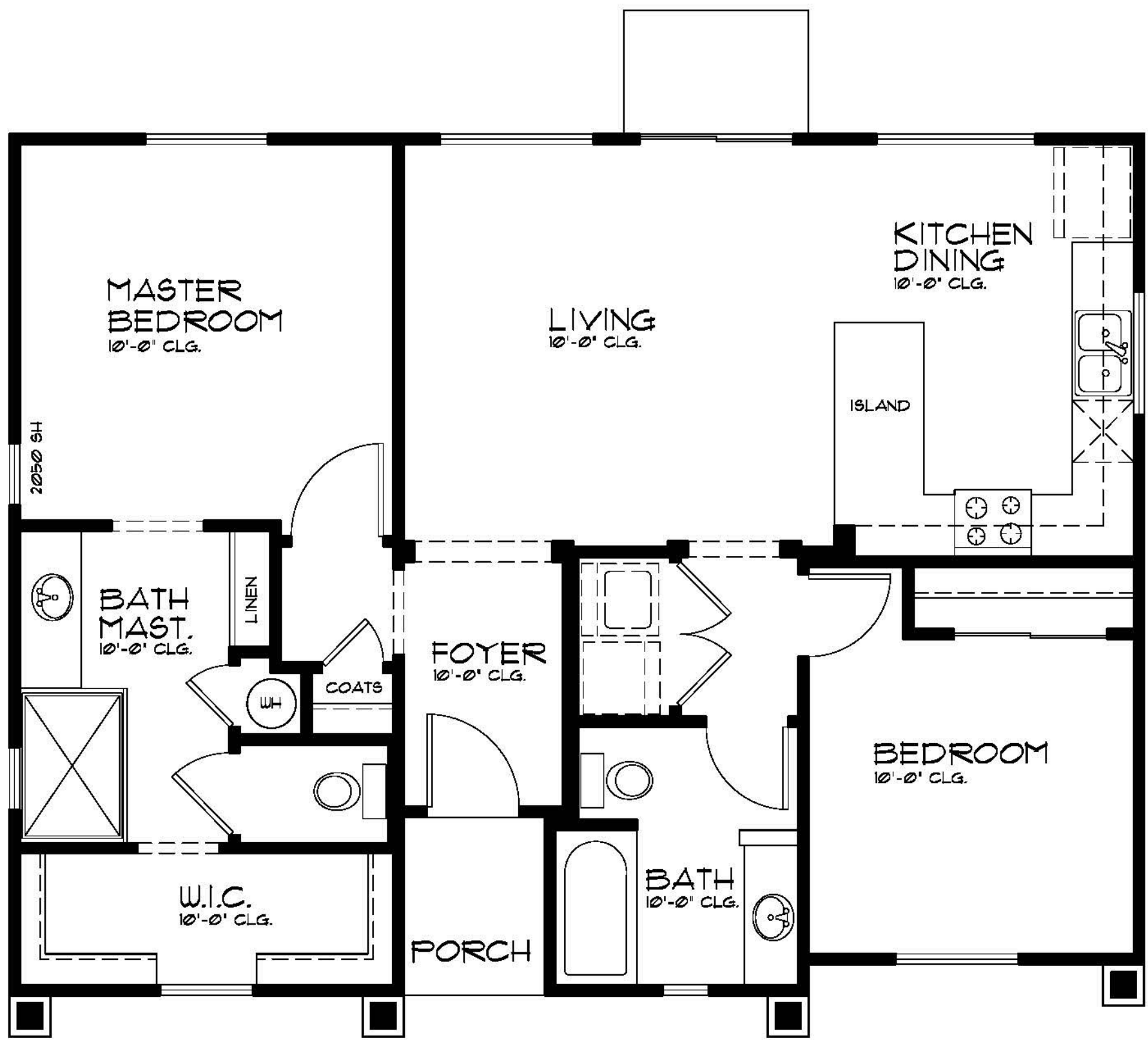
UTILITY PLAN





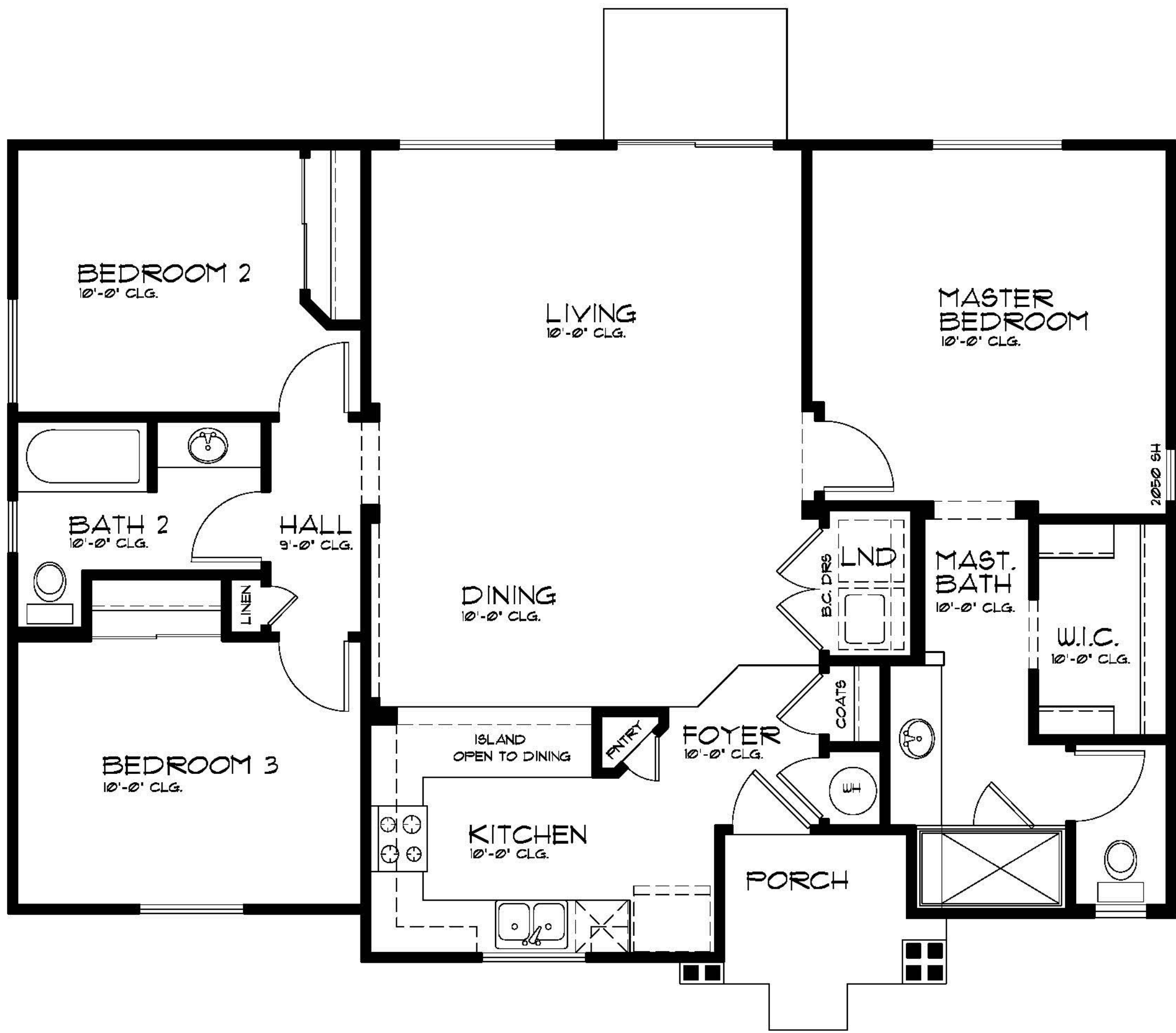
PLAN 1 - 634 S.F.

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



PLAN 2 - 990 S.F.

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



PLAN 3 - 1314 S.F.

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

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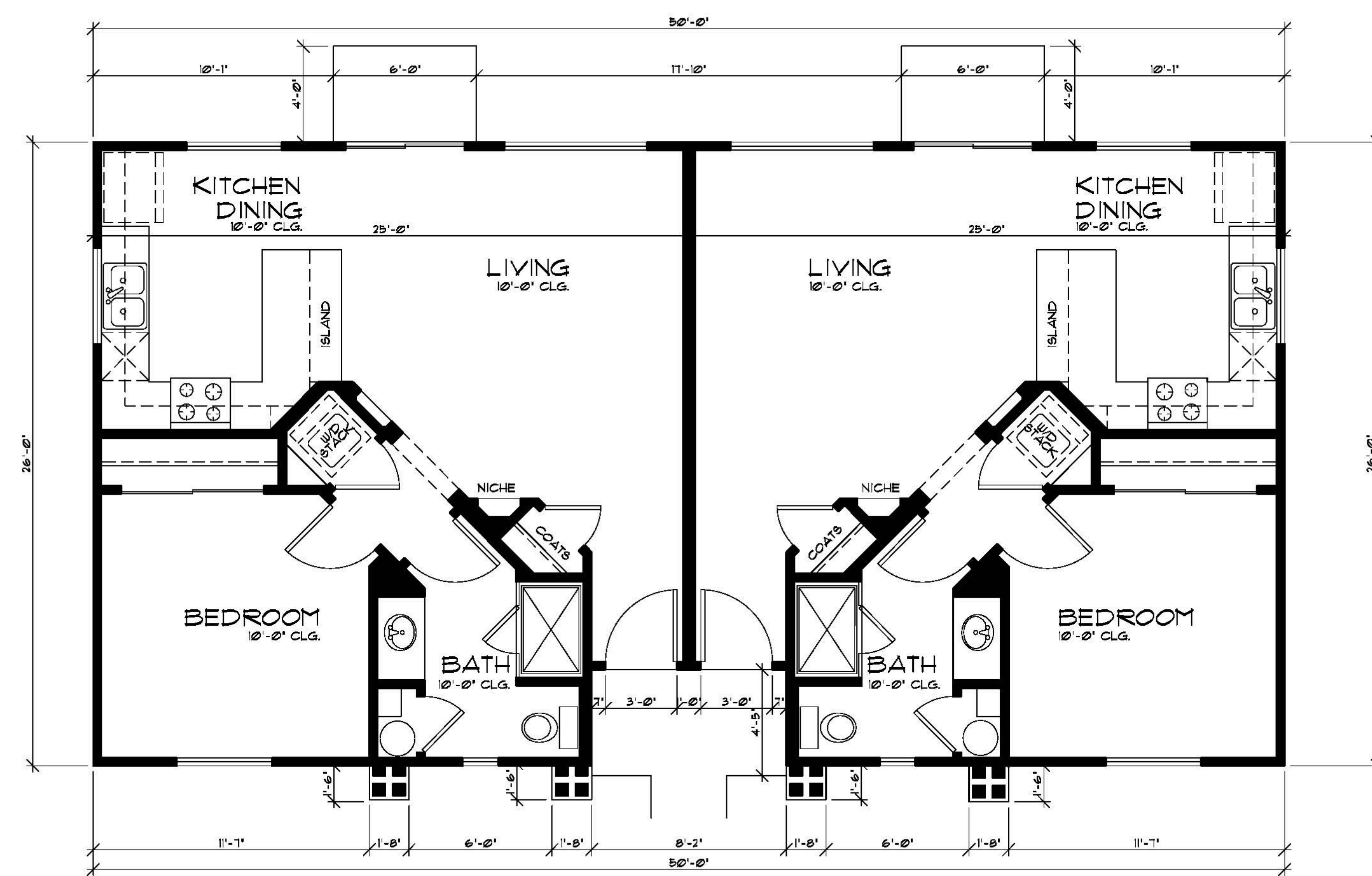
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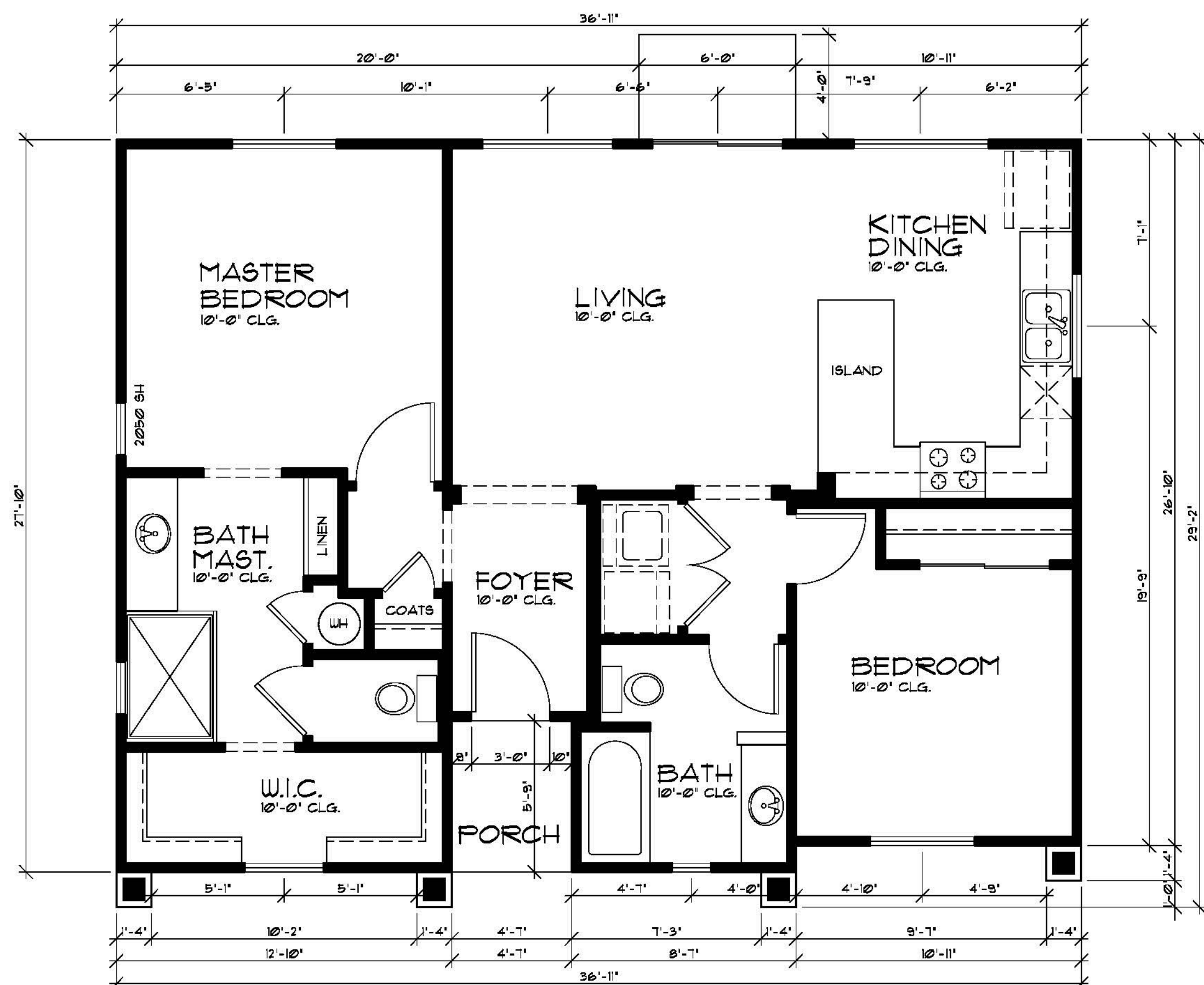
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project no:

PD 1

FLOOR PLANS

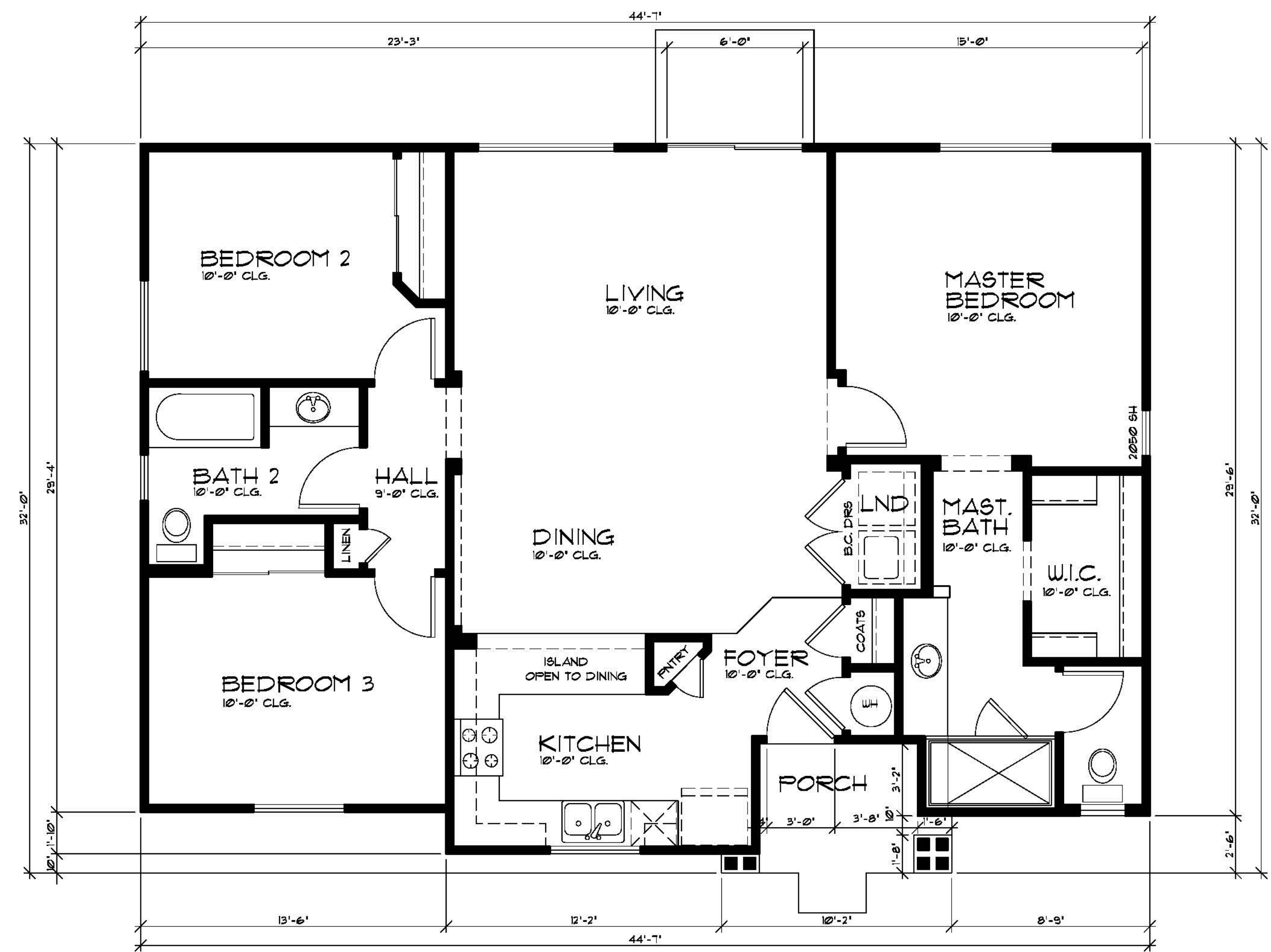


PLAN 1 - 634 S.F.



PLAN 2 - 990 S.F.

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



PLAN 3 - 1314 S.F.

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

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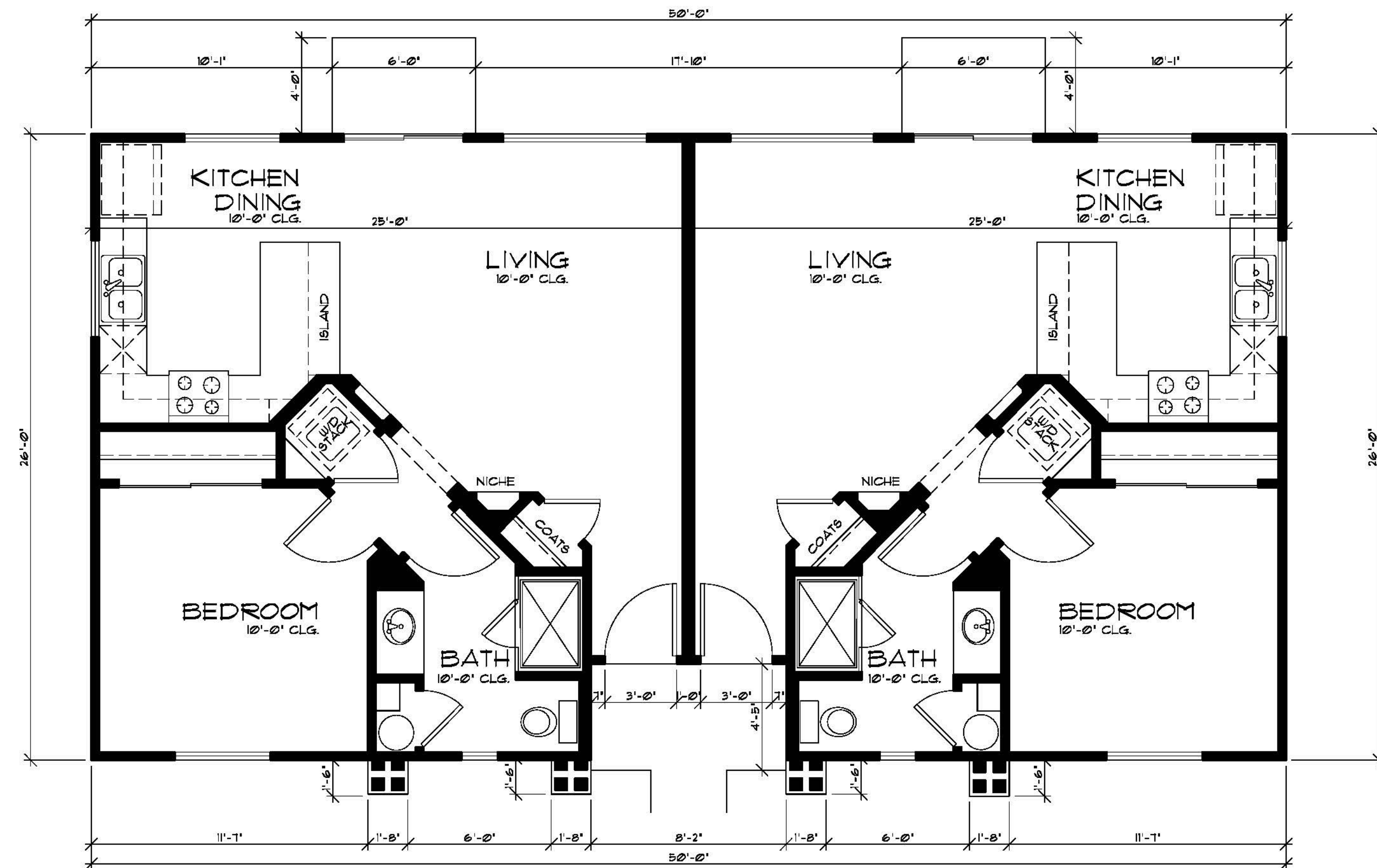


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PD2

FLOOR PLANS



PLAN 1 - 634 S.F.
SCALE: 1/4" = 1'-0"

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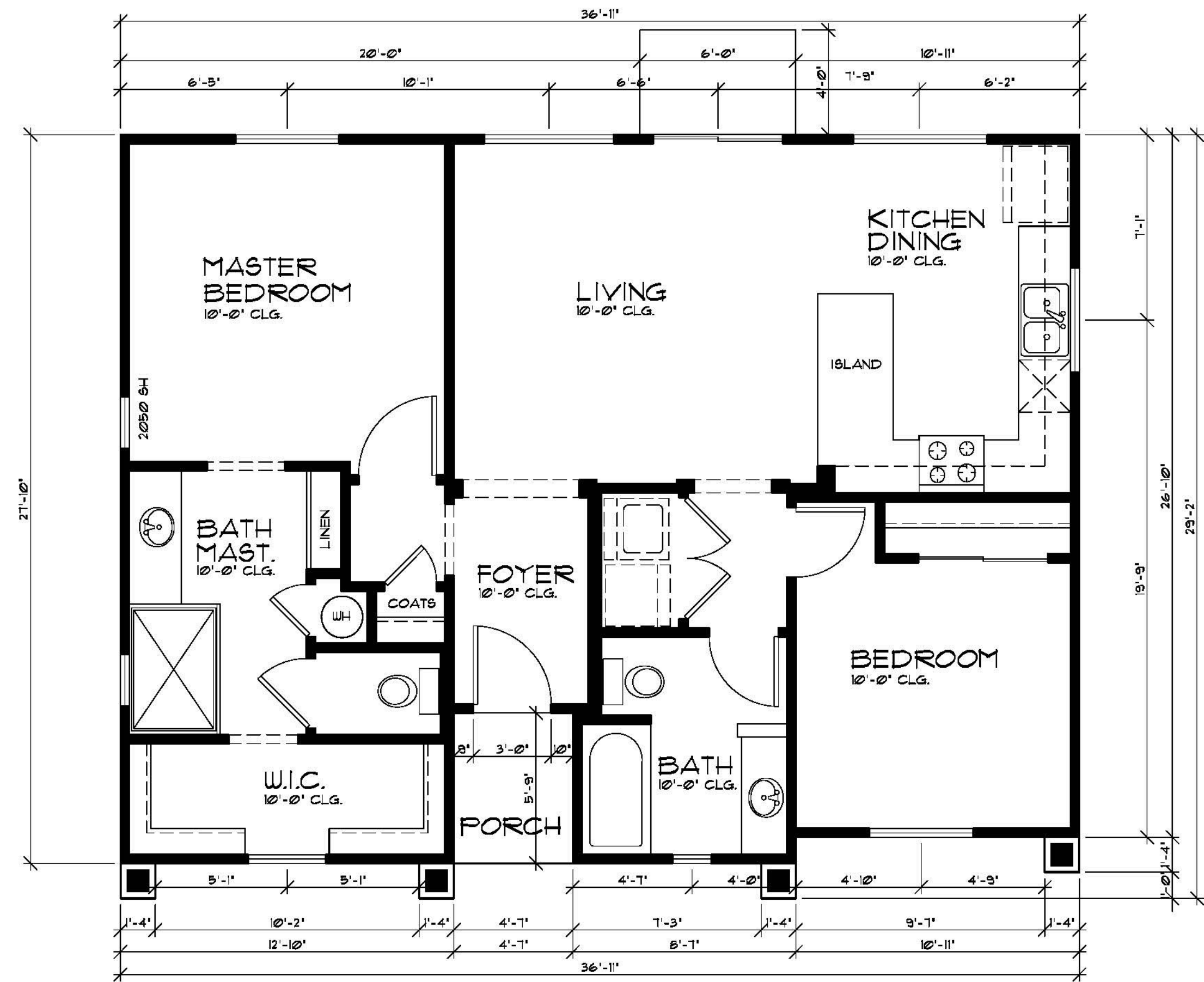
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PD3

FLOOR PLANS



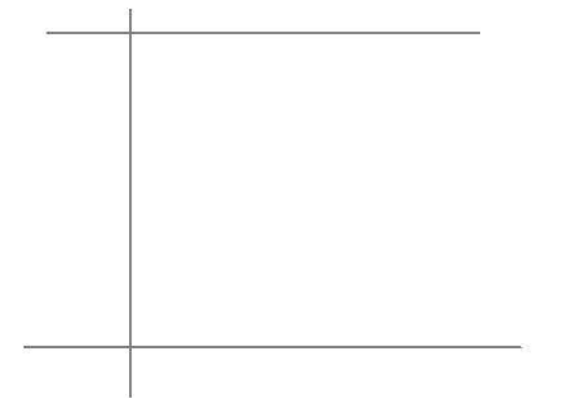
PLAN 2 - 990 S.F.
SCALE: 1/4" = 1'-0"

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PD4

FLOOR PLANS

[illegible][illegible]

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A blank coordinate plane with x and y axes. The x-axis is horizontal and the y-axis is vertical, intersecting at the origin. There are no tick marks or labels on the axes.



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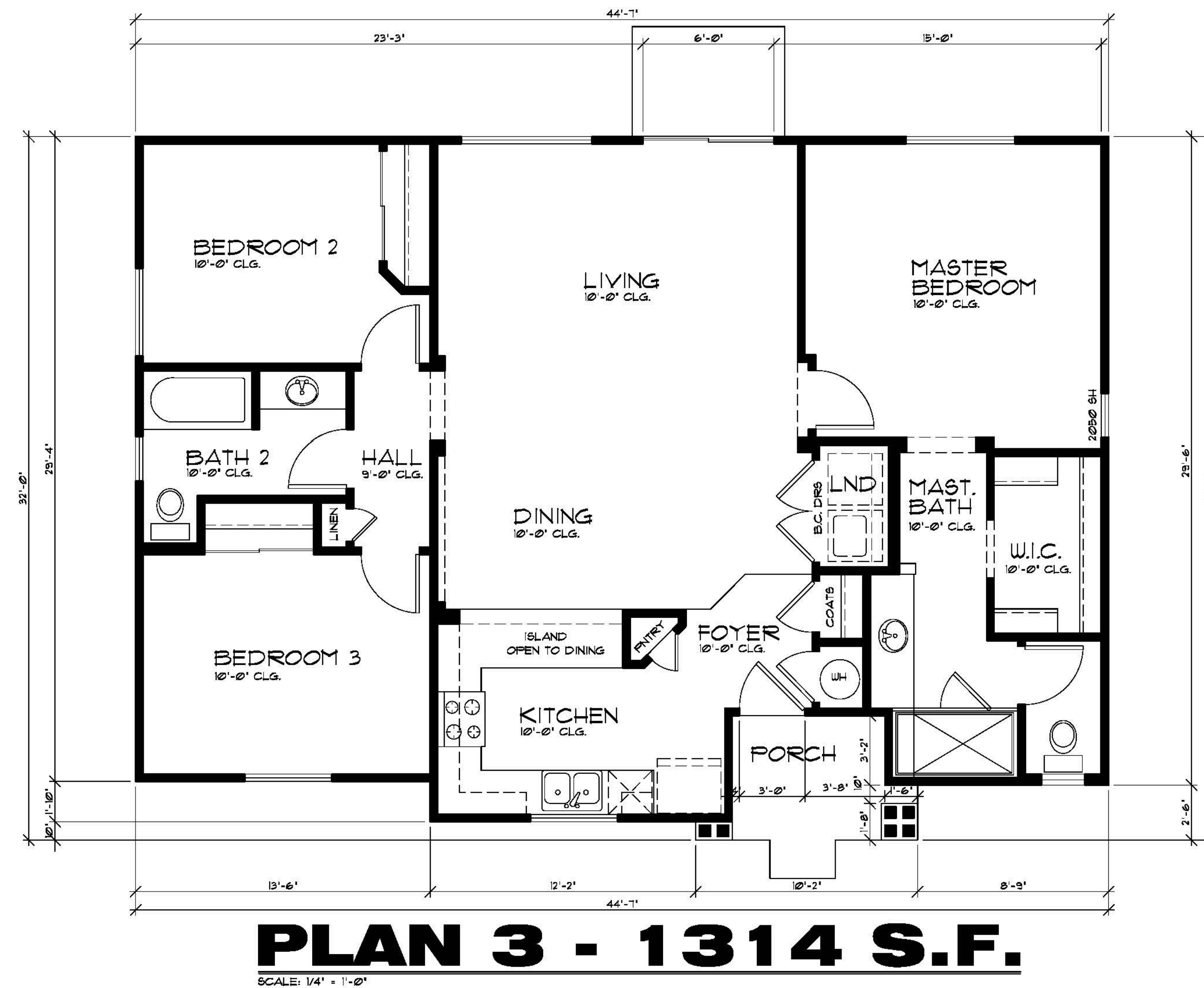
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project no:

PD5

FLOOR PLANS





PLAN 1



PLAN 2



PLAN 3

NOTE:
SEE SHEETS PD1, PD8, & PD9 FOR
MATERIAL LABELS AT EACH
ELEVATION

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PD6

FRONT ELEVATIONS



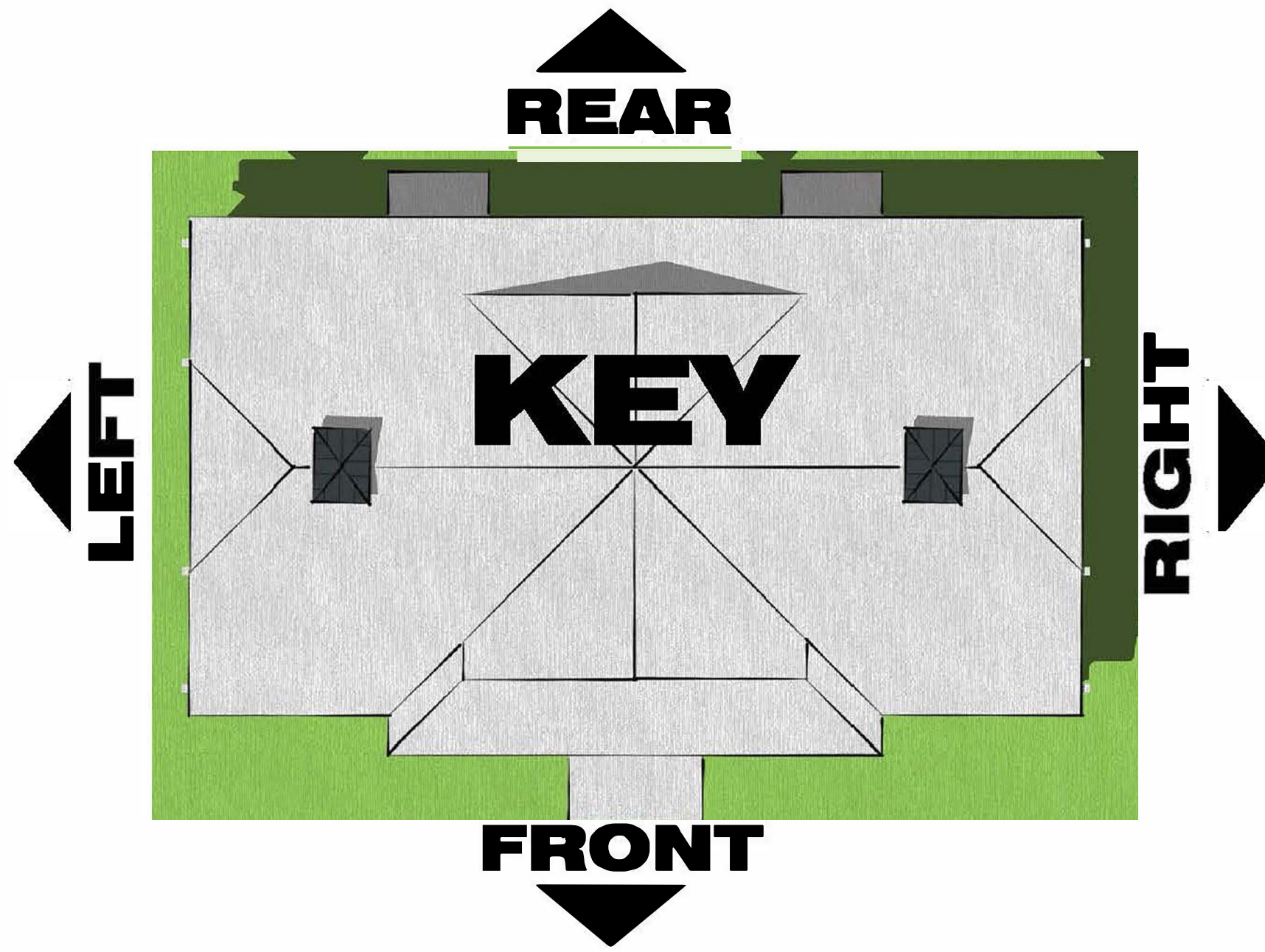
REAR



STONE VENEER UNDER WINDOW ADDED FOR ACCENT

STONE VENEER RETURN WINDOW ADDED FOR ACCENT

LEFT



FRONT



STONE VENEER UNDER WINDOW ADDED FOR ACCENT

STONE VENEER UNDER WINDOW ADDED FOR ACCENT

RIGHT



FRONT

- METAL ROOF
- ARCHITECTURAL GRADE CONCRETE SHINGLES
- PRE-FAB CORBELS WITH ACCENT COLOR
- 2X WOOD BURROUND DETAILS AT WINDOWS
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS

PLAN 1

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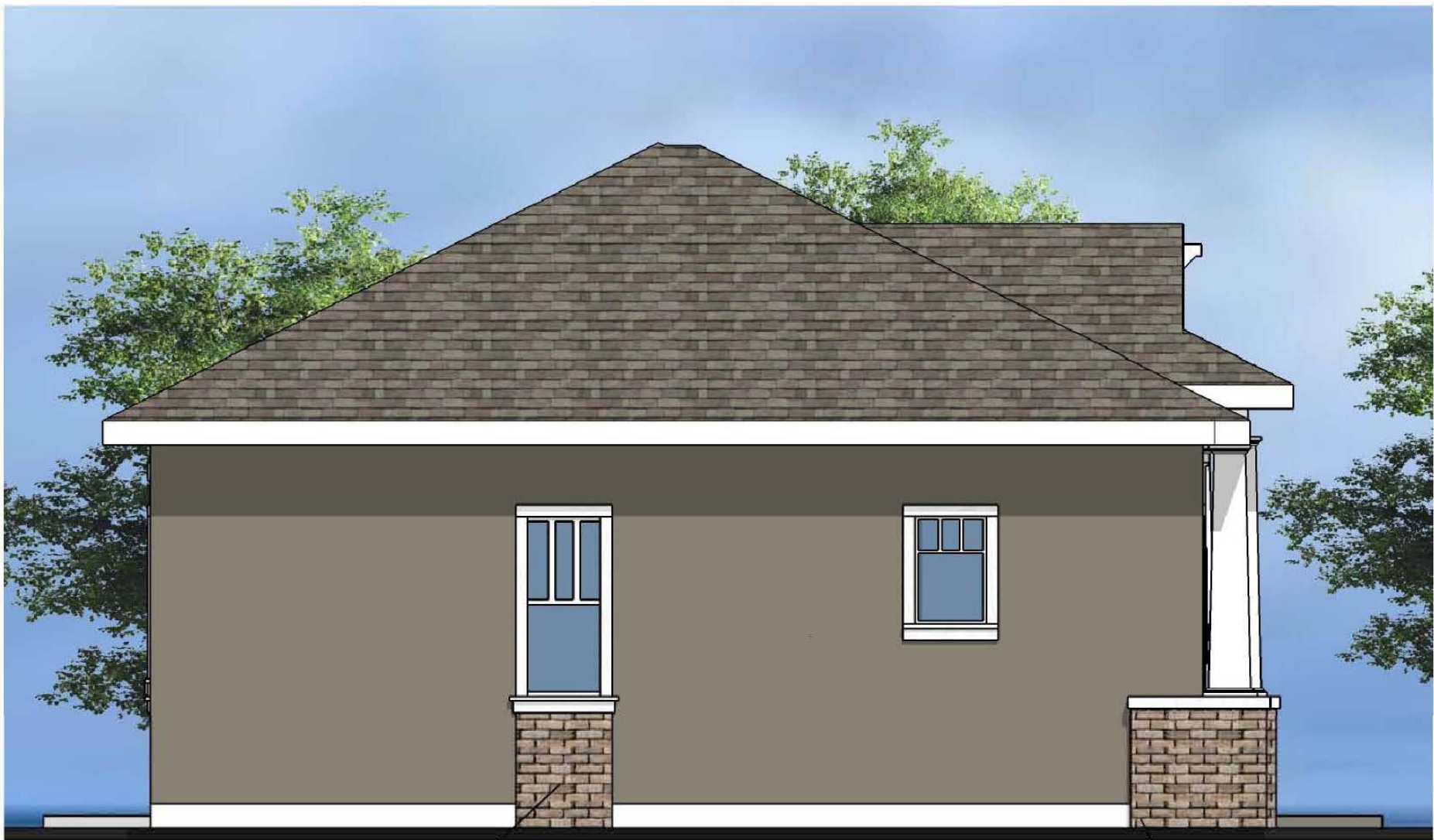
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PD7

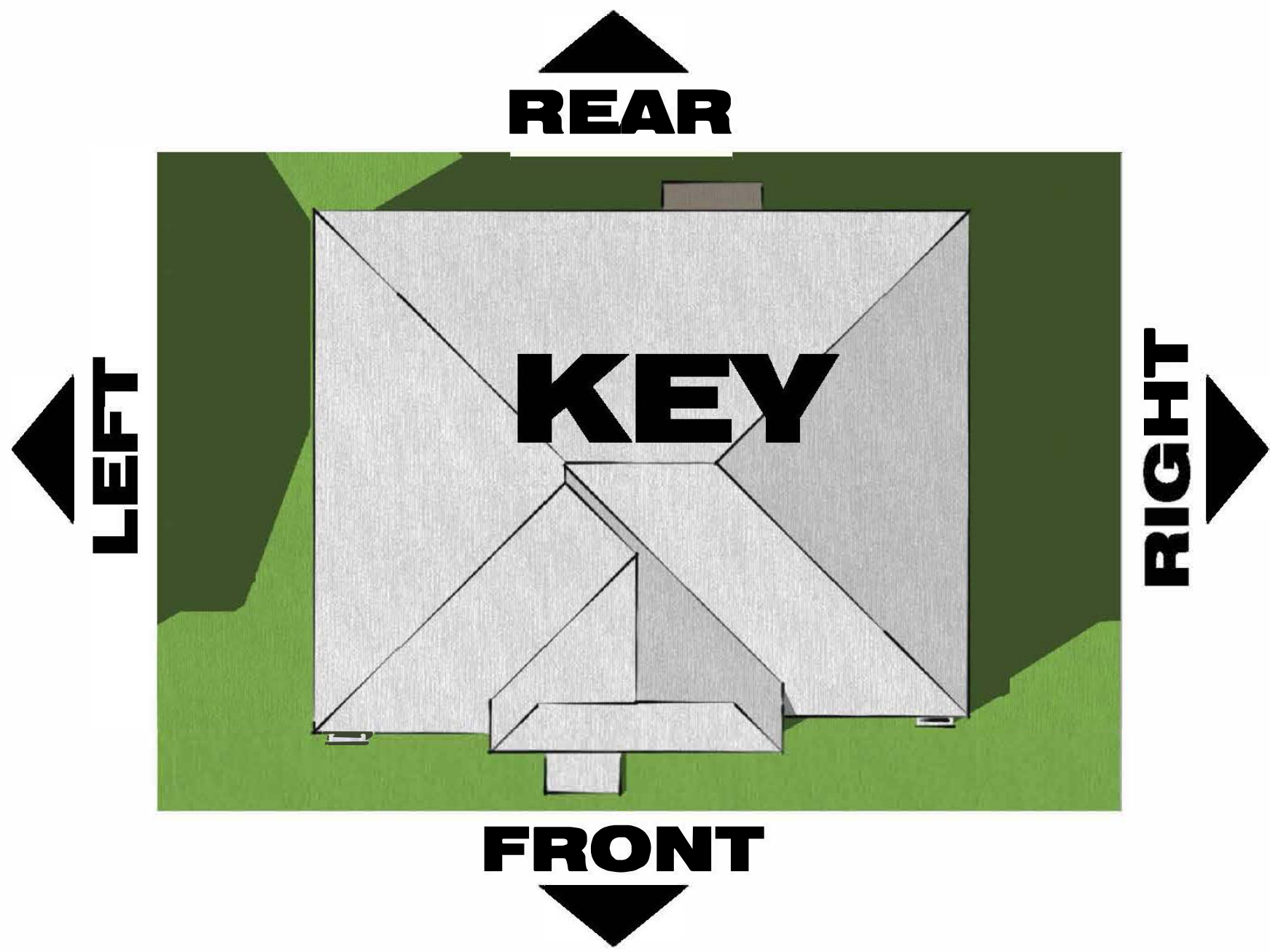
DI AN 1 ALL SIDES



REAR



LEFT



FRONT



RIGHT



FRONT

- 4X WOOD FRAMED GABLE DETAIL
- ARCHITECTURAL GRADE CONCRETE SHINGLES
- PRE-FAB COLUMNS ACCENT COLOR
- 2X WOOD FASCIA
- PRE-FAB SHUTTERS PAINTED WITH ACCENT COLOR
- 2X WOOD SURROUND DETAILS AT WINDOWS
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS

PLAN 2

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PD8

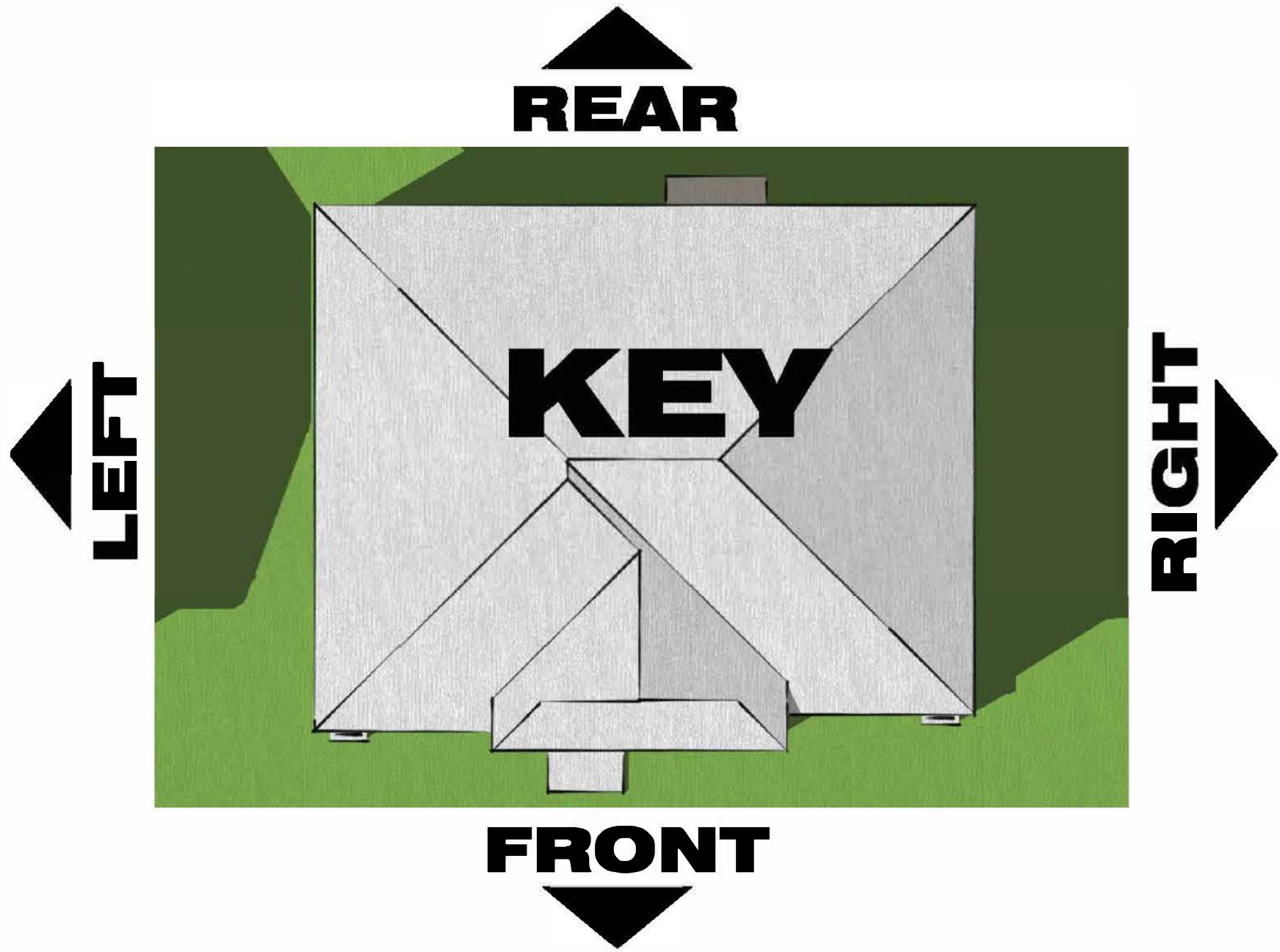
PLAN 2 ALL SIDES



REAR



LEFT



FRONT



RIGHT



FRONT

- 4X WOOD FRAMED GABLE DETAIL
- PRE-FAB CORBELS WITH ACCENT COLOR
- ARCHITECTURAL GRADE CONCRETE SHINGLES
- 4X WOOD COLUMNS W/ ACCENT COLOR
- 2X WOOD FASCIA
- PRE-FAB SHUTTERS PAINTED WITH ACCENT COLOR
- 2X WOOD SURROUND DETAILS AT WINDOWS
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS

PLAN 3

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PD9

PLAN 3 ALL SIDES



REAR



FRONT

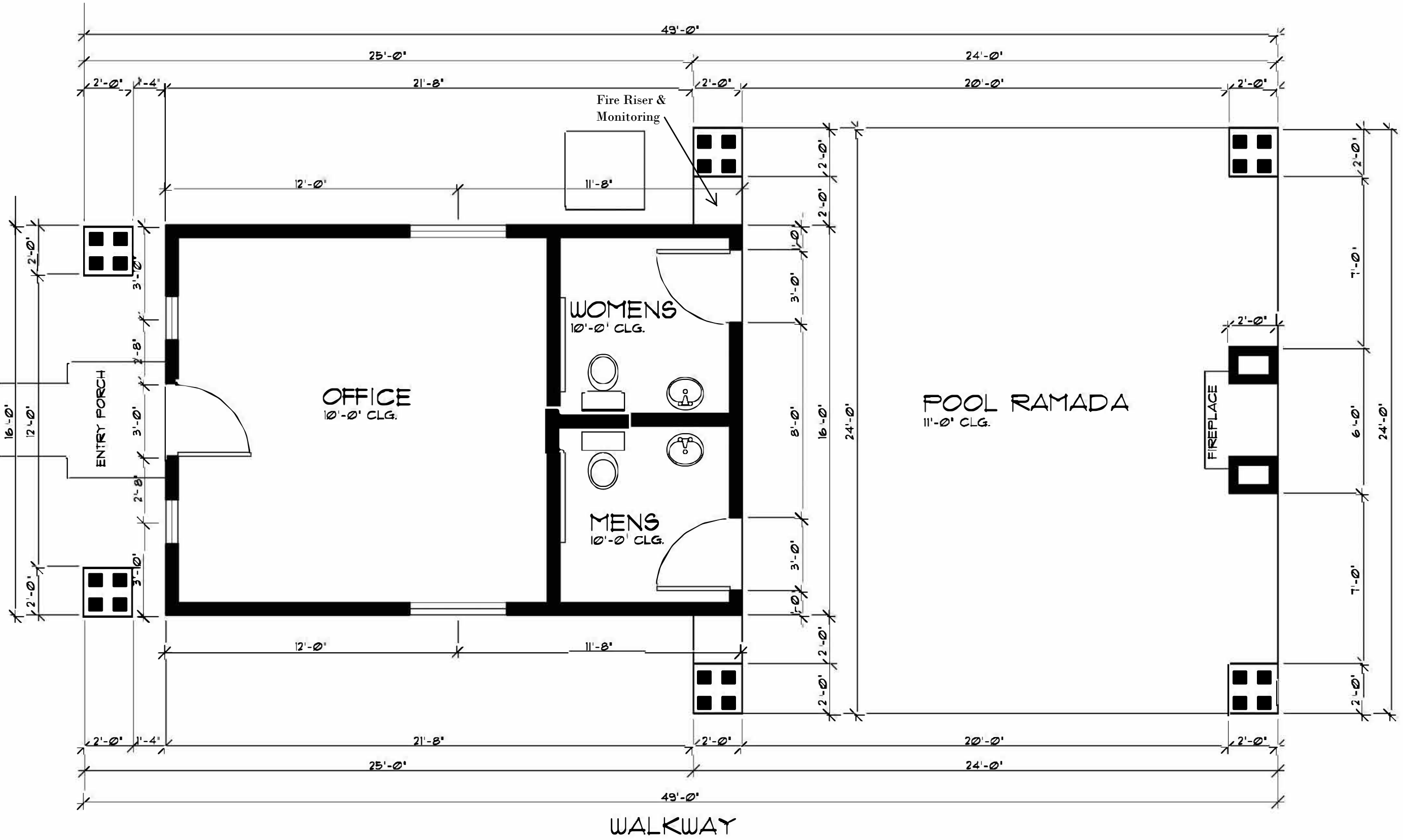


RIGHT



LEFT

- ARCHITECTURAL GRADE CONCRETE SHINGLES
- WOOD FRAMED GABLE DETAIL W/ ACCENT COLOR
- 2X WOOD FASCIA
- 4X WOOD COLUMNS W/ ACCENT COLOR
- 2X WOOD SURROUND DETAILS AT WINDOWS
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS



OFFICE / RAMADA

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

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PD10

OFFICE / RAMADA



REAR



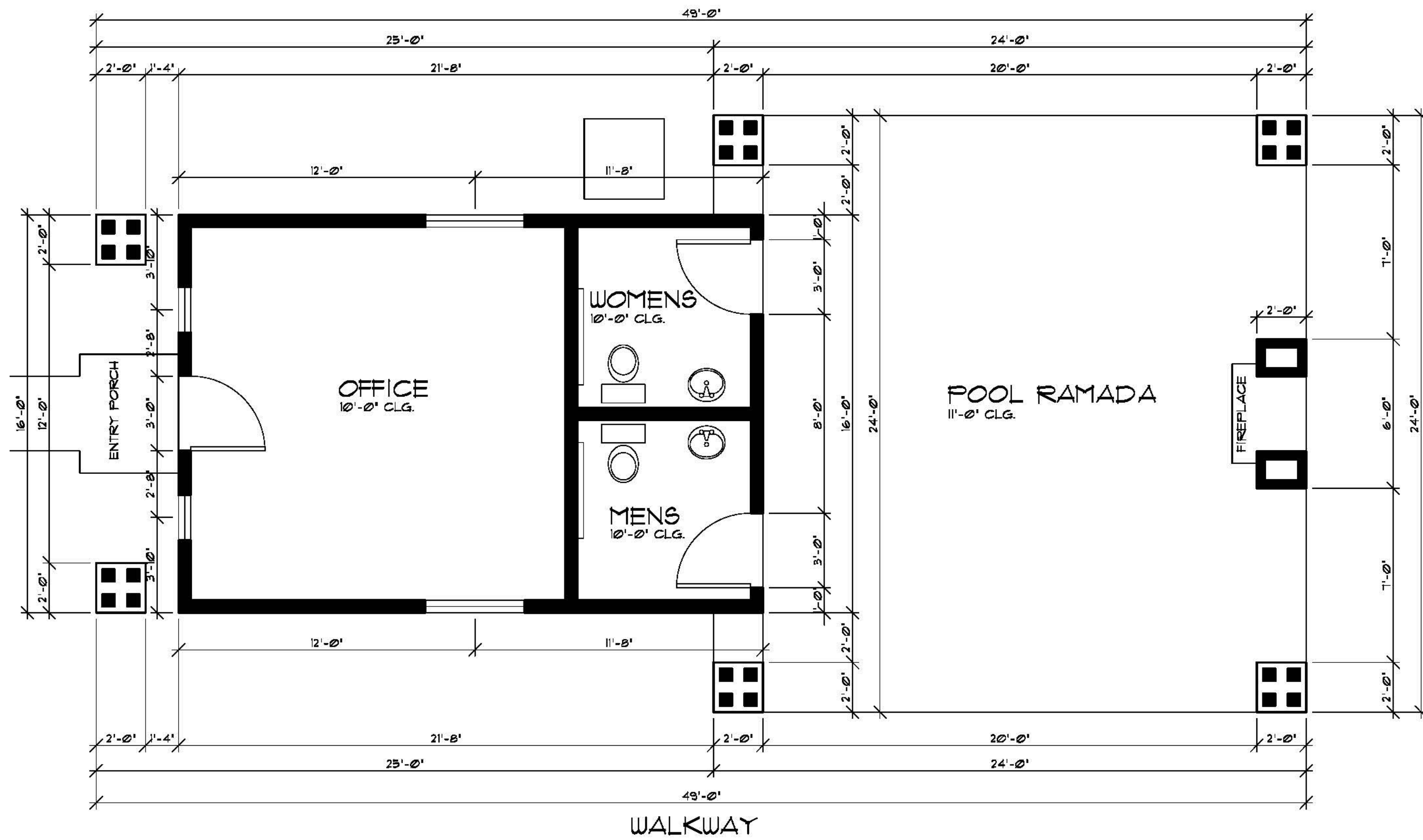
FRONT



LEFT



RIGHT



OFFICE / RAMADA

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

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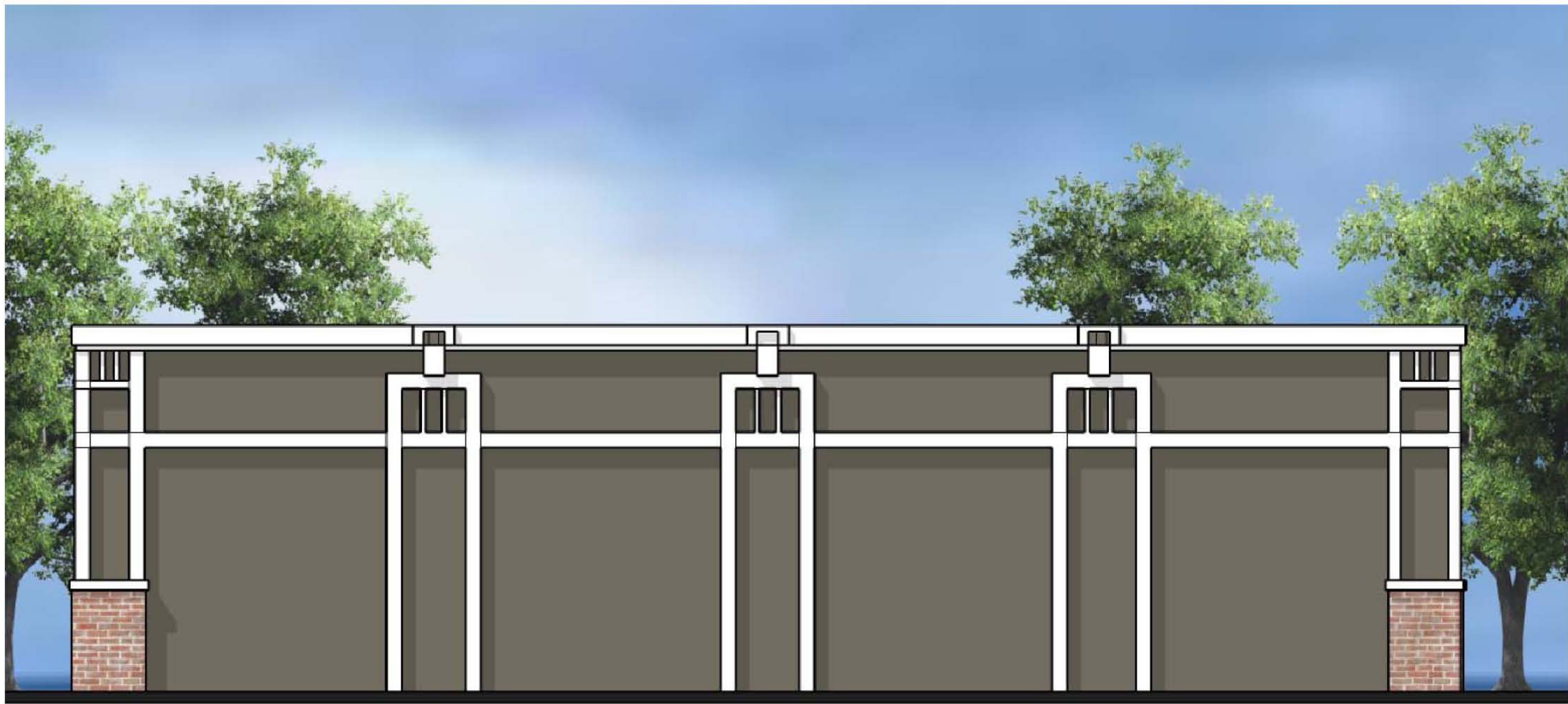
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PD11

OFFICE / RAMADA



REAR



LEFT

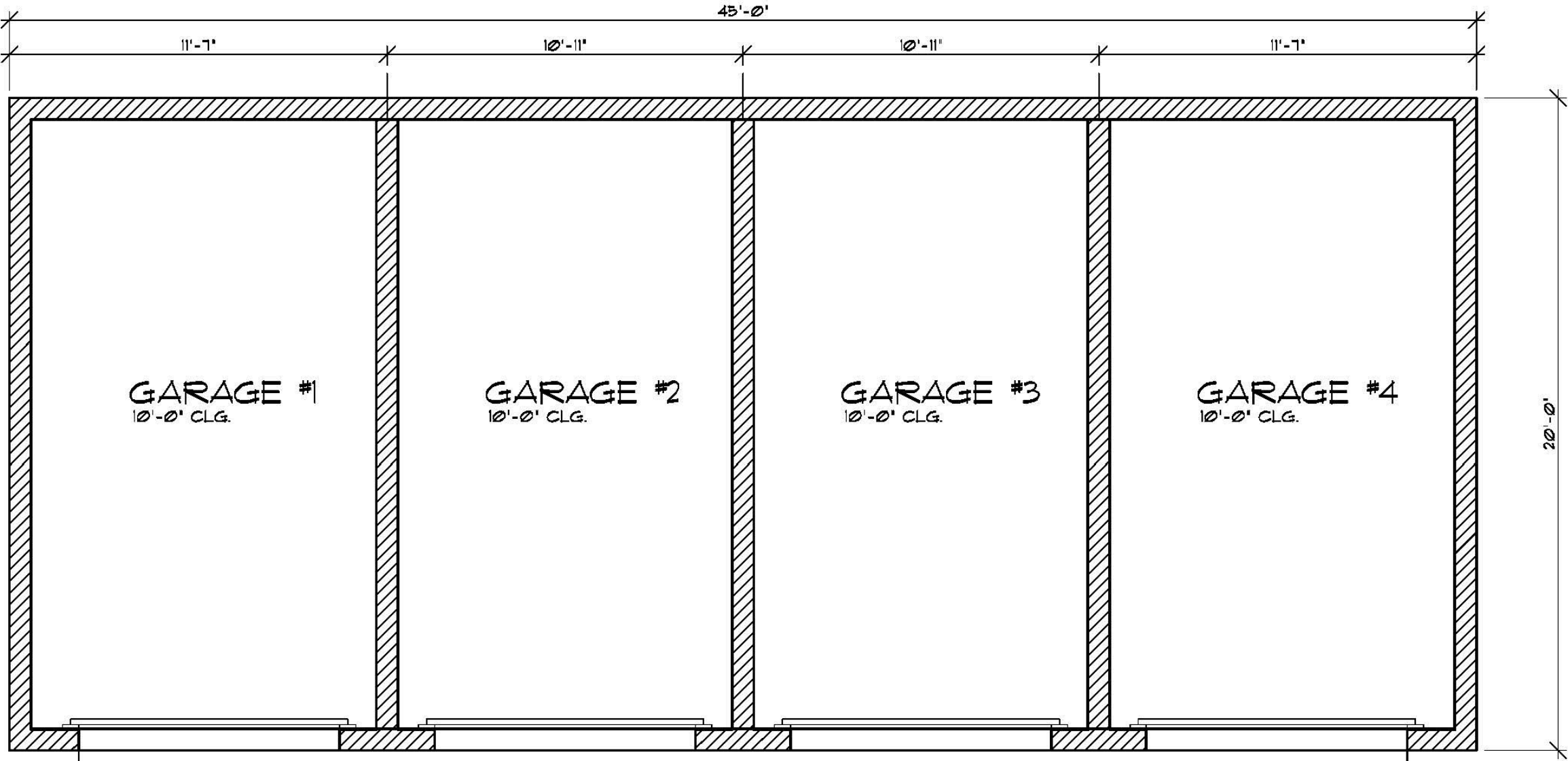


RIGHT



FRONT

- 8X STUCCO CAP AT TOP OF PARAPET
- 2X WOOD ORNAMENT
- 4X WOOD SURROUND W/ ACCENT COLOR
- CRAFTSMAN STYLE GARAGE DOOR
- STONE VENEER WITH 4" STUCCO CAP
- NOTE: MATERIALS TO MATCH ON SIDE AND REAR ELEVATIONS



TYPICAL GARAGE UNIT

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

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PD 12

TYP. GARAGE UNIT

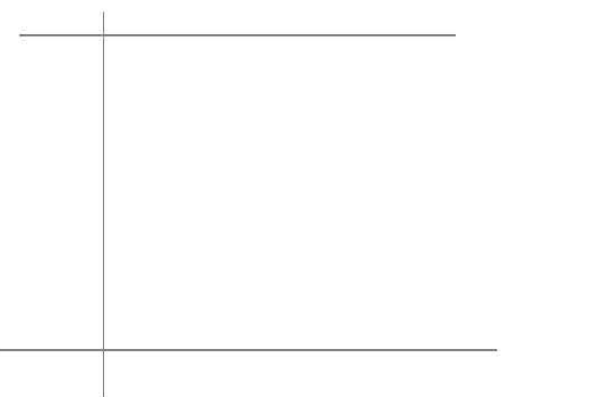


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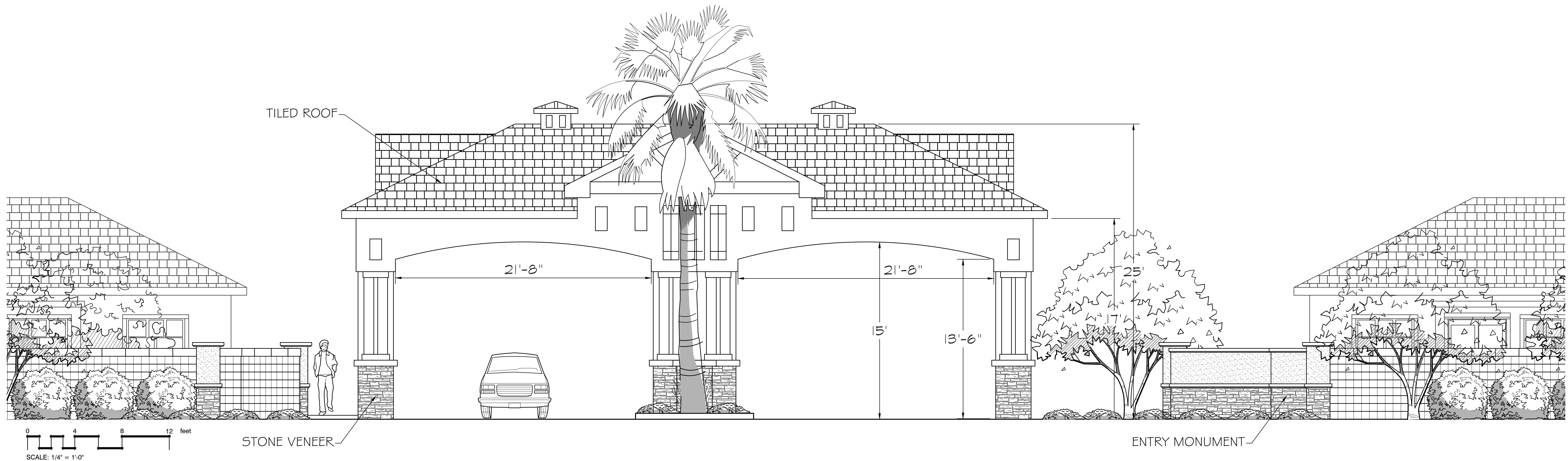
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TR 1

TRASH AREAS



ENTRY ELEVATION

THEME COLUMN (TYPICAL)
CIP CONCRETE CAP COLOR: SW7020 BLACK FOX
STUCCO COLOR: SW0023 PEWTER TANKARD
STONE VENEER BY CORONADO STONE
SIERRA LEDGESTONE, COLOR: CATHEDRAL GREY

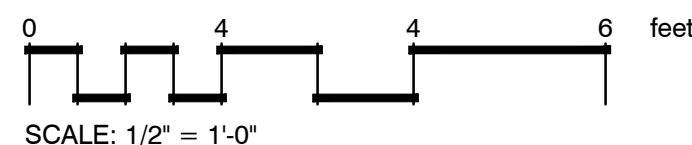
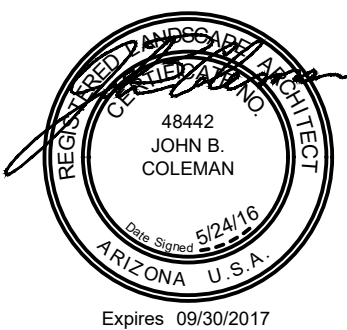
THEME WALL WITH
INTEGRAL COLOR TO MATCH
NEIGHBORING SUBDIVISION

3" SQUARE TUBE STEEL FRAME
COLOR: SW0023 PEWTER TANKARD
1-1/2" SQUARE TUBE STEEL PICKETS
COLOR: SW0023 PEWTER TANKARD

1/2" SQUARE TUBE STEEL PICKETS
SPACED @ 4" O.C.
COLOR: SW0023 PEWTER TANKARD
1-1/2" SQUARE TUBE STEEL FRAME
COLOR: SW0023 PEWTER TANKARD
2" SQUARE TUBE STEEL POST
COLOR: SW0023 PEWTER TANKARD

6' TALL VIEW FENCE
COLOR: SW0023
PEWTER TANKARD

COLEMAN
DESIGN GROUP
landscape architecture
1111 E. DUNLAP AVENUE, SUITE 11-107
PHOENIX, AZ 85020
602.432.6507
www.colemandesigngroup.net



ENTRY GATE ELEVATION

The Bungalows
On Greenway

Southwest Corner of Litchfield
and Greenway Roads

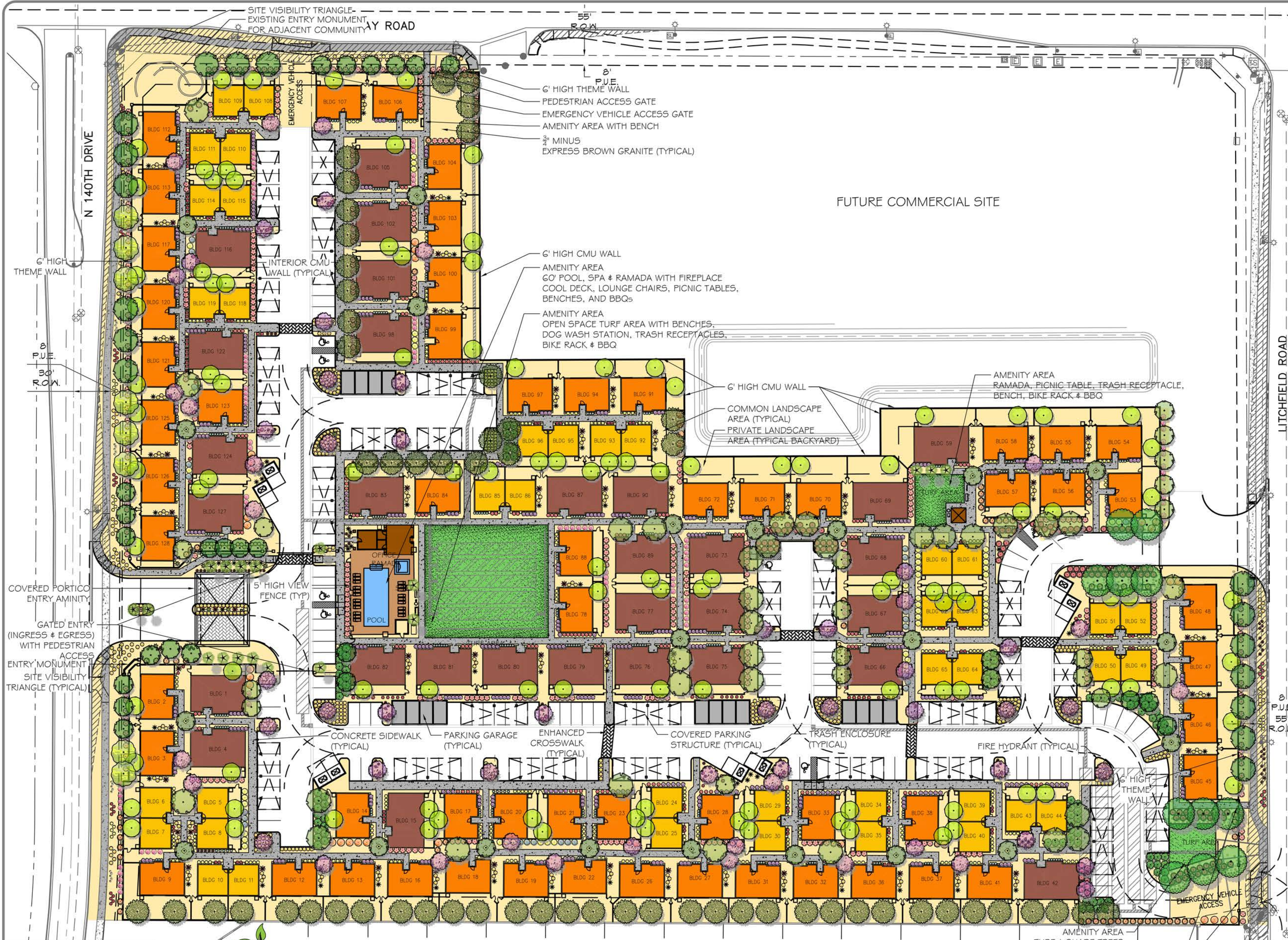
MARCH 25, 2016	NO:	DATE:	REVISION:
SCALE:	VARIES	1	5/24/16 CITY COMMENTS
DESIGNED:	JBC		
CHECKED:	JBC		
ISSUED FOR:	CITY APPROVAL		

PRELIMINARY
LANDSCAPE
PLAN



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	SIZE	REMARKS
	113	Caesalpinia cacalaco "Smoothie"™ Cascalote	24"box	Caliper 1.0"-1.5" Height 5.0'-8.0' Standard Trunk
	8	Cercidium microphyllum Foothill Palo Verde	24"box	Caliper .75"-1.25" Height 3.0'-5.0' Standard Trunk
	60	Chilopsis linearis Desert Willow	24"box	Caliper 1.0"-1.5" Height 5.0'-7.0' Standard Trunk
	57	Dalbergia sissoo Rosewood	24"box	Caliper 1.0"-1.5" Height 8.0'-9.0' Standard Trunk
	41	Parkinsonia x "Desert Museum" Desert Museum Palo Verde	24"box	Height 5.0'-8.0' Width 3.0'-4.0' Multi-trunk
	24	Parkinsonia x "Desert Museum" Desert Museum Palo Verde	36"box	Height 8.0'-10.0' Width 5.0'-7.0' Multi-trunk
	33	Prosopis glandulosa "Thornless AZT" Thornless Honey Mesquite	24"box	Height 5.0'-8.0' Width 3.0'-4.0' Multi-trunk
	16	Prosopis glandulosa "Thornless AZT" Thornless Honey Mesquite	36"box	Height 8.0'-10.0' Width 5.0'-6.0' Multi-trunk
	11	Ulmus parvifolia "Sempervirens" Chinese Evergreen Elm	24"box	Caliper 1.0"-1.5" Height 5.0'-8.0' Standard Trunk
PALM TREES	QTY	BOTANICAL NAME	SIZE	REMARKS
	18	Washingtonia filifera California Fan Palm	15' Clear Trunk	Skinned & Staked
SHRUBS	QTY	BOTANICAL NAME	SIZE	REMARKS
	59	Bougainvillea x "Torch Glow" Torch Glow Bush Bougainvillea	5 gal	Can Full
	36	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	Can Full
	138	Calliandra californica Red Baja Fairy Duster	5 gal	Can Full
	164	Callistemon viminalis "Little John" Little John Bottlebrush	5 gal	Can Full
	49	Cassia artemisioides Feathery Cassia	5 gal	Can Full
	26	Cassia phyllodea Silvery Cassia	5 gal	Can Full
	106	Leucophyllum laevigatum Chihuahuan Sage	5 gal	Can Full
	407	Nerium oleander "Petite Salmon" Petite Salmon Oleander	5 gal	Can Full
	422	Ruellia brittoniana British Ruellia	5 gal	Can Full
	86	Tecoma x "Orange Jubilee" Orange Jubilee Yellow Bells	5 gal	Can Full
ACCENTS	QTY	BOTANICAL NAME	SIZE	REMARKS
	33	Agave weberi Weber's Agave	15 gal	Can Full
	22	Aloe barbadensis Barbados Aloe	5 gal	Can Full
	409	Euphorbia rigida Gopher Plant	5 gal	Can Full
	85	Hesperaloe funifera Giant Hesperaloe	5 gal	Can Full
	76	Hesperaloe parviflora Red Yucca	5 gal	Can Full
	127	Muhlenbergia capillaris "Regal Mist"™ Regal Mist Deer Grass	5 gal	Can Full
GROUNDCOVERS	QTY	BOTANICAL NAME	SIZE	REMARKS
	104	Acacia redolens "Desert Carpet"™ Desert Carpet Acacia	1 gal	Can Full
	38	Chrysactinia mexicana Dama's Daisy	1 gal	Can Full
	370	Convolvulus cneorum Bush Morning Glory	1 gal	Can Full
	135	Dalea frutescens Black Dalea	1 gal	Can Full
	718	Lantana camara "New Gold" New Gold Lantana	1 gal	Can Full
MISCELLANEOUS	QTY	BOTANICAL NAME	REMARKS	
	202,915 sf	3/4" Minus Express Brown Granite	None	
	11,471 sf	Cynodon dactylon "Midiron" Bermuda Grass	sod	



The Bungalows
On Greenway

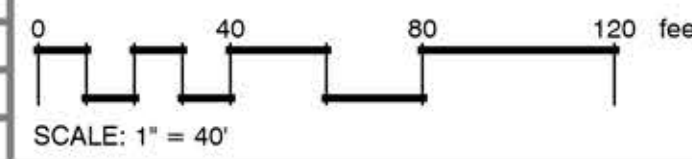
Southwest Corner of Litchfield
and Greenway Roads

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landscape architecture

111 E. DUNLAP AVENUE, SUITE 1-107
PHOENIX, AZ 85020
602-432-9507 www.colemandesigngroup.net



MARCH 25, 2016	NO:	DATE:	REVISION:
SCALE: 1" = 40'-0"	1	5/24/16	CITY COMMENTS
DESIGNED: JBC			
CHECKED: JBC			
ISSUED FOR: CITY APPROVAL			



NOTES:

FIRE APPARATUS ACCESS GATES:

- THE MINIMUM GATE WIDTH SHALL BE 20 FEET (6096 MM).
- GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
- CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
- GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
- MANUAL OPENING GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAINED AND PADLOCKED UNLESS THEY ARE CAPABLE OF BEING OPENED BY MEANS OF FORCIBLE ENTRY TOOLS OR APPROVED KNOX PADLOCK, 3750 SERIES.
- LOCKING DEVICE SPECIFICATIONS SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.

ELECTRIC GATES:

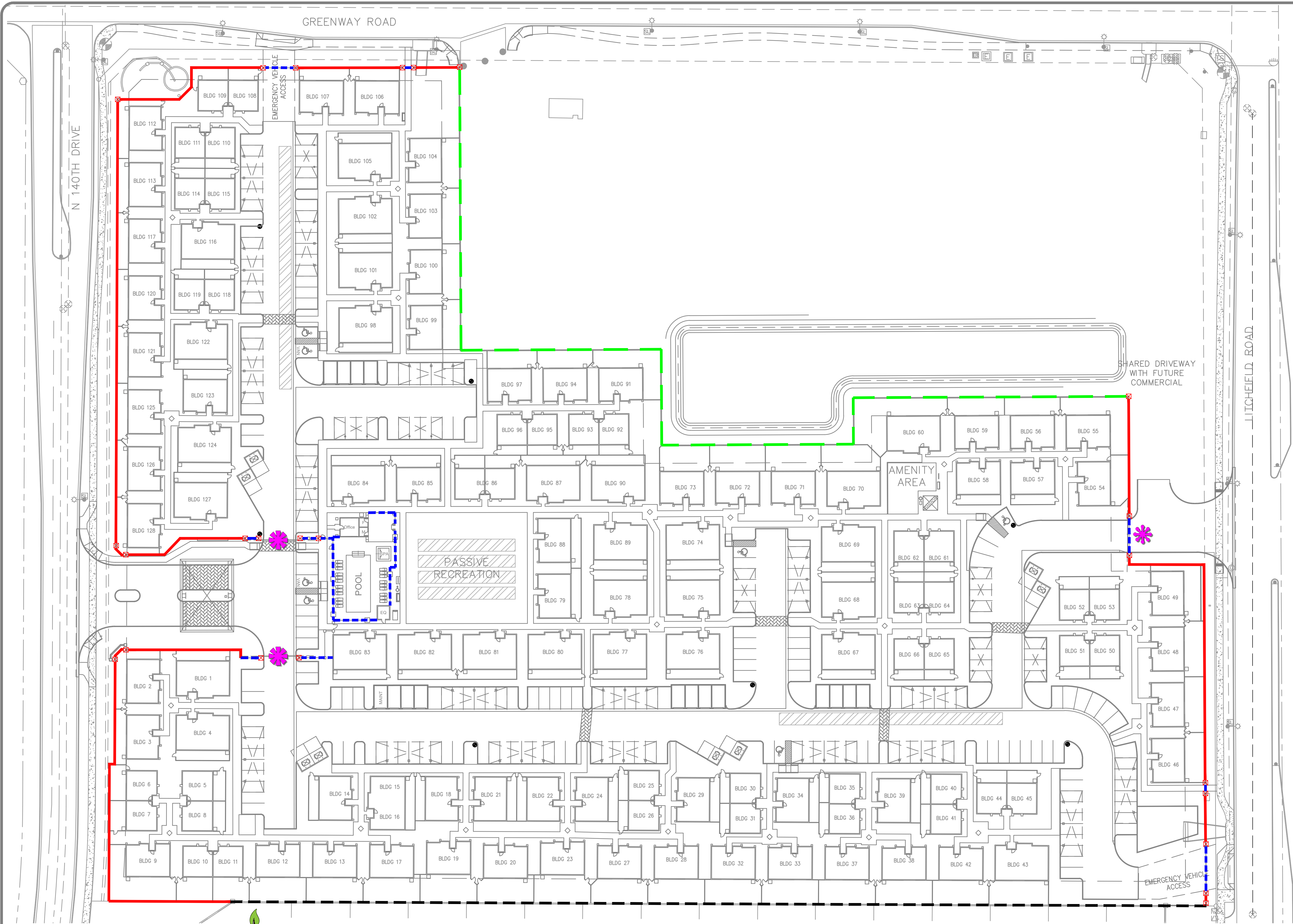
- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. THE ELECTRIC GATE SHALL HAVE BATTERY BACKUP, AND SHALL BE PROVIDED WITH ELECTRONIC PREEMPTION EQUIPMENT, CONTROLS, ELECTRONIC KNOX KEY SWITCH AND MANUAL RELEASE MECHANISM APPROVED BY THE FIRE CHIEF. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.



WALL LEGEND

- 6" HIGH THEME WALL AND COLUMN (INTEGRAL COLOR TO MATCH EXISTING THEME WALL OF NEIGHBORING PROPERTY)
- 6" HIGH PAINTED C.M.U. WALL COLOR: SWO023 FEWTER TANKARD
- EXISTING C.M.U. WALL
- 6" HIGH WROUGHT IRON VIEW FENCE AT ENTRY AND 5' HIGH AROUND POOL
- ENTRY GATE LOCATION
- EXIT-ONLY GATE LOCATION

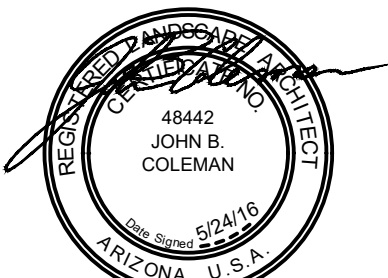
NOTE: WALLS ARE SHOWN SCHEMATICALLY FOR TYPE AND GENERAL LOCATION. (SEE CIVIL PLANS FOR EXACT PLACEMENT AND LOCATION OF ALL WALLS)



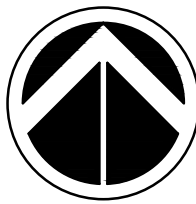
The Bungalows
On Greenway

Southwest Corner of Litchfield
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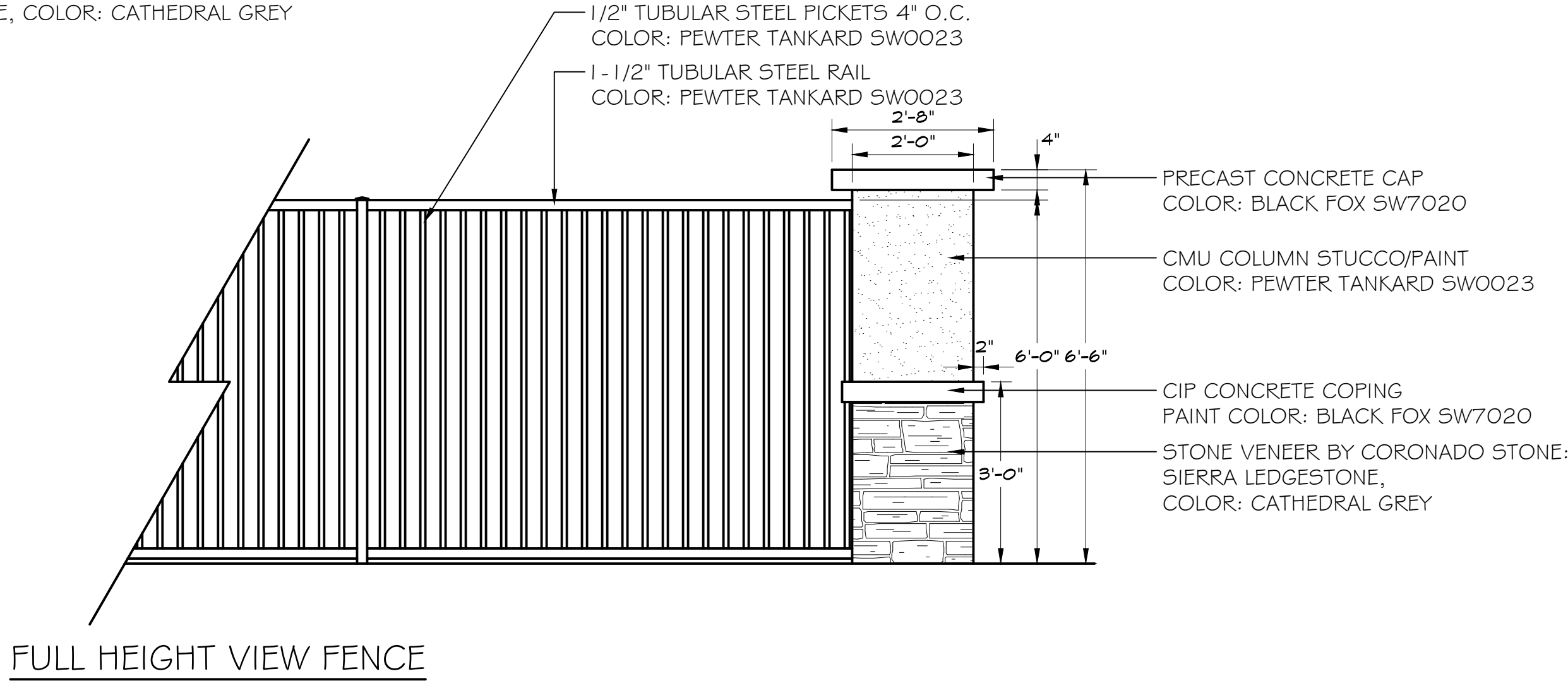
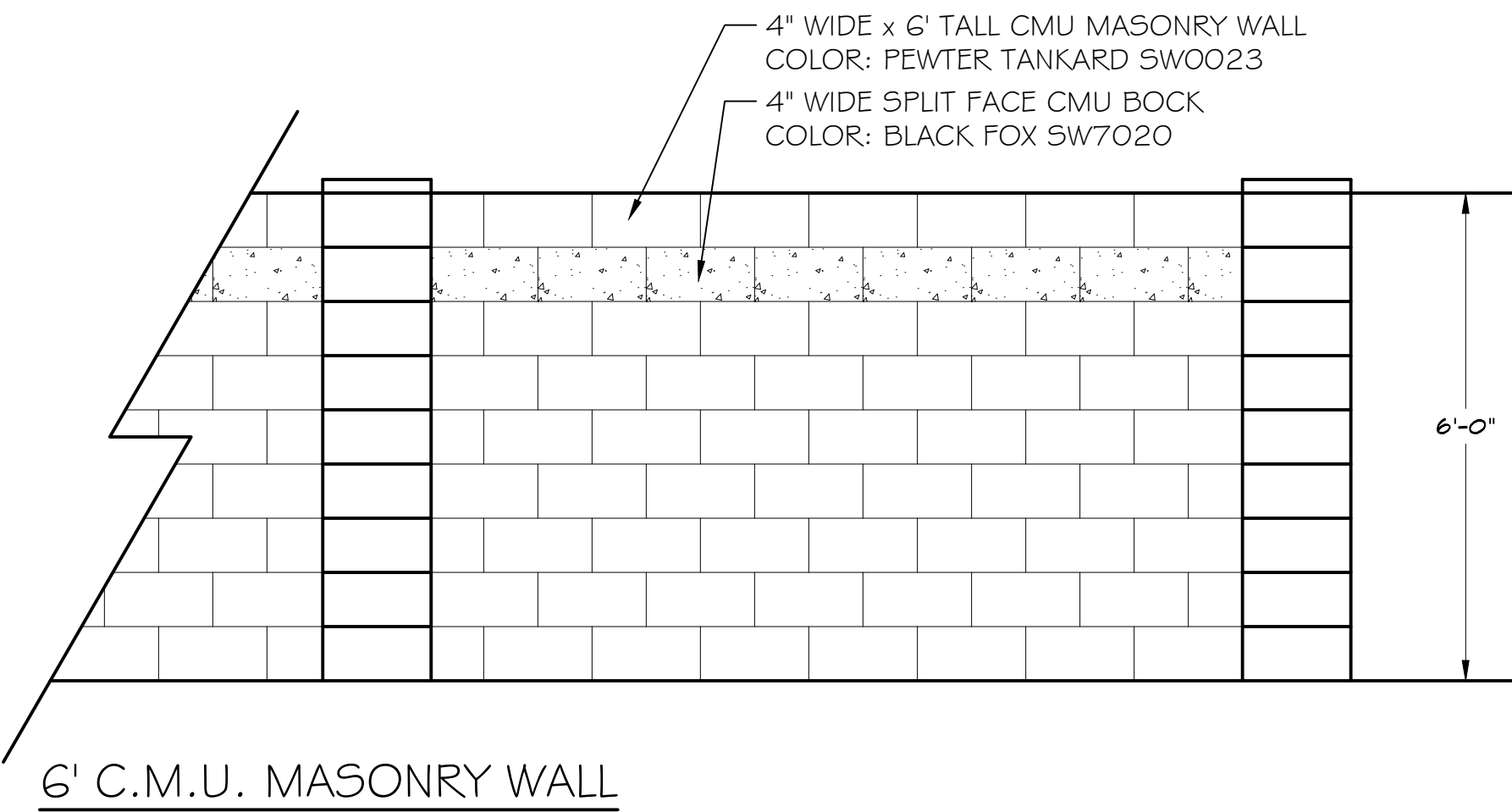
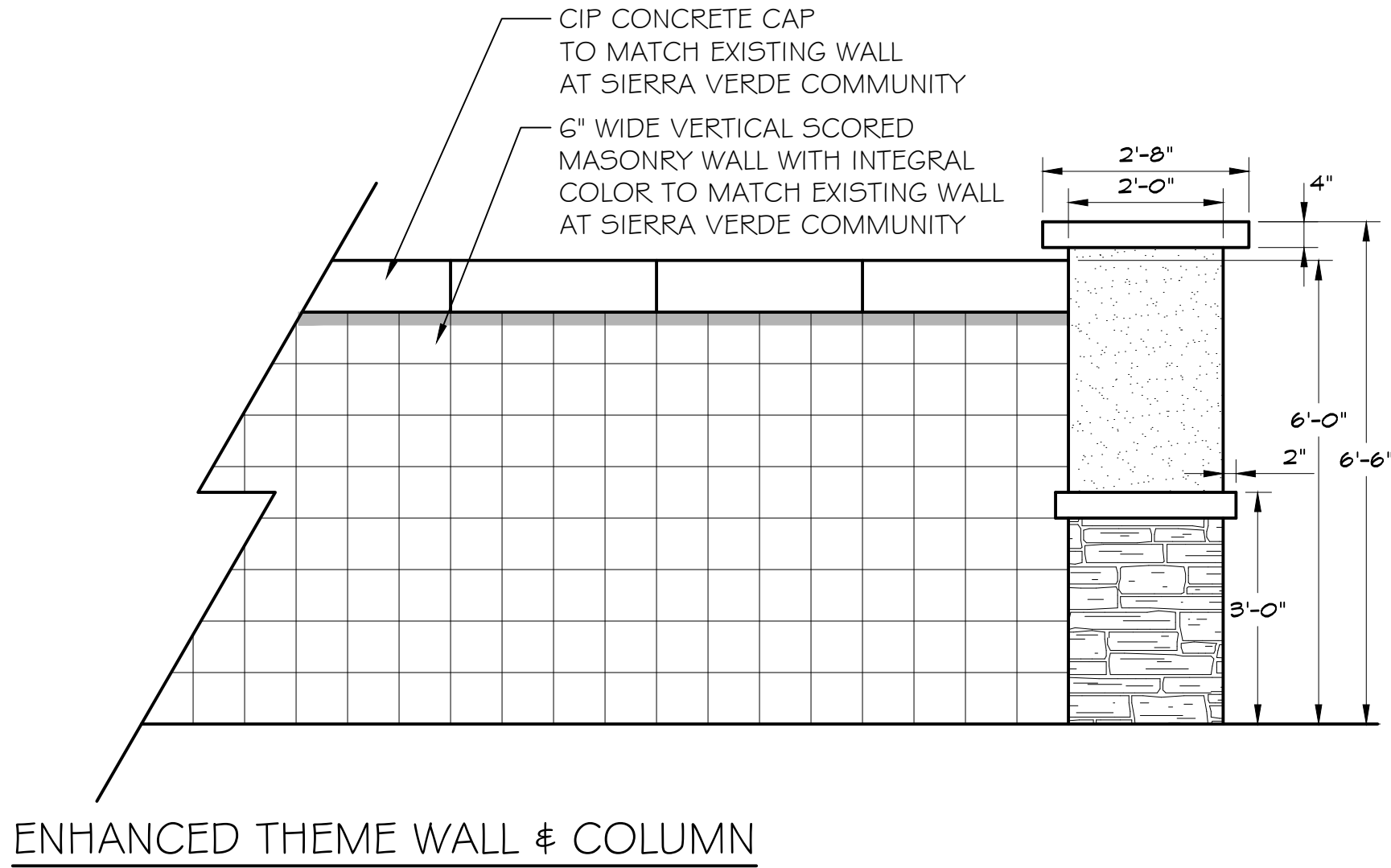
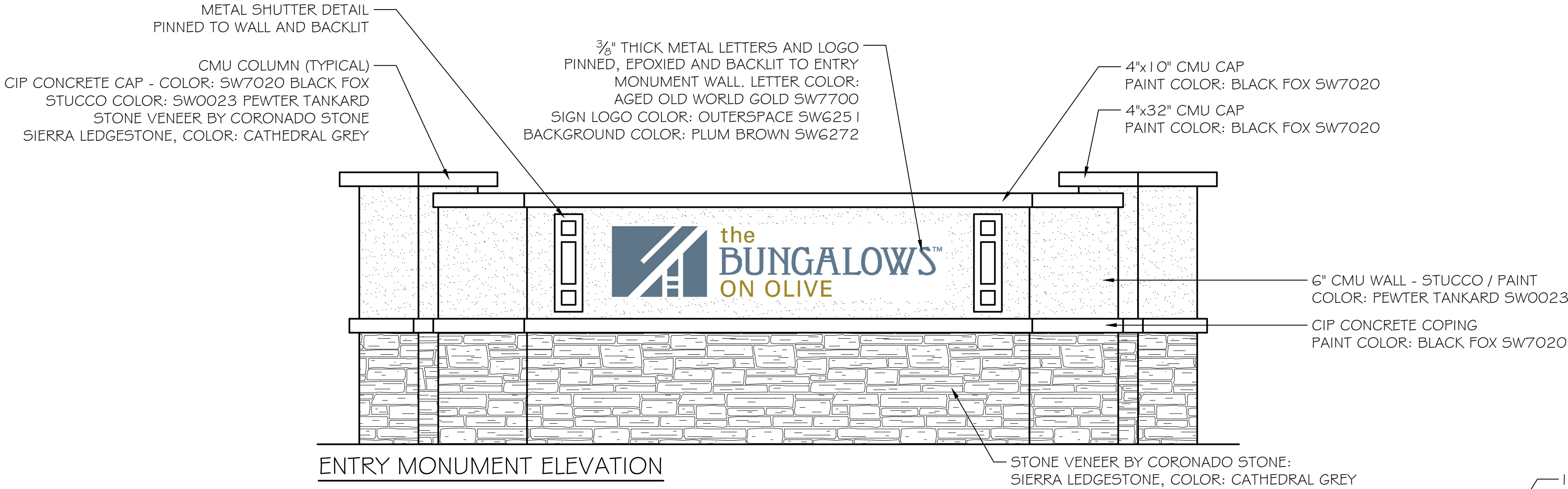


Expires 09/30/2017



0 40 80 120 feet
SCALE: 1" = 40'

MARCH 25, 2016	NO:	DATE:	REVISION:
SCALE: 1" = 40'-0"	1	5/24/16	CITY COMMENTS
DESIGNED: JBC			
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ISSUED FOR: CITY APPROVAL			



The Bungalows
On Greenway

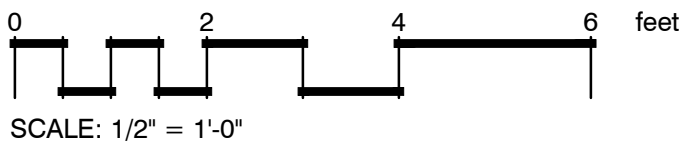
Southwest Corner of Litchfield
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Expires 09/30/2017



MARCH 25, 2016	NO:	DATE:	REVISION:
SCALE: 1/2" = 1'-0"	1	5/24/16	CITY COMMENTS
DESIGNED: JBC			
CHECKED: JBC			
ISSUED FOR: CITY APPROVAL			

Jack Eaton
Executive Director
Business Services

June 1, 2016

15802 North Parkview Place
Surprise, AZ 85374
Phone: 623-876-7008
Fax: 623-876-7046
jack.eaton@dysart.org

Cavan Companies
Attention: Jon Hamel
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260

www.dysart.org

Re: Development at Litchfield and Greenway – The Bungalows On Greenway

Dear Mr. Hamel,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District") has an existing Donation agreement with Levine Investment Limited Partnership. This agreement provides for "successor" ownership to be bound by this agreement.

You have acknowledged that the new developer/owner of a portion of the site has agreed that the Donation agreement will be honored by your company.

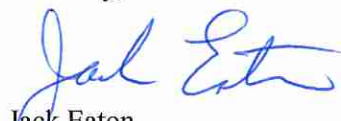
The Donation amounts per unit as stated in the Donation Agreement are:

House	\$1,000
Condominium	\$ 750
Apartment	\$ 400
Mobile Home	\$ 400

It is my current understanding that the new project will be Apartment Homes. As such, the agreed to fee per unit will be \$400, payable no later than 90 days after the building permit is issued by the City of Surprise.

You are hereby authorized to submit this letter to any governmental body with jurisdiction over the Project as proof of the Agreement, the donation amount, and that the District does not object to you proceeding with your Project.

Sincerely,



Jack Eaton
Executive Director, Business Services
Dysart Unified School District

Superintendent
Gail Pletnick, Ed.D.

Governing Board
Spencer Bailey
Suzanne Kellis
Bonnie Schroader
Traci Sawyer-Sinkbeil
Jennifer Tanner

cc: Raul Abad, Gust Rosenfeld



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

13 April 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-158; Bungalows on Greenway

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Zoning Amendment and Site Plan Application for the Bungalows on Greenway, Sierra Verde Parcel 8 Planned Area Development (PAD). Sierra Verde Parcel 8 is a 17.48 acre portion of the larger 320 acre Sierra Verde PAD, located at the southwest corner of Litchfield and Greenway Roads. The zoning on the 17.48 gross acre parcel currently allows a mix of employment, office, and retail commercial along with multi-family residential limited to no more than 234 units. Previous approved use in August 2002 the site was approved for Mixed-Use with an overall gross residential density of 4.75 du/acre. In October 2006 Parcel 8 was changed from a mixed-use designation to medium/high density residential to allow for a townhome project. In order to preserve the residential dwelling unit counts under the Luke Air Force Graduated Density Concept, Parcel 8, was limited to no more than 234 residential units, and in July 2008, it was changed back to Mixed-Use (234 units). The number of units, for this request, will remain the same at 234, however currently the existing PAD restricts the development of apartments, this request is to allow apartments/rental residential. The site is approximately 1/2 mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. With a density of 13.9 du/ac the Bungalows on Greenway do not meet these guidelines.

However, due to prior comments made by Luke AFB, see the attached letter dated 13 Apr 2009, we will not now object to this request not meeting the GDC. The earlier 2009 comments provided that the mixed used development, addressing 234 units, would not negatively impact the flying operations. As described, the revised PAD development does not increase the total amount of units (234) but rather allows for a rental community within the Sierra Verde parcel 8. Given there is no increase in the total number of units, and in light of our earlier comments respective to a determination of impact that may or may not have taken into consideration our GDC, the specific request to now allow for rental residential within the Sierra Verde parcel 8 will not negatively impact the flying operations at Luke AFB. Since this site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

for Barbara Plante
JAMES R. MITCHELL

Attachment:
LAFB Ltd, Dtd 13 April 2009

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

13 April 2009

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Rebecca Rosales
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #PA09-0005 Greenway & Litchfield, Sierra Verde Parcel 8 PAD

Dear Ms. Rosales

Thank you for the opportunity to provide comments on the Preliminary Plat Application for the Greenway & Litchfield, Sierra Verde Parcel 8 PAD. Sierra Verde Parcel 8 is a 17.48 acre portion of the larger 320 acre Sierra Verde PAD, located at the southwest corner of Litchfield and Greenway Roads. The plan is submitted for a new Mixed-Use development to include restaurant, daycare and convenience store and phase 2 for retail and an assisted living facility with up to 140 units. Previous approved use in August 2002 was for Planned Area Development, Mixed-Use with up to 403 units. Parcel 8 was changed in October 2006 from mixed use to medium/high density residential (234 units) and commercial, and in July 2008, it was changed back to Mixed-Use (234 units). The future phase 2 development of the assisted living facility with 140 units is less than originally approved for the Sierra Verde PAD. The site is approximately 1/2 mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

As described, this revised mixed-use development will not negatively impact the flying operations at Luke AFB. Since this site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

//signed//

JAMES R. MITCHELL

cc:
Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



CITY OF SURPRISE
Planning and Zoning Commission

July 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 21, 2016	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Discussion pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):