



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

Thursday, May 5, 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 Consideration and action pertaining to approval of the April 21, 2016 Planning and Zoning Commission minutes. Approve
Heather
Donaldson,
Community
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 1	<u>Consideration and action regarding a Major PAD Amendment to modify the development standards for Cortana at Desert Oasis at Surprise, a 269-lot medium density residential subdivision.</u>	Approve Sergio Angulo, Community Development
#3	District 1	<u>Consideration and action regarding a Preliminary Plat for Cortana at Desert Oasis at Surprise, a 269-lot medium density residential subdivision.</u>	Approve Sergio Angulo, Community Development
#4	District 3	<u>Consideration and action regarding a Rezone/Major PAD Amendment changing the land use/zoning from PAD (Low Density Residential 3.38 DU/Ac) to PAD (Low Density Residential 3.96 DU/Ac) for Acoma Court, a 29.55-acre residential subdivision.</u>	Approve Hobart Wingard - Community Development
#5	District 3	<u>Consideration and action regarding a 117-Lot Preliminary Plat for Acoma Court.</u>	Approve Hobart Wingard - Community Development
#6	District Citywide	<u>Consideration and action of a proposed amendment to the Surprise Municipal Code Chapter 122, Sections 122-56, 122-57, 122-58, 122-59, 122-60, 122-61, 122-62, 122-63, and 122-105 regarding Outdoor Storage, Outdoor Display, and Temporary Uses.</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

- #7 District Internal Discussion pertaining to future agenda items. No Action
Eric Fitzer,
Community
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: April 28, 2016 at 11:30 AM

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

SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

May 5, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 5, 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 April 21, 2016 Planning and Zoning Commission minutes.

Motion:

I move to approve the April 21, 2016 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [4-21-16 P&Z Commission Meeting minutes](#)

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):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 21, 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, April 21, 2016.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Sergio Angulo, Planner Josh Mike, Planner Robert Kuhfuss, Long Range Planning Manager Lloyd Abrams 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:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action pertaining to approval of the April 7, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the April 7, 2016 Planning and Zoning Commission minutes. Commissioner Martin seconded the motion. The motion passed with 5 votes in favor, 2 absences (Ferguson and Hoyler).

Item 2 – DISTRICT 1 – Consideration and action item regarding a Major Site Plan for Babbo Italian Eatery located on the south side of Bell Road, west side of Sarival Avenue, within the Surprise Village Marketplace PAD zoning district.

Sergio Angulo, Planner, presented the project to the Commission.

The Commission discussed:

- Color of parapet wall(s) to match the building (dark color)
- Patio area (open air with the ability to be enclosed with windows on 3 sides)

Commissioner Keating made a motion to approve the Major Site Plan for Babbo Italian Eatery subject to stipulations 'a'-'d' as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with 5 votes in favor, 2 absences (Ferguson and Hoyler).

Item 3 – DISTRICT 4 – Presentation and discussion regarding an update for the proposed zoning text amendment to establish the Surprise Heritage District and two corresponding overlay zoning districts. Members of the public are encouraged to attend to listen and provide comments.

Josh Mike, Planner, presented the project to the Commission.

The Commission discussed:

- Correction to Staff Report to reflect Original Town Site rather than Surprise Center (typo)
- Garage setbacks
- Landscaping requirements
- List of qualified businesses eligible to receive 100% waiver of building permit fees and building plan review fees
- Property owners opportunity to opt-out of proposed overlay zones and retain current hard zoning and land uses (3 year window)
- Threat of devaluing a business (no threat)
- Land use regulations impact on business (none)
- Outreach support for landscaping requirements (none)
- Result of significant amount of landowners opting out
- Cottage Businesses providing screening from any public area

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

No Items

OTHER BUSINESS:

Item 4 – INTERNAL - Discussion pertaining to future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:43 p.m.

Eric Fitzer
Community Development Assistant 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

May 5, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 5, 2016	Contact Person:	Sergio Angulo, Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Major PAD Amendment to modify the development standards for Cortana at Desert Oasis at Surprise, a 269-lot medium density residential subdivision.

Motion:

I move to recommend approval to the City Council of the Major PAD Amendment for Cortana at Desert Oasis at Surprise subject to stipulations 'a' through 'e' as listed in the staff report.

Background:

Dan Auxier, of EPS Group, Inc., on behalf of KB Homes Phoenix, Inc., seeks approval of a Major PAD Amendment to modify the Medium Density Residential development standards in addition to a 269-lot Preliminary Plat.

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

- ☐ [FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Public Engagement Form](#)
- ☐ [00 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Staff Report](#)
- ☐ [01 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Vicinity Map](#)
- ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Narrative \(Part 1\)](#)
- ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Narrative \(Part 2\)](#)

- ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Narrative \(Part 3\)](#)
- ☐ [03 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Preliminary Plat Part 1](#)
- ☐ [03 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Preliminary Plat Part 2](#)
- ☐ [04 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Preliminary Landscape Plan](#)
- ☐ [05 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Citizen Participation Report](#)
- ☐ [06 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Luke AFB Comments](#)
- ☐ [07 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Nadaburg School District Letter](#)
- ☐ [07 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA – 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 I

Eric Fitzer - Director

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Desert Oasis Planned Area Development Amendment and Preliminary Plat

OVERALL PUBLIC INVOLVEMENT LEVEL:

The applicant held a Citizen Review meeting on February 11, 2016 at Desert Oasis Elementary School, 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:

This project will allow the builder to construct 269 homes on Parcel L-6, a vacant parcel zoned medium density residential.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) February 11, 2016 from 6:00pm to 7:00pm

Future Council Work Session/Meetings target dates May 17, 2016 - Public Hearing

Election dates (if applicable) N/A

Project start/completion dates Start construction within two (2) years.

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

MAJOR PAD AMENDMENT / PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-473

Project Name: Cortana at Desert Oasis

Council District: 1 - Acacia

Meeting Date: May 5, 2016

Planner: Sergio Angulo, Planner I

Owner: KB Home Phoenix, Inc.

Applicant: EPS Group, Inc.

Requests: 1) Amendment to the Desert Oasis PAD to modify the existing development standards.
2) 269-Lot Preliminary Plat

Site Location: Desert Oasis Parcel L-6
West of 173rd Avenue and north of Jomax Road

Site Size: 41.33 acres (approx.)

Density: 6.5 DU/Ac

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

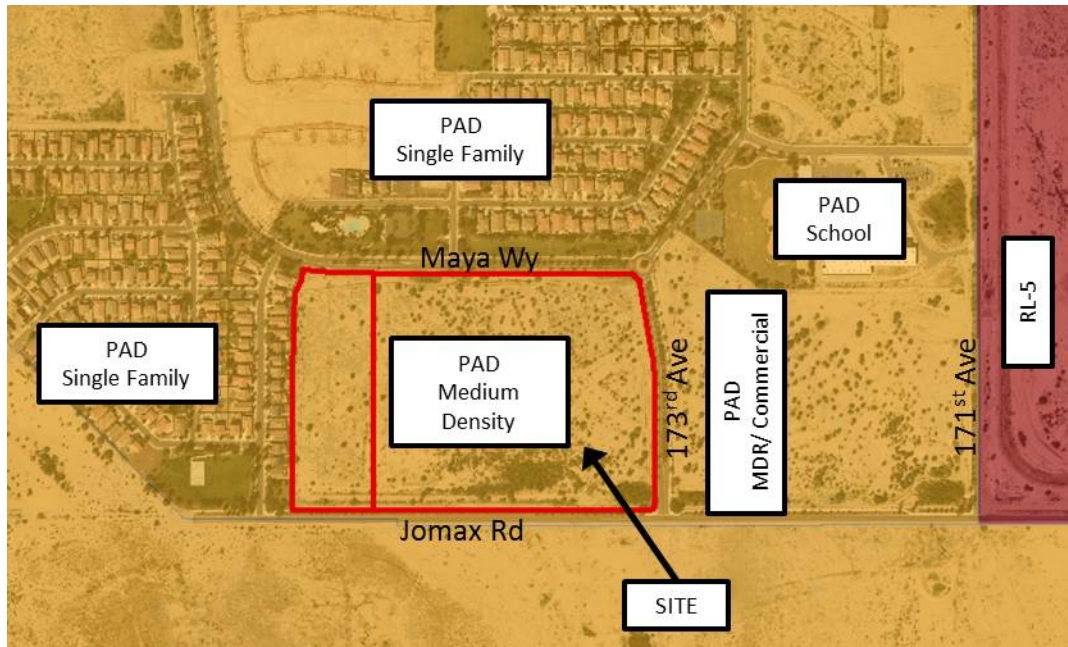
Support/Opposition: There has been opposition from neighboring property owners mainly regarding access and traffic issues that might arise with this development.

Staff Recommendations: 1) Staff recommends the Commission move to recommend **approval** of the proposed Major PAD Amendment to the City Council, subject to stipulations 'a'-'e'.
2) Should the Commission vote to recommend approval of the proposed Major PAD Amendment to the City Council staff then recommends the Commission vote to recommend **approval** of the proposed Preliminary Plat.

Project Description:

Dan Auxier, of EPS Group, Inc., on behalf of KB Homes Phoenix, Inc., seeks approval of a Major PAD Amendment to modify the Medium Density Residential development standards in addition to a 269-lot Preliminary Plat.

Existing Zoning:



History:

October 12, 2000: The City Council approved the annexation of the subject site into the City.

August 14, 2000: The City Council approved the Desert Oasis at Surprise Planned Area Development.

August 2, 2006: Staff approved a Minor PAD Amendment to modify the development standards for parcel L-6 under case PADA04-409.

March 19, 2015: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-106. At the time the project was not supported due to the provision found in the previous general plan land use section that prohibited any modifications to Master Planned Community without an approved Village Plan. At the time of the Concept Review meeting Village 4 did not have an approved Village Plan.

October 1, 2015: Staff met with the applicant for a second time to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-381.

November 24, 2015: The applicant filed a request for a Major PAD Amendment to the Desert Oasis PAD together with a related Preliminary Plat under case FS15-473, the subject case.

February 11, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

Citizen Outreach:

As noted above, the applicant held a Citizen Review meeting on February 11, 2016. 28 residents attended to express some of their concerns with possible access and traffic issues that may arise with this development. Their concern is that since 163rd Ave. is currently the only ingress/egress connection, the increase in the number of homes will generate additional access and traffic issues. Another topic that was brought up by the attendees was the lack of commercial development in the area.

Analysis and Discussion:

Parcel L-6 is approximately 41.33 acres of medium density residential within the Desert Oasis PAD. It is located north of Jomax Road and west of 173rd Avenue in Desert Oasis. The site is surrounding by existing single family homes to the west (Parcel L-5) and north (Parcel L-14), to the east there is a vacant lot (Parcel L-7) zoned Medium Density Residential/Commercial.

The applicant proposes a Major PAD Amendment to modify the existing development standards including an increase in density in order to allow for clusters of 4 and 6 dwelling units. See table below.

	<u>Existing Standards</u>	<u>Proposed Standards</u>
<u>Lot Size</u>		
Minimum Lot Area	2,500 S.F.	2,500 S.F.
Minimum Lot Width	35'	35'
Minimum Lot Depth	72'	67'
<u>Setbacks</u>		
Front (Livable)	10'	3'
Front (Garage)	8'	3'
Rear (House)	10'	5'
Rear (Garage)	3'	3'
Side (House)	5'/5'	5'/5'
Side (Garage)	3'	3'
Street Side (House)	7'	7'
Street Side (Garage)	5'	5'
Lot Coverage	55%	1 Story – 65% 2 Story – 55%
Density	6 DU/Ac	6.5 DU/Ac

78 The increase in density for this parcel will not affect the proposed density of Desert Oasis as a
79 whole. The Desert Oasis envisioned 316 dwelling units for Parcel L-6 and a total of 1,186 dwelling
80 units in all medium and high density parcels. This project is the first of four (4) medium density
81 residential parcels to go under development and with the proposed 269 lots it falls within the total
82 approved density in the Desert Oasis PAD.

83 In conjunction with the Major PAD Amendment the applicant proposes a 269-lot preliminary plat
84 that will be built in three (3) phases. The type of housing proposed is an auto court layout which
85 allows for clusters of 4 and 6 dwelling units that share a common driveway. The individual units will
86 have rear and side yards that utilize use and benefit easements to maximize the usable space in the
87 yard areas. This easement is a grant to an adjacent lot for ingress/egress for the purpose of repair,
88 maintenance, drainage, and improvement of any of the lots that are contiguous to the easement
89 area. No structure and/or other permanent improvement of any nature shall be placed,
90 maintained, or permitted to remain on or within the easement area. Pages 5 and 6 of the narrative
91 illustrate the typical 4-pack and 6-pack lot diagrams.

92 The project proposes three (3) access points – the primary entrance will be located on 173rd Avenue
93 and two (2) secondary entrances on Red Bird Road. An emergency access easement will be
94 provided on 175th Drive and Jomax Road, this access will accommodate for emergency vehicles
95 only. A neighborhood park will be located within this subdivision which will include amenities such
96 as ramadas with BBQ areas, a children's playground and a community pool. There will be additional
97 open space areas with BBQ and sitting amenities dispersed throughout the subdivision.

98 A standard 5' concrete sidewalk will be located along the interior streets, with a 5' landscape strip
99 that will separate the sidewalk from the street's curb. The applicant proposes pedestrian
100 connectivity from the sidewalks to the open space areas and to a 10' wide multi-purpose trail along
101 Jomax Road. There will also be pedestrian access from the existing sidewalks along Jomax Road,
102 173rd Avenue, and Red Bird Road to the interior of the subdivision.

103 In similar cluster style developments around the city there are issues with on-street parking
104 conflicting with refuse trucks on trash pick-up days. To attempt to avoid these types of issues this
105 development proposes 233 on-street parking spaces in addition to the two (2) off-street parking
106 spaces per dwelling unit. The refuse & parking exhibits depicts the locations of the on-street parking
107 spaces and of the trash/recycle bins. The on-street parking spaces are proposed to be separated
108 from the location of the trash/recycle bins to avoid conflict on trash pick-up days.

109 Exhibit E of the project narrative includes a number of preliminary floorplan and elevation options.
110 Although these specific renderings could change with the actual submittal of the Home Product
111 Review, the intent is to provide housing projects that will respect the project's location. The
112 applicant will be required to submit final drawings for Home Project Review, which staff will review
113 against the Desert Oasis PAD's design criteria.

114 **Utility and Services Table:**

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Nadaburg School District #81

115 **Conformance with Adopted Plans:**

116 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
117 within the Neighborhood Character Area, which in a suburban neighborhood supports residential
118 development of between two and 8 dwelling units per acre (2-8 DU/Ac). The proposed PAD
119 Amendment and related Preliminary Plat propose a density of 6.5 DU/Ac with demonstrates
120 consistency with this land use category.

121 **Reviewing Agencies:**

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

124 **Luke Air Force Base (LAFB):** LAFB indicates no objections to the request, but advises the applicant
125 review sound attenuation requirements and engage in a strong notification program with respect
126 to the air base and its operations.

127 **Maricopa Water District (MWD):** MWD advises the subject property lies outside of their service
128 area and offers no comment.

129 **Arizona Department of Transportation (ADOT):** ADOT determined that the proposed development will
130 have no impact upon area highway facilities and offers no comment.

131 **Summary:**

132 Staff believes the proposed Major PAD Amendment, in conjunction with the related Preliminary
133 Plat, will allow appropriate infill to take place within the subject site.

134 **Findings:**

135 **Major PAD Amendment:**

- The proposed Major PAD Amendment is consistent with the Surprise General Plan 2035.
- The reviewing agencies have indicated no objections to the request.

Preliminary Plat:

- The proposed Preliminary Plat is consistent with the Major PAD Amendment as proposed.
- The reviewing agencies have indicated no objections to the request.

Recommendations:

Major PAD Amendment:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the proposed Major PAD Amendment under case **FS15-473** to the City Council, subject to stipulations 'a' through 'e' as outlined below:

- a. The comment below from the Preliminary Plat prepared by EPS Group, dated March 21, 2016 will be revised in the final plat to include the following modifications:
 1. Label the parking easements on the following lots:
 - a. Sheet 3: 148 and 157
 - b. Sheet 4: 73
- b. The comments below from the Preliminary Landscape Plan prepared by EPS Group, dated March 22, 2016 will be revised in the final landscape plan to include the following modifications:
 1. Sheet PL1
 - a. Change the total number of lots from 268 to 269.
 2. Sheet PL3
 - a. Show the stone detail on theme walls, columns, and monument signs as shown in the plans dated 3/1/2016.
- c. The Traffic Impact Analysis Plan prepared by EPS Group, Inc., dated March 21, 2016 is approved with the following conditions:
 1. The applicant shall install the recommended improvements in the TIA:
 - a. A new traffic signal at the intersection of 163rd Avenue and Jomax Road, and
 - b. Dedicated northbound and southbound left-turn lanes for the intersection of 163rd Avenue and Jomax Road.
- d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

168 e. The Property owner and successors waive claim for diminution of in value if the City takes
169 action to rescind approval of this request due to non-compliance with the stipulations of
170 approval.

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

173 **Preliminary Plat:**

174 Based on the findings noted above, should the Commission vote to recommend approval of the
175 Major PAD Amendment proposed under this case, staff then recommends the Commission move to
176 recommend **approval** of the proposed Preliminary Plat under case **FS15-473** to the City Council.

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

179 **Attachments:**

- 180 01 – Vicinity Map (1 page)
- 181 02 – PAD Amendment and Preliminary Plat Narrative (71 pages)
- 182 03 – Preliminary Plat (6 page)
- 183 04 – Preliminary Landscape Plan (5 pages)
- 184 05 – Citizen Participation Report
- 185 06 – Luke AFB comments (1 page)
- 186 07 – Nadaburg School District Letter (1 page)



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

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

4 December 2015

Ms. Deborah Perry
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS15-468; Calvary Church

Dear Ms. Perry

Thank you for the opportunity to provide comments on the Administrative Amendment to the Site Plan for Calvary Church. The church is located on 9.15 acres at 15610 N. Greenway Road on the northwest corner of Greenway and Reems Road. Plans call for property improvements to pre-existing church site including a series of sun shades, an outside baptistery pool in an enclosed courtyard and bar-b-q grill. The site is approximately 1.9 miles 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, the improvements to the church 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 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 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. Mitchell", is written over 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

NADABURG UNIFIED SCHOOL DISTRICT No. 81

"Quality Education: Every Student! Every Day!"

32919 Center Street, Wittmann, Arizona 85361 Phone: (623) 388-2100 Fax: (623) 388-291

November 20, 2015

City of Surprise
16000 N. Civic Center Plaza
Surprise AZ 85374

To Whom It May Concern:

I am possession of KB Homes' plans for Parcel L-6 Cortana, Case CR15-381. These plans reflect a planned development of approximately 270 new homes within the attendance boundaries of the Nadaburg Unified School District No. 81, specifically Desert Oasis Elementary School located at 17161 W. Bajada Rd. Surprise, Arizona.

KB Homes has our full support in commencing the development of this land. Our school has the capacity to house any new students who will attend as a result of this development.

If you have further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Stephen", with a stylized flourish at the end.

Rick Stephen
Superintendent

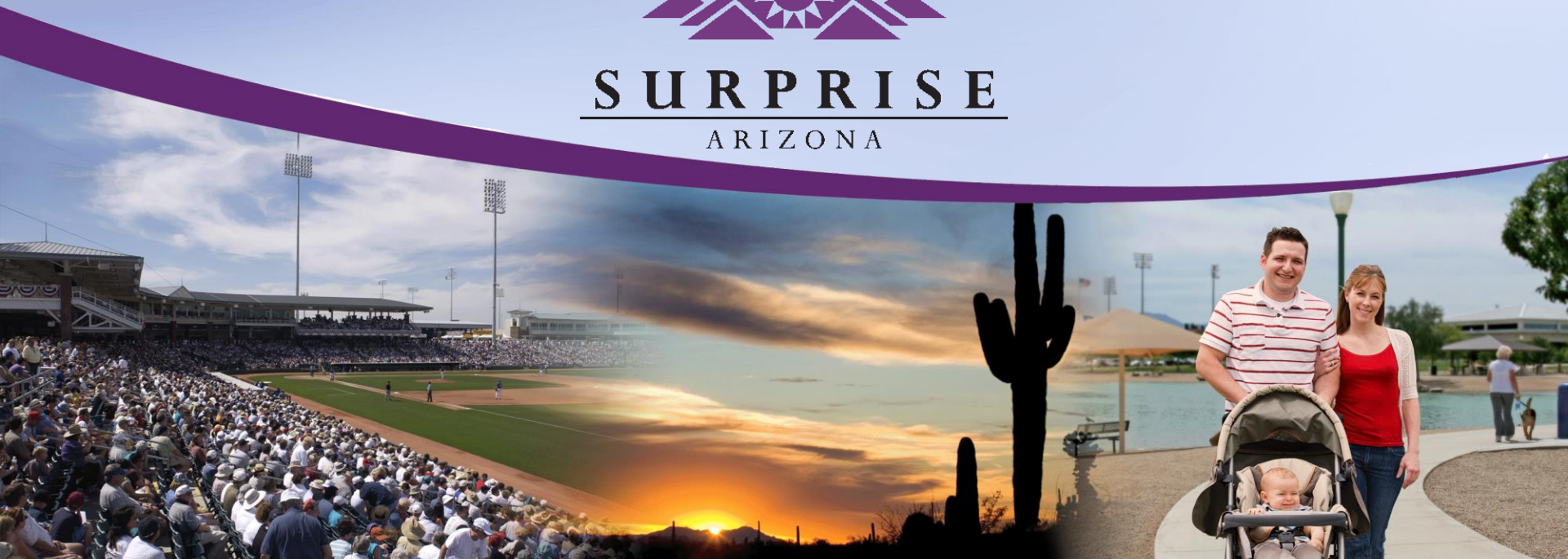
cc: Jason Jarvis

FS15-473

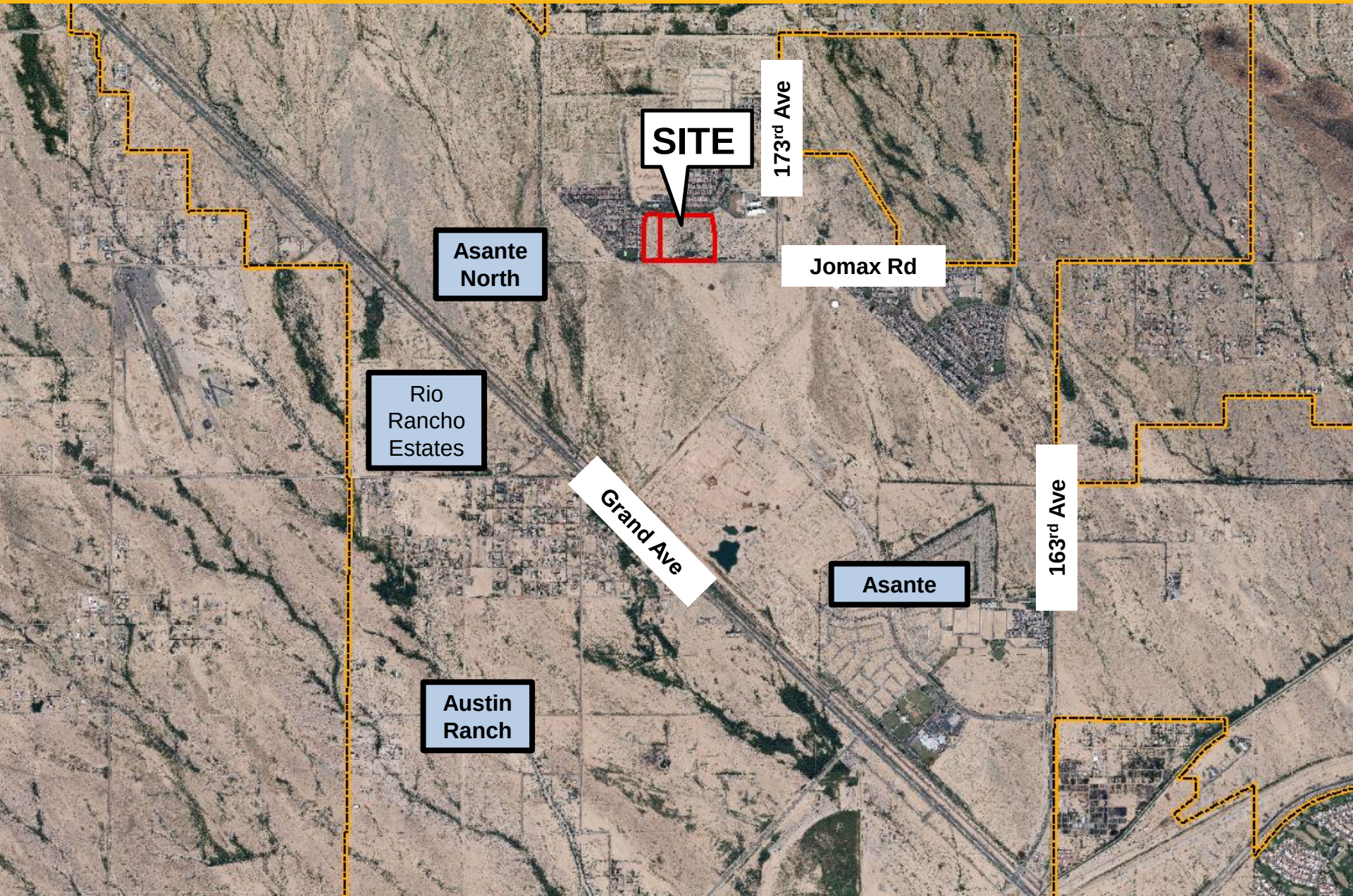
Cortana at Desert Oasis

Major PAD Amendment and Preliminary Plat Planning and Zoning Commission

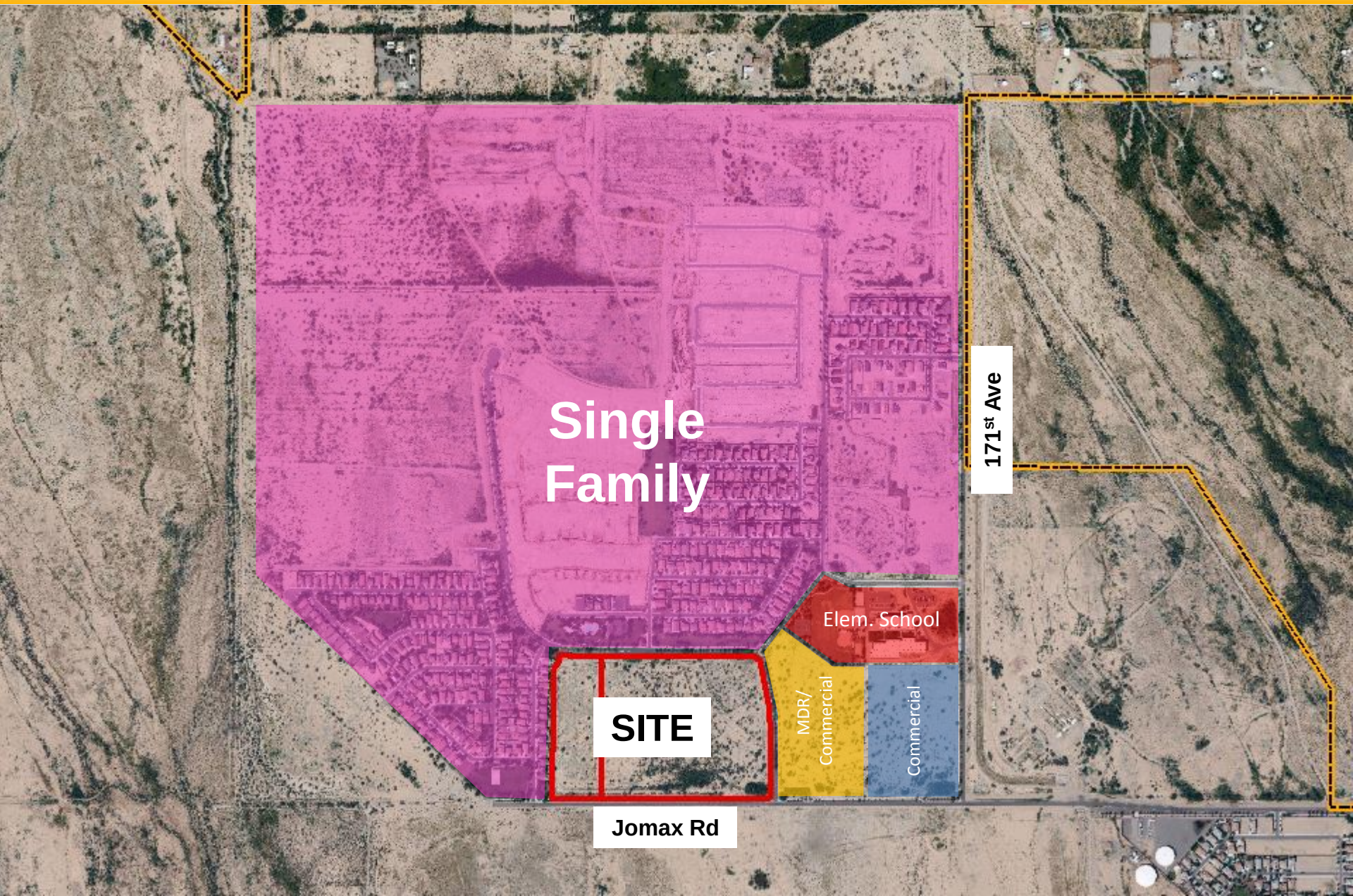
May 5, 2016



VICINITY MAP



VICINITY MAP



Single
Family

SITE

Elem. School

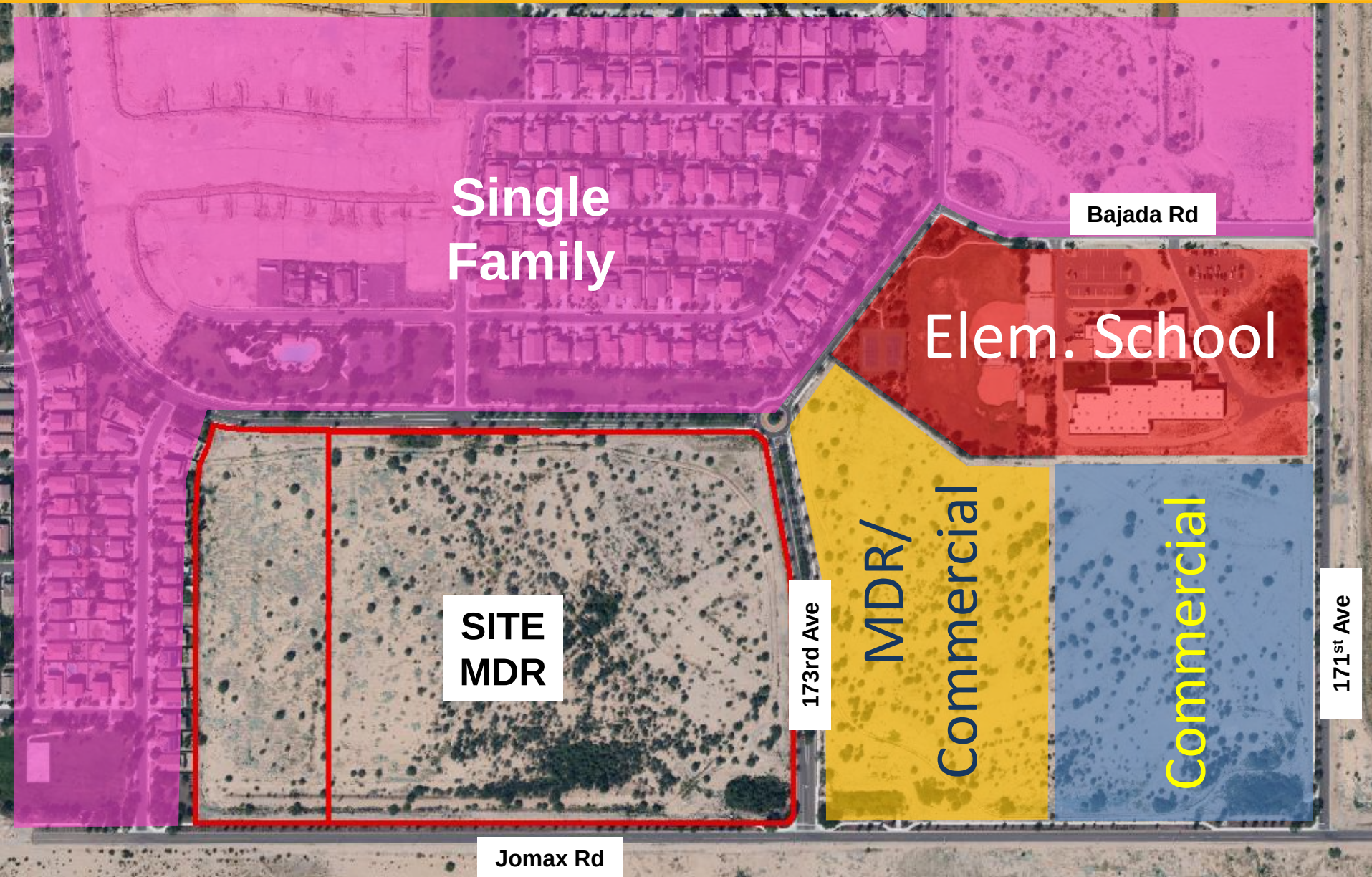
MDR/
Commercial

Commercial

171st Ave

Jomax Rd

VICINITY MAP



- **PAD Approved September 14, 2000**
- **PAD Amendment (PADA04-409) to modify Development Standards for Parcel L-6, the subject parcel, Approved August 2, 2006.**

Existing vs Proposed Standards

	Existing Standards	Proposed Standards
Lot Size		
Minimum Lot Area	2,500 S.F.	2,500 S.F.
Minimum Lot Width	35'	35'
Minimum Lot Depth	72'	67'
Setbacks		
Front (Livable)	10'	3'
Front (Garage)	8'	3'
Rear (House)	10'	5'
Rear (Garage)	3'	3'
Side (House)	5'/5'	5'/5'
Side (Garage)	3'	3'
Street Side (House)	7'	7'
Street Side (Garage)	5'	5'
Lot Coverage	55%	1 Story – 65% 2 Story – 55%
Density	6 DU/Ac	6.5 DU/Ac

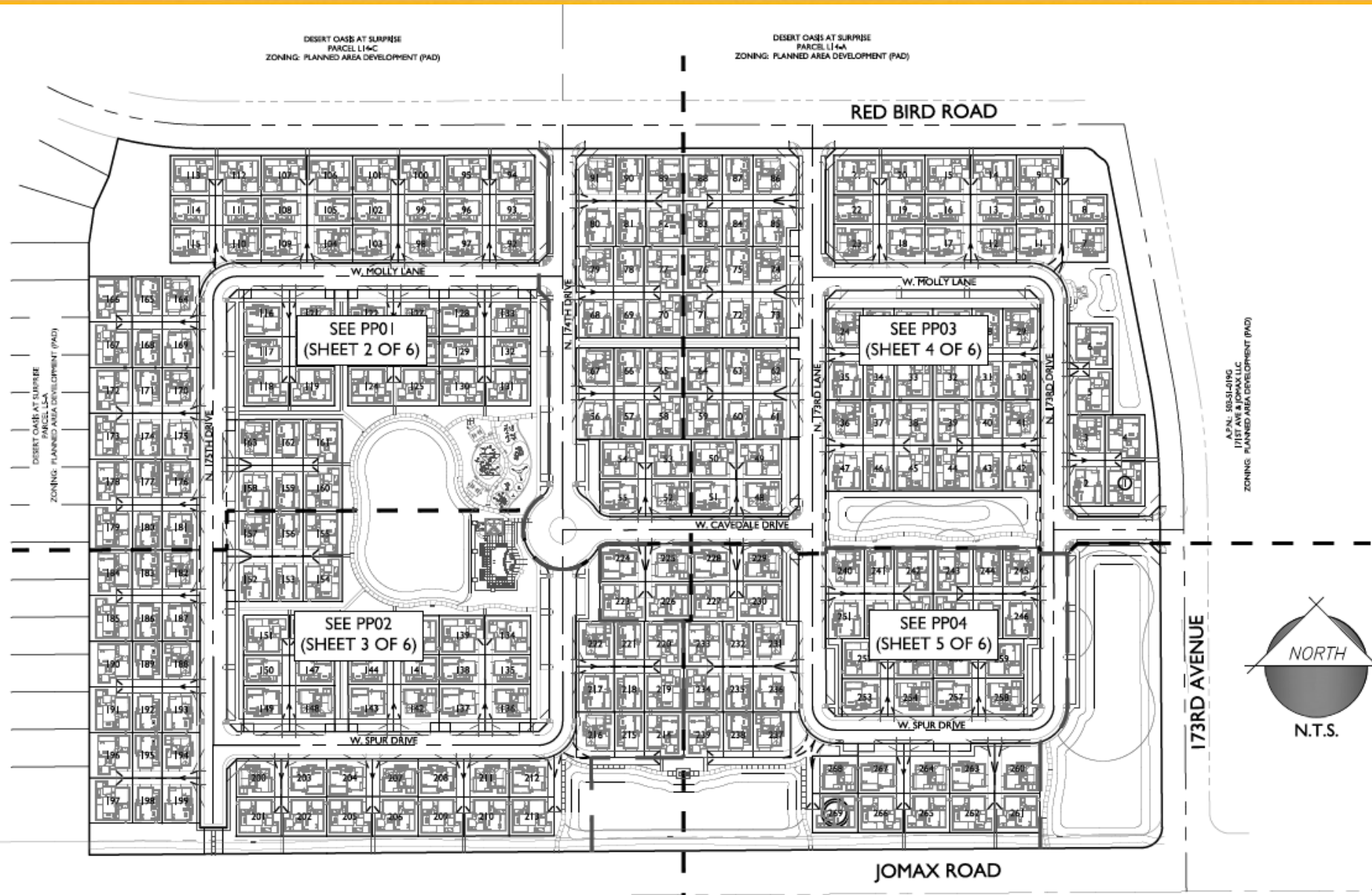
- **269 Lots Proposed**
- **4-pack & 6-pack w/ Shared Driveway**
- **Density Increased to 6.5 DU/ac**
- **Open Space 8.49 Acres (20.5%)**

PROPOSED PRELIMINARY PLAT



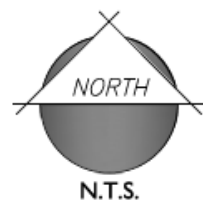
DESERT OASES AT SURPRISE
PARCEL L14C
ZONING: PLANNED AREA DEVELOPMENT (PAD)

DESERT OASES AT SURPRISE
PARCEL L14A
ZONING: PLANNED AREA DEVELOPMENT (PAD)



DESERT OASES AT SURPRISE
PARCEL L14C
ZONING: PLANNED AREA DEVELOPMENT (PAD)

DESERT OASES AT SURPRISE
PARCEL L14A
ZONING: PLANNED AREA DEVELOPMENT (PAD)

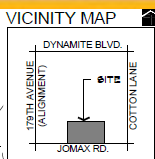


LANDSCAPE PLAN



DESERT OASIS AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA DEVELOPMENT



SITE DATA
GROSS AREA: 40.87 ACRES
NET AREA: 35.45 ACRES
NUMBER OF LOTS: PHASE 1 - 90
PHASE 2 - 135
PHASE 3 - 45
TOTAL - 265

OVERALL OPEN SPACE: 1.30 ACRES (22% OF NET)
LEGEND

- PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PLS
- SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PLS

CONCEPTUAL PLANT PALETTE

- *TREES ALONG 175th Ave. & MAYA WAY***
 - HERITAGE LIVE OAK (QUERCUS VIRGINIANA HERITAGE)
 - YELLOW ACACIA (ACACIA SALICINA)
 - SPAN HILL OLIVE (OLEA EUROPAEA)
- TREES (MIX OF 24" BOX AND 36" BOX)**
 - MULGA (ACACIA ANURA)
 - SISSOO TREE (DALBERGIA SISSOO)
 - DESERT MUSEUM PALM VERDE (PARKINSONIA HYBRID)
 - RED PISH PISTACHE (PISTACHIA CHINENSIS RED PISH)
 - HASTIC TREE (PISTACHIA LENTISCU)
 - NATIVE MESQUITE (PROSOPIA VELUTINA)
 - RIO SALADO MESQUITE (PROSOPIA SP. RIO SALADO)
- SHRUBS - 5 GAL. MIN.**
 - BOUSAINVILLEA (BOUSAINVILLEA SPECIES)
 - DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
 - FARTY CATER (CALLANDORA SPECIES)
 - BRITTLERUSH (ENCELIA FARINOSA)
 - CASSIA (CASSIA SPECIES)
 - SHU BUSH (EREMOPHILA SPECIES)
 - TEXAS BASS (BOUQUETILLUM SPECIES)
 - DEERGRASS (MUHLBERGIA SPECIES)
 - JOJOBA (SIMMONDIA CHINENSIS)
 - BAJA RUBELLA (RUBELLA PENINSULARIS)
 - SALVIA (SALVIA SPECIES)
 - TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)
 - ARIZONA YELLOW BELLS (TECOMA SPECIES)
 - ORANGE JUBILEE (TECOMA SPECIES)
- ACCENT PLANTS - 5 GAL. MIN.**
 - ABAYE (ABAYE SPECIES)
 - ALOE (ALOE SPECIES)
 - CARNESIA GIGANTEA (SAGUARO CACTUS)
 - DESERT BROOM (DASYLIRION PEBBLERI)
 - HEDECHER CACTUS (ECHINOCEBUS ENGELMANNI)
 - BARREL CACTUS (FEROCACTUS INDIZENI)
 - GIANT HESPERALOE (HESPERALOE FUNIFERA)
 - RED YUCCA (HESPERALOE PARVIFLORA)
 - PRICKLY PEAR (OPUNTIA SPECIES)
 - LADY SLIPPER (FECULANTHUS MACROCARPUS)
 - YUCCA (YUCCA SPECIES)
- GROUND COVER - 5 GAL. MIN.**
 - DESERT CARPET ACACIA (ACACIA REDOLENS DESERT CARPET)
 - ASPARAGUS FERN (ASPARAGUS DENSIORUS)
 - DESERT HYBRID BROOM (BACCHARIS CENTENNIAL STARK)
 - LITTLE JOHN BOTTLE BRUSH (CALLISTEMON SPECIES)
 - VERBENA (LANTANA SPECIES)
 - LANTANA (LANTANA SPECIES)
 - IRENE ROSEMARY (ROSMARINUS SPECIES)

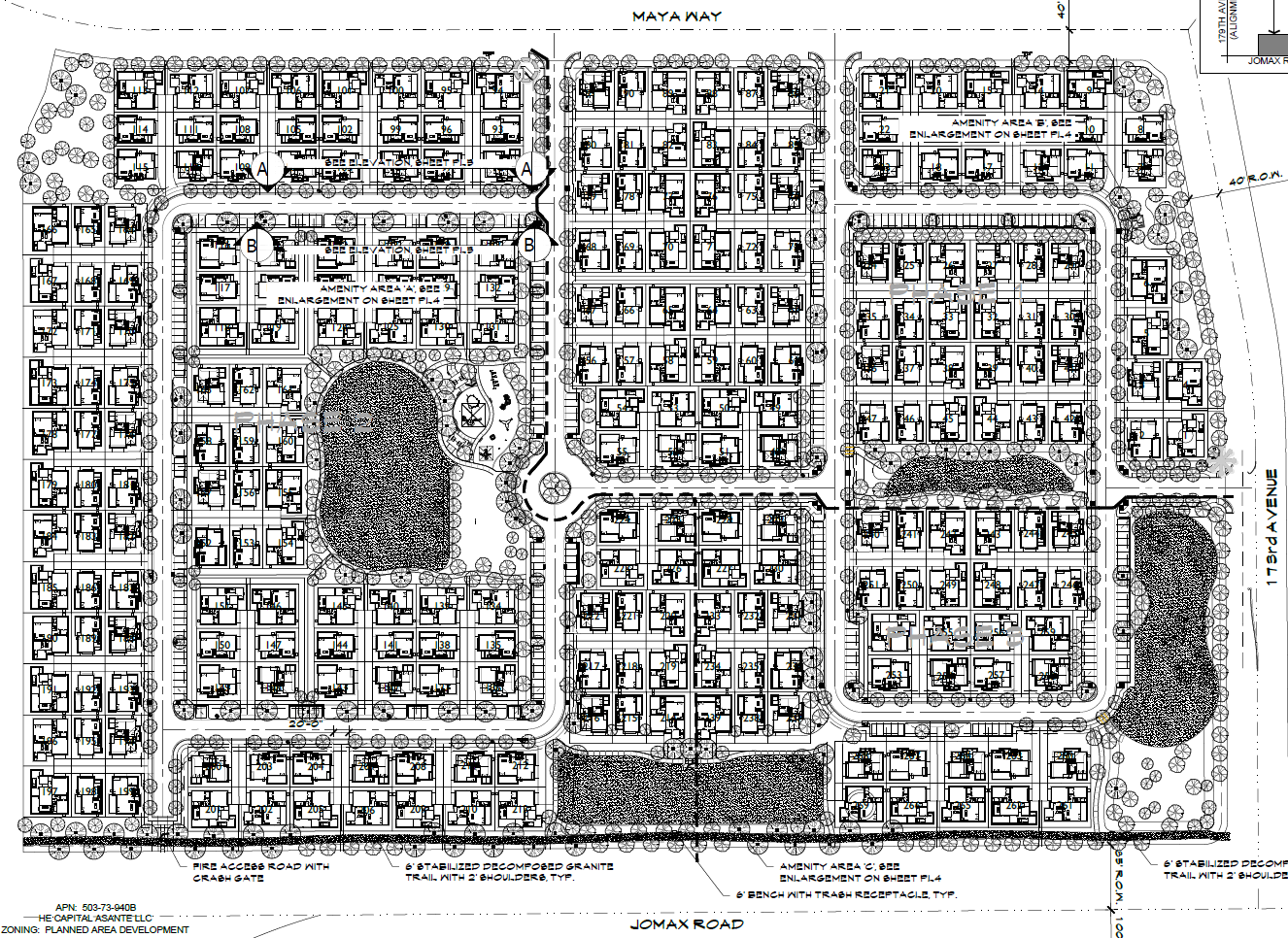
DECOMPOSED GRANITE
3/4" SCREENED - 2" DEPTH MIN.
EXPRESS BROWN COLOR

MIDWINTER HYBRID BERMUDA SOG (OR HYDROSEED VAR. BLACKJACK)

NOTE: CONCEPTUAL PLANT PALETTE ABOVE MAY BE MODIFIED BASED ON AVAILABILITY OF PLANT MATERIAL AT THE TIME OF CONSTRUCTION. ALL PLANT MATERIAL SUBSTITUTIONS MUST BE ON THE ADIR - AMA LOW WATER USE PLANT LIST.

DESERT OASIS AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA DEVELOPMENT



APN: 503-73-040B
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

APN: 503-73-040C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

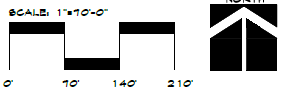


OVERALL LANDSCAPE LAYOUT

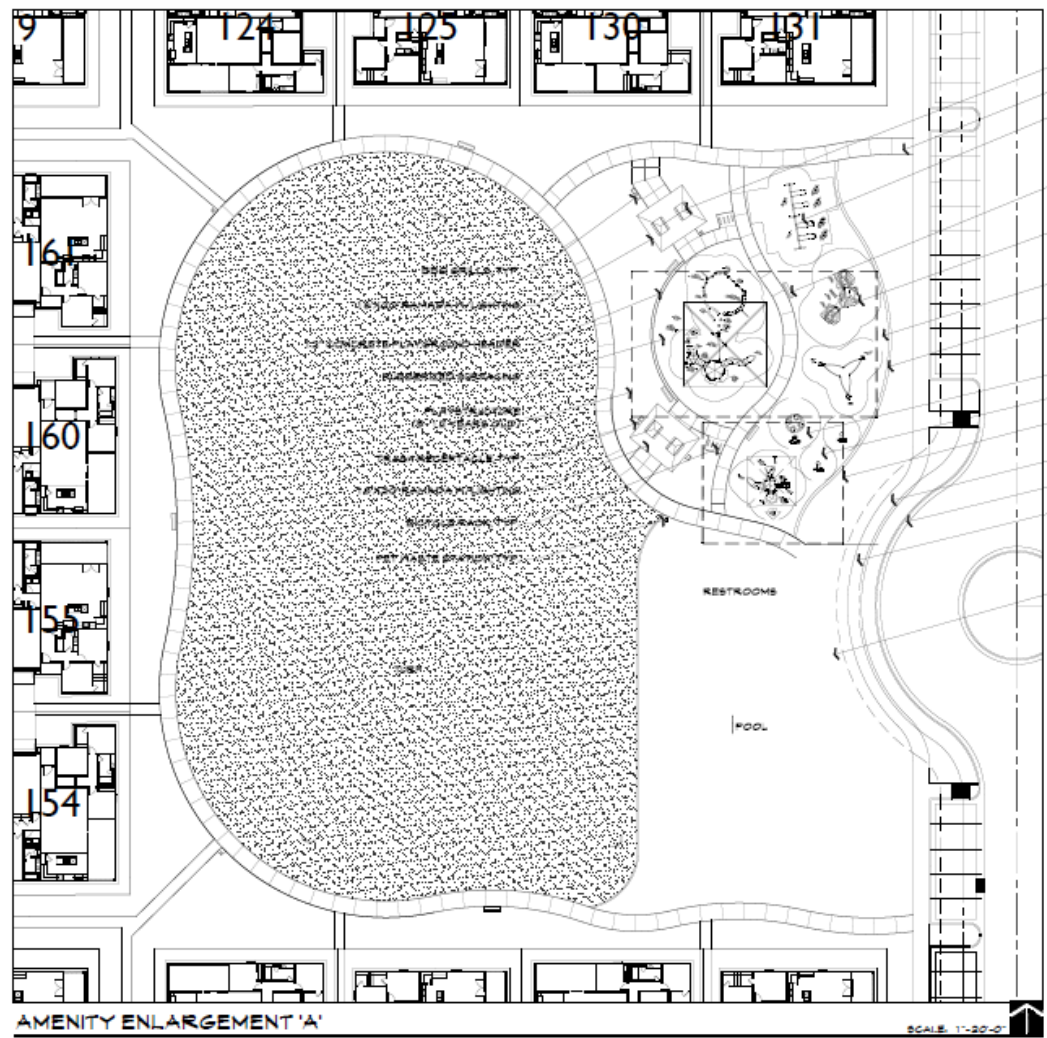
CORTANA © DESERT OASIS

SHEET: PL1

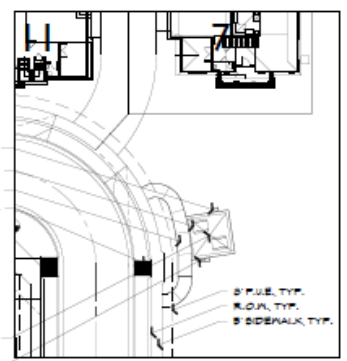
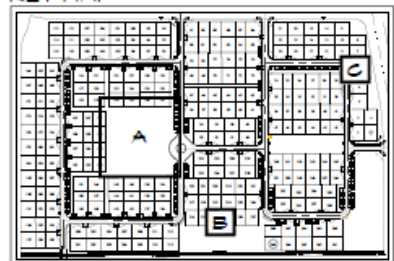
SURPRISE, AZ
MARCH 22, 2018



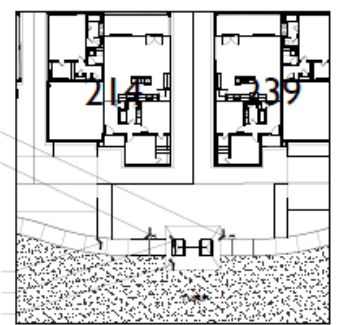
AMENITY PLAN



KEY MAP



AMENITY ENLARGEMENT 'B' SCALE: 1"=20'-0"



AMENITY ENLARGEMENT 'C' SCALE: 1"=20'-0"

CIRCULATION PLAN



LAND USE: LOW DENSITY RESIDENTIAL



APN: 503-51-019C
171ST AVE & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: MEDIUM DENSITY RESIDENTIAL / COMMERCIAL

W. JOMAX ROAD

WALL AND GATE PLAN

ZONING: PLANNED AREA DEVELOPMENT

ZONING: PLANNED AREA DEVELOPMENT

MAYA WAY



LEGEND

-  PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PLS
-  SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PLS
-  PRIMARY THEME WALL
SEE DETAIL 'C', SHEET PLS
-  VIEW WALL
SEE DETAIL 'D', SHEET PLS
-  BUILDER WALL
-  THEME COLUMN
SEE DETAIL 'C', SHEET PLS

PIRE ACCESS ROAD WITH
CRASH GATE

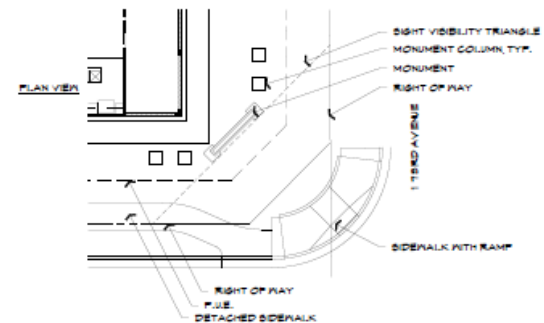
6" BENCH WITH TRASH RECEPTACLE TYP.

6" STABILIZED DECOMPOSED GRANITE
TRAIL WITH 2' SHOULDERS TYP.

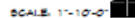
JOMAX ROAD

179th AVENUE

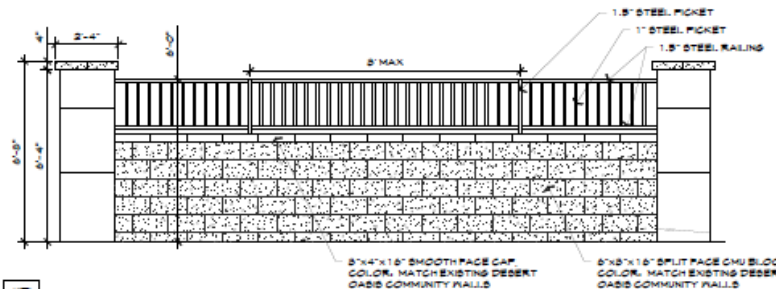
APN: 503-51-019G
171st AVE. & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT



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



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



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

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



SURPRISE, AZ
MARCH 22, 2016

SHEET, PLS

NOTE:
ALL BROUGH T IRON TO BE PAINTED WITH
EPOXY PRIMER AND THEN POWDER COATED,
ELECTROSTATICALLY APPLIED. FINISH COAT
AND COLOR TO MATCH SPECIFICATION.

LOT CONFIGURATION



4-Pack Configuration

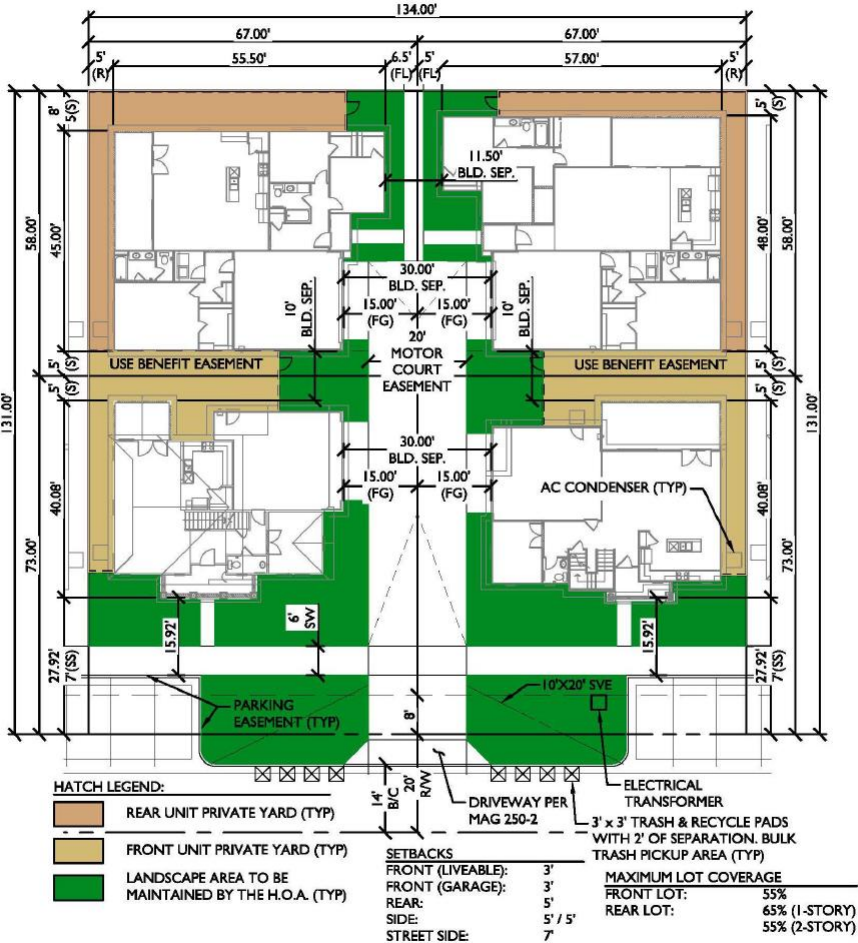


Exhibit: Lot Fit Diagram 4-Pack
NTS

6-Pack Configuration

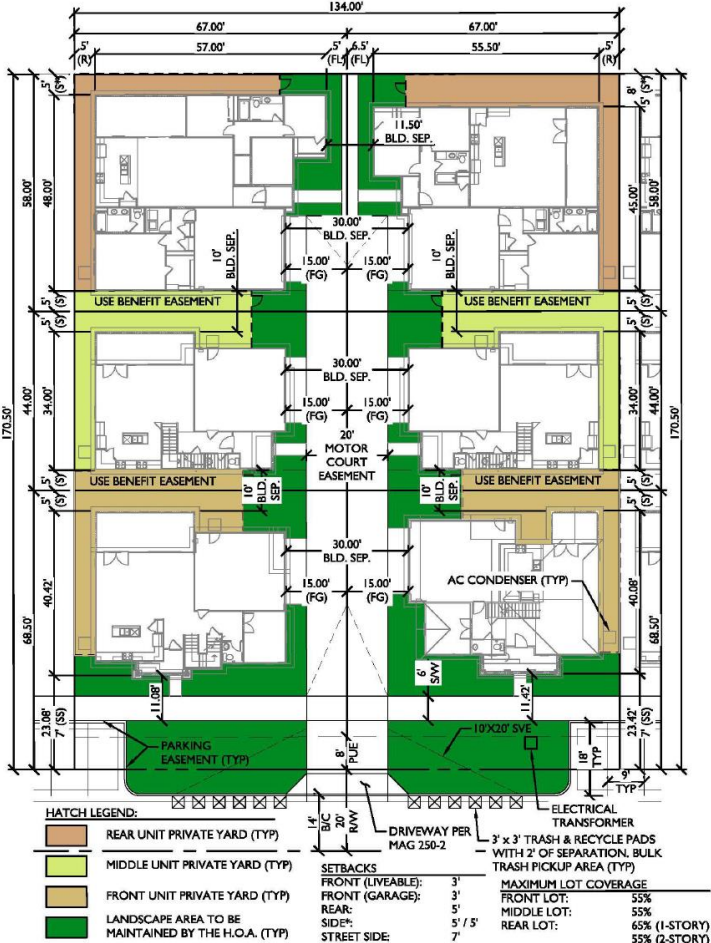


Exhibit: Lot Fit Diagram 6-Pack
NTS
*ALL SIDE SETBACKS ABUTTING THE ADJACENT RESIDENTIAL DEVELOPMENT SHALL BE A MINIMUM OF 10'.

February 11, 2016

Concerns:

- Traffic/Access
- Lack of Commercial Development
- HOA Dues
- Property Values

Major PAD Amendment:

- Recommend **Approval** to the City Council

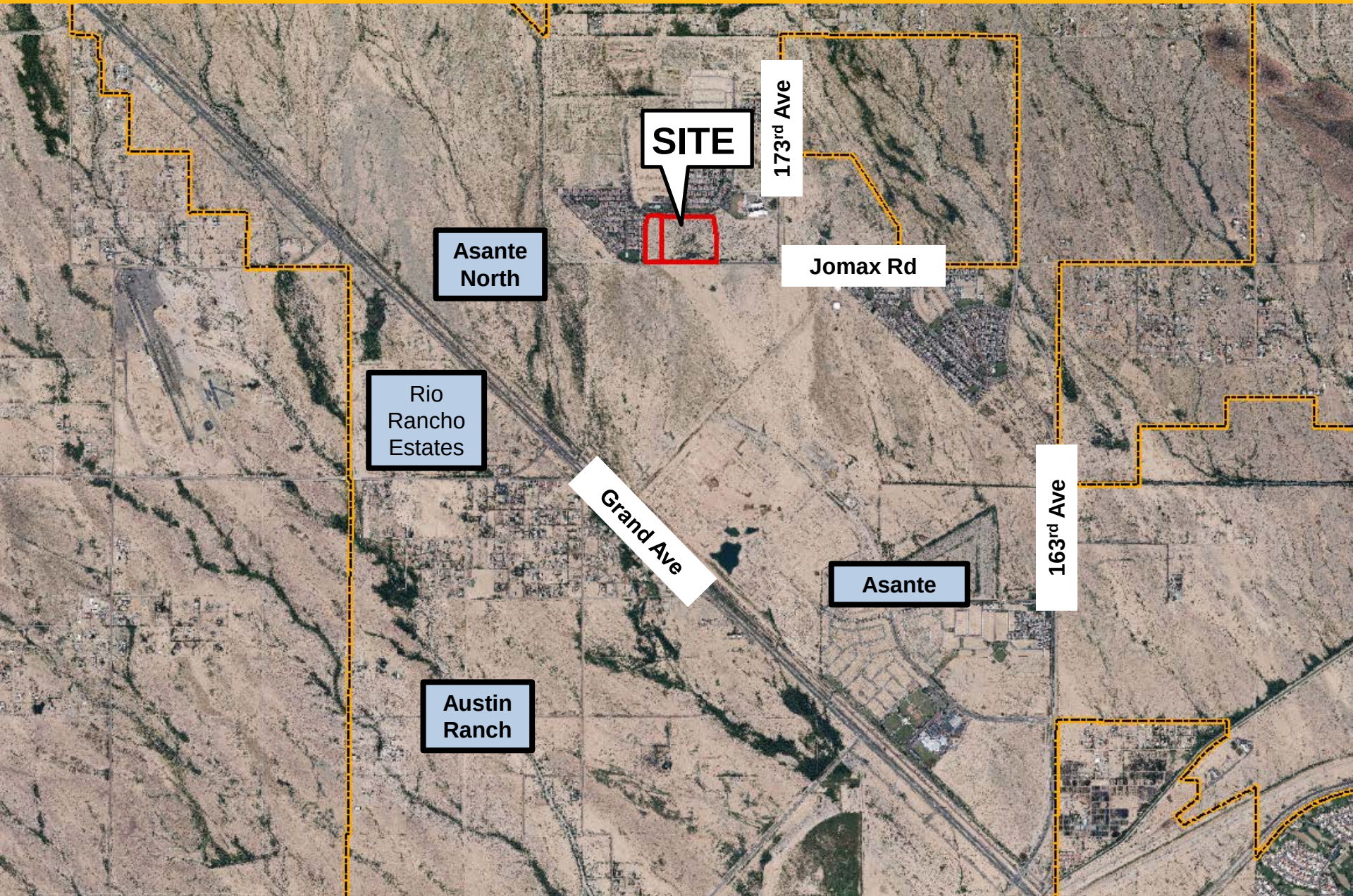
Preliminary Plat:

- Recommend **Approval** to the City Council
Subject to Stipulations “a” through “e”

Questions or Comments?



VICINITY MAP



CORTANA

AT DESERT OASIS

Planned Area Development Major Zoning Amendment

Narrative

Northwest corner of 173rd Avenue and Jomax Road

**Original Case: PAD99-129
Amended: PAD04-409**

Prepared By: EPS Group



Submitted To: City of Surprise



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Description of Request and Phasing.....	4
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Operational Aspect of Use.....	5
Infrastructure.....	8
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Vicinity Map.....	2
Proposed Development Standards.....	3
Primary Amenity Area.....	4
4-Pack Configurartion.....	5
6-Pack Configurartion.....	6
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Exhibit C: Development Plan.....	11
Exhibit D: Refuse & Parking Exhibit.....	12
Exhibit E: Product Elevations.....	13



PROJECT TEAM

Prepared By:

EPS Group, Inc.
Daniel Auxier, PE
2045 S. Vineyard Ave., Ste. 101
Mesa, AZ 85210
(480) 503-2250

Prepared For:

KB Home Phoenix Inc.
Jannelle Speake
10429 S. 51st St., Ste. 100
Phoenix, AZ 85044
(480) 758-3045

INTRODUCTION

Desert Oasis of Surprise is an 890 acre mixed-use Planned Area Development (PAD) Master Planned community located approximately one and a half miles north of Grand Avenue, between Dynamite Road and Happy Valley road, and between the 163rd and 179th Avenue alignments in the City of Surprise. The vicinity map illustrates the project location as follows:

VICINITY MAP

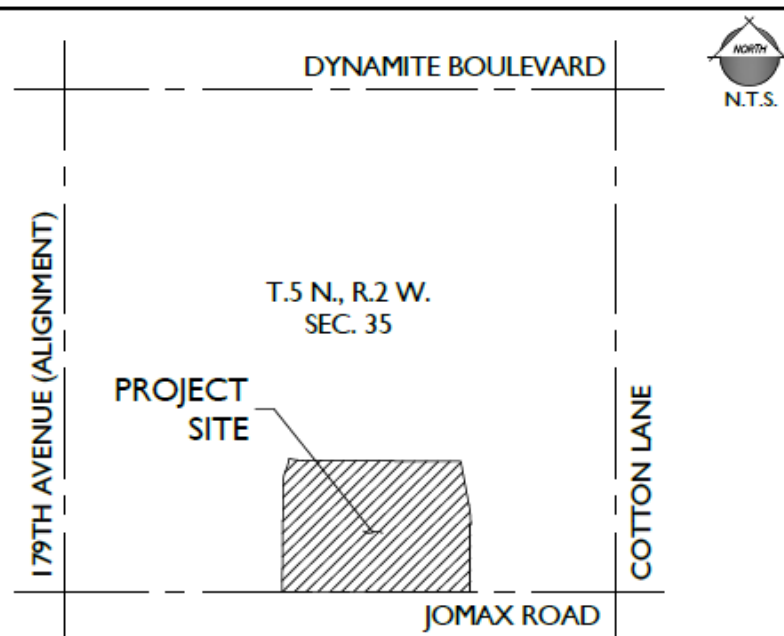


Figure 1 – Vicinity Map

Parcel L-6, the Project, is located at the northwest corner of 173rd Avenue and Jomax Road and consists of 35+ acres of Medium Density Residential.

An amendment to the PAD was approved by City of Surprise on August 2, 2006 that established a minimum lot width of 35-feet and a minimum lot depth of 72-feet in support of a proposed 232 home development. The Project is adjacent to low density residential to the west and north, medium density residential / commercial to the east and undeveloped desert to the south.



GENERAL PLAN

The property has been designated as Medium Density Residential for over 10 years. This proposal does not seek any related General Plan amendment to accomplish its objective of providing another housing alternative for the Desert Oasis Master Planned Community. KB Home seeks to provide a high quality single-family detached community in keeping with the “Traditional Neighborhood Design” housing principles as originally envisioned for the project.

DESCRIPTION OF REQUEST

The purpose of this request is to update the Development Plan and amend the single-family residential development standards within the approved PAD as outlined in the table below. Concurrently we are intending to process a preliminary plat for 269 residential homes that will be developed in three phases. The first phase includes the northeast quarter of the property and the central roundabout. The second phase is the west half of the property, and the third is the southeast quarter of the property.

Proposed Development Standards

Standard	Existing MDR Standards	Proposed Cluster Standards
Minimum Width	35'	35'
Minimum Lot Area	2,500 sf	2,500 sf
Minimum Lot Depth	72'	67'
Front Setback (Livable)	10'	3'
Front Setback (Garage)	8'	3'
Rear Setback (House)	10'	5'
Rear Setback (Garage)	3'	3'
Side Setback (House)	5' / 5'	5' / 5'
Side Setback (Garage)	3'	3'
Street Side (House)	7'	7'
Street Side (Garage)	5'	5'
Building Coverage	55%	65%/55% ¹
Average Density	6 DU/AC	6.5 DU/AC

Proposed modifications are in **bold**

Note 1: 65% proposed for single story units only

HISTORICAL DATA

The Desert Oasis community has been historically considered a “hands on” community development where the master developer oversaw the selection and control of independent homebuilders that participated in the build out of the project. The founding principles of Desert Oasis has been Traditional Neighborhood Design (TND) coupled with Crime Prevention Through Environmental Design (CEPTED) planning principles. These guidelines have helped to form the buildout of the project for the last fifteen years.

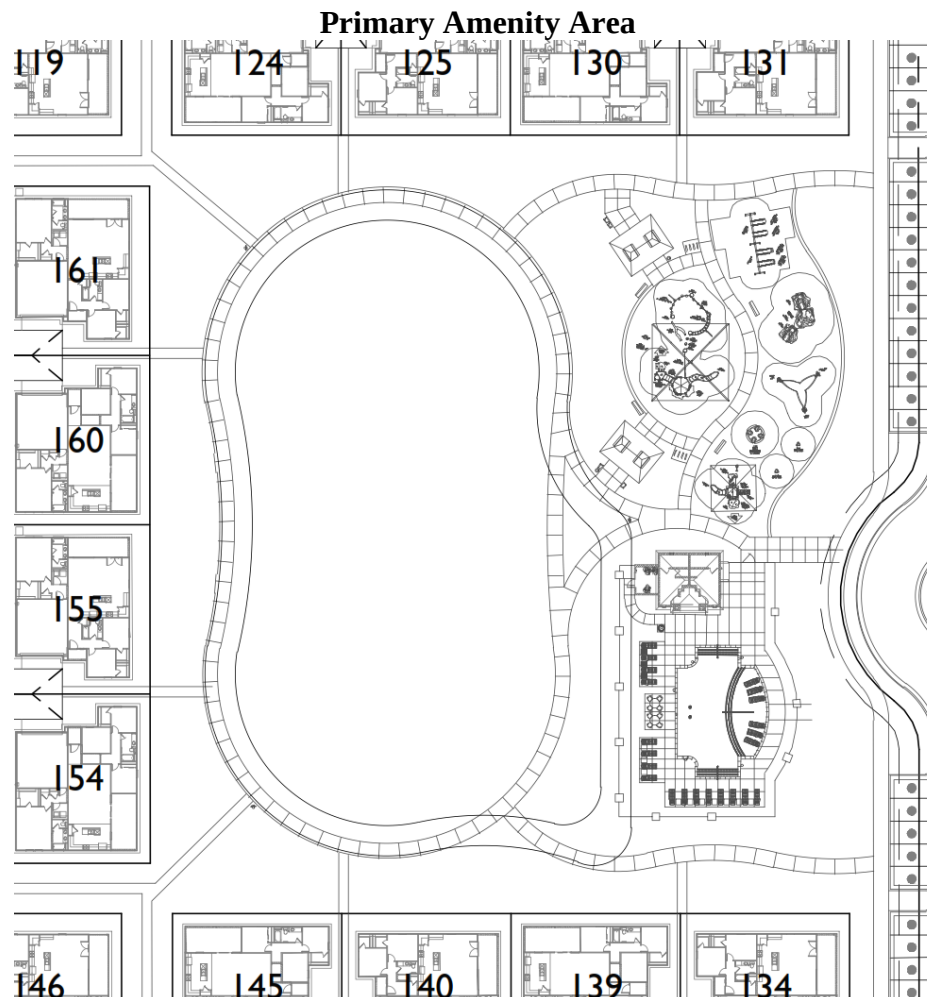


Since the original zoning approval in 2005, the parcel related to this request has seen several development proposals. In 2006, the vision for the property was for 232 residential units utilizing a cluster court configuration similar to what is proposed now. The current proposal however includes a market driven change for more private outdoor space as well as a higher emphasis on quality shared community amenities.

OPERATIONAL ASPECT OF USE

The primary access to the proposed development is off of 173rd Avenue with a secondary access off of Maya Way. Both entrance drives intersect at a roundabout where the primary amenity area is located. The project also uses a grid layout furthering the “Traditional Neighborhood Design” principles utilized in the current design.

The primary amenity area features a community pool, large patio area, ramada, tot lot, climbing rocks, and a large turf area providing play opportunities for all ages. Shaded seating areas are provided for parents in close proximity to the parks. In addition to the primary activity area (shown below), secondary open space areas, including trails are intermixed throughout the project.



The new proposed 4 and 6 unit cluster lot design provides significantly more private yard space for each family by utilizing a use benefit easement. This doubles the width of the usable side yards that are proposed to be private spaces. These changes are made while maintaining the front doors of the end homes oriented towards the street, providing an attractive boulevard experience throughout the community. The relatively low maximum of 6 units accessing any single alley at a time ensures a peaceful community area that is never over dominated by vehicles so that pedestrians can share the space simultaneously.

4-Pack Configuration

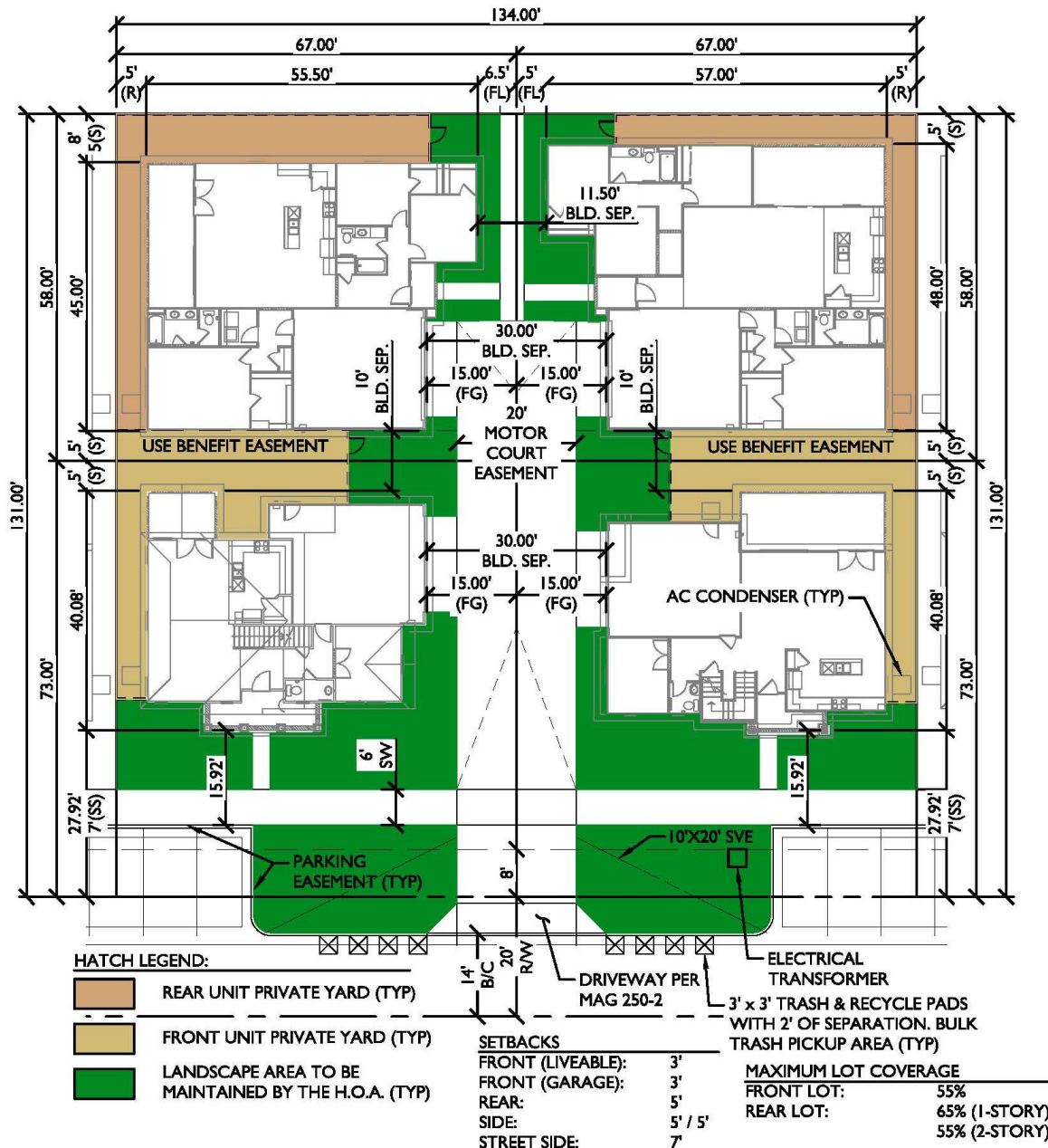


Exhibit: Lot Fit Diagram 4-Pack

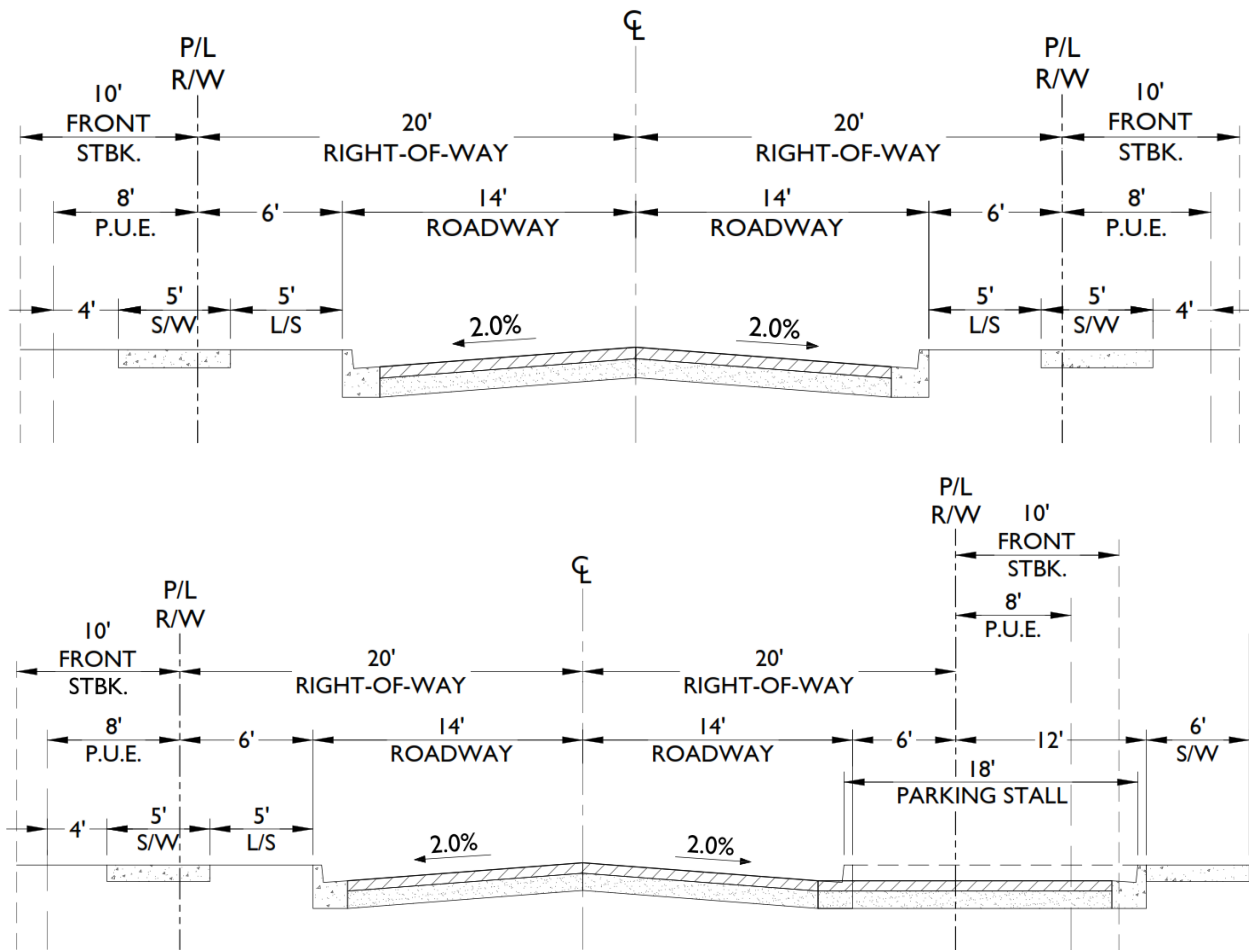
NTS



INFRASTRUCTURE

KB Home intends to extend all necessary utilities to this subdivision from adjacent development. All perimeter half-street improvements will be completed with this development along with 100% completion of all interior roadways. The typical interior street sections are proposed to be public forty foot right-of-ways with a twenty-eight foot back-of-curb dimension.

Local Street Sections



CONCLUSION

As the housing market and lifestyles continue to change, it is important for both the homebuilders and municipalities to react with flexible and innovative designs. KB Home's new cluster concept provides more of what the buyers are asking for which is more private yard space and more community amenities. Both those items are met by this proposal and even though the unit count has increased, it is offset by the increase of community amenities offered by the proposal. In all, we believe the current proposal is an improvement to the Desert Oasis Master Plan as well as to the greater Surprise community.



DESERT OASIS AT SURPRISE
PARCEL L5-A
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LOW DENSITY RESIDENTIAL

A.P.N.: 503-73-940B
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LOW DENSITY RESIDENTIAL

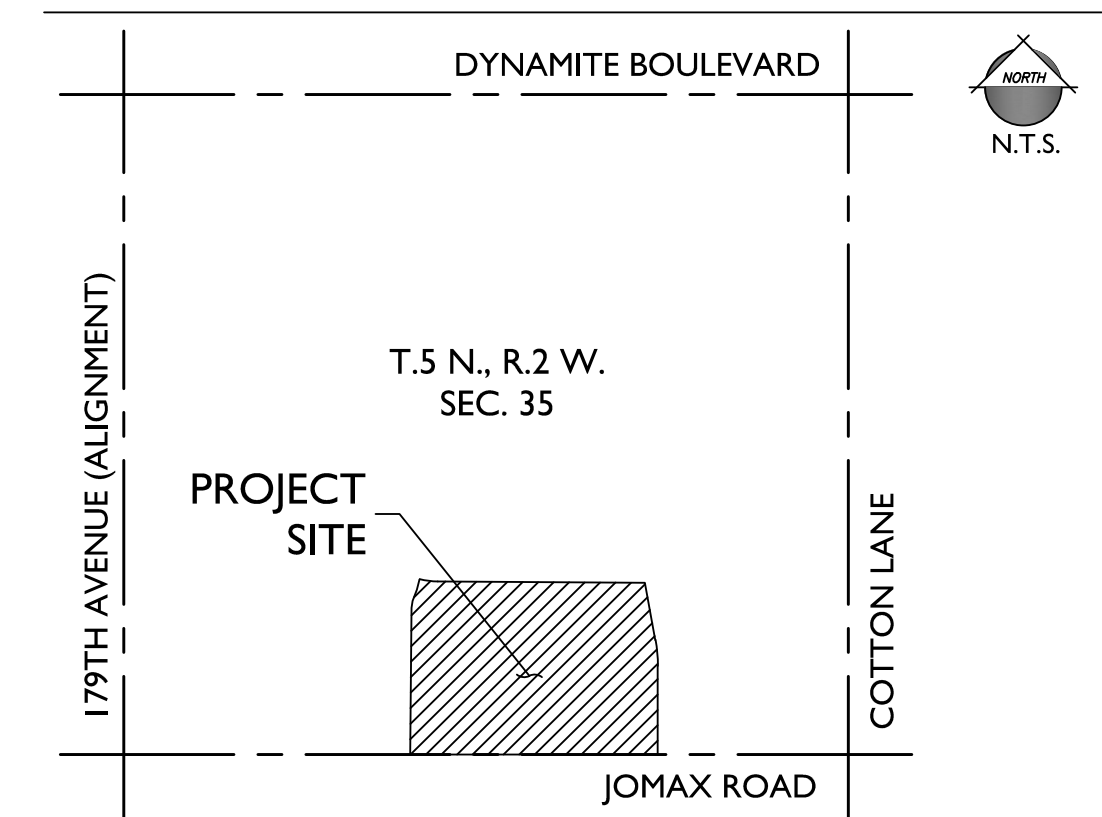
PARKWAY ALIGNMENT

A.P.N.: 503-73-940C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LOW DENSITY RESIDENTIAL

CIRCULATION PLAN FOR CORTANA AT DESERT OASIS AT SURPRISE

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP
5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

VICINITY MAP



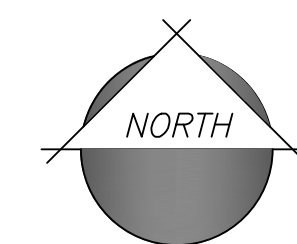
PROJECT TEAM

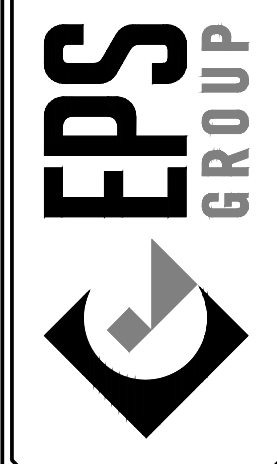
DEVELOPER:
KB HOMES PHOENIX INC.
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: JASON JARVIS

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN AUXIER, P.E.

LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- LANDSCAPE STRIP
- EXISTING BICYCLE LANES





2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project: Cortana at Desert Oasis at Surprise
Surprise, AZ

Exhibit A: Circulation Plan

Revisions:	
SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL	
NOVEMBER 24, 2015 - 1ST REZONING SUBMITTAL	
JANUARY 27, 2016 - 2ND REZONING SUBMITTAL	
MARCH 1, 2016 - 3RD REZONING SUBMITTAL	
MARCH 21, 2016 - 4TH REZONING SUBMITTAL	

Call it in at least two business days before any major revision.



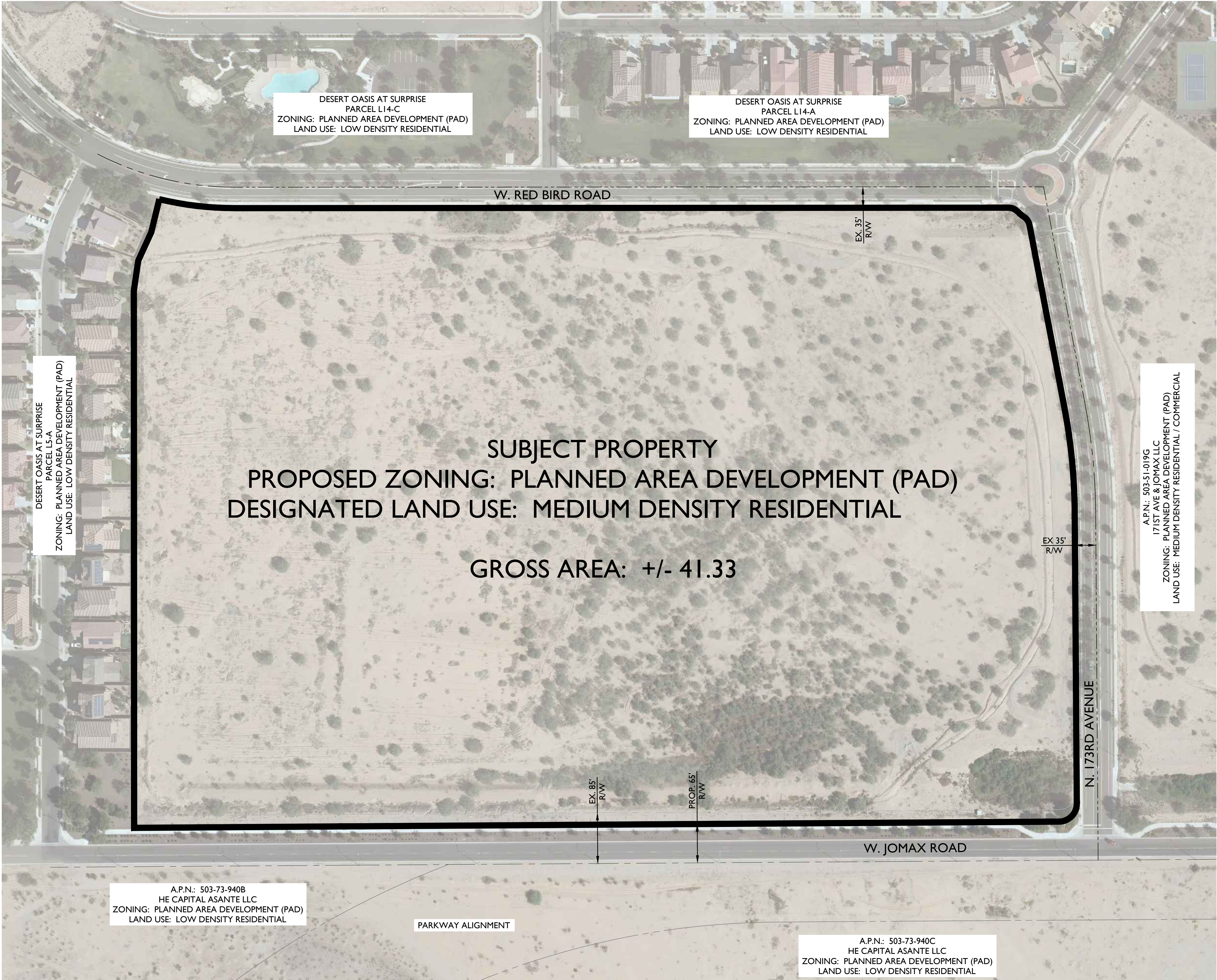
Not for Construction Or Recording

Designer: DCH
Drawn by: DCH

Job No.
15-296

CP01

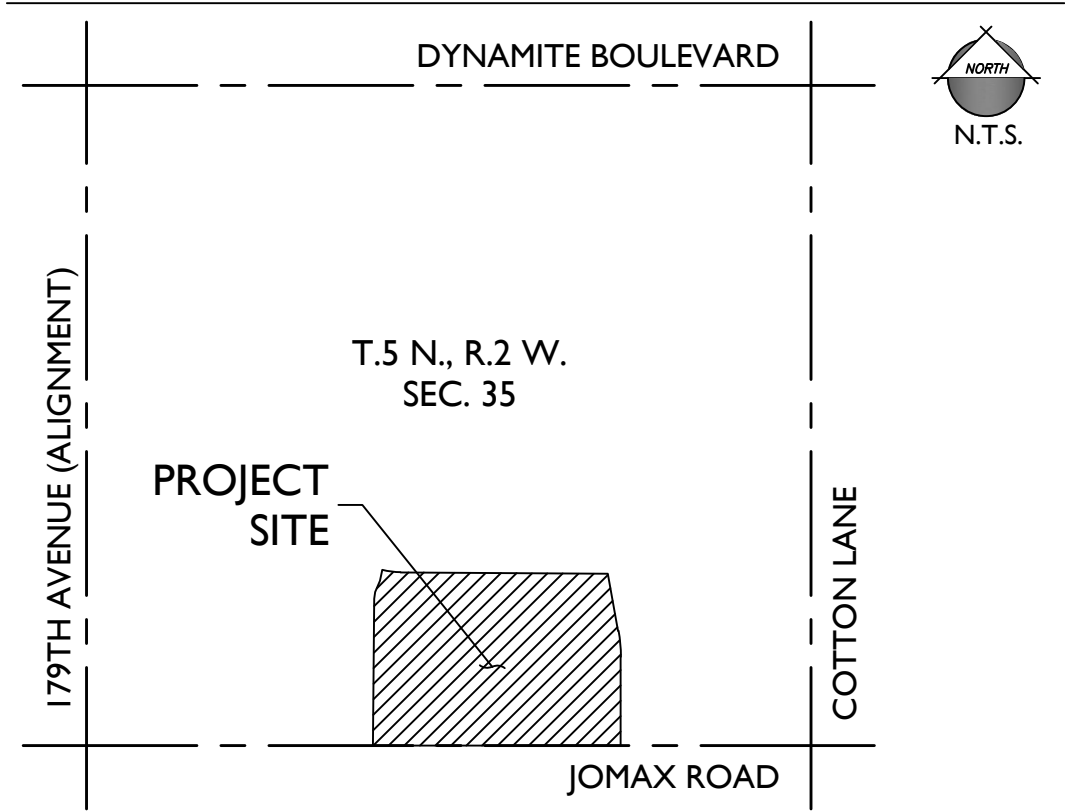
Sheet No.
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of **1**



ZONING EXHIBIT FOR CORTANA AT DESERT OASIS AT SURPRISE

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP
5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

VICINITY MAP

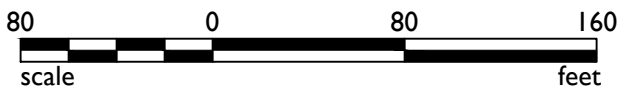
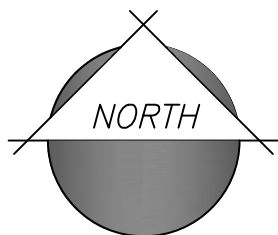


PROJECT TEAM

DEVELOPER: KB HOMES PHOENIX INC. 10428 S. 51ST STREET, SUITE 100 PHOENIX, AZ 85044 TEL: (480)-758-3040 CONTACT: JASON JARVIS	CIVIL ENGINEER: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DAN AUXIER, P.E.
--	---

PROJECT DATA

A.P.N. DESIGNATED LAND USE: EXISTING ZONING: PROPOSED ZONING: RELATED CASE NO.'S: GROSS AREA:	503-51-022D; 019L MEDIUM DENSITY RESIDENTIAL PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 00-18) PLANNED AREA DEVELOPMENT (PAD) PADA04-409 PADA06-024 +/- 41.33 ACRES
--	---



Revisions:
SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL
NOVEMBER 24, 2015 - 1ST REZONING SUBMITTAL
JANUARY 27, 2016 - 2ND REZONING SUBMITTAL
MARCH 1, 2016 - 3RD REZONING SUBMITTAL
MARCH 21, 2016 - 4TH REZONING SUBMITTAL



Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
15-296

ZE01

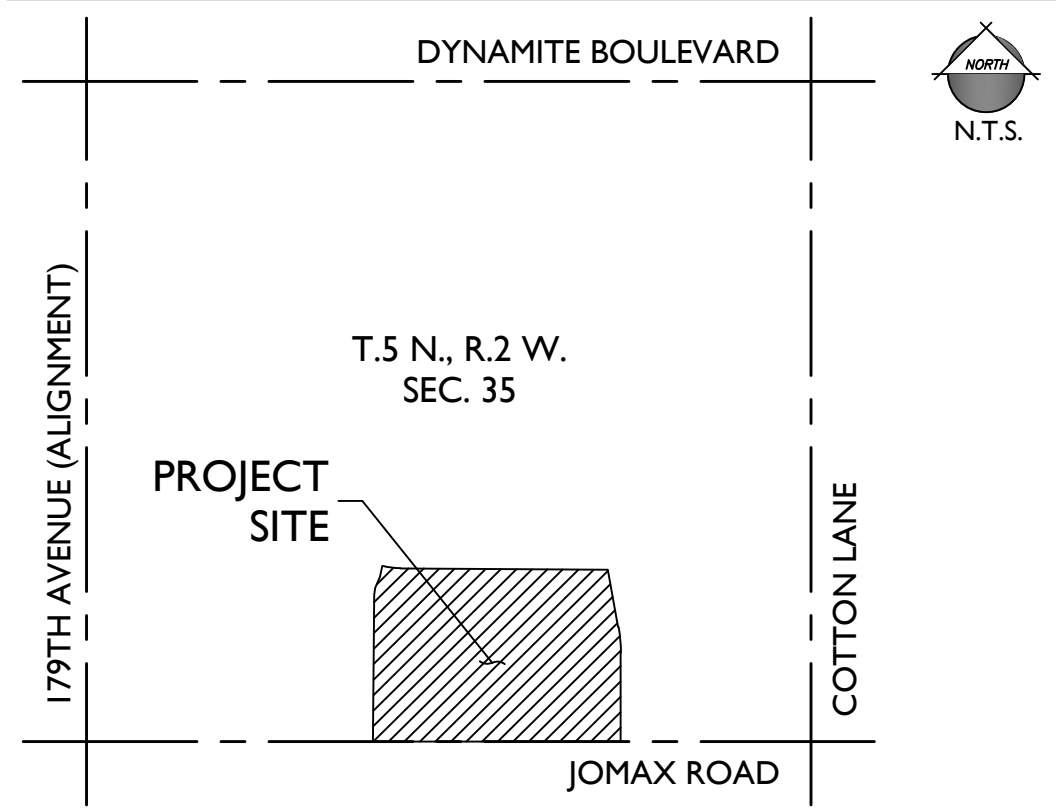
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of **1**



DEVELOPMENT PLAN FOR CORTANA AT DESERT OASIS AT SURPRISE

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP
5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

VICINITY MAP



PROJECT TEAM

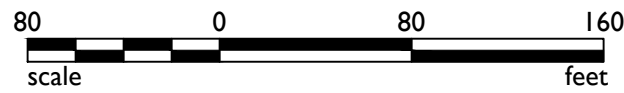
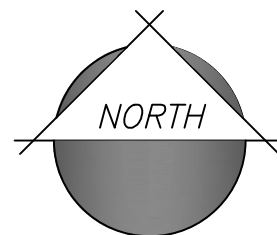
DEVELOPER:
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10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
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CONTACT: JASON JARVIS

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2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN AUXIER, P.E.

PROJECT DATA

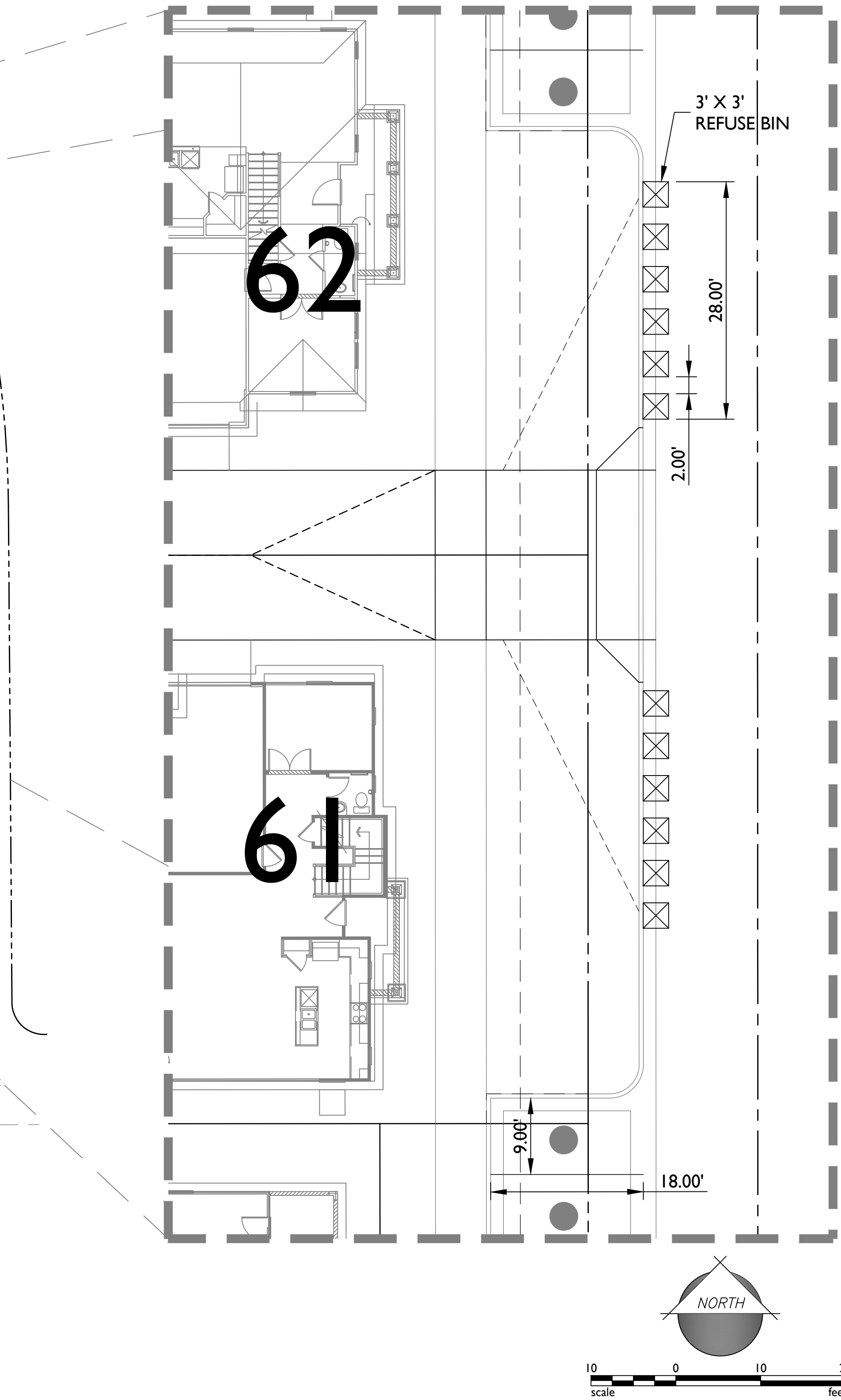
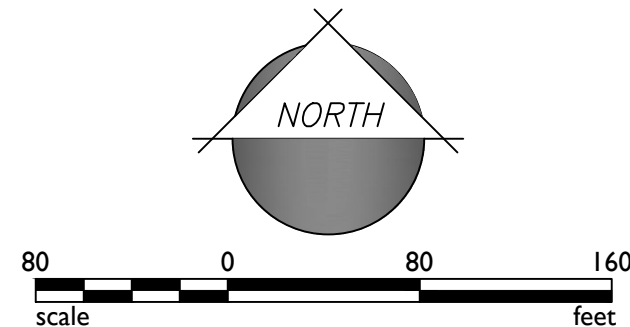
A.P.N.	503-51-022D; 019L
EXISTING GENERAL PLAN:	NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD)
PROPOSED ZONING:	(ORDINANCE NO. 00-18)
RELATED CASE NO.'S:	PLANNED AREA DEVELOPMENT (PAD)
	PADA04-009
	PADA06-024
GROSS AREA:	+/- 41.33 ACRES
NET AREA:	+/- 36.89 ACRES
NO. OF LOTS	
PHASE 1	91
PHASE 2	47
PHASE 3	131
TOTAL	269
GROSS DENSITY:	6.5 DU/AC
NET DENSITY:	7.3 DU/AC
OVERALL OPEN SPACE:	+/- 8.49 ACRES (20.5%)

CLUSTER LOT BREAKDOWN			
CLUSTER LOT	UNITS	MIX	ZONING
CLUSTER LOT A	100	37%	PAD
CLUSTER LOT B	72	27%	
CLUSTER LOT C	97	36%	





PARKING SUMMARY	
OFF-STREET PARKING GARAGE SPACE (2 PER UNIT)	538 SPACES
ON-STREET PARKING PERPENDICULAR STALLS	233 SPACES
TOTAL PARKING	771 SPACES
PARKING RATIO	2.9 PER UNIT
● - UNRESTRICTED GUEST PARKING (233)	



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:

Cortana at Desert Oasis at Surprise
Surprise, AZ

Revisions:

SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL

NOVEMBER 24, 2015 - 1ST REZONING SUBMITTAL

JANUARY 27, 2016 - 2ND REZONING SUBMITTAL

MARCH 1, 2016 - 3RD REZONING SUBMITTAL

MARCH 21, 2016 - 4TH REZONING SUBMITTAL

Designer: DCH

Drawn by: DCH

Preliminary

Not For Construction

Or Recording

Job No.

15-296

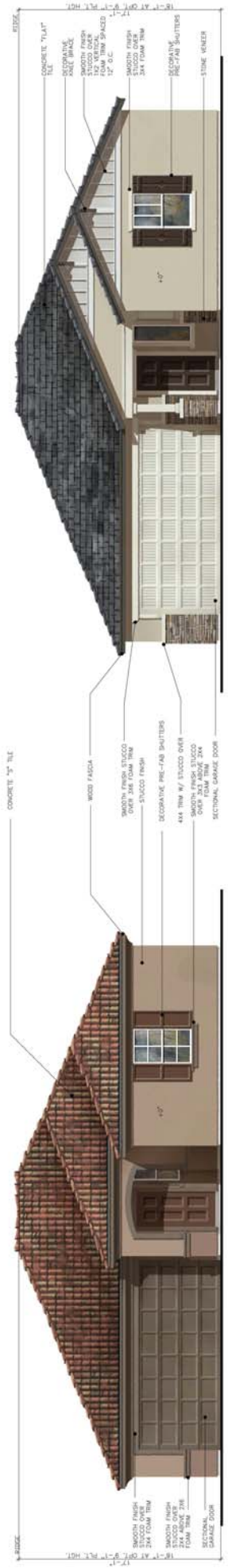
Sheet No.

1 of 1

EX01



"A" (Spanish)



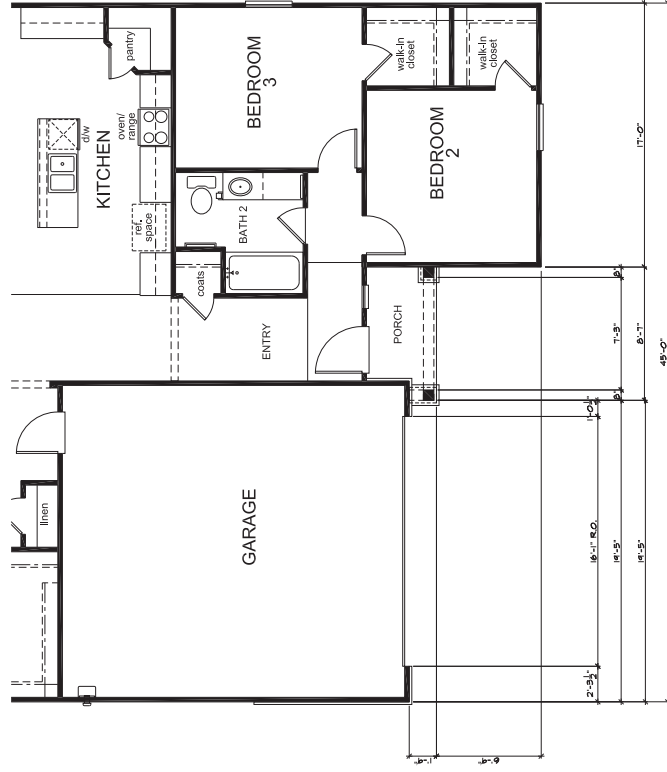
"D" (Craftsman)

"B" (Southern Italian)

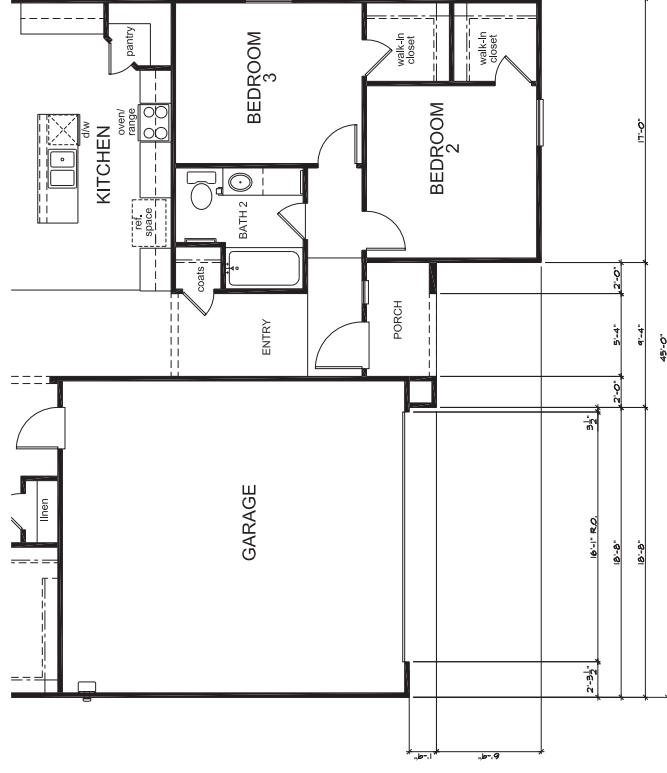


SQUARE FOOTAGE	
FIRST FLOOR AREA	1594 SQ. FT.
TOTAL AREA	1594 SQ. FT.
GARAGE AREA	1594 SQ. FT.
PORCH AREA	1594 SQ. FT.
PATIO AREA	1594 SQ. FT.
OPT. EXT. PATIO	1594 SQ. FT.

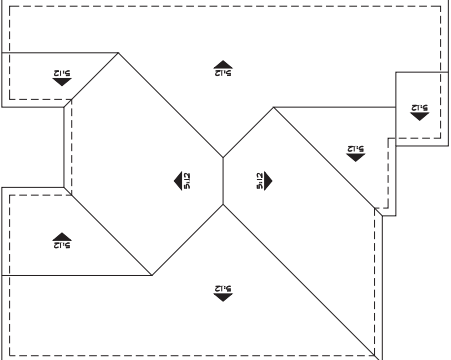
Floor Plan 'A'



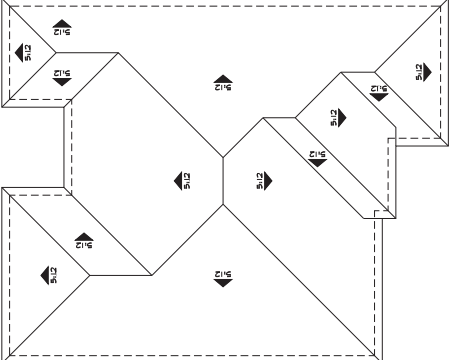
Floor Plan 'D'



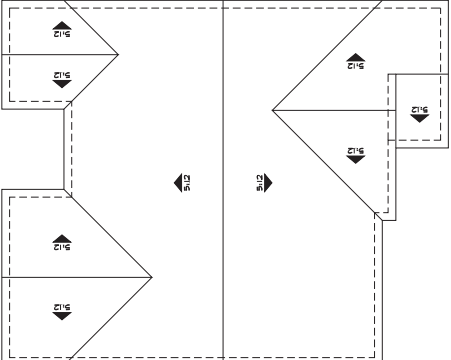
Floor Plan 'B'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION

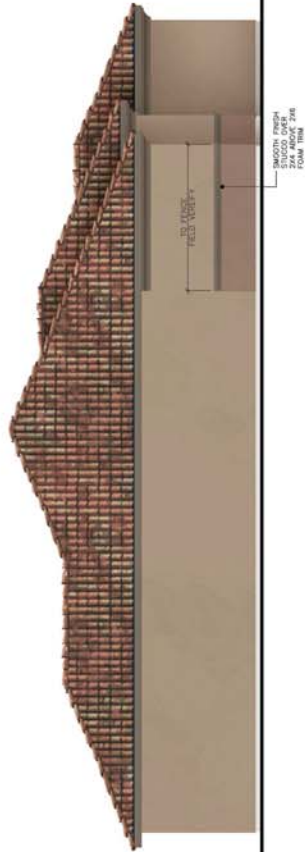


RIGHT ELEVATION

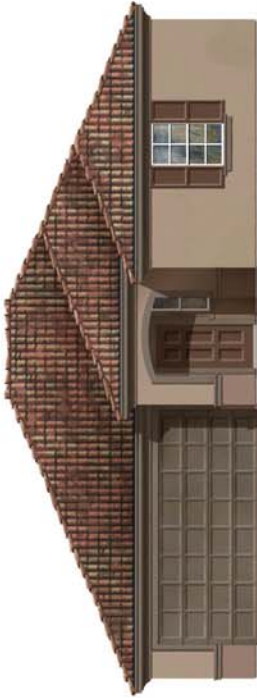


REAR ELEVATION

"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION

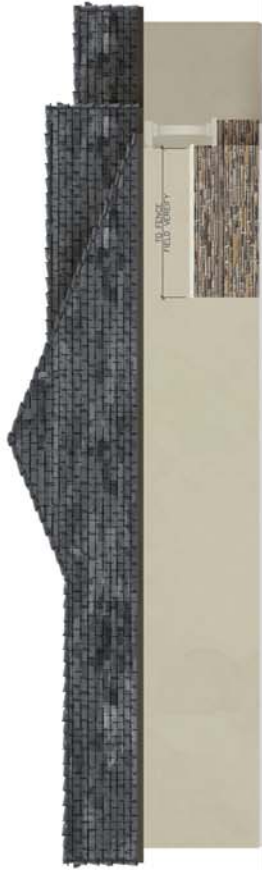


RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

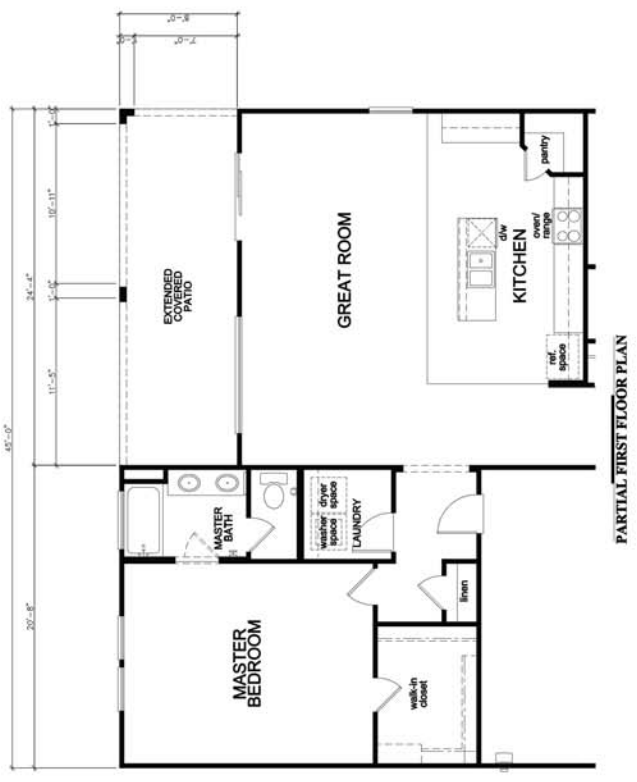
"D" (Craftsman)



REAR ELEVATION



RIGHT ELEVATION



EXTENDED COVERED PATIO OPTION



"A" (Spanish)



"D" (Craftsman)

"B" (Southern Italian)

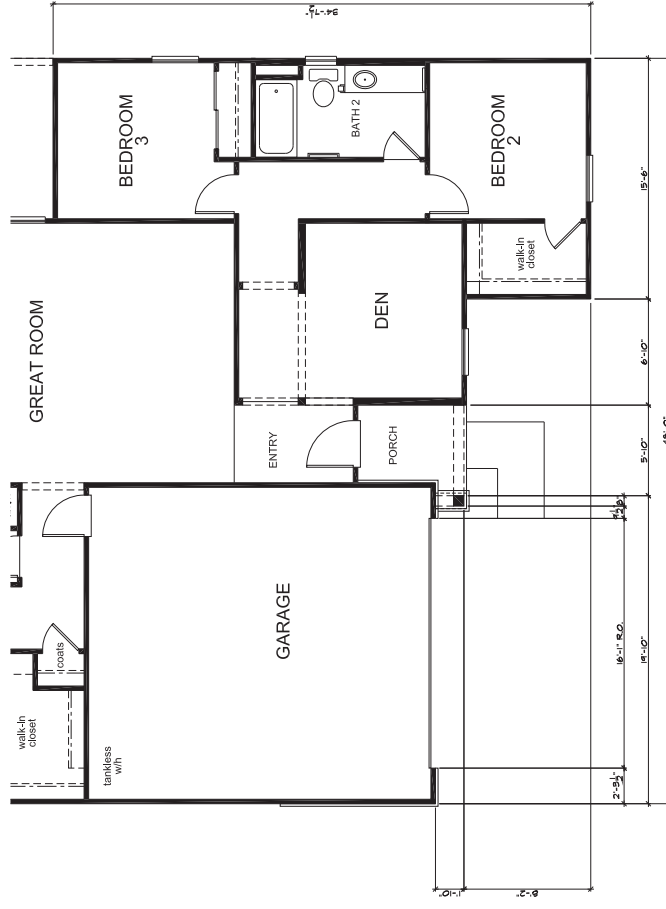
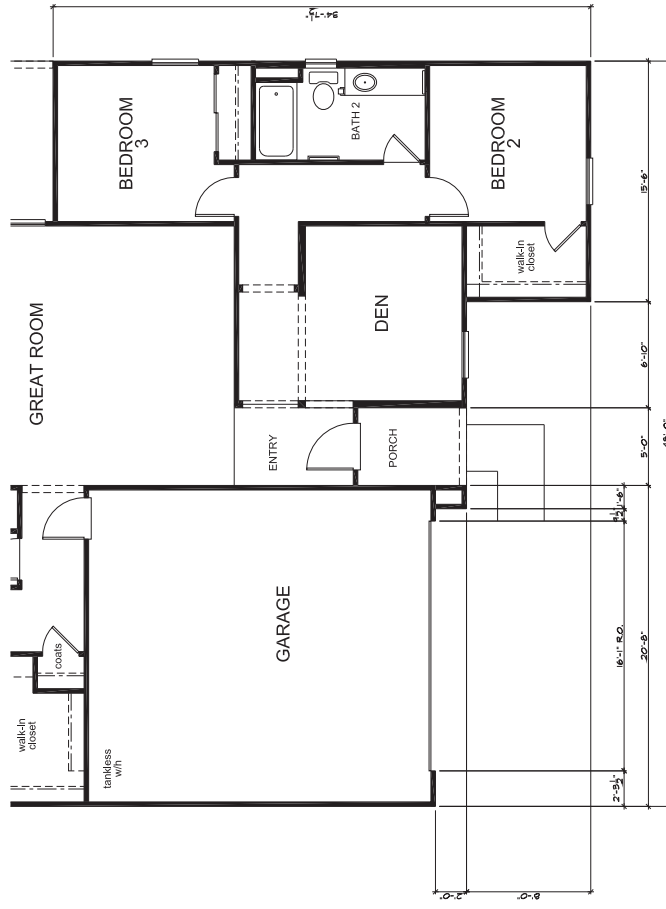


SQUARE FOOTAGE		
PLAN # 10112		
FIRST FLOOR AREA	1112	SQ. FT.
TOTAL AREA	1712	SQ. FT.
GARAGE AREA	481	SQ. FT.
PORCH AREA	35	SQ. FT.
PATIO AREA	35	SQ. FT.
OPT. EXT. COVERED PATIO	25	SQ. FT.

Floor Plan 'A'

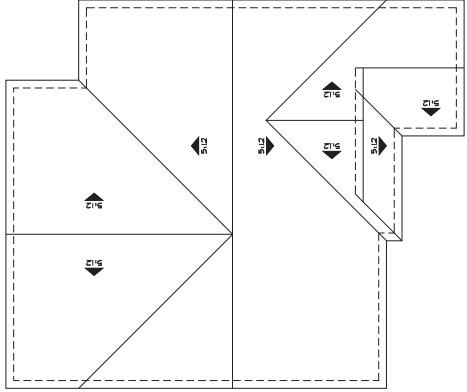
PLAN No.: 148.1712
 JOB No.: 875979992
 DATE: May 18, 2015
 ONE



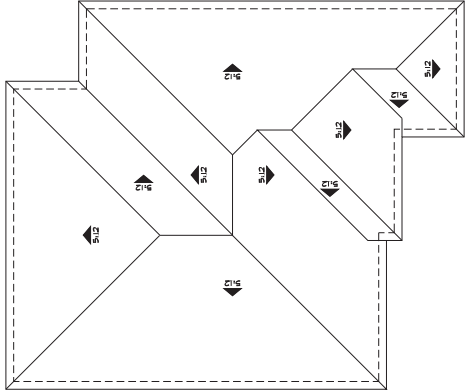


Floor Plan 'D'

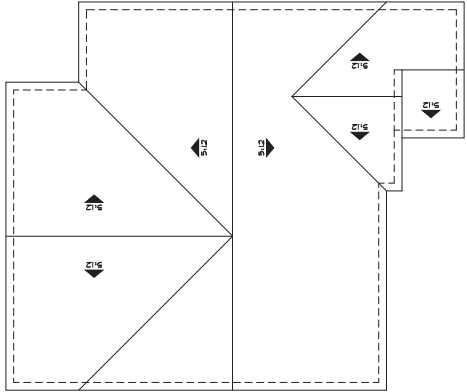
Floor Plan 'B'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION

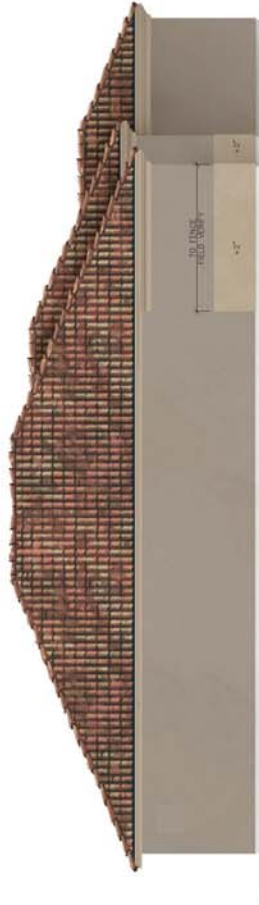


RIGHT ELEVATION



REAR ELEVATION

"A" (SPANISH)



LEFT ELEVATION



FRONT ELEVATION

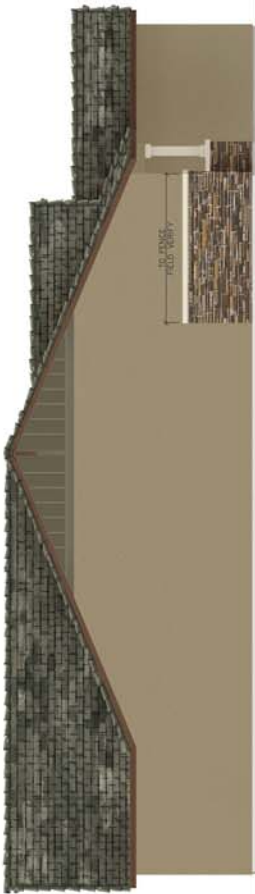


RIGHT ELEVATION



REAR ELEVATION

"B" (SOUTHERN ITALIAN)



LEFT ELEVATION



FRONT ELEVATION

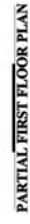


RIGHT ELEVATION



REAR ELEVATION

"D" (CRAFTSMAN)



BUILT
TO ORDER

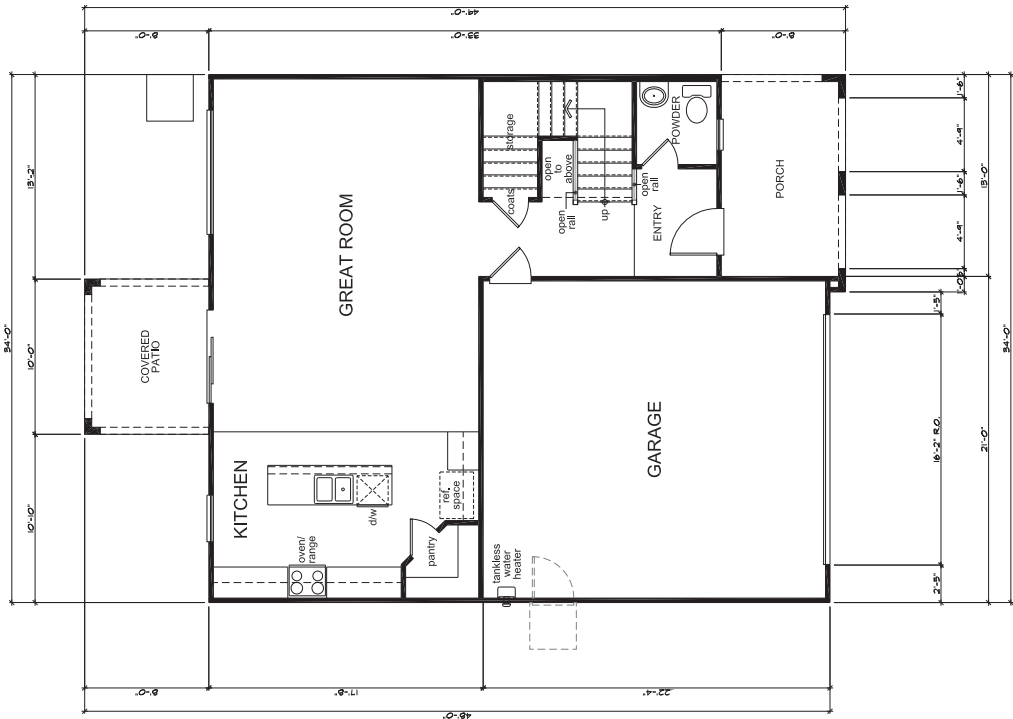


"A" (Spanish)



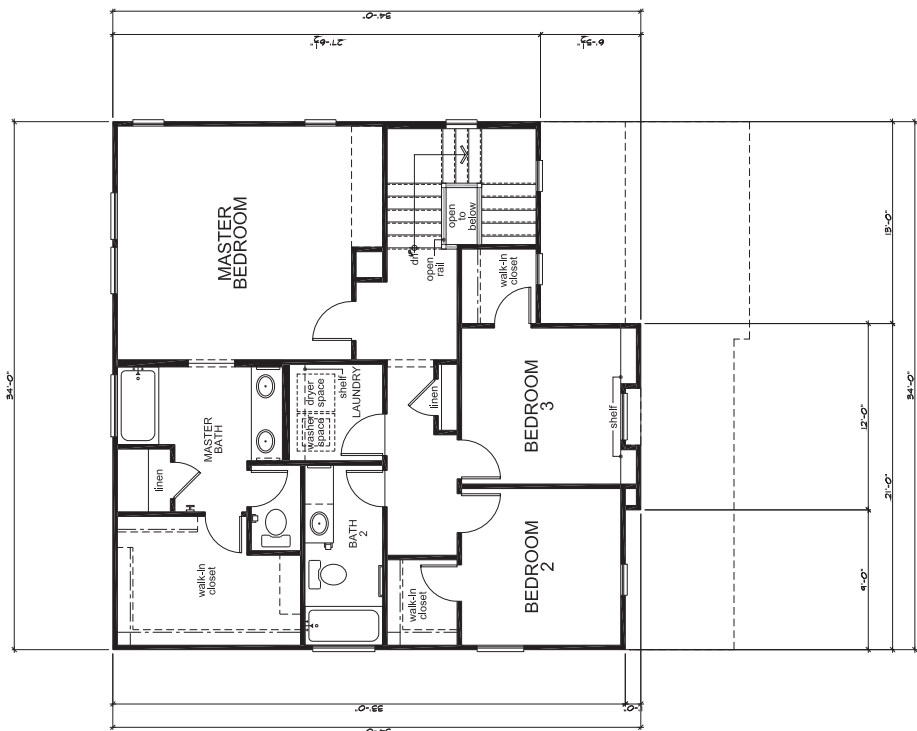
"B" (Southern Italian)

"D" (Craftsman)

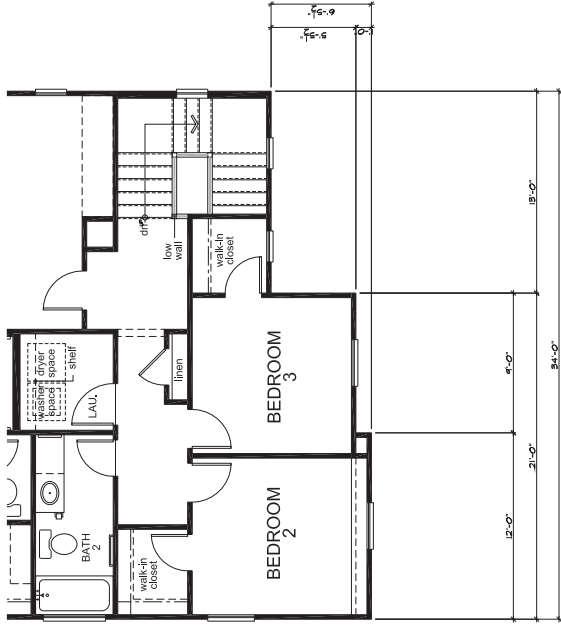


SQUARE FOOTAGE			
PLAN 125110			
FIRST FLOOR AREA	904	50 FT.	50 FT.
SECOND FLOOR AREA	879	50 FT.	50 FT.
TOTAL AREA	1783	50 FT.	50 FT.
PORCH AREA	104	50 FT.	50 FT.
PATIO AREA	104	50 FT.	50 FT.
OPT. EST. COVD. PATIO AREA	94	50 FT.	50 FT.

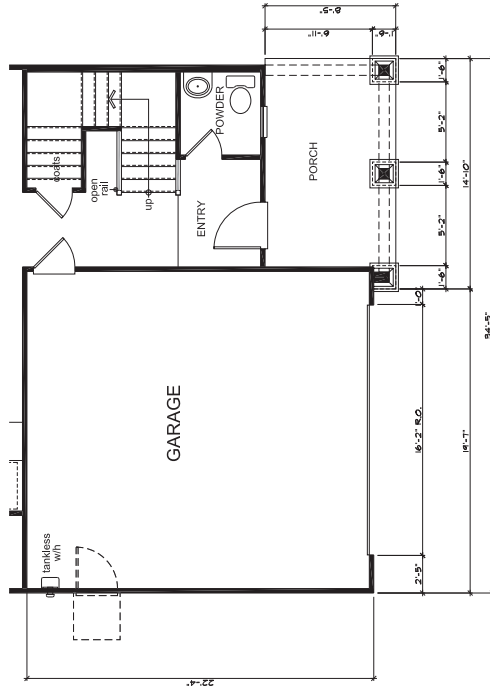
First Floor Plan 'A'



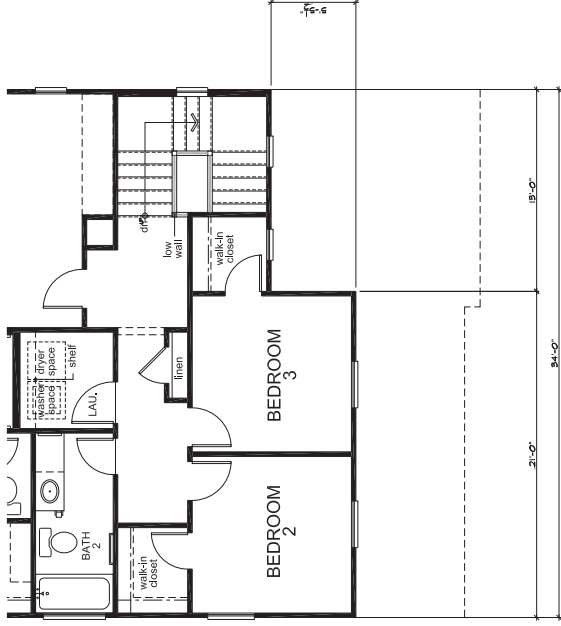
Second Floor Plan 'A'



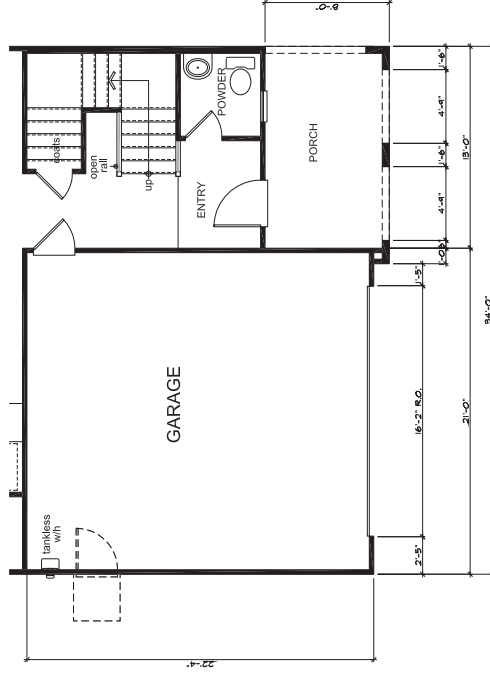
Partial Second Floor Plan 'D'



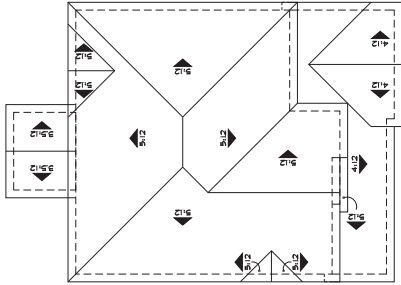
Partial First Floor Plan 'D'



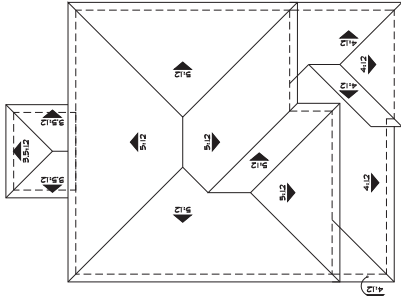
Partial Second Floor Plan 'B'



Partial First Floor Plan 'B'



Roof Plan 'A'





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

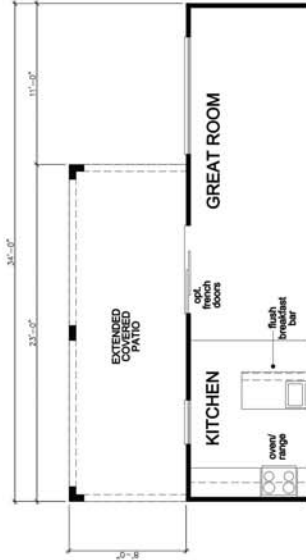
"D" (Craftsman)



PARTIAL REAR ELEVATION



PARTIAL LEFT ELEVATION

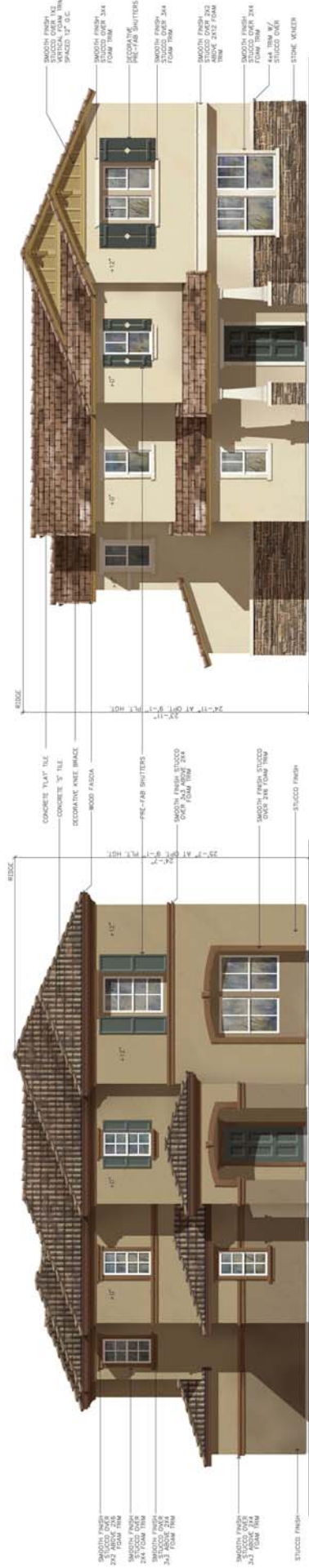


PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

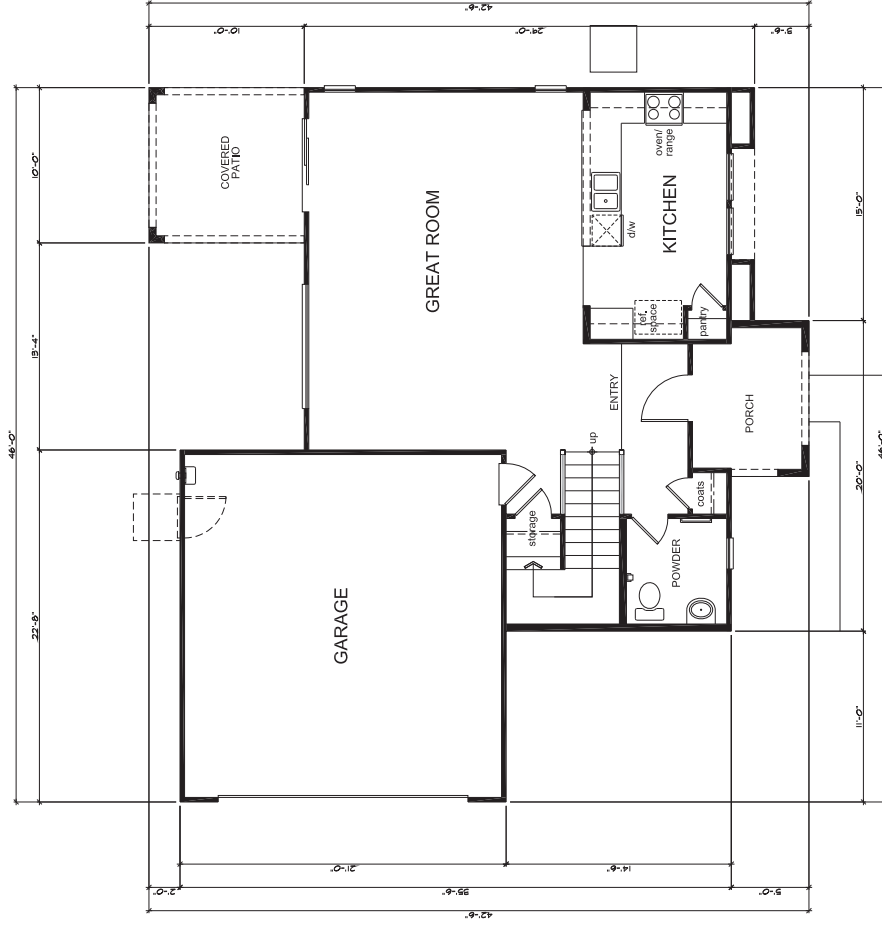


"A" (Spanish)

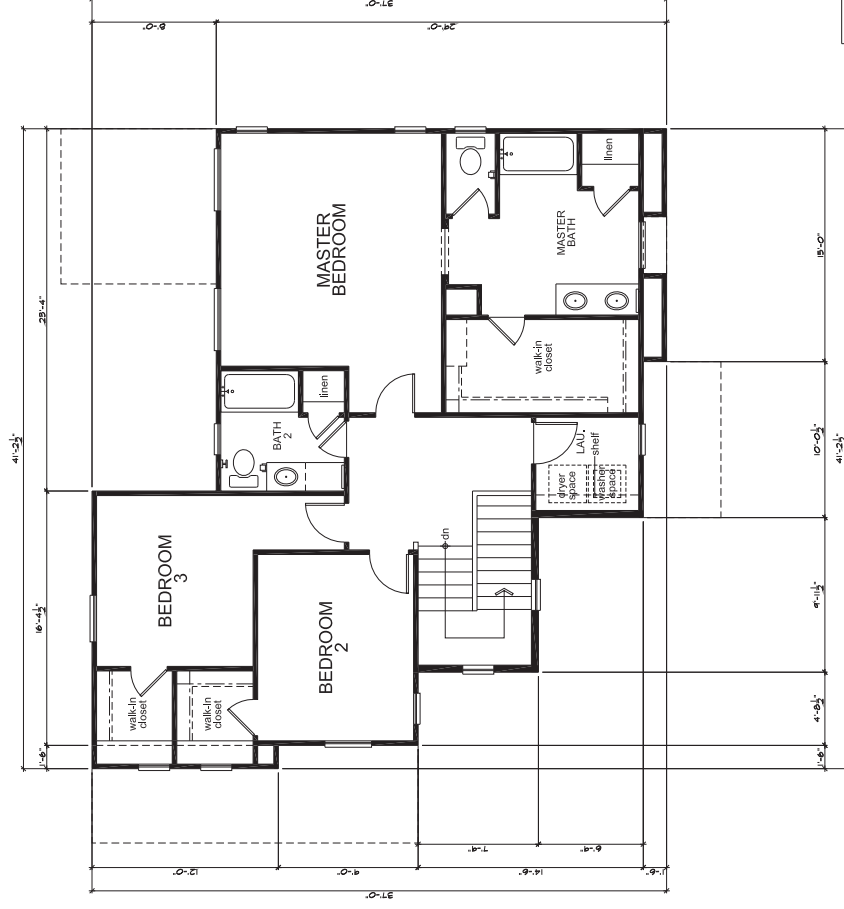


"B" (Southern Italian)

"D" (Craftsman)

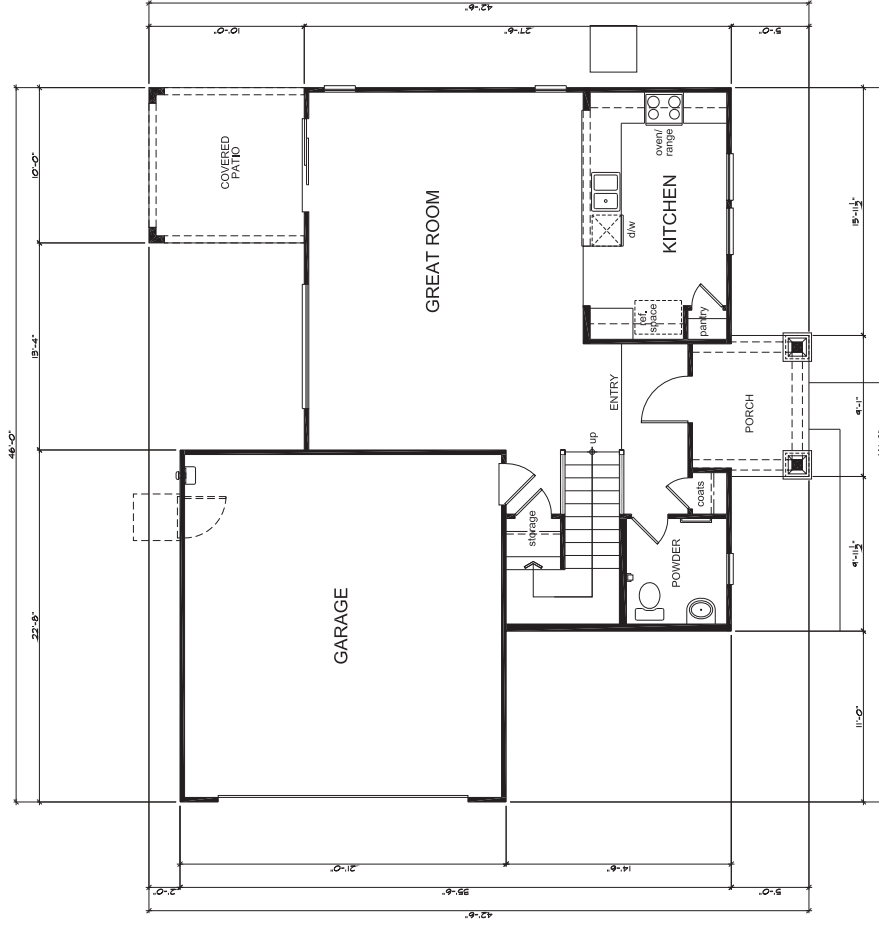


SQUARE FOOTAGE	
PLAN 'B' SUMMARY	
FIRST FLOOR AREA	190 SQ. FT.
SECOND FLOOR AREA	972 SQ. FT.
TOTAL AREA	1162 SQ. FT.
COVERED PATIO AREA	110 SQ. FT.
PORCH AREA	120 SQ. FT.
ELEVATION A'	
ELEVATION B'	
ELEVATION D'	
PATIO AREA	254 SQ. FT.
OPT. EST. COVD. PATIO AREA	254 SQ. FT.



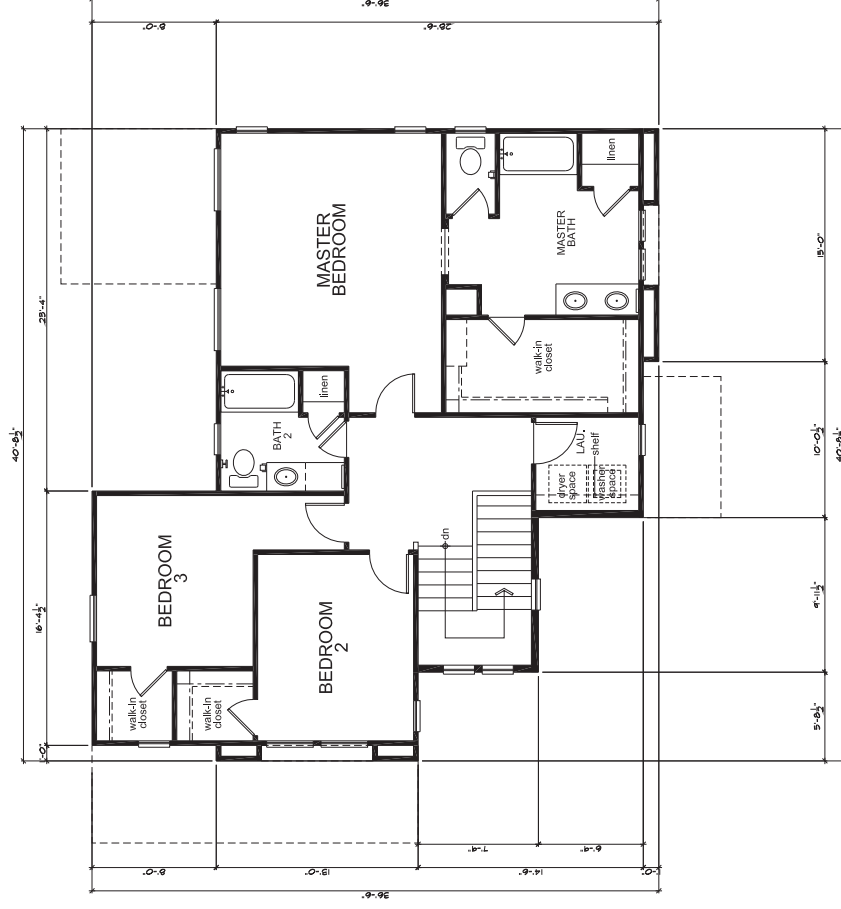
First Floor Plan 'B'

Second Floor Plan 'B'

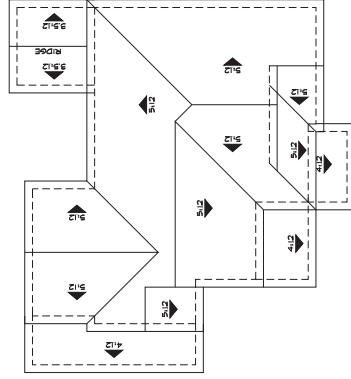


SQUARE FOOTAGE	
PLAN 'D' SUMMARY	
FIRST FLOOR AREA	740 SQ. FT.
SECOND FLOOR AREA	972 SQ. FT.
TOTAL AREA	1,712 SQ. FT.
BASEMENT AREA	1,000 SQ. FT.
PORCH AREA	100 SQ. FT.
PATIO AREA	100 SQ. FT.
OPT. EST. COVD. PATIO AREA	254 SQ. FT.

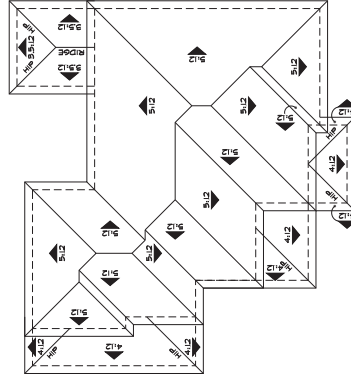
First Floor Plan 'D'



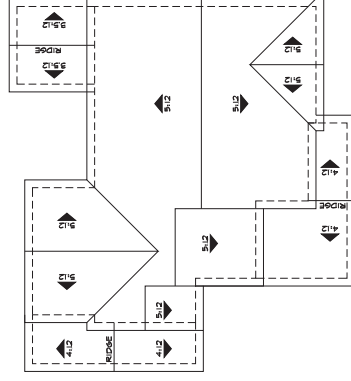
Second Floor Plan 'D'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"A" (Spanish)





SMOOTH FINISH
STUCCO OVER
3/4" FOAM INS.
SHUTTERS
SMOOTH FINISH
STUCCO OVER
3/4" FOAM INS.

LEFT ELEVATION



FRONT ELEVATION



SMOOTH FINISH
STUCCO OVER
3/4" FOAM INS.
SMOOTH FINISH
STUCCO OVER
3/4" FOAM INS.
SMOOTH FINISH
STUCCO OVER
3/4" FOAM INS.

RIGHT ELEVATION



SMOOTH FINISH
STUCCO OVER
3/4" FOAM INS.
SMOOTH FINISH
STUCCO OVER
3/4" FOAM INS.
SMOOTH FINISH
STUCCO OVER
3/4" FOAM INS.

REAR ELEVATION

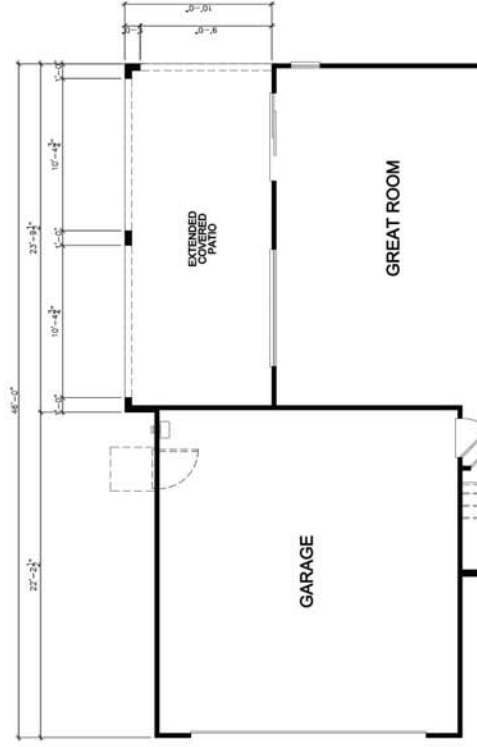
"D" (Craftsman)



REAR ELEVATION



RIGHT ELEVATION



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION



"A" (Spanish)



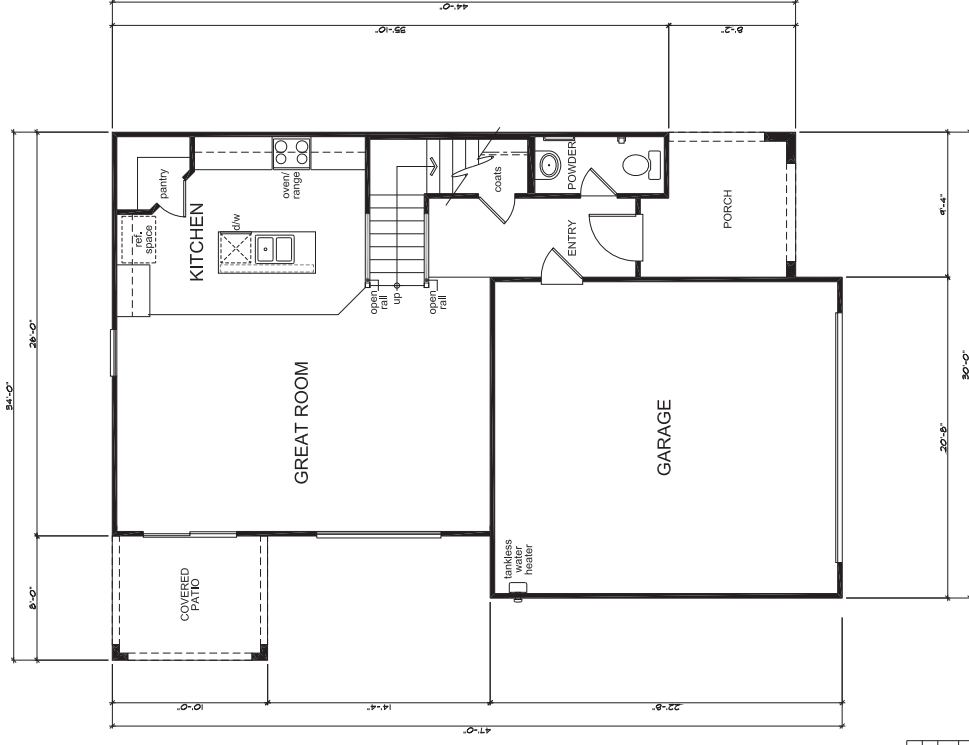
"B" (Southern Italian)



"D" (Craftsman)

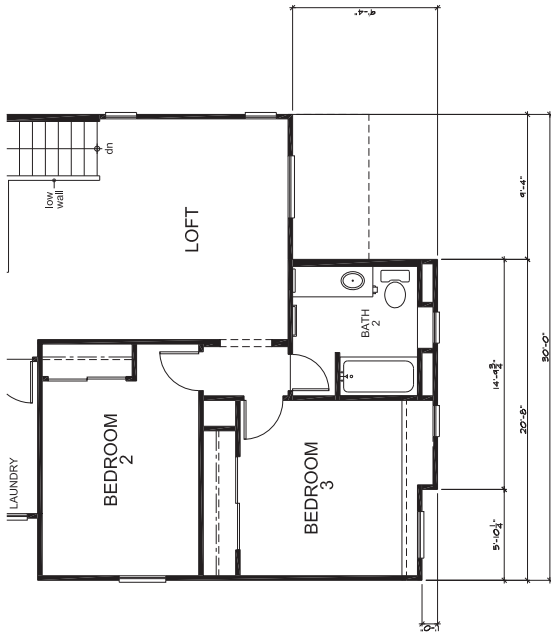


Second Floor Plan 'A'

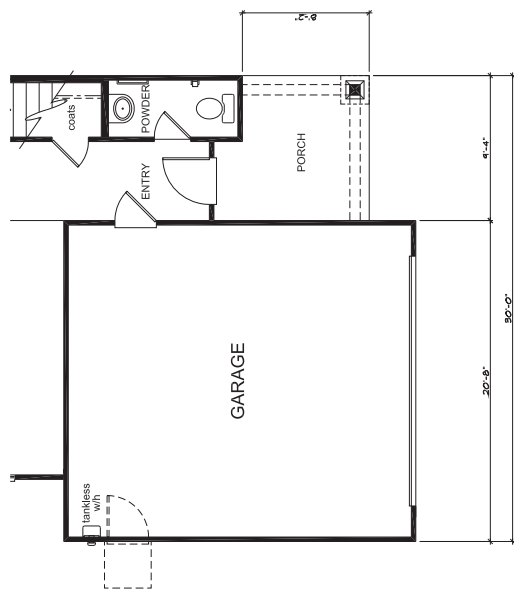


First Floor Plan 'A'

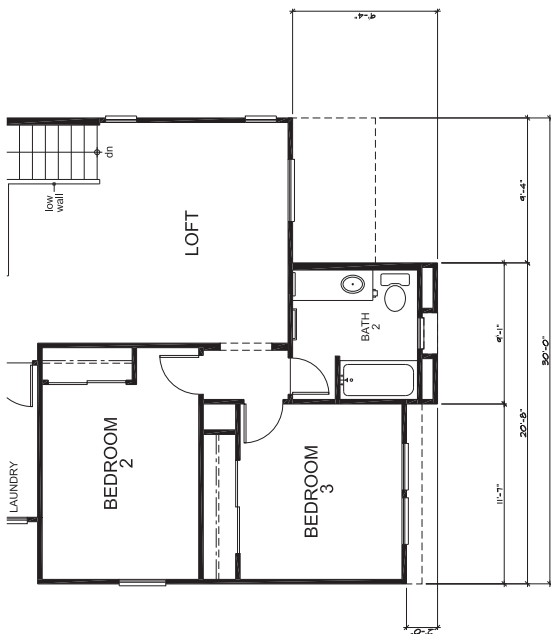
SQUARE FOOTAGE			
PLAN # 21003			
FIRST FLOOR AREA	1195	50 FT.	50 FT.
SECOND FLOOR AREA	1195	50 FT.	50 FT.
TOTAL AREA	2390	50 FT.	50 FT.
GARAGE AREA	484	50 FT.	50 FT.
PORCH AREA	25	50 FT.	50 FT.
COVERED PATIO AREA	80	50 FT.	50 FT.
OPT. EXT. COVERED PATIO	191	50 FT.	50 FT.



Partial Second Floor Plan 'D'



Partial First Floor Plan 'D'

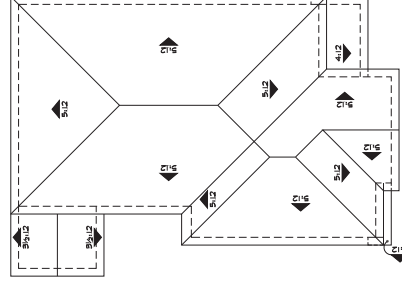
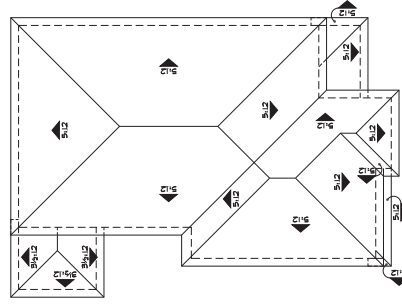
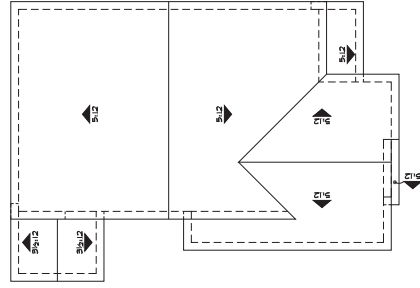


Partial Second Floor Plan 'B'



Partial First Floor Plan 'B'

SQUARE FOOTAGE			
PLAN # 22005			
FIRST FLOOR AREA	179	50 FT.	50 FT.
SECOND FLOOR AREA	185	50 FT.	50 FT.
TOTAL AREA	364	50 FT.	50 FT.
GARAGE AREA	46	50 FT.	50 FT.
PORCH AREA	46	50 FT.	50 FT.
ELEVATION A	56	50 FT.	50 FT.
ELEVATION B	56	50 FT.	50 FT.
ELEVATION C	56	50 FT.	50 FT.
GOV'D PATIO AREA	80	50 FT.	50 FT.
OPT. EXT. GOV'D PATIO	111	50 FT.	50 FT.





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

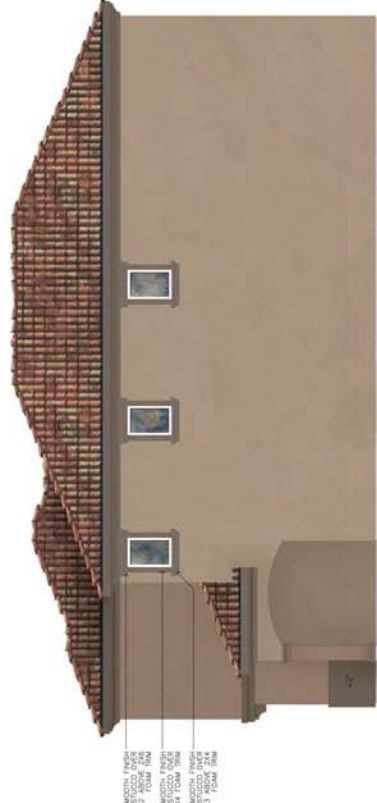
"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

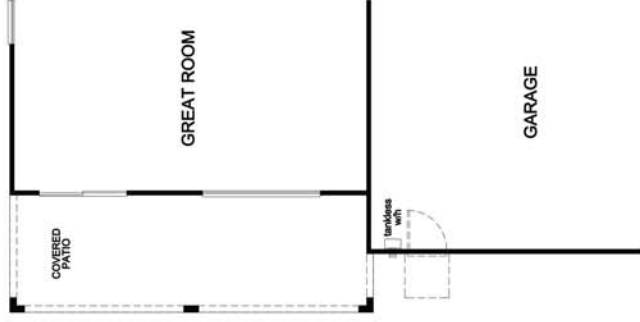
"D" (Craftsman)



PARTIAL REAR ELEVATION (A)



PARTIAL LEFT ELEVATION (A)



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

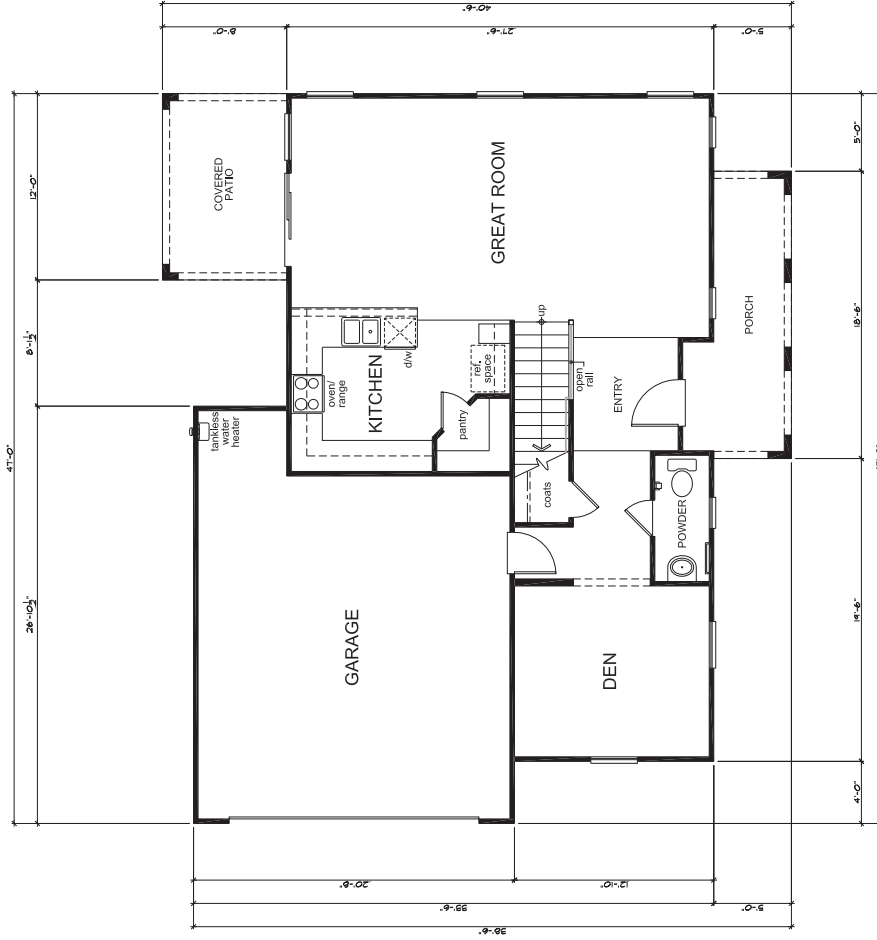


"A" (SPANISH)



"B" (SOUTHERN ITALIAN)

"D" (CRAFTSMAN)

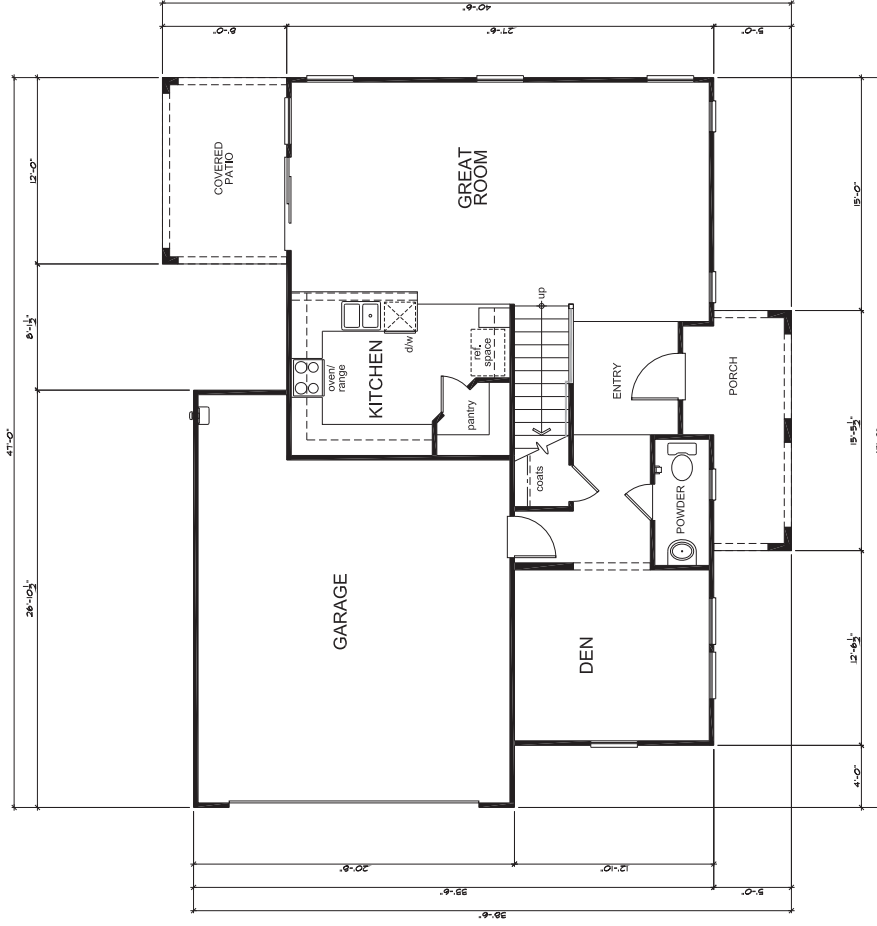


SQUARE FOOTAGE	
PLAN F #2100	
FIRST FLOOR AREA	904
SECOND FLOOR AREA	1279
TOTAL AREA	2183 SQ. FT.
PORCH AREA	904
COVERED PATIO AREA	904
ELEVATION A'	4'
ELEVATION B'	4'
ELEVATION D'	4'
PATIO AREA	904
OPT. EST. COVERED PATIO AREA	904

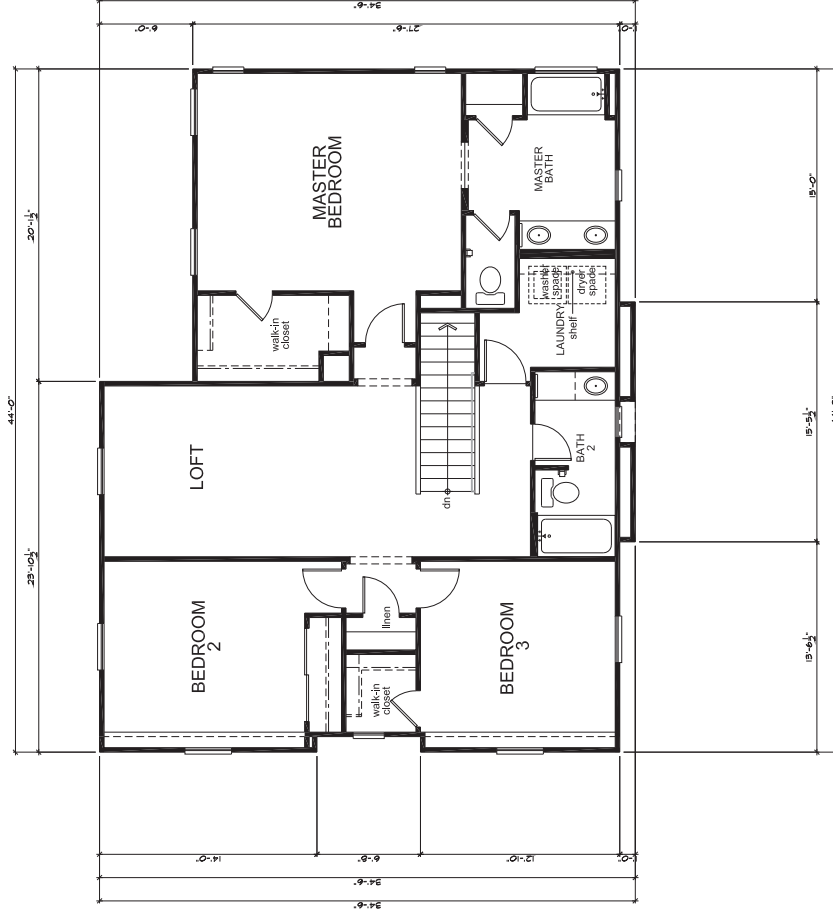


First Floor Plan 'A'

Second Floor Plan 'A'

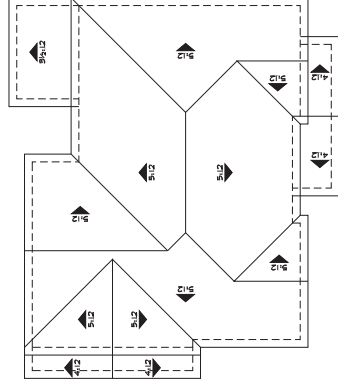
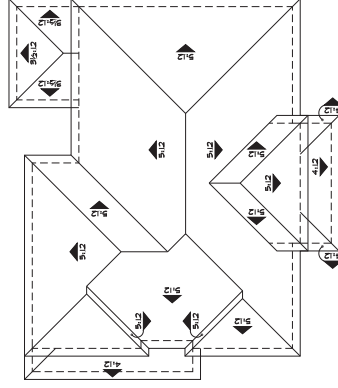
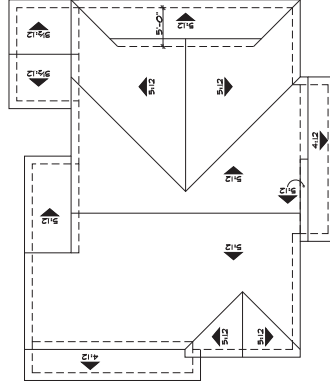


SQUARE FOOTAGE	
PLAN F #2128	
FIRST FLOOR AREA	904
SECOND FLOOR AREA	1279
TOTAL AREA	2180 SQ. FT.
PORCH AREA	90
COVERED PATIO AREA	90
POWDER AREA	4
PATIO AREA	4
OPT. EST. COVD. PATIO AREA	90



First Floor Plan 'B'

Second Floor Plan 'B'





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"B" SOUTHERN ITALIAN



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

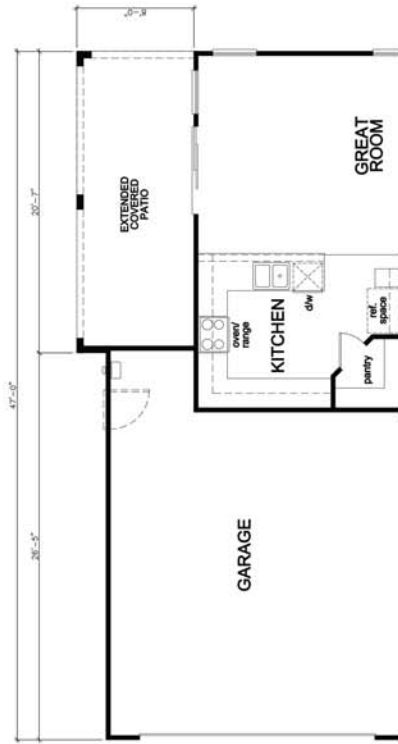
"D" CRAFTSMAN



PARTIAL REAR ELEVATION

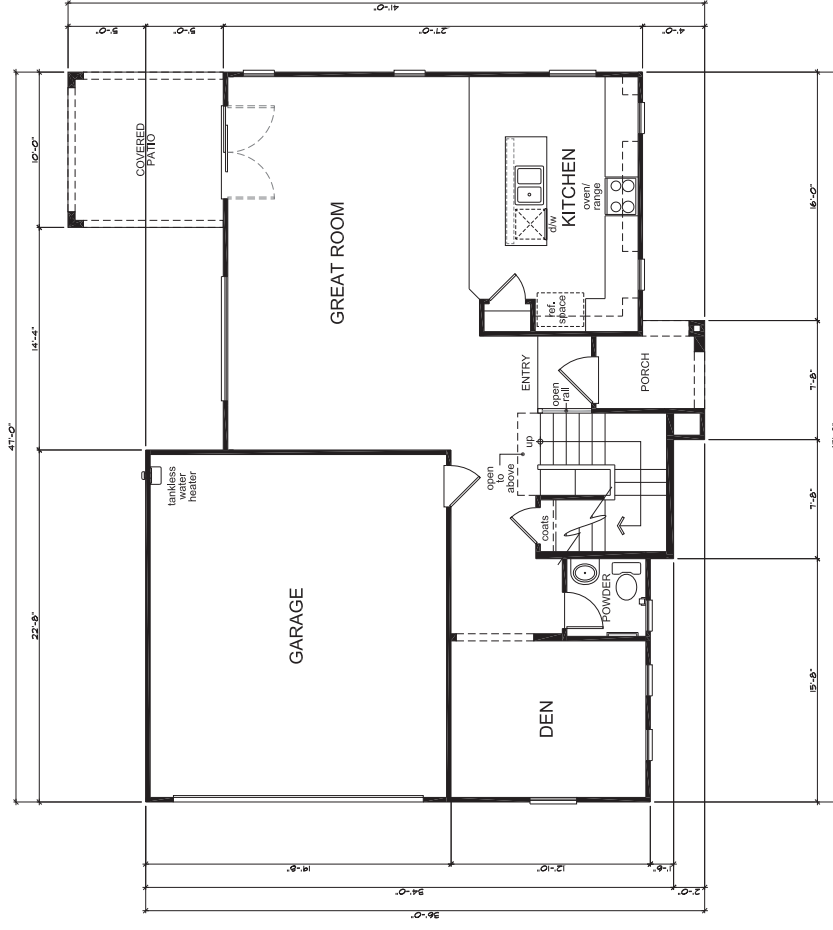


PARTIAL RIGHT ELEVATION

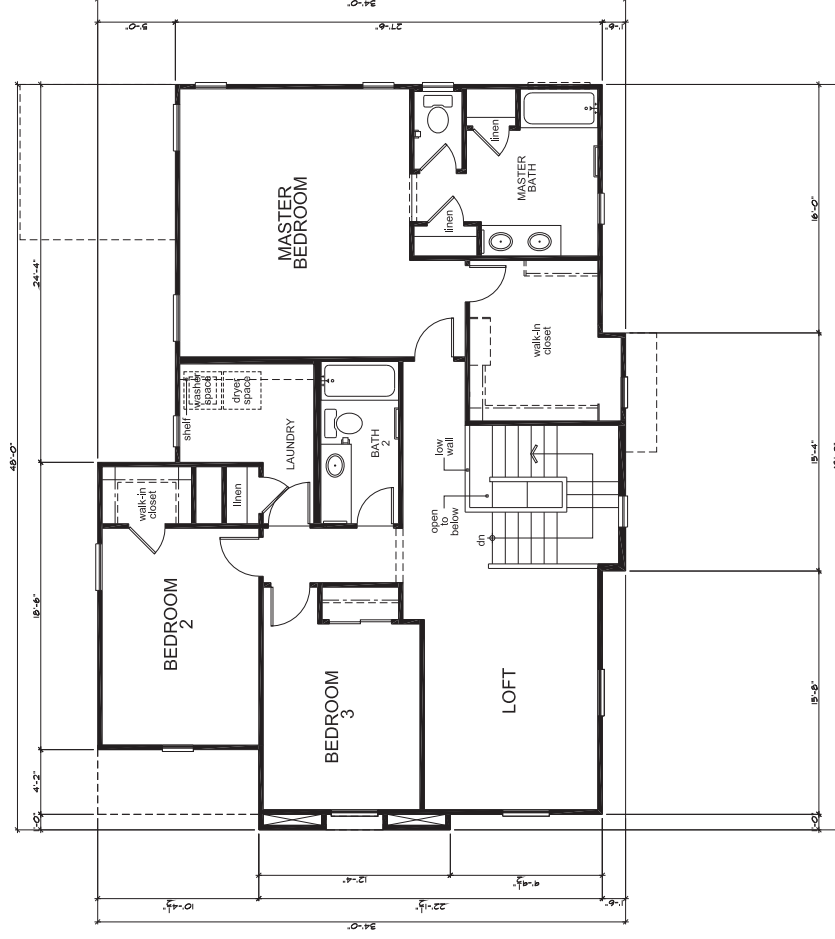


PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

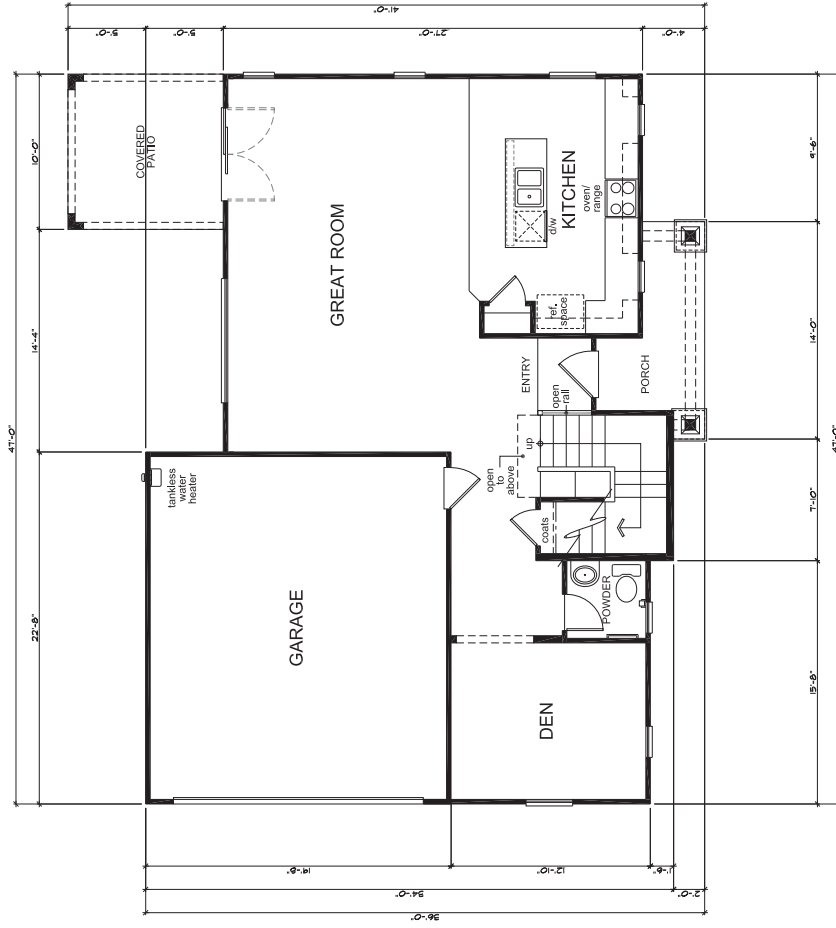


SQUARE FOOTAGE		
PLAN # 202200		
FIRST FLOOR AREA	40	50 FT.
SECOND FLOOR AREA	1264	50 FT.
TOTAL AREA	2260	50 FT.
COVERED PATIO AREA	81	50 FT.
ROUGH AREA	2341	50 FT.
ELEVATION 'A'	41	50 FT.
ELEVATION 'B'	41	50 FT.
ELEVATION 'C'	41	50 FT.
ELEVATION 'D'	41	50 FT.
COVD. PATIO AREA	81	50 FT.
OPT. EXT. PATIO	246	50 FT.



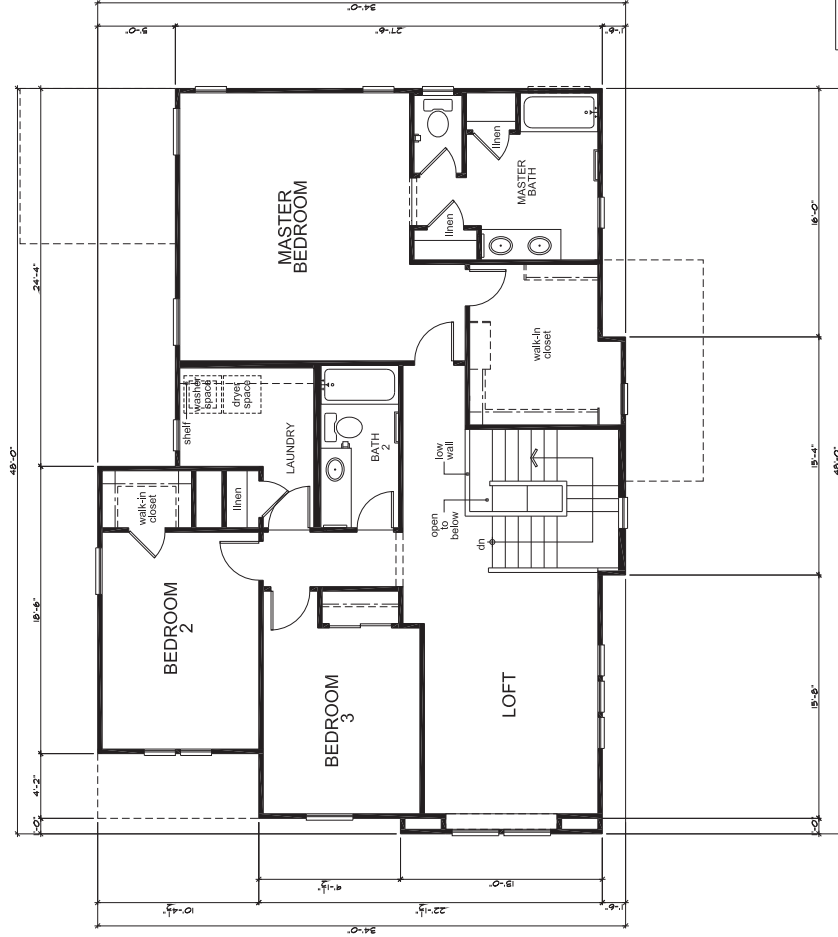
First Floor Plan 'B'

Second Floor Plan 'B'

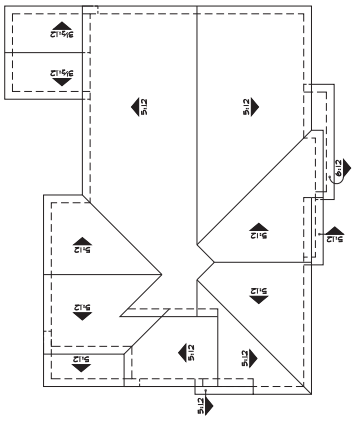


SQUARE FOOTAGE		
PLAN # 20200		
FIRST FLOOR AREA	40	50 FT.
SECOND FLOOR AREA	1264	50 FT.
TOTAL AREA	2260	50 FT.
COVERED PATIO AREA	81	50 FT.
POORCH AREA	20	50 FT.
ELEVATION 'A'	41	50 FT.
ELEVATION 'B'	41	50 FT.
ELEVATION 'C'	41	50 FT.
ELEVATION 'D'	41	50 FT.
COVD. PATIO AREA	81	50 FT.
OPT. EXT. PATIO	246	50 FT.

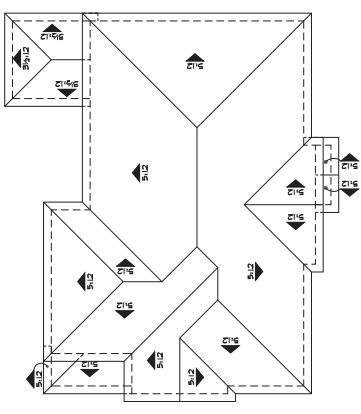
First Floor Plan 'D'



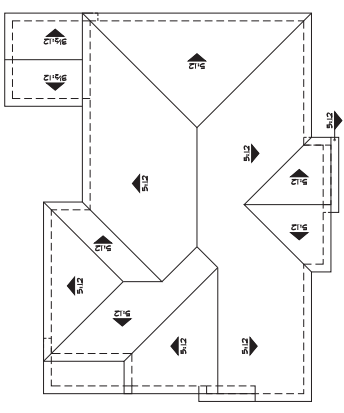
Second Floor Plan 'D'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

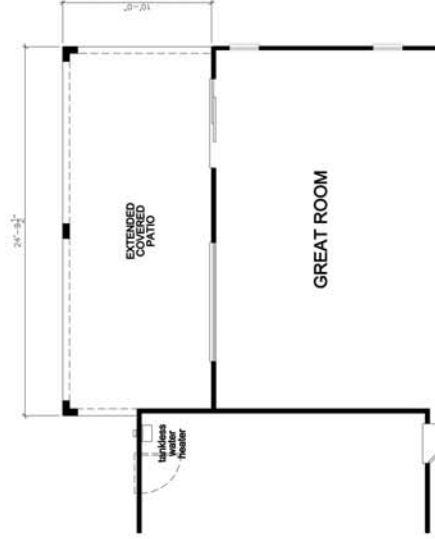
"D" (Craftsman)



PARTIAL REAR ELEVATION (A)



PARTIAL RIGHT ELEVATION (A)



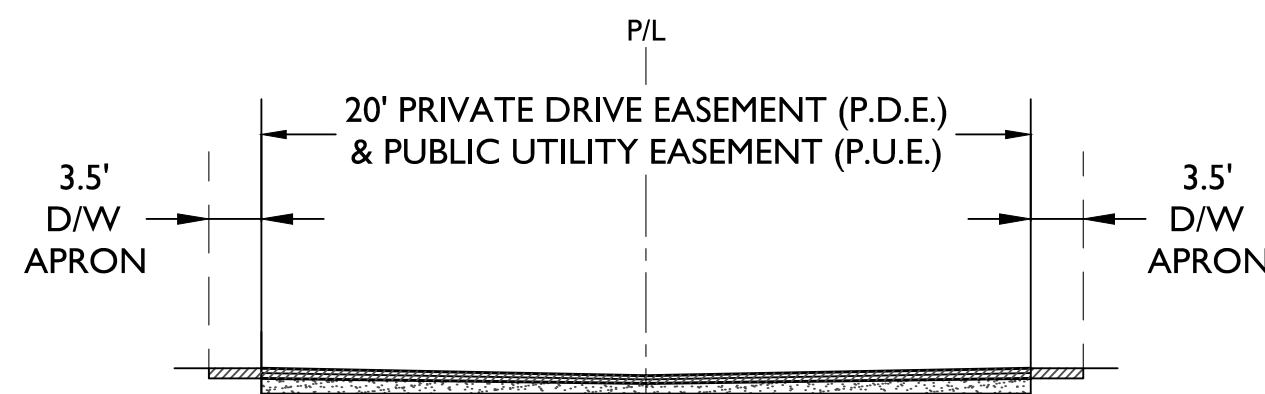
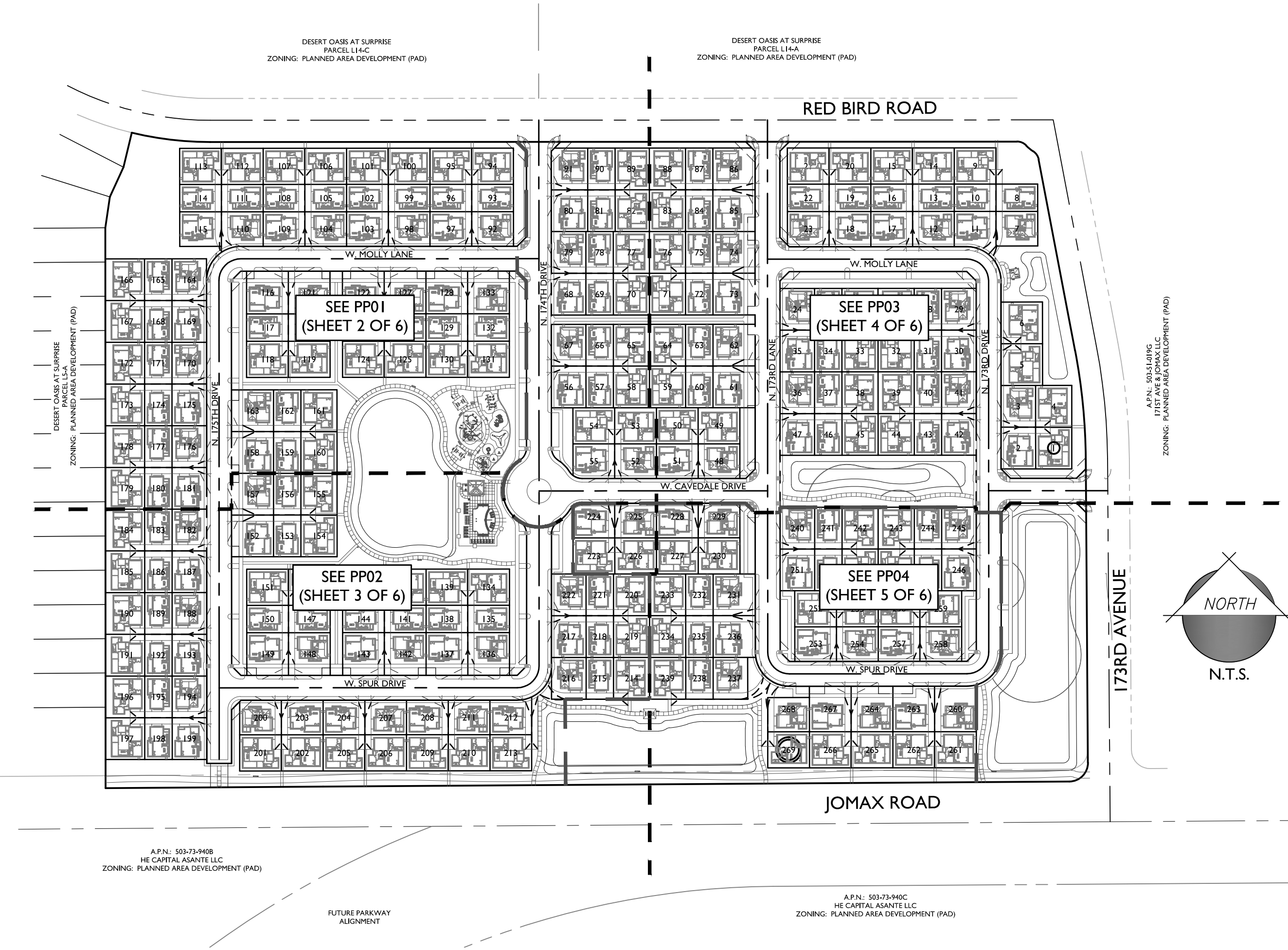
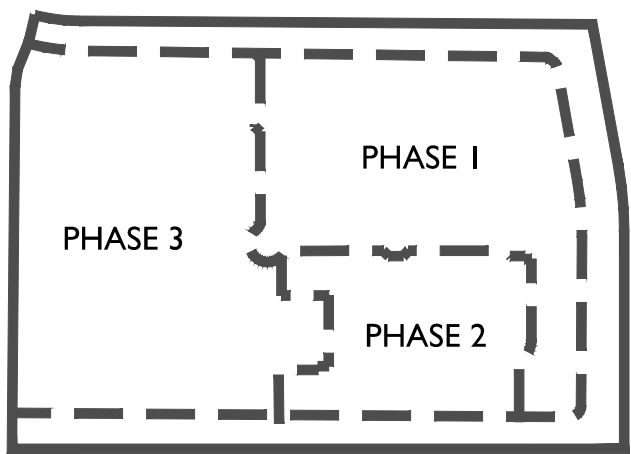
PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

PRELIMINARY PLAT
FOR
CORTANA AT DESERT OASIS AT SURPRISE

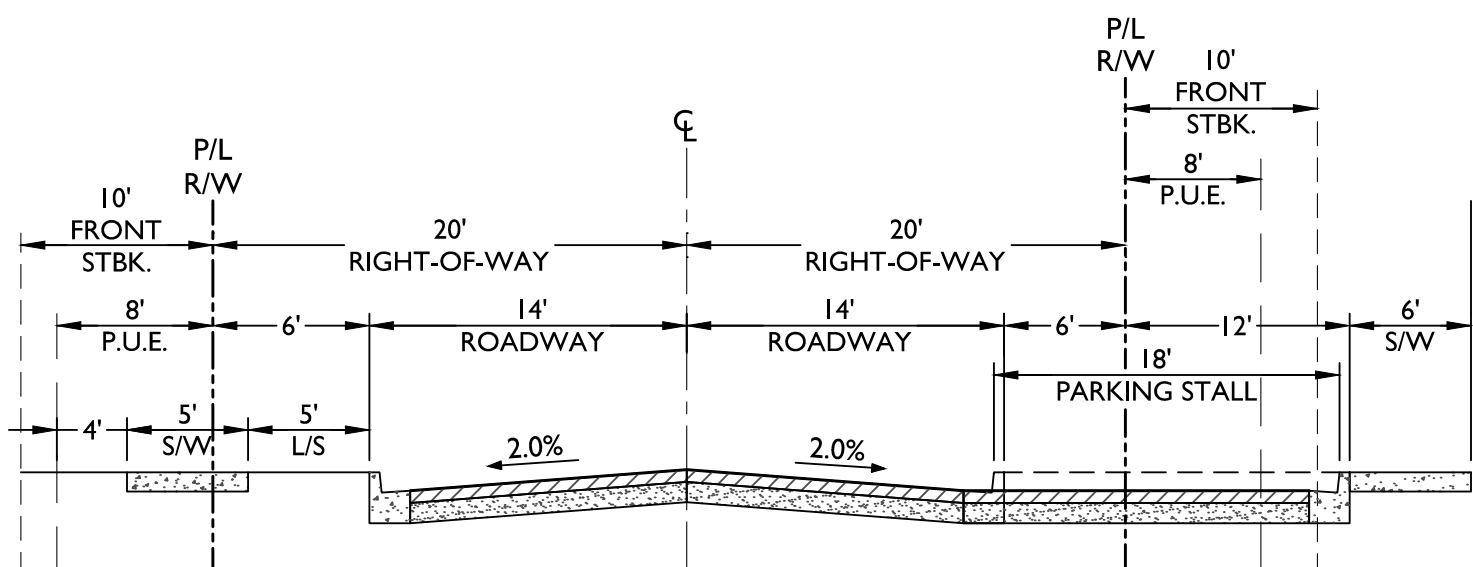
A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHASE KEY MAP



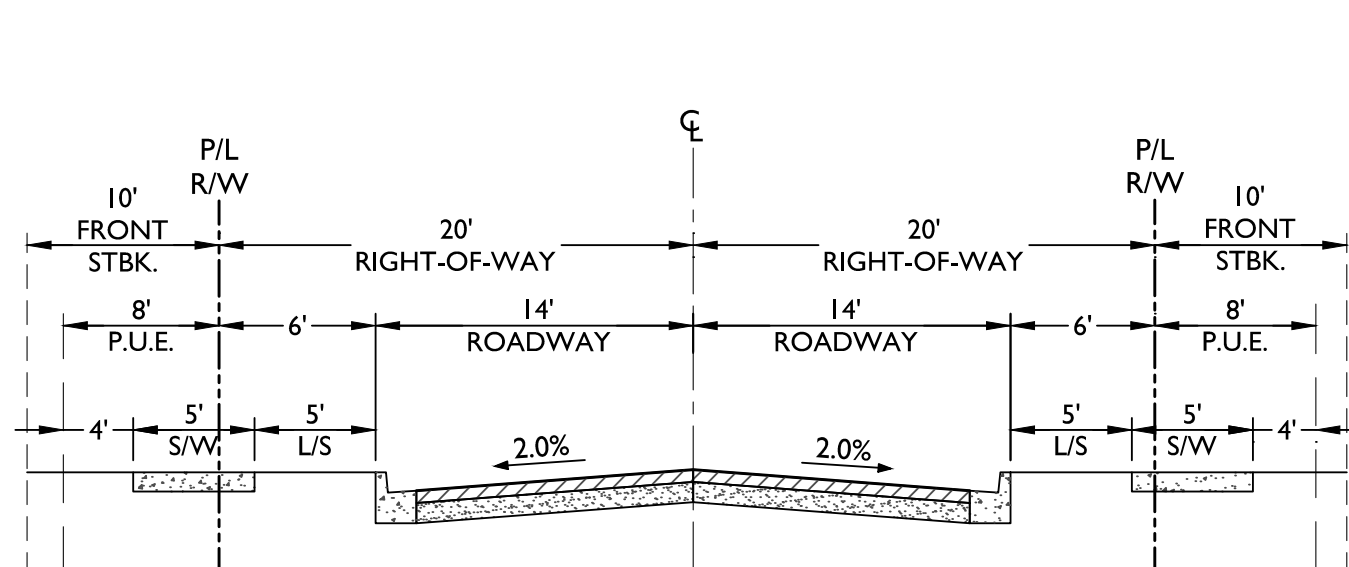
PRIVATE DRIVE EASEMENT (MOTORCOURT)

N.T.S.



PUBLIC STREET WITH 90° PARKING

N.T.S.



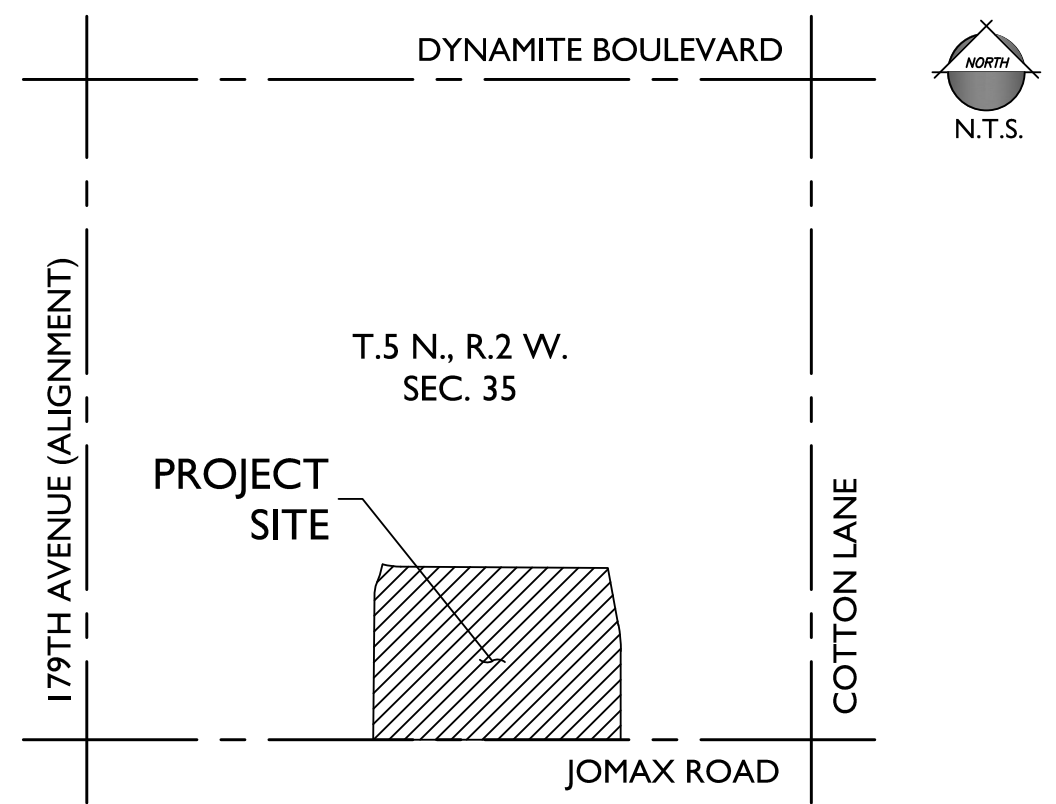
PUBLIC STREET WITHOUT 90° PARKING

N.T.S.

AMENDED SINGLE FAMILY
RESIDENTIAL DEVELOPMENT STANDARDS

STANDARD	EXISTING CLUSTER STANDARDS	PROPOSED CLUSTER STANDARDS
MINIMUM WIDTH	35'	35'
MINIMUM LOT AREA	2,500 S.F.	2,500 S.F.
MINIMUM LOT DEPTH	72'	67'
FRONT SETBACK (LIVABLE)	10'	3'
FRONT SETBACK (GARAGE)	8'	3'
REAR SETBACK (HOUSE)	10'	5'
REAR SETBACK (GARAGE)	3'	3'
SIDE SETBACK (HOUSE)	5' / 5'	5' / 5'
SIDE SETBACK (GARAGE)	3'	3'
STREET SIDE (HOUSE)	7'	7'
STREET SIDE (GARAGE)	5'	5'
BUILDING COVERAGE	55%	55% - 2 STORIES 65% - 1 STORY
AVERAGE DENSITY	6 DU/AC	6.5 DU/AC

VICINITY MAP



PROJECT TEAM

DEVELOPER:
KB HOMES PHOENIX INC.
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: JASON JARVIS

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN AUXIER, P.E.

PROJECT DATA

A.P.N.: 503-51-022D; 019L
EXISTING GENERAL PLAN: NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
(ORDINANCE NO. 00-18)
RELATED CASE NO.'S: PADA04-409
PADA06-024

GROSS AREA: +/- 41.33 ACRES
NET AREA: +/- 36.89 ACRES

NO. OF LOTS
PHASE 1: 91
PHASE 2: 47
PHASE 3: 131
TOTAL: 269

GROSS DENSITY: 6.5 DU/AC
NET DENSITY: 7.3 DU/AC

OVERALL OPEN SPACE: +/- 8.49 ACRES (20.5%)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PAD99-129 FOR PARCEL L6 OF DESERT OASIS AT SURPRISE OR AS SUBSEQUENTLY AMENDED.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, T5N, R2W OF THE GILA AND SALT RIVER MERIDIAN, WHICH BEARS S89°54'37"W, AS MEASURED AND SHOWN ON PLSS SUBDIVISION RECORD OF SURVEY BOOK 656, PAGE 21, MARICOPA COUNTY RECORDS.

UTILITIES

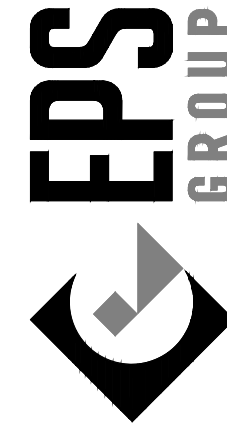
WATER: CITY OF SURPRISE
SEWER: CITY OF SURPRISE
GAS: SOUTHWEST GAS
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURYLINK / COX
CABLE TV: CENTURYLINK / COX
FIRE: CITY OF SURPRISE
POLICE: CITY OF SURPRISE

SHEET INDEX

SHEET 1: CS01
SHEET 2: PP01
SHEET 3: PP02
SHEET 4: PP03
SHEET 5: PP04
SHEET 6: PP05

COVERSHEET
PRELIMINARY PLAT
PRELIMINARY PLAT
PRELIMINARY PLAT
PRELIMINARY PLAT
DATA TABLES & LOT DIAGRAMS

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Mesa, AZ 85210
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www.epsgroupinc.com



CORTANA AT DESERT OASIS AT SURPRISE

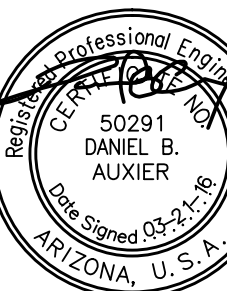
Project:

Revisions:

SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL
NOVEMBER 24, 2015 - 1ST PRE-PLAT SUBMITTAL
JANUARY 27, 2016 - 2ND PRE-PLAT SUBMITTAL
MARCH 1, 2016 - 3RD PRE-PLAT SUBMITTAL
MARCH 21, 2016 - 4TH PRE-PLAT SUBMITTAL



Designer: JH
Drawn by: DCH



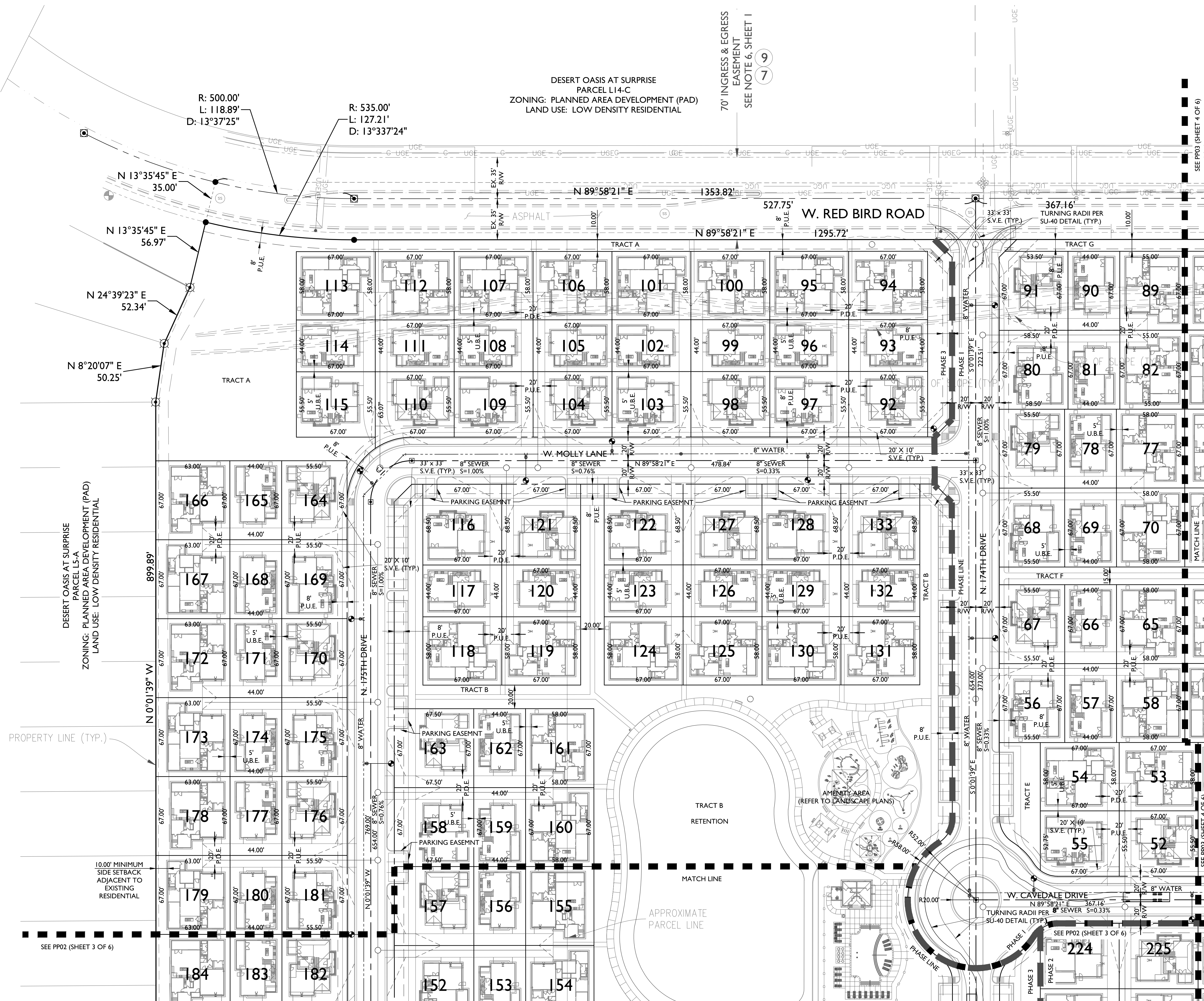
Expires: 12/31/2018

Job No.
15-296

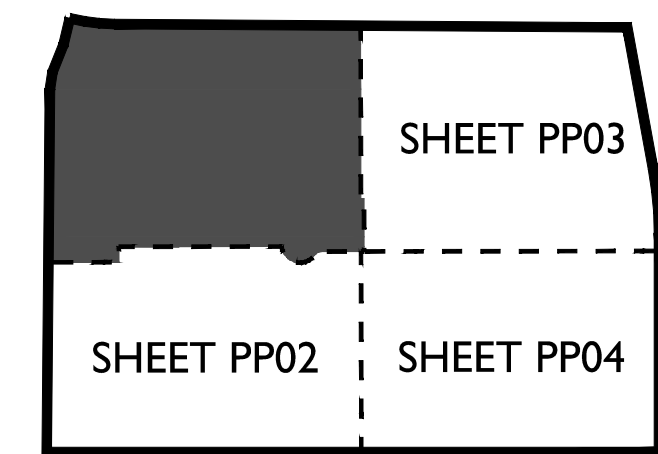
CS01

Sheet No.
1
of 6

15-296



KEY MAP

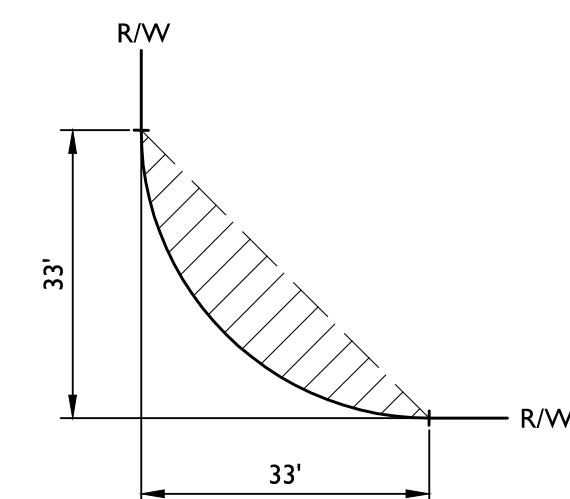


LINE LEGEND



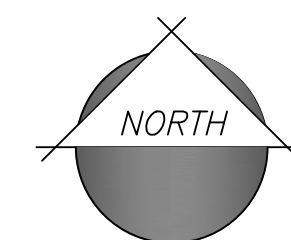
SCHEDULE B DOCUMENTS

7. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED FEBRUARY 25, 2005 AS 2005-234087 OF OFFICIAL RECORDS.
9. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED OCTOBER 04, 2005 AS 2005-1472852 OF OFFICIAL RECORDS.
11. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 2005-615175 OF OFFICIAL RECORDS.

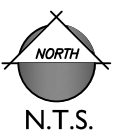


TYPICAL S.V.T. EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	54.98'	35.00'	49.50'	90°00'00"
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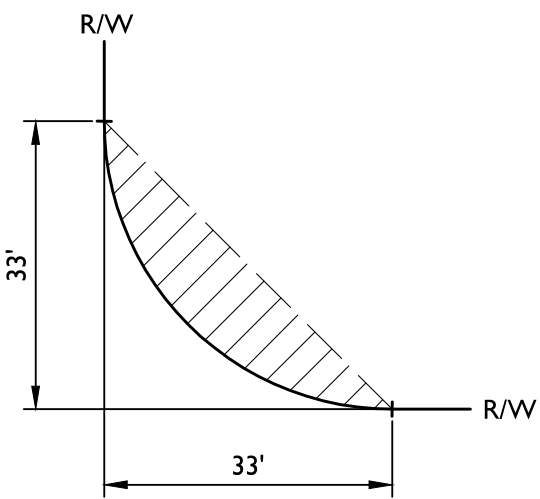


A diagram showing a sheet layout with four sheets: SHEET PP01, SHEET PP03, SHEET PP04, and a shaded area.



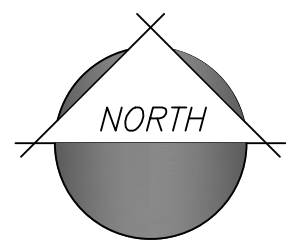
 MATCH LINE
 PHASE LINE

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CORIANA AI DESERTI OASIS AI SURPRISE

Surprise, AZ

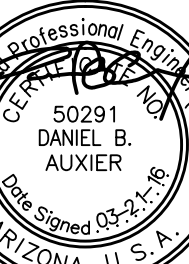
PRELIMINARY PLAT

Revisions:

NOVEMBER 24, 2015 - 1ST PRE-PLAT SUBMITTAL
JANUARY 27, 2016 - 2ND PRE-PLAT SUBMITTAL
MARCH 1, 2016 - 3RD PRE-PLAT SUBMITTAL
MARCH 21, 2016 - 4TH PRE-PLAT SUBMITTAL

ARIZONA 811

Designed by: JH
Drawn by: DCH



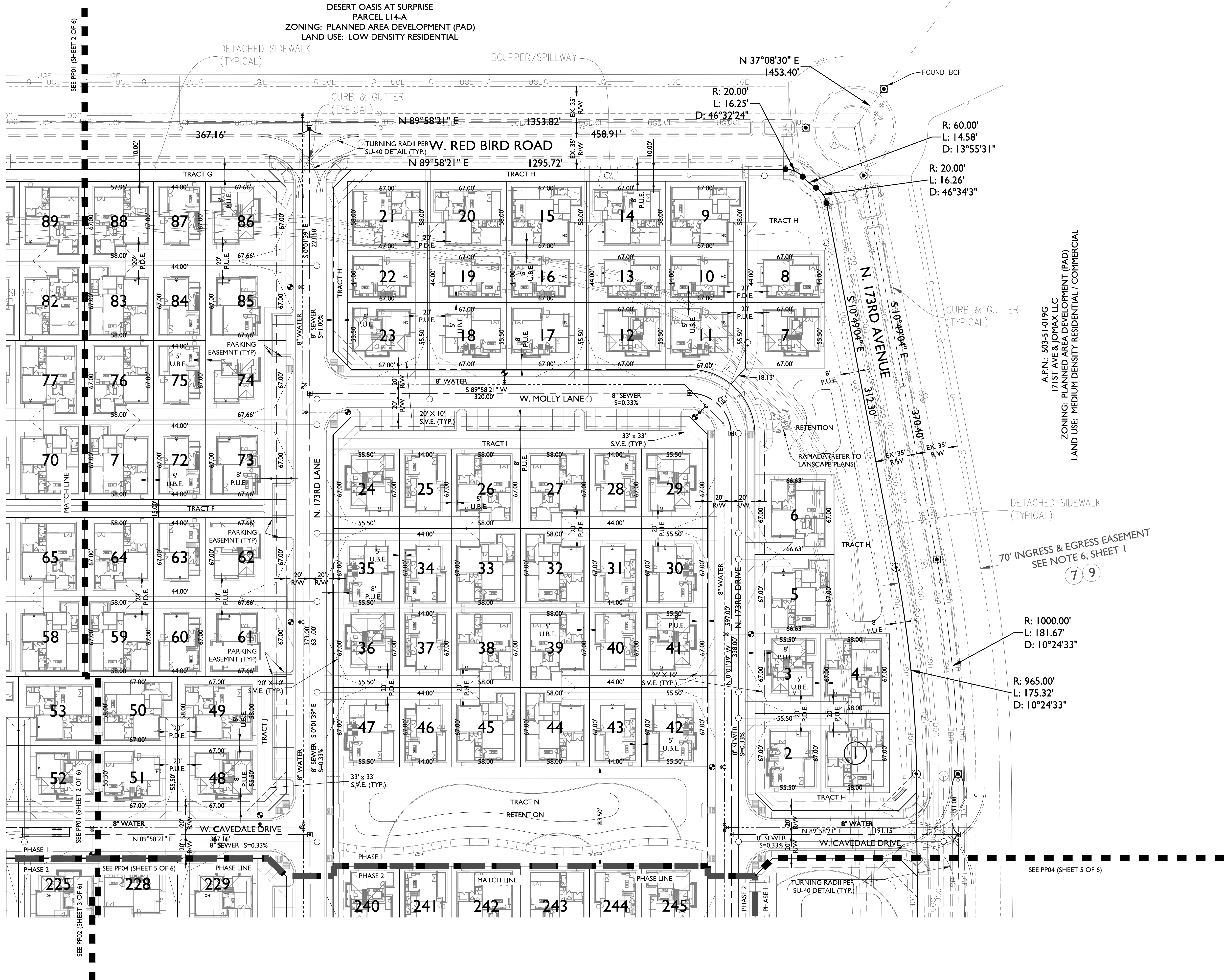
Expires: 12/31/2018

Job No.
15-296

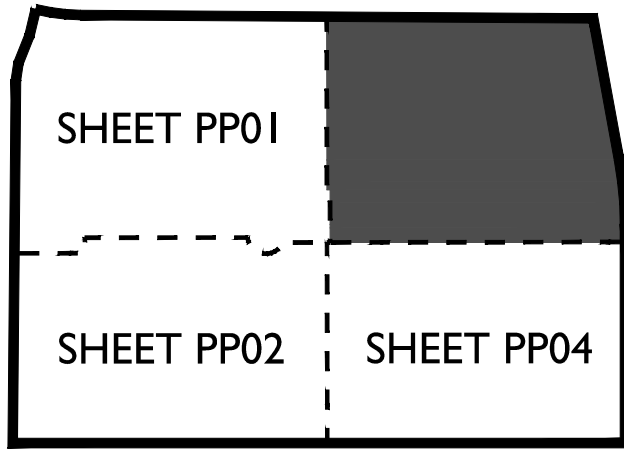
PP02

Sheet No

3
of 6



KEY MAP

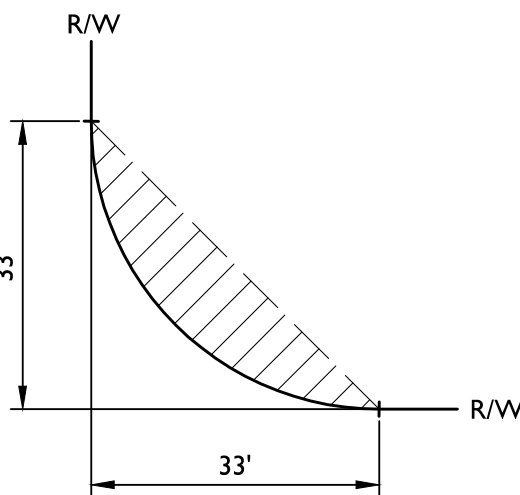


LINE LEGEND

- MATCH LINE
- PHASE LINE

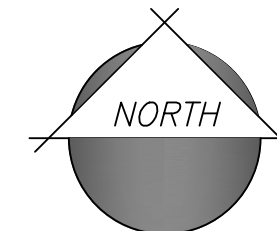
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TYPICAL S.V.T. EASEMENT

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CORTANA AT DESERT OASIS AT SURPRISE

PRELIMINARY PLAT

Project: 15-296

Revisions: 1

SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL
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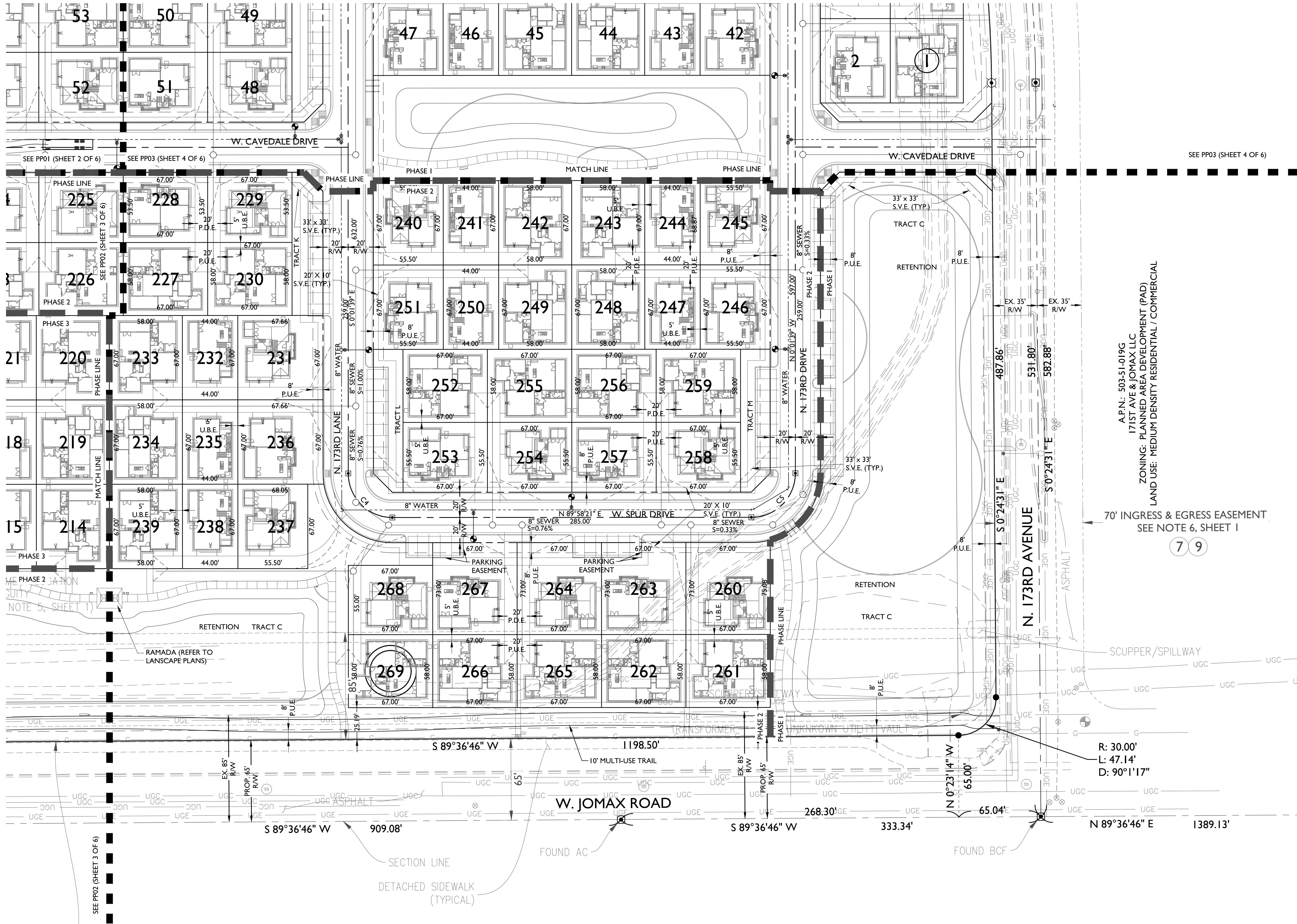
Designer: JH
Drawn by: DCH

Expires: 12/31/2018

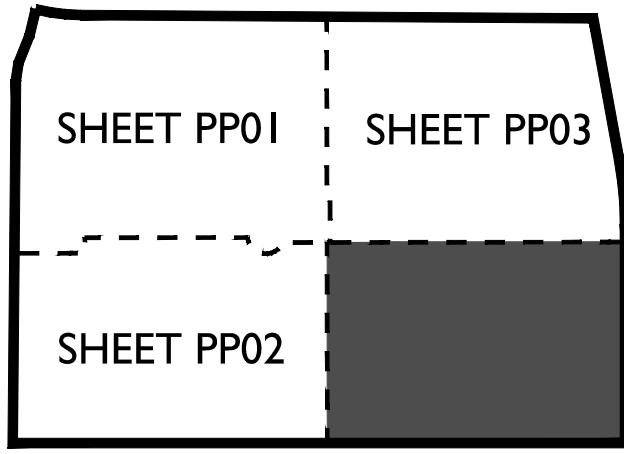
Job No.
15-296

PP03

Sheet No.
4
of 6



KEY MAP

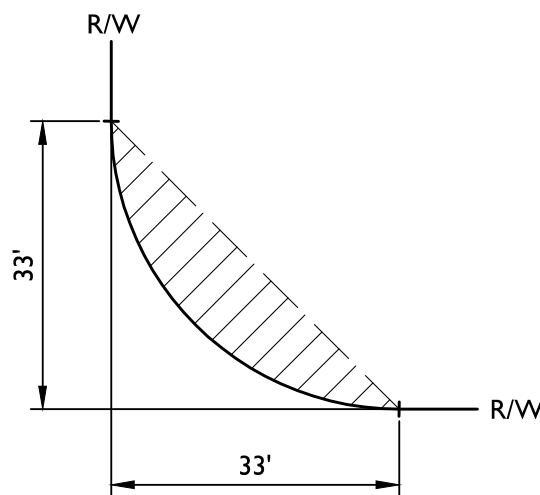


LINE LEGEND

- MATCH LINE
- PHASE LINE

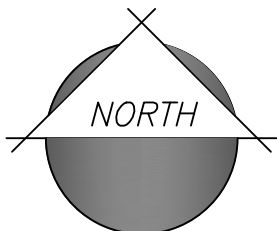
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- 7 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED FEBRUARY 25, 2005 AS 2005-234087 OF OFFICIAL RECORDS.
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TYPICAL S.V.T. EASEMENT

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Project: CORTANA AT DESERT OASIS AT SURPRISE

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MARCH 21, 2016 - 4TH PRE-PLAT SUBMITTAL	

APN: 503-73-940C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LOW DENSITY RESIDENTIAL

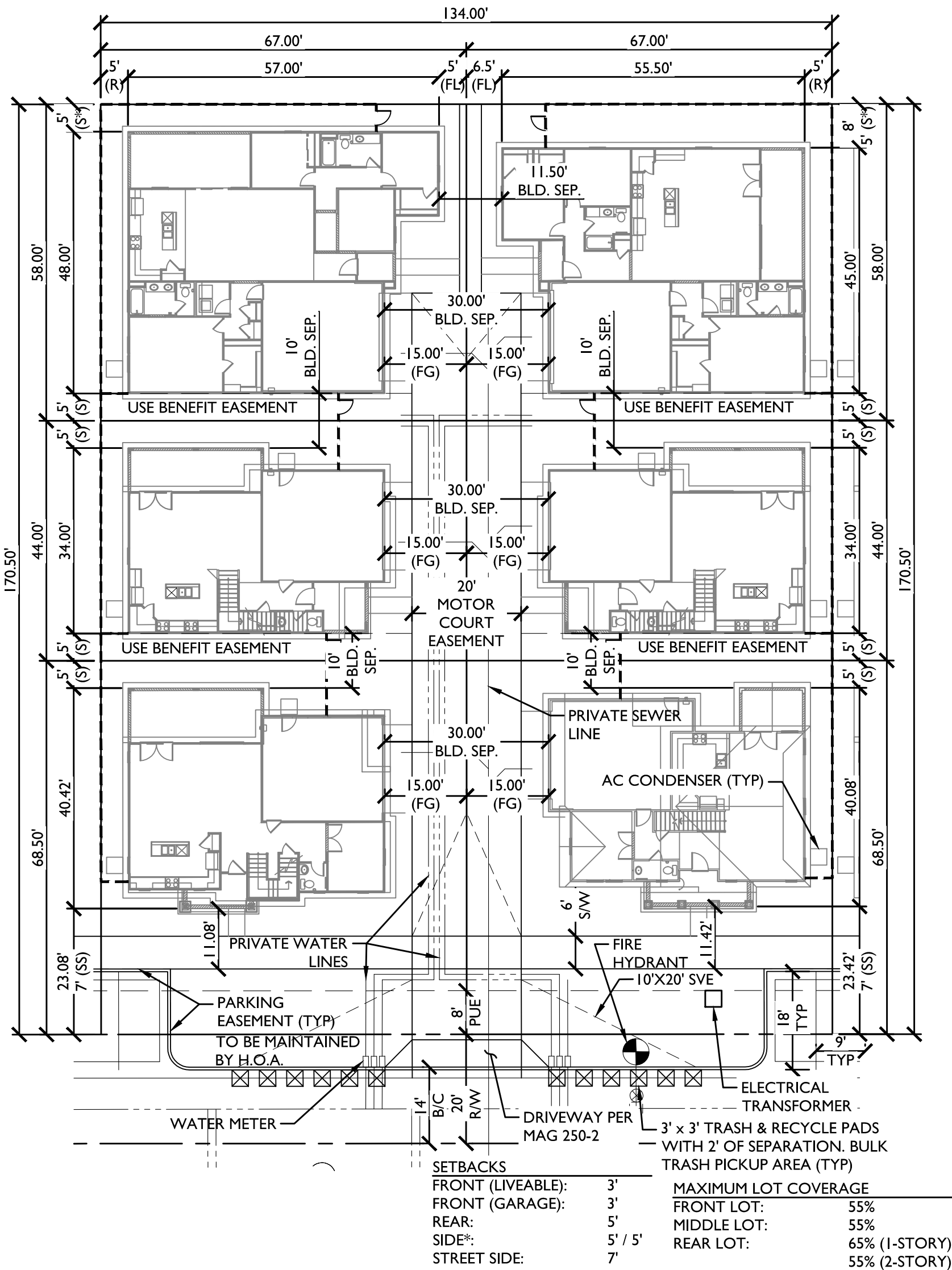
DESIGNER: JH
DRAWN BY: DCH

REGISTERED PROFESSIONAL ENGINEER
DANIEL B. AUXIER
ARIZONA
EXPIRES: 12/31/2018

Job No.
15-296
PP04
Sheet No.
5 of 6

Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	3886.00	33	3886.00	65	3886.00	97	3718.50	129	2948.00	161	3886.00	193	3718.50	225	3584.50	257	3718.50
2	3718.50	34	2948.00	66	2948.00	98	3718.50	130	3886.00	162	2948.00	194	3718.50	226	3886.00	258	3718.50
3	3718.50	35	3718.50	67	3718.50	99	2948.00	131	3886.00	163	4522.50	195	2948.00	227	3886.00	259	3886.00
4	3886.00	36	3718.50	68	3718.50	100	3886.00	132	2948.00	164	3718.50	196	4221.00	228	3584.50	260	4901.34
5	4463.88	37	2948.00	69	2948.00	101	3886.00	133	4589.50	165	2948.00	197	4221.00	229	3584.50	261	3886.00
6	4463.88	38	3886.00	70	3886.00	102	2948.00	134	3886.00	166	4221.00	198	2948.00	230	3886.00	262	3886.00
7	3718.50	39	3886.00	71	3886.00	103	3718.50	135	2948.00	167	4221.00	199	3718.50	231	4533.49	263	4891.00
8	2948.00	40	2948.00	72	2948.00	104	3718.50	136	4589.50	168	2948.00	200	3716.27	232	2948.00	264	4891.00
9	3886.00	41	3718.50	73	4533.49	105	2948.00	137	4589.50	169	3718.50	201	3886.00	233	3886.00	265	3886.00
10	2948.00	42	3718.50	74	4533.49	106	3886.00	138	2948.00	170	3718.50	202	3886.00	234	3886.00	266	3886.00
11	3992.18	43	2948.00	75	2948.00	107	3886.00	139	3886.00	171	2948.00	203	3718.50	235	2948.00	267	4891.00
12	3785.50	44	3886.00	76	3886.00	108	2948.00	140	3886.00	172	4221.00	204	3718.50	236	4534.33	268	4985.44
13	2948.00	45	3886.00	77	3886.00	109	3718.50	141	2948.00	173	4221.00	205	3886.00	237	5391.67	269	3886.00
14	3886.00	46	2948.00	78	2948.00	110	3813.62	142	4589.50	174	2948.00	206	3886.00	238	2948.00	TOTAL 994,887.58 SQ. FT.	
15	3886.00	47	3718.50	79	3718.50	111	2948.00	143	4589.50	175	3718.50	207	3718.50	239	3886.00		
16	2948.00	48	3718.50	80	3718.50	112	3886.00	144	2948.00	176	3718.50	208	3718.50	240	3718.50		
17	3785.50	49	3886.00	81	2948.00	113	3886.00	145	3886.00	177	2948.00	209	3886.00	241	2948.00		
18	3785.50	50	3886.00	82	3886.00	114	2948.00	146	3886.00	178	4221.00	210	3886.00	242	3886.00		
19	2948.00	51	3718.50	83	3886.00	115	3718.50	147	2948.00	179	4221.00	211	3718.50	243	3886.00		
20	3886.00	52	3718.50	84	2948.00	116	4589.50	148	4589.50	180	2948.00	212	3756.64	244	2948.00		
21	3886.00	53	3886.00	85	4533.49	117	2948.00	149	4589.50	181	3718.50	213	3886.00	245	3718.50		
22	2948.00	54	3886.00	86	4520.99	118	3886.00	150	2948.00	182	3718.50	214	3886.00	246	3718.50		
23	3781.00	55	3695.58	87	2948.00	119	3886.00	151	3886.00	183	2948.00	215	2948.00	247	2948.00		
24	3718.50	56	3718.50	88	3886.00	120	2948.00	152	4522.50	184	4221.00	216	4022.74	248	3886.00		
25	2948.00	57	2948.00	89	3886.00	121	4589.50	153	2948.00	185	4221.00	217	3718.50	249	3886.00		
26	3886.00	58	3886.00	90	2948.00	122	4589.50	154	3886.00	186	2948.00	218	2948.00	250	2948.00		
27	3886.00	59	3886.00	91	3706.00	123	2948.00	155	3886.00	187	3718.50	219	3886.00	251	3718.50		
28	2948.00	60	2948.00	92	3718.50	124	3886.00	156	2948.00	188	3718.50	220	3886.00	252	3886.00		
29	3718.50	61	4533.49	93	2948.00	125	3886.00	157	4522.50	189	2948.00	221	2948.00	253	3718.50		
30	3718.50	62	4533.49	94	3886.00	126	2948.00	158	4522.50	190	4221.00	222	3718.50	254	3718.50		
31	2948.00	63	2948.00	95	3886.00	127	4589.50	159	2948.00	191	4221.00	223	3886.00	255	3886.00		
32	3886.00	64	3886.00	96	2948.00	128	4589.50	160	3886.00	192	2948.00	224	3695.58	256	3886.00		

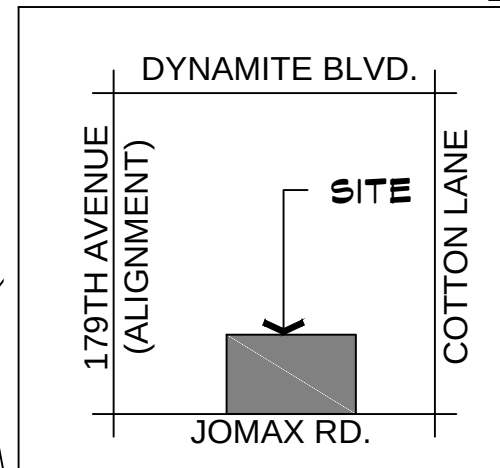
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	30680	0.704
B	LANDSCAPE / OPEN SPACE / RETENTION / AMENITIES / PARKING	121487	2.789
C	LANDSCAPE / OPEN SPACE / RETENTION / MOTOR COURT / PARKING	154221	3.537
D	LANDSCAPE / OPEN SPACE / PARKING	3116	0.072
E	LANDSCAPE / OPEN SPACE / PARKING	3116	0.072
F	LANDSCAPE / OPEN SPACE / PARKING	4907	0.113
G	LANDSCAPE / OPEN SPACE	3072	0.071
H	LANDSCAPE / OPEN SPACE / RETENTION / MOTOR COURT	31667	0.727
I	LANDSCAPE / OPEN SPACE / PARKING	8280	0.190
J	LANDSCAPE / OPEN SPACE / PARKING	2674	0.061
K	LANDSCAPE / OPEN SPACE / PARKING	2674	0.061
L	LANDSCAPE / OPEN SPACE / PARKING	2555	0.059
M	LANDSCAPE / OPEN SPACE / PARKING	2555	0.059
N	LANDSCAPE / OPEN SPACE / RETENTION	26303	0.604
TOTAL PARKING & MOTOR COURT TRACT AREA		23,888	0.547
TOTAL OPEN SPACE TRACT AREA		373,419	8.572
TOTAL TRACT AREA		397,307	9.119



DESERT OASIS AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA DEVELOPMENT

VICINITY MAP



SITE DATA

GROSS AREA: 40.87 ACRES
NET AREA: 35.45 ACRES

NUMBER OF LOTS: PHASE 1- 90
PHASE 2- 135
PHASE 3- 43
TOTAL- 268

OVERALL OPEN SPACE: 7.80 ACRES (22% OF NET)

LEGEND

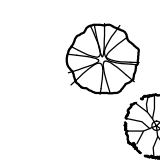


PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PL3

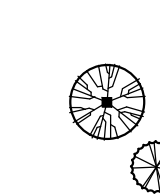


SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PL3

CONCEPTUAL PLANT PALETTE



TREES ALONG 173rd Ave. & MAYA WAY
HERITAGE LIVE OAK (QUERCUS VIRGINIANA 'HERITAGE')
WILLOW ACACIA (ACACIA SALICINA)
SWAN HILL OLIVE (OLEA EUROPAEA)



TREES (MIX OF 24" BOX AND 36" BOX)
MULGA (ACACIA ANURA)
SISSOO TREE (DALBERGIA SISSOO)
DESERT MUSEUM PALO VERDE (PARKINSONIA HYBRID)
RED PUSH PISTACHE (PISTACIA CHINENSIS 'RED PUSH')
MASTIC TREE (PISTACIA LENTISCU)
NATIVE MESQUITE (PROSOPIS VELUTINA)
RIO SALADO MESQUITE (PROSOPIS SP. 'RIO SALADO')

SHRUBS - 5 GAL. MIN.

BOUGAINVILLEA (BOUGAINVILLEA SPECIES)
DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
FAIRY DUSTER (CALLIANDRA SPECIES)
BRITTLEBUSH (ENCELIA FARINOSA)
CASSIA (CASSIA SPECIES)
EMU BUSH (EREMOPHILA SPECIES)
TEXAS SAGE (LEUCOPHYLLUM SPECIES)
DEERGRASS (MUHLENBERGIA SPECIES)
JOJOBA (SIMMONDSIA CHINENSIS)
BAJA RUELLIA (RUELLIA PENINSULARIS)
SALVIA (SALVIA SPECIES)
TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)
ARIZONA YELLOW BELLS (TECOMA SPECIES)
ORANGE JUBILEE (TECOMA SPECIES)

ACCENT PLANTS - 5 GAL. MIN.

AGAVE (AGAVE SPECIES)
ALOE (ALOE SPECIES)
CARNEGIEA GIGANTEA (SAGURAO CACTUS)
DESERT SPOON (DASYLIRION WHEELER)
HEDGEHOG CACTUS (ECHINOCEURUS ENGELMANNII)
BARREL CACTUS (FEROCACTUS WILZENII)
GIANT HESPERALOE (HESPERALOE FUNIFERA)
RED YUCCA (HESPERALOE PARVIFLORA)
PRICKLY PEAR (OPUNTIA SPECIES)
LADY SLIPPER (PEDILANTHUS MACROCARPUS)
YUCCA (YUCCA SPECIES)

GROUNDCOVER - 5 GAL. MIN.

DESERT CARPET ACACIA (ACACIA REDOLENS 'DESERT CARPET')
ASPARAGUS FERN (ASPARAGUS DENSIFLORUS)
DESERT HYBRID BROOM (BACCHARIS CENTENNIAL 'STARN')
LITTLE JOHN BOTTLEBRUSH (CALLISTEMON SPECIES)
VERBENA (GLANDULARIA SPECIES)
LANTANA (LANTANA SPECIES)
IRENE ROSEMARY (ROSMARINUS SPECIES)

DECOMPOSED GRANITE

3/4" SCREENED - 2" DEPTH MIN.
'EXPRESS BROWN' COLOR

'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK)

NOTE: CONCEPTUAL PLANT PALETTE ABOVE MAY BE MODIFIED
BASED ON AVAILABILITY OF PLANT MATERIAL AT THE TIME OF
CONSTRUCTION. ALL PLANT MATERIAL SUBSTITUTIONS MUST BE
ON THE ADAR - AMA LOW WATER USE PLANT LIST.

APN: 503-51-019G
171st AVE. & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT

173rd AVENUE

100' R.O.W.

MAYA WAY

40' R.O.W.

JOMAX ROAD

APN: 503-73-940C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L5-A
ZONING: PLANNED AREA DEVELOPMENT

APN: 503-73-940B
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT



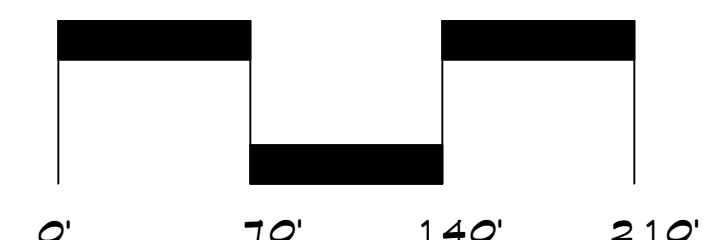
OVERALL LANDSCAPE LAYOUT

CORTANA @ DESERT OASIS

SHEET: PL 1

SURPRISE, AZ
MARCH 22, 2016

SCALE: 1"=70'-0"



DESERT OASIS AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA DEVELOPMENT

MAYA WAY

LEGEND

-  PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PL3
-  SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PL3
-  PRIMARY THEME WALL
SEE DETAIL 'C', SHEET PL3
-  VIEW WALL
SEE DETAIL 'D', SHEET PL3
-  BUILDER WALL
-  THEME COLUMN
SEE DETAIL 'C', SHEET PL3

DESERT OASIS AT SURPRISE
PARCEL L5-A
ZONING: PLANNED AREA DEVELOPMENT

APN: 503-51-019G
171st AVE & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT

173rd AVENUE



FIRE ACCESS ROAD WITH
CRASH GATE

6' BENCH WITH TRASH RECEPTACLE, TYP.

6' STABILIZED DECOMPOSED GRANITE
TRAIL WITH 2' SHOULDERS, TYP.

JOMAX ROAD

APN: 503-73-940B
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

APN: 503-73-940C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT



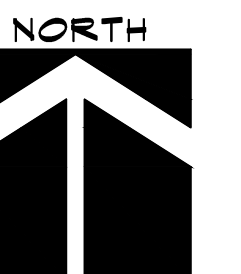
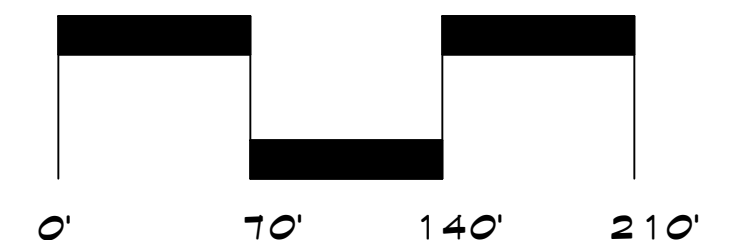
WALL PLAN

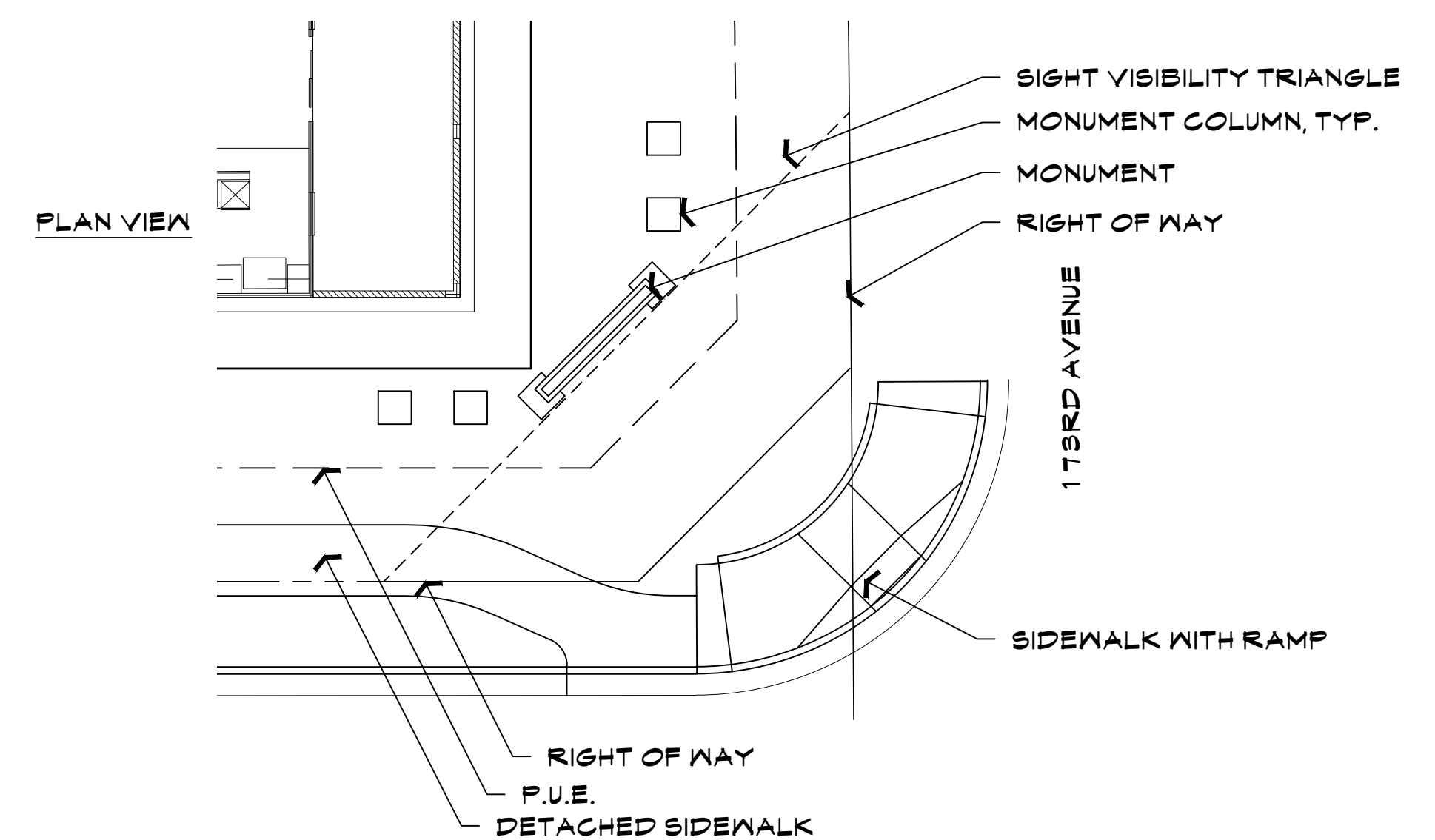
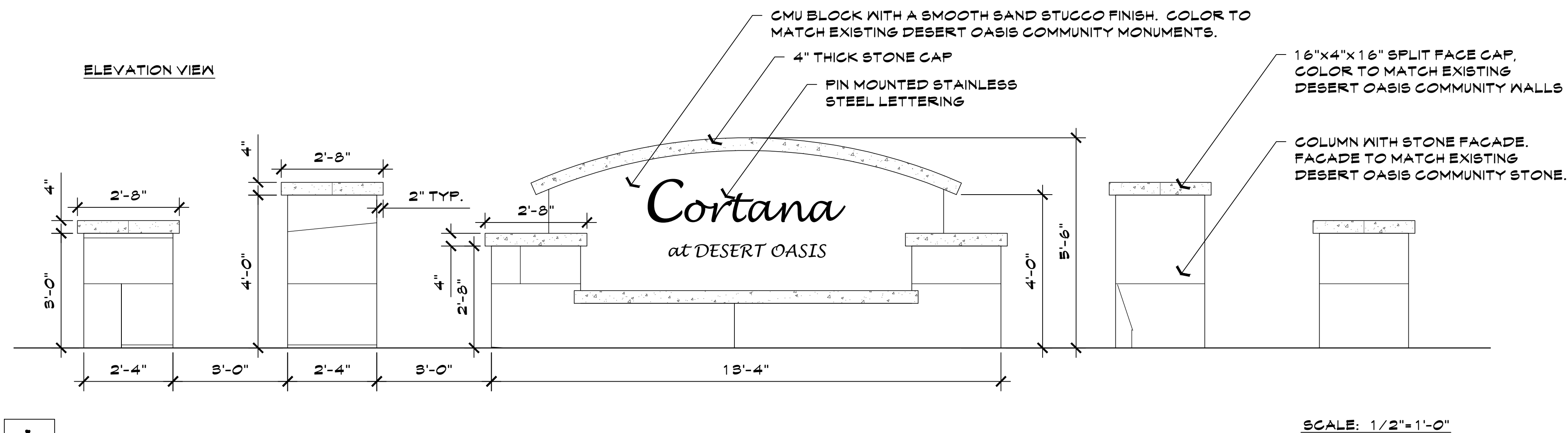
CORTANA © DESERT OASIS

SHEET: PL2

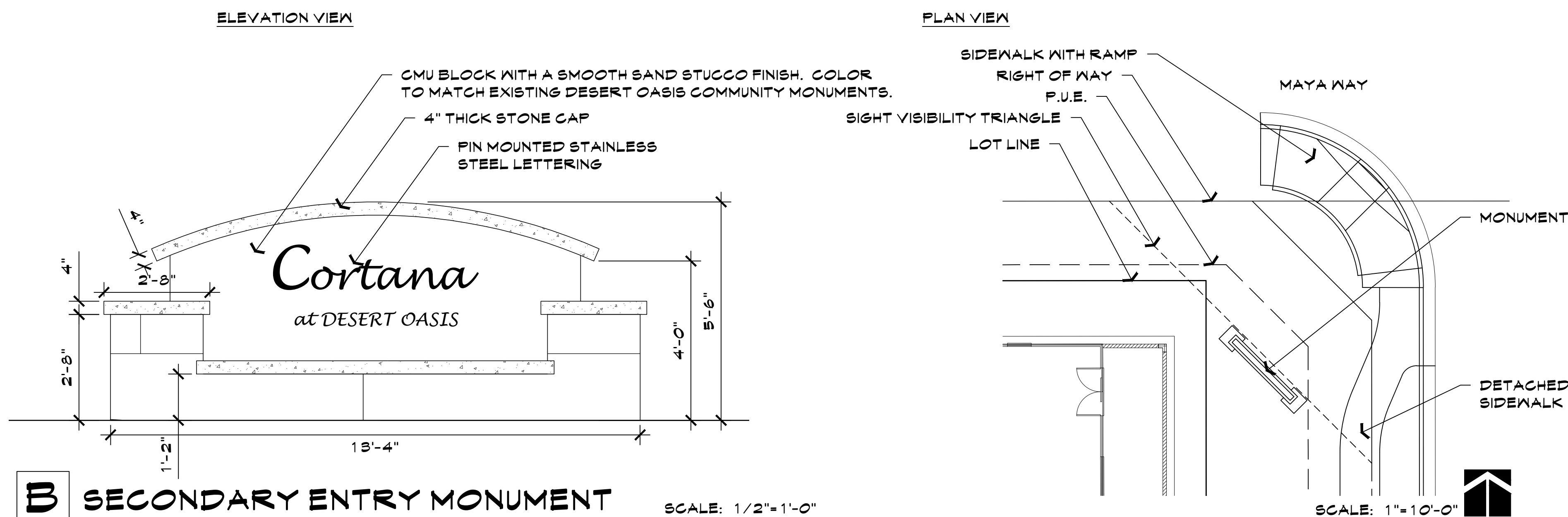
SURPRISE, AZ
MARCH 22, 2016

SCALE: 1"=70'-0"

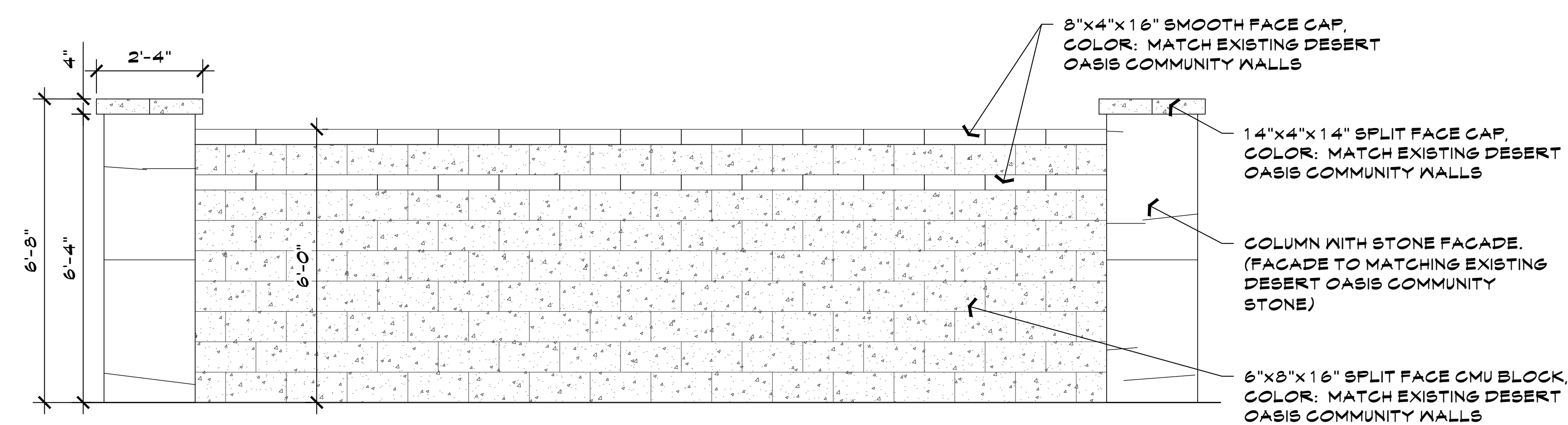




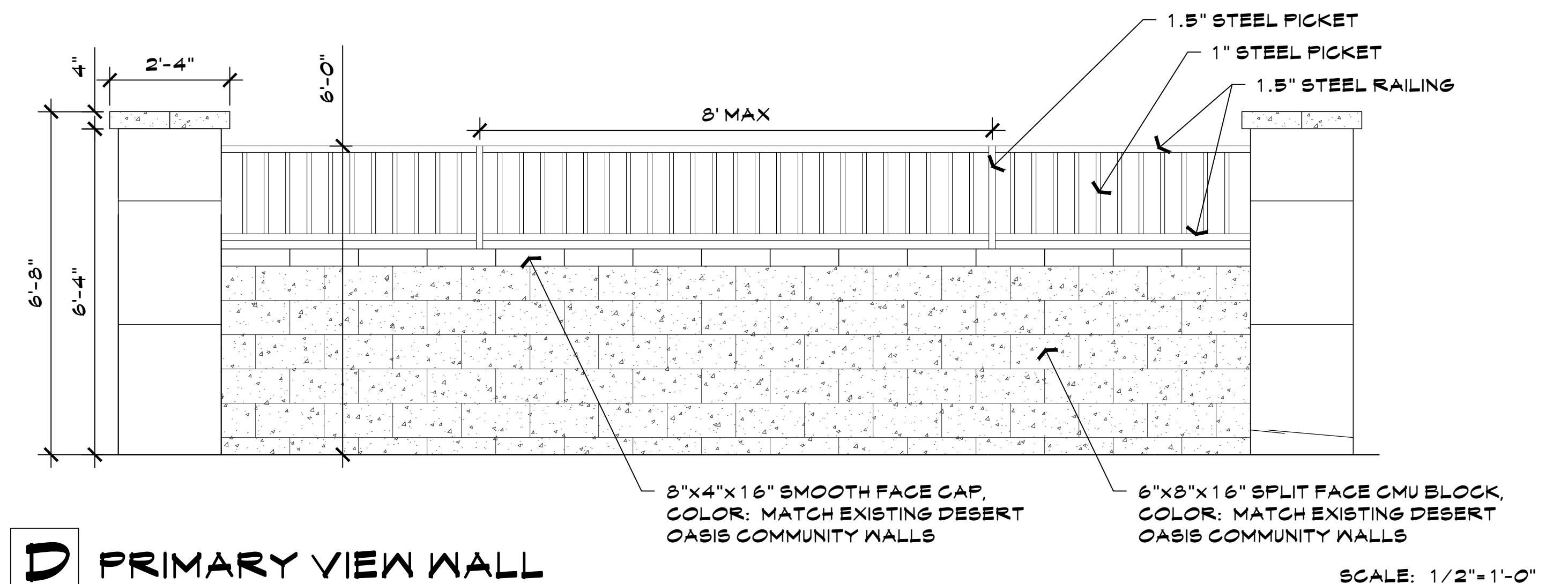
A PRIMARY ENTRY MONUMENT



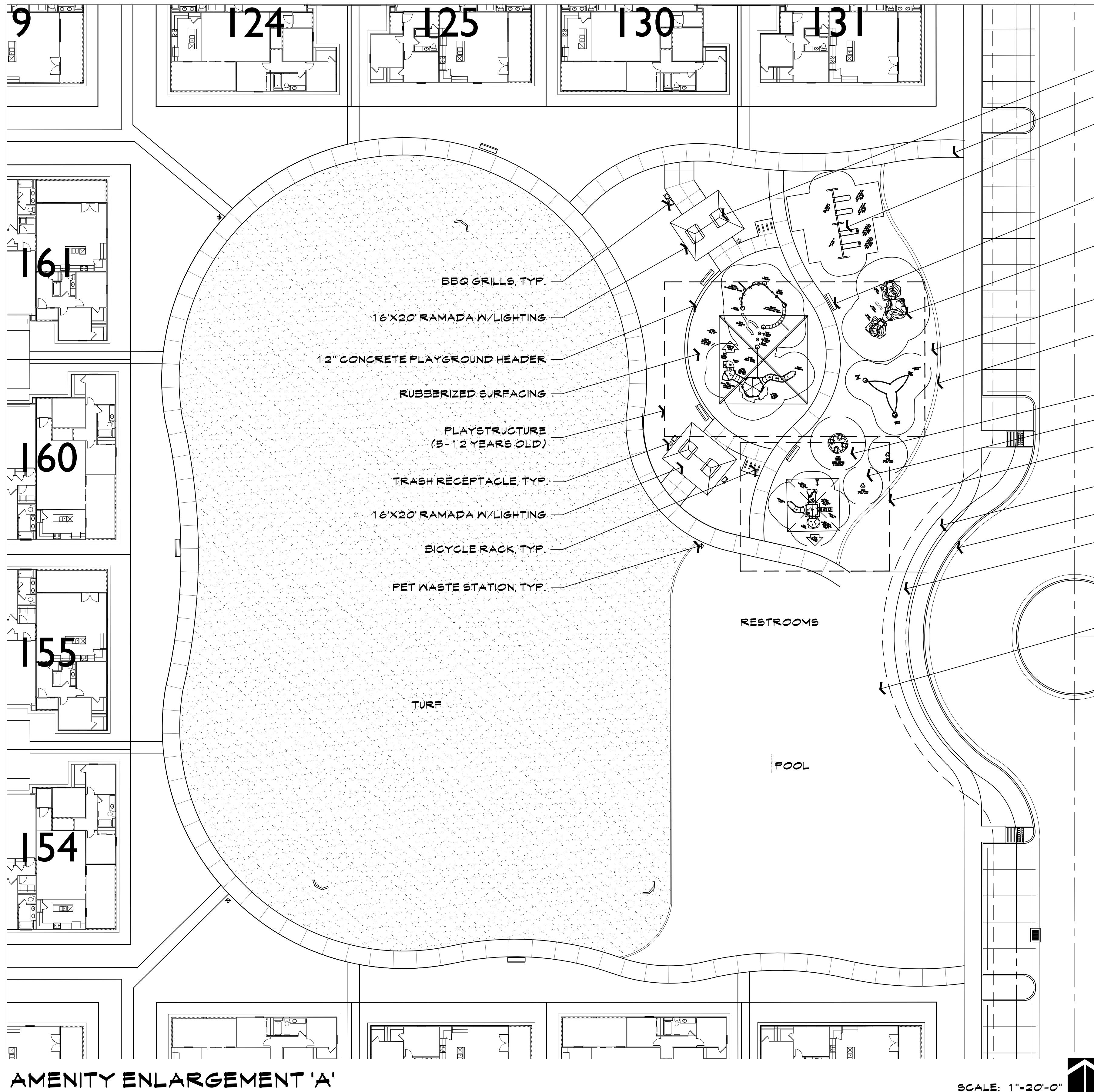
B SECONDARY ENTRY MONUMENT



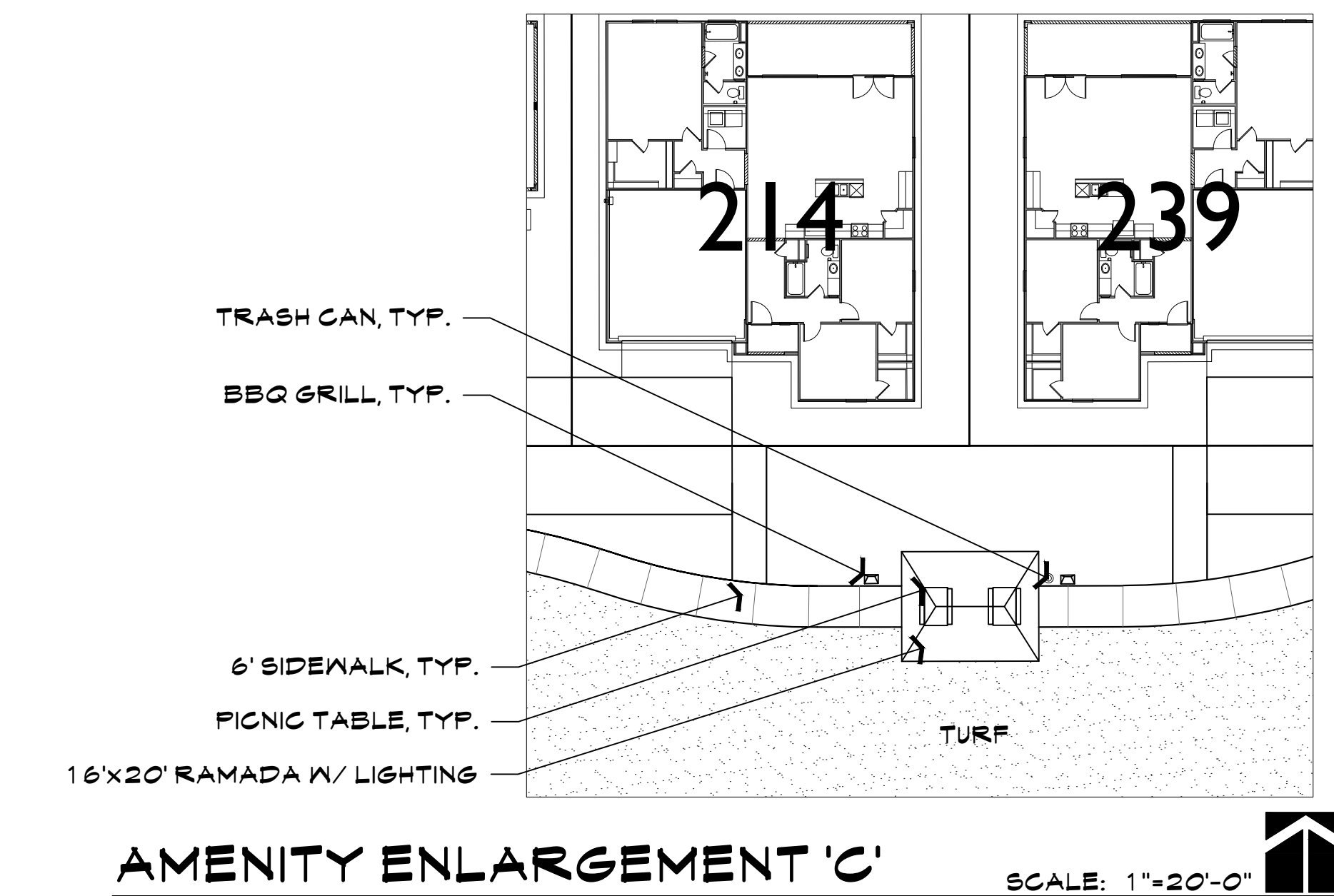
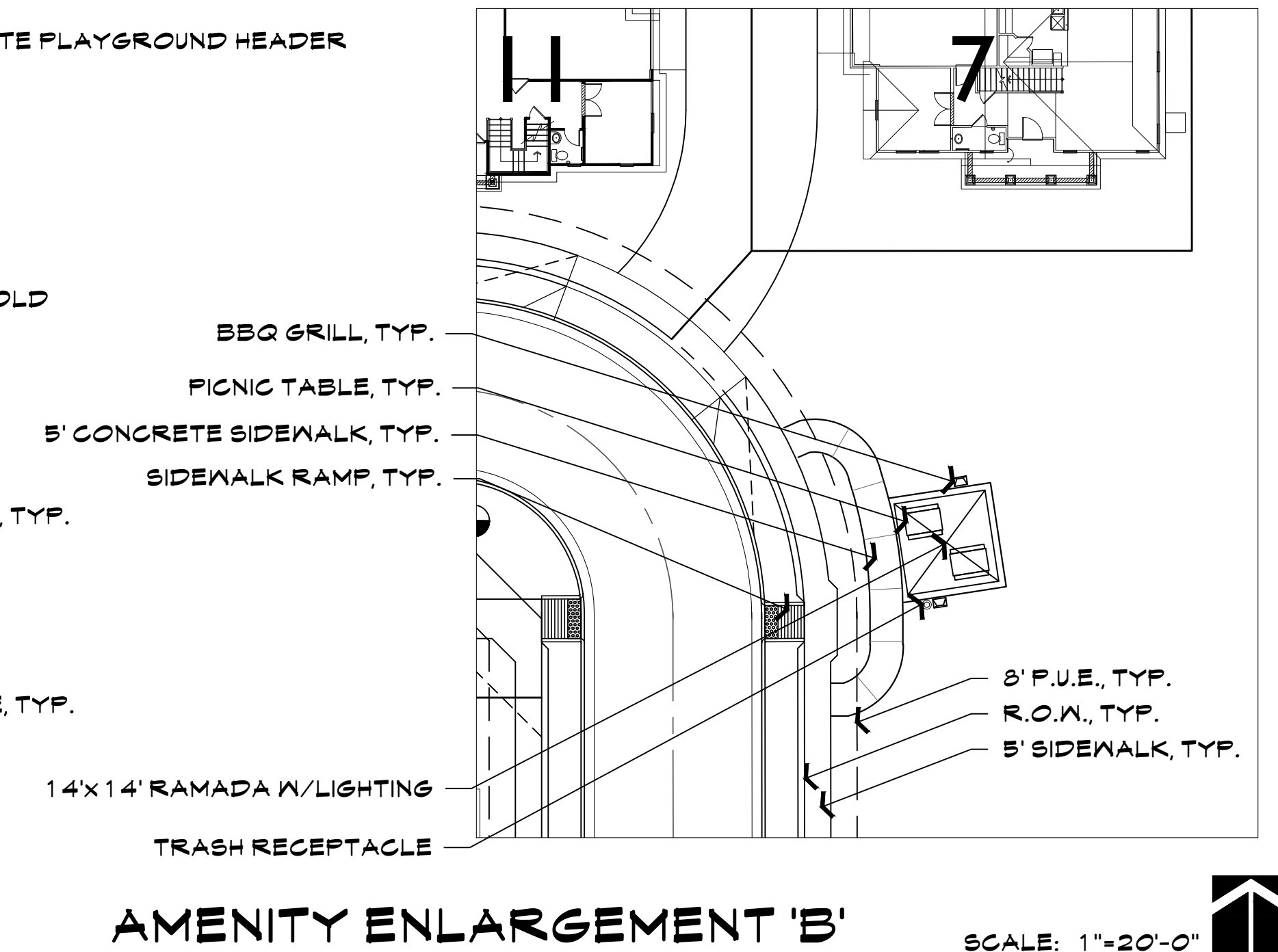
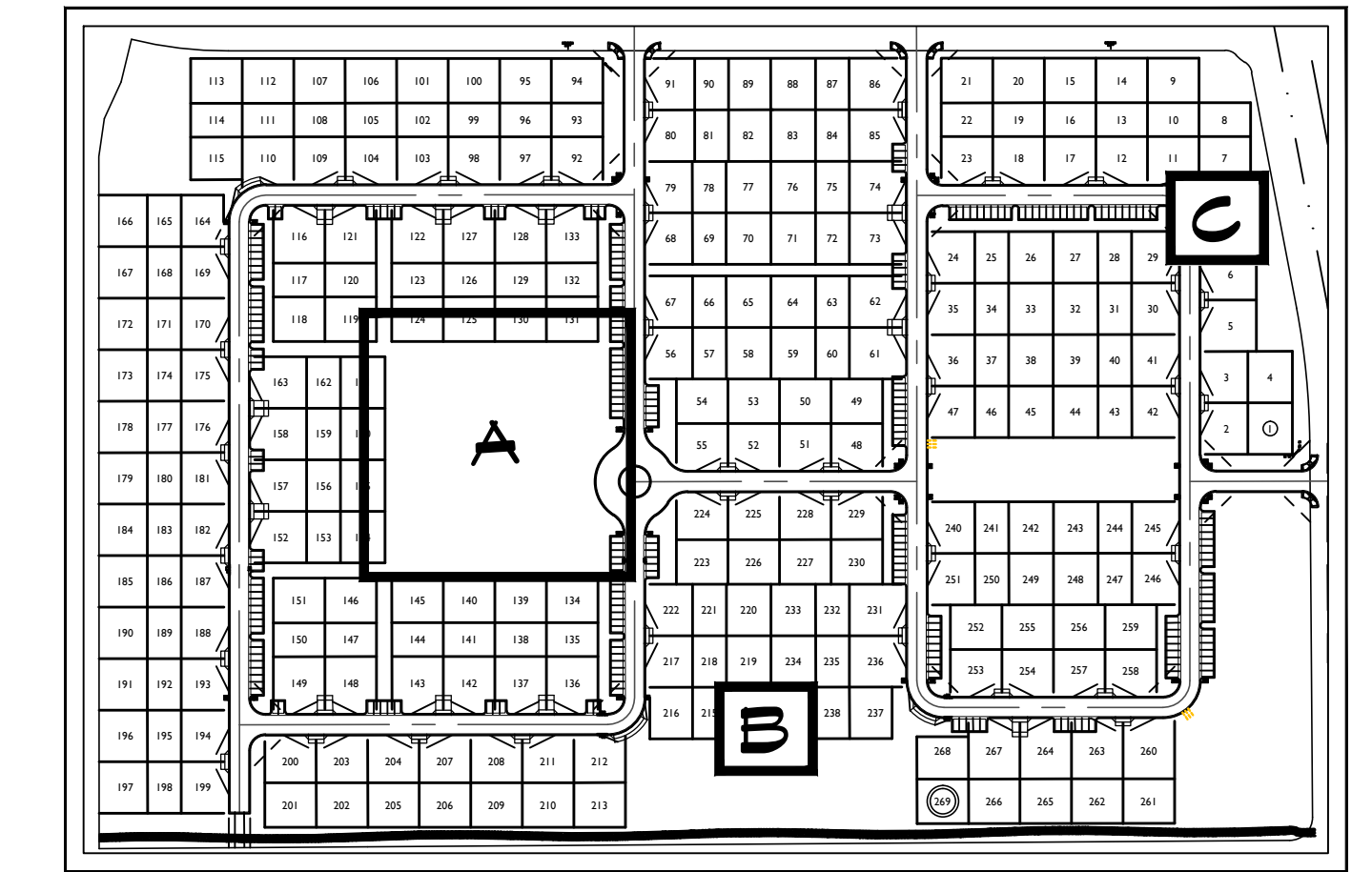
C PRIMARY THEME WALL & COLUMN

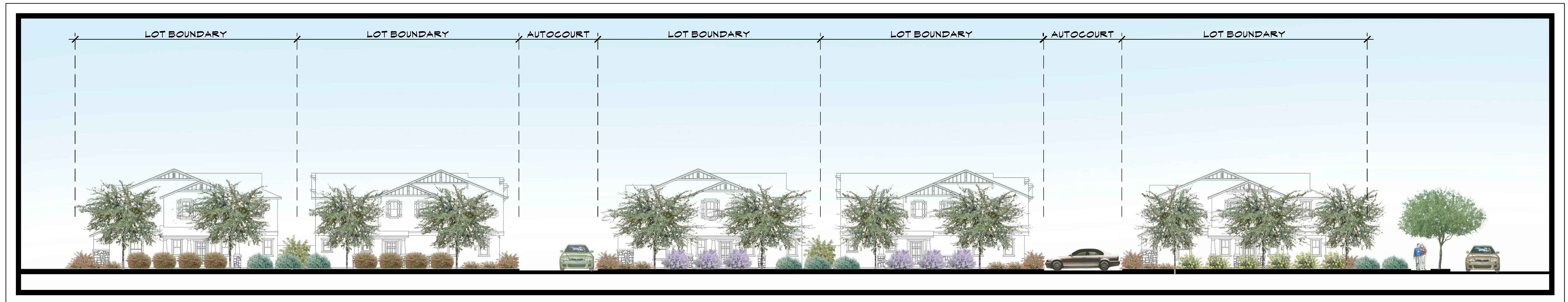


D PRIMARY VIEW WALL

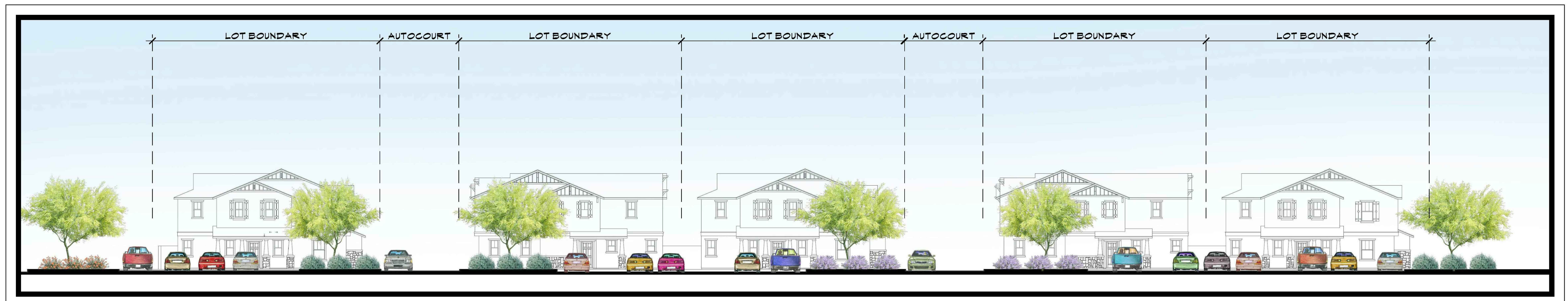


KEY MAP





ELEVATION 'A-A' NO STREETSIDE PARKING



ELEVATION 'B-B' WITH STREETSIDE PARKING



1st Neighborhood Meeting Minutes

February 11, 2016

Development Team Attendees:

Jason Jarvis (KB Homes)
Adrienne Hesselfeldt (KB Homes)
Drew Huseh, AICP, Planner (EPS Group, Inc.)
Javier A Juarez, (EPS Group, Inc.)

City Representative:

Sergio Angulo, City Planner (City of Surprise)

Meeting Summary:

On Thursday, February 11, 2016, a neighborhood meeting was held at Desert Oasis Elementary School to discuss a proposed single-family residential development within the 890-acre Desert Oasis master planned community. The approximate 40-acre gross site is located on the north side of Jomax Road, between the 163rd and 179th Avenue alignments in the City of Surprise. Twenty-eight (28) neighbors attended the meeting (see attached sign-in sheet). Drew Huseh led a formal discussion with the neighbors providing a review of the development request, which is to update the Development Plan, amend the single-family residential standards within the approved PAD, and to process a preliminary plat for 269 lots. The Project is adjacent to low-density residential to the west and north, medium-density residential / commercial to the east and undeveloped desert to the south. Full size (24" x 36") copies of a color and black and white site plan were on display for overview and discussion (see attached).

Primary questions and concerns expressed by the neighbors in attendance included the following:

Question: Will the zoning and density change with this development?

Discussion: This development request does not seek any related general plan land use or zoning district change. This development request is to update the Development Plan and amend development standards specific to the motor-court residential product. This development request is in conformance with the allowable density for the site.

Question: What is the anticipated price level of homes to be sold in this development? What will be the size of the homes and how many stories?

Discussion: The anticipated price level of the homes is anticipated to begin in the upper 100s and low 200s, but will be based upon market conditions. The proposed 4 and 6 unit cluster design provides a unique and distinct product type. Homes will be one and two-stories, and will range in size from 1,500 to 2,300 square feet.

Question: What are the development standards and lot sizes for this project?

Discussion: This project will amend the minimum lot depth from 72 feet to 67 feet; front yard setback from 10 feet to 3 feet; rear yard setback from 10 feet to 5 feet; lot coverage of 65% for single story units; and a residential density of 6.5 du/ac. At the same time, all end units of the 4 and 6 cluster designs will be one-story, and all residential units adjacent to Parcel L5-A will have a side yard setback of 10-feet and will be one-story in height. All other development standards will comply with the previously approved MDR development standards.



Question: Will this development be required to provide enough point of circulation connectivity into this community? Why is a point of ingress/egress not provided along Jomax? If it was, would this project be required to improve Jomax Road beyond the parcel? Is there going to be any improvements on traffic connectivity?

Discussion: As we all understand, overall circulation is an ongoing issue for Desert Oasis community, as 163rd Avenue is currently the only point of ingress/egress for residents. This 890-acre master planned development is in its development infancy and there are temporary challenges that can arise before a community reaches full buildout and maturity. This development is required to complete all perimeter half-street improvements along with completion of all interior roadways. Off-site roadway improvements are not part of the construction of this parcel, and the development of this parcel will not improve Jomax Road beyond the parcel. The City's traffic engineering and Capital Improvement Project (CIP) departments may have detailed information related to future roadway projects that will provide an additional point of ingress/egress into the Desert Oasis master planned community. At this point in time, a point of ingress/egress is not planned along Jomax Road, but could be analyzed from a community design standpoint. Regardless, a point of ingress/egress into the parcel from Jomax Road will not require further improvements of Jomax Road beyond this parcel.

Question: Will there be separate Homeowners' Association (HOA) for this project, or will my HOA dues increase for my property?

Discussion: A separate sub-area Homeowners' Association (HOA) will be created for the ownership and maintenance for all common open space, landscape tracts and community amenities. This development will not have any adverse impact on HOA dues for existing parcels within the Desert Oasis master planned community.

Question: What are the lot sizes and areas for this development?

Discussion: The minimum lot width is 35' with a minimum depth of 72'. The minimum lot area per the approved MDR standards is 2,500 square feet. However, the 4 and 6 cluster designs provide typical lot sizes of approximately 2,948 square feet; 3,886 square feet; and 4,590 square feet, which are above the minimum permitted lot area of 2,500 sq. ft.

Question: When will this development be under construction? What is the timing for development?

Discussion: Currently, we're in the early entitlement phase of the development process with this request for the PAD amendment and Preliminary Plat requests to the City of Surprise. At this point in time, the development is planned to be developed in three (3) phases, of which the phase 1 will be the northeast portion of the site, phase 2 will be the southeast portion of the site and the west half will complete phase 3 of development. On-site grading is slated to begin near the end of 2016, and homes are anticipated to be constructed in 2017, but these timeframes are subject to change based upon project approvals and market conditions.

Question: How will this development impact our community? Will this development bring more Police activity, Fire Station? How will this development impact our water and sewer services?

Discussion: This development request is in accordance to the Desert Oasis master planned community. Master planned communities are carefully planned to ensure that adequate City services can be provided from development inception through final buildout and maturity. This development will not have an adverse impact on existing City services.

Question: How much open space is planned? Will there be community amenities?

Discussion: Significant open space areas have been planned throughout the development in accordance to City design guidelines. This project contains over 20% of open space. The community



has a primary amenity area that features a community pool, large patio area, ramada, seating areas, tot lot and large turf areas.

Question: Are homes going to be built for City public housing or section-8 housing? Will homes be sold in bulk to companies for rental housing?

Discussion: This project is not a City public housing or section-8 housing development. KB Homes does not sell homes in bulk to companies that specialize in rental housing. This community will be open to all demographics and household formations who desire to buy a single-family residential home.

Question: Is there going to be a special entrance for construction?

Discussion: Yes, there will be a special entrance dedicated for construction traffic.

Question: Will the streets in this development be public or private?

Discussion: The streets in this development will be consistent with the local streets of other parcels and will be built in accordance to City of Surprise standards. Designated parking stalls have been evenly distributed throughout the site to provide guest parking for residences.

Question: Are you aware of the endangered, wild species living on that parcel?

Discussion: At this point in time, we're unaware of any endangered, wild species living on the site.

Question: When are the public hearings for approval?

Discussion: Specific dates for Public hearings have not been scheduled yet, but a second mailing notification letter will be sent by the City to all surrounding property owners in accordance to City requirements.

Conclusion:

The attendance sign-in sheet and development exhibits are attached to this summary. The foregoing summarizes points of discussion and concerns expressed at this meeting. If there are any issues not recorded, or any discrepancies noted, please contact Drew Huseh by telephone at 480-503-2250, or by email at drew.huseh@epsgroupinc.com. We thank you for giving up a portion of your evening and meeting with us.



Neighborhood Meeting Comment Form

February 11, 2016 6PM
Desert Oasis Elementary School
17161 W. Bajada Road, Library

Cortana at Desert Oasis

Request approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis. The 890 acre site is located on the north side of Jomax Road, west of Cotton Lane.

Thank you for coming this evening. You play an important role in the Public Participation Rezoning Process. The Surprise City Council requested tonight's meeting to promote community communication. We encourage you to fill out the form below. This questionnaire will become public record.

- **Do you have any comments or concerns with the project you heard described tonight?**

There needs to be more concern by the City of Surprise for open space - please don't fill in every square inch for new homes.

- **Do you need any additional information regarding this project?**

We're tired of living in an area with limited access roads. And please don't make this area as congested as "Surprise Farms"

Optional:

Name Darcy Budd

Address 17674 W. Red Bud Rd. Surprise

Note: Please submit your comments at the meeting or mail them within a week to:
EPS Group Inc, attention Drew Huseh, 2045 S Vineyard Ave., Mesa AZ 85210.
For questions call Drew Huseh at (480) 503-2250.

Thank you for your participation!

Neighborhood Meeting Attendance Sheet

Cortana at Desert Oasis

Date: Thursday, February 11, 2016

Time: 6:00PM - 7:00PM

Location: Desert Oasis Elementary School Library

Name	Address	Phone
1. Cecil Gager	27337 N 174 th Ave, Surprise 85387	623-337-4456
2. DREW HUSECH	EPS GROUP, INC.	480-221-0322
3. Adrienne Hesselkelt	KB HOME PHX - PHX	480-758-3047
4. STEPHANIE SWARNER	17287 W. FETZLOCK TR.	805-448-2532
5. PAULA COUGHLAN	17519 W. BUCKHORN DR	623-500-5482
6. ROGER MARTIN	26743 N 175 th Ln	623 498 9191
7. Darcy Budd	17674 W. Red Bud	623-214-0102
8. Don Budd	" " "	" " "
9. Donna Garrett	26965 N 176 th Dr.	473-580-3920
10. Susan & Peter Haberl	26763 N 176 th Dr	860-681-5099
11. Larry & Connie Handel	and 17659 W Red Bud Dr	612-210-8985
12. JARRICK BETTS	26869 N 175 th LANE	213-775-5562

	Name	Address	Phone
13.	Teledia Somers	17607 Wmdly In Surprise	623-594-2742
14.	Stan Pietraszewski	26725 N 175 th Lane	623-255-8985
15.	Val Merriman	26984 N 176 th Dr	425 941 4757
16.	Packard	17357 W Red Bird Rd	480-392-0874
17.	Scott Sasek	17431 W. Buckhorn Trl	623 848-9496
18.	Sally Sasek	"	"
19.			
20.			
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22.			
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26.			
27.			
28.			
29.			

	Name	Address	Phone
30.	CLIFF ARMAND	26828 N 176 th LN	303-525-2104
31.	KIM SPENCER	17658 W RED BIRD RD. SURPRISE	810-358-3853
32.	Pat & David McClothlin	17657 W Maja way	623-584-4110
33.	Judy Phillips	17717 W Maja way	248-941-7165
34.	Kent Xander	kxander@AXGROUP.COM	602 499 9305
35.	Kelly Richmond	17369 W Red Bird Rd	503-440-0248
36.	Patricia Richmond	17369 W. Red Bird Rd	503-440-1732
37.			
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	Name	Address	Phone
47.	SERGIO ANGULO	CITY OF SURPRISE	
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Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: February 11, 2016
Time: 6:00 PM - 7:00 PM
Location: Desert Oasis
Elementary School
17161 W. Bajada Road
Library
Surprise, AZ 85387

City Council

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

Case #: FS15-473

REQUEST: Approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis.

Please call to confirm dates:
623-222-3011

01/22/2016 08:09:46

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: February 11, 2016
Time: 6:00 PM - 7:00 PM
Location: Desert Oasis
Elementary School
17161 W. Bajada Road
Library
Surprise, AZ 85387

City Council

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

Case #: FS15-473

REQUEST: Approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis.

Please call to confirm dates:
623-222-3011

01/22/2016 08:51:58

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: February 11, 2016
Time: 6:00 PM - 7:00 PM
Location: Desert Oasis
Elementary School
17161 W. Bajada Road
Library
Surprise, AZ 85387

City Council

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

Case #: FS15-473

REQUEST: Approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis.

Please call to confirm dates:
623-222-3011

01/22/2016 08:10:11

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: February 11, 2016
Time: 6:00 PM - 7:00 PM
Location: Desert Oasis
Elementary School
17161 W. Bajada Road
Library
Surprise, AZ 85387

City Council

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

Case #: FS15-473

REQUEST: Approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis.

Please call to confirm dates:
623-222-3011

01/22/2016 08:52:15

AFFIDAVIT OF POSTING

Application No: FS15-473
Applicant Name: EPS Group
Location: NWC of Jomax & 173rd Ave.
Date Site Posted: January 22, 2016

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

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

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

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

Pamela Swayze
Applicant/Representative Signature

1.22.16
Date

This instrument was acknowledged before me on this 22 day of Jan,

2016, and by Pamela Swayze. I witness whereof I hereunto

set my hand and official seal.



Melanie Gandy
Notary Public
Aug 30, 2019
My commission expires

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



CITY OF SURPRISE
Planning and Zoning Commission

May 5, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 5, 2016	Contact Person:	Sergio Angulo, Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Preliminary Plat for Cortana at Desert Oasis at Surprise, a 269-lot medium density residential subdivision.

Motion:

I move to recommend approval to Mayor and City Council of the proposed Preliminary Plat for Cortana at Desert Oasis at Surprise subject to stipulations 'a' through 'e' as listed in the staff report.

Background:

Dan Auxier, of EPS Group, Inc., on behalf of KB Homes Phoenix, Inc., seeks approval of a Major PAD Amendment to modify the Medium Density Residential development standards in addition to a 269-lot Preliminary Plat.

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

- ☐ [FS15-473 - Cortana at Desert Oasis at Surprise - PP - Public Engagement Form](#)
- ☐ [00 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Staff Report](#)
- ☐ [01 - FS15-473 - Cortana at Desert Oasis at Surprise - PP- Vicinity Map](#)
- ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Narrative \(Part 1\)](#)
- ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Narrative \(Part 2\)](#)

- ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Narrative \(Part 3\)](#)
- ☐ [03 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Preliminary Plat Part 1](#)
- ☐ [03 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Preliminary Plat Part 2](#)
- ☐ [04 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Preliminary Landscape Plan](#)
- ☐ [05 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Citizen Participation Report](#)
- ☐ [06 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Luke AFB Comments](#)
- ☐ [07 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Nadaburg School District Letter](#)
- ☐ [07 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - 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 I

Eric Fitzer - Director

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Desert Oasis Planned Area Development Amendment and Preliminary Plat

OVERALL PUBLIC INVOLVEMENT LEVEL:

The applicant held a Citizen Review meeting on February 11, 2016 at Desert Oasis Elementary School, 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:

This project will allow the builder to construct 269 homes on Parcel L-6, a vacant parcel zoned medium density residential.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) February 11, 2016 from 6:00pm to 7:00pm

Future Council Work Session/Meetings target dates May 17, 2016 - Public Hearing

Election dates (if applicable) N/A

Project start/completion dates Start construction within two (2) years.

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

MAJOR PAD AMENDMENT / PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-473

Project Name: Cortana at Desert Oasis

Council District: 1 - Acacia

Meeting Date: May 5, 2016

Planner: Sergio Angulo, Planner I

Owner: KB Home Phoenix, Inc.

Applicant: EPS Group, Inc.

Requests: 1) Amendment to the Desert Oasis PAD to modify the existing development standards.
2) 269-Lot Preliminary Plat

Site Location: Desert Oasis Parcel L-6
West of 173rd Avenue and north of Jomax Road

Site Size: 41.33 acres (approx.)

Density: 6.5 DU/Ac

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

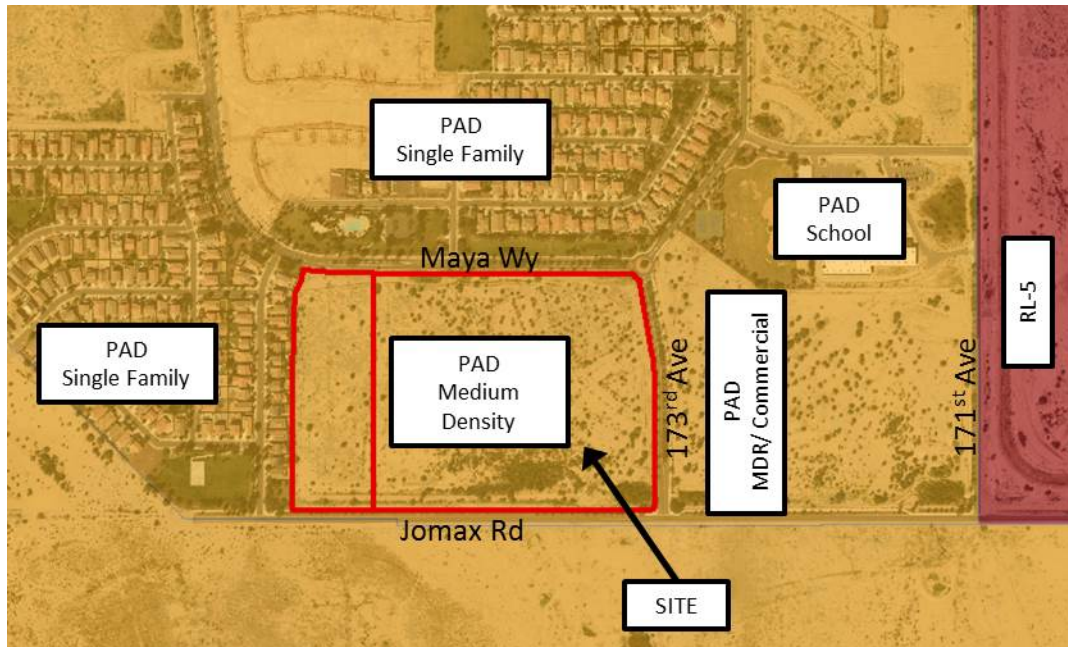
Support/Opposition: There has been opposition from neighboring property owners mainly regarding access and traffic issues that might arise with this development.

Staff Recommendations: 1) Staff recommends the Commission move to recommend **approval** of the proposed Major PAD Amendment to the City Council, subject to stipulations 'a'-'e'.
2) Should the Commission vote to recommend approval of the proposed Major PAD Amendment to the City Council staff then recommends the Commission vote to recommend **approval** of the proposed Preliminary Plat.

Project Description:

Dan Auxier, of EPS Group, Inc., on behalf of KB Homes Phoenix, Inc., seeks approval of a Major PAD Amendment to modify the Medium Density Residential development standards in addition to a 269-lot Preliminary Plat.

Existing Zoning:



History:

October 12, 2000: The City Council approved the annexation of the subject site into the City.

August 14, 2000: The City Council approved the Desert Oasis at Surprise Planned Area Development.

August 2, 2006: Staff approved a Minor PAD Amendment to modify the development standards for parcel L-6 under case PADA04-409.

March 19, 2015: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-106. At the time the project was not supported due to the provision found in the previous general plan land use section that prohibited any modifications to Master Planned Community without an approved Village Plan. At the time of the Concept Review meeting Village 4 did not have an approved Village Plan.

October 1, 2015: Staff met with the applicant for a second time to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-381.

November 24, 2015: The applicant filed a request for a Major PAD Amendment to the Desert Oasis PAD together with a related Preliminary Plat under case FS15-473, the subject case.

February 11, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

Citizen Outreach:

As noted above, the applicant held a Citizen Review meeting on February 11, 2016. 28 residents attended to express some of their concerns with possible access and traffic issues that may arise with this development. Their concern is that since 163rd Ave. is currently the only ingress/egress connection, the increase in the number of homes will generate additional access and traffic issues. Another topic that was brought up by the attendees was the lack of commercial development in the area.

Analysis and Discussion:

Parcel L-6 is approximately 41.33 acres of medium density residential within the Desert Oasis PAD. It is located north of Jomax Road and west of 173rd Avenue in Desert Oasis. The site is surrounding by existing single family homes to the west (Parcel L-5) and north (Parcel L-14), to the east there is a vacant lot (Parcel L-7) zoned Medium Density Residential/Commercial.

The applicant proposes a Major PAD Amendment to modify the existing development standards including an increase in density in order to allow for clusters of 4 and 6 dwelling units. See table below.

	<u>Existing Standards</u>	<u>Proposed Standards</u>
<u>Lot Size</u>		
Minimum Lot Area	2,500 S.F.	2,500 S.F.
Minimum Lot Width	35'	35'
Minimum Lot Depth	72'	67'
<u>Setbacks</u>		
Front (Livable)	10'	3'
Front (Garage)	8'	3'
Rear (House)	10'	5'
Rear (Garage)	3'	3'
Side (House)	5'/5'	5'/5'
Side (Garage)	3'	3'
Street Side (House)	7'	7'
Street Side (Garage)	5'	5'
Lot Coverage	55%	1 Story – 65% 2 Story – 55%
Density	6 DU/Ac	6.5 DU/Ac

78 The increase in density for this parcel will not affect the proposed density of Desert Oasis as a
79 whole. The Desert Oasis envisioned 316 dwelling units for Parcel L-6 and a total of 1,186 dwelling
80 units in all medium and high density parcels. This project is the first of four (4) medium density
81 residential parcels to go under development and with the proposed 269 lots it falls within the total
82 approved density in the Desert Oasis PAD.

83 In conjunction with the Major PAD Amendment the applicant proposes a 269-lot preliminary plat
84 that will be built in three (3) phases. The type of housing proposed is an auto court layout which
85 allows for clusters of 4 and 6 dwelling units that share a common driveway. The individual units will
86 have rear and side yards that utilize use and benefit easements to maximize the usable space in the
87 yard areas. This easement is a grant to an adjacent lot for ingress/egress for the purpose of repair,
88 maintenance, drainage, and improvement of any of the lots that are contiguous to the easement
89 area. No structure and/or other permanent improvement of any nature shall be placed,
90 maintained, or permitted to remain on or within the easement area. Pages 5 and 6 of the narrative
91 illustrate the typical 4-pack and 6-pack lot diagrams.

92 The project proposes three (3) access points – the primary entrance will be located on 173rd Avenue
93 and two (2) secondary entrances on Red Bird Road. An emergency access easement will be
94 provided on 175th Drive and Jomax Road, this access will accommodate for emergency vehicles
95 only. A neighborhood park will be located within this subdivision which will include amenities such
96 as ramadas with BBQ areas, a children's playground and a community pool. There will be additional
97 open space areas with BBQ and sitting amenities dispersed throughout the subdivision.

98 A standard 5' concrete sidewalk will be located along the interior streets, with a 5' landscape strip
99 that will separate the sidewalk from the street's curb. The applicant proposes pedestrian
100 connectivity from the sidewalks to the open space areas and to a 10' wide multi-purpose trail along
101 Jomax Road. There will also be pedestrian access from the existing sidewalks along Jomax Road,
102 173rd Avenue, and Red Bird Road to the interior of the subdivision.

103 In similar cluster style developments around the city there are issues with on-street parking
104 conflicting with refuse trucks on trash pick-up days. To attempt to avoid these types of issues this
105 development proposes 233 on-street parking spaces in addition to the two (2) off-street parking
106 spaces per dwelling unit. The refuse & parking exhibits depicts the locations of the on-street parking
107 spaces and of the trash/recycle bins. The on-street parking spaces are proposed to be separated
108 from the location of the trash/recycle bins to avoid conflict on trash pick-up days.

109 Exhibit E of the project narrative includes a number of preliminary floorplan and elevation options.
110 Although these specific renderings could change with the actual submittal of the Home Product
111 Review, the intent is to provide housing projects that will respect the project's location. The
112 applicant will be required to submit final drawings for Home Project Review, which staff will review
113 against the Desert Oasis PAD's design criteria.

114 **Utility and Services Table:**

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Nadaburg School District #81

115 **Conformance with Adopted Plans:**

116 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
117 within the Neighborhood Character Area, which in a suburban neighborhood supports residential
118 development of between two and 8 dwelling units per acre (2-8 DU/Ac). The proposed PAD
119 Amendment and related Preliminary Plat propose a density of 6.5 DU/Ac with demonstrates
120 consistency with this land use category.

121 **Reviewing Agencies:**

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

124 **Luke Air Force Base (LAFB):** LAFB indicates no objections to the request, but advises the applicant
125 review sound attenuation requirements and engage in a strong notification program with respect
126 to the air base and its operations.

127 **Maricopa Water District (MWD):** MWD advises the subject property lies outside of their service
128 area and offers no comment.

129 **Arizona Department of Transportation (ADOT):** ADOT determined that the proposed development will
130 have no impact upon area highway facilities and offers no comment.

131 **Summary:**

132 Staff believes the proposed Major PAD Amendment, in conjunction with the related Preliminary
133 Plat, will allow appropriate infill to take place within the subject site.

134 **Findings:**

135 **Major PAD Amendment:**

- The proposed Major PAD Amendment is consistent with the Surprise General Plan 2035.
- The reviewing agencies have indicated no objections to the request.

Preliminary Plat:

- The proposed Preliminary Plat is consistent with the Major PAD Amendment as proposed.
- The reviewing agencies have indicated no objections to the request.

Recommendations:

Major PAD Amendment:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the proposed Major PAD Amendment under case **FS15-473** to the City Council, subject to stipulations 'a' through 'e' as outlined below:

- a. The comment below from the Preliminary Plat prepared by EPS Group, dated March 21, 2016 will be revised in the final plat to include the following modifications:
 1. Label the parking easements on the following lots:
 - a. Sheet 3: 148 and 157
 - b. Sheet 4: 73
- b. The comments below from the Preliminary Landscape Plan prepared by EPS Group, dated March 22, 2016 will be revised in the final landscape plan to include the following modifications:
 1. Sheet PL1
 - a. Change the total number of lots from 268 to 269.
 2. Sheet PL3
 - a. Show the stone detail on theme walls, columns, and monument signs as shown in the plans dated 3/1/2016.
- c. The Traffic Impact Analysis Plan prepared by EPS Group, Inc., dated March 21, 2016 is approved with the following conditions:
 1. The applicant shall install the recommended improvements in the TIA:
 - a. A new traffic signal at the intersection of 163rd Avenue and Jomax Road, and
 - b. Dedicated northbound and southbound left-turn lanes for the intersection of 163rd Avenue and Jomax Road.
- d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

168 e. The Property owner and successors waive claim for diminution of in value if the City takes
169 action to rescind approval of this request due to non-compliance with the stipulations of
170 approval.

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

173 **Preliminary Plat:**

174 Based on the findings noted above, should the Commission vote to recommend approval of the
175 Major PAD Amendment proposed under this case, staff then recommends the Commission move to
176 recommend **approval** of the proposed Preliminary Plat under case **FS15-473** to the City Council.

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

179 **Attachments:**

- 180 01 – Vicinity Map (1 page)
- 181 02 – PAD Amendment and Preliminary Plat Narrative (71 pages)
- 182 03 – Preliminary Plat (6 page)
- 183 04 – Preliminary Landscape Plan (5 pages)
- 184 05 – Citizen Participation Report
- 185 06 – Luke AFB comments (1 page)
- 186 07 – Nadaburg School District Letter (1 page)



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

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

4 December 2015

Ms. Deborah Perry
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS15-468; Calvary Church

Dear Ms. Perry

Thank you for the opportunity to provide comments on the Administrative Amendment to the Site Plan for Calvary Church. The church is located on 9.15 acres at 15610 N. Greenway Road on the northwest corner of Greenway and Reems Road. Plans call for property improvements to pre-existing church site including a series of sun shades, an outside baptistery pool in an enclosed courtyard and bar-b-q grill. The site is approximately 1.9 miles 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, the improvements to the church 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 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 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. Mitchell", is written over 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

NADABURG UNIFIED SCHOOL DISTRICT No. 81

"Quality Education: Every Student! Every Day!"

32919 Center Street, Wittmann, Arizona 85361 Phone: (623) 388-2100 Fax: (623) 388-291

November 20, 2015

City of Surprise
16000 N. Civic Center Plaza
Surprise AZ 85374

To Whom It May Concern:

I am possession of KB Homes' plans for Parcel L-6 Cortana, Case CR15-381. These plans reflect a planned development of approximately 270 new homes within the attendance boundaries of the Nadaburg Unified School District No. 81, specifically Desert Oasis Elementary School located at 17161 W. Bajada Rd. Surprise, Arizona.

KB Homes has our full support in commencing the development of this land. Our school has the capacity to house any new students who will attend as a result of this development.

If you have further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Stephen", with a large, stylized flourish at the end.

Rick Stephen
Superintendent

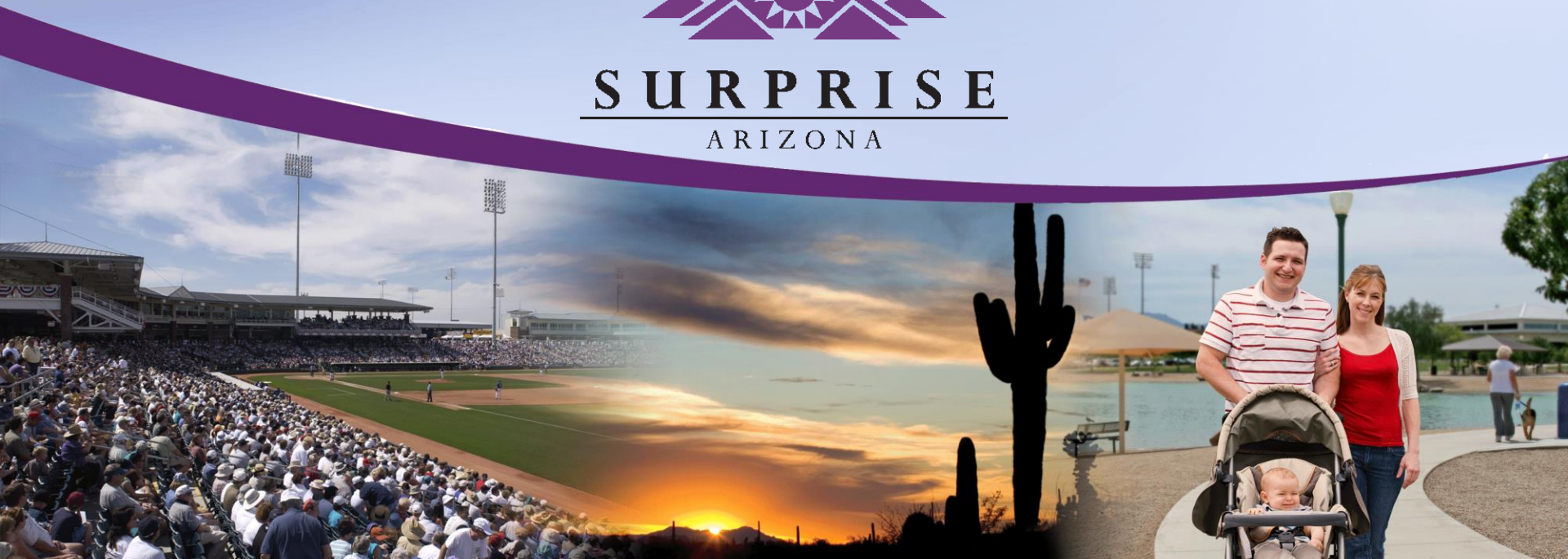
cc: Jason Jarvis

FS15-473

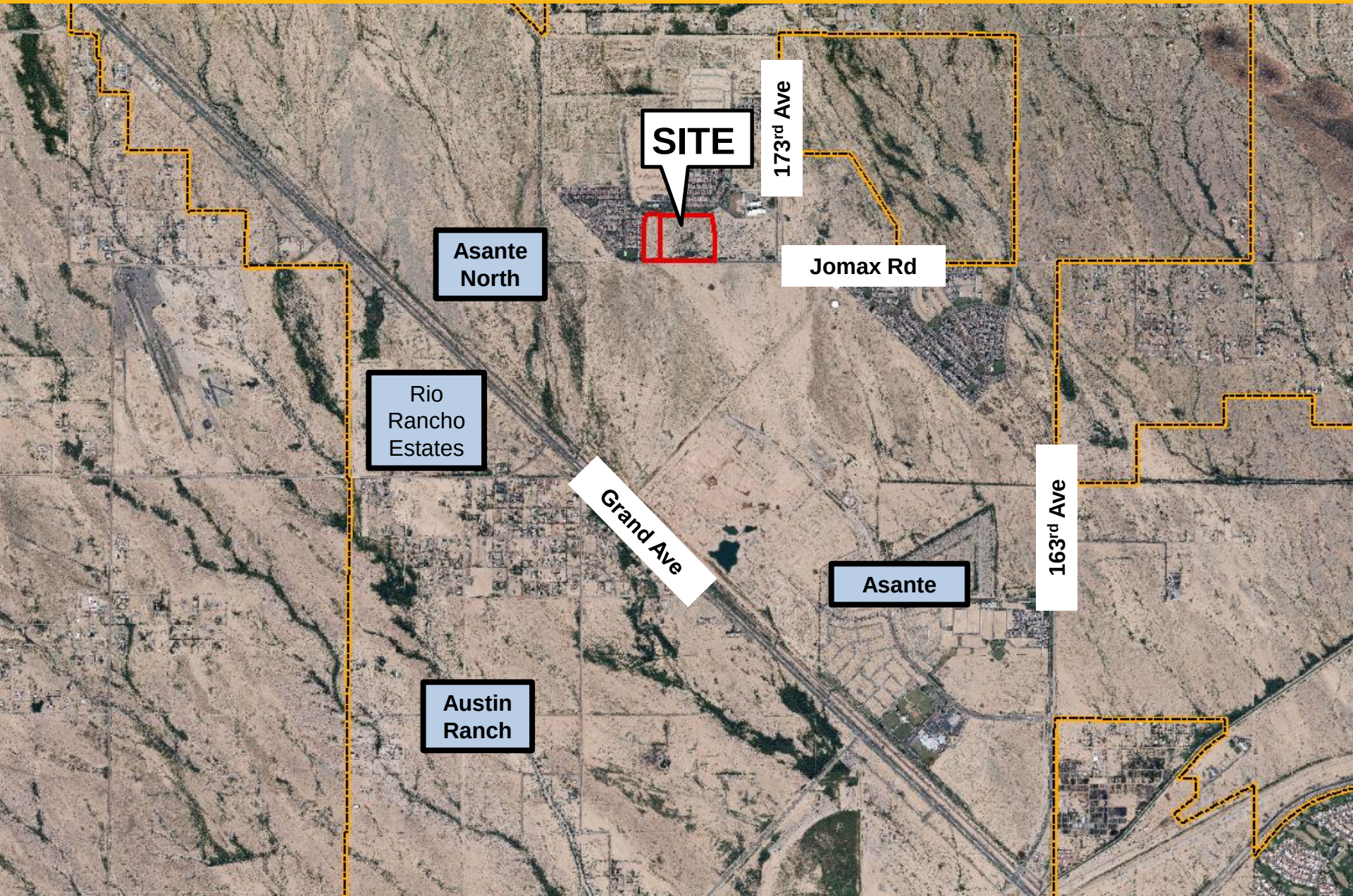
Cortana at Desert Oasis

Major PAD Amendment and Preliminary Plat Planning and Zoning Commission

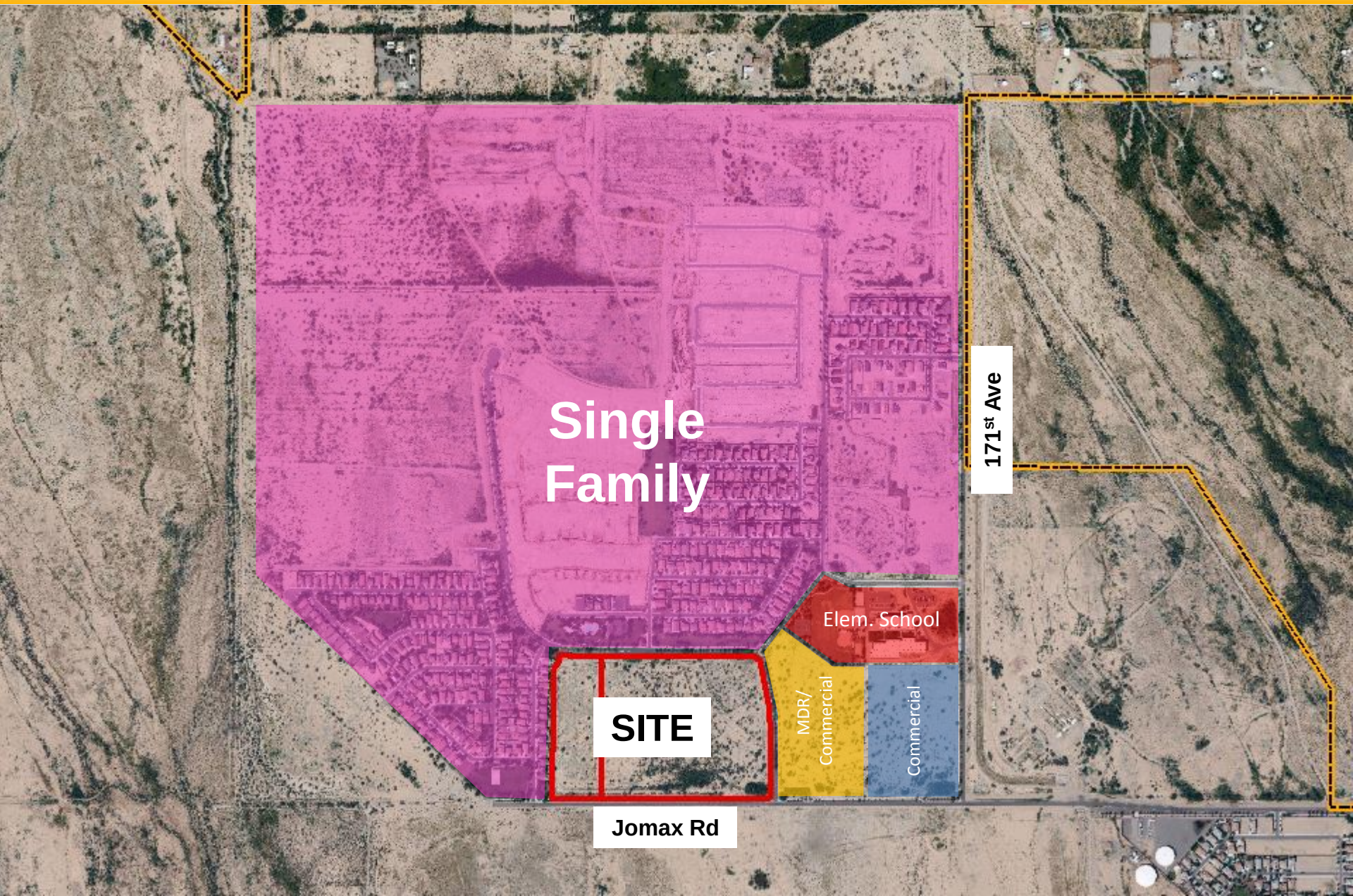
May 5, 2016



VICINITY MAP



VICINITY MAP



Single
Family

SITE

Elem. School

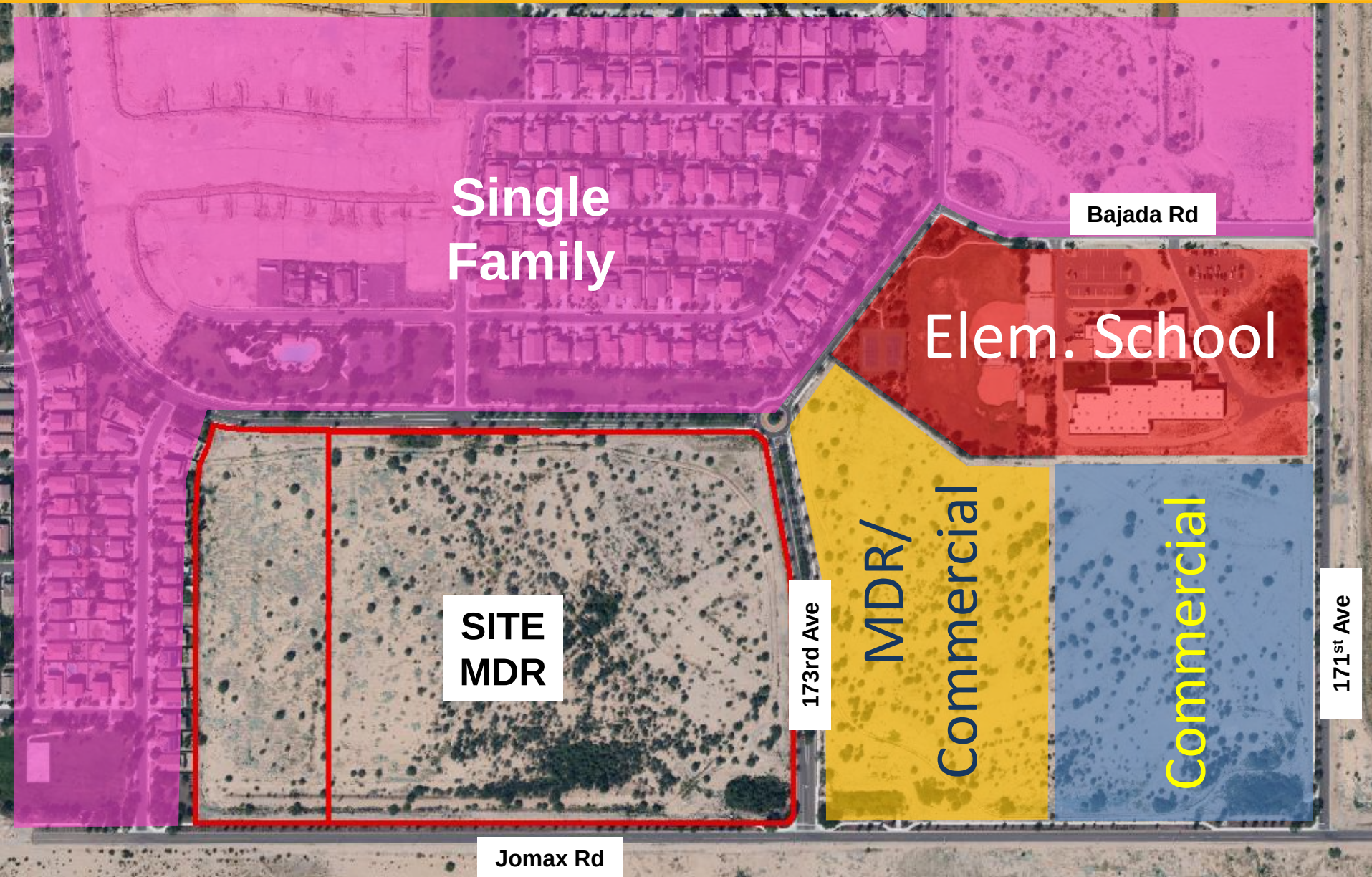
MDR/
Commercial

Commercial

171st Ave

Jomax Rd

VICINITY MAP



- **PAD Approved September 14, 2000**
- **PAD Amendment (PADA04-409) to modify Development Standards for Parcel L-6, the subject parcel, Approved August 2, 2006.**

Existing vs Proposed Standards

	Existing Standards	Proposed Standards
Lot Size		
Minimum Lot Area	2,500 S.F.	2,500 S.F.
Minimum Lot Width	35'	35'
Minimum Lot Depth	72'	67'
Setbacks		
Front (Livable)	10'	3'
Front (Garage)	8'	3'
Rear (House)	10'	5'
Rear (Garage)	3'	3'
Side (House)	5'/5'	5'/5'
Side (Garage)	3'	3'
Street Side (House)	7'	7'
Street Side (Garage)	5'	5'
Lot Coverage	55%	1 Story – 65% 2 Story – 55%
Density	6 DU/Ac	6.5 DU/Ac

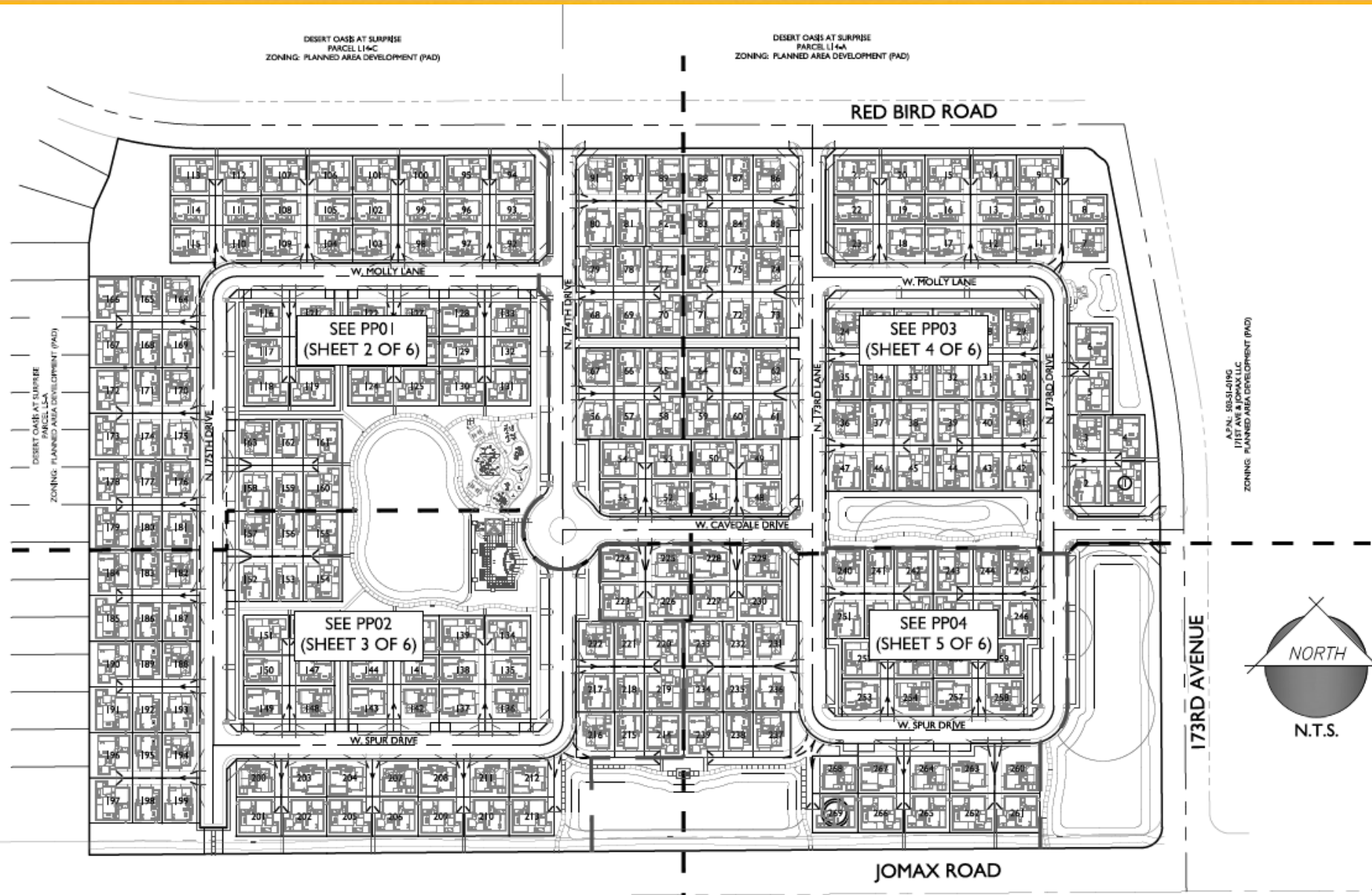
- **269 Lots Proposed**
- **4-pack & 6-pack w/ Shared Driveway**
- **Density Increased to 6.5 DU/ac**
- **Open Space 8.49 Acres (20.5%)**

PROPOSED PRELIMINARY PLAT

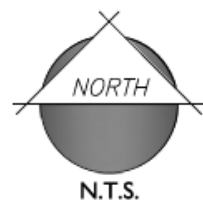


DESERT OASES AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT (PAD)

DESERT OASES AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA DEVELOPMENT (PAD)



A.P.N.: 58531-0190
171ST AVE & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)



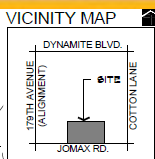
A.P.N.: 583-75-0408
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)

LANDSCAPE PLAN



DESERT OASIS AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA DEVELOPMENT



SITE DATA
GROSS AREA: 40.87 ACRES
NET AREA: 35.45 ACRES
NUMBER OF LOTS: PHASE 1 - 90
PHASE 2 - 135
PHASE 3 - 45
TOTAL - 265

OVERALL OPEN SPACE: 1.90 ACRES (22% OF NET)
LEGEND

- PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PLS
- SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PLS

CONCEPTUAL PLANT PALETTE

- *TREES ALONG 175th Ave. & MAYA WAY***
 - HERITAGE LIVE OAK (QUERCUS VIRGINIANA HERITAGE)
 - YELLOW ACACIA (ACACIA SALICINA)
 - SPAN HILL OLIVE (OLEA EUROPAEA)
- TREES (MIX OF 24" BOX AND 36" BOX)**
 - MULGA (ACACIA ANURA)
 - SISSOO TREE (DALBERGIA SISSOO)
 - DESERT MUSEUM PALM VERDE (PARKINSONIA HYBRID)
 - RED FISH FISTACHE (FISTAGIA CHINENSIS RED FISH)
 - HASTIC TREE (FISTAGIA LENTIGUS)
 - NATIVE MESQUITE (PROSOPIA VELUTINA)
 - RIO SALADO MESQUITE (PROSOPIA SP. RIO SALADO)
- SHRUBS - 5 GAL. MIN.**
 - BOUAINVILLEA (BOUAINVILLEA SPECIES)
 - DESERT BIRD OF PARADISE (CAESALPINA SPECIES)
 - FARTY CATER (GALLANDORA SPECIES)
 - BRITTLERUSH (ENCELIA FARINOSA)
 - CASSIA (CASSIA SPECIES)
 - SHU BUSH (EREMOPHILA SPECIES)
 - TEXAS BASS (BOUQUINILLUM SPECIES)
 - DEERGRASS (MUHLBERGIA SPECIES)
 - JOJOBA (BOMMONDIA CHINENSIS)
 - BAJA RUBELLA (RUBELLA PENINSULARIS)
 - SALVIA (SALVIA SPECIES)
 - TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)
 - ARIZONA YELLOW BELLS (TECOMA SPECIES)
 - ORANGE JUBILEE (TECOMA SPECIES)
- ACCENT PLANTS - 5 GAL. MIN.**
 - ABAYE (ABAYE SPECIES)
 - ALOE (ALOE SPECIES)
 - CARNESIA GIGANTEA (SAGUARO CACTUS)
 - DESERT BROOM (DASYLIRION FRIESENII)
 - HEDECHOS CACTUS (ECHINOCEBUS ENGELMANNI)
 - BARREL CACTUS (FEROCACTUS INDIZIENI)
 - GIANT HESPERALOE (HESPERALOE FUNIFERA)
 - RED YUCCA (HESPERALOE PARVIFLORA)
 - PRICKLY PEAR (OPUNTIA SPECIES)
 - LADY SLIPPER (FECULANTHUS MACROCARPUS)
 - YUCCA (YUCCA SPECIES)
- GROUND COVER - 5 GAL. MIN.**
 - DESERT CARPET ACACIA (ACACIA REDOLENS DESERT CARPET)
 - ASPARAGUS FERN (ASPARAGUS DENSIORUS)
 - DESERT HYBRID BROOM (BACCHARIS CENTENNIAL STARK)
 - LITTLE JOHN BOTTLE BRUSH (CALLISTEMON SPECIES)
 - VERBENA (LANTANA SPECIES)
 - LANTANA (LANTANA SPECIES)
 - IRENE ROSEMARY (ROSMARINUS SPECIES)

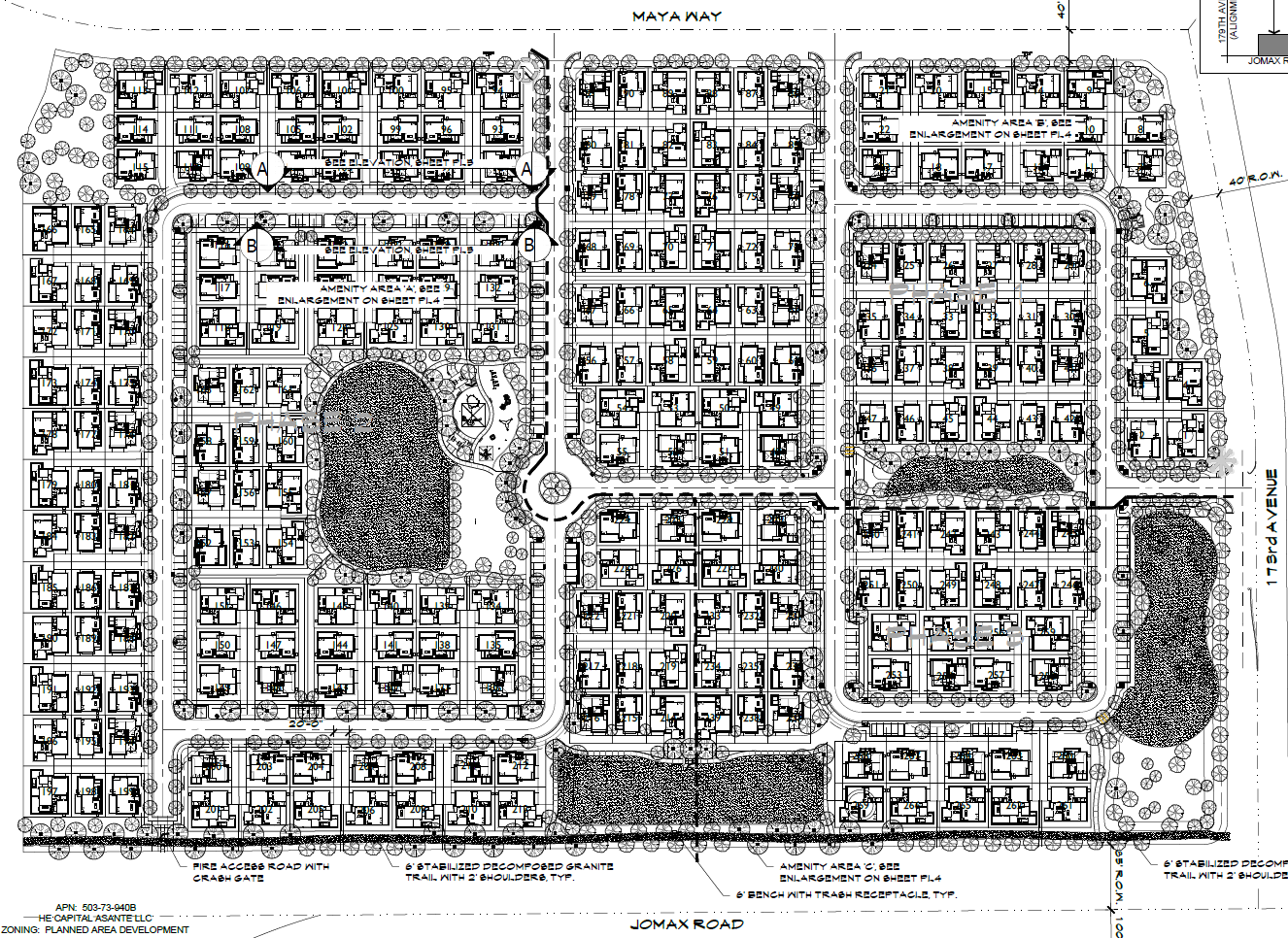
DECOMPOSED GRANITE
3/4" SCREENED - 2" DEPTH MIN.
EXPRESS BROWN COLOR

MIDWINTER HYBRID BERMUDA SOG (OR HYDROSEED VAR. BLACKJACK)

NOTE: CONCEPTUAL PLANT PALETTE ABOVE MAY BE MODIFIED BASED ON AVAILABILITY OF PLANT MATERIAL AT THE TIME OF CONSTRUCTION. ALL PLANT MATERIAL SUBSTITUTIONS MUST BE ON THE ADIR - AMA LOW WATER USE PLANT LIST.

DESERT OASIS AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT

APN: 503-01080
175th AVE. & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT



APN: 503-73-0408
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

APN: 503-73-0408
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

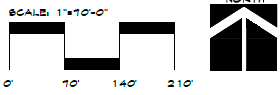


OVERALL LANDSCAPE LAYOUT

CORTANA © DESERT OASIS

SHEET: PL1

SURPRISE, AZ
MARCH 22, 2018





SCALE: 1"=20'-0"

SCALE: 1"=20'-0"

CIRCULATION PLAN



LAND USE: LOW DENSITY RESIDENTIAL



APN: 503-51-019C
171ST AVE & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: MEDIUM DENSITY RESIDENTIAL / COMMERCIAL

WALL AND GATE PLAN

ZONING: PLANNED AREA DEVELOPMENT

ZONING: PLANNED AREA DEVELOPMENT

MAYA WAY



LEGEND

-  PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PLS
-  SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PLS
-  PRIMARY THEME WALL
SEE DETAIL 'C', SHEET PLS
-  VIEW WALL
SEE DETAIL 'D', SHEET PLS
-  BUILDER WALL
-  THEME COLUMN
SEE DETAIL 'C', SHEET PLS

APN: 503-51-0190
179th AVE. & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT

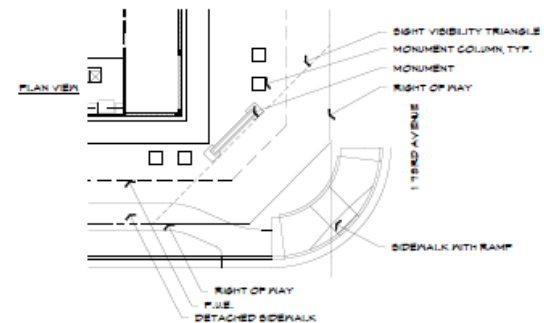
179th AVENUE

JOMAX ROAD

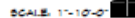
FIRE ACCESS ROAD WITH
CRASH GATE

6" BENCH WITH TRASH RECEPTACLE TYP.

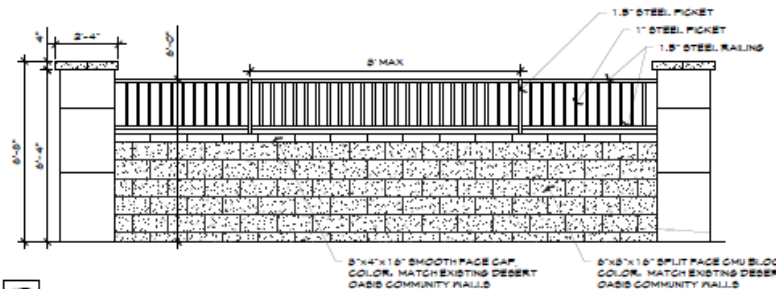
6" STABILIZED DECOMPOSED GRANITE
TRAIL WITH 2' SHOULDERS TYP.



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



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



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

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



SURPRISE, AZ
MARCH 22, 2016

SHEET, PLS

NOTE:
ALL BROUGH T IRON TO BE PAINTED WITH
EPOXY PRIMER AND THEN POWDER COATED,
ELECTROSTATICALLY APPLIED. FINISH COAT
AND COLOR TO MATCH SPECIFICATION.

6-Pack Configuration

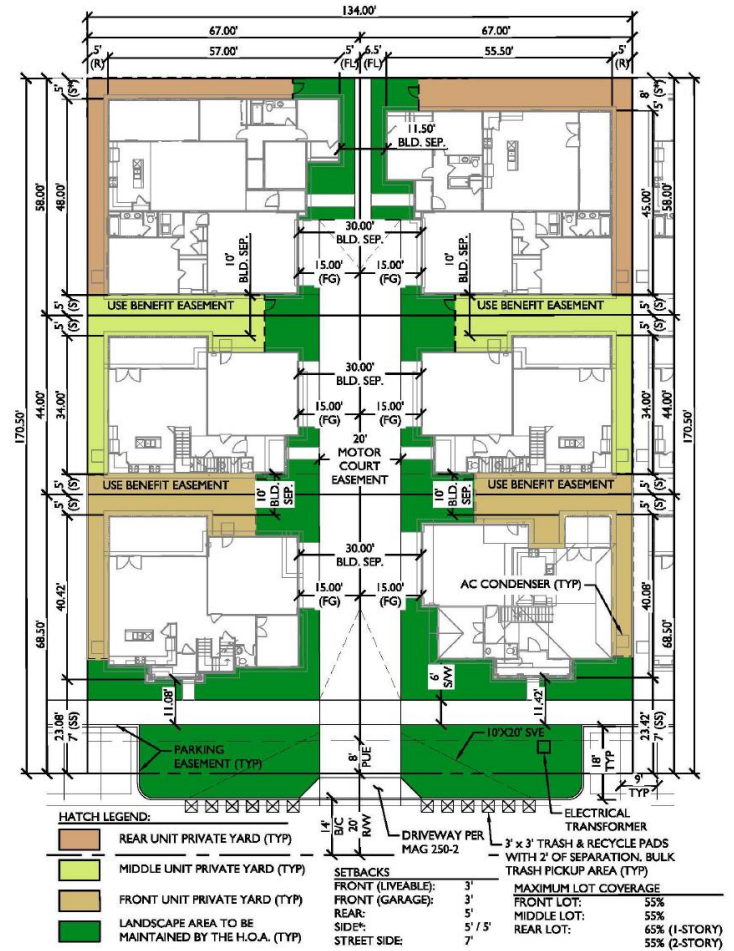


Exhibit: Lot Fit Diagram 6-Pack ***ALL SIDE SETBACKS ABUTTING THE ADJACENT RESIDENTIAL DEVELOPMENT SHALL BE A MINIMUM OF 10'.**

February 11, 2016

Concerns:

- Traffic/Access
- Lack of Commercial Development
- HOA Dues
- Property Values

Major PAD Amendment:

- Recommend **Approval** to the City Council

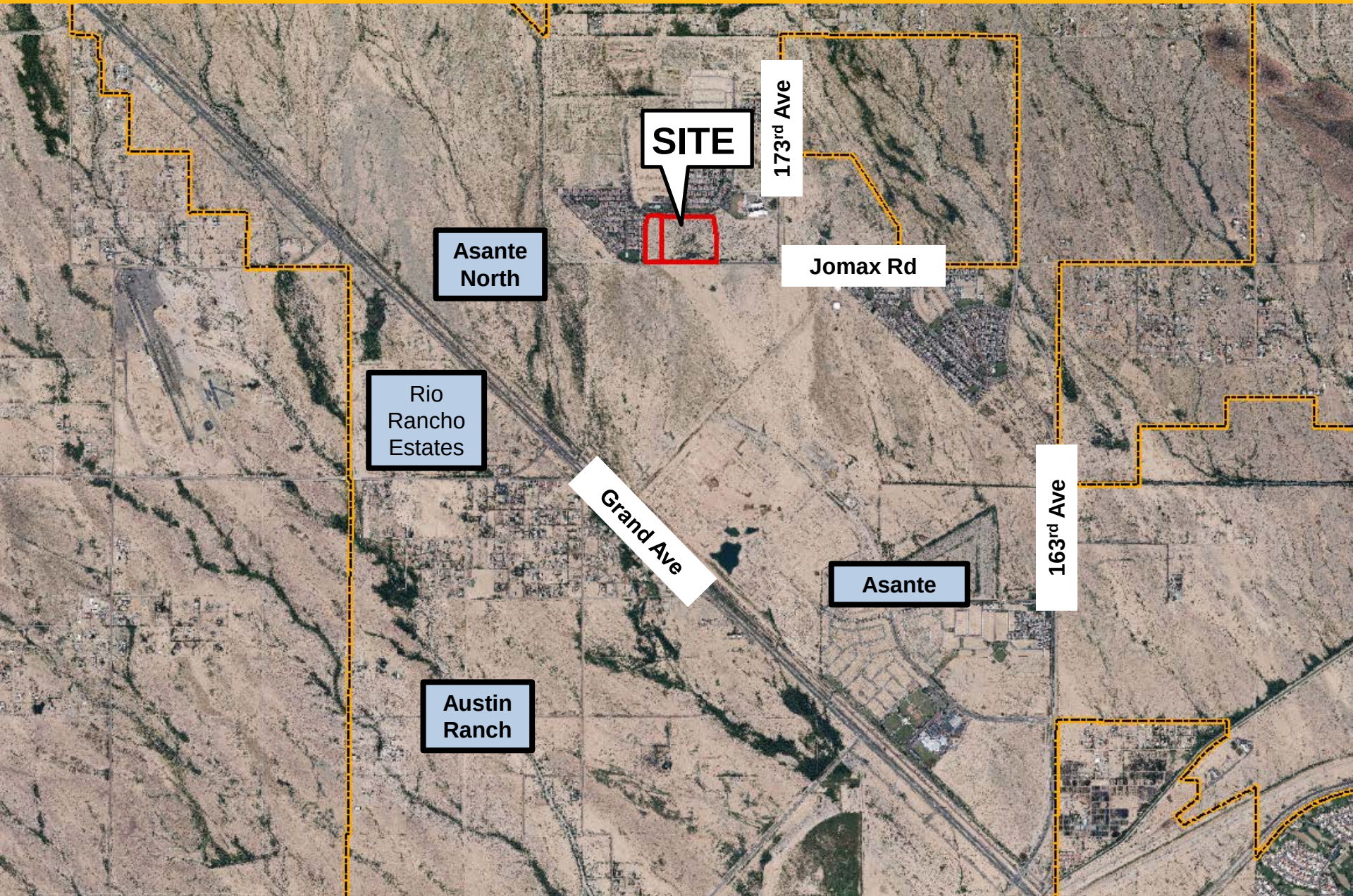
Preliminary Plat:

- Recommend **Approval** to the City Council
Subject to Stipulations “a” through “e”

Questions or Comments?



VICINITY MAP



CORTANA

AT DESERT OASIS

Planned Area Development Major Zoning Amendment

Narrative

Northwest corner of 173rd Avenue and Jomax Road

**Original Case: PAD99-129
Amended: PAD04-409**

Prepared By: EPS Group



Submitted To: City of Surprise



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Exhibit C: Development Plan.....	11
Exhibit D: Refuse & Parking Exhibit.....	12
Exhibit E: Product Elevations.....	13



PROJECT TEAM

Prepared By:

EPS Group, Inc.
Daniel Auxier, PE
2045 S. Vineyard Ave., Ste. 101
Mesa, AZ 85210
(480) 503-2250

Prepared For:

KB Home Phoenix Inc.
Jannelle Speake
10429 S. 51st St., Ste. 100
Phoenix, AZ 85044
(480) 758-3045

INTRODUCTION

Desert Oasis of Surprise is an 890 acre mixed-use Planned Area Development (PAD) Master Planned community located approximately one and a half miles north of Grand Avenue, between Dynamite Road and Happy Valley road, and between the 163rd and 179th Avenue alignments in the City of Surprise. The vicinity map illustrates the project location as follows:

VICINITY MAP

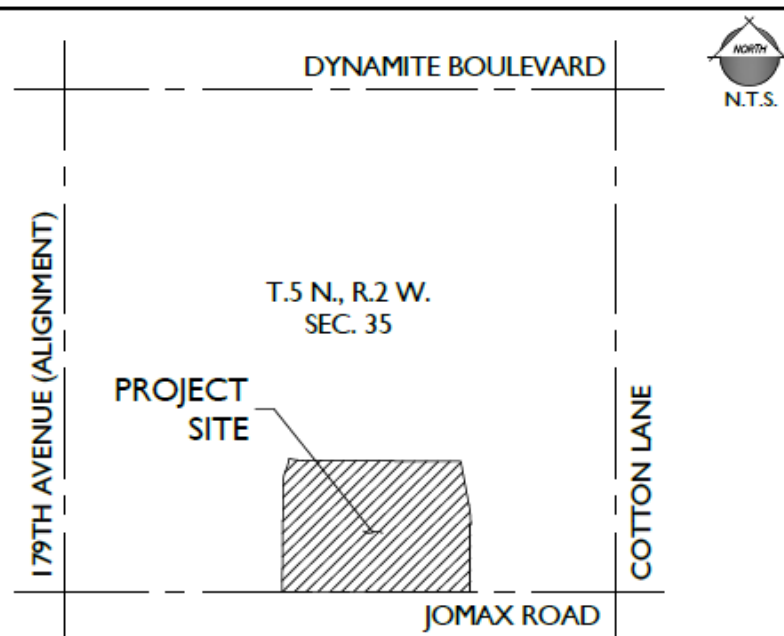


Figure 1 – Vicinity Map

Parcel L-6, the Project, is located at the northwest corner of 173rd Avenue and Jomax Road and consists of 35+ acres of Medium Density Residential.

An amendment to the PAD was approved by City of Surprise on August 2, 2006 that established a minimum lot width of 35-feet and a minimum lot depth of 72-feet in support of a proposed 232 home development. The Project is adjacent to low density residential to the west and north, medium density residential / commercial to the east and undeveloped desert to the south.



GENERAL PLAN

The property has been designated as Medium Density Residential for over 10 years. This proposal does not seek any related General Plan amendment to accomplish its objective of providing another housing alternative for the Desert Oasis Master Planned Community. KB Home seeks to provide a high quality single-family detached community in keeping with the “Traditional Neighborhood Design” housing principles as originally envisioned for the project.

DESCRIPTION OF REQUEST

The purpose of this request is to update the Development Plan and amend the single-family residential development standards within the approved PAD as outlined in the table below. Concurrently we are intending to process a preliminary plat for 269 residential homes that will be developed in three phases. The first phase includes the northeast quarter of the property and the central roundabout. The second phase is the west half of the property, and the third is the southeast quarter of the property.

Proposed Development Standards

Standard	Existing MDR Standards	Proposed Cluster Standards
Minimum Width	35'	35'
Minimum Lot Area	2,500 sf	2,500 sf
Minimum Lot Depth	72'	67'
Front Setback (Livable)	10'	3'
Front Setback (Garage)	8'	3'
Rear Setback (House)	10'	5'
Rear Setback (Garage)	3'	3'
Side Setback (House)	5' / 5'	5' / 5'
Side Setback (Garage)	3'	3'
Street Side (House)	7'	7'
Street Side (Garage)	5'	5'
Building Coverage	55%	65%/55% ¹
Average Density	6 DU/AC	6.5 DU/AC

Proposed modifications are in **bold**

Note 1: 65% proposed for single story units only

HISTORICAL DATA

The Desert Oasis community has been historically considered a “hands on” community development where the master developer oversaw the selection and control of independent homebuilders that participated in the build out of the project. The founding principles of Desert Oasis has been Traditional Neighborhood Design (TND) coupled with Crime Prevention Through Environmental Design (CEPTED) planning principles. These guidelines have helped to form the buildout of the project for the last fifteen years.

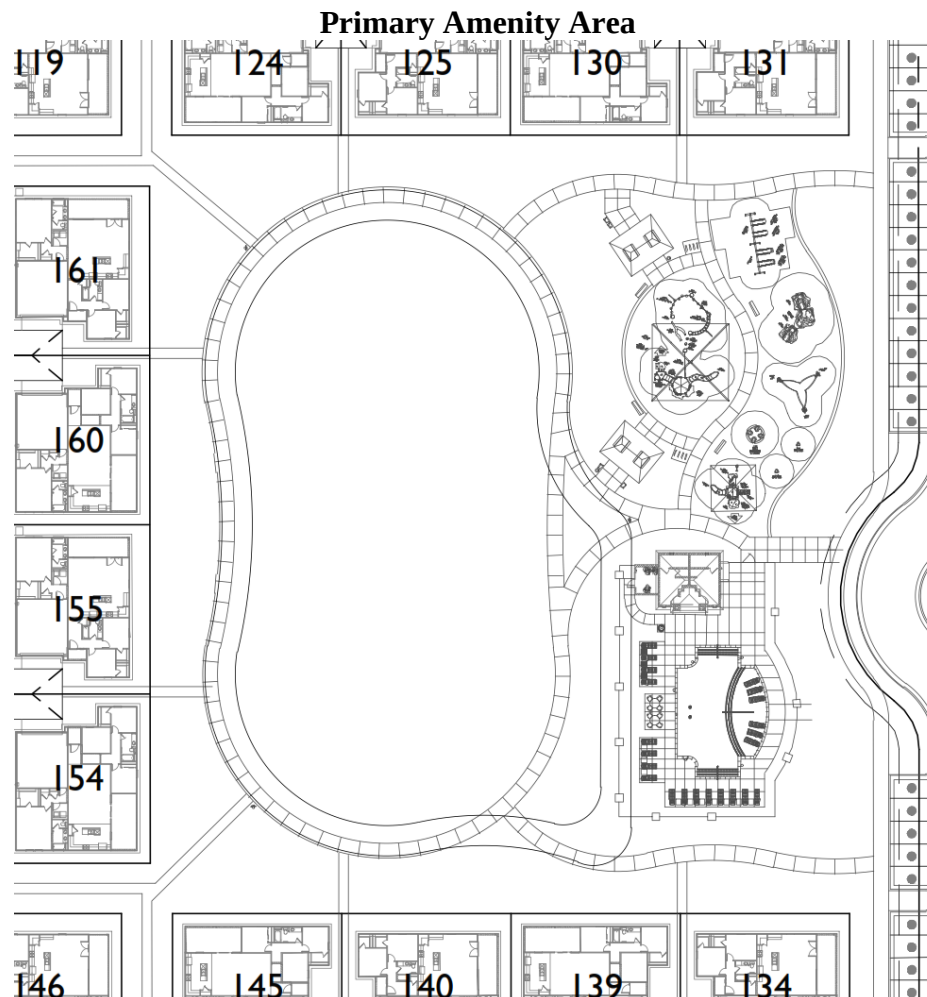


Since the original zoning approval in 2005, the parcel related to this request has seen several development proposals. In 2006, the vision for the property was for 232 residential units utilizing a cluster court configuration similar to what is proposed now. The current proposal however includes a market driven change for more private outdoor space as well as a higher emphasis on quality shared community amenities.

OPERATIONAL ASPECT OF USE

The primary access to the proposed development is off of 173rd Avenue with a secondary access off of Maya Way. Both entrance drives intersect at a roundabout where the primary amenity area is located. The project also uses a grid layout furthering the “Traditional Neighborhood Design” principles utilized in the current design.

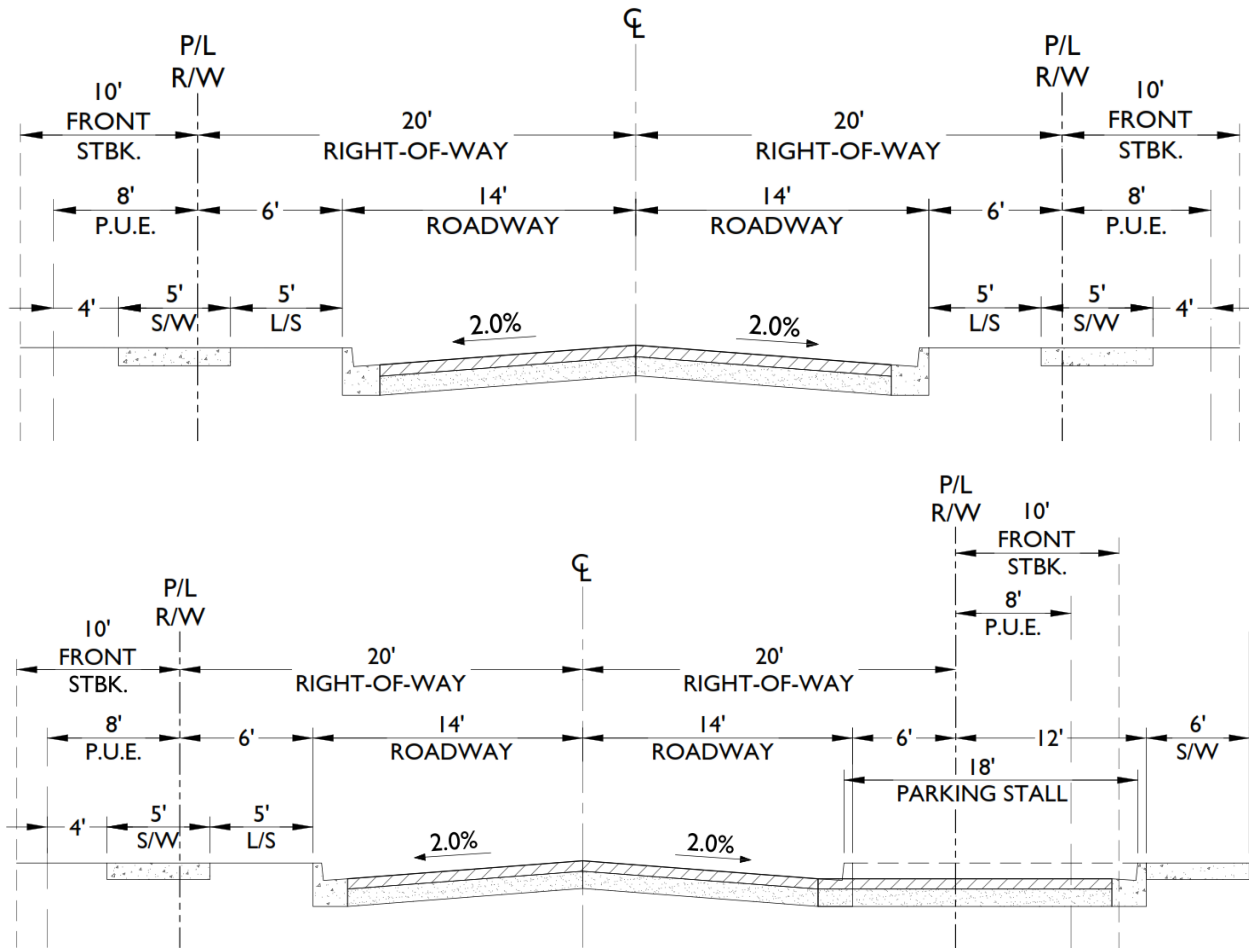
The primary amenity area features a community pool, large patio area, ramada, tot lot, climbing rocks, and a large turf area providing play opportunities for all ages. Shaded seating areas are provided for parents in close proximity to the parks. In addition to the primary activity area (shown below), secondary open space areas, including trails are intermixed throughout the project.



INFRASTRUCTURE

KB Home intends to extend all necessary utilities to this subdivision from adjacent development. All perimeter half-street improvements will be completed with this development along with 100% completion of all interior roadways. The typical interior street sections are proposed to be public forty foot right-of-ways with a twenty-eight foot back-of-curb dimension.

Local Street Sections



CONCLUSION

As the housing market and lifestyles continue to change, it is important for both the homebuilders and municipalities to react with flexible and innovative designs. KB Home's new cluster concept provides more of what the buyers are asking for which is more private yard space and more community amenities. Both those items are met by this proposal and even though the unit count has increased, it is offset by the increase of community amenities offered by the proposal. In all, we believe the current proposal is an improvement to the Desert Oasis Master Plan as well as to the greater Surprise community.



DESERT OASIS AT SURPRISE
PARCEL L5-A
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LOW DENSITY RESIDENTIAL

A.P.N.: 503-73-940B
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LOW DENSITY RESIDENTIAL

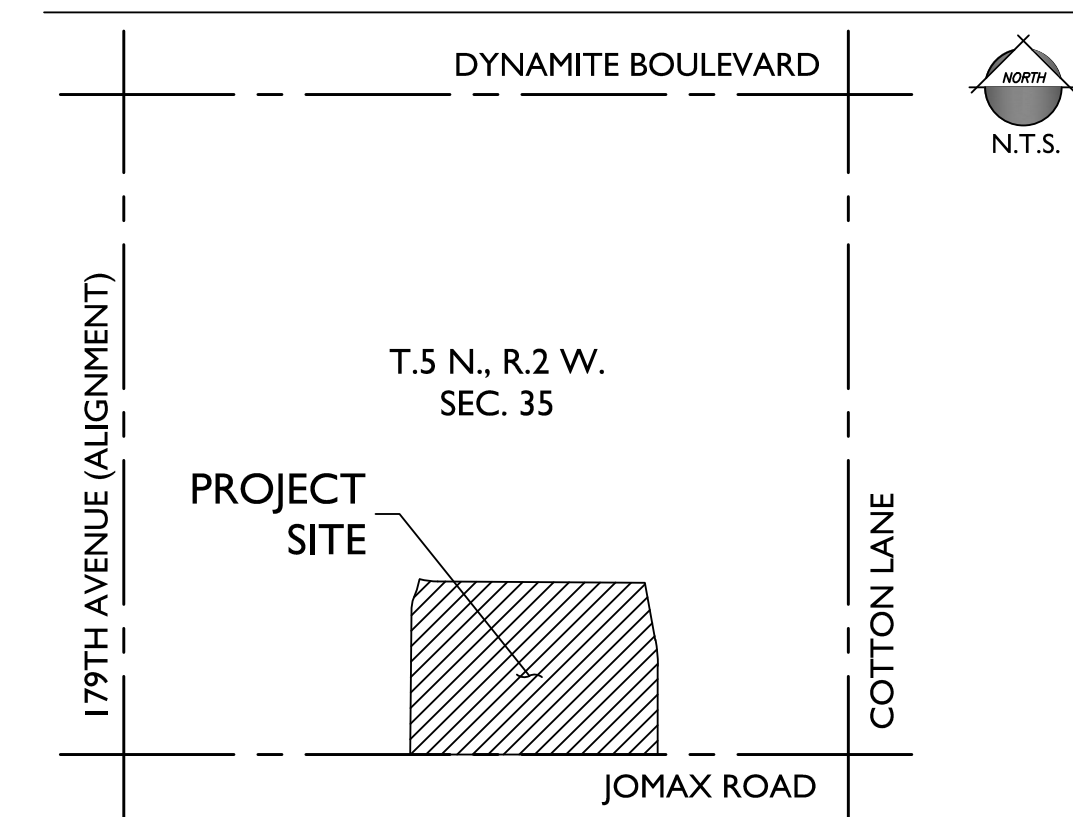
PARKWAY ALIGNMENT

A.P.N.: 503-73-940C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LOW DENSITY RESIDENTIAL

CIRCULATION PLAN FOR CORTANA AT DESERT OASIS AT SURPRISE

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP
5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

VICINITY MAP



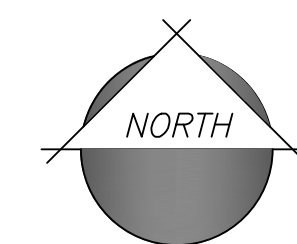
PROJECT TEAM

DEVELOPER:
KB HOMES PHOENIX INC.
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: JASON JARVIS

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN AUXIER, P.E.

LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- LANDSCAPE STRIP
- EXISTING BICYCLE LANES



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Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project: Cortana at Desert Oasis at Surprise
Surprise, AZ

Exhibit A: Circulation Plan

Revisions:	
SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL	
NOVEMBER 24, 2015 - 1ST REZONING SUBMITTAL	
JANUARY 27, 2016 - 2ND REZONING SUBMITTAL	
MARCH 1, 2016 - 3RD REZONING SUBMITTAL	
MARCH 21, 2016 - 4TH REZONING SUBMITTAL	

Call it in at least two business days before the next meeting.

ARIZONA
Professional Engineer
DAN AUXIER - 000007745 (000-0000)
In Maricopa County (000260-1100)

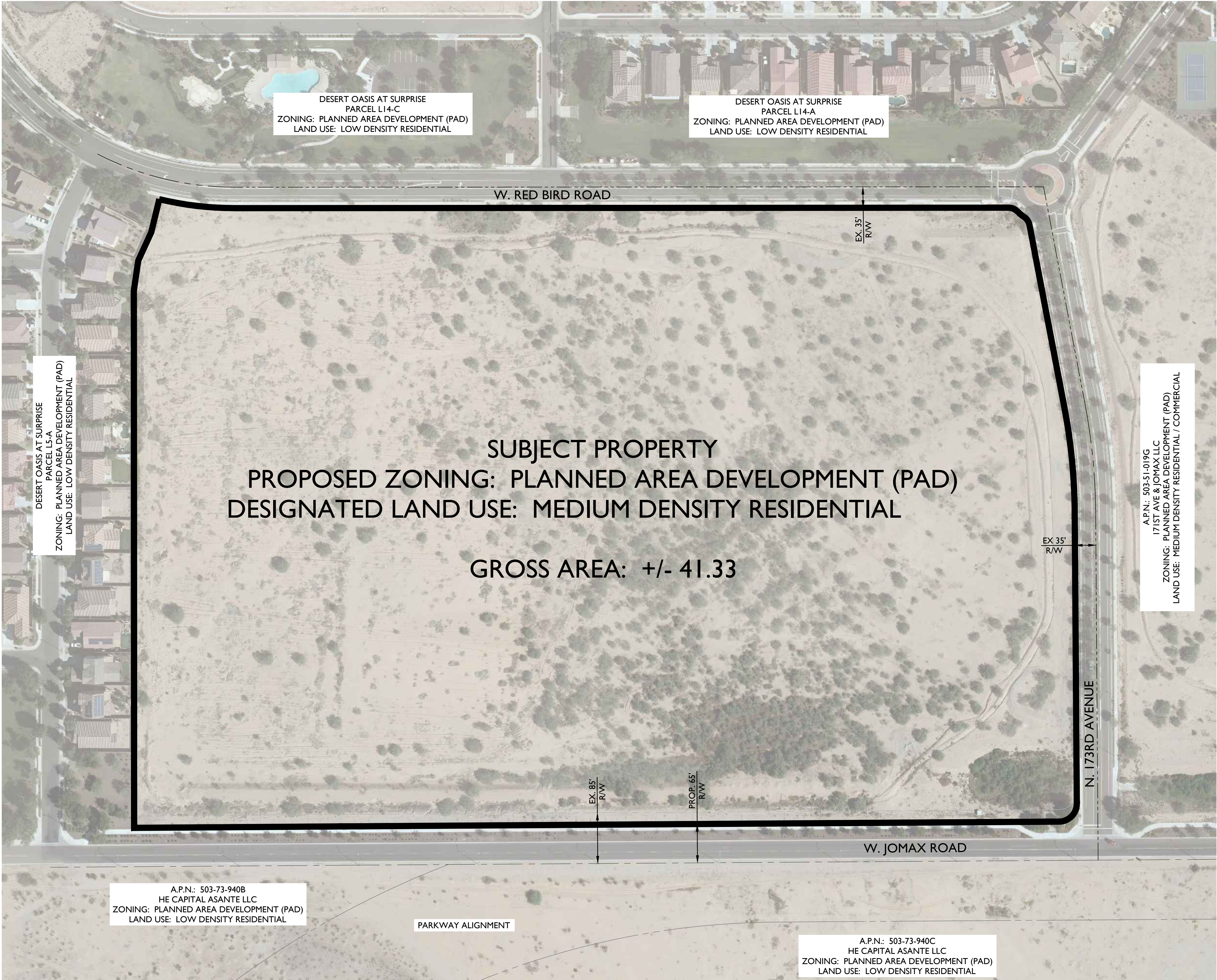
Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
15-296

CP01

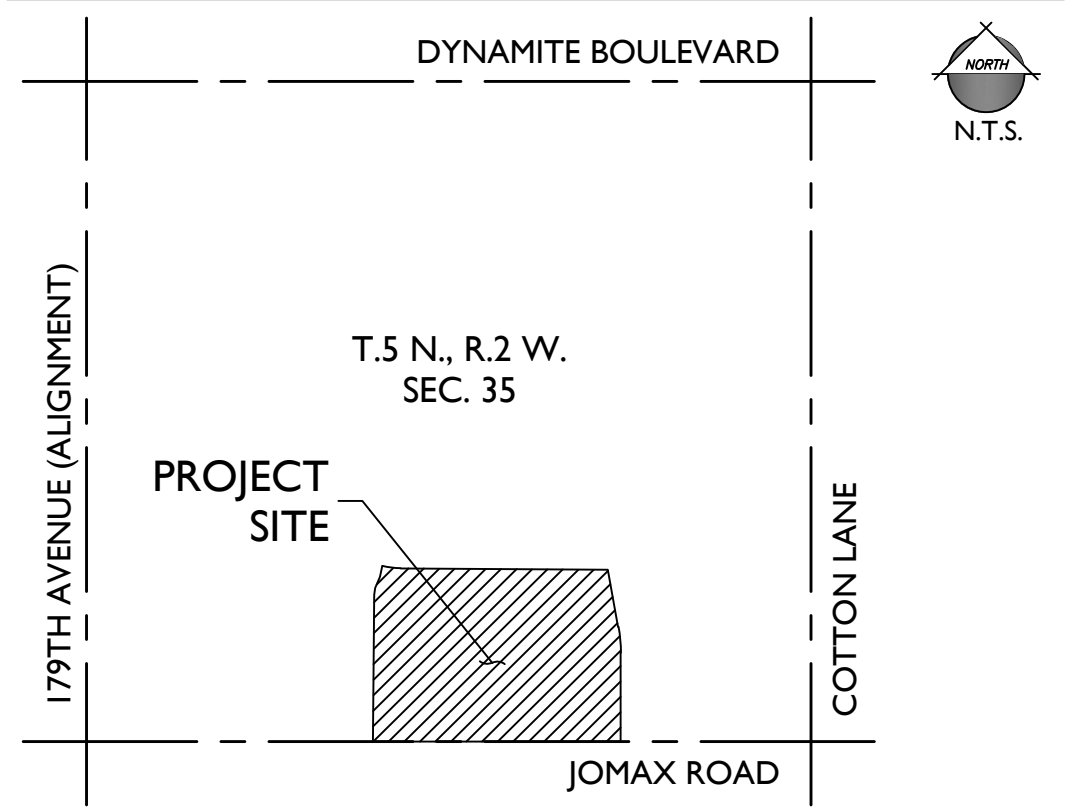
Sheet No.
1
of **1**



ZONING EXHIBIT FOR CORTANA AT DESERT OASIS AT SURPRISE

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP
5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

VICINITY MAP

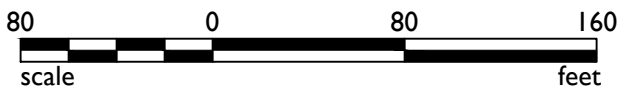
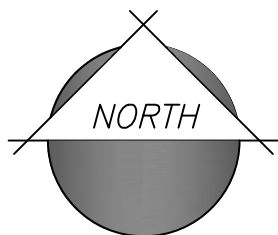


PROJECT TEAM

DEVELOPER: KB HOMES PHOENIX INC. 10428 S. 51ST STREET, SUITE 100 PHOENIX, AZ 85044 TEL: (480)-758-3040 CONTACT: JASON JARVIS	CIVIL ENGINEER: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DAN AUXIER, P.E.
---	--

PROJECT DATA

A.P.N. DESIGNATED LAND USE: EXISTING ZONING: PROPOSED ZONING: RELATED CASE NO.'S: GROSS AREA:	503-51-022D; 019L MEDIUM DENSITY RESIDENTIAL PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 00-18) PLANNED AREA DEVELOPMENT (PAD) PADA04-409 PADA06-024 +/- 41.33 ACRES
--	---



Revisions:	
SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL	
NOVEMBER 24, 2015 - 1ST REZONING SUBMITTAL	
JANUARY 27, 2016 - 2ND REZONING SUBMITTAL	
MARCH 1, 2016 - 3RD REZONING SUBMITTAL	
MARCH 21, 2016 - 4TH REZONING SUBMITTAL	



Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
15-296

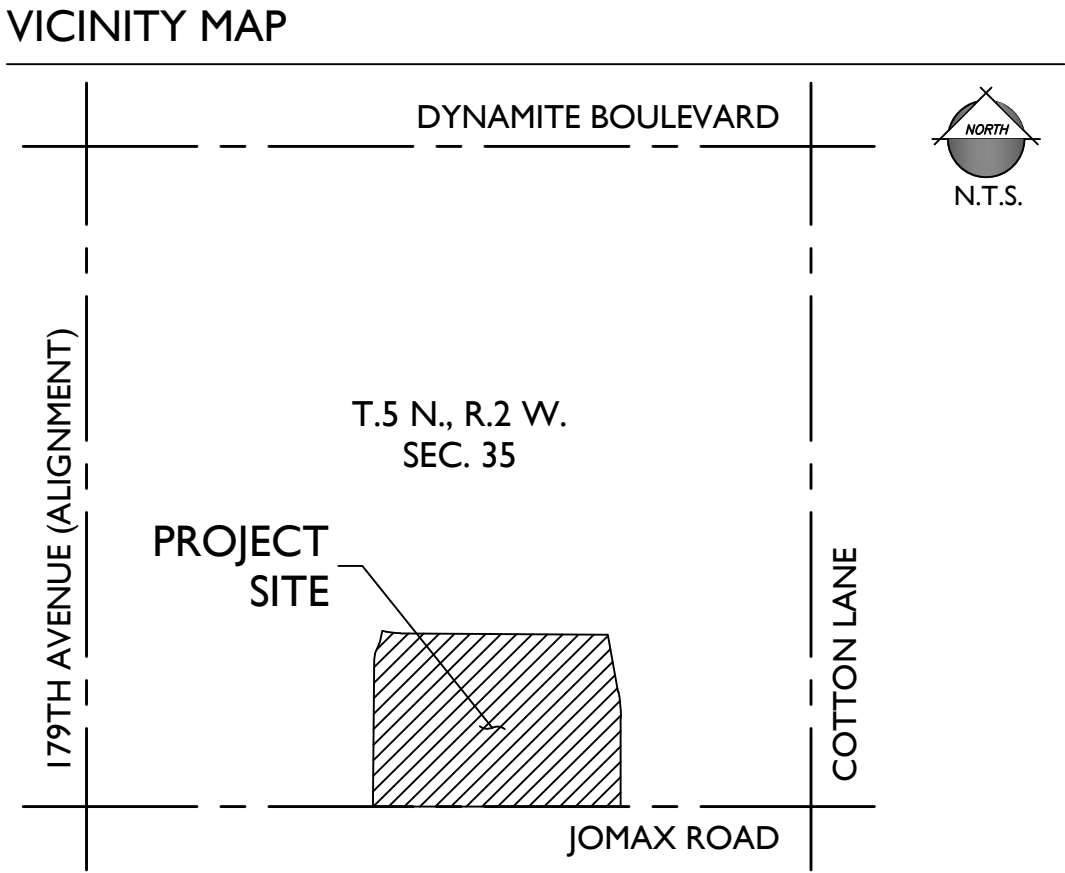
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Sheet No.
1
of **1**



DEVELOPMENT PLAN FOR CORTANA AT DESERT OASIS AT SURPRISE

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP
5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PROJECT TEAM

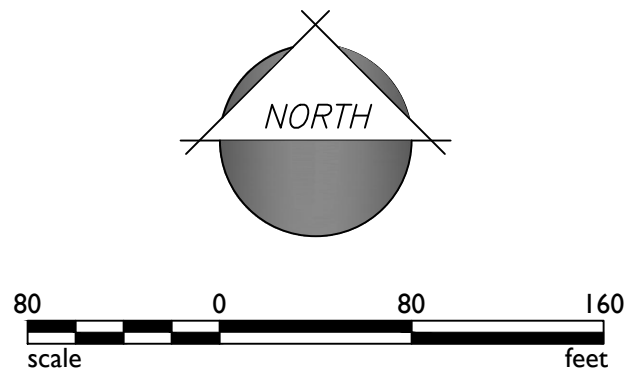
DEVELOPER:
KB HOMES PHOENIX INC.
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: JASON JARVIS

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN AUXIER, P.E.

PROJECT DATA

A.P.N.	503-51-022D; 019L
EXISTING GENERAL PLAN:	NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD)
PROPOSED ZONING:	(ORDINANCE NO. 00-18)
RELATED CASE NO.'S:	PLANNED AREA DEVELOPMENT (PAD)
	PADA04-409
	PADA06-024
GROSS AREA:	+/- 41.33 ACRES
NET AREA:	+/- 36.89 ACRES
NO. OF LOTS	
PHASE 1	91
PHASE 2	47
PHASE 3	131
TOTAL	269
GROSS DENSITY:	6.5 DU/AC
NET DENSITY:	7.3 DU/AC
OVERALL OPEN SPACE:	+/- 8.49 ACRES (20.5%)

CLUSTER LOT BREAKDOWN			
CLUSTER LOT	UNITS	MIX	ZONING
CLUSTER LOT A	100	37%	PAD
CLUSTER LOT B	72	27%	
CLUSTER LOT C	97	36%	



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www.epsgroupinc.com

Project:

Cortana at Desert Oasis at Surprise
Surprise, AZ

Revisions:

SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL	
NOVEMBER 24, 2015 - 1ST REZONING SUBMITTAL	
JANUARY 27, 2016 - 2ND REZONING SUBMITTAL	
MARCH 1, 2016 - 3RD REZONING SUBMITTAL	
MARCH 21, 2016 - 4TH REZONING SUBMITTAL	

Call it first two full working days
before your design recording.

Drawn by: DCH

Design: DCH

Preliminary
Not For
Construction
Or
Recording

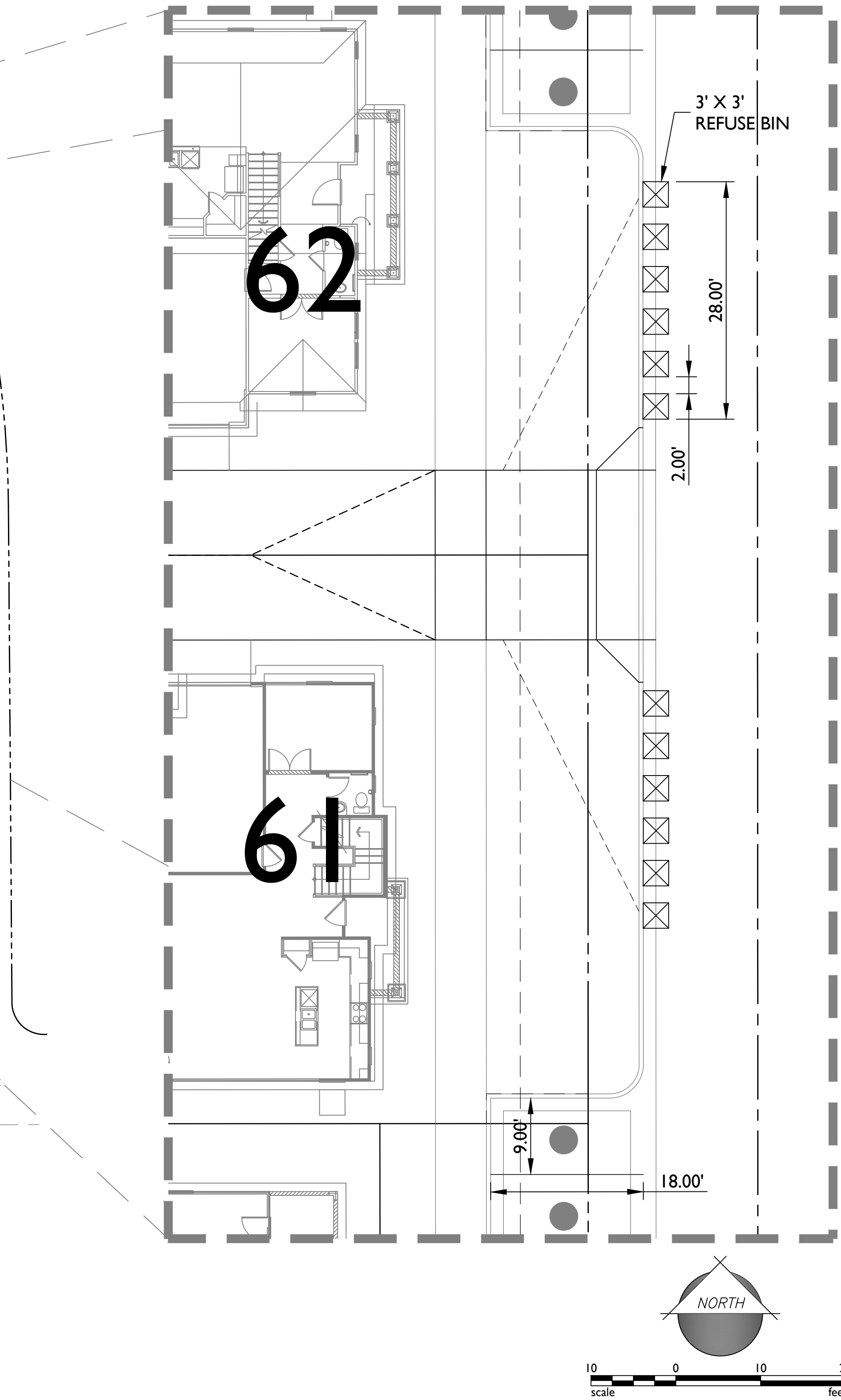
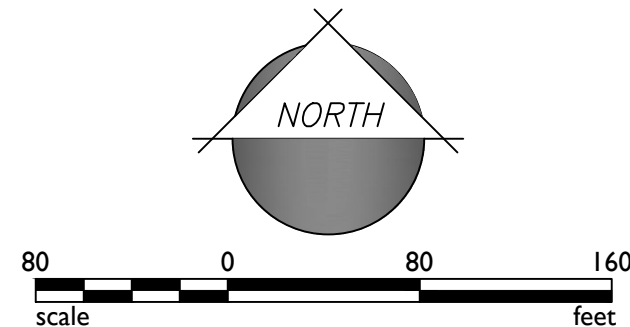
Job No.
15-296

DP01

Sheet No.
1
of 1



PARKING SUMMARY	
OFF-STREET PARKING GARAGE SPACE (2 PER UNIT)	538 SPACES
ON-STREET PARKING PERPENDICULAR STALLS	233 SPACES
TOTAL PARKING	771 SPACES
PARKING RATIO	2.9 PER UNIT
● - UNRESTRICTED GUEST PARKING (233)	



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
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Project:

Cortana at Desert Oasis at Surprise
Surprise, AZ

Revisions:

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JANUARY 27, 2016 - 2ND REZONING SUBMITTAL

MARCH 1, 2016 - 3RD REZONING SUBMITTAL

MARCH 21, 2016 - 4TH REZONING SUBMITTAL

Designer: DCH

Drawn by: DCH

Preliminary

Not For Construction

Or Recording

Job No.

15-296

Sheet No.

1 of 1

EX01



"A" (Spanish)



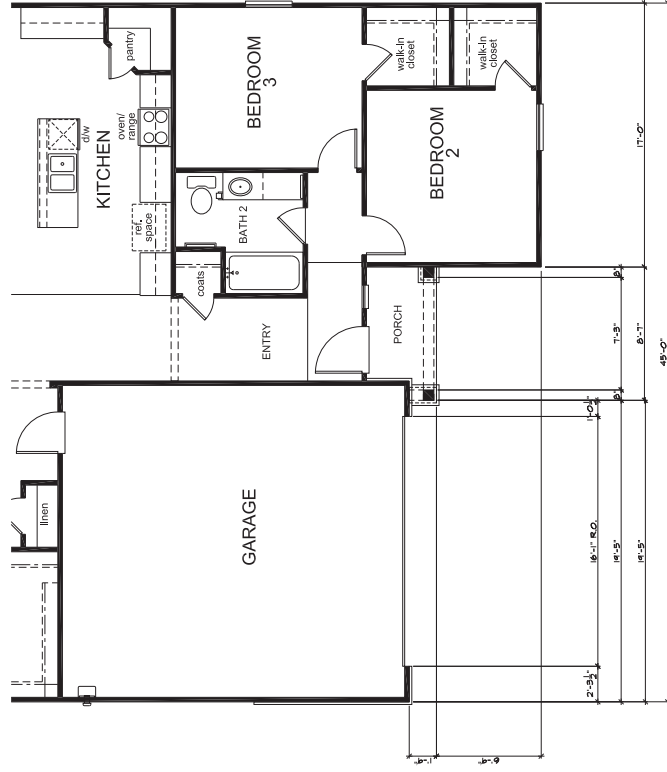
"B" (Southern Italian)

"D" (Craftsman)

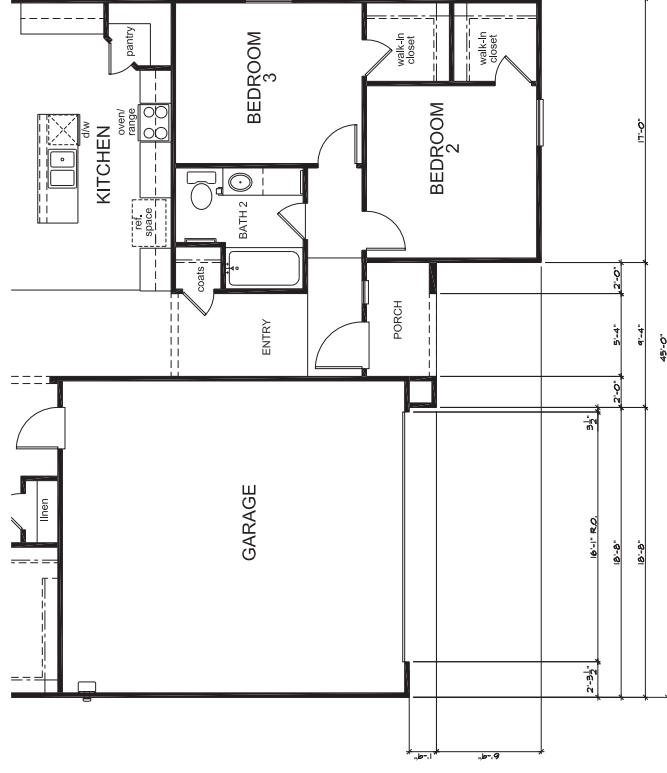


SQUARE FOOTAGE	
FIRST FLOOR AREA	1594 SQ. FT.
TOTAL AREA	1594 SQ. FT.
GARAGE AREA	1594 SQ. FT.
PORCH AREA	1594 SQ. FT.
PATIO AREA	1594 SQ. FT.
OPT. EXT. PATIO	1594 SQ. FT.

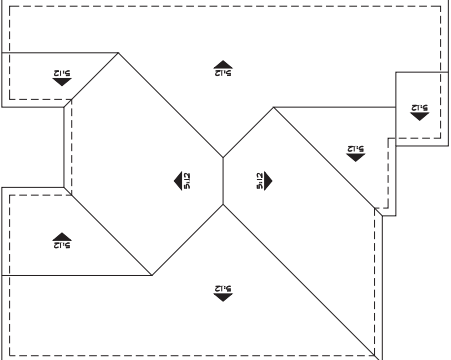
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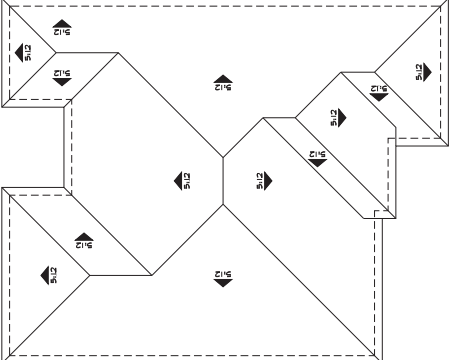
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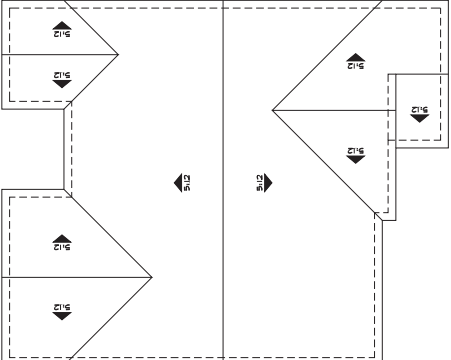
Floor Plan 'B'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION

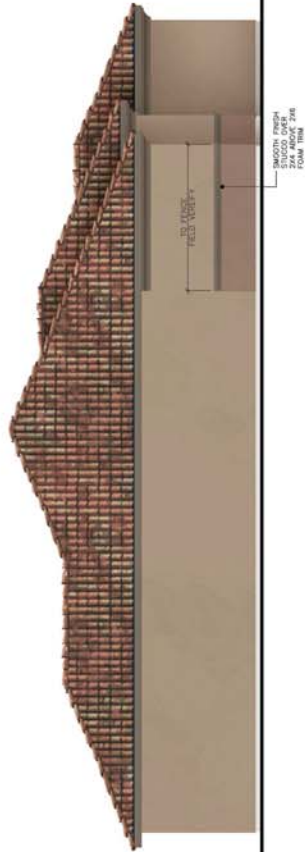


RIGHT ELEVATION

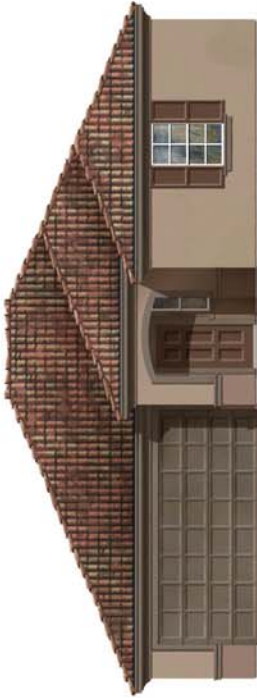


REAR ELEVATION

"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION

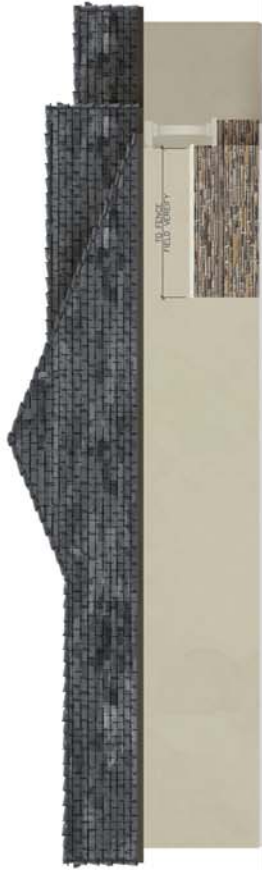


RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

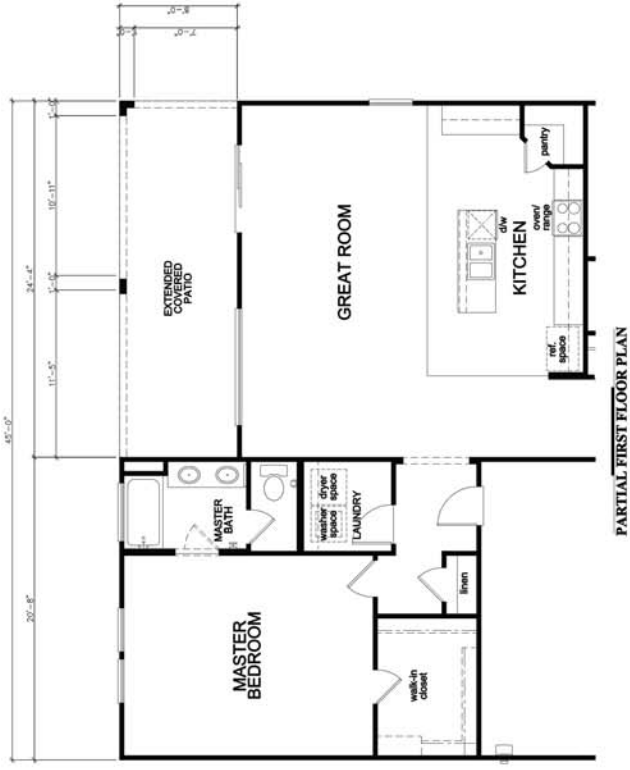
"D" (Craftsman)



REAR ELEVATION



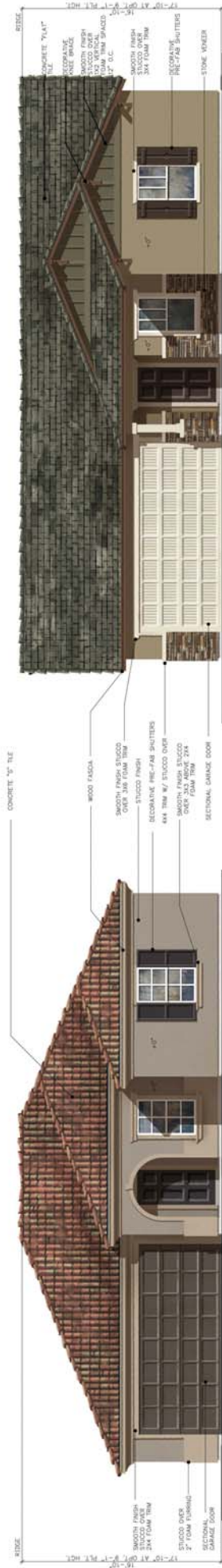
RIGHT ELEVATION



EXTENDED COVERED PATIO OPTION



"A" (Spanish)



"B" (Southern Italian)

"D" (Craftsman)

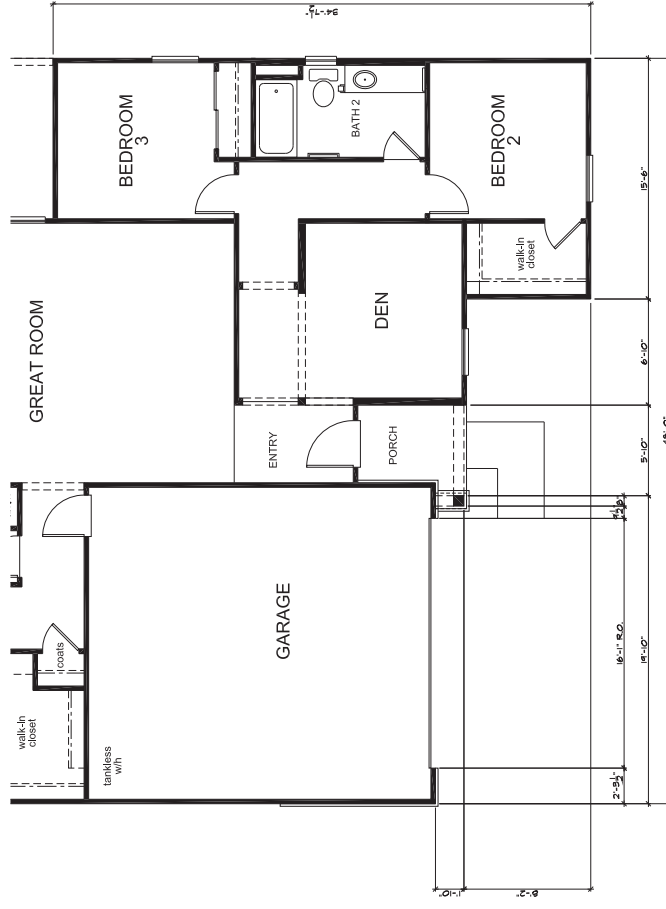
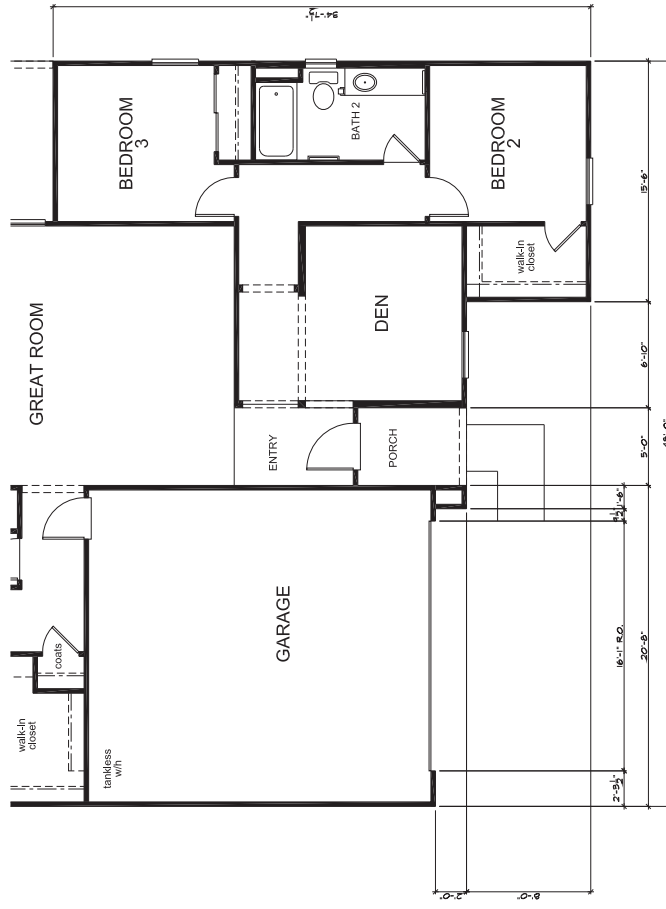


SQUARE FOOTAGE		
PLAN # 10112		
FIRST FLOOR AREA	1112	SQ. FT.
TOTAL AREA	1712	SQ. FT.
GARAGE AREA	400	SQ. FT.
PORCH AREA	25	SQ. FT.
PATIO AREA	25	SQ. FT.
OPT. EXT. COVERED PATIO	25	SQ. FT.

Floor Plan 'A'

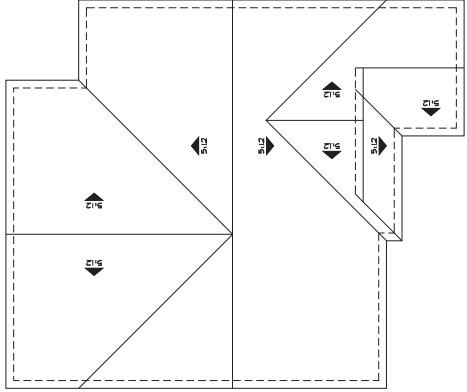
PLAN No.: 148.1712
 JOB No.: 875979992
 DATE: May 18, 2015
 ONE



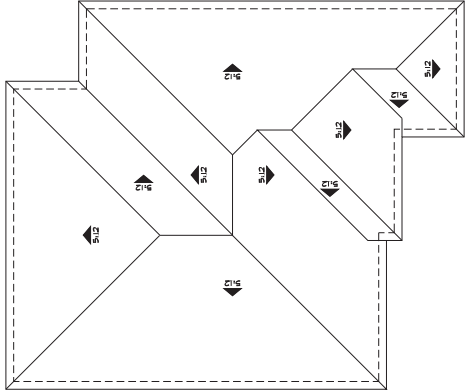


Floor Plan 'B'

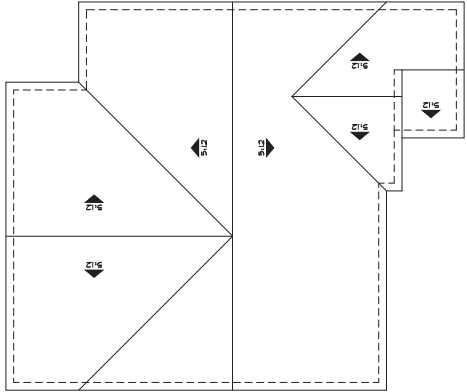
Floor Plan 'D'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION

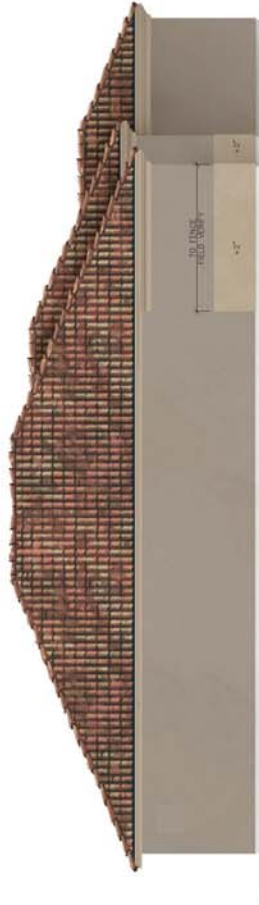


RIGHT ELEVATION



REAR ELEVATION

"A" (SPANISH)



LEFT ELEVATION



FRONT ELEVATION

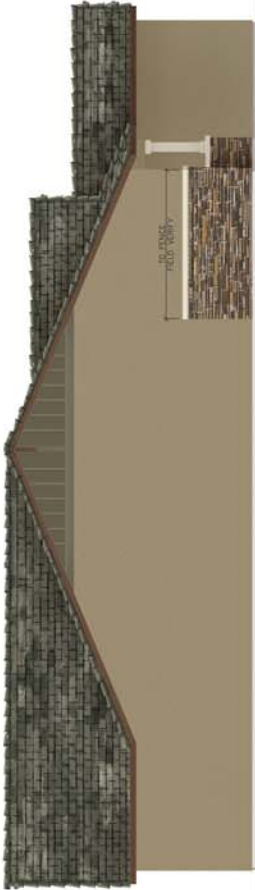


RIGHT ELEVATION



REAR ELEVATION

"B" (SOUTHERN ITALIAN)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

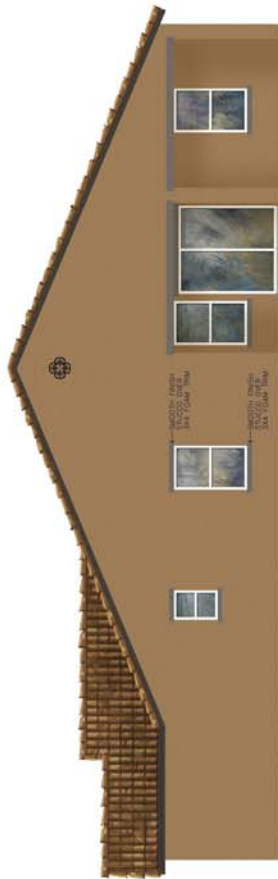


REAR ELEVATION

"D" (CRAFTSMAN)



REAR ELEVATION

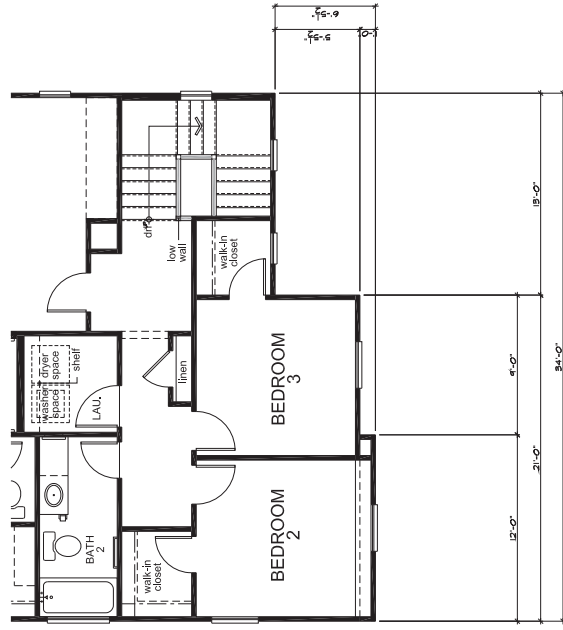


RIGHT ELEVATION

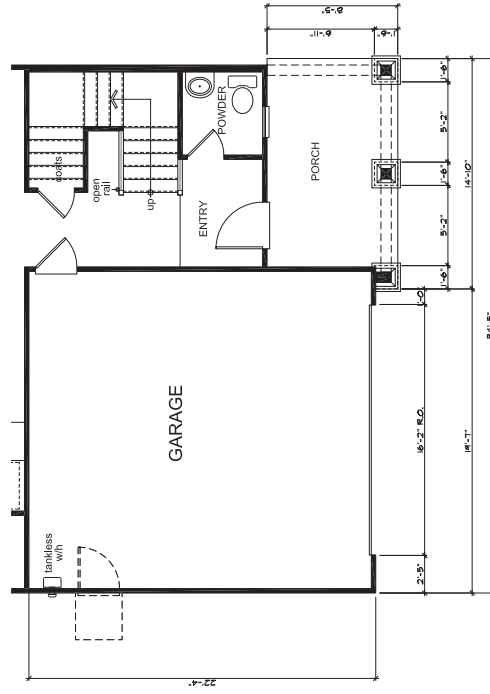


EXTENDED COVERED PATIO OPTION

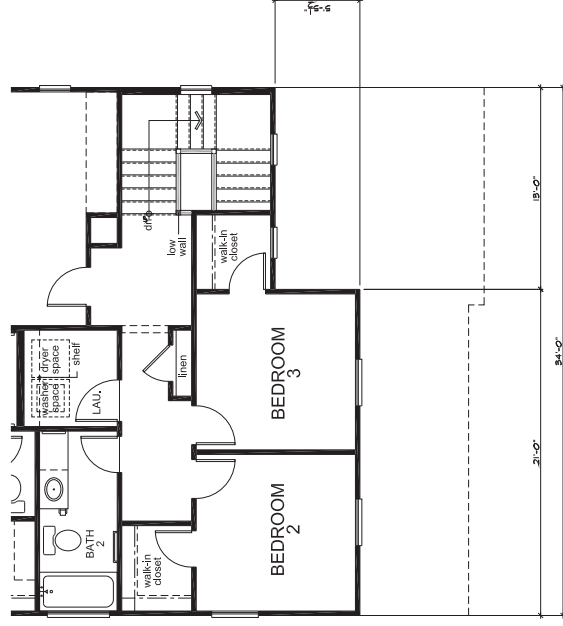




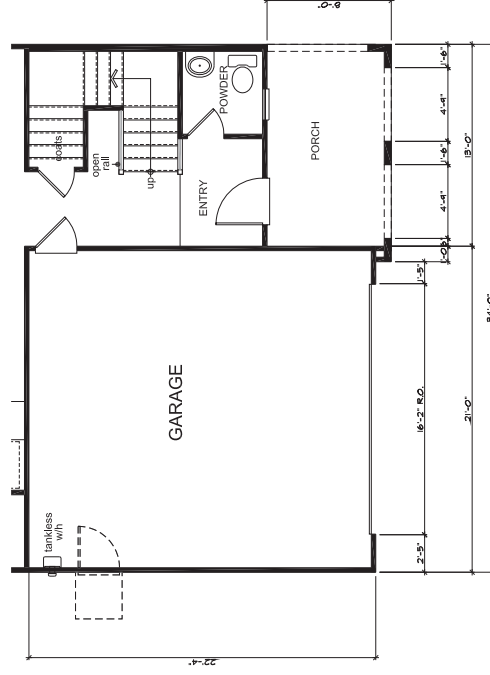
Partial Second Floor Plan 'D'



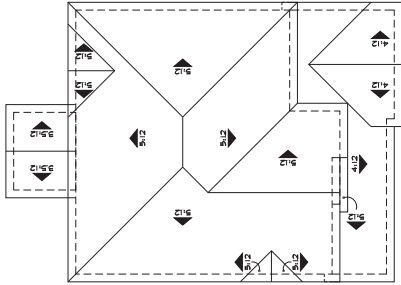
Partial First Floor Plan 'D'



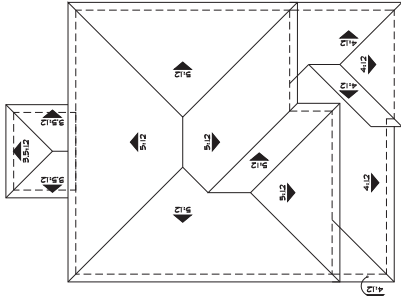
Partial Second Floor Plan 'B'



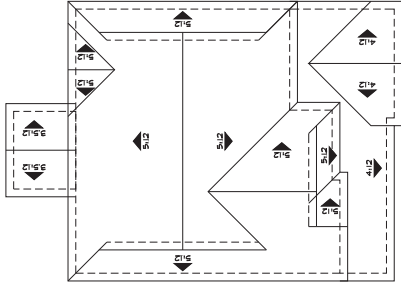
Partial First Floor Plan 'B'



Roof Plan 'A'



Roof Plan 'B'



Roof Plan 'D'



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

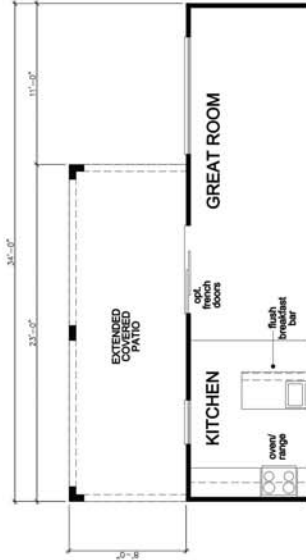
"D" (Craftsman)



PARTIAL REAR ELEVATION



PARTIAL LEFT ELEVATION

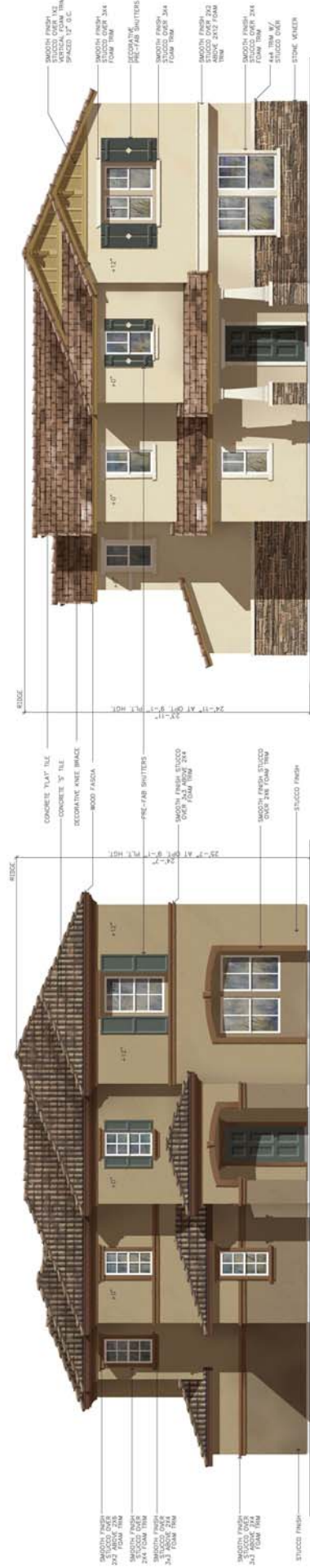


PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION



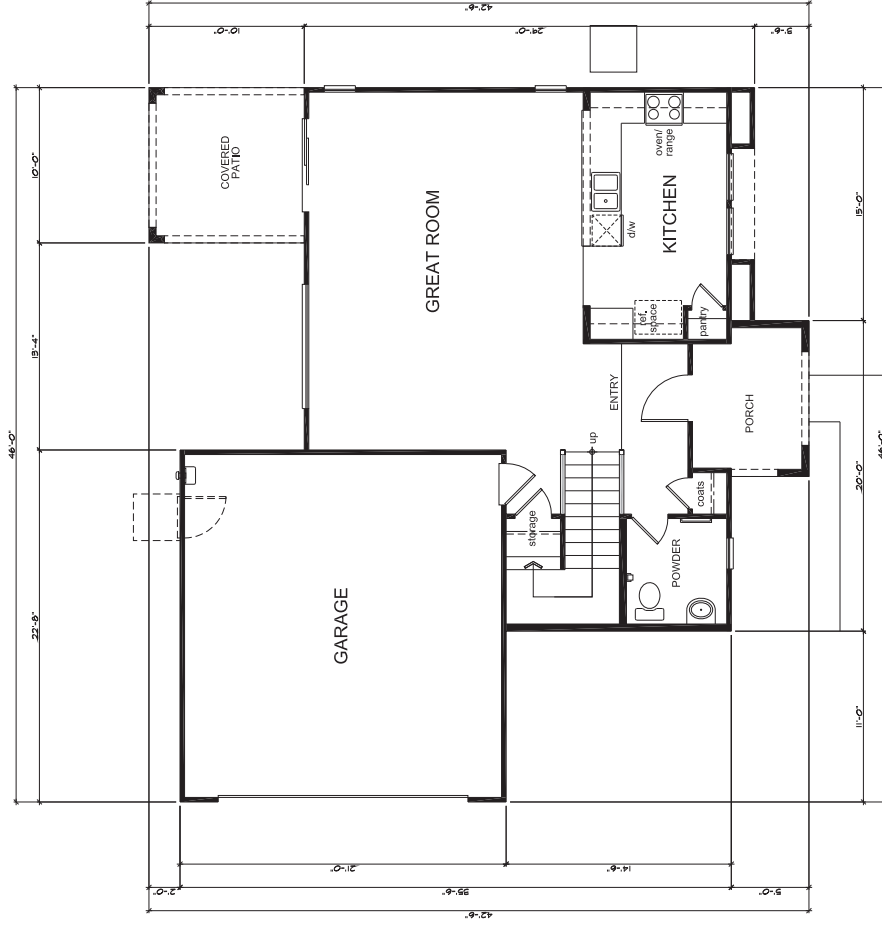
"A" (Spanish)



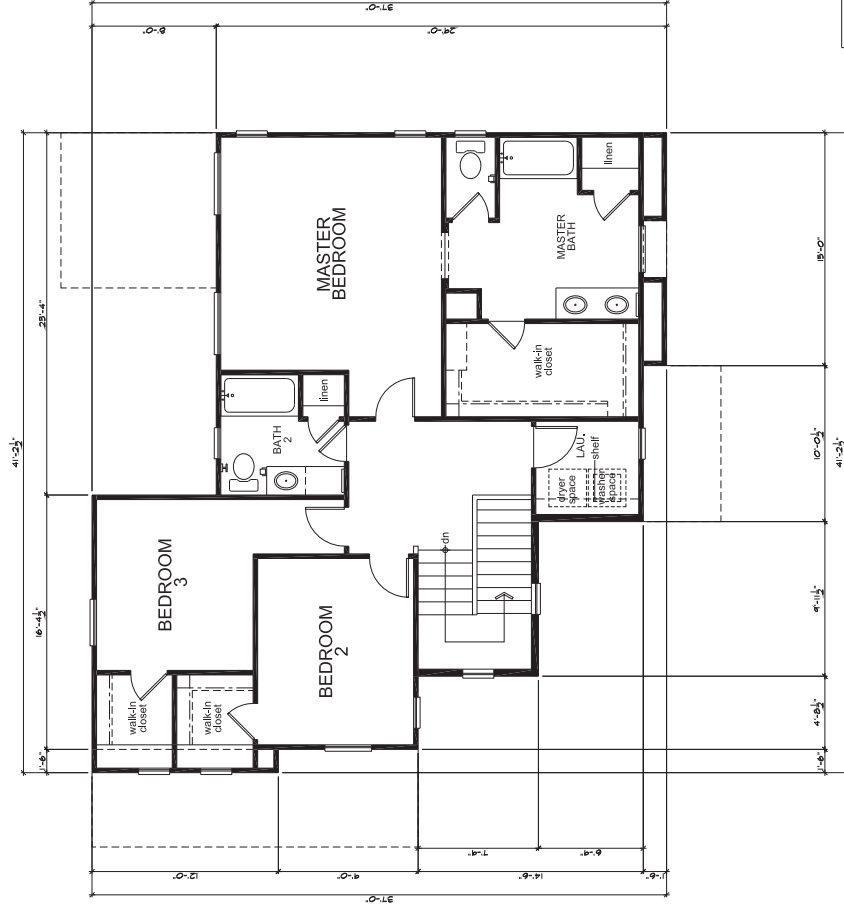
"D" (Craftsman)



"B" (Southern Italian)

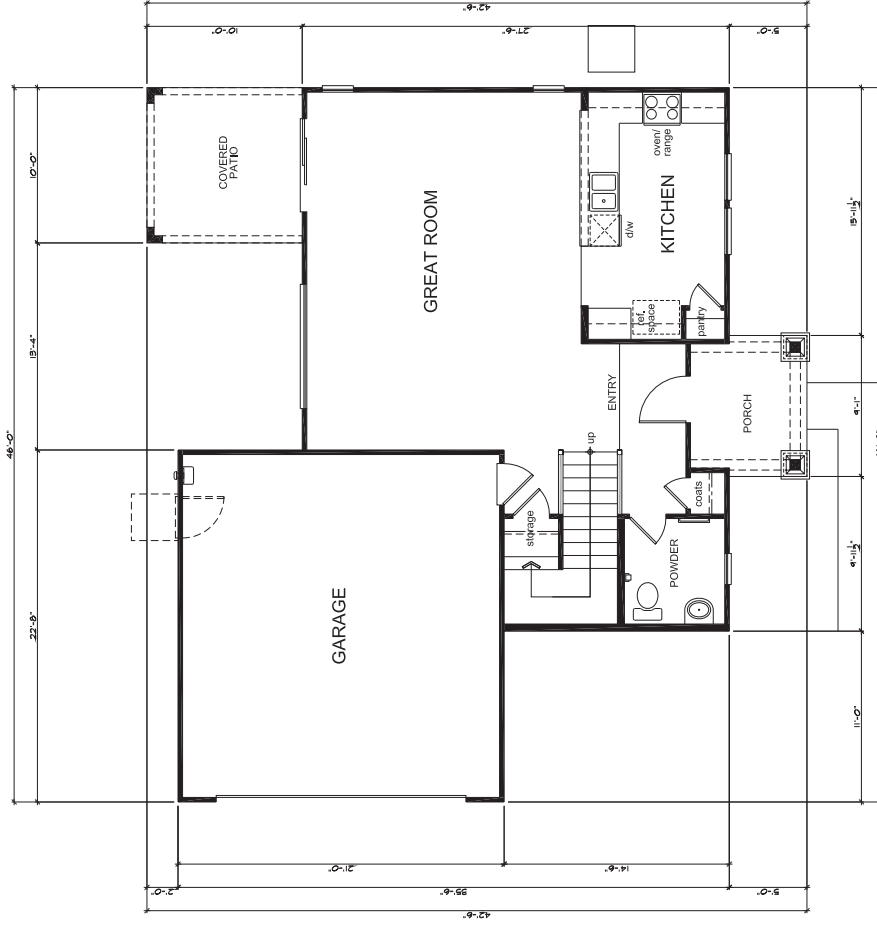


SQUARE FOOTAGE	
PLAN 'B' SUMMARY	
FIRST FLOOR AREA	790 SQ. FT.
SECOND FLOOR AREA	902 SQ. FT.
TOTAL AREA	1692 SQ. FT.
COVERED PATIO AREA	190 SQ. FT.
PORCH AREA	100 SQ. FT.
ELEVATION DATA	
ELEVATION A'	100 SQ. FT.
ELEVATION B'	100 SQ. FT.
ELEVATION D'	100 SQ. FT.
PATIO AREA	254 SQ. FT.
OPT. EST. COVD. PATIO AREA	254 SQ. FT.



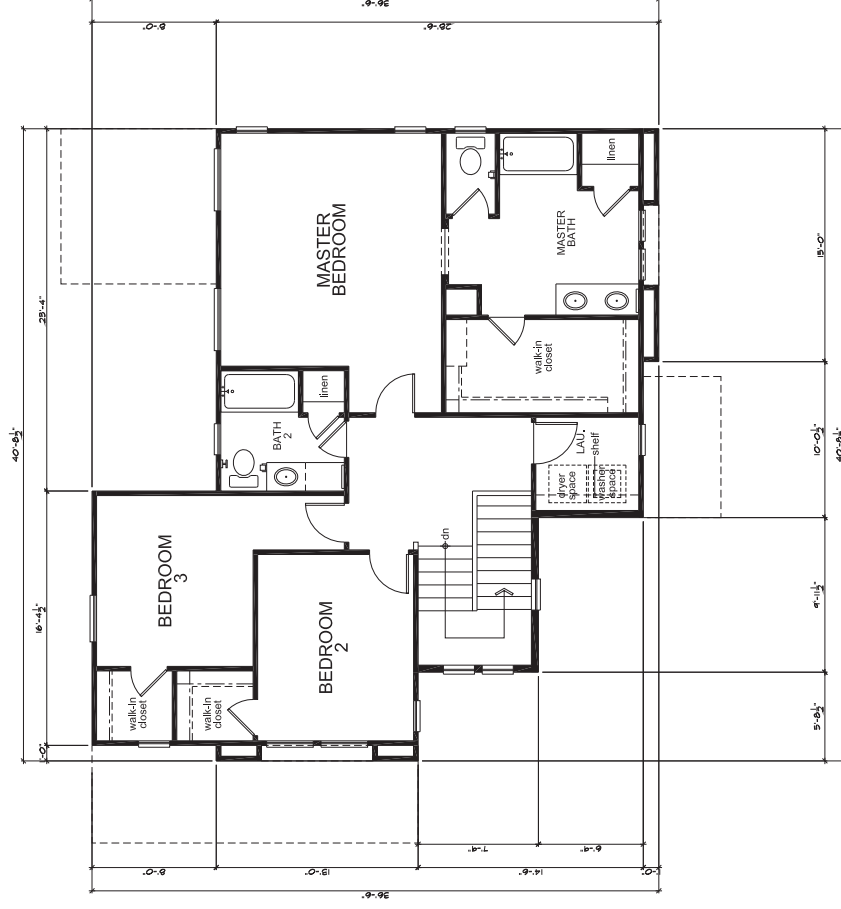
First Floor Plan 'B'

Second Floor Plan 'B'

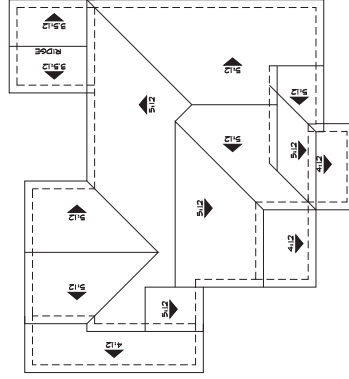


SQUARE FOOTAGE	
PLAN 'D' SUMMARY	
FIRST FLOOR AREA	740 SQ. FT.
SECOND FLOOR AREA	972 SQ. FT.
TOTAL AREA	1,712 SQ. FT.
BASEMENT AREA	1,000 SQ. FT.
PORCH AREA	100 SQ. FT.
PATIO AREA	100 SQ. FT.
OPT. EST. COVD. PATIO AREA	254 SQ. FT.

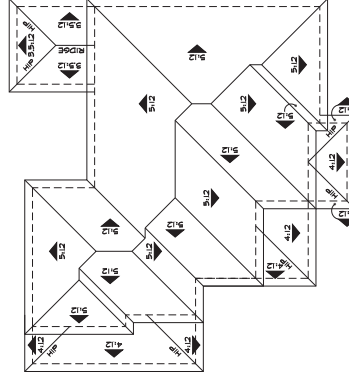
First Floor Plan 'D'



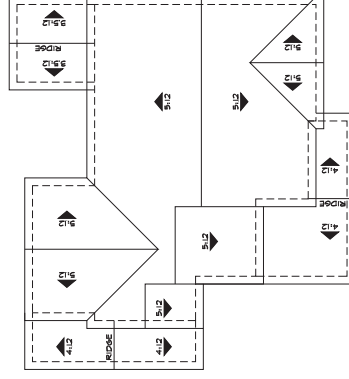
Second Floor Plan 'D'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"A" (Spanish)





LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

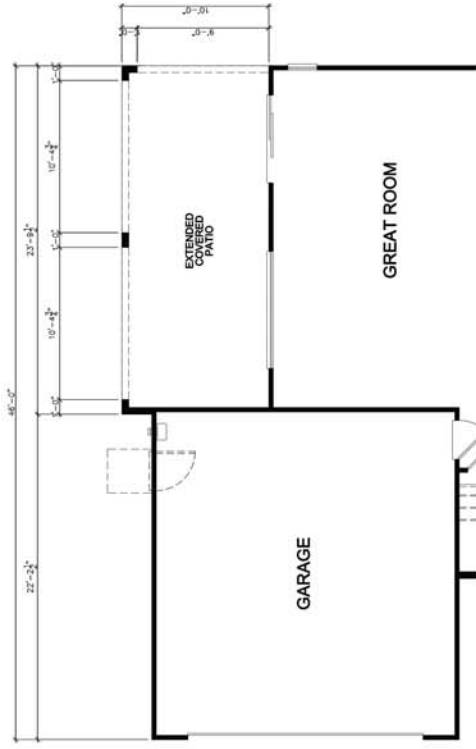
"D" (Craftsman)



REAR ELEVATION



RIGHT ELEVATION



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION



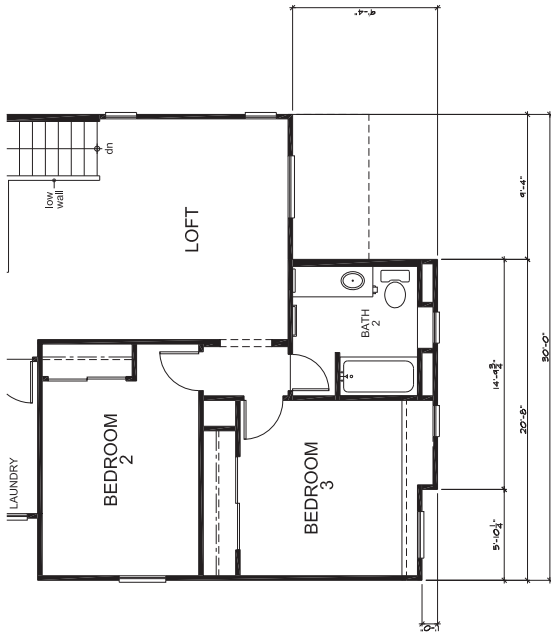
"A" (Spanish)



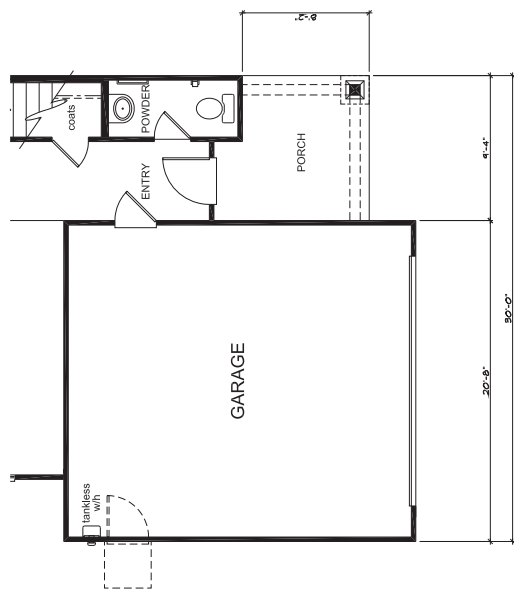
"B" (Southern Italian)



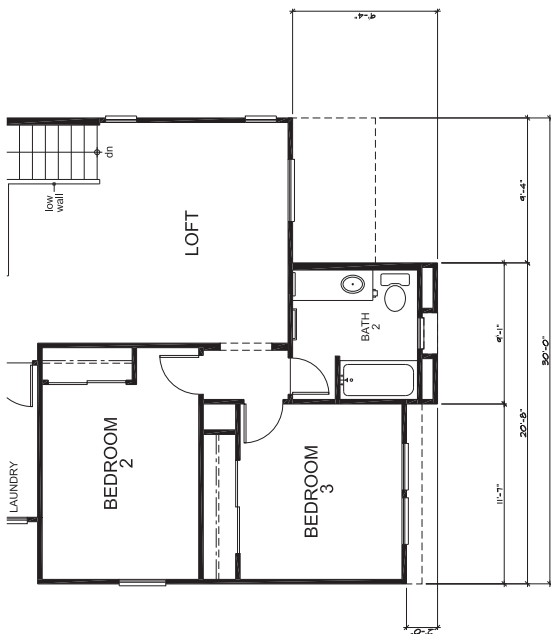
"D" (Craftsman)



Partial Second Floor Plan 'D'



Partial First Floor Plan 'D'

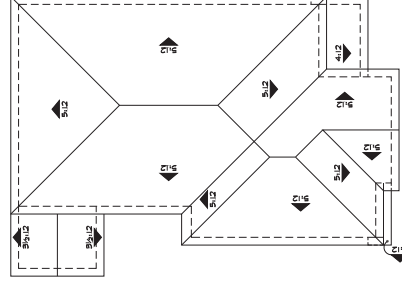
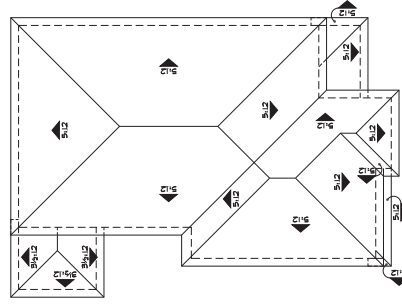
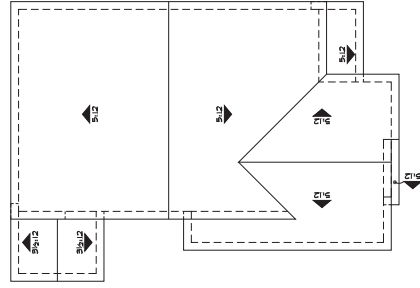


Partial Second Floor Plan 'B'



Partial First Floor Plan 'B'

SQUARE FOOTAGE			
PLAN # 22005			
FIRST FLOOR AREA	179	50 FT.	50 FT.
SECOND FLOOR AREA	185	50 FT.	50 FT.
TOTAL AREA	364	50 FT.	50 FT.
GARAGE AREA	46	50 FT.	50 FT.
PORCH AREA	46	50 FT.	50 FT.
ELEVATION A	56	50 FT.	50 FT.
ELEVATION B	56	50 FT.	50 FT.
ELEVATION C	56	50 FT.	50 FT.
GOV'D PATIO AREA	80	50 FT.	50 FT.
OPT. EXT. GOV'D PATIO	111	50 FT.	50 FT.





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

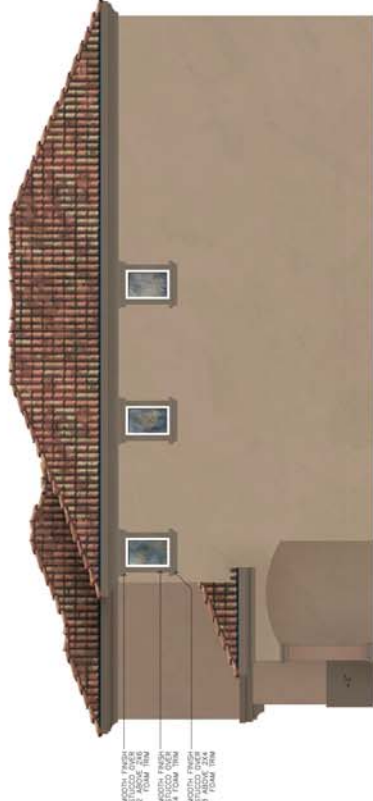
"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

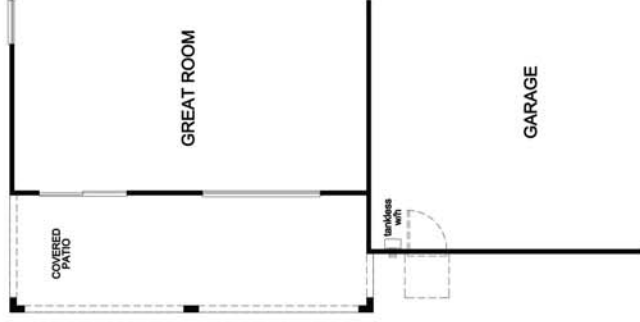
"D" (Craftsman)



PARTIAL REAR ELEVATION (A)



PARTIAL LEFT ELEVATION (A)



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

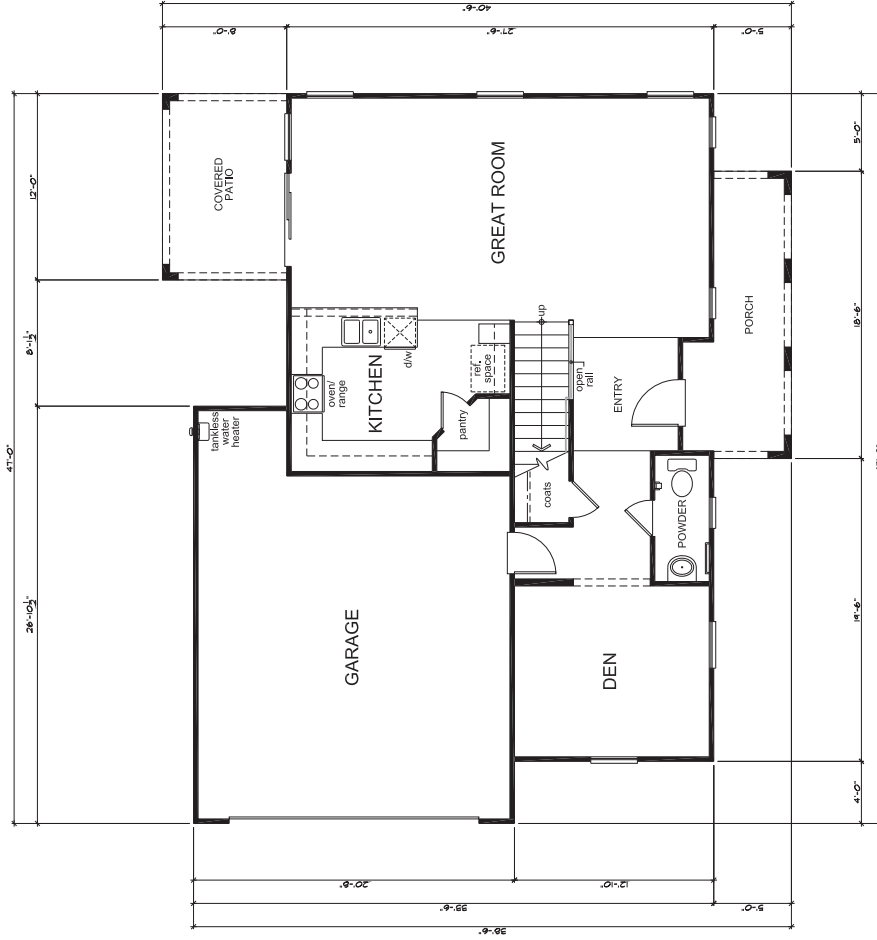


"A" (SPANISH)



"B" (SOUTHERN ITALIAN)

"D" (CRAFTSMAN)

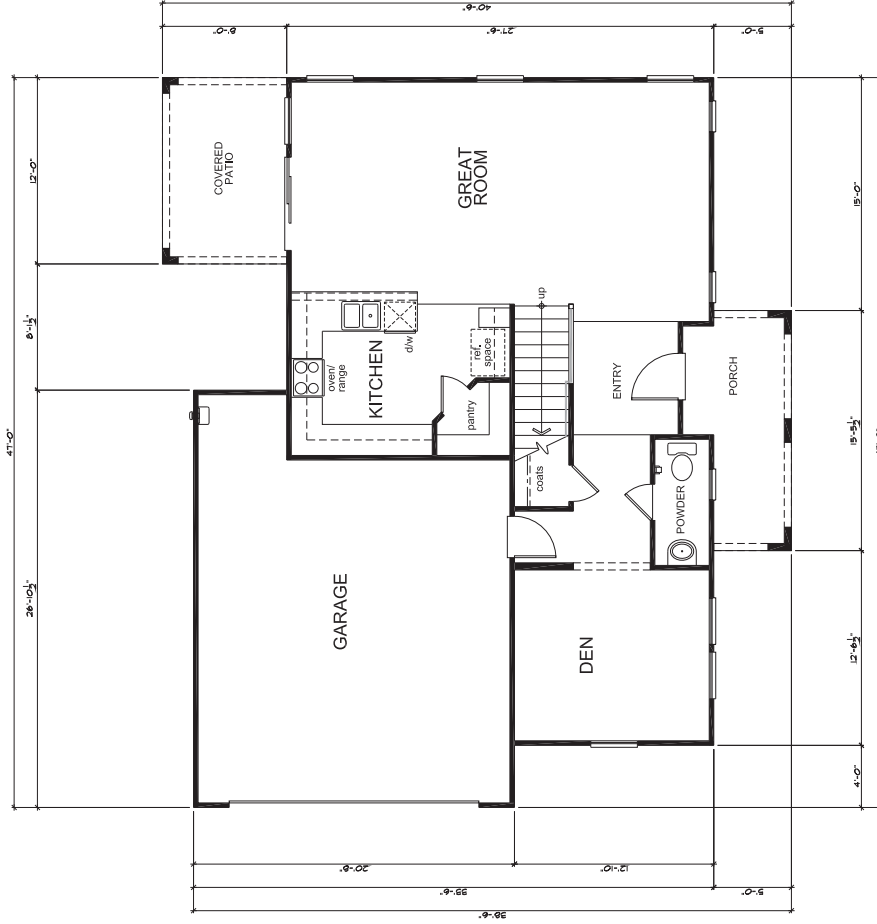


SQUARE FOOTAGE	
PLAN F #2121	
FIRST FLOOR AREA	904
SECOND FLOOR AREA	1739
TOTAL AREA	2680
COVERED PATIO AREA	90
PORCH AREA	90
ELEVATION A'	4'
ELEVATION B'	4'
ELEVATION D'	4'
PATIO AREA	90
OPT. EST. COVERED PATIO AREA	90



First Floor Plan 'A'

Second Floor Plan 'A'

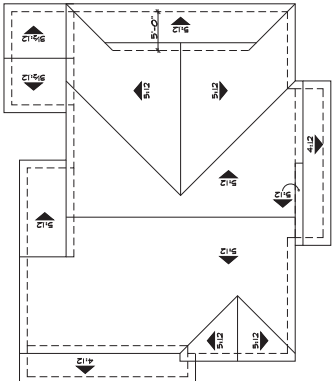


SQUARE FOOTAGE	
PLAN F #2128	
FIRST FLOOR AREA	904
SECOND FLOOR AREA	1739
TOTAL AREA	2680 SQ. FT.
PORCH AREA	90
COVERED PATIO AREA	90
OPEN PATIO AREA	90
OFF. EST. COVD. PATIO AREA	90

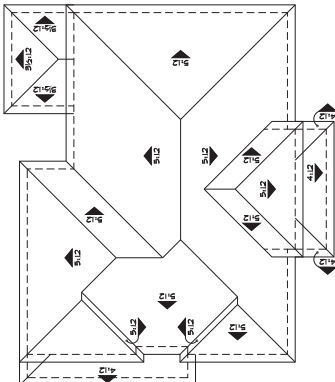


First Floor Plan 'B'

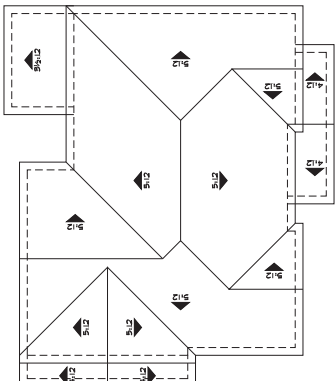
Second Floor Plan 'B'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



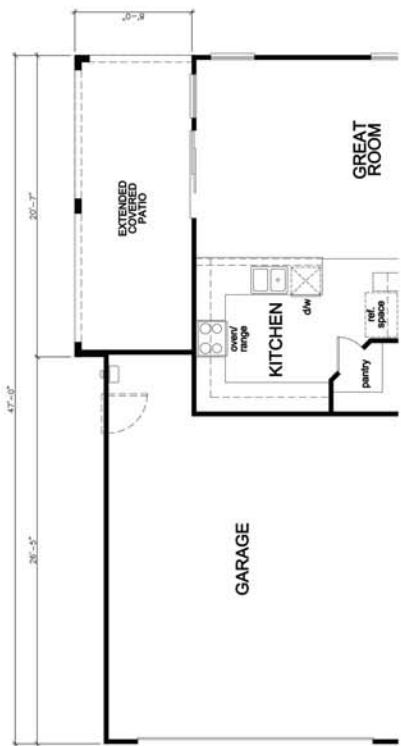
REAR ELEVATION



PARTIAL REAR ELEVATION

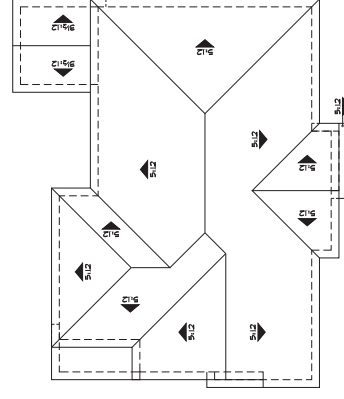
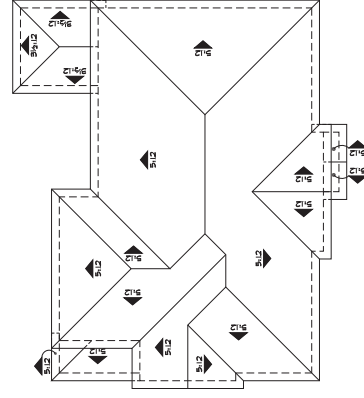
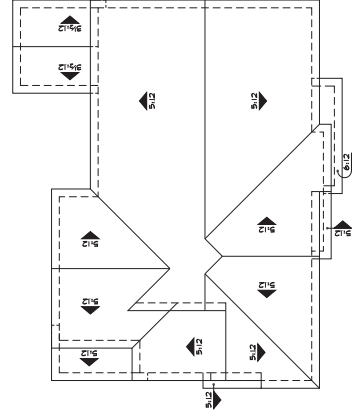


PARTIAL RIGHT ELEVATION



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

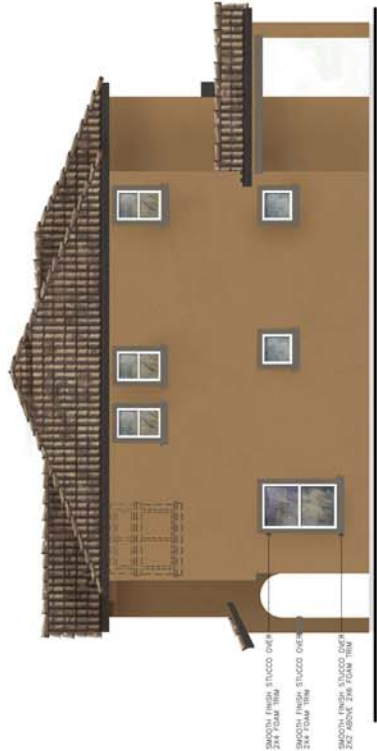




LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

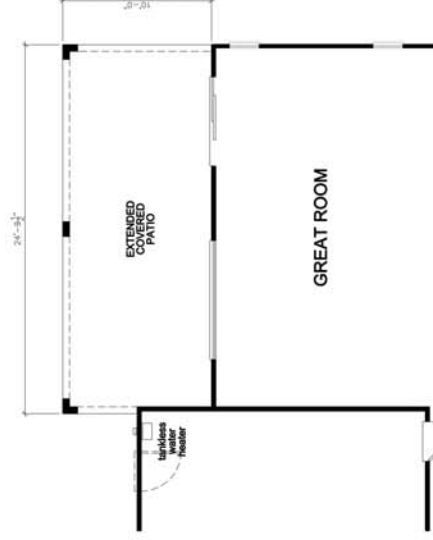
"B" (Southern Italian)



PARTIAL REAR ELEVATION (A)



PARTIAL RIGHT ELEVATION (A)



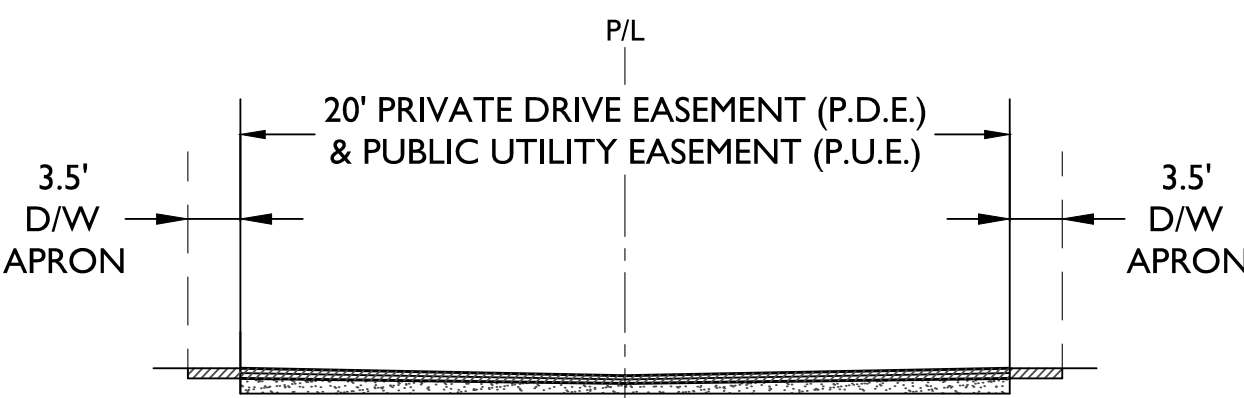
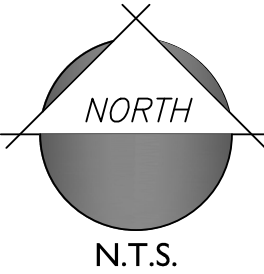
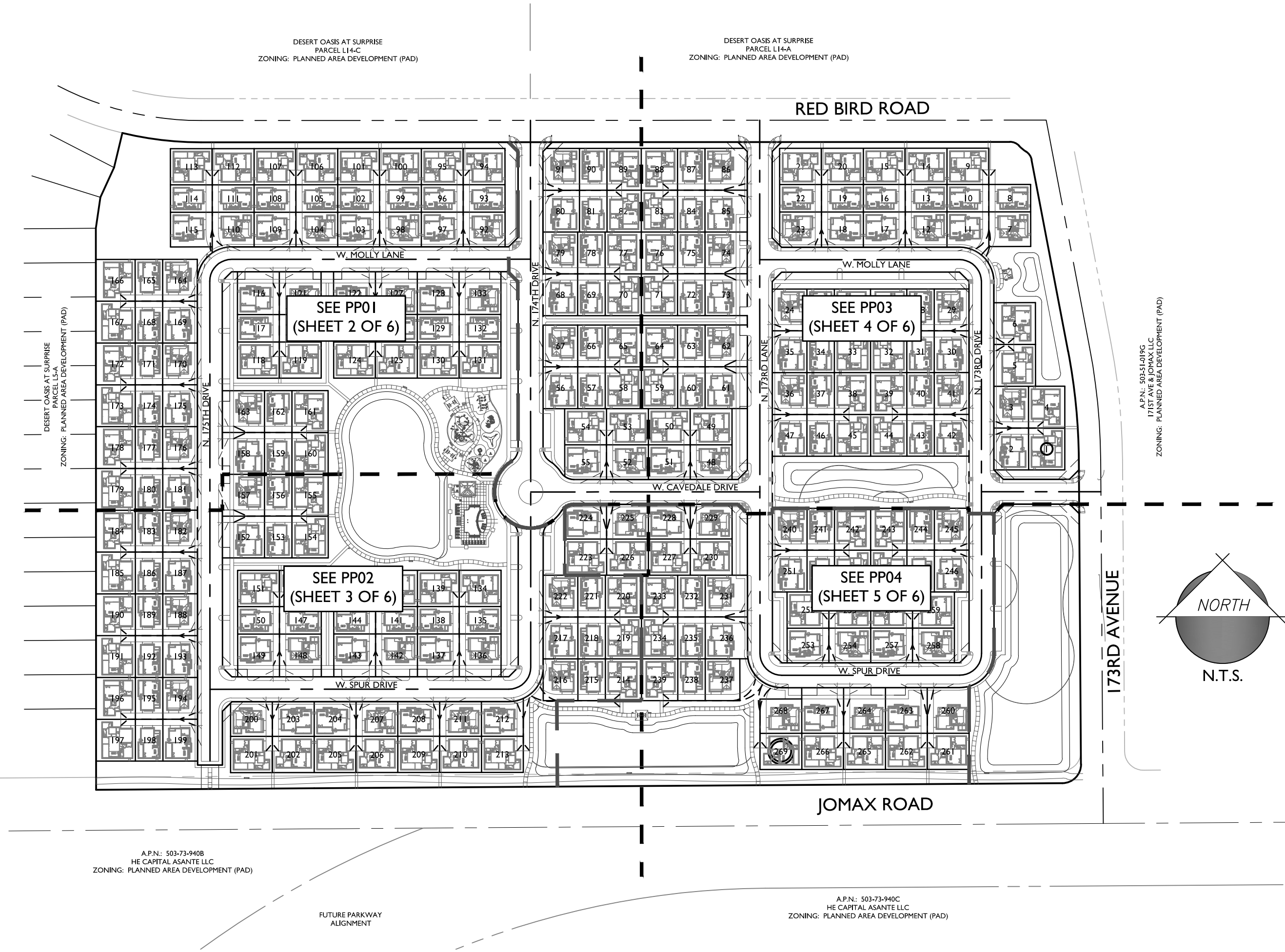
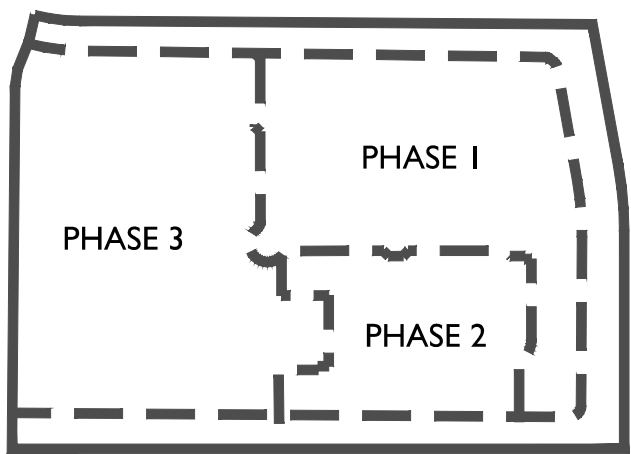
PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

PRELIMINARY PLAT FOR CORTANA AT DESERT OASIS AT SURPRISE

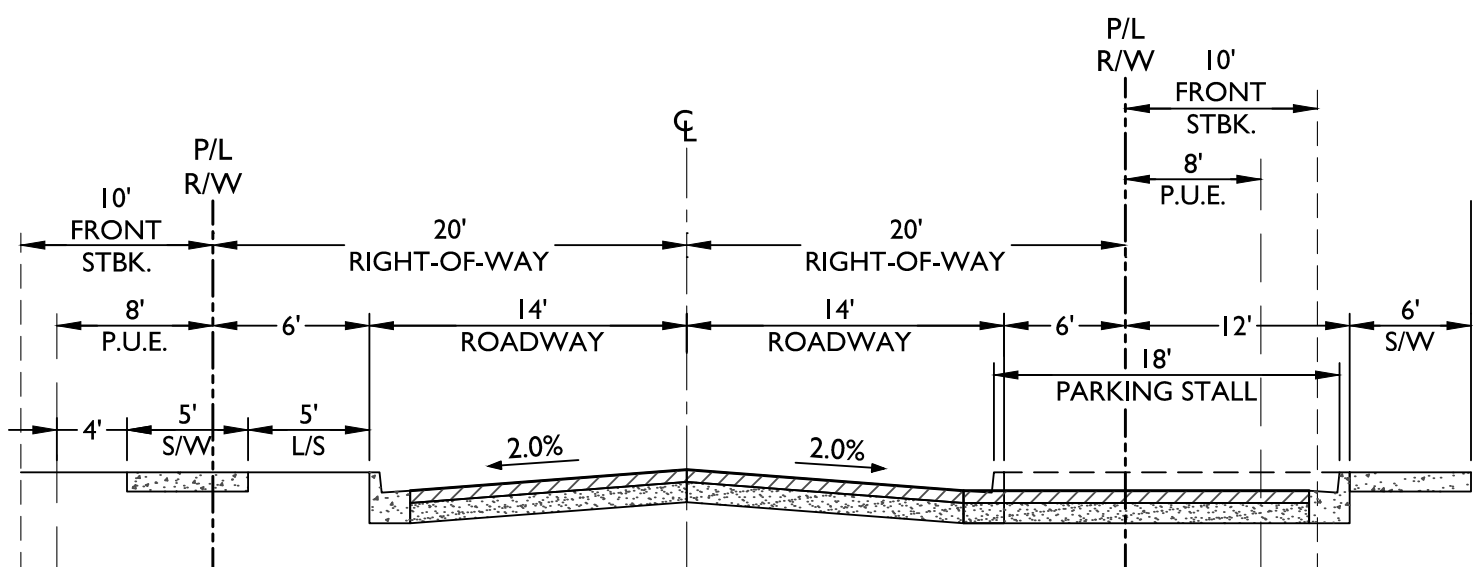
A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHASE KEY MAP



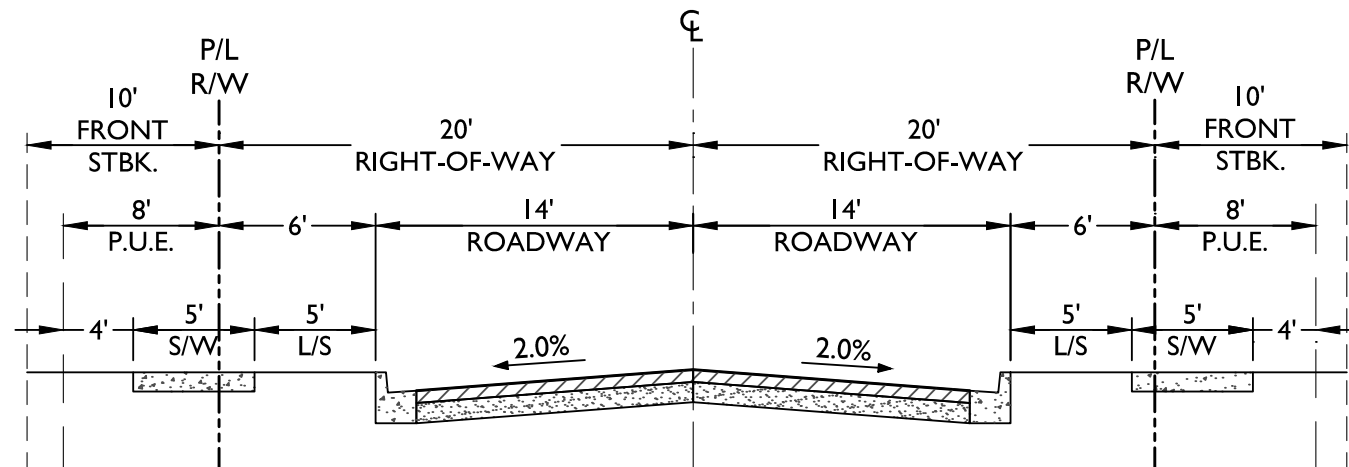
PRIVATE DRIVE EASEMENT (MOTORCOURT)

N.T.S.



PUBLIC STREET WITH 90° PARKING

N.T.S.



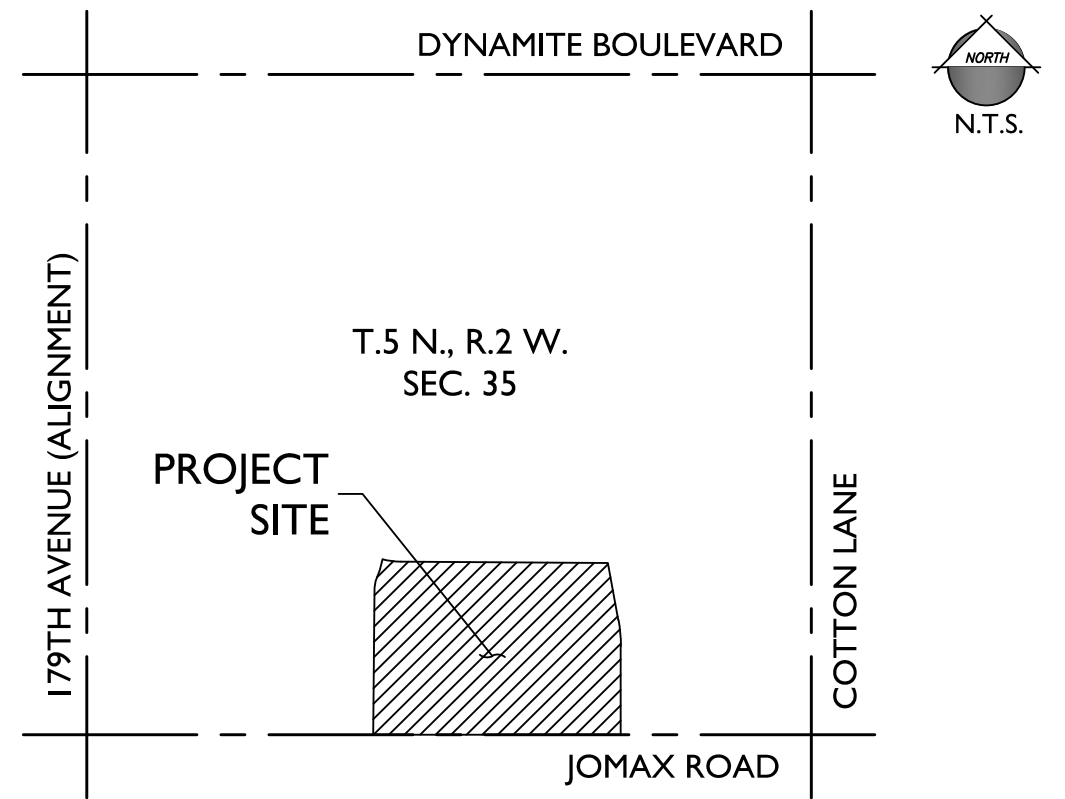
PUBLIC STREET WITHOUT 90° PARKING

N.T.S.

AMENDED SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

STANDARD	EXISTING CLUSTER STANDARDS	PROPOSED CLUSTER STANDARDS
MINIMUM WIDTH	35'	35'
MINIMUM LOT AREA	2,500 S.F.	2,500 S.F.
MINIMUM LOT DEPTH	72'	67'
FRONT SETBACK (LIVABLE)	10'	3'
FRONT SETBACK (GARAGE)	8'	3'
REAR SETBACK (HOUSE)	10'	5'
REAR SETBACK (GARAGE)	3'	3'
SIDE SETBACK (HOUSE)	5' / 5'	5' / 5'
SIDE SETBACK (GARAGE)	3'	3'
STREET SIDE (HOUSE)	7'	7'
STREET SIDE (GARAGE)	5'	5'
BUILDING COVERAGE	55%	55% - 2 STORIES 65% - 1 STORY
AVERAGE DENSITY	6 DU/AC	6.5 DU/AC

VICINITY MAP



PROJECT TEAM

DEVELOPER:
KB HOMES PHOENIX INC.
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: JASON JARVIS

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN AUXIER, P.E.

PROJECT DATA

A.P.N.: 503-51-022D; 019L
EXISTING GENERAL PLAN: NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
(ORDINANCE NO. 00-18)
RELATED CASE NO.'S: PADA04-409
PADA06-024

GROSS AREA: +/- 41.33 ACRES
NET AREA: +/- 36.89 ACRES

NO. OF LOTS
PHASE 1: 91
PHASE 2: 47
PHASE 3: 131
TOTAL: 269

GROSS DENSITY: 6.5 DU/AC
NET DENSITY: 7.3 DU/AC

OVERALL OPEN SPACE: +/- 8.49 ACRES (20.5%)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PAD99-129 FOR PARCEL L6 OF DESERT OASIS AT SURPRISE OR AS SUBSEQUENTLY AMENDED.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, T5N, R2W OF THE GILA AND SALT RIVER MERIDIAN, WHICH BEARS S89°54'37"W, AS MEASURED AND SHOWN ON PLSS SUBDIVISION RECORD OF SURVEY BOOK 656, PAGE 21, MARICOPA COUNTY RECORDS.

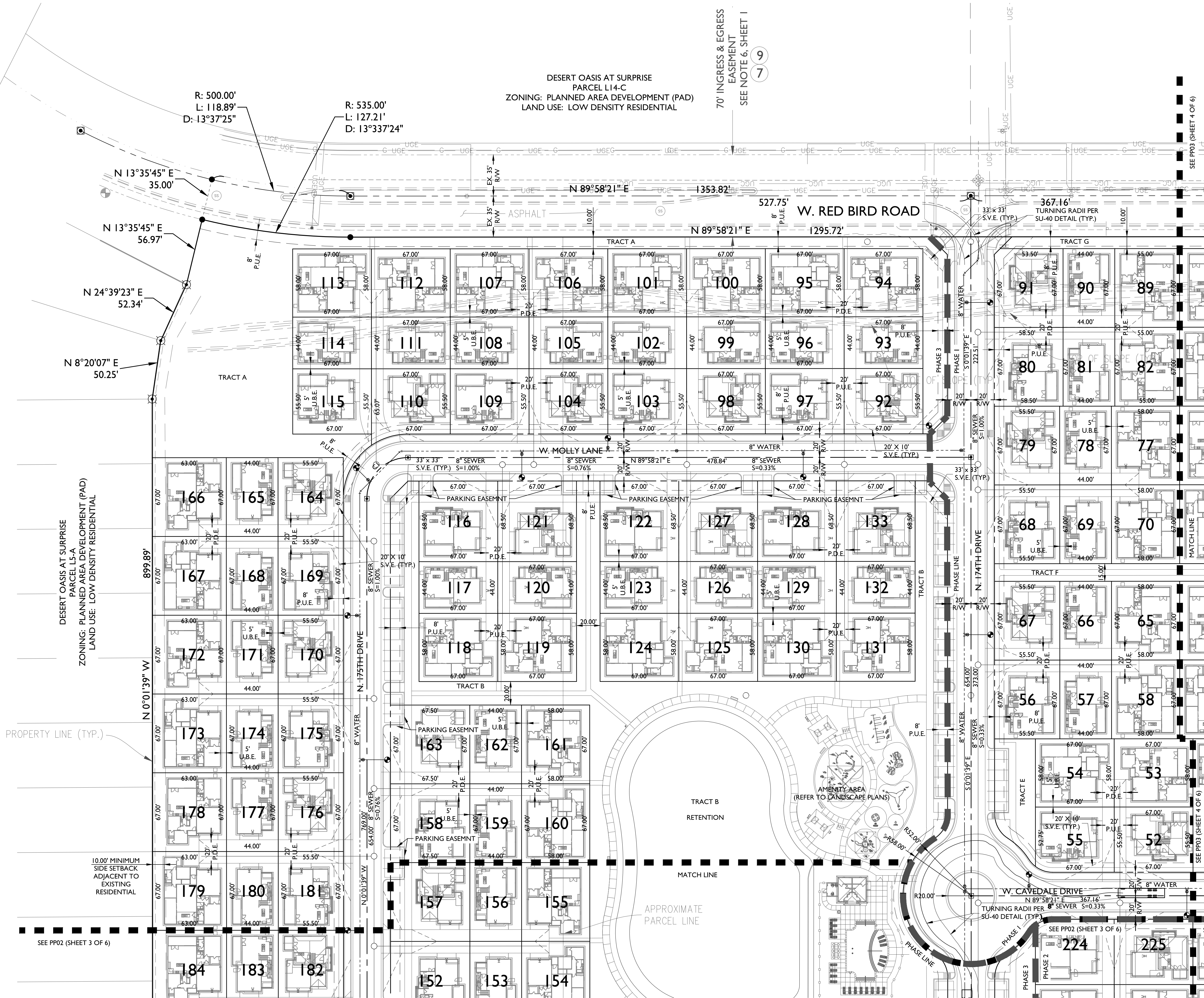
UTILITIES

WATER: CITY OF SURPRISE
SEWER: CITY OF SURPRISE
GAS: SOUTHWEST GAS
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURYLINK / COX
CABLE TV: CENTURYLINK / COX
FIRE: CITY OF SURPRISE
POLICE: CITY OF SURPRISE

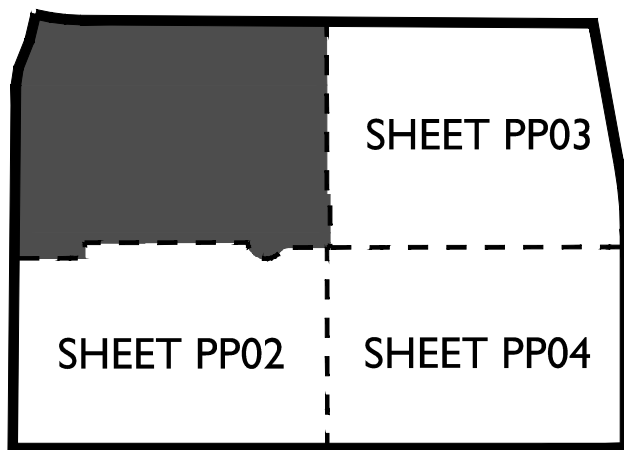
SHEET INDEX

SHEET 1: CS01
SHEET 2: PP01
SHEET 3: PP02
SHEET 4: PP03
SHEET 5: PP04
SHEET 6: PP05

COVERSHEET
PRELIMINARY PLAT
PRELIMINARY PLAT
PRELIMINARY PLAT
PRELIMINARY PLAT
DATA TABLES & LOT DIAGRAMS



KEY MAP

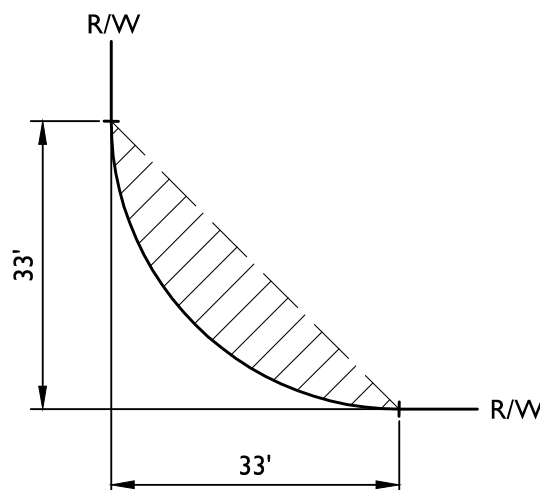


LINE LEGEND

- MATCH LINE
- PHASE LINE

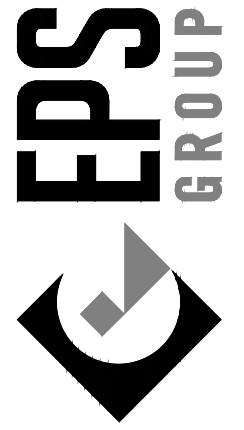
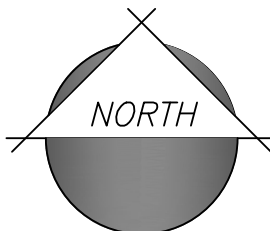
SCHEDULE B DOCUMENTS

- 7. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED FEBRUARY 25, 2005 AS 2005-234087 OF OFFICIAL RECORDS.
- 9. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED OCTOBER 04, 2005 AS 2005-1472852 OF OFFICIAL RECORDS.
- 11. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 2005-615175 OF OFFICIAL RECORDS.



TYPICAL S.V.T. EASEMENT

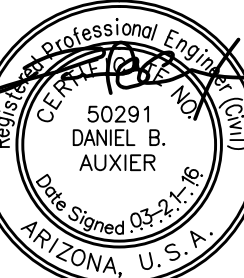
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	54.98'	35.00'	49.50'	90°00'00"
C2	54.98'	35.00'	49.50'	90°00'00"
C3	54.98'	35.00'	49.50'	90°00'00"
C4	54.98'	35.00'	49.50'	90°00'00"
C5	54.98'	35.00'	49.50'	90°00'00"
C6	23.78'	55.00'	23.60'	24°46'28"



Revisions:
SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL
NOVEMBER 24, 2015 - 1ST PRE-PLAT SUBMITTAL
JANUARY 27, 2016 - 2ND PRE-PLAT SUBMITTAL
MARCH 1, 2016 - 3RD PRE-PLAT SUBMITTAL
MARCH 21, 2016 - 4TH PRE-PLAT SUBMITTAL



Designer: JH
Drawn by: DCH

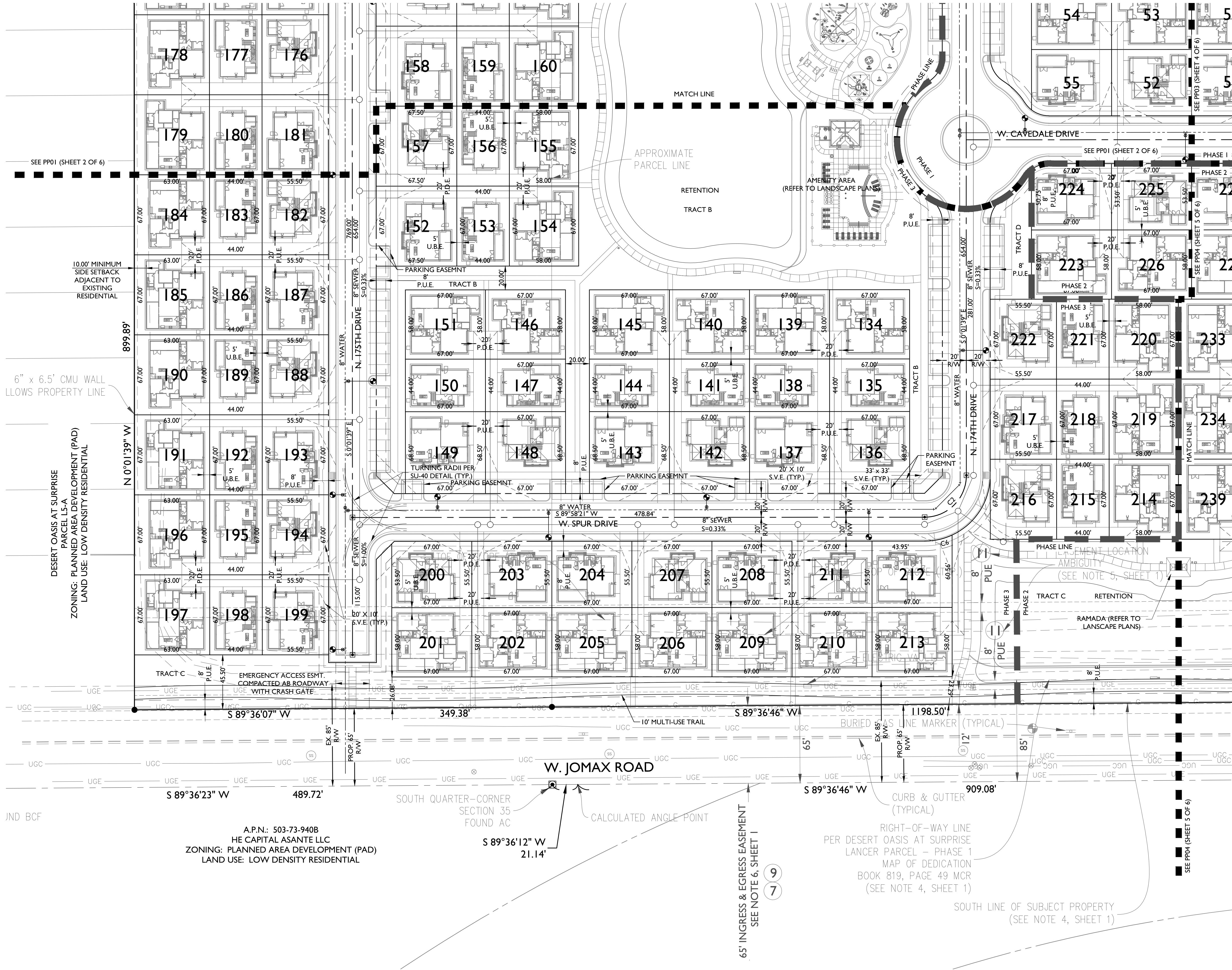


Expires: 12/31/2018

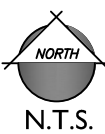
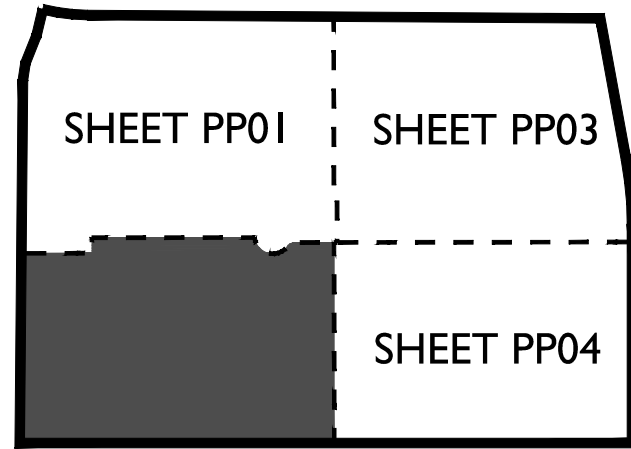
Job No.
15-296

PP01

Sheet No.
2
of 6



KEY MAP

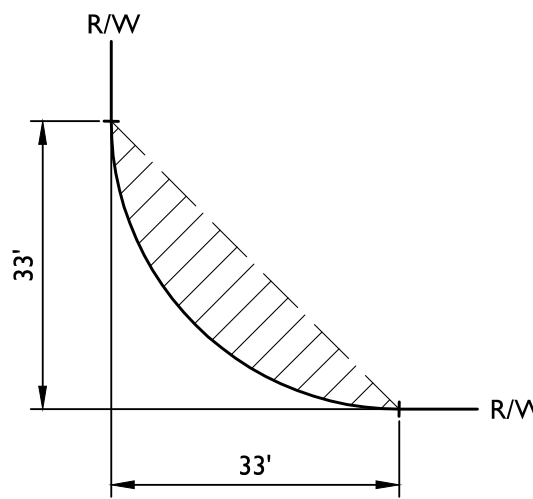


LINE LEGEND

- MATCH LINE
- PHASE LINE

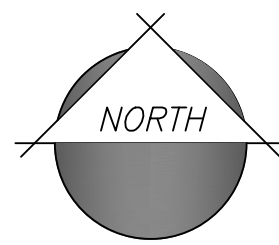
SCHEDULE B DOCUMENTS

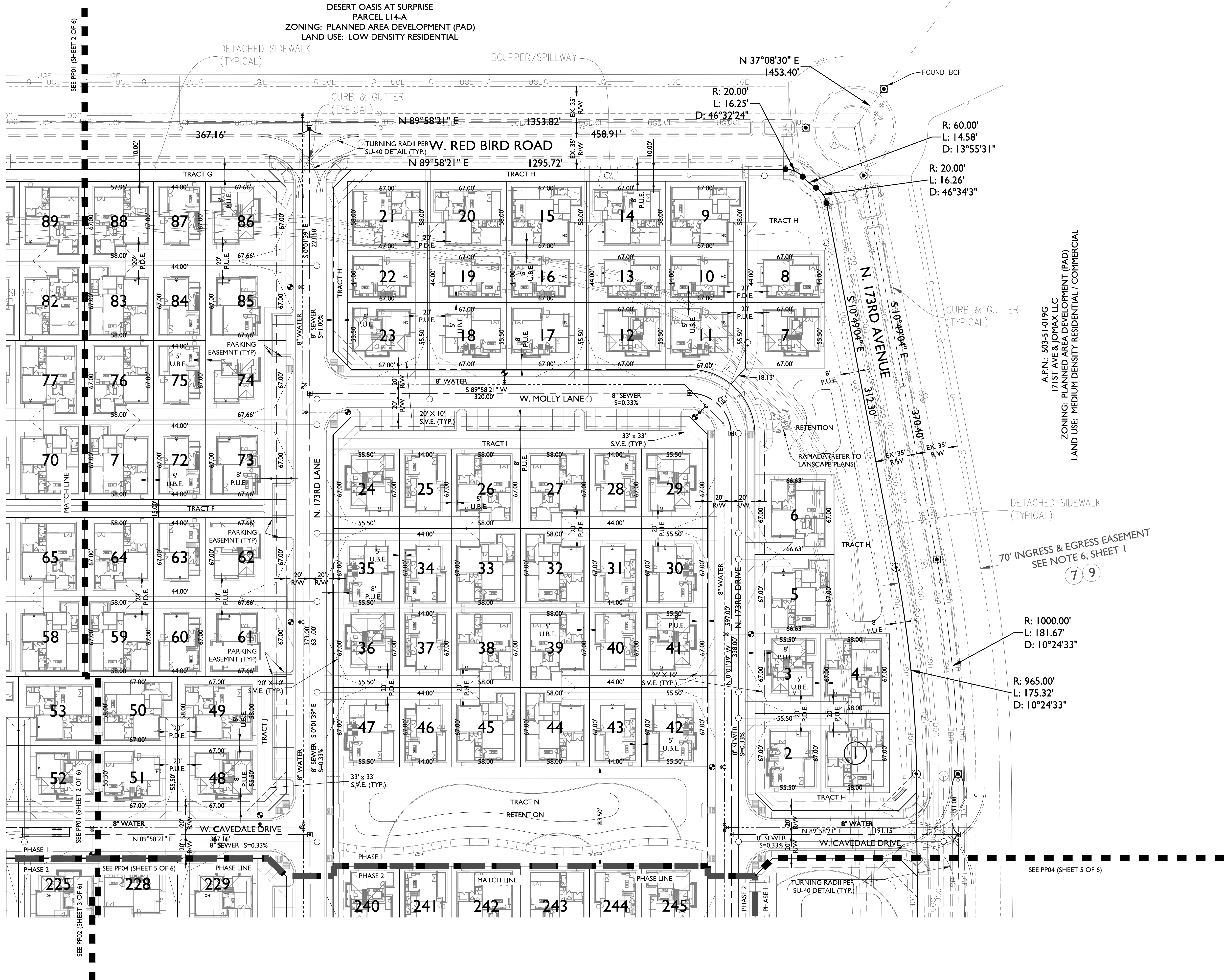
- THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED FEBRUARY 25, 2005 AS 2005-234087 OF OFFICIAL RECORDS.
- THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED OCTOBER 04, 2005 AS 2005-1472852 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 2005-615175 OF OFFICIAL RECORDS.



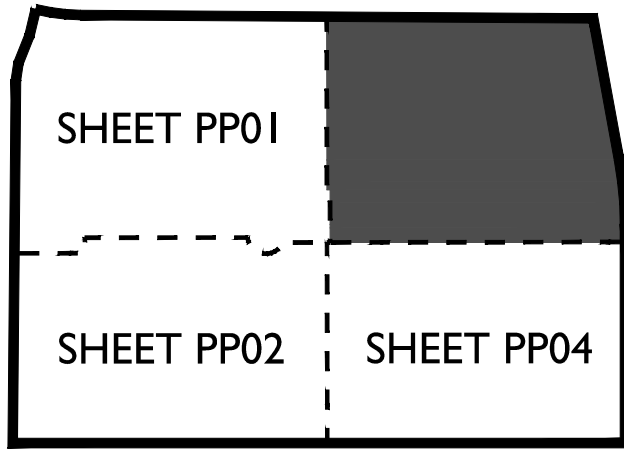
TYPICAL S.V.T. EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	54.98'	35.00'	49.50'	90°00'00"
C2	54.98'	35.00'	49.50'	90°00'00"
C3	54.98'	35.00'	49.50'	90°00'00"
C4	54.98'	35.00'	49.50'	90°00'00"
C5	54.98'	35.00'	49.50'	90°00'00"
C6	23.78'	55.00'	23.60'	24°46'28"





KEY MAP

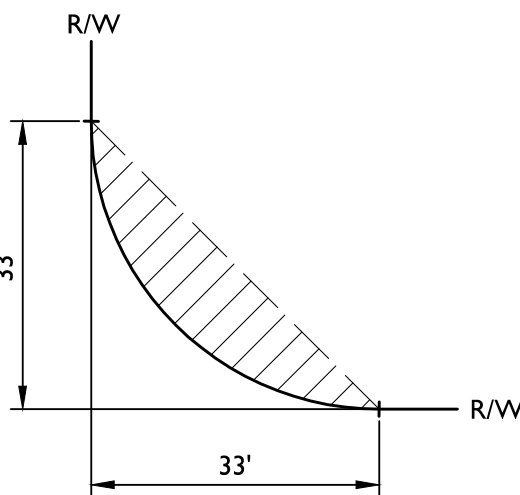


LINE LEGEND

- MATCH LINE
- PHASE LINE

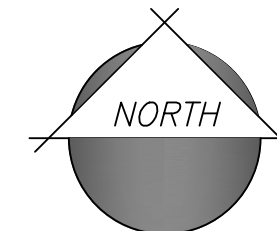
SCHEDULE B DOCUMENTS

- 7 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED FEBRUARY 25, 2005 AS 2005-234087 OF OFFICIAL RECORDS.
- 9 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED OCTOBER 04, 2005 AS 2005-1472852 OF OFFICIAL RECORDS.
- 11 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 2005-615175 OF OFFICIAL RECORDS.



TYPICAL S.V.T. EASEMENT

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2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

CORTANA AT DESERT OASIS AT SURPRISE

PRELIMINARY PLAT

Project:

Revisions:

SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL
NOVEMBER 24, 2015 - 1ST PRE-PLAT SUBMITTAL
JANUARY 27, 2016 - 2ND PRE-PLAT SUBMITTAL
MARCH 1, 2016 - 3RD PRE-PLAT SUBMITTAL
MARCH 21, 2016 - 4TH PRE-PLAT SUBMITTAL

Call it first two business days before the sign recording.
Drawn by: JH
Designed by: DCH

Expires: 12/31/2018

Job No.
15-296

PP03

Sheet No.
4
of 6

[illegible]

A.P.N.: 503-73-940C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LOW DENSITY RESIDENTIAL



 MATCH LINE
 PHASE LINE

SCHEDULE B DOCUMENTS

- (7) THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED FEBRUARY 25, 2005 AS 2005-234087 OF OFFICIAL RECORDS.
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Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	3886.00	33	3886.00	65	3886.00	97	3718.50	129	2948.00	161	3886.00	193	3718.50	225	3584.50	257	3718.50
2	3718.50	34	2948.00	66	2948.00	98	3718.50	130	3886.00	162	2948.00	194	3718.50	226	3886.00	258	3718.50
3	3718.50	35	3718.50	67	3718.50	99	2948.00	131	3886.00	163	4522.50	195	2948.00	227	3886.00	259	3886.00
4	3886.00	36	3718.50	68	3718.50	100	3886.00	132	2948.00	164	3718.50	196	4221.00	228	3584.50	260	4901.34
5	4463.88	37	2948.00	69	2948.00	101	3886.00	133	4589.50	165	2948.00	197	4221.00	229	3584.50	261	3886.00
6	4463.88	38	3886.00	70	3886.00	102	2948.00	134	3886.00	166	4221.00	198	2948.00	230	3886.00	262	3886.00
7	3718.50	39	3886.00	71	3886.00	103	3718.50	135	2948.00	167	4221.00	199	3718.50	231	4533.49	263	4891.00
8	2948.00	40	2948.00	72	2948.00	104	3718.50	136	4589.50	168	2948.00	200	3716.27	232	2948.00	264	4891.00
9	3886.00	41	3718.50	73	4533.49	105	2948.00	137	4589.50	169	3718.50	201	3886.00	233	3886.00	265	3886.00
10	2948.00	42	3718.50	74	4533.49	106	3886.00	138	2948.00	170	3718.50	202	3886.00	234	3886.00	266	3886.00
11	3992.18	43	2948.00	75	2948.00	107	3886.00	139	3886.00	171	2948.00	203	3718.50	235	2948.00	267	4891.00
12	3785.50	44	3886.00	76	3886.00	108	2948.00	140	3886.00	172	4221.00	204	3718.50	236	4534.33	268	4985.44
13	2948.00	45	3886.00	77	3886.00	109	3718.50	141	2948.00	173	4221.00	205	3886.00	237	5391.67	269	3886.00
14	3886.00	46	2948.00	78	2948.00	110	3813.62	142	4589.50	174	2948.00	206	3886.00	238	2948.00	TOTAL 994,887.58 SQ. FT.	
15	3886.00	47	3718.50	79	3718.50	111	2948.00	143	4589.50	175	3718.50	207	3718.50	239	3886.00		
16	2948.00	48	3718.50	80	3718.50	112	3886.00	144	2948.00	176	3718.50	208	3718.50	240	3718.50		
17	3785.50	49	3886.00	81	2948.00	113	3886.00	145	3886.00	177	2948.00	209	3886.00	241	2948.00		
18	3785.50	50	3886.00	82	3886.00	114	2948.00	146	3886.00	178	4221.00	210	3886.00	242	3886.00		
19	2948.00	51	3718.50	83	3886.00	115	3718.50	147	2948.00	179	4221.00	211	3718.50	243	3886.00		
20	3886.00	52	3718.50	84	2948.00	116	4589.50	148	4589.50	180	2948.00	212	3756.64	244	2948.00		
21	3886.00	53	3886.00	85	4533.49	117	2948.00	149	4589.50	181	3718.50	213	3886.00	245	3718.50		
22	2948.00	54	3886.00	86	4520.99	118	3886.00	150	2948.00	182	3718.50	214	3886.00	246	3718.50		
23	3781.00	55	3695.58	87	2948.00	119	3886.00	151	3886.00	183	2948.00	215	2948.00	247	2948.00		
24	3718.50	56	3718.50	88	3886.00	120	2948.00	152	4522.50	184	4221.00	216	4022.74	248	3886.00		
25	2948.00	57	2948.00	89	3886.00	121	4589.50	153	2948.00	185	4221.00	217	3718.50	249	3886.00		
26	3886.00	58	3886.00	90	2948.00	122	4589.50	154	3886.00	186	2948.00	218	2948.00	250	2948.00		
27	3886.00	59	3886.00	91	3706.00	123	2948.00	155	3886.00	187	3718.50	219	3886.00	251	3718.50		
28	2948.00	60	2948.00	92	3718.50	124	3886.00	156	2948.00	188	3718.50	220	3886.00	252	3886.00		
29	3718.50	61	4533.49	93	2948.00	125	3886.00	157	4522.50	189	2948.00	221	2948.00	253	3718.50		
30	3718.50	62	4533.49	94	3886.00	126	2948.00	158	4522.50	190	4221.00	222	3718.50	254	3718.50		
31	2948.00	63	2948.00	95	3886.00	127	4589.50	159	2948.00	191	4221.00	223	3886.00	255	3886.00		
32	3886.00	64	3886.00	96	2948.00	128	4589.50	160	3886.00	192	2948.00	224	3695.58	256	3886.00		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	30680	0.704
B	LANDSCAPE / OPEN SPACE / RETENTION / AMENITIES / PARKING	121487	2.789
C	LANDSCAPE / OPEN SPACE / RETENTION / MOTOR COURT / PARKING	154221	3.537
D	LANDSCAPE / OPEN SPACE / PARKING	3116	0.072
E	LANDSCAPE / OPEN SPACE / PARKING	3116	0.072
F	LANDSCAPE / OPEN SPACE / PARKING	4907	0.113
G	LANDSCAPE / OPEN SPACE	3072	0.071
H	LANDSCAPE / OPEN SPACE / RETENTION / MOTOR COURT	31667	0.727
I	LANDSCAPE / OPEN SPACE / PARKING	8280	0.190
J	LANDSCAPE / OPEN SPACE / PARKING	2674	0.061
K	LANDSCAPE / OPEN SPACE / PARKING	2674	0.061
L	LANDSCAPE / OPEN SPACE / PARKING	2555	0.059
M	LANDSCAPE / OPEN SPACE / PARKING	2555	0.059
N	LANDSCAPE / OPEN SPACE / RETENTION	26303	0.604
TOTAL PARKING & MOTOR COURT TRACT AREA		23,888	0.547
TOTAL OPEN SPACE TRACT AREA		373,419	8.572
TOTAL TRACT AREA		397,307	9.119

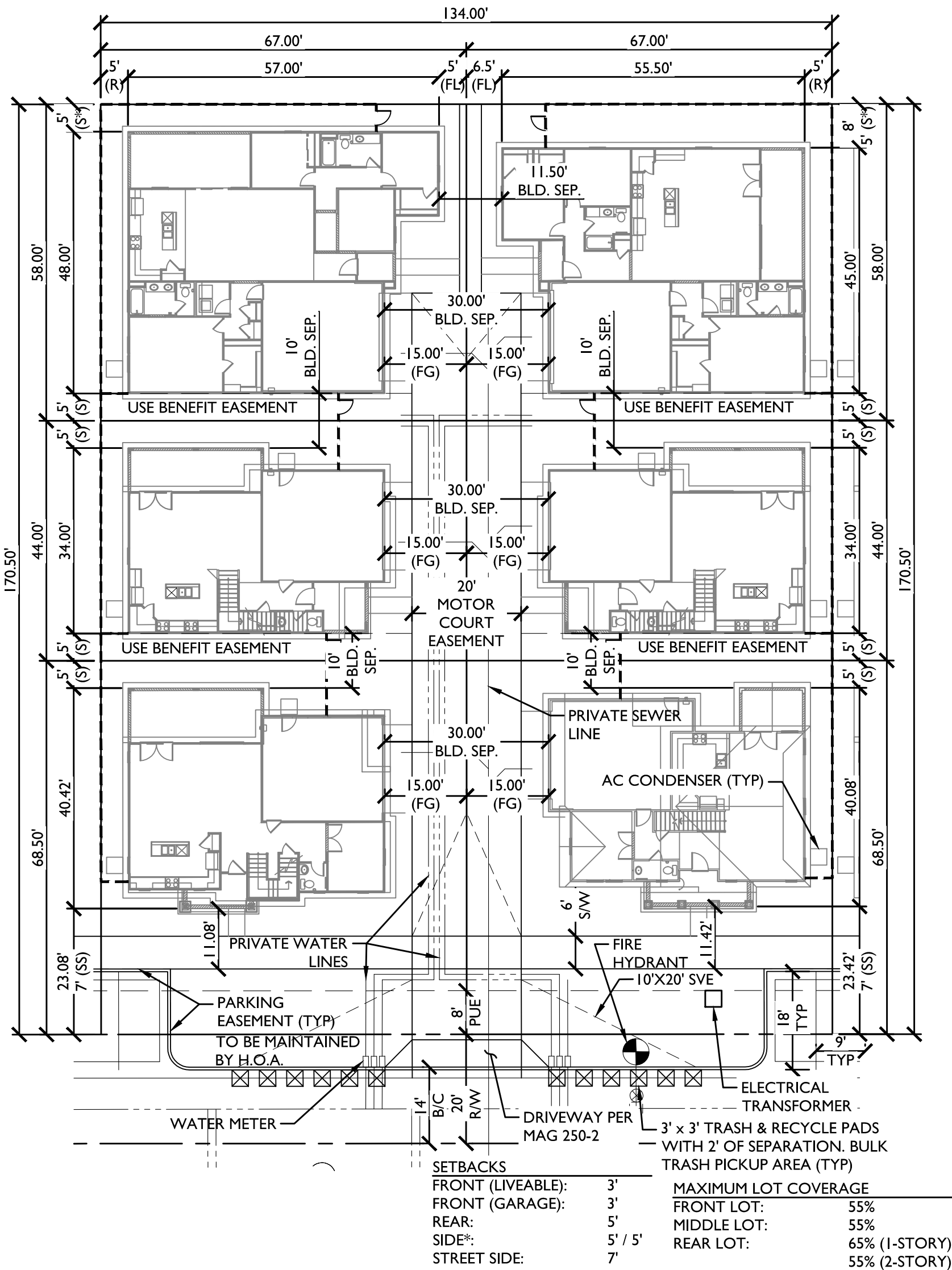


Exhibit: Lot Fit Diagram 6-Pack
NTS

*ALL SIDE SETBACKS ABUTTING THE ADJACENT RESIDENTIAL DEVELOPMENT SHALL BE A MINIMUM OF 10'.

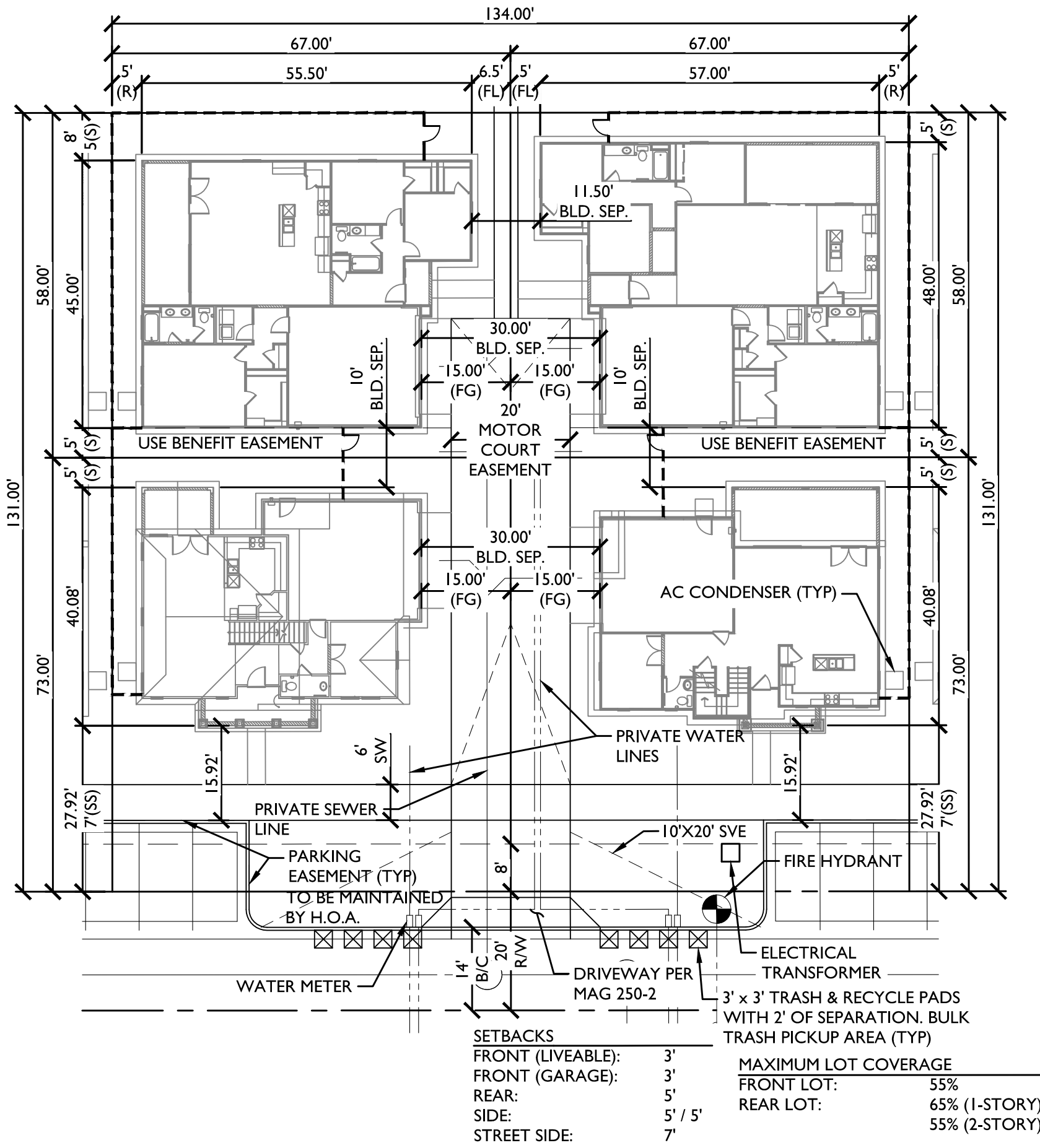


Exhibit: Lot Fit Diagram 4-Pack
NTS

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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Project: CORTANA AT DESERT OASIS AT SURPRISE
Revisions: SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL
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MARCH 21, 2016 - 4TH PRE-PLAT SUBMITTAL

Designer: JH
Drawn by: DCH

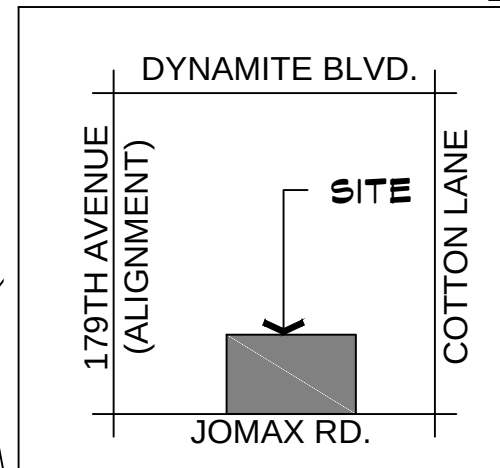
Professional Engineer
DANIEL B. AUXIER
50291
Arizona State Board of Professional Engineers
Expires: 12/31/2018

Job No.
15-296
PP05
Sheet No.
6 of 6

DESERT OASIS AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA DEVELOPMENT

VICINITY MAP



SITE DATA

GROSS AREA: 40.87 ACRES
NET AREA: 35.45 ACRES

NUMBER OF LOTS: PHASE 1- 90
PHASE 2- 135
PHASE 3- 43
TOTAL- 268

OVERALL OPEN SPACE: 7.80 ACRES (22% OF NET)

LEGEND

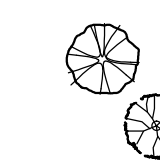


PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PL3



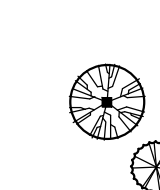
SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PL3

CONCEPTUAL PLANT PALETTE



TREES ALONG 173rd Ave. & MAYA WAY

HERITAGE LIVE OAK (QUERCUS VIRGINIANA 'HERITAGE')
WILLOW ACACIA (ACACIA SALICINA)
SWAN HILL OLIVE (OLEA EUROPAEA)



TREES (MIX OF 24" BOX AND 36" BOX)

MULGA (ACACIA ANURA)
SISSOO TREE (DALBERGIA SISSOO)
DESERT MUSEUM PALO VERDE (PARKINSONIA HYBRID)
RED PUSH PISTACHE (PISTACIA CHINENSIS 'RED PUSH')
MASTIC TREE (PISTACIA LENTISCU)
NATIVE MESQUITE (PROSOPIS VELUTINA)
RIO SALADO MESQUITE (PROSOPIS SP. 'RIO SALADO')

SHRUBS - 5 GAL. MIN.

BOUGAINVILLEA (BOUGAINVILLEA SPECIES)
DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
FAIRY DUSTER (CALLIANDRA SPECIES)
BRITTLEBUSH (ENCELIA FARINOSA)
CASSIA (CASSIA SPECIES)
EMU BUSH (EREMOPHILA SPECIES)
TEXAS SAGE (LEUCOPHYLLUM SPECIES)
DEERGRASS (MUHLENBERGIA SPECIES)
JOJOBA (SIMMONDSIA CHINENSIS)
BAJA RUELLIA (RUELLIA PENINSULARIS)
SALVIA (SALVIA SPECIES)
TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)
ARIZONA YELLOW BELLS (TECOMA SPECIES)
ORANGE JUBILEE (TECOMA SPECIES)

ACCENT PLANTS - 5 GAL. MIN.

AGAVE (AGAVE SPECIES)
ALOE (ALOE SPECIES)
CARNEGIEA GIGANTEA (SAGURAO CACTUS)
DESERT SPOON (DASYLIRION WHEELER)
HEDGEHOG CACTUS (ECHINOCEURUS ENGELMANNII)
BARREL CACTUS (FEROCACTUS WILZENII)
GIANT HESPERALOE (HESPERALOE FUNIFERA)
RED YUCCA (HESPERALOE PARVIFLORA)
PRICKLEY PEAR (OPUNTIA SPECIES)
LADY SLIPPER (PEDILANTHUS MACROCARPUS)
YUCCA (YUCCA SPECIES)

GROUNDCOVER - 5 GAL. MIN.

DESERT CARPET ACACIA (ACACIA REDOLENS 'DESERT CARPET')
ASPARAGUS FERN (ASPARAGUS DENSIFLORUS)
DESERT HYBRID BROOM (BACCHARIS CENTENNIAL 'STARN')
LITTLE JOHN BOTTLEBRUSH (CALLISTEMON SPECIES)
VERBENA (GLANDULARIA SPECIES)
LANTANA (LANTANA SPECIES)
IRENE ROSEMARY (ROSMARINUS SPECIES)

DECOMPOSED GRANITE

3/4" SCREENED - 2" DEPTH MIN.
'EXPRESS BROWN' COLOR

'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK)

NOTE: CONCEPTUAL PLANT PALETTE ABOVE MAY BE MODIFIED
BASED ON AVAILABILITY OF PLANT MATERIAL AT THE TIME OF
CONSTRUCTION. ALL PLANT MATERIAL SUBSTITUTIONS MUST BE
ON THE ADAR - AMA LOW WATER USE PLANT LIST.

APN: 503-51-019G
171st AVE. & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L5-A
ZONING: PLANNED AREA DEVELOPMENT



APN: 503-73-940B
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

APN: 503-73-940C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

JOMAX ROAD

6' STABILIZED DECOMPOSED GRANITE
TRAIL WITH 2' SHOULDERS, TYP.

AMENITY AREA 'C'. SEE
ENLARGEMENT ON SHEET PL4

6' BENCH WITH TRASH RECEPTACLE, TYP.

6' STABILIZED DECOMPOSED GRANITE
TRAIL WITH 2' SHOULDERS, TYP.

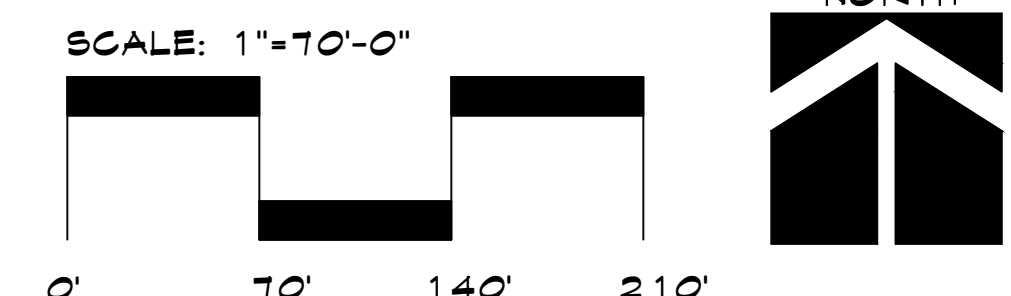
FIRE ACCESS ROAD WITH
CRASH GATE

OVERALL LANDSCAPE LAYOUT

CORTANA @ DESERT OASIS

SHEET: PL 1

SURPRISE, AZ
MARCH 22, 2016



DESERT OASIS AT SURPRISE
PARCEL L14-C
ZONING: PLANNED AREA DEVELOPMENT

DESERT OASIS AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA DEVELOPMENT

MAYA WAY

LEGEND

-  PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PL3
-  SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PL3
-  PRIMARY THEME WALL
SEE DETAIL 'C', SHEET PL3
-  VIEW WALL
SEE DETAIL 'D', SHEET PL3
-  BUILDER WALL
-  THEME COLUMN
SEE DETAIL 'C', SHEET PL3

DESERT OASIS AT SURPRISE
PARCEL L5-A
ZONING: PLANNED AREA DEVELOPMENT

APN: 503-51-019G
171st AVE & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT

173rd AVENUE



FIRE ACCESS ROAD WITH
CRASH GATE

6' BENCH WITH TRASH RECEPTACLE, TYP.

6' STABILIZED DECOMPOSED GRANITE
TRAIL WITH 2' SHOULDERS, TYP.

JOMAX ROAD

APN: 503-73-940B
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

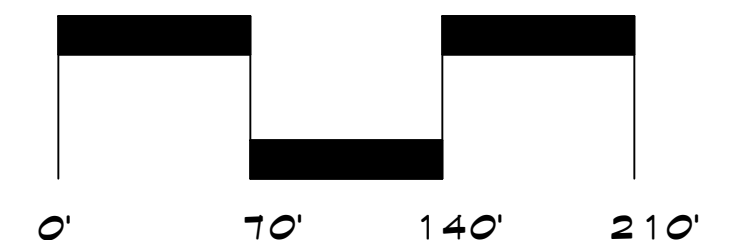
APN: 503-73-940C
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT

CORTANA

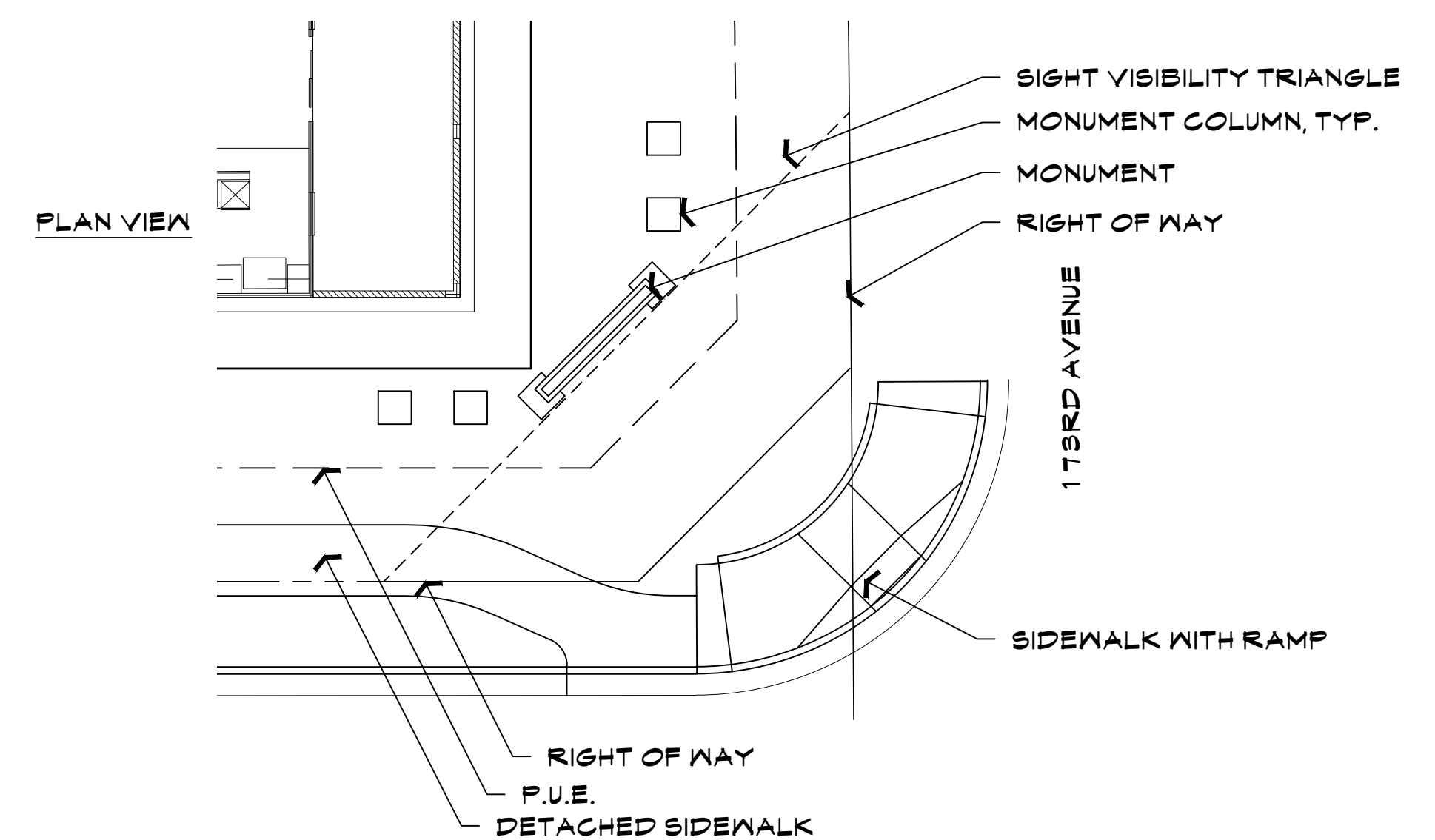
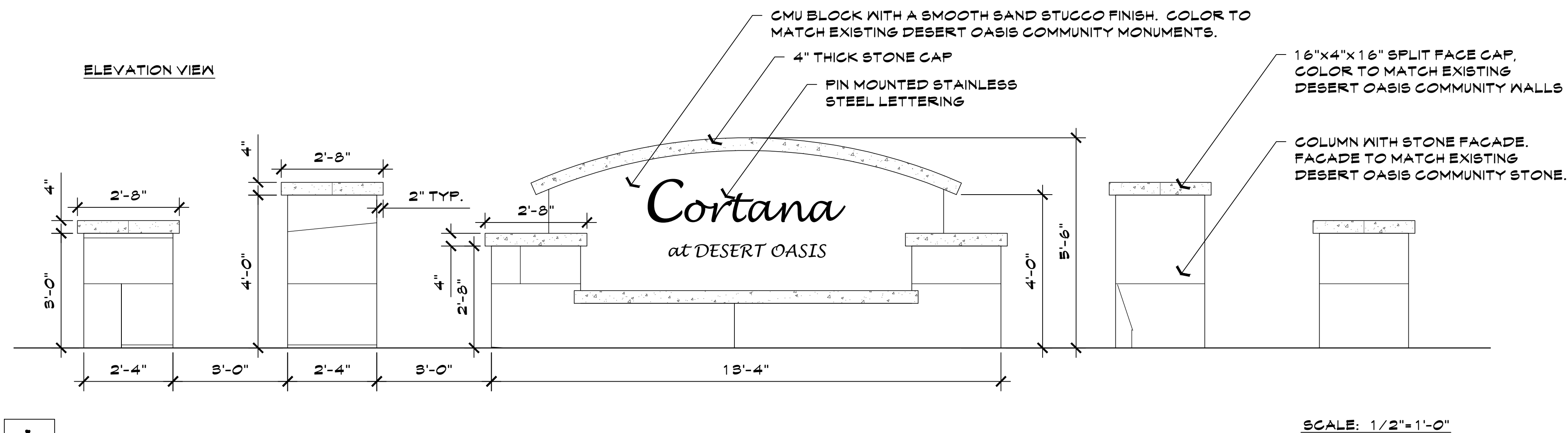
SURPRISE, AZ
MARCH 22, 2016

SHEET: PL2

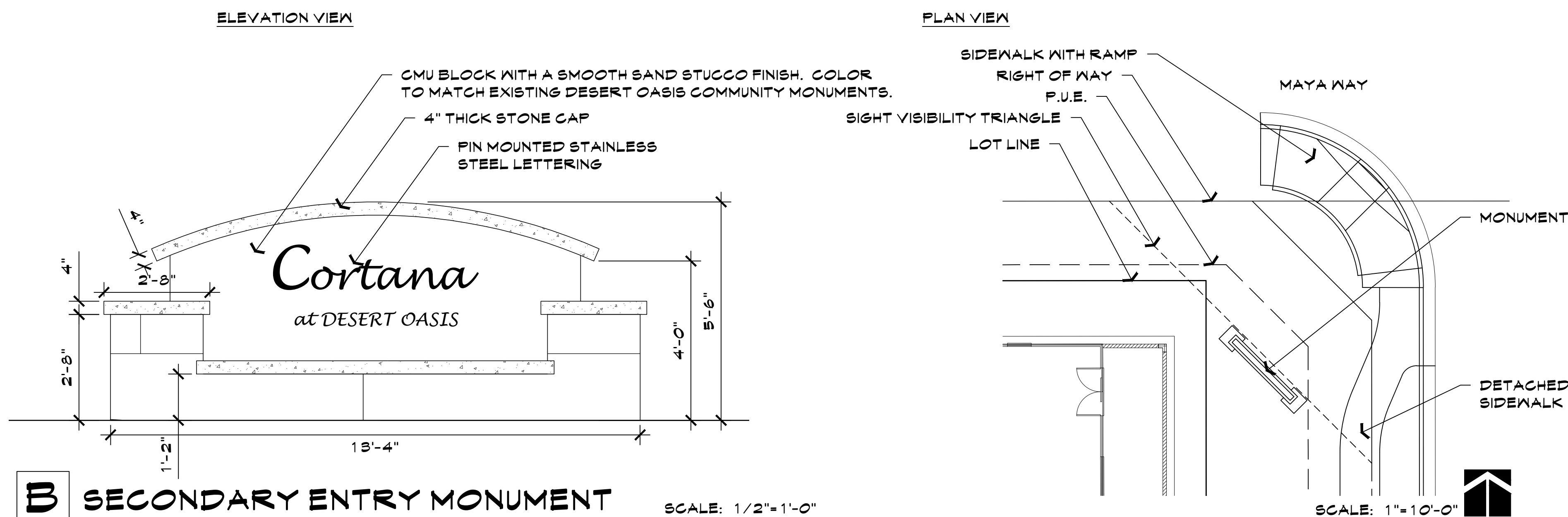
SCALE: 1"=70'-0"



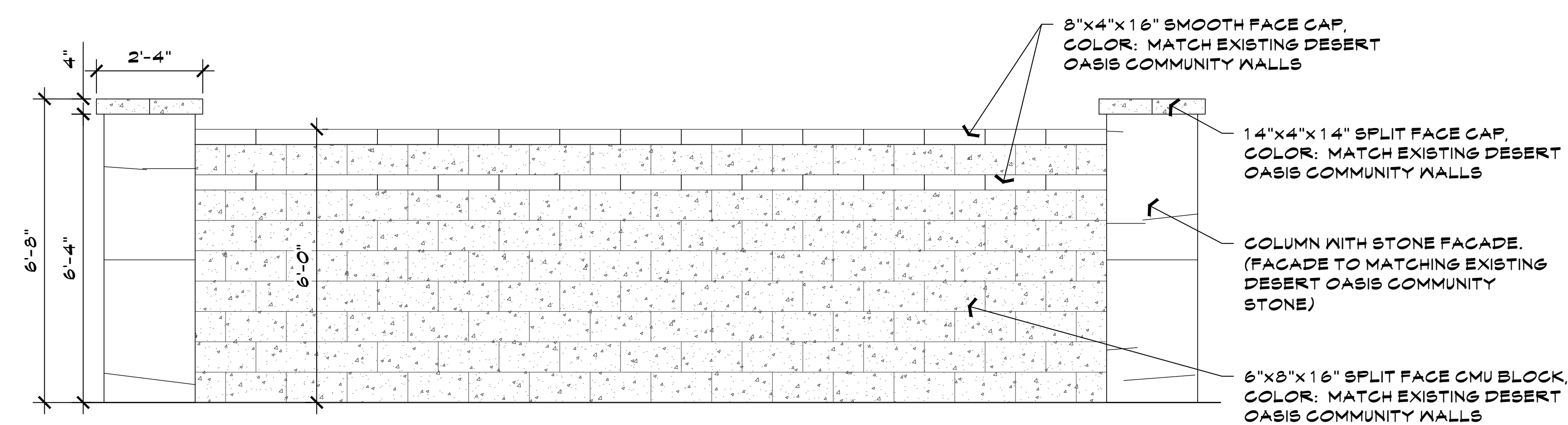
WALL PLAN



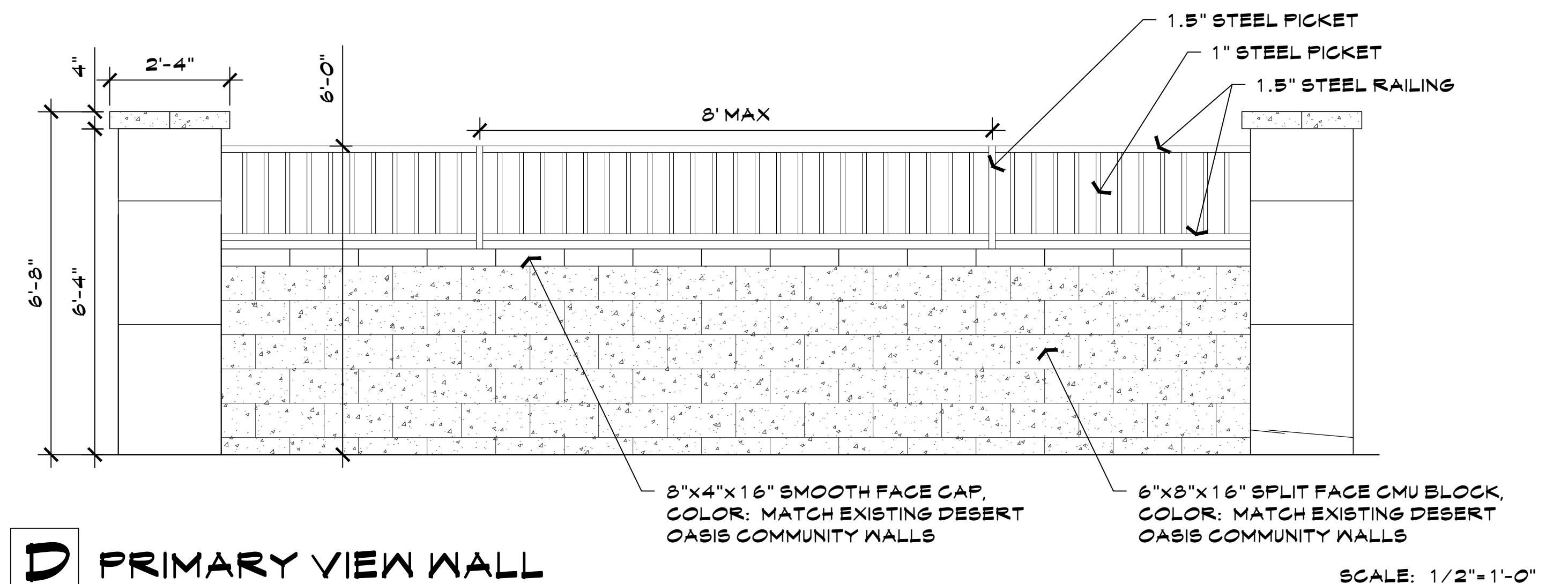
A PRIMARY ENTRY MONUMENT



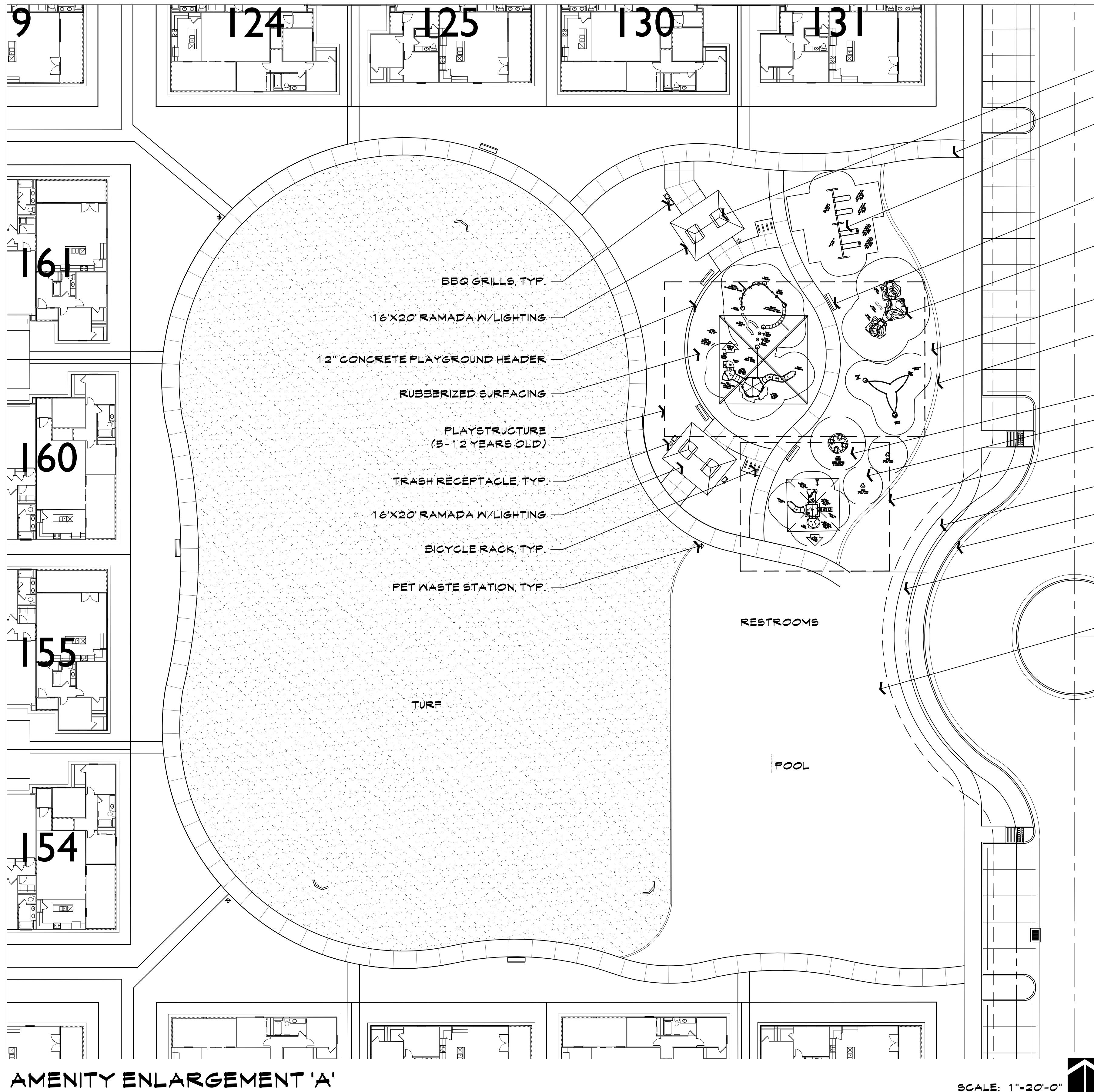
B SECONDARY ENTRY MONUMENT



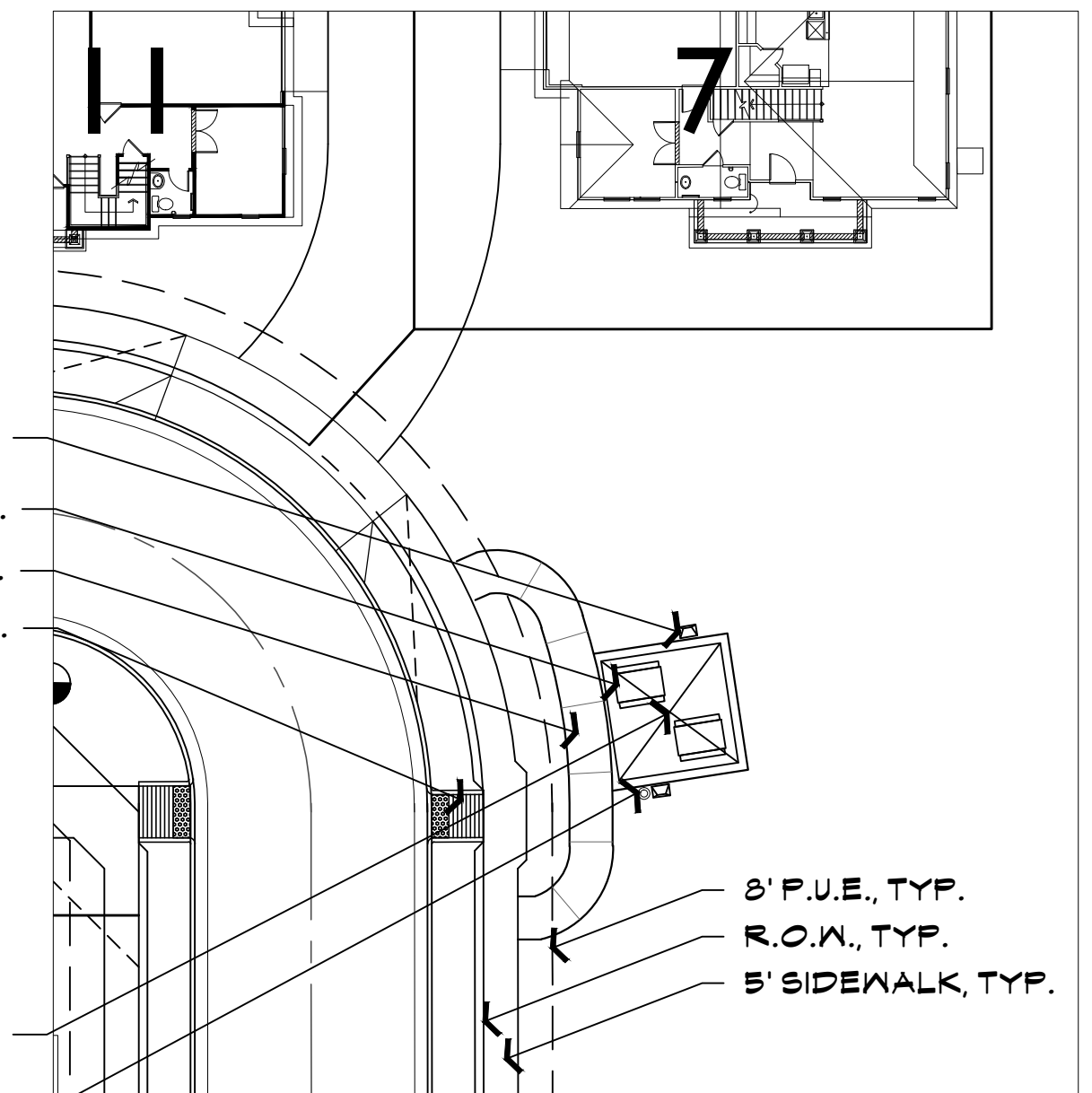
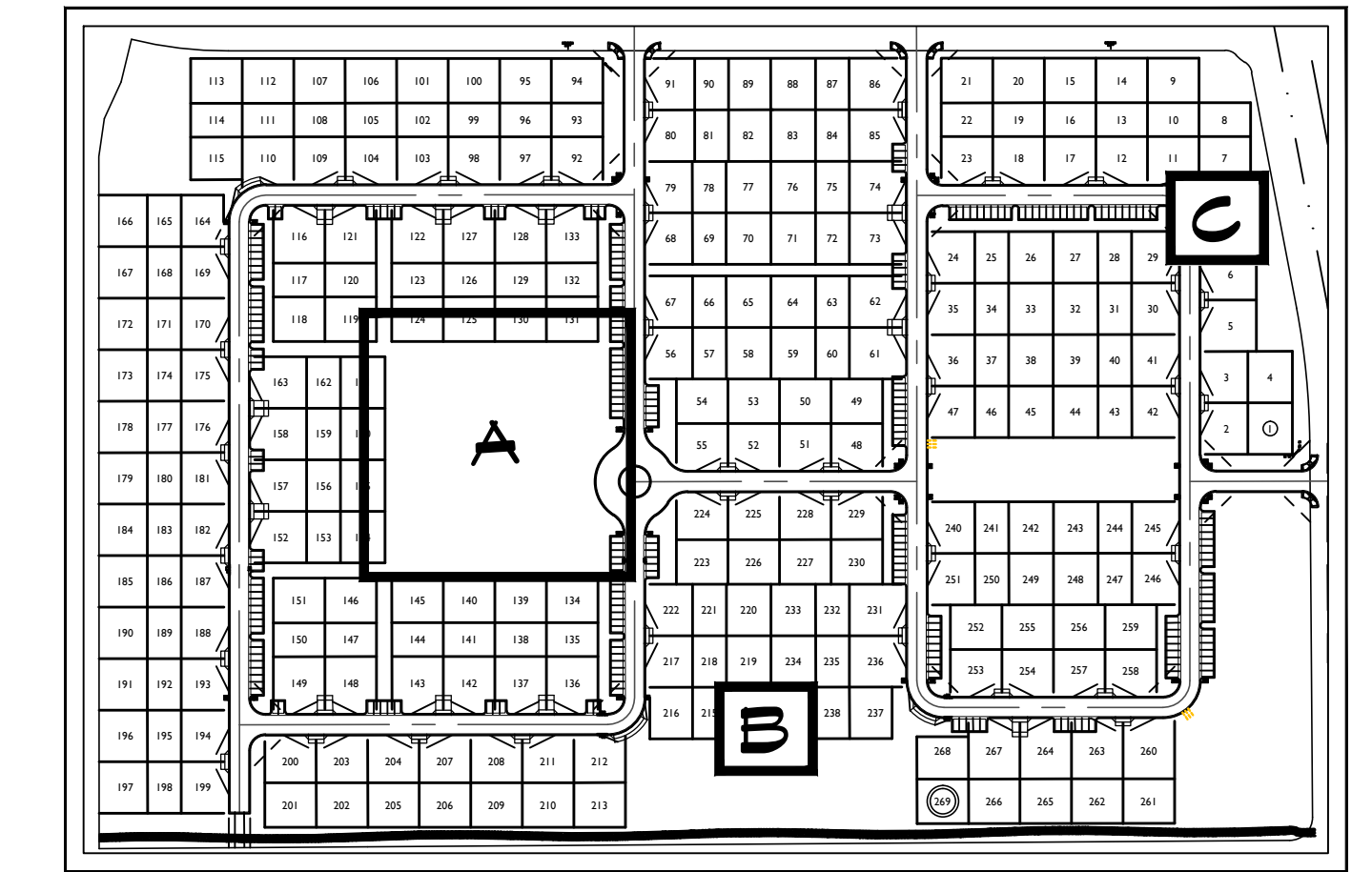
C PRIMARY THEME WALL & COLUMN



D PRIMARY VIEW WALL

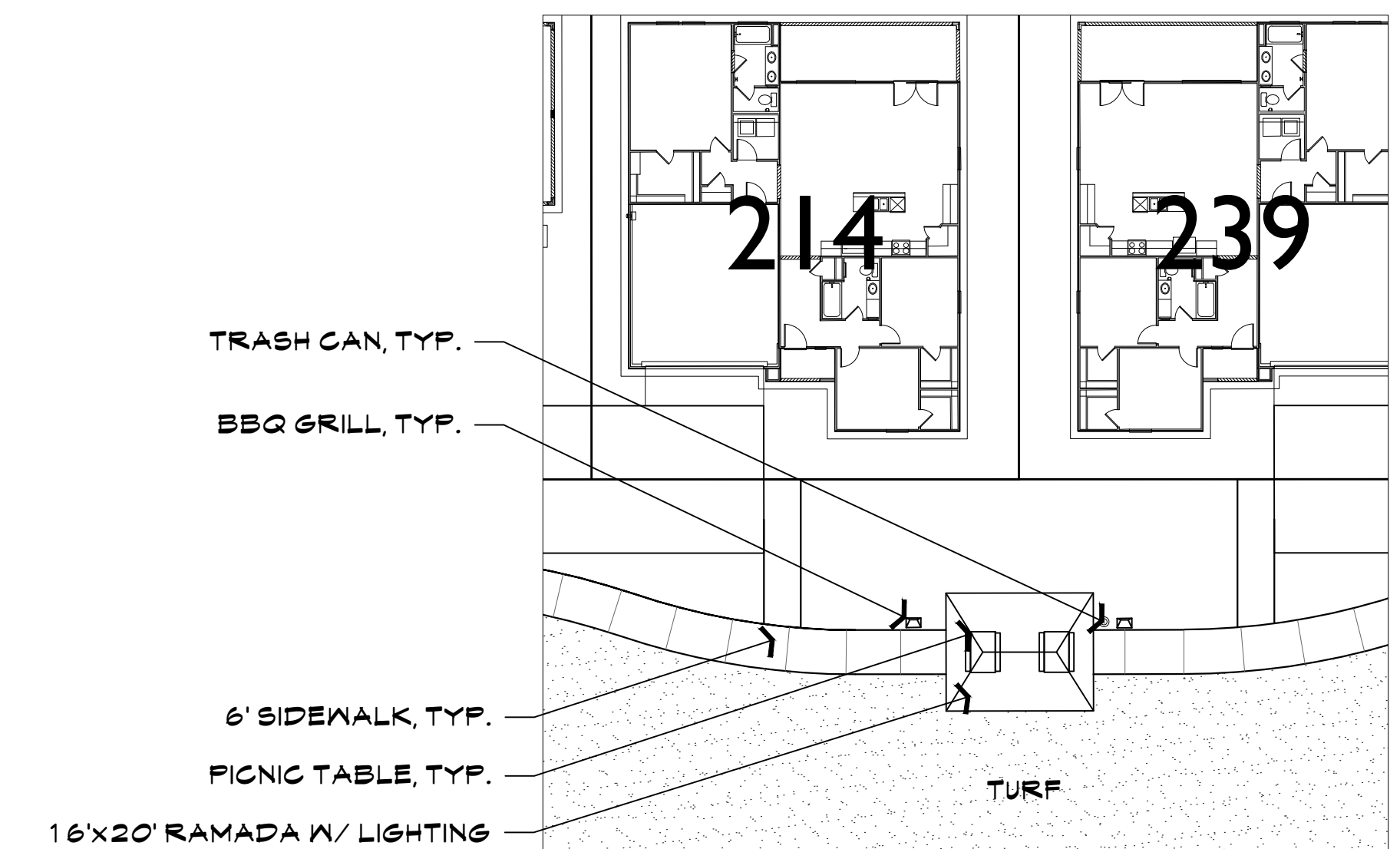


KEY MAP



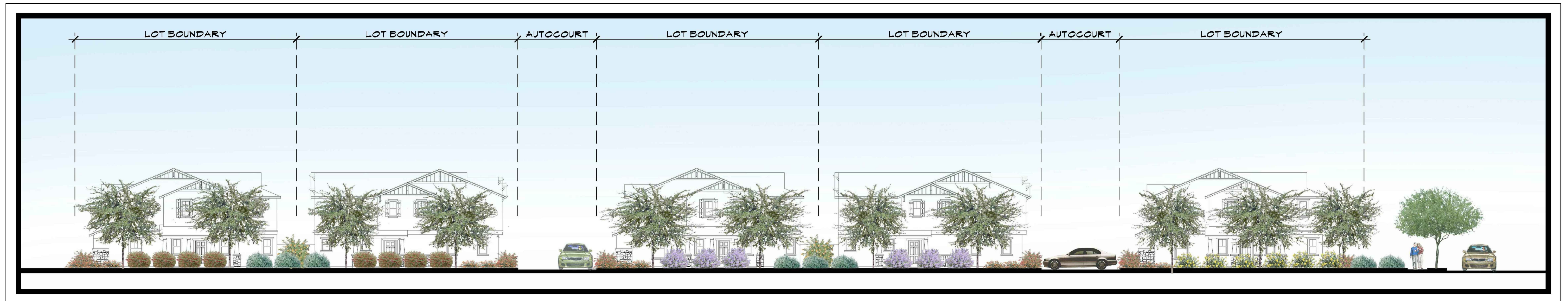
AMENITY ENLARGEMENT 'B'

SCALE: 1"=20'-0"

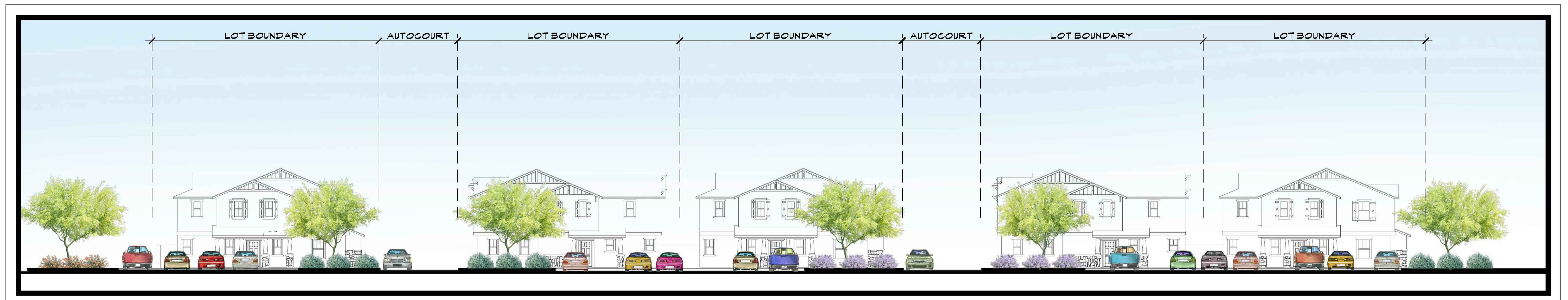


AMENITY ENLARGEMENT 'C'

SCALE: 1"=20'-0"



ELEVATION 'A-A' NO STREETSIDE PARKING



ELEVATION 'B-B' WITH STREETSIDE PARKING



1st Neighborhood Meeting Minutes

February 11, 2016

Development Team Attendees:

Jason Jarvis (KB Homes)
Adrienne Hesselfeldt (KB Homes)
Drew Huseh, AICP, Planner (EPS Group, Inc.)
Javier A Juarez, (EPS Group, Inc.)

City Representative:

Sergio Angulo, City Planner (City of Surprise)

Meeting Summary:

On Thursday, February 11, 2016, a neighborhood meeting was held at Desert Oasis Elementary School to discuss a proposed single-family residential development within the 890-acre Desert Oasis master planned community. The approximate 40-acre gross site is located on the north side of Jomax Road, between the 163rd and 179th Avenue alignments in the City of Surprise. Twenty-eight (28) neighbors attended the meeting (see attached sign-in sheet). Drew Huseh led a formal discussion with the neighbors providing a review of the development request, which is to update the Development Plan, amend the single-family residential standards within the approved PAD, and to process a preliminary plat for 269 lots. The Project is adjacent to low-density residential to the west and north, medium-density residential / commercial to the east and undeveloped desert to the south. Full size (24" x 36") copies of a color and black and white site plan were on display for overview and discussion (see attached).

Primary questions and concerns expressed by the neighbors in attendance included the following:

Question: Will the zoning and density change with this development?

Discussion: This development request does not seek any related general plan land use or zoning district change. This development request is to update the Development Plan and amend development standards specific to the motor-court residential product. This development request is in conformance with the allowable density for the site.

Question: What is the anticipated price level of homes to be sold in this development? What will be the size of the homes and how many stories?

Discussion: The anticipated price level of the homes is anticipated to begin in the upper 100s and low 200s, but will be based upon market conditions. The proposed 4 and 6 unit cluster design provides a unique and distinct product type. Homes will be one and two-stories, and will range in size from 1,500 to 2,300 square feet.

Question: What are the development standards and lot sizes for this project?

Discussion: This project will amend the minimum lot depth from 72 feet to 67 feet; front yard setback from 10 feet to 3 feet; rear yard setback from 10 feet to 5 feet; lot coverage of 65% for single story units; and a residential density of 6.5 du/ac. At the same time, all end units of the 4 and 6 cluster designs will be one-story, and all residential units adjacent to Parcel L5-A will have a side yard setback of 10-feet and will be one-story in height. All other development standards will comply with the previously approved MDR development standards.



Question: Will this development be required to provide enough point of circulation connectivity into this community? Why is a point of ingress/egress not provided along Jomax? If it was, would this project be required to improve Jomax Road beyond the parcel? Is there going to be any improvements on traffic connectivity?

Discussion: As we all understand, overall circulation is an ongoing issue for Desert Oasis community, as 163rd Avenue is currently the only point of ingress/egress for residents. This 890-acre master planned development is in its development infancy and there are temporary challenges that can arise before a community reaches full buildout and maturity. This development is required to complete all perimeter half-street improvements along with completion of all interior roadways. Off-site roadway improvements are not part of the construction of this parcel, and the development of this parcel will not improve Jomax Road beyond the parcel. The City's traffic engineering and Capital Improvement Project (CIP) departments may have detailed information related to future roadway projects that will provide an additional point of ingress/egress into the Desert Oasis master planned community. At this point in time, a point of ingress/egress is not planned along Jomax Road, but could be analyzed from a community design standpoint. Regardless, a point of ingress/egress into the parcel from Jomax Road will not require further improvements of Jomax Road beyond this parcel.

Question: Will there be separate Homeowners' Association (HOA) for this project, or will my HOA dues increase for my property?

Discussion: A separate sub-area Homeowners' Association (HOA) will be created for the ownership and maintenance for all common open space, landscape tracts and community amenities. This development will not have any adverse impact on HOA dues for existing parcels within the Desert Oasis master planned community.

Question: What are the lot sizes and areas for this development?

Discussion: The minimum lot width is 35' with a minimum depth of 72'. The minimum lot area per the approved MDR standards is 2,500 square feet. However, the 4 and 6 cluster designs provide typical lot sizes of approximately 2,948 square feet; 3,886 square feet; and 4,590 square feet, which are above the minimum permitted lot area of 2,500 sq. ft.

Question: When will this development be under construction? What is the timing for development?

Discussion: Currently, we're in the early entitlement phase of the development process with this request for the PAD amendment and Preliminary Plat requests to the City of Surprise. At this point in time, the development is planned to be developed in three (3) phases, of which the phase 1 will be the northeast portion of the site, phase 2 will be the southeast portion of the site and the west half will complete phase 3 of development. On-site grading is slated to begin near the end of 2016, and homes are anticipated to be constructed in 2017, but these timeframes are subject to change based upon project approvals and market conditions.

Question: How will this development impact our community? Will this development bring more Police activity, Fire Station? How will this development impact our water and sewer services?

Discussion: This development request is in accordance to the Desert Oasis master planned community. Master planned communities are carefully planned to ensure that adequate City services can be provided from development inception through final buildout and maturity. This development will not have an adverse impact on existing City services.

Question: How much open space is planned? Will there be community amenities?

Discussion: Significant open space areas have been planned throughout the development in accordance to City design guidelines. This project contains over 20% of open space. The community



has a primary amenity area that features a community pool, large patio area, ramada, seating areas, tot lot and large turf areas.

Question: Are homes going to be built for City public housing or section-8 housing? Will homes be sold in bulk to companies for rental housing?

Discussion: This project is not a City public housing or section-8 housing development. KB Homes does not sell homes in bulk to companies that specialize in rental housing. This community will be open to all demographics and household formations who desire to buy a single-family residential home.

Question: Is there going to be a special entrance for construction?

Discussion: Yes, there will be a special entrance dedicated for construction traffic.

Question: Will the streets in this development be public or private?

Discussion: The streets in this development will be consistent with the local streets of other parcels and will be built in accordance to City of Surprise standards. Designated parking stalls have been evenly distributed throughout the site to provide guest parking for residences.

Question: Are you aware of the endangered, wild species living on that parcel?

Discussion: At this point in time, we're unaware of any endangered, wild species living on the site.

Question: When are the public hearings for approval?

Discussion: Specific dates for Public hearings have not been scheduled yet, but a second mailing notification letter will be sent by the City to all surrounding property owners in accordance to City requirements.

Conclusion:

The attendance sign-in sheet and development exhibits are attached to this summary. The foregoing summarizes points of discussion and concerns expressed at this meeting. If there are any issues not recorded, or any discrepancies noted, please contact Drew Huseh by telephone at 480-503-2250, or by email at drew.huseh@epsgroupinc.com. We thank you for giving up a portion of your evening and meeting with us.



Neighborhood Meeting Comment Form

February 11, 2016 6PM
Desert Oasis Elementary School
17161 W. Bajada Road, Library

Cortana at Desert Oasis

Request approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis. The 890 acre site is located on the north side of Jomax Road, west of Cotton Lane.

Thank you for coming this evening. You play an important role in the Public Participation Rezoning Process. The Surprise City Council requested tonight's meeting to promote community communication. We encourage you to fill out the form below. This questionnaire will become public record.

- **Do you have any comments or concerns with the project you heard described tonight?**

There needs to be more concern by the City of Surprise for open space - please don't fill in every square inch for new homes.

- **Do you need any additional information regarding this project?**

We're tired of living in an area with limited access roads. And please don't make this area as congested as "Surprise Farms"

Optional:

Name Darcy Budd

Address 17674 W. Red Bud Rd. Surprise

Note: Please submit your comments at the meeting or mail them within a week to:
EPS Group Inc, attention Drew Huseh, 2045 S Vineyard Ave., Mesa AZ 85210.
For questions call Drew Huseh at (480) 503-2250.

Thank you for your participation!

Neighborhood Meeting Attendance Sheet

Cortana at Desert Oasis

Date: Thursday, February 11, 2016

Time: 6:00PM - 7:00PM

Location: Desert Oasis Elementary School Library

	Name	Address	Phone
1.	Cecil Gager	27337 N 174 th Ave, Surprise 85387	623-337-4456
2.	DREW HUSECH	EPS GROUP, INC.	480-221-0322
3.	Adrienne Hesselkelt	KB HOME PHX - PHX	480-758-3047
4.	STEPHANIE SWARNER	17287 W. FETZLOCK TR.	805-448-2532
5.	PAULA COUGHLAN	17519 W. BUCKHORN DR	623-500-5482
6.	ROGER MARTIN	26743 N 175 th Ln	623 498 9191
7.	Darcy Budd	17674 W. Red Bud	623-214-0102
8.	Don Budd	" " "	" " "
9.	Donna Garrett	26965 N 176 th Dr.	473-580-3920
10.	Sharon & Peter Haberl	26763 N 176 th Dr	860-681-5099
11.	Larry & Connie Handel	and 17659 W Red Bud Dr	612-210-8985
12.	JARRICK BETTS	26869 N. 175 th LANE	213-775-5562

	Name	Address	Phone
13.	Teledia Somers	17607 Wmdly In Surprise	623-594-2742
14.	Stan Pietraszewski	26725 N 175 th Lane	623-255-8985
15.	Val Merriman	26984 N 176 th Dr	425 941 4757
16.	Packard	17357 W Red Bird Rd	480-392-0874
17.	Scott Sasek	17431 W. Buckhorn Trl	623 848-9496
18.	Sally Sasek	"	"
19.			
20.			
21.			
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	Name	Address	Phone
30.	CLIFF ARMAND	26828 N 176 th LN	303-525-2104
31.	KIM SPENCER	17658 W RED BIRD RD. SURPRISE	810-358-3853
32.	Pat & David McGlothlin	17657 W Maja way	623-584-4110
33.	Judy Phillips	17717 W Maja way	248-941-7165
34.	Kent Xander	kxander@AXGROUP.COM	602 499 9305
35.	Kelly Richmond	17369 W Red Bird Rd	503-440-0248
36.	Patricia Richmond	17369 W. Red Bird Rd	503-440-1732
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	Name	Address	Phone
47.	SERGIO ANGULO	CITY OF SURPRISE	
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Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Planning & Zoning

City Council

Date: February 11, 2016
Time: 6:00 PM - 7:00 PM
Location: Desert Oasis
Elementary School
17161 W. Bajada Road
Library
Surprise, AZ 85387

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

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

Case #: FS15-473

REQUEST: Approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis.

Please call to confirm dates:
623-222-3011

01/22/2016 08:09:46

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Planning & Zoning

City Council

Date: February 11, 2016
Time: 6:00 PM - 7:00 PM
Location: Desert Oasis
Elementary School
17161 W. Bajada Road
Library
Surprise, AZ 85387

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

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

Case #: FS15-473

REQUEST: Approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis.

Please call to confirm dates:
623-222-3011

01/22/2016 08:51:58

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Planning & Zoning

City Council

Date: February 11, 2016
Time: 6:00 PM - 7:00 PM
Location: Desert Oasis
Elementary School
17161 W. Bajada Road
Library
Surprise, AZ 85387

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

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

Case #: FS15-473

REQUEST: Approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis.

Please call to confirm dates:
623-222-3011

01/22/2016 08:10:11

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Planning & Zoning

City Council

Date: February 11, 2016
Time: 6:00 PM - 7:00 PM
Location: Desert Oasis
Elementary School
17161 W. Bajada Road
Library
Surprise, AZ 85387

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

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

Case #: FS15-473

REQUEST: Approval of a PAD Amendment and a Preliminary Plat to allow for a Medium Density Residential Subdivision in Parcel L-6 of Desert Oasis.

Please call to confirm dates:
623-222-3011

01/22/2016 08:52:15

AFFIDAVIT OF POSTING

Application No: FS15-473
Applicant Name: EPS Group
Location: NWC of Jomax & 173rd Ave.
Date Site Posted: January 22, 2016

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

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

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

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

Pamela Swayze
Applicant/Representative Signature

1.22.16
Date

This instrument was acknowledged before me on this 22 day of Jan,

2016, and by Pamela Swayze. I witness whereof I hereunto

set my hand and official seal.



Melanie Gandy
Notary Public
Aug 30, 2019
My commission expires

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



CITY OF SURPRISE
Planning and Zoning Commission

May 5, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 5, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Rezone/Major PAD Amendment changing the land use/zoning from PAD (Low Density Residential 3.38 DU/Ac) to PAD (Low Density Residential 3.96 DU/Ac) for Acoma Court, a 29.55-acre residential subdivision.

Motion:

Motion to approve the Acoma Court Rezone/Major PAD Amendment subject to stipulations 'A' through 'C' as listed in the staff report.

Background:

Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Acoma Land Company, LLC and Garrett-Walker Homes, seeks approval of a Rezone/PAD Amendment to change the land use of the property from Low Density Single-Family Residential (3.38 DU/Ac) to a higher density (Low Density Residential 3.96 DU/Ac). The applicant is also proposing a preliminary plat for a 117-lot Subdivision, consistent with this PAD amendment.

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

- ☐ [FS15-526 - Acoma Court PADA - Public Engagement Form](#)
- ☐ [00 - FS15-526 - Acoma Court PADA - Staff Report](#)
- ☐ [01 - FS15-526 - Acoma Court PADA - Vicinity Map](#)
- ☐ [02 - FS15-526 - Acoma Court PADA - Revised PAD Document](#)

- ☐ [03 - FS15-526 - Acoma Court PADA - Preliminary Plat](#)
- ☐ [04 - FS15-526 - Acoma Court PADA - Preliminary Landscape Plan](#)
- ☐ [05 - FS15-526 - Acoma Court PADA - Citizen Participation Report](#)
- ☐ [06 - FS15-526 - Acoma Court PADA - Dysart School District Comments](#)
- ☐ [07 - FS15-526 - Acoma Court PADA - MWD Comments](#)
- ☐ [08 - FS15-526 - Acoma Court PADA - Luke AFB Comments](#)

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

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Acoma Court Planned Area Development Amendment and Preliminary Plat

OVERALL PUBLIC INVOLVEMENT LEVEL:

The applicant held a Citizen Review meeting on February 17, 2016 at Imagine School, 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 including the Greenway Parc and Legacy Parc neighborhoods.

OBJECTIVES:

This project will allow the builder to construct on an infill piece of vacant residentially zoned land. Improvements to both Acoma Drive and Custer Lane will positively impact the vehicular and pedestrian circulation.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) February 17, 2019 from 6:00pm to 7:00pm

Future Council Work Session/Meetings target dates Not determined.

Election dates (if applicable) N/A

Project start/completion dates Within two (2) years.

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

PAD AMENDMENT / PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-526

Project Name: Acoma Court

Council District: 3 - Mesquite

Meeting Date: May 5, 2015

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

Owner: Acoma Land Company, LLC

Applicant: Carolyn Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Acoma Land Company, LLC and Garrett-Walker Homes

Requests: 1) Rezone from PAD (Low Density Residential 3.38DU/Ac) to PAD (Low Density Residential 3.96 DU/Ac)
2) 117-Lot Preliminary Plat

Site Location: 1,650 feet west of Reems Road, bounded by West Custer Lane to the north and West Acoma Drive to the South

Site Size: 29.55 acres (approx.)

Density: 3.96 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.

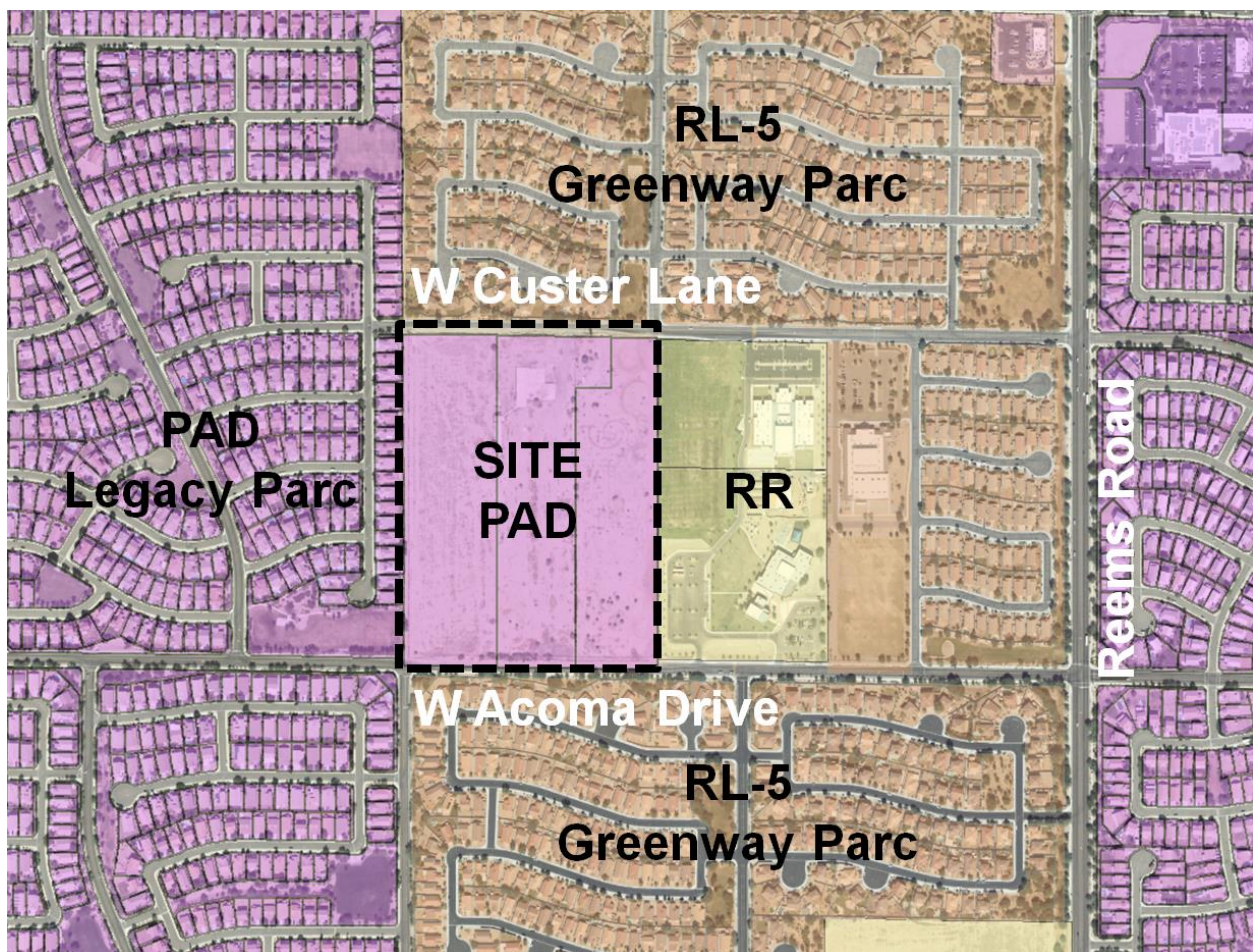
Staff Recommendations: 1) Staff recommends the Commission move to recommend **approval** of the proposed Rezone/PAD Amendment to the City Council, subject to Stipulations 'A'-'C'.
2) Should the Commission vote to recommend approval of the proposed Rezone/PAD Amendment to the City Council, staff then recommends the Commission vote to recommend **approval** of the proposed Preliminary Plat Amendment to the City Council, subject to Stipulations 'A'-'C'.

Project Description:

Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Acoma Land Company, LLC and Garrett-Walker Homes, seeks approval of a Rezone/PAD Amendment to change the land use of the property Low Density Single-Family Residential to a higher density in addition to a 117-lot Preliminary Plat, which demonstrates the applicant's intent to develop the site in accordance with the proposed PAD Amendment.

Existing Zoning:

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



PAD (Low Density Residential)	PAD (Low Density Residential)	PAD (Low Density Residential)
PAD (Low Density Residential)	Acoma Court PAD	Rural Residential – (Calibre Academy)
PAD (Low Density Residential)	PAD (Low Density Residential)	PAD (Low Density Residential)

Background:

September 10, 1998: The subject parcels were annexed into the City of Surprise.

November 8, 2007: The Mayor City Council approved a PAD for Acoma Court under case PAD07-224.

May 14, 2009: The Mayor and City Council approved a Preliminary Plat for Acoma Court under case PP07-380.

August 20, 2015: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-312.

May 20, 2015: The applicant filed a request for a PAD Amendment to the Acoma Court PAD together with a related Preliminary Plat under case FS15-526, the subject case.

February 17, 2016: The applicant held a neighborhood outreach meeting to discuss the project.

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 Acoma Court project at the Imagine School located at 14850 North 156th Avenue from 6:00pm to 7:00pm on May 20, 2016. Several residents attended who expressed both support and opposition for the request. The Citizen Participation report is an attachment to this staff report and provides specific discussion items.

Analysis and Discussion:

Acoma Court is an undeveloped, 29.55 acre site located adjacent to the Legacy and Greenway Park neighborhoods. The site is bordered by existing single family homes on the north, west, and south, and by two (2) school campuses along the eastern boundary. When originally zoned and platted in 2007, the project was contemplated to be a one-lot-size single family community with a street connection to the school property to the east. Construction of the schools eliminated the connection point to the east and the project has been re-designed to become a gated subdivision with access to West Custer Lane to the north and West Acoma Drive to the south.

The density for this amended plan is increasing from 3.38 du/ac to 3.96 du/ac, maintaining compliance with the allowable density range of 2 to 8 du/ac. The proposed Acoma Court PAD amendment will provide two (2) categories of lot sizes as opposed to the single size adopted in the existing PAD. The following matrix describes the existing and proposed sizes:

	PAD07-224	SNCA-1	SNCA-2
Min Lot Area	6,670 sf	6,000 sf	6,000 sf
Min. Lot Width	58'	58'	48'
Min. Lot Depth	115'	125'	125'
Max. Lot Coverage	50%	50%	55%

Open space will increase from 3.5 acres to 3.9 acres. All active and passive open space tracts as well as the proposed tracts along the West Acoma Drive and the West Custer Lane rights-of-way will be landscaped. The landscape character along the streets will be formal in design. These tree lined streets will provide shade variety of low water use shrubs and groundcovers. The central turf area will provide perimeter shade trees and an open space is proposed to provide both active and passive recreation.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
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 Amendment and related Preliminary Plat demonstrate consistency with this land use category.

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): LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): This project is located within an area included in the Acoma Court Development Agreement between MWD and the original developer/landowner. Pursuant to the Development Agreement, the developer (including their successors and assigns) must submit copies of the subdivision plats to MWD for review and approval.

Dysart School District: The Dysart School District and Garrett-Walker Homes are actively working on a transfer of an existing Developer Donation Agreement as a successor owner as provided for in the original Acoma Court Donation Agreement dated 11.28.05. With the finalization of the successor agreement, the Dysart Unified School District has no objections to the project going forward.

Summary:

Staff believes the proposed Rezone/Major PAD Amendment, in conjunction with the related Preliminary Plat, will allow appropriate infill to take place within an otherwise constrained site. The project is well-designed and is consistent with the City's General Plan.

Findings:

Major PAD Amendment:

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

Preliminary Plat:

- The proposed Preliminary Plat is consistent with the Rezone/ Major PAD Amendment as proposed.
- The reviewing agencies have indicated no objections to the request.

Recommendations:

Rezone/Major PAD Amendment:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the proposed Rezone/Major PAD Amendment under case **FS15-526** to the City Council, subject to stipulations 'A' through 'C' as outlined below:

- 162
- 163 A. Development and use of the site shall be in conformance with the project narrative entitled
- 164 "Acoma Court" consisting of 75 pages dated revised March 8, 2016 and stamped received
- 165 March 8, 2016, except as modified by the following stipulations.
- 166
- 167 B. Non-compliance with the stipulations of approval of this case will be treated as a violation in
- 168 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- 169
- 170 C. The Property owner and successors waive claim for diminution of in value if the City takes
- 171 action to rescind approval of this zone change request due to non-compliance with the
- 172 stipulations of approval.
- 173

174 However, should the Commission wish to recommend denial of the request, the Commission

175 should make its own findings and base its decision on those alternative findings.

176

177 **Preliminary Plat:**

178

179 Based on the findings noted above, should the Commission vote to recommend approval of the

180 Rezone/Major PAD Amendment proposed under this case, staff then recommends the Commission

181 move to recommend **approval** of the proposed Preliminary Plat under case **FS15-526** to the City

182 Council subject to stipulations 'A' through 'C' as outlined below:

183

- 184 A. The comments below from the Traffic Impact Analysis prepared by TRACE Consulting, LLC,
- 185 dated March 2, 2016, will be revised and submitted with the final plat documents to include
- 186 the following modifications:
- 187 1. Page 6, Table 1: The following will be revised:
- 188 a. Reems Road/Acoma Road, AM Delay will be listed as 14.4.
- 189 b. Reems Road/Custer Lane, PM Delay will be listed as 20.9 for EBL. The table will
- 190 report the critical movement, which is EBL in the PM peak period.
- 191 2. Page 9, Last sentence regarding no future projections. The Traffic Impact Analysis will be
- 192 revised with the Opening Year being 2017, and apply one year's traffic growth based on
- 193 2014 ADT from MAG's Transportation Data Management System and City of Surprise
- 194 2015 counts. The applicant can assume no traffic growth on Reems Road. The applicant
- 195 should assume a 3% per year traffic volume growth on Greenway Road.
- 196 3. Page 10, Exhibit 5: The distribution to northbound 157th Avenue will be changed to 3%.
- 197 4. Page 16, Reems/Custer EBL movement worsens to LOS F in the AM peak hour, as shown
- 198 in Table 7. This will be acknowledged in the report text, along with the EB approach
- 199 delay and LOS. This statement will be changed on Page 16.
- 200

201 B. The comment below from the Preliminary Grading and Drainage Plan prepared by CVL
202 Consultants, dated March 7, 2016 will be revised in the final Grading and Drainage Plan to
203 include the following modification:

204 1. A retention wall is required along the eastern property line.
205

206 C. The subject Preliminary Plat will be considered not approved until which time the Planned
207 Area Development Amendment for Acoma Court has been approved.

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

212 **Attachments:**
213

- 214 01 – Vicinity Map (3 pages)
- 215 02 – Revised PAD Document (75 pages)
- 216 03 – Preliminary Plat (4 sheets)
- 217 04 – Preliminary Landscape Plan (3 sheets)
- 218 05 – Citizen Participation Report (8 pages)
- 219 06 – Dysart School District comments (1 page)
- 220 07 – MWD comments (1 page)
- 221 08 – Luke AFB comments (1 page)
- 222 09 – Ordinance 2016-09 (5 pages)
- 223 10 – PowerPoint – (15 pages)

VICINITY MAP



Greenway Road

High School

SITE

Legacy Parc

Custer Lane

Prasada

Acoma Drive

SR 303

Greenway Parc

Legacy Parc

Tash

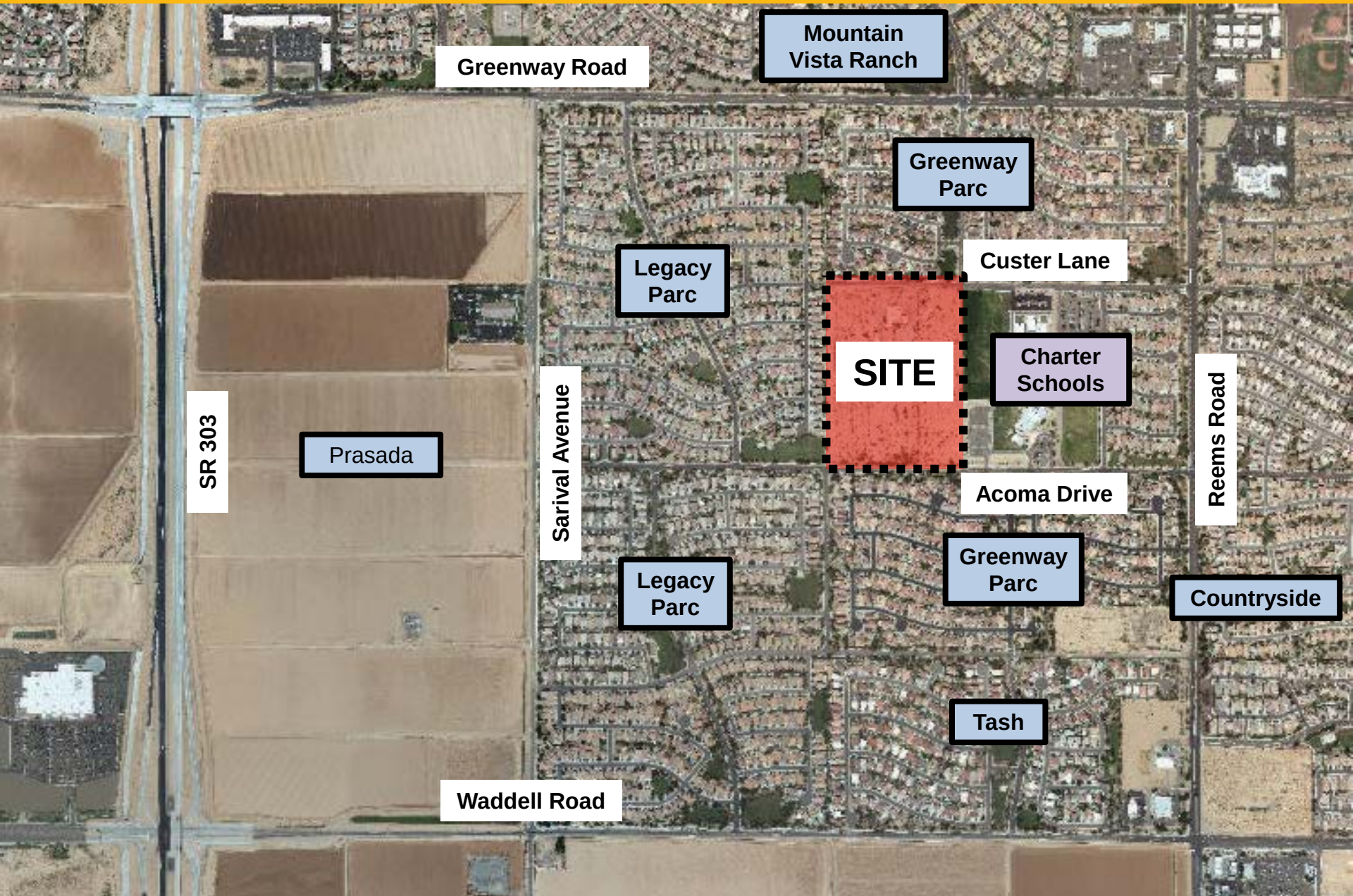
Sarival Avenue

Reems Road

Waddell Road

Greenway Parc

VICINITY MAP



VICINITY MAP



March 8, 2016

Acoma Court

City of Surprise, Arizona

**Planned Area Development
(PAD) Major Amendment**

Preliminary Plat

Zoning Case Number: PAD 07-224

Current Case File Number : FS15-526

Concept Meeting Date: August 20, 2015



4550 N 12th Street
Phoenix, AZ 85014

PLANNED AREA DEVELOPMENT MAJOR AMENDMENT PRELIMINARY PLAT

for
Acoma Court

March 8, 2016

PROJECT TEAM

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Reference Case Numbers

Zoning Case Number: PAD 07-224
Current Case Number: FS15-526

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Appendix

Conceptual Home Product Floor Plans and Elevations	Appendix A
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I. Executive Summary

Purpose of Request:

The purpose of this request is to obtain a Planned Area Development Major Amendment and Preliminary Plat for the existing Acoma Court PAD (PAD 07-224) approved on October 2, 2007. This request and submittal to the City of Surprise is initiated by Garrett-Walker Homes, LLC in conjunction with Bergin, Frakes, Smalley and Oberholtzer, PLLC (BFSO) and Coe & Van Loo Consultants, Inc. (CVL).

Acoma Court is an undeveloped, 29.55 acre site located adjacent to the Legacy and Greenway Park neighborhoods of Surprise. The site is bordered by existing single family homes on the north, west, and south, and by two school campuses along the eastern boundary. When originally zoned and platted in 2007, the project was contemplated to be a one-lot-size single family gated community with private streets, and a street connection to the school property to the east (which was vacant land at the time). Since the construction of the schools and elimination of the connection point to the east, the project has been re-designed to become an intimate, gated subdivision with access to W. Custer Lane to the north and W. Acoma Drive to the south. The gates are approximately 155' from the centerline of W. Custer Lane and approximately 165' from the centerline of W. Acoma Drive. The W Custer Lane and W Acoma Drive entries feature 20' drive lanes for entrance and exit with a 10' median containing a 20' turn around (*See Exhibit 10 – Preliminary Plat*).

The requested amendment allows for a mix of lot sizes by adding an additional product to the previously approved plan. The new Suburban Neighborhood Character Area - 2 (SNCA-2) category will provide for a minimum lot size of 6,000 square feet, with minimum dimensions of 48-foot wide by 125-foot deep lots. No other changes to the PAD are requested and if approved, this amendment will supersede the original PAD. A Preliminary Plat of the single family detached residential use is also included in a separate application with this submittal and demonstrates the new mix and diversity of lot sizes. The revised design enhances the open space areas, provides for gated entrances, and enables the development of a new residential neighborhood in an area that was largely developed over 14 years ago. This will be a new community in an area of adjacent communities that are 14 years and older and although significant efforts have been made to fit into this existing fabric of established neighborhoods, new design elements are being proposed as well. This request is in compliance with the City's General Plan designation for this property which is Suburban Neighborhood Character Area at 2 to 8 dwelling units per acre (du/ac.).

A specific description of the request is an Amendment to the existing PAD amending the minimum lot size from the existing 58' x 115' to the requested minimum lot size of 48' x 125'. The amended plan proposes a mix of 48' x 125' and 58' x 125' lot sizes with a minimum area

of 6,000 sf per lot. The density for this amended plan is proposed at 3.96 du/ac., maintaining compliance with the allowable density range of 2 to 8 du/ac.

Enhanced Municipal Code Requirement Design Elements:

Centrally Located Open Space with Highly Efficient Access: This proposed neighborhood has been designed to fit into the context of the existing surrounding single family community and will define Garrett-Walker Home's excellent and well-deserved reputation for building with innovative designs and quality construction, creating neighborhoods that support a family lifestyle and are sustainable over time. Garrett-Walker Homes has not only carefully designed this neighborhood to match the surrounding community but in the process has created an intimate gated community containing scenic and centrally located open space and amenities that are visible from both primary gated entrances (*See Exhibit 6 – Conceptual Site Plan*). The central location of the proposed open space not only allows for extremely efficient access for residents but also allows for pedestrian access from the majority of the proposed home sites without needing to cross a roadway.

Multiple Open Space Amenities: The proposed open space will contain amenities that include tot lot play areas; five-foot-wide concrete sidewalks on both sides of all streets and two shaded ramadas. Other open space areas in the north and south portions of the site will also include five-foot-wide sidewalks, offering connectivity to the central open space.

Increased Open Space Area: The proposed plan for Acoma Court provides approximately 17424 sf more open space than the previous PAD 07-224 plan. The previous plan provided approximately 3.5 acres or 12% open space. The proposed plan provides approximately 3.9 acres or 13% open space.

Infill Parcel Development: Acoma Court is proposed as a private infill parcel within an existing residentially developed area. Acoma Court is designed to emphasize its proposed environmental focus. This is a place within a place; it is an intimate infill parcel in the form of a small gated community that provides lush green and usable open spaces as a central focus to that community. The development of this site will enhance the existing surrounding community and extend and complete the area's infrastructure.

Site Location, Description & Environs:

The Acoma Court property is currently vacant and undeveloped infill parcel of land previously utilized for farming and located just west of Reems Road and south of Greenway Road specifically at the northeast corner of 159th Avenue and W. Acoma Drive (*See Exhibit 1 – Legal Description*). The site is surrounded on three sides by existing single-family residential development and on one side by the Carden Elementary Charter School and Carden Traditional School. The site is also bounded by W. Acoma Drive on the south and by W. Custer Lane on the north. The property consists of approximately 29.55 gross acres (28.53 net acres) and has approximately 900 linear feet of frontage on W. Acoma Drive. The Acoma Court property is

located within Section 7, Township 3 North, and Range 1 West, of the Gila and Salt River Base and Meridian (*See Exhibit 2 – Neighborhood Context Exhibit*).

Acoma Court is proposed as a single family residential neighborhood containing 117 lots ranging in size from 6,000 sf to approximately 18,000 sf for pie shaped lots. Typical lot width dimensions include a 48' wide and a 58' wide lot, both lots widths will be a minimum of 125' deep. The site is accessible from W. Acoma Drive on its south perimeter and from W. Custer Lane on its north perimeter.

II. Existing Conditions

Topographic /Existing drainage:

The Acoma Court site is generally flat with a gradual slope from the northwest to the southeast, ranging in elevation from 1,230 feet to 1,238 feet. The site contains very little vegetation and is not located within any part of a floodplain.

Zoning & Land Use:

The current approved Acoma Court PAD (PAD 07-224) approves 117 single-family homes at a density of 3.96 du/ac, with approximately 3.90 acres of Open Space (*See Exhibit 3 – Land Use*). The City of Surprise General Plan 2035 designates site's land use as "Suburban Neighborhood Character Area" with a density range of 2 to 8 du/ac. This designation allows single-family residential development with a density between 2 to 8 du/ac. All the areas adjacent to Acoma Court are also designated as Suburban Neighborhood Character Area (*See Exhibit 3 – Land Use*).

Accessibility/Perimeter Roadway Improvements:

Currently, the Acoma Court property is accessed from the south via W. Acoma Drive and from the north via W. Custer Lane. W. Acoma Drive is classified as an east/west mid-section residential collector street. W. Custer Lane is classified as an east/west minor residential collector. Proposed improvements for W. Acoma Drive include a 25' improved half street with a 5' sidewalk, all within a 40' half street dedication. Proposed improvements for W. Custer Lane include a 20' improved half street with a 5' sidewalk, all within a 30' half street dedication. Private gated entryways are proposed for the access and egress to and from these perimeter streets and are consistent with City of Surprise gated entry details.

Infrastructure & Easements:

The 12kv overhead electric lines that previously existed within the north half of the site have been abandoned and are no longer present on the site. There are three concrete irrigation ditches on the site that have also been abandoned and are no longer functioning. The only roadway existing within the site is a dirt road extending along the west boundary which is proposed for abandonment with the final plat. There are no other easements within the site.

There is an existing 10-inch sewer line in the W. Acoma Drive right-of-way just east of the site and an existing 8-inch water line in the W. Custer Lane right-of-way near the northwest corner of the site. These existing water and sewer lines will be utilized to provide those services to the proposed Acoma Court PAD and Preliminary Plat.

Surrounding Property Ownership:

The existing subdivided properties surrounding the Acoma Court site are primarily privately owned parcels or lots. The Greenway Parc subdivision is located just north of the site, north of W. Custer Lane. The Legacy Parc subdivision is located immediately west of the site. The Greenway Parc II subdivision is located just south of the site, south of W. Acoma Drive. And the Carden Elementary Charter School and Carden Traditional School are located immediately east of the site (*See Exhibit 3 – Existing Approved PAD 07-224 Land Use*).

III. Proposed Development Plan

Project Overview:

The Acoma Court neighborhood is designed to be consistent with the surrounding character of the area. Currently, there are three subdivisions directly adjacent to the Acoma Court site. The average lot sizes of these subdivisions range from 5,500 square feet to 6,500 square feet (*See Exhibit 2 – Neighborhood Context Exhibit*). The lots within the Acoma Court neighborhood are proposed to be a minimum of 6,000 square feet and will go up to 18,000 square feet. The requested amendment increases the minimum lot depth from 115' to 125' to provide for more meaningful backyard environments.

Acoma Court is designed to be a place within a place. It is an intimate infill parcel in the form of a small community that provides lush green and usable open spaces as a central focus to that community and provides extensive and efficient resident-pedestrian access to those spaces as well. This open space will provide amenities that include children's play areas with shade ramadas and 5-foot concrete sidewalks.

The site is accessible from entrances at both W. Acoma Drive on its south perimeter and from W. Custer Lane on its north perimeter, and the internal streets will be private. The amended plan proposes a mix of 48' x 125' and 58' x 125' lot sizes with a minimum area of 6,000 square feet per lot. The density for this amended plan is proposed at 3.96 du/ac, maintaining compliance with the allowable density range of 2 to 8 du/ac (*See Exhibit 6 – Conceptual Site Plan*).

Land Use:

The land use modifications within the proposed amendment is simply to add a conventional, single-family 48' x 125' lot size category (SNCA-2) to offer a more diverse range of conventional housing types that will vary in character and size to target not one but two market segments in order to create a truly diverse community.

To ensure product diversity, the Acoma Court neighborhood is split into two categories of Suburban Neighborhood Character Area land use: SNCA-1 (58' x 125' lots) and SNCA-2 (48' x 125' lots) (*See Exhibit 4 – Conceptual Land Use Plan*). The existing Acoma Court PAD (PAD 07-224) approved on October 2, 2007 proposed a minimum lot size of 58' x 115'. By proposing a new, typical lot size of 58' x 125' in SNCA-1, the requested amendment increases the typical lot depth, providing a 13% increase in lot area for lots in the SNCA-1 category. The SNCA-2 lot size of 48' x 125' provides for an enhanced lot depth in backyards. In addition to rear yard space the amendment will provide for an increase of open space throughout the neighborhood.

The conceptual home product floor plans and elevations provide for 3-car garage options and enhanced architectural features and final details will be provided at the time of design review (*See Conceptual Home Product Floor Plans and Elevations*). The proposed homes will include one and two-story plans that exhibit high quality materials and architectural features. Each product type shall require three different floor plans, each with three elevations. Themed architectural styles are encouraged to promote intentional thematic style and character to the community. Examples of architectural styles that are considered appropriate for the Acoma Court community are Desert Prairie, Craftsman, and Spanish styles. The conceptual architectural styles are intended to be representative of acceptable themed architectural styles. The builder may submit alternate architectural styles and characteristics for consideration. All development will be subject to the City of Surprise Design Guidelines for Single-Family Detached Residential and subject to separate review and approval.

Front yard landscaping is proposed to provide double staked trees, ten 5-gallon and six 1-gallon plants, two 15-gallon trees, 7/8" Mountain Vista Brown or equivalent type of granite, and an automatic drip system or equivalent amenities to the items previously listed. Front yard landscaping is estimated to be installed after the last stage of construction for the lot/house that has been purchased.

The open space system has been enhanced in the entire community beyond what was originally contemplated. These residential land uses will benefit from a land use plan that includes a sidewalk and a centralized open space network within the community. A minimum of 3 acres (10% of the gross acreage) will be designated as Open Space. The Acoma Court neighborhood exceeds the proposed minimum by offering 3.90 acres (13% of the gross acreage) of designated Open Space. Open Space and Right-of-Way areas are located throughout the Project within the gross acreage of the land use category summary provided below.

Suburban Neighborhood Character Area:

Suburban Neighborhood Character Area development remains the only land use within the project with this amendment request. The Suburban Neighborhood Character Area allows single-family housing at densities from 2 to 8 du/ac. Each home will have access to some form of common open space in the form of either active or passive areas.

IV. Circulation

Vehicular:

The roadway vehicular circulation network within Acoma Court is designed to induce traffic-calming throughout the proposed community by proposing short blocks terminating in 90 degree corners on private interior streets. The internal private streets are proposed as a 50-foot right-of-way to be consistent with the local street sections adjacent to this infill parcel. Currently, the Acoma Court property is accessed from the south via W. Acoma Drive and from the north via W. Custer Lane. W. Acoma Drive is classified as an east/west mid-section residential collector street. W. Custer Lane is classified as an east/west minor residential collector. Proposed improvements for W. Acoma Drive include a 25' improved half street with a 5' sidewalk, all within a 40' half street dedication. Proposed improvements for W. Custer Lane include a 20' improved half street with a 5' sidewalk, all within a 30' half street dedication. Private gated entryways are proposed for the access and egress to and from these perimeter streets. These proposed access entryways are designed utilizing landscaped medians, vehicular turn-arounds, and crosswalks with raised decorative pavement (*See Exhibit 7 – Proposed Roadway Sections*).

Pedestrian:

The Pedestrian circulation network within Acoma Court is designed to provide extensive and efficient resident-pedestrian access to all open spaces and recreation areas within the subdivision while also providing connections to exterior trail and sidewalk systems as well. All of the proposed interior streets will have 5' sidewalks on both sides, allowing for pedestrian access to the open space amenity from the majority of the proposed home sites without needing to cross a roadway, and providing pedestrian connections to adjacent uses in the area.

V. Landscape & Open Space

Open Space:

The Acoma Court community proposes approximately 3.90 acres of usable open space. A major open space feature will be the central community gathering area, containing amenities that include a tot lot, two shade ramadas and a turf recreation area (*See Exhibit 8 – Conceptual Landscape and Open Space Plan*). This amenity area will be accessible along a six-foot-wide

meandering concrete sidewalk providing both pedestrian access and a pleasant, shaded resource for walking outdoors. In addition, passive open space tracts are also located in the north and south portions of the community at the proposed entryways to the subdivision. These open space parcels also implement the six-foot-wide concrete sidewalk for access and pedestrian circulation. Open spaces include both active and passive recreation opportunities and the Acoma Court neighborhood has proposed to provide both types with the active type representing 70% of the total open space and the passive type representing the remaining 30% of the total open space. Landscape design and plant material in all parks, trails, and open space areas shall conform to the City of Surprise Municipal Code current at the time of platting and site planning.

The Parks, Open Space and Sidewalk plan for this project is intended to provide a range of active and passive open space and recreation areas with facilities designed to service the needs of the entire population of the community. Playgrounds and ramadas will be outside the retention areas. ADA accessible paths will be maintained to all amenities. The passive and active recreational amenities in this area include a tot lot play structures, dual slides, climbing wall, shaded bench areas around the tot lot, open turf areas for multiple uses and age appropriate structures that promote outdoor play and sports.

The following is a list of recreational amenities that Acoma Court will provide its residents:

1. Pedestrian sidewalk system
2. Classic and innovative new play structures
3. Ramadas and benches in the recreation areas for comfort
4. Open turf areas for multiple uses

Landscaping:

Attached sidewalks will allow for landscaping along both sides of the rights-of-way throughout the community. All active and passive open space tracts and all the proposed tracts along the W. Acoma Drive and the W. Custer Lane rights-of-way will also be landscaped. All proposed landscaping is to be maintained by the Acoma Court Homeowner's Association.

The landscape character along the streets will be formal in design. Tree lined streets will provide shade on the sidewalks, set back from the curb. A variety of colorful shrubs and groundcovers will be massed to create a sense of interest and sequence in the open space tracts along sidewalks and roadways, while ensuring safety through clear sightlines, lighting and pedestrian visibility. The turf area in the central amenity open space shall be conducive for active recreation, with turf-friendly shade trees along the perimeter for shaded areas to relax while maintaining safe visibility across the open space extent.

The north and south entries to the site, respectively from W. Custer Lane and W. Acoma Drive, will include landscaped medians and detached sidewalks with colorful plantings between back of curb and sidewalk to create a notable sense of entry to the site with year-round color and visual impact (*See Exhibit 8 – Conceptual Landscape and Open Space Plan*).

V. Development Standards & Design Criteria

Suburban Neighborhood Character Area Development Standards:

The proposed Acoma Court Suburban Neighborhood Character Area use shall include the following development standards.

Residential housing design will utilize the extensive Home Product Design Guidelines of the City of Surprise (*See Exhibit 4 – Conceptual Land Use Plan*).

Residential Development Standards:

Suburban Neighborhood Character Area			
	PAD-07-224	SNCA-1	SNCA-2
Min Lot Area	6,670 sf	6,000 sf	6,000 sf
Min. Lot Width	58'	58'	48'
Min. Lot Depth	115'	125'	125'
Max. Lot Coverage	50%	50%	55%
*Building Setbacks			
Front	20' / 10' for living area or side entry garage	20' / 10' for living area or side entry garage	20' / 10' for living area or side entry garage
Side	5' / 8'	5' / 8'	5' / 8'
**Street Side	13'	13'	13'
***Rear	25'	25'	25'
Rear Adj. to Arterial	NA	NA	NA
Min. Distance between Houses	10'	10'	10'
Bldg. Height	30' / 2 stories	30' / 2 stories	30' / 2 stories
Accessory Structure Setbacks			
Rear	5'	5'	5'
Side	5'	5'	5'
From Primary Structure	5'	5'	5'

Fence Walls: All fence walls will be a maximum of 6' in height on one side and 8' on the opposite side if adjusting for grade.

Notes:

- * Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front, rear, and side setbacks.
- ** Street side setback may be reduced by 5' if a 10' landscape tract is used on the street side.
- *** Non-structural architectural features such as fireplaces, bay windows, pop-outs, or patio covers may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

Permitted Accessory Uses:

The following accessory uses are permitted:

- Private garage, carport, ramada, shed or workshop;
- Guest or granny quarters may be allowed, provided the quarters meet the standards set forth in article VI;
- Guest quarters without kitchen facilities, provided that the quarters are integral to the primary dwelling unit and do not exceed 35 percent of the primary dwelling unit area;
- Greenhouse that meets the standards set forth in article VI.
- In-home day care for four or fewer persons.
- Home occupations, as set forth under article VI.
- Temporary uses, as regulated in article VI.
- Signs, provided they meet the requirements set forth in the Surprise Municipal Code.
- Medical marijuana designated caregiver cultivation location.
- Medical marijuana qualifying patient cultivation location.

VII. Other Development Standards

Community Theme Walls:

The community walls are designed to be understated, and serve as backdrop to a colorful and textural landscape plant palette that is to be desert adapted. Primary wall materials will be an earth toned integral color block of low light reflective value and a textured surface. Accent materials will include a wall cap near the entry monument of 4” decorative textured concrete block and a contrasting band between smooth and textured concrete block on the theme and secondary walls. Columns will also be textured concrete block in the same color, creating a coherent and consistent style to the walls (*See Exhibit 8 – Conceptual Landscape and Open Space Plan*).

The community walls will come in three varieties, solid block theme wall, solid block secondary wall and partial view wall. The theme wall will span the perimeter of the south and north entries to the community, creating a sense of entrance for residents of this community. The theme wall will also span the eastern edge of the development abutting the school. At the north and south entries, textured concrete block theme panels will span the wall corners (each panel extending 16’) as a 6” relief off of the wall surface, creating a shadow to give a more formal style, dimensionality and interest to the wall perimeter. The secondary wall will feature a similar contrast of textured and smooth concrete block as the theme wall, in a slimmer band of contrasting texture. The partial view wall will be used in the open space areas to break up the length of secondary wall spanning the tracts.

Final design of these walls shall meet all local pool code guidelines.

Signage, Lighting, & Mailboxes:

All signage and lighting within the Acoma Court neighborhood will be designed in conformance with the current Surprise Municipal Code. The street lighting designed for the private streets of the Acoma Court community will provide adequate lighting of the mailboxes. A block wall semi-enclosure will feature textured and smooth concrete block around the cluster mailbox units.

Group Mailboxes will be per Post Office requirements and will be located in four areas within the development.

VIII. Infrastructure Improvements

Grading & Drainage:

The existing topography of the site falls across the Acoma Court site, which is generally flat, with a gradual slope from the northwest to the southeast, ranging in elevation from 1,230 feet to the offsite flow channel, they will be designed for first flush only. The retention basins will be designed to meet local requirements.

For detailed information regarding the proposed drainage concept please see the Preliminary Drainage Report submitted with this PAD Amendment. The site contains very little vegetation and is not located within any part of a floodplain.

On site retention will be provided for the 100-year, 2-hour event in retention basins at various locations throughout the site away from the offsite flow channel. Where basins are in proximity

Water/Sewer:

Sanitary sewer service to the Acoma Court neighborhood will be provided by the City of Surprise and water service will be provided by EPCOR. There is an existing 8-inch sewer line in the W. Acoma Drive right-of-way just east of the site, an existing 8-inch waterline in W. Acoma Drive near the southwest corner of the site, and an existing 8-inch water line in the W. Custer Lane right-of-way near the northwest corner of the site. These existing water and sewer lines will be utilized to provide those services to the proposed Acoma Court neighborhood. Sewer service will be provided by the City of Surprise subject to the three requested modifications to City standards coordinated with City staff and necessary for the development of this infill parcel. Additional details are provided in the appendix under Proposed Sewer Design Guidelines and Modifications. For detailed information regarding the proposed water & sewer concept please see the proposed Utility Plan (Water and Sewer).

Storm Sewer:

Box culverts, storm drains and other storm sewer improvements will be constructed where appropriate.

IX. Conclusion

The development team believes that this request represents an appropriate and favorable planning of the site and will bring a unique product to the City of Surprise. Approval of the Acoma Court preliminary plat and rezoning request will maintain the best elements of the prior plan while bringing a new mix of housing to the project and enabling lots with greater depth and access to amenities.

We look forward to working with staff in the processing of this project.

Exhibits/Maps



Acoma Court

Neighborhood Context Exhibit

Exhibit 2

**GREENWAY PARC AT
SURPRISE ONE**

W CUSTER DRIVE

W MAUI LANE

**LEGACY PARC
PARCEL "C"**

W PORT ROYALE LANE

W MAUNA LOA LANE

W BANFF LANE

N 159TH DRIVE

W ACOMA DRIVE

**GREENWAY PARC AT
SURPRISE TWO**

W EVANS DRIVE

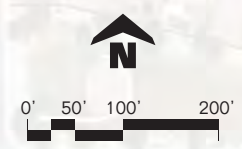
N 159TH AVENUE

N 158TH LANE

N 157TH AVENUE

**CARDEN
TRADITIONAL
SCHOOL**

**CARDEN
ELEMENTARY
CHARTER SCHOOL**



8 March 2016

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Acoma Court

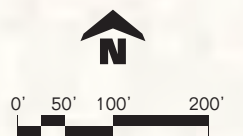
Land Use

Exhibit 3

Legend

 Suburban Neighborhood Character Area
2 - 8 du/ac

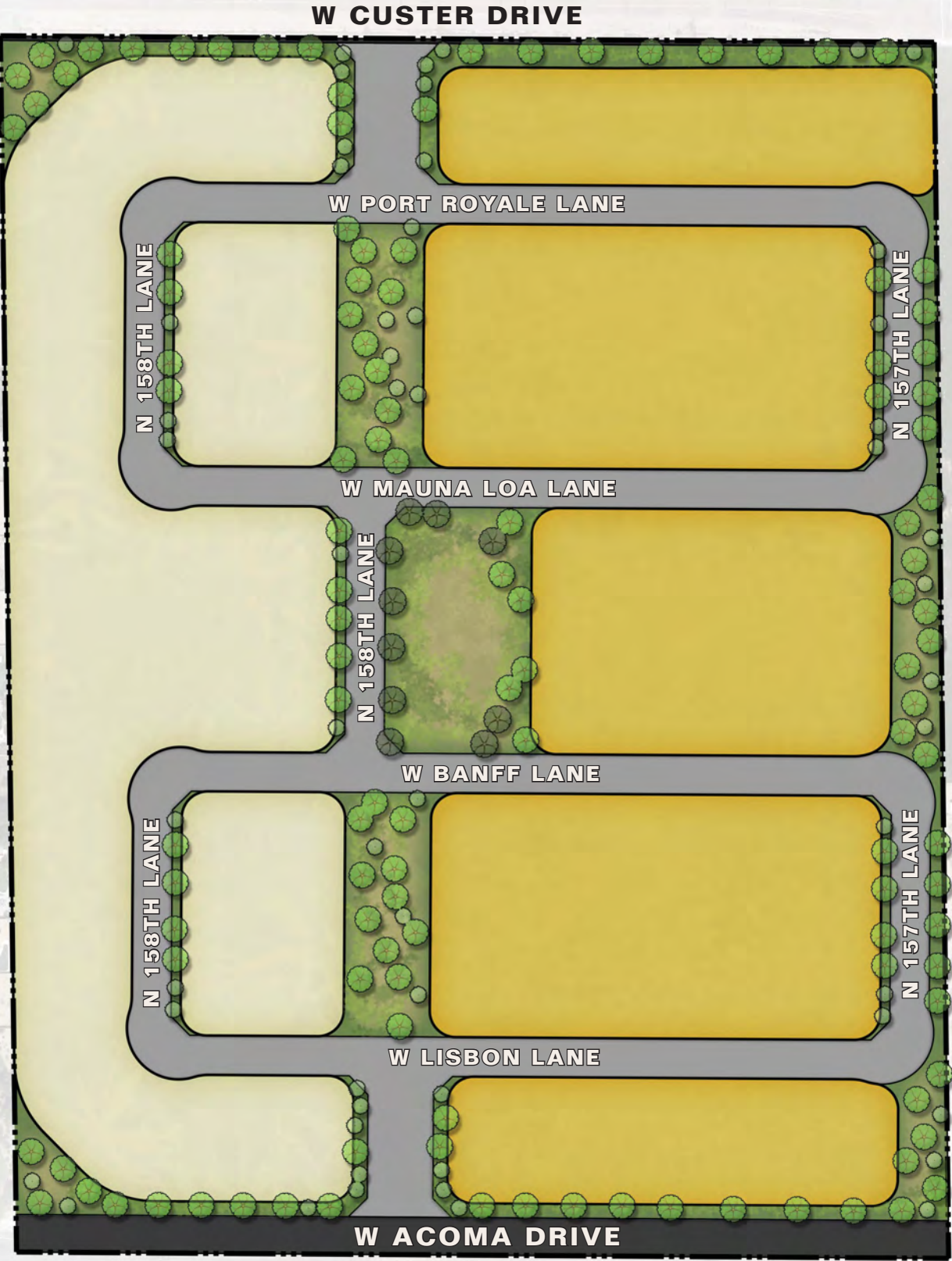
**Suburban
Neighborhood
Character Area**
2 - 8 du/ac



8 March 2016

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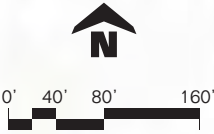
Acoma Court

Conceptual Land Use Plan

Exhibit 4

Proposed Land Use Category Summary

Land Use Category		Land Use Area	Land Use %	Maximum Dwelling Units	Dwelling Units per Acre
SNCA-1	58' x 125'	8.17	37.5%	40	4.90
SNCA-2	48' x 125'	9.59	62.5%	77	8.03
Tract Area		4.20	14.20%		
Private Drive (Tract M)		5.11	17.31%		
Collector Right-of-Way		1.03	3.47%		
Total		29.55	100%	117	3.96



Acoma Court

Conceptual Site Plan

Exhibit 5

Site Data Table

Gross Area		29.55 acres	1,287,242 sq ft
Net Area		28.53 acres	1,242,565 sq ft
Current Zoning		PAD	
Assessor's Parcel Number (APN#)		501-77-010A	
		501-77-010B	
		501-77-014A	
Proposed Lot Size	48'x125'	77	66%
	58'x125'	40	34%
Total Number of Units		117	100%
Gross Density		3.96 du/ac	
Net Density		4.10 du/ac	
Private Drive (Tract M)		5.11 acres	
Collector Row		1.03 acres	
Open Space Includes Sidewalk Within Tract M		3.90 AC	13%



EXHIBIT 6

PROPOSED
ROADWAY SECTIONS
FOR
ACOMA COURT

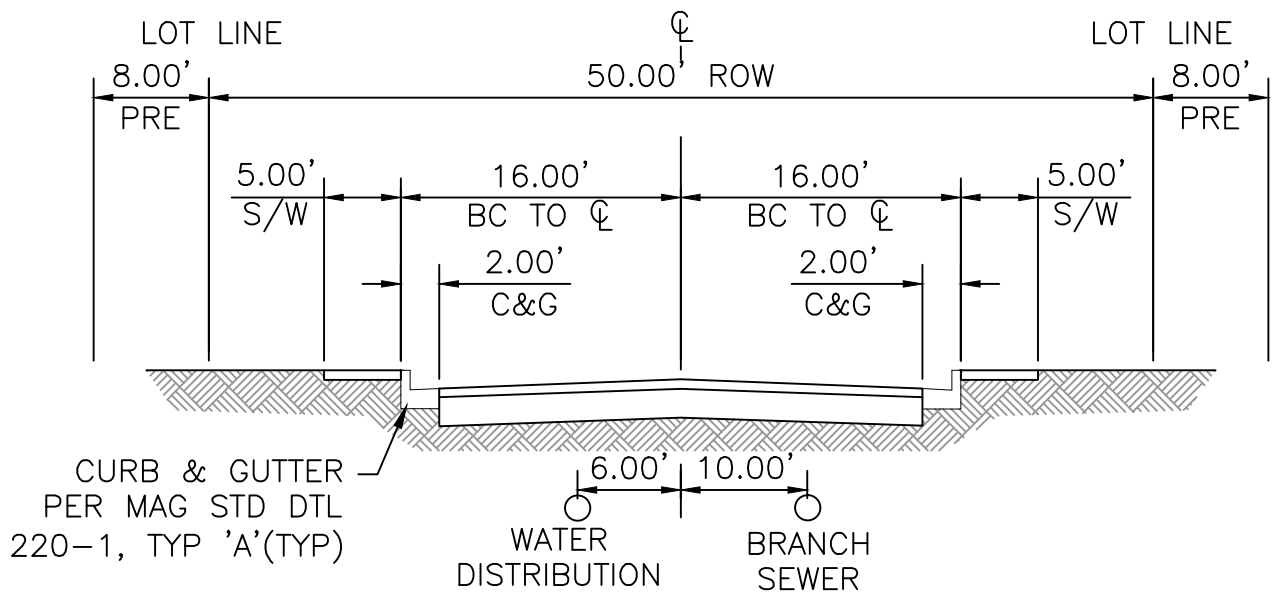
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

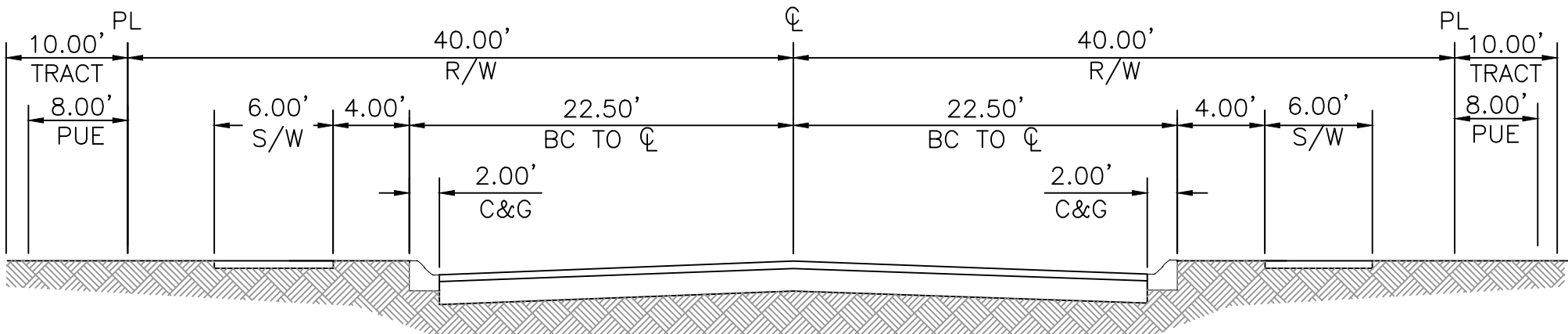
CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



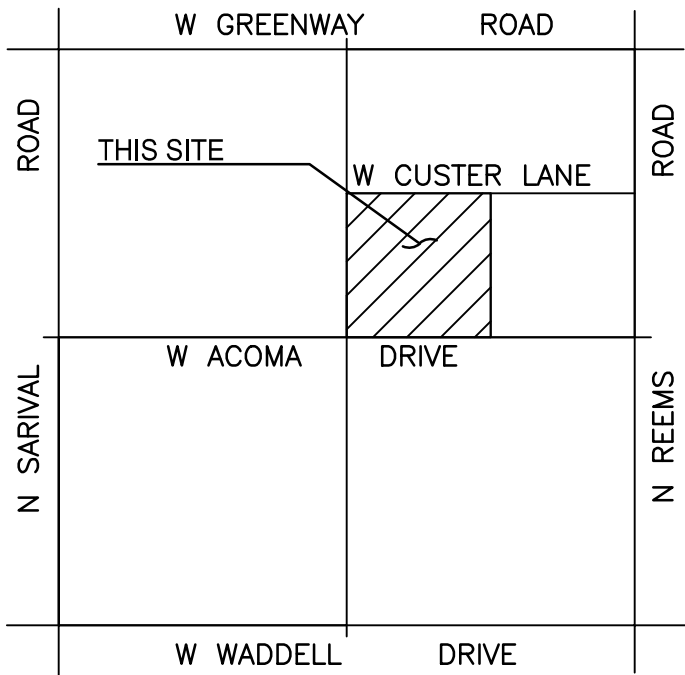
LOCAL STREET

NTS - LOOKING NORTH OR EAST



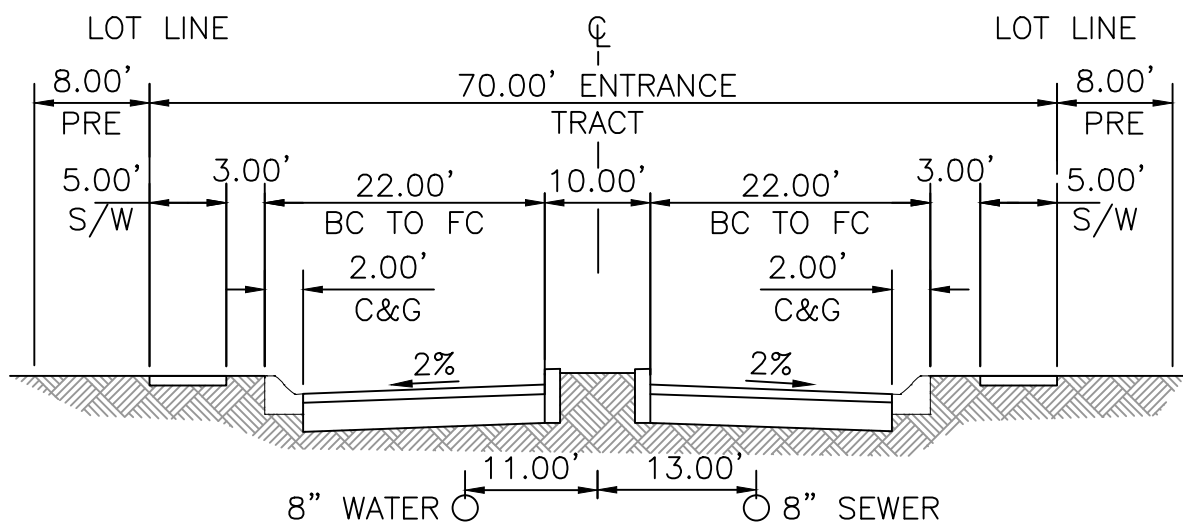
W ACOMA DRIVE

NTS



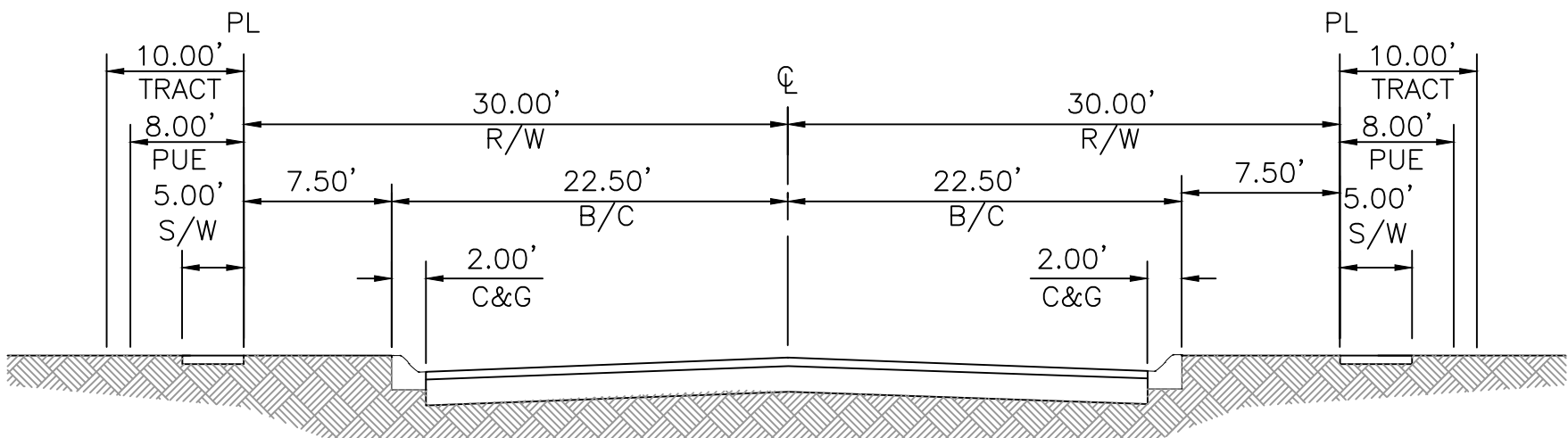
VICINITY MAP

(NOT-TO-SCALE)



ENTRANCE

NTS - LOOKING NORTH



W CUSTER LANE

NTS

SHEET INDEX

SHEET 01 - PROPOSED ROADWAY SECTIONS



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Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

SHEET
01 OF 01

CASE NO. CR15-312
DATE: 3/08/16

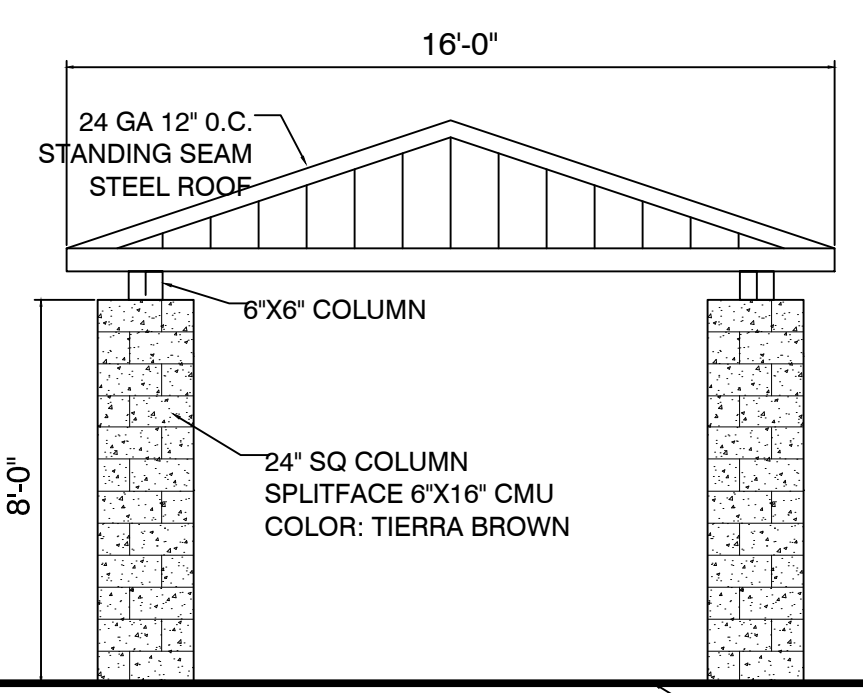
PRELIMINARY LANDSCAPE AND AMENITY PLAN
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

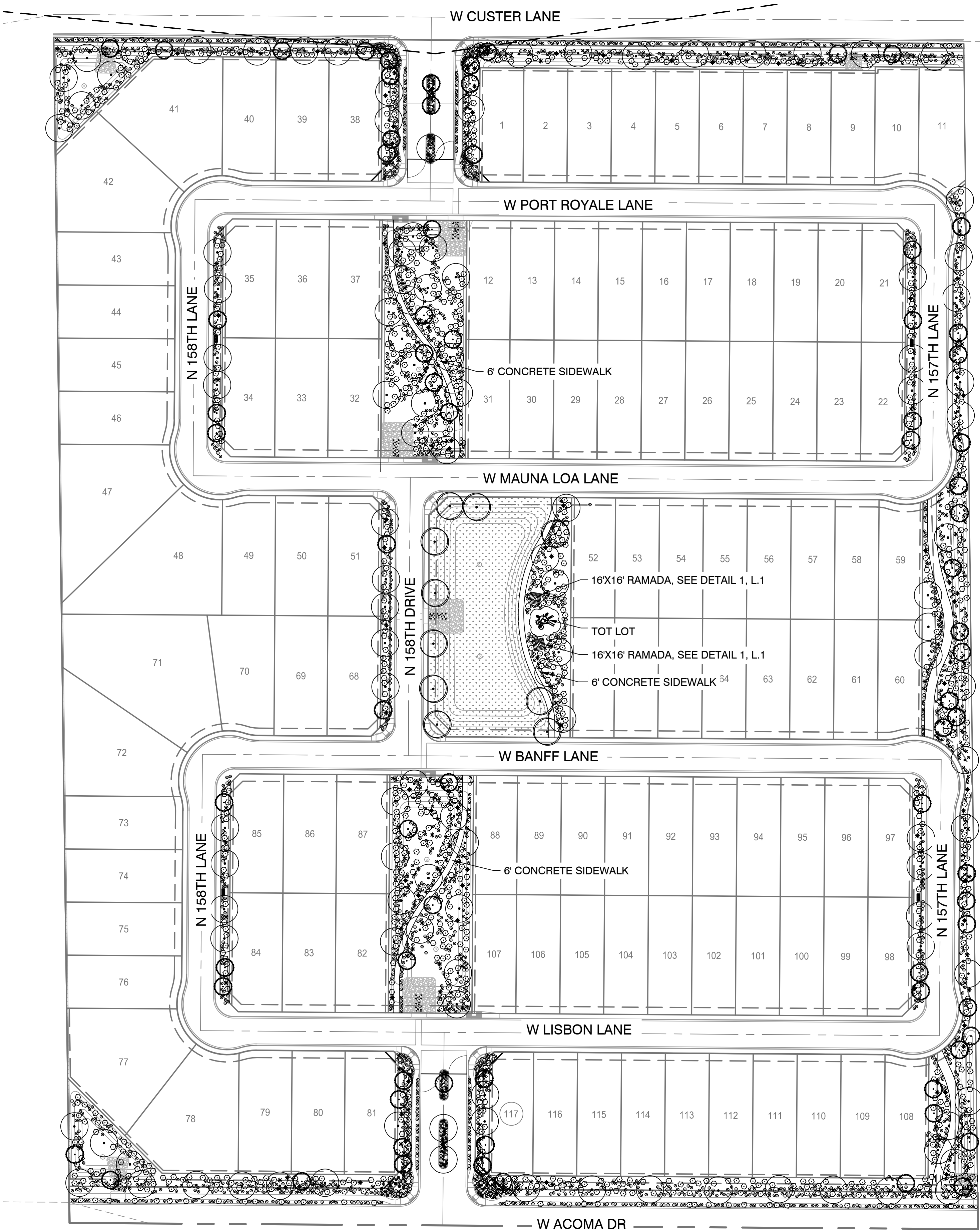
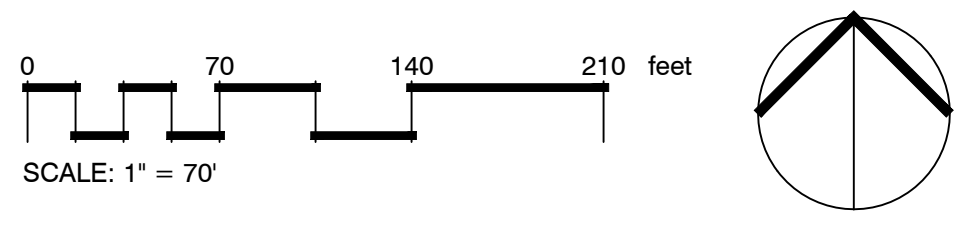
SHEET INDEX:
L1 PRELIMINARY LANDSCAPE PLAN

CONCEPT PLANT SCHEDULE

Table with 2 columns: Plant Symbol and Plant Name/Quantity. Includes categories like Desert Shade Trees, Desert Accent Trees, Turf Shade Trees, Large Shrubs, Small Shrubs, Ground Covers, Accents, and Turf.



1 16'X16' DENVER-STYLE RAMADA
1/4" = 1'-0"
P-RE-ACO-09



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LANDSCAPE ARCHITECT
CVL CONSULTANTS
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PHONE: 602.285.4786
EMAIL:ESWETLAND@CVLCI.COM

PROJECT INFORMATION
ACOMA COURT
15000 W ACOMA DRIVE, SURPRISE,
85388

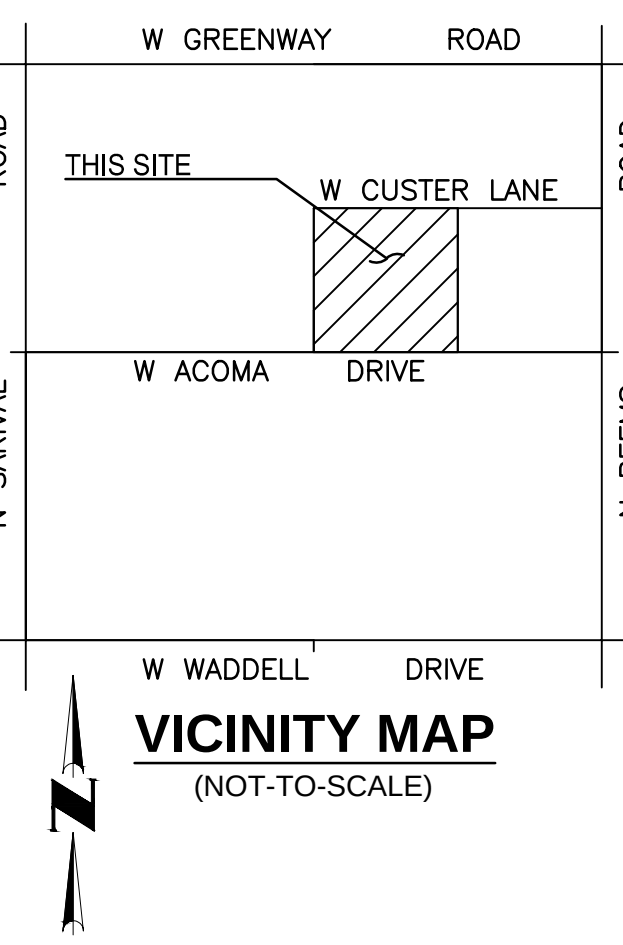
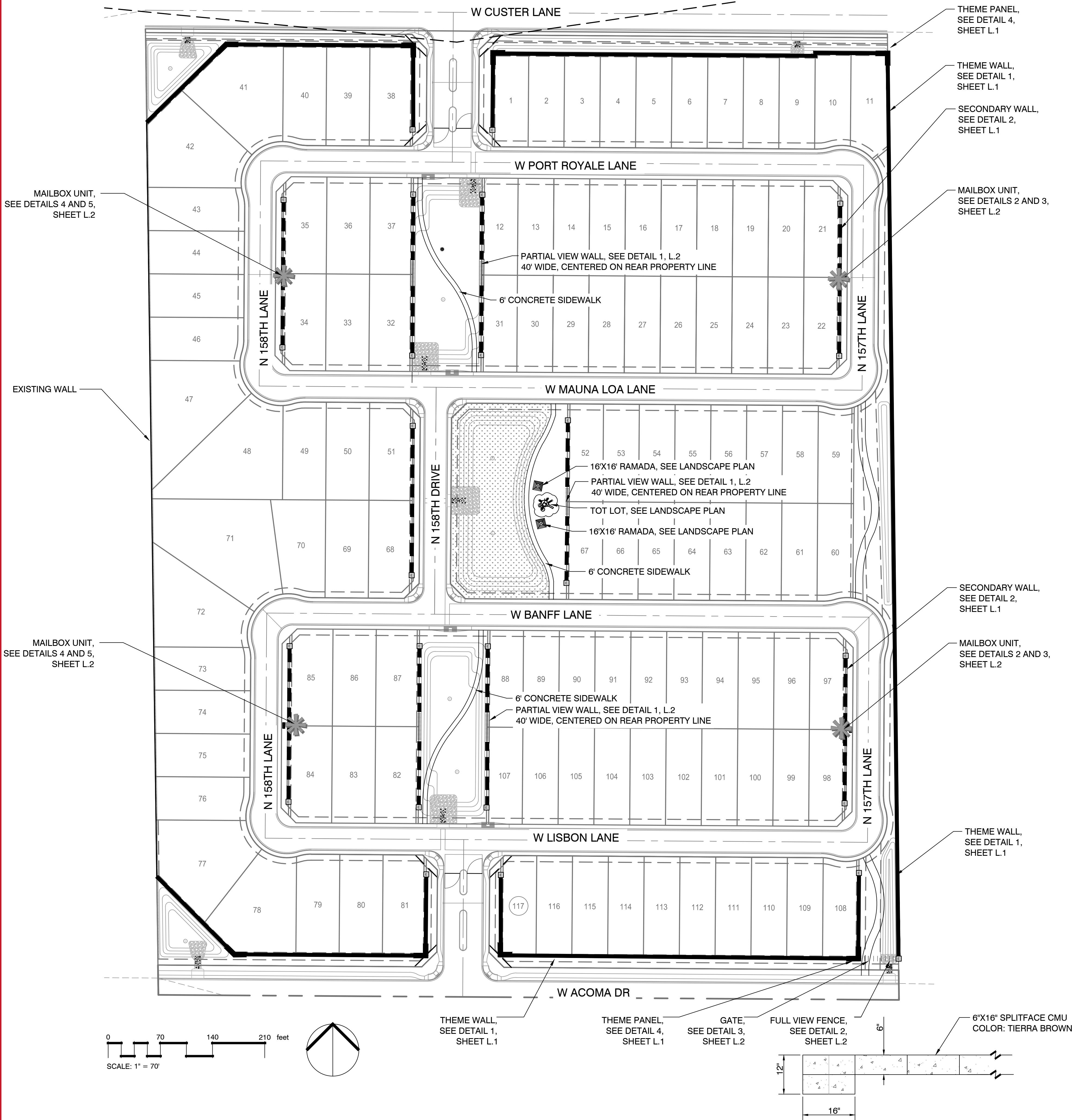


Table with 3 columns: #, DATE, DESCRIPTION. Revision history table.

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CHECK: ES
Professional seal and signature area.

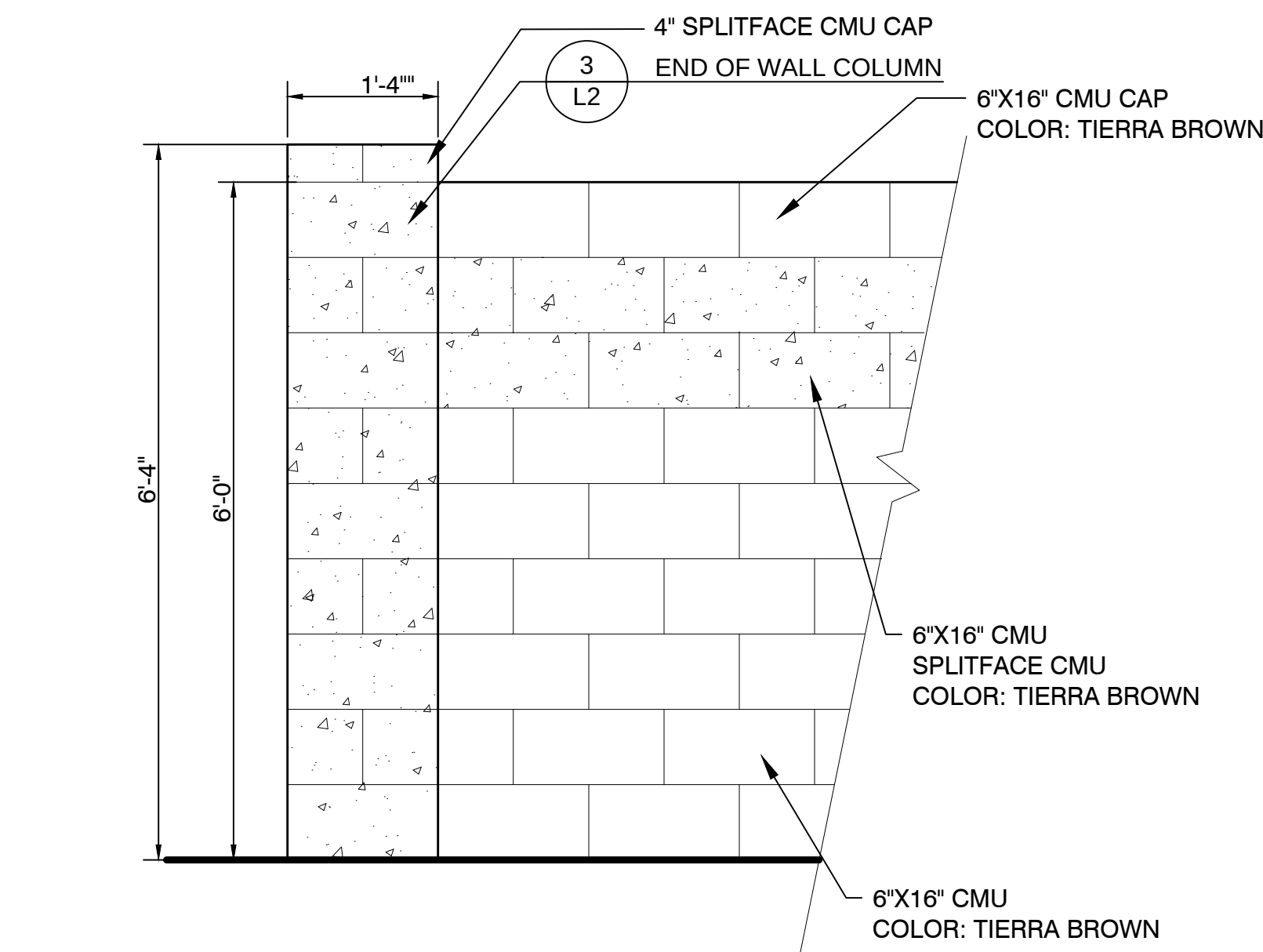
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PRELIMINARY WALL PLAN FOR ACOMA COURT

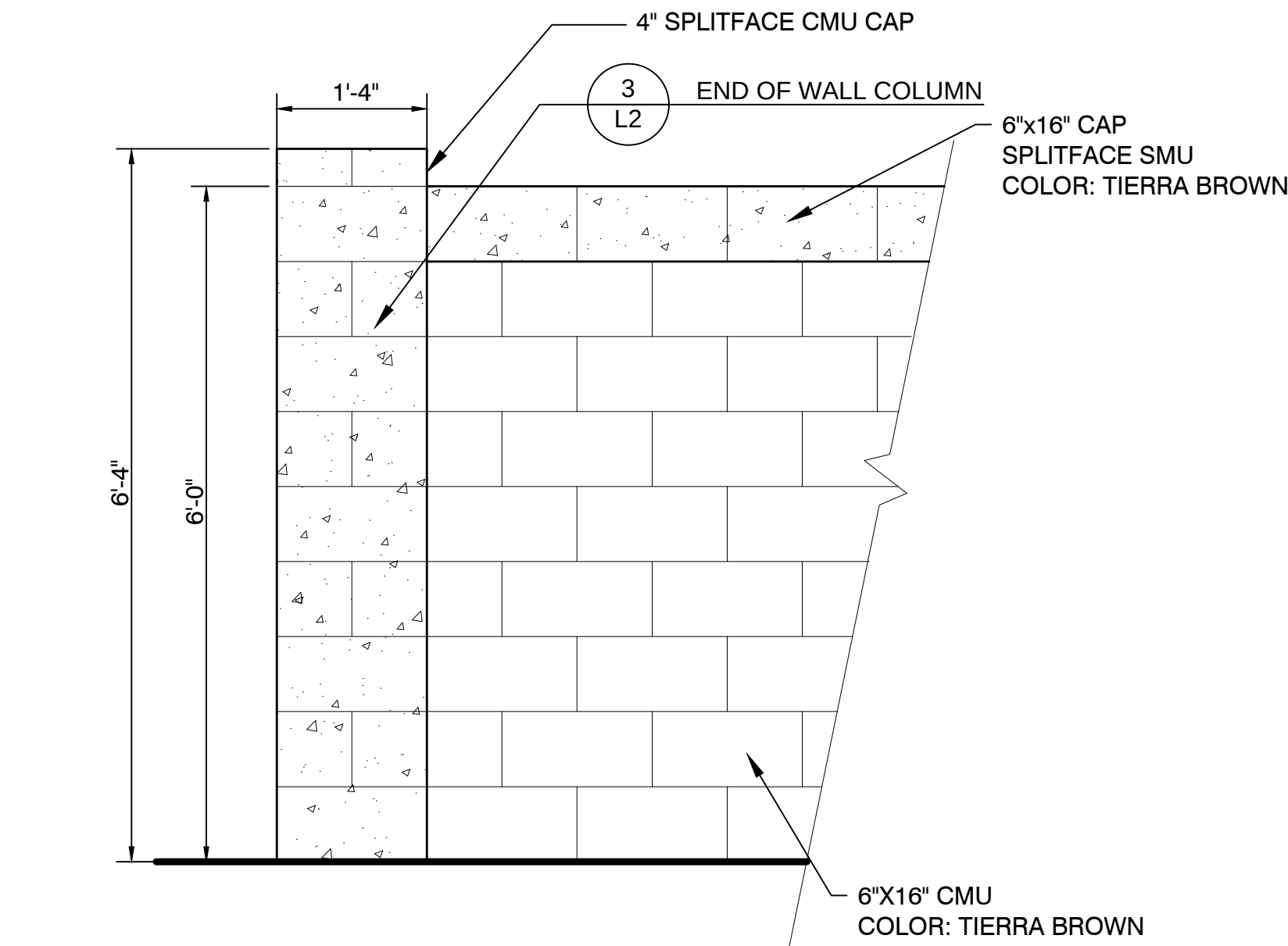


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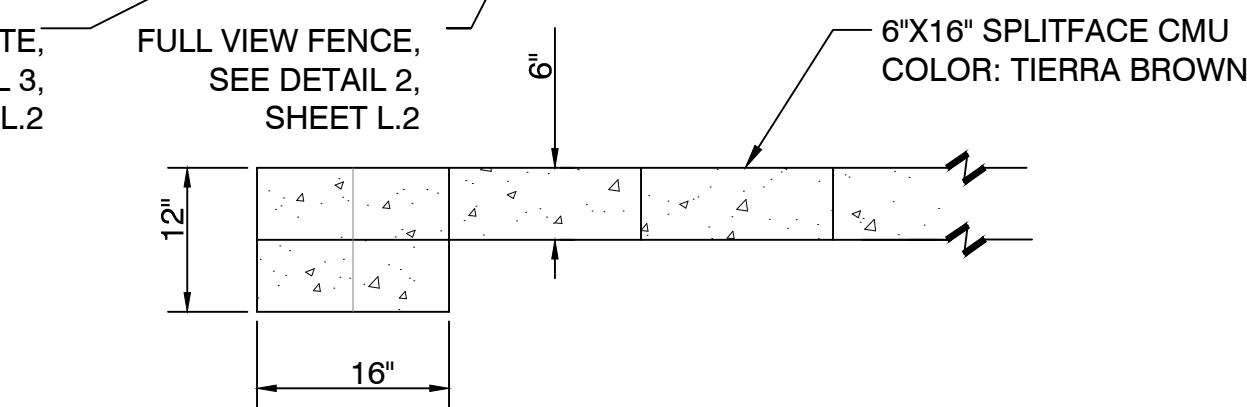
L1 PRELIMINARY WALL PLAN
L2 WALL DETAILS



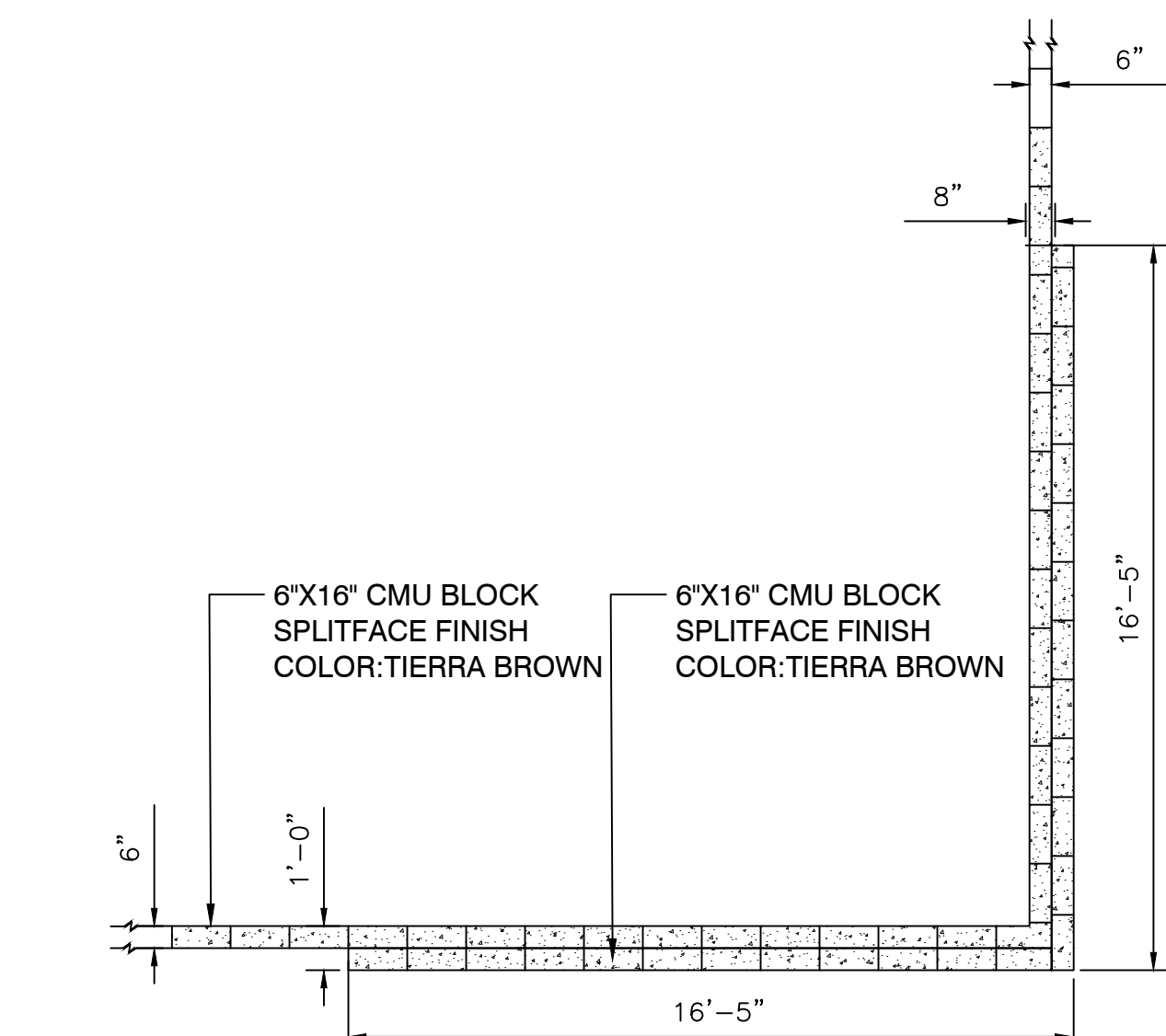
1 6' THEME WALL ELEVATION
3/4" = 1'-0"



2 6' SECONDARY WALL ELEVATION
3/4" = 1'-0"



3 END OF WALL COLUMN
3/4" = 1'-0"



4 THEME PANEL
1/4" = 1'-0"

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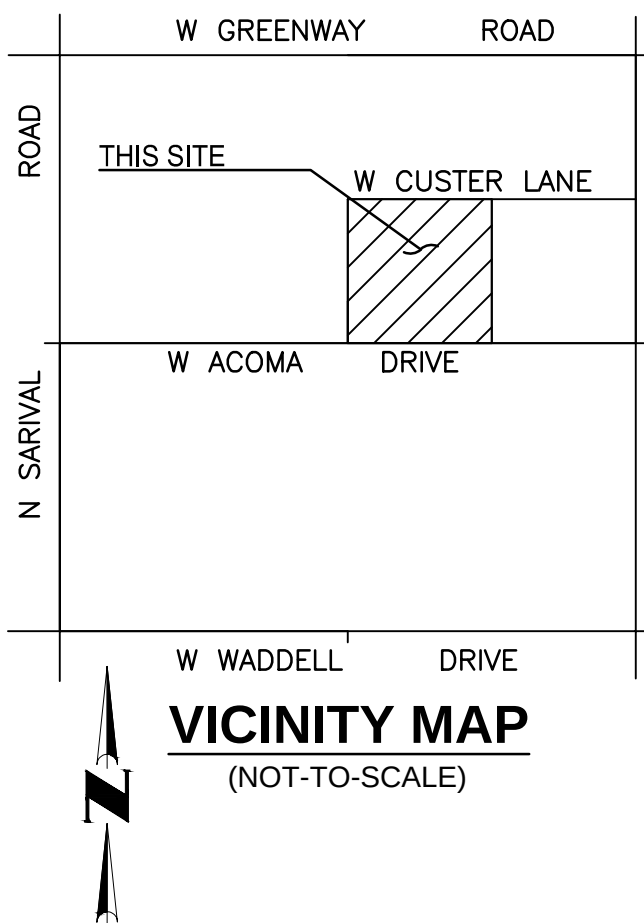
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Phoenix, AZ, 85014

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ACOMA COURT
15000 W ACOMA DRIVE, SURPRISE,
85388



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REVISION HISTORY

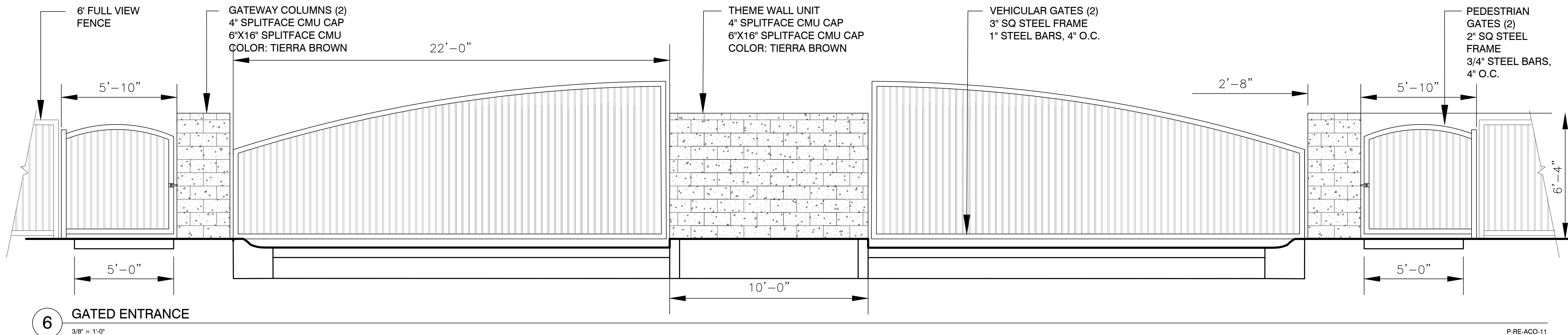
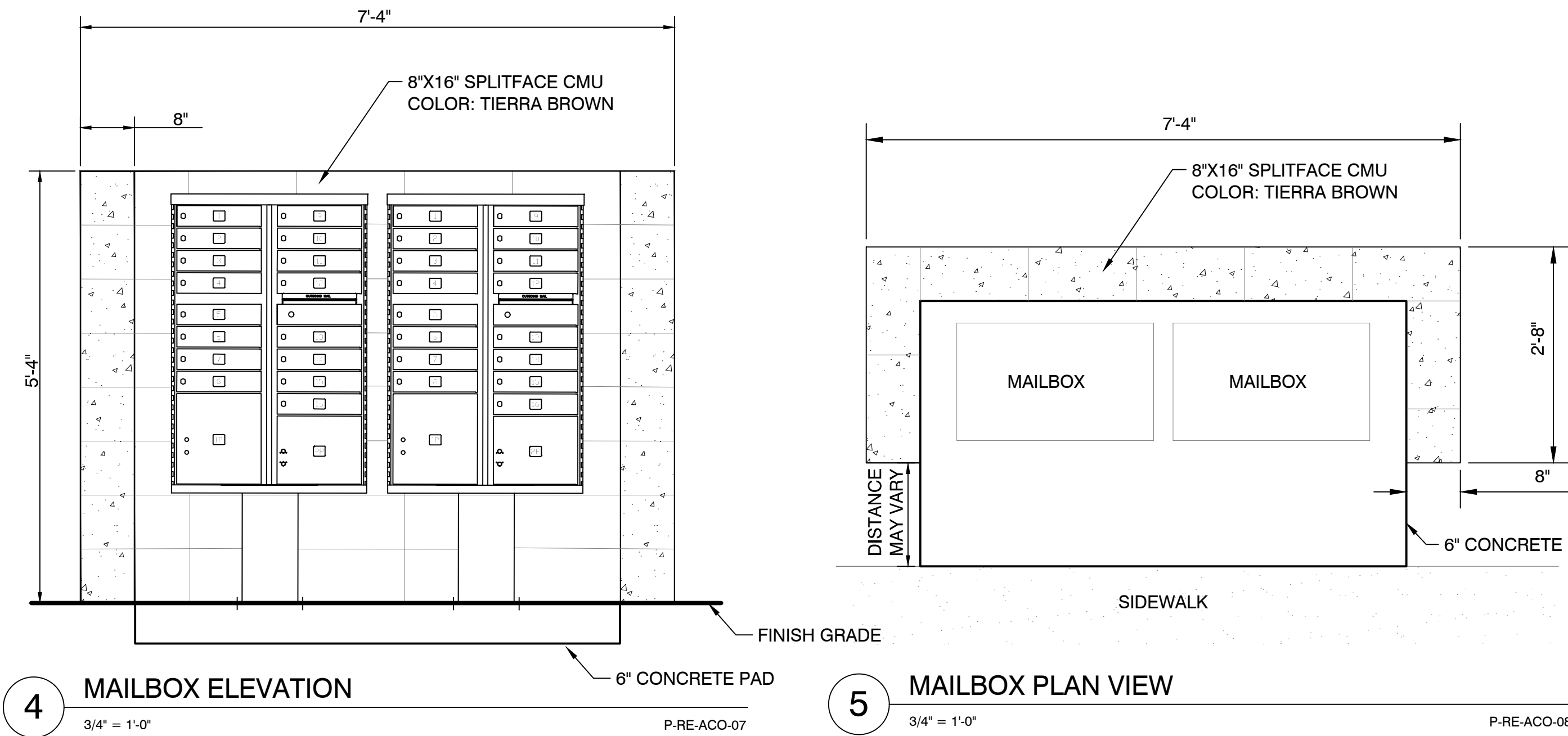
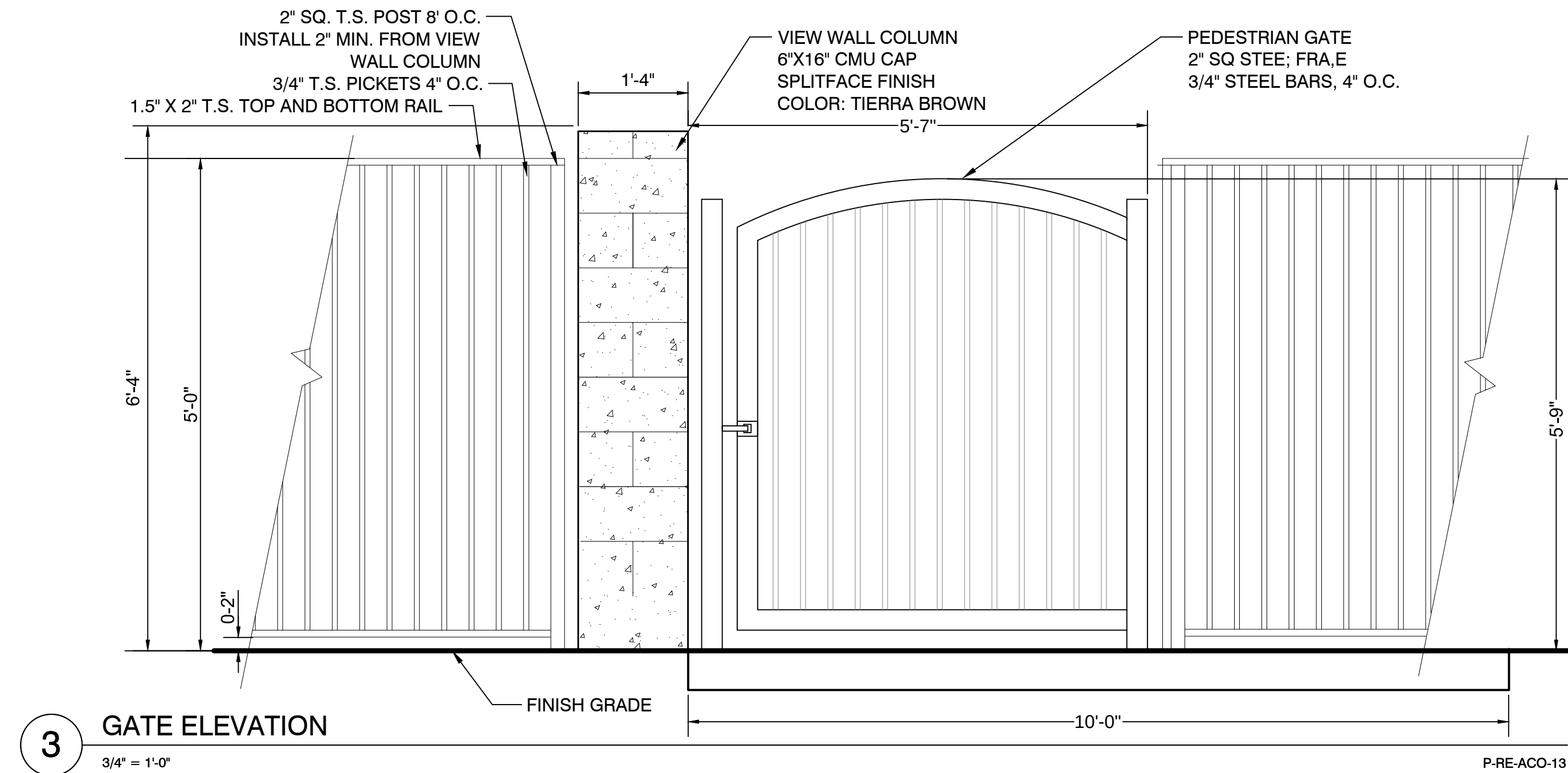
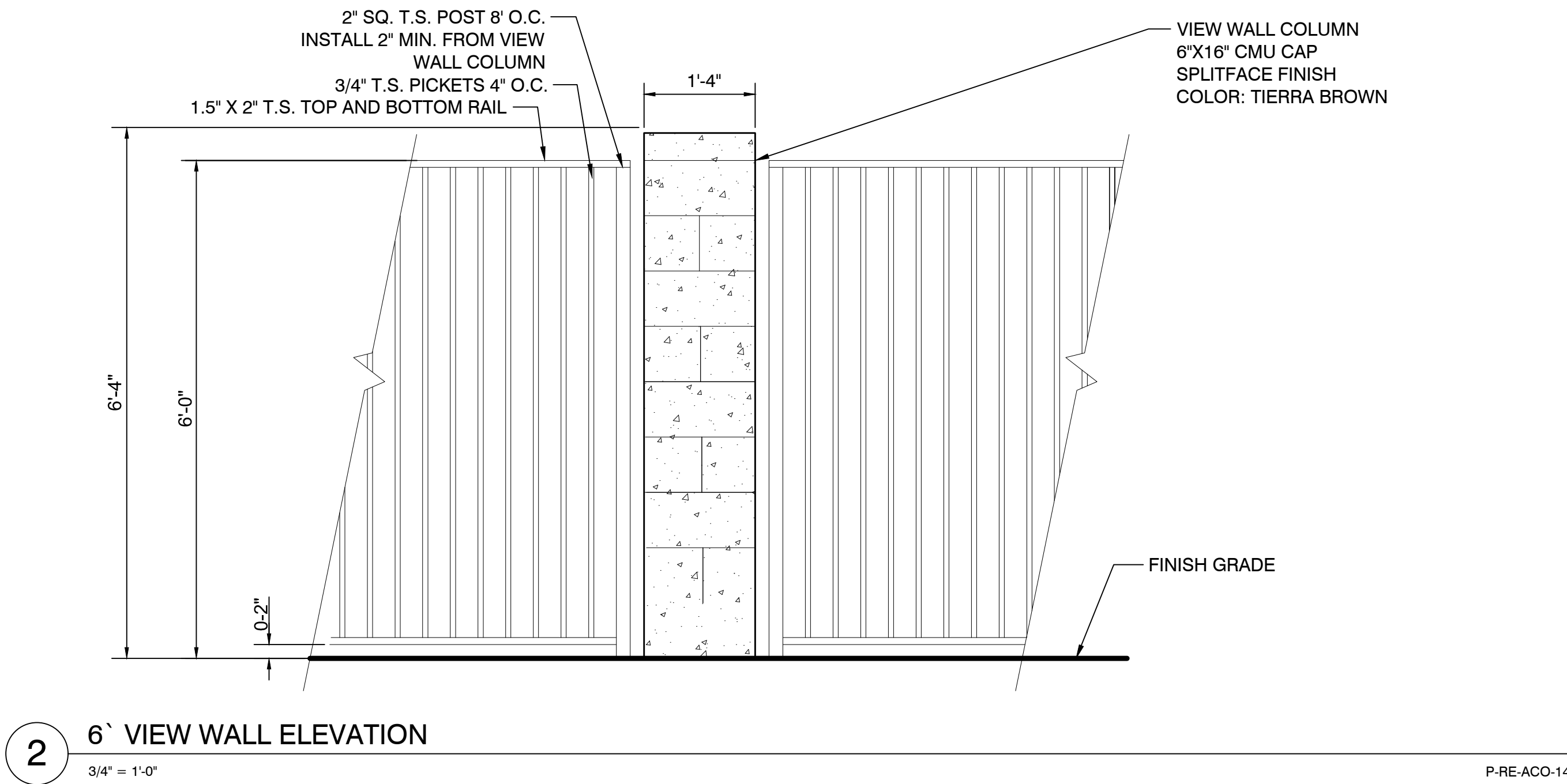
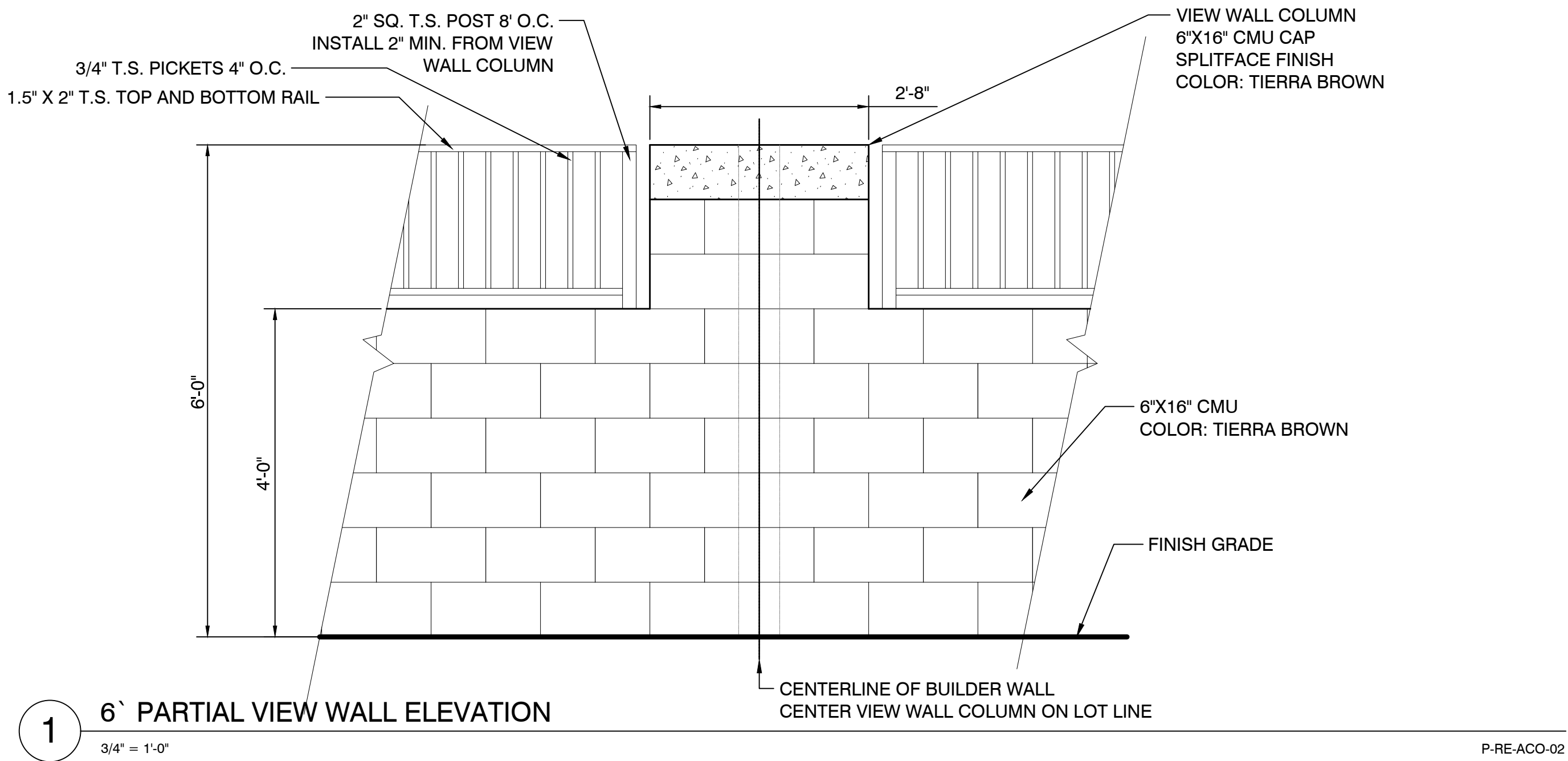
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21411
EARL J.
SWETLAND
3/2/2016
ARIZONA, U.S.A.
EXPIRES 6-30-2016

DISCIPLINE: LANDSCAPE ARCHITECTURE
PRELIMINARY WALL PLAN

DOCUMENT INFORMATION: Document Creation Date: March 7, 2016 Document Last Saved On: March 7, 2016 File Name: N:\01027440\1\cadd\ Prelim\ L\ S\ PRELIM.dwg File Size: 5.67 MB
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EMAIL:ESWETLAND@CVLCI.COM

PROJECT INFORMATION
ACOMA COURT
15000 W ACOMA DRIVE, SURPRISE,
85388

VICINITY MAP
(NOT-TO-SCALE)

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DELTA REVISION NUMBERS APPLY ONLY TO CHANGES MADE AFTER PERMIT APPROVAL, AND NOT TO PRELIMINARY ISSUE OR BID SETS.

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3/2/2016
ARIZONA, U.S.A.
120000 6-30-2016

DISCIPLINE: LANDSCAPE ARCHITECTURE
WALL DETAILS

L2
2 OF 2

CASE NO. FSJ5-526

EXHIBIT 8

TYPICAL LOT DETAILS FOR ACOMA COURT

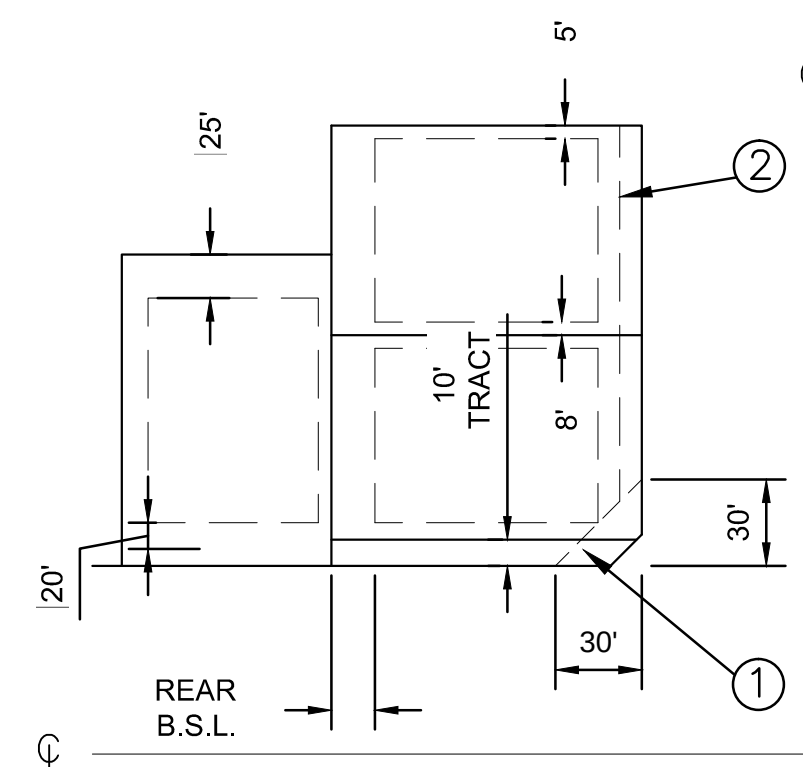
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
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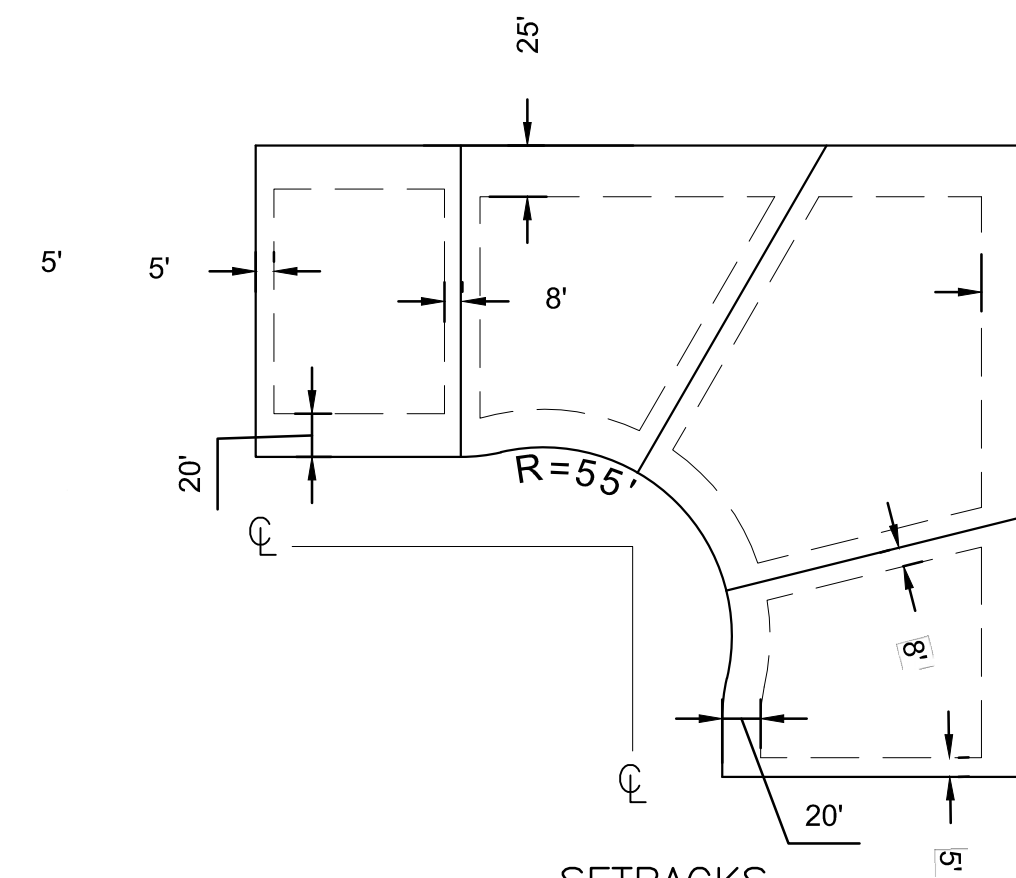


SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
REAR	25'
SIDE	5'/8'
STREET SIDE	13'*

PAD ZONING
TYPICAL LOT DETAIL SETBACKS

(NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10' LANDSCAPE TRACT IS USED ON THE STREET SIDE.

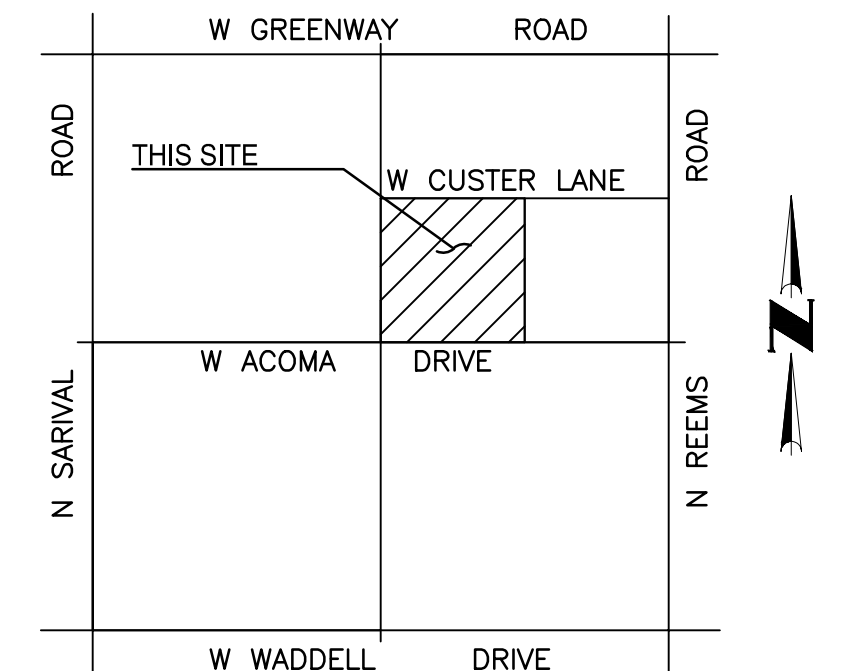


SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
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STREET SIDE	13'*

PAD ZONING
TYPICAL PIE-SHAPED LOT DETAIL SETBACKS

(NOT TO SCALE)

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VICINITY MAP

(NOT-TO-SCALE)

SHEET INDEX

SHEET 01 - TYPICAL LOT DETAILS

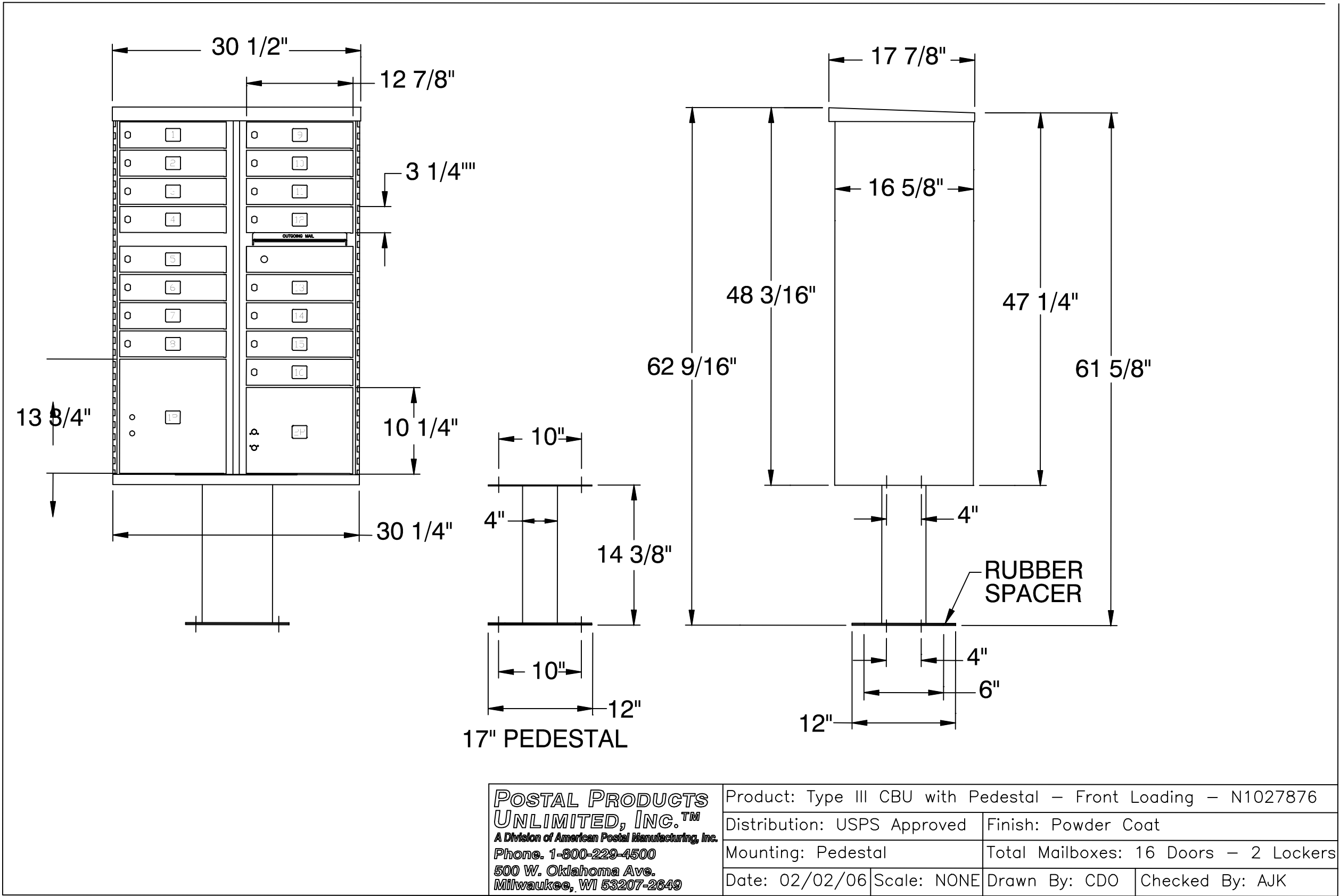


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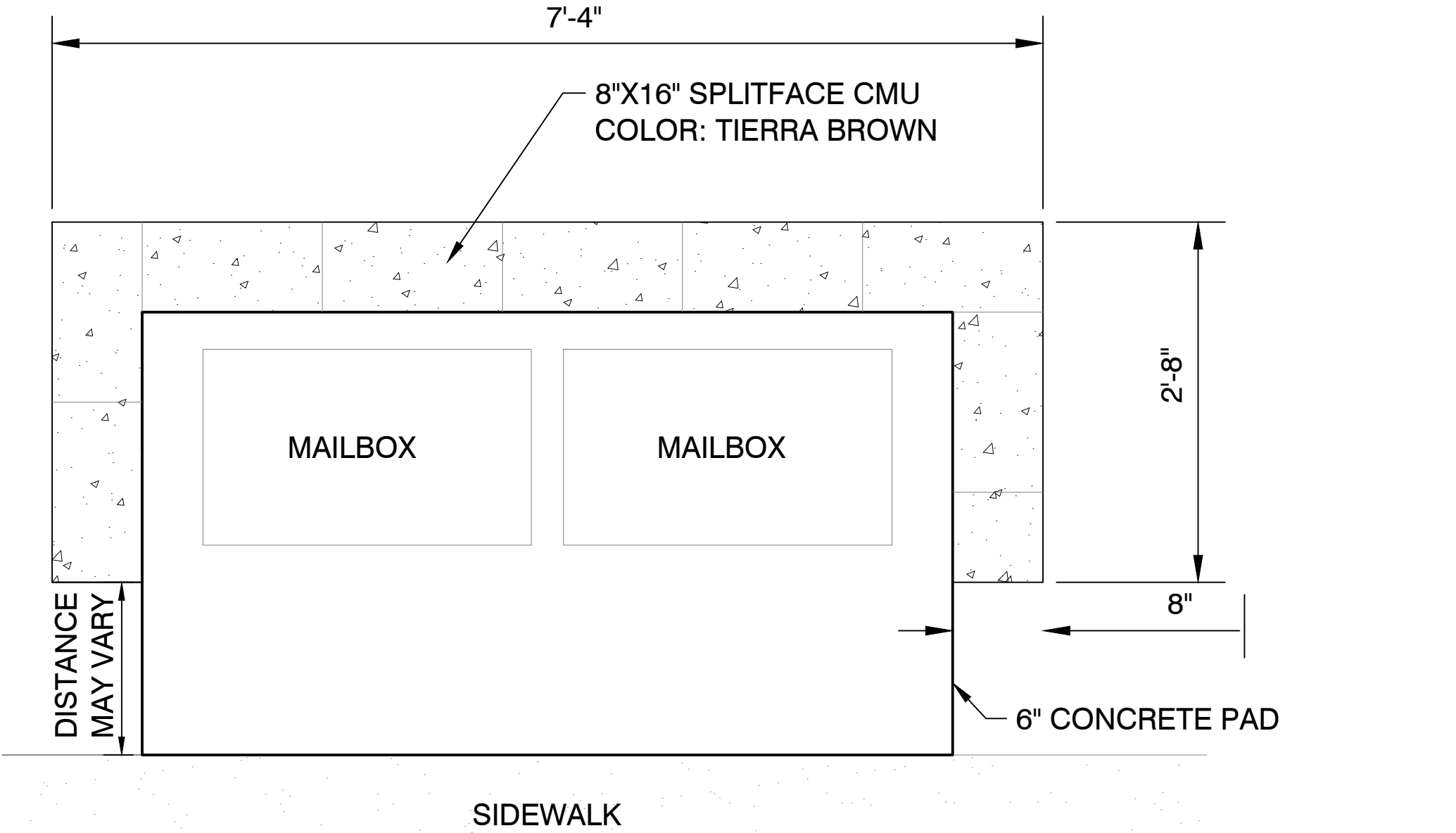
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01 OF 01

CASE NO. CR15-312
DATE: 10/26/15

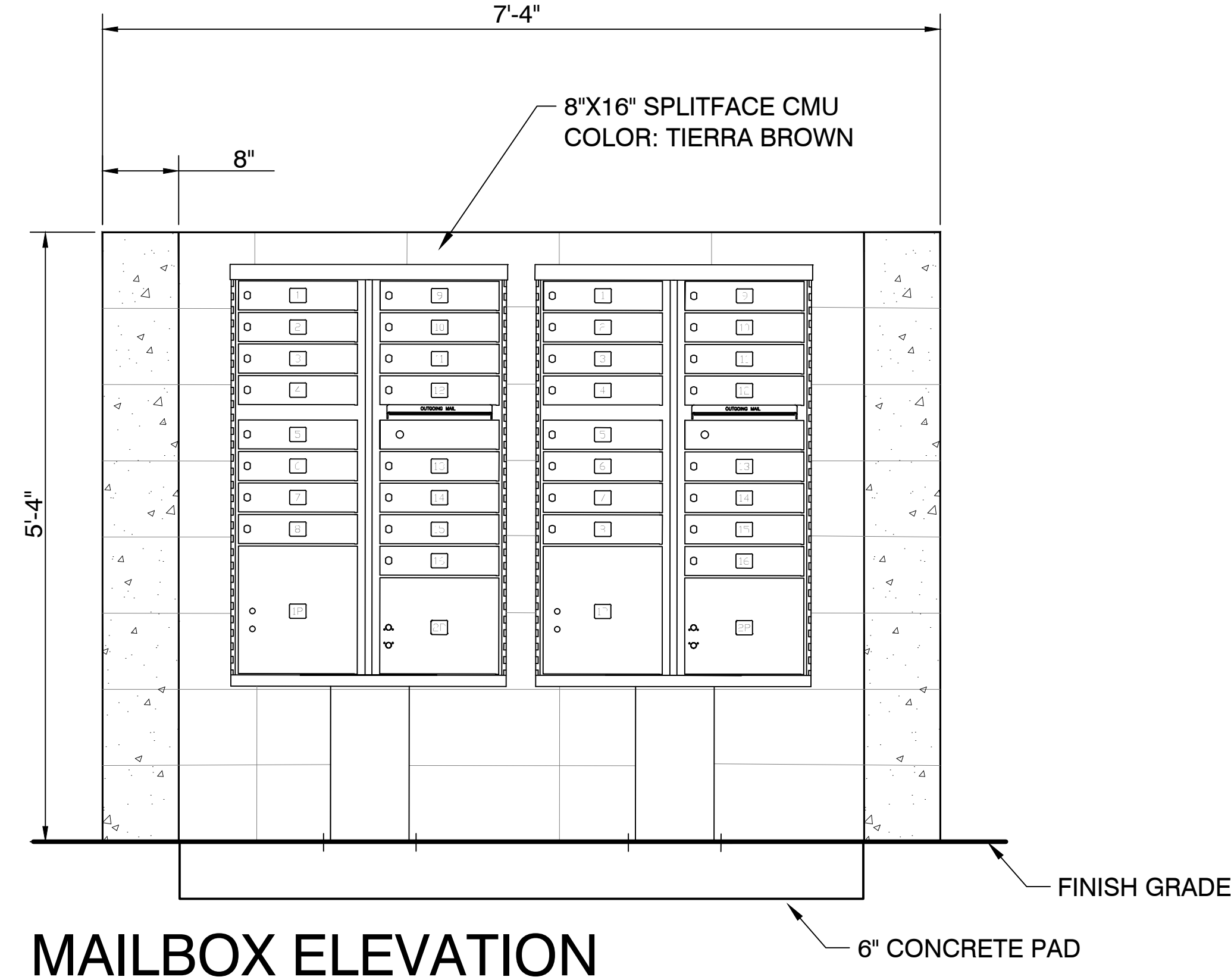
EXHIBIT 9



TYPICAL CLUSTER MAILBOX UNIT WITH PEDESTAL



MAILBOX PLAN VIEW



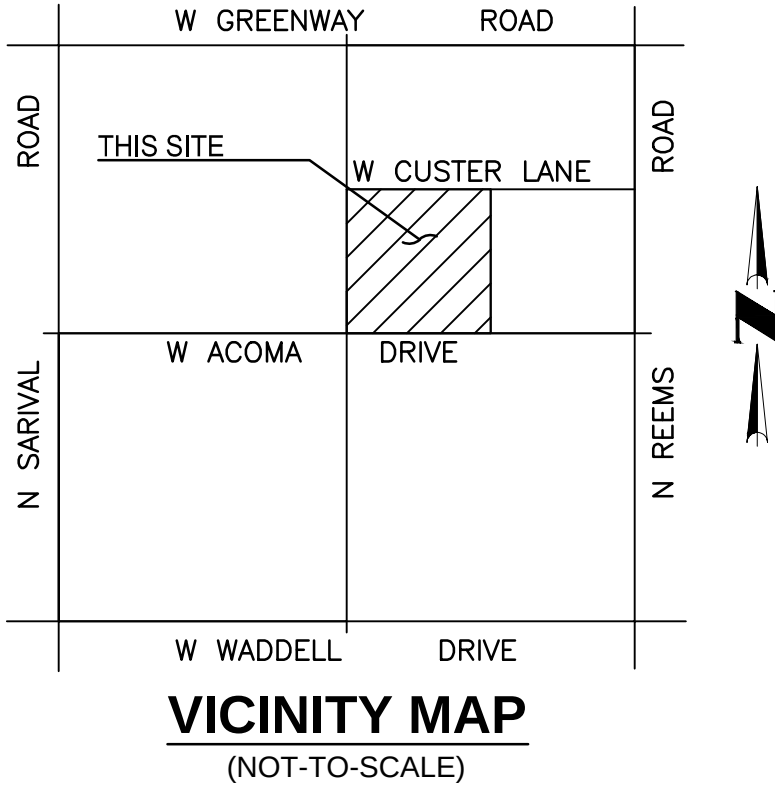
MAILBOX ELEVATION

CONCEPTUAL
MAILBOX DETAILS
FOR
ACOMA COURT

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SHEET INDEX
SHEET 01 - CONCEPTUAL MAILBOX DETAILS

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SHEET
01 OF 01

CASE NO. CR15-312
DATE: 10/08/15



NTS

PRELIMINARY PLAT FOR ACOMA COURT

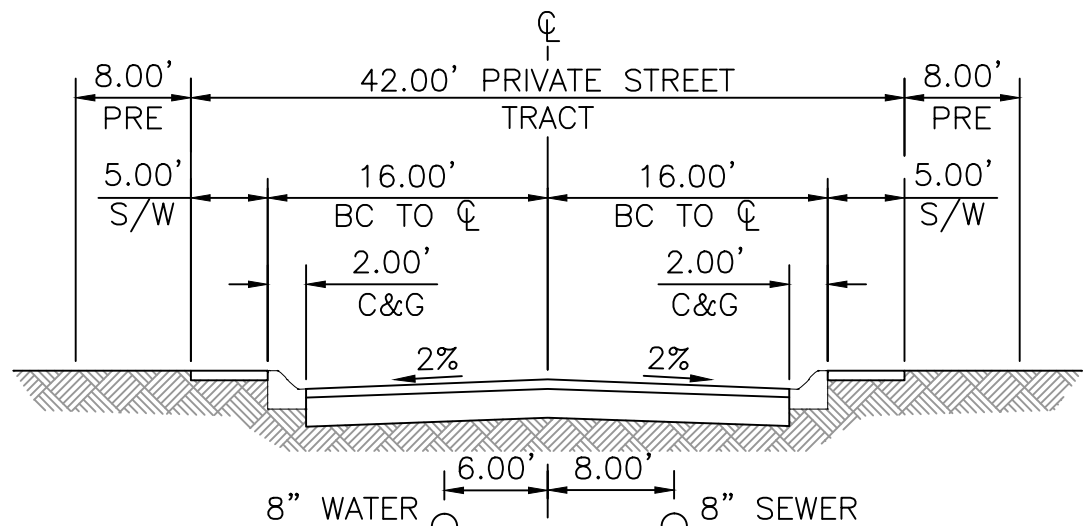
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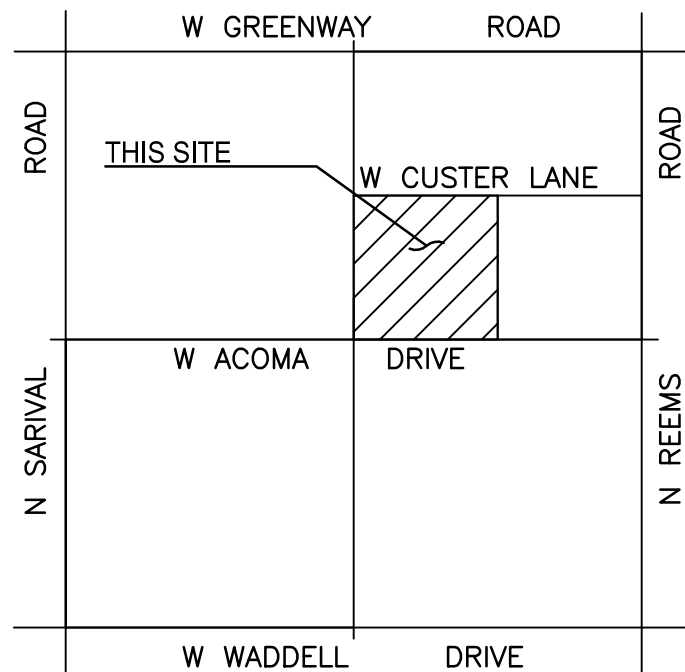


NOTES: HOMEOWNERS ASSOCIATION TO MAINTAIN STREETS, SIDEWALK,
STREET LIGHTS, STREET SIGNS, AND LANDSCAPING.

*-PRIVATE ROADWAY EASEMENT(P.R.E.) DEDICATED TO THE HOMEOWNERS
ASSOCIATION. THIS EASEMENT WILL BE FOR PUBLIC ACCESS AND THE
CONSTRUCTION, INSTALLATION, IMPROVEMENT, RECONSTRUCTION,
REMOVAL, MAINTENANCE, OPERATION, AND REPAIR OF ROADWAYS,
DRAINAGE STRUCTURES, UNDERGROUND UTILITIES, SIDEWALKS,
STREETLIGHTS, STREET SIGNS, AND RELATED FACILITIES.

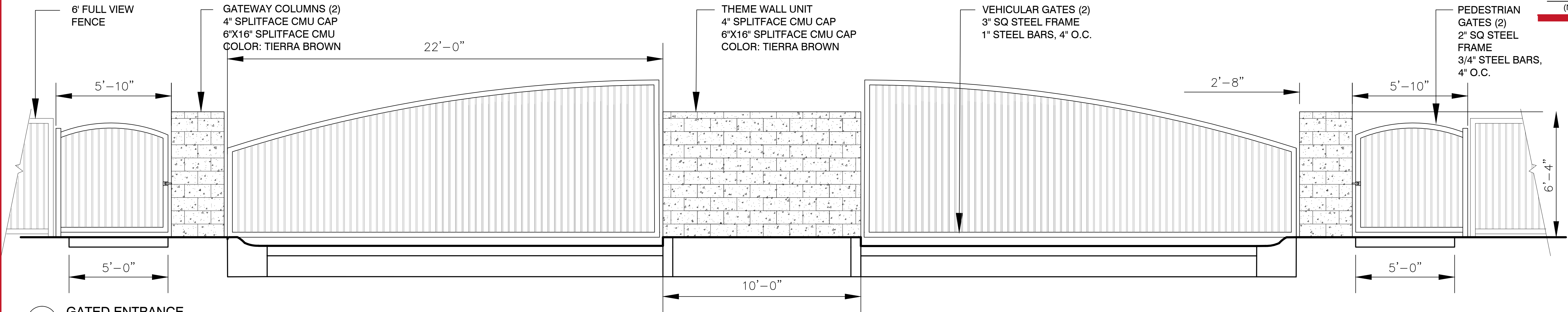
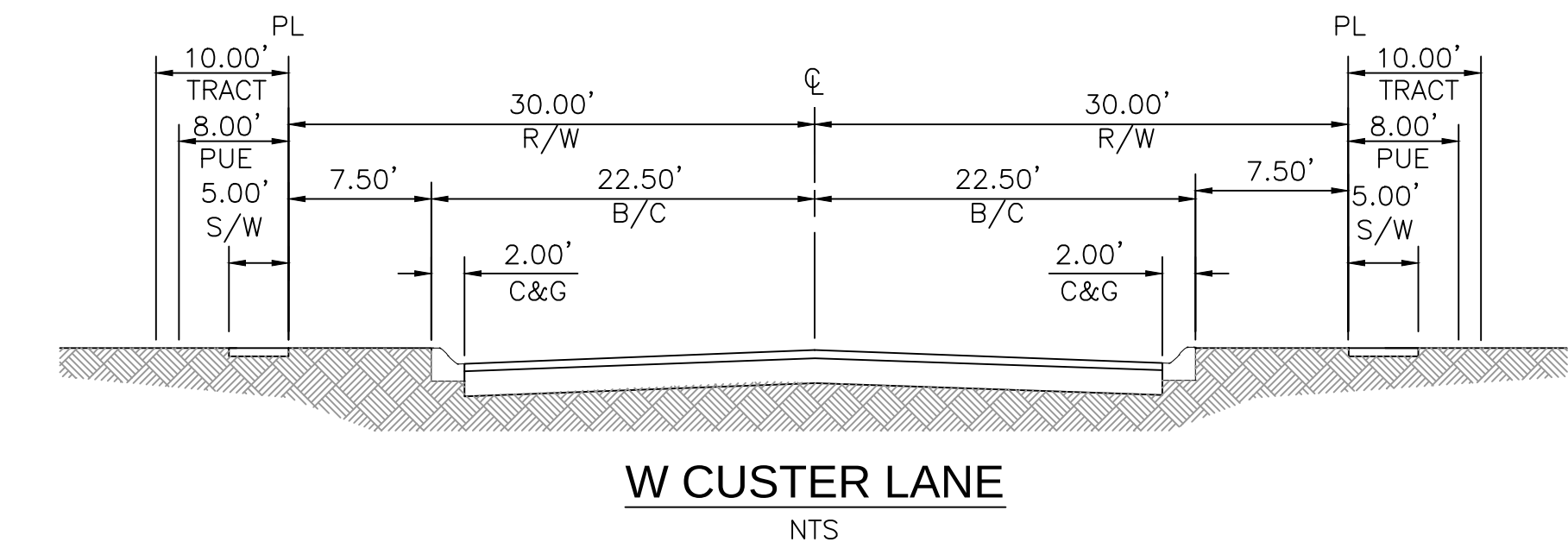
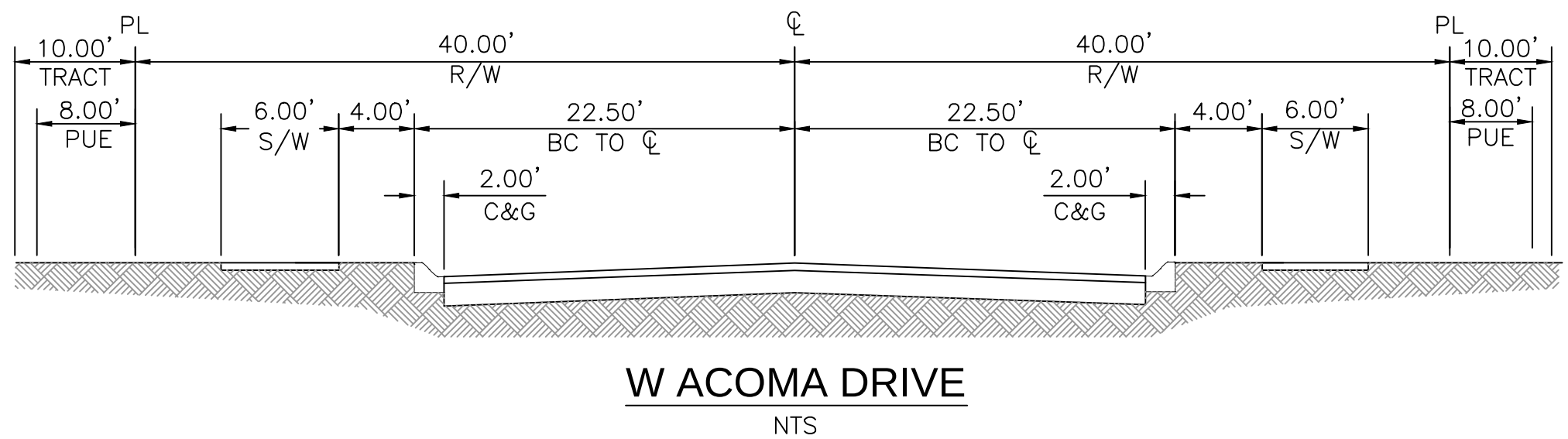
LOCAL STREET - PRIVATE ACCESSWAY

NTS - LOOKING NORTH OR EAST



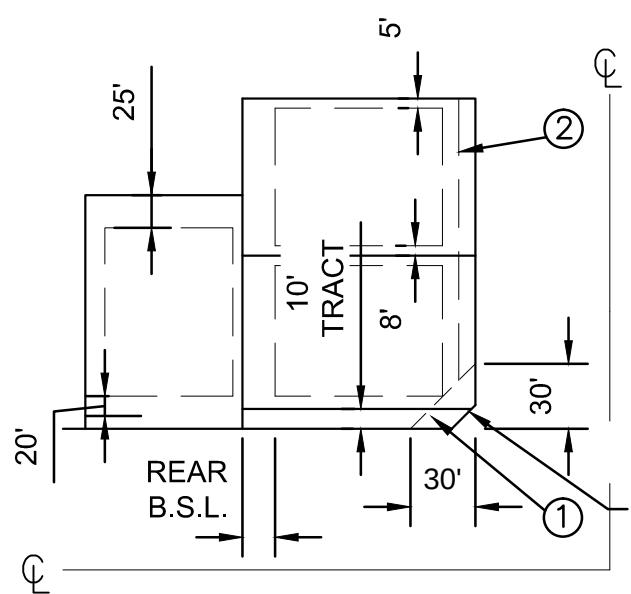
VICINITY MAP

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1 GATED ENTRANCE

3/8\" = 1'-0"

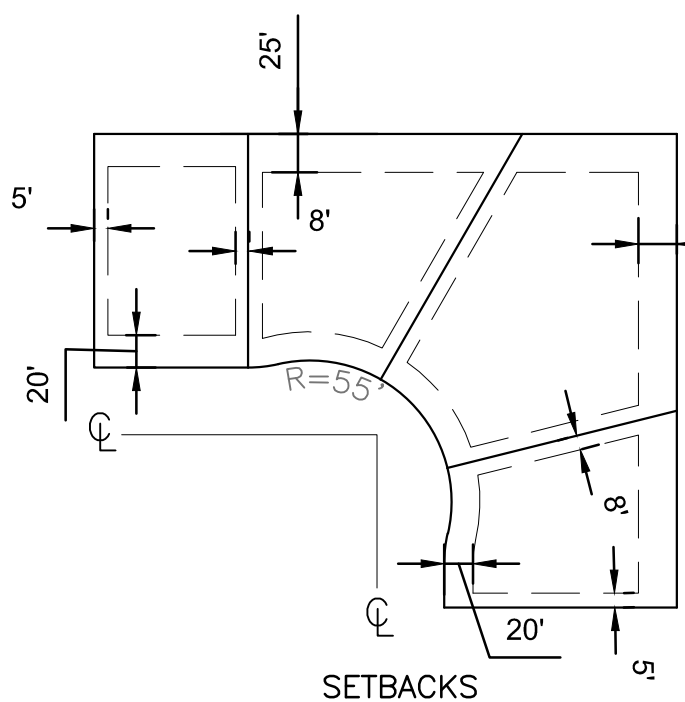


SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
REAR	25'
SIDE	5' 8'
STREET SIDE	13'*

PAD ZONING

TYPICAL LOT DETAIL SETBACKS
(NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10'
LANDSCAPE TRACT IS USED ON THE STREET SIDE.



SETBACKS	
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PAD ZONING

TYPICAL PIE-SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10'
LANDSCAPE TRACT IS USED ON THE STREET SIDE.

SHEET INDEX

SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE

SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION
DETAILS

SHEET 03 - SITE PLAN - NORTH HALF

SHEET 04 - SITE PLAN - SOUTH HALF



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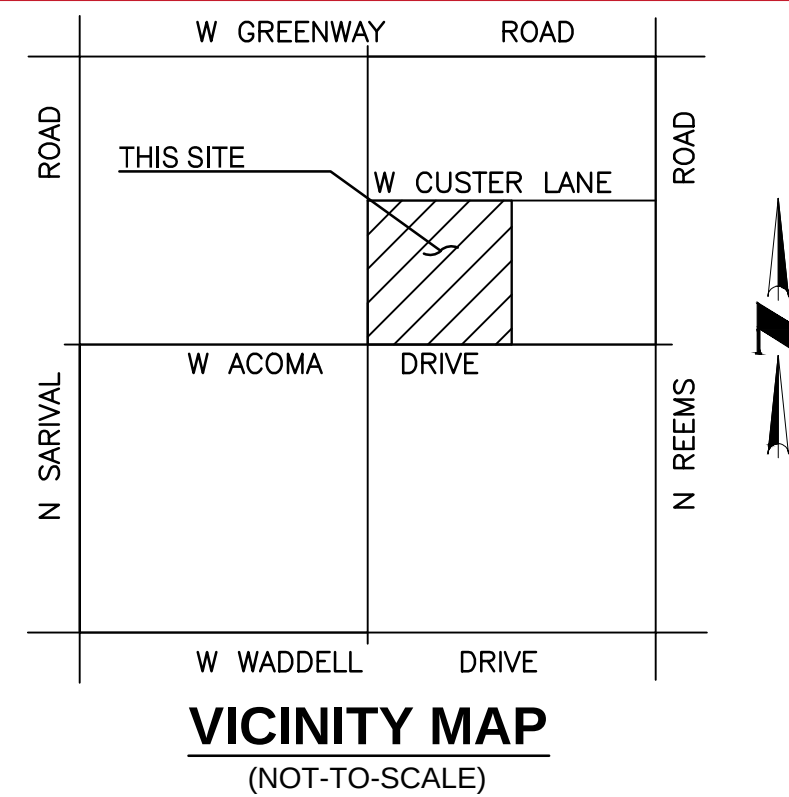


SHEET
02 OF 04

DATE: 3/07/16

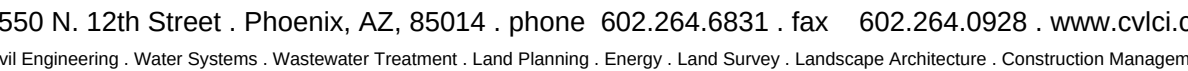
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GARRETT-WALKER HOMES, LLC	COE & VAN LOO CONSULTANTS, INC
1838 W. PARKSIDE LANE	4550 N. 12TH STREET
SUITE 200	PHOENIX, AZ 85014
PHOENIX, ARIZONA 85027	PHONE: (602) 285-4752
PHONE: (480) 607-6580	CONTACT: DAVE COBLE
CONTACT: RICK TAYRIEN	



	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.R.E.) INDICATES PRIVATE ROADWAY EASEMENT
	THEME WALL
	THEME PANEL
	SECONDARY WALL
	PARTIAL VIEW WALL
	FULL VIEW WALL
	END OF WALL COLUMN
	PROPOSED FIRE HYDRANT

SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABL
SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION
DETAILS
SHEET 03 - SITE PLAN - NORTH HALF
SHEET 04 - SITE PLAN - SOUTH HALF

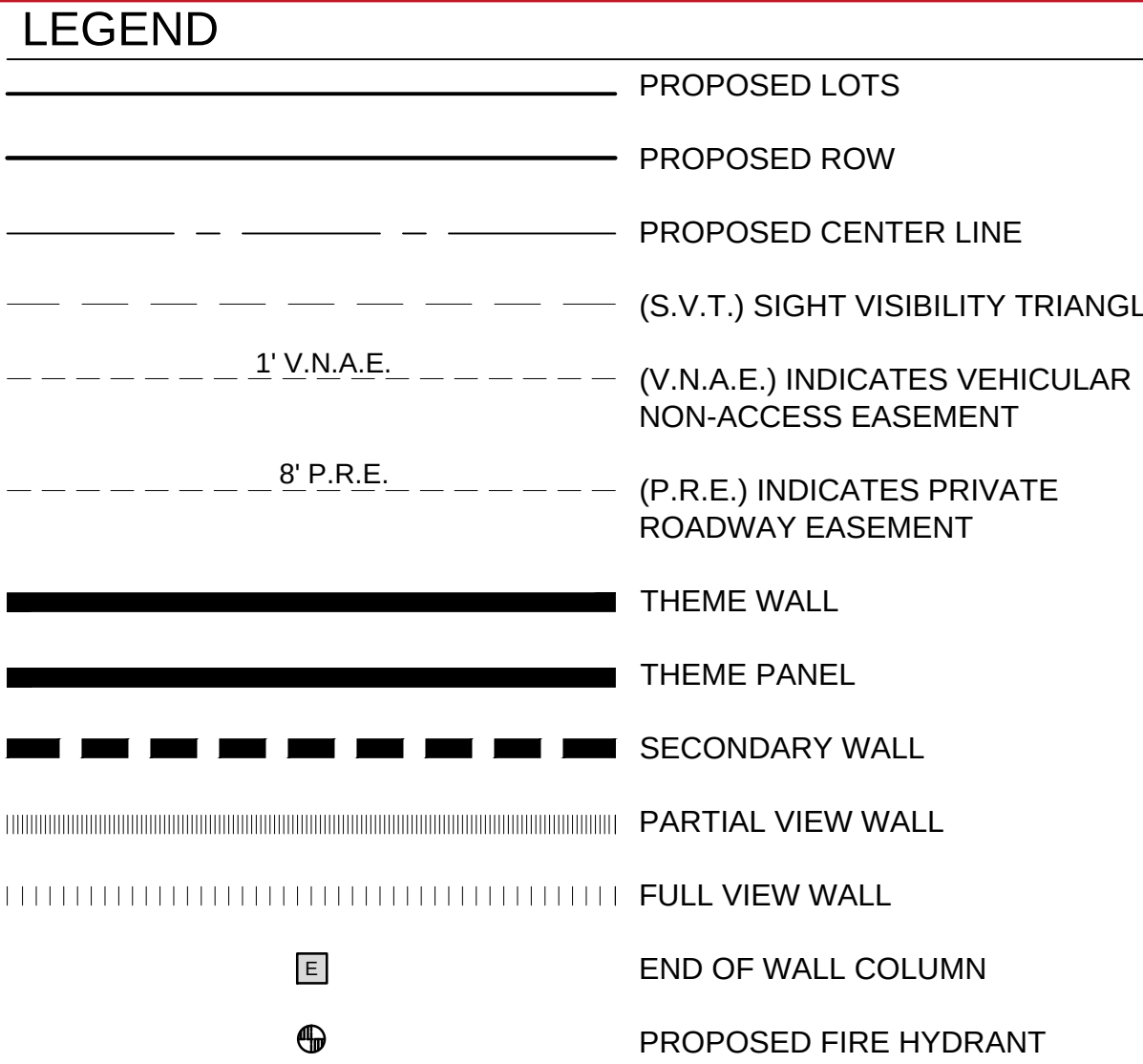


SHEET
03 OF 04

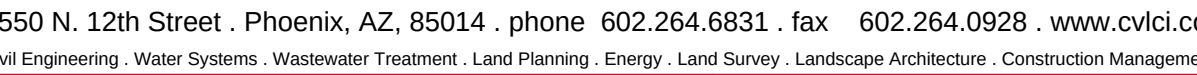
DATE: 3/07/16

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER	CVL DESIGN TEAM
GARRETT-WALKER HOMES, LLC	COE & VAN LOO CONSULTANTS, INC.
1838 W. PARKSIDE LANE	4550 N. 12TH STREET
SUITE 200	PHOENIX, AZ 85014
PHOENIX, ARIZONA 85027	PHONE: (602) 285-4752
PHONE: (480) 607-6580	CONTACT: DAVE COBLE
CONTACT: RICK TAYRIEN	



SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE
SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION
DETAILS
SHEET 03 - SITE PLAN - NORTH HALF
SHEET 04 - SITE PLAN - SOUTH HALF



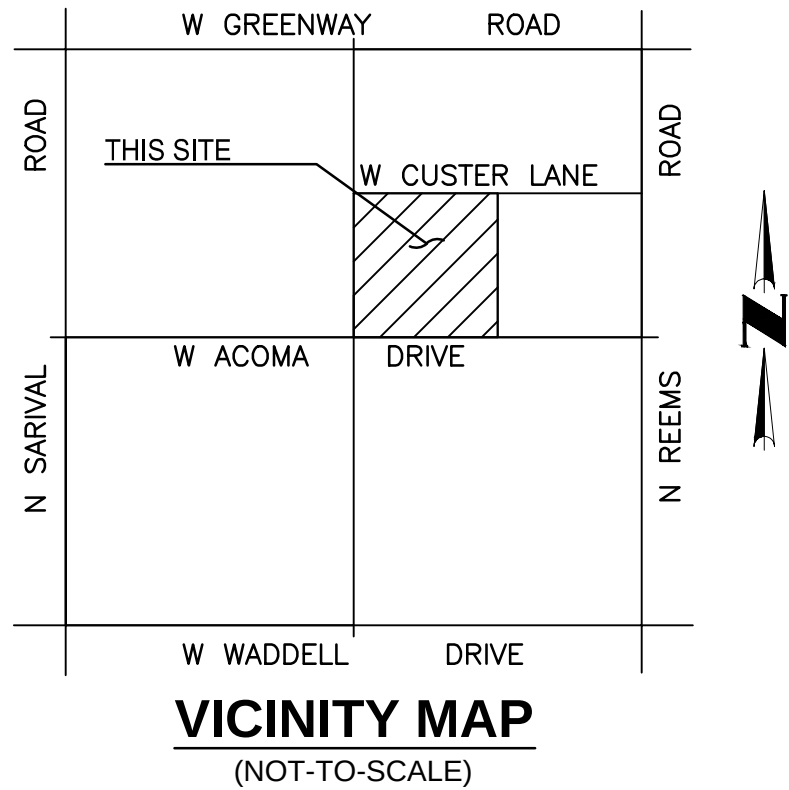
DATE: 3/07/16

DEVELOPMENT MASTER PLAN
STREET NAME REQUEST
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E.
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	8' P.U.E.
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX
SHEET 01 - DEVELOPMENT MASTER PLAN STREET NAME REQUEST

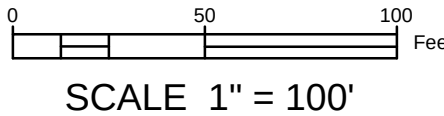
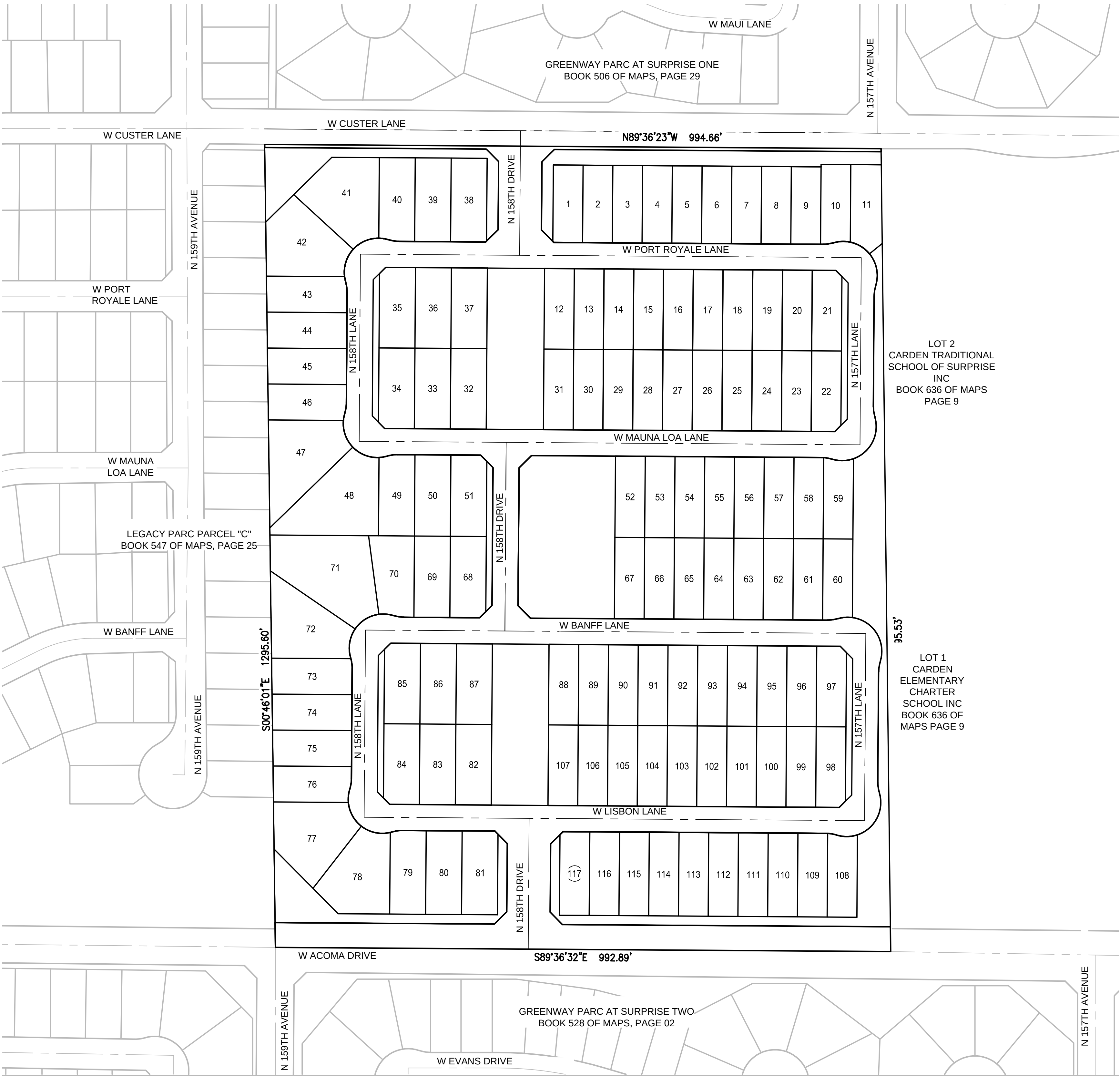
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



SHEET
01 of 01

EXHIBIT 11

DATE: 3/08/16



SCALE 1" = 100'

Appendix

Appendix A

Conceptual Home Product Floor Plans and Elevations





Acoma Court

SURPRISE, ARIZONA
OCTOBER 16, 2015



PLAN 1 - DESERT PRAIRIE



PLAN 1 - CRAFTSMAN



PLAN 1 - SPANISH



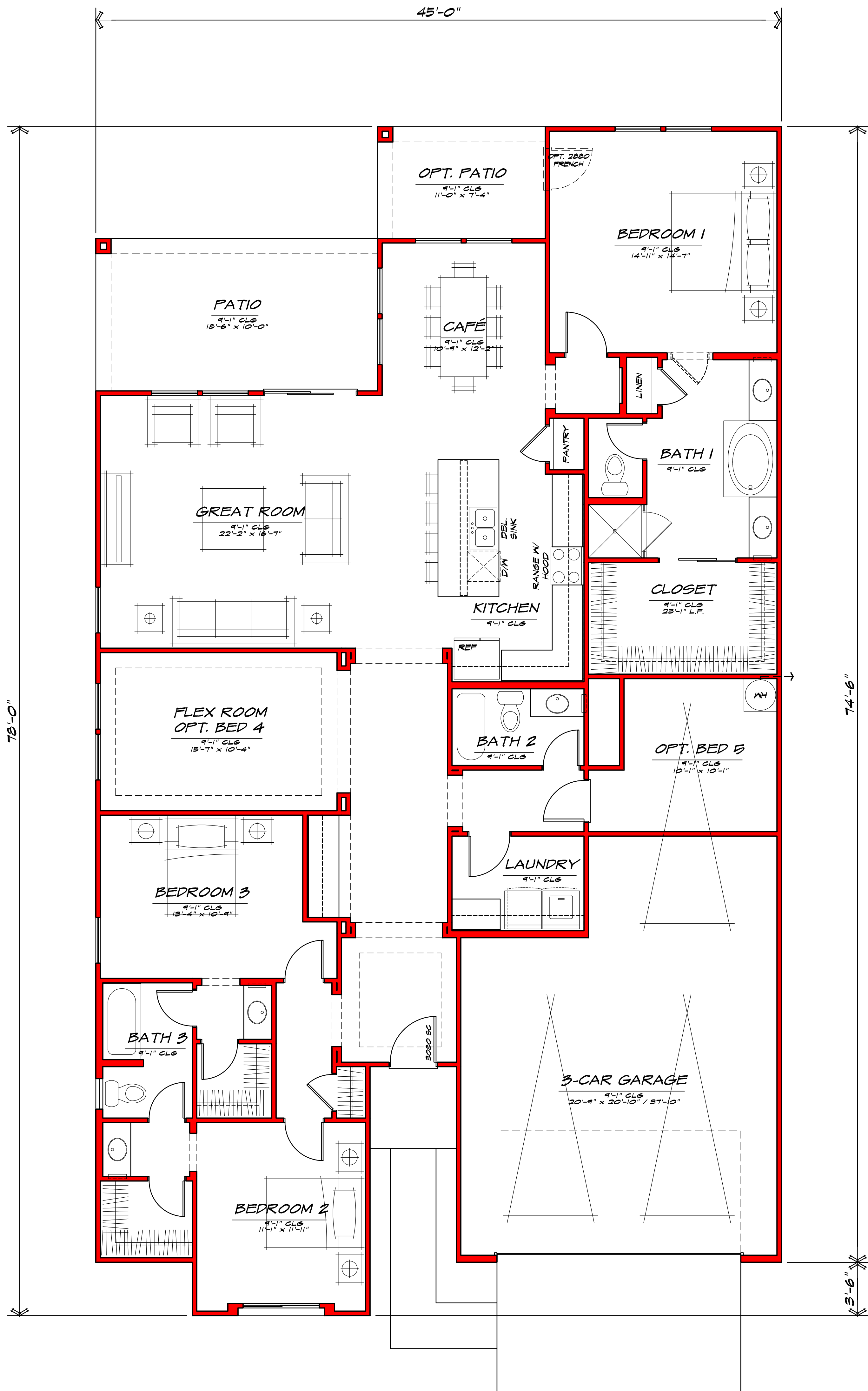
PLAN 2 - DESERT PRAIRIE



PLAN 2 - CRAFTSMAN



PLAN 2 - SPANISH



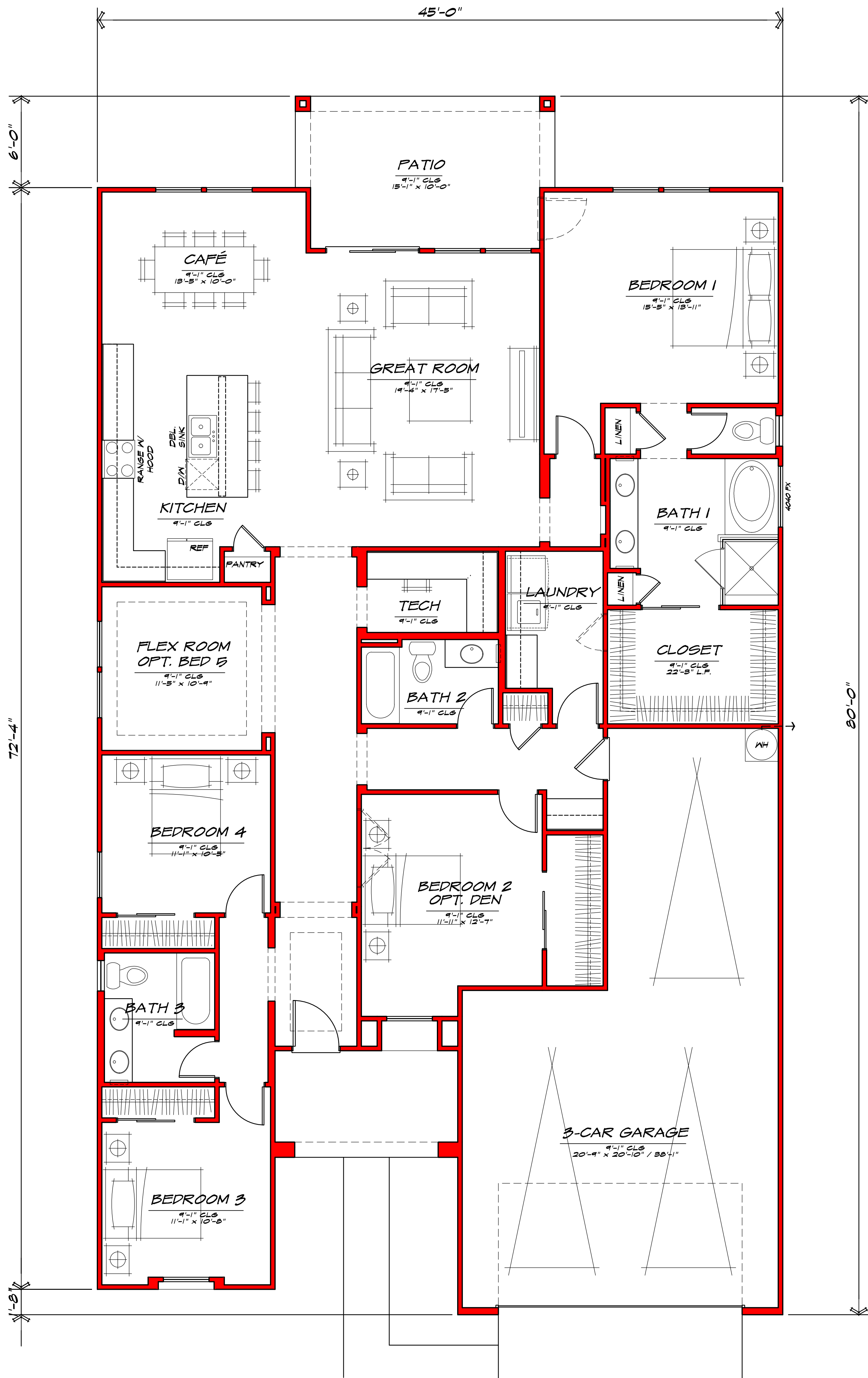
PLAN 2 - 2252 SQ. FT.

LOT COVERAGE: 53' x 125'

LOT - 7,250 SQ. FT.

FOOTPRINT: 3135 SQ. FT.

43% LOT COVERAGE



PLAN 3 - 2475 SQ. FT.

LOT COVERAGE: 58' x 125'
LOT - 7,250 SQ. FT.
FOOTPRINT: 3289 SQ. FT.
45% LOT COVERAGE

GARRETT-WALKER
HOMES
LOCAL • EXPERIENCED • QUALITY

1838 WEST PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
480-607-6580
WWW.GWHAZ.COM

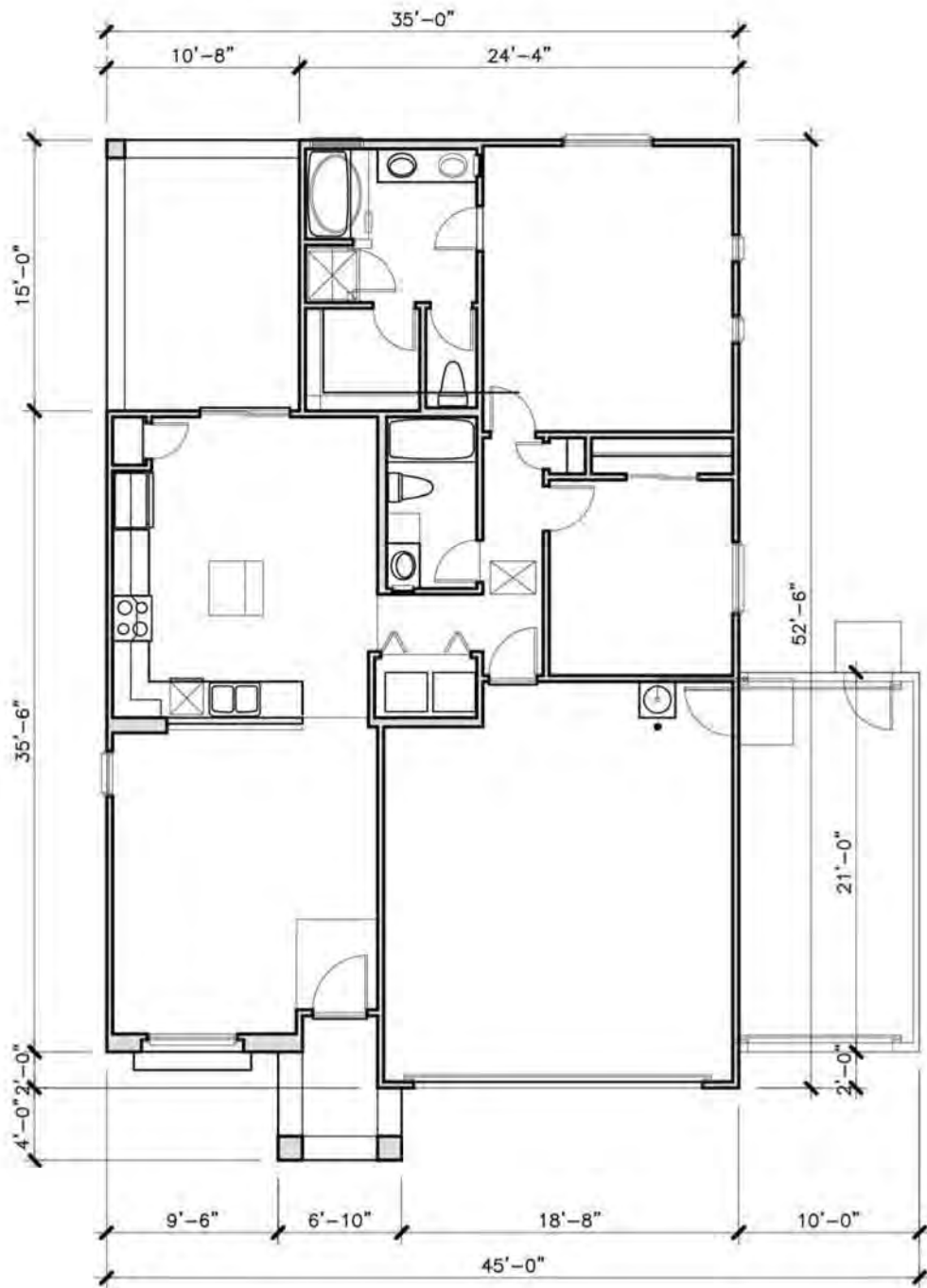
Acoma Court

SURPRISE, ARIZONA
OCTOBER 15, 2015



SCALE: 1"=10'0"
PLAN 3500
FIRST FLOOR PLAN

Acoma Court
SURPRISE, ARIZONA
OCTOBER 16, 2015





FRONT



(3RD BAY GARAGE)

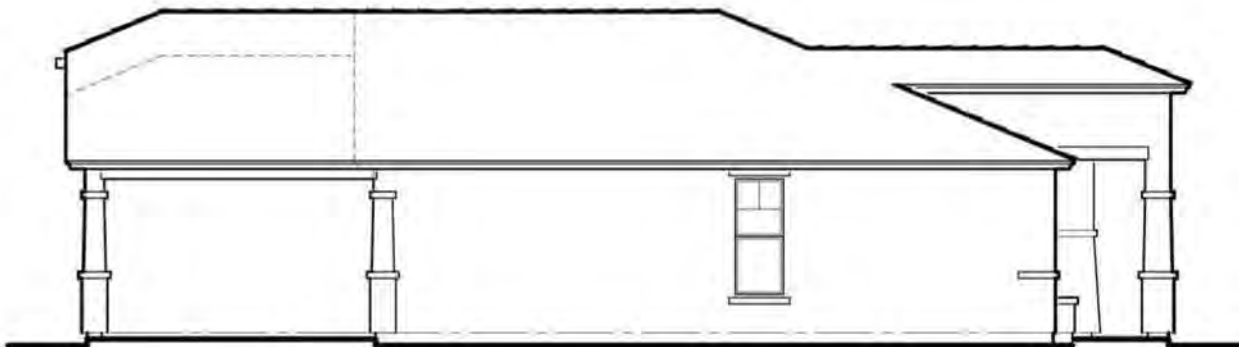
REAR



3RD BAY GARAGE



RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3500

ELEVATION OPTION E





FRONT



(3RD BAY GARAGE)

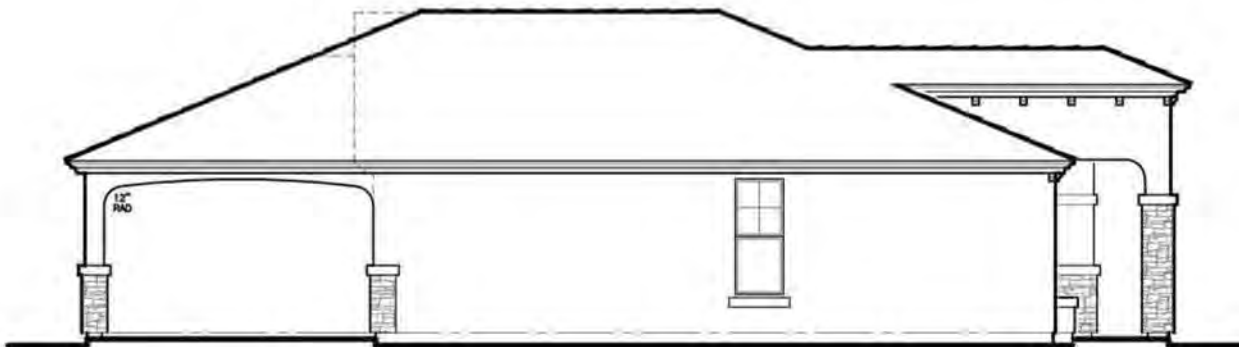
REAR



3RD BAY GARAGE



RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

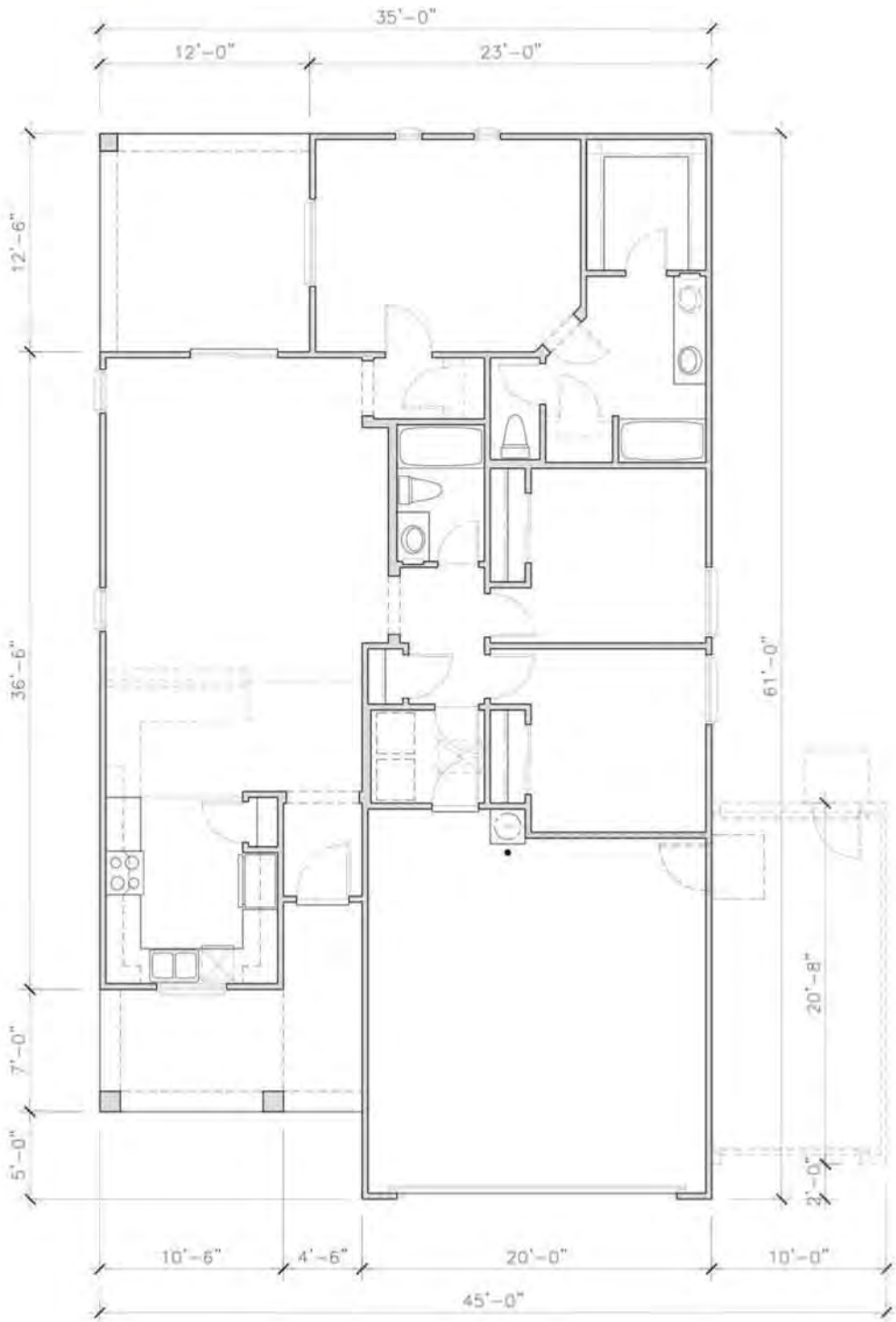
OCTOBER 16, 2015

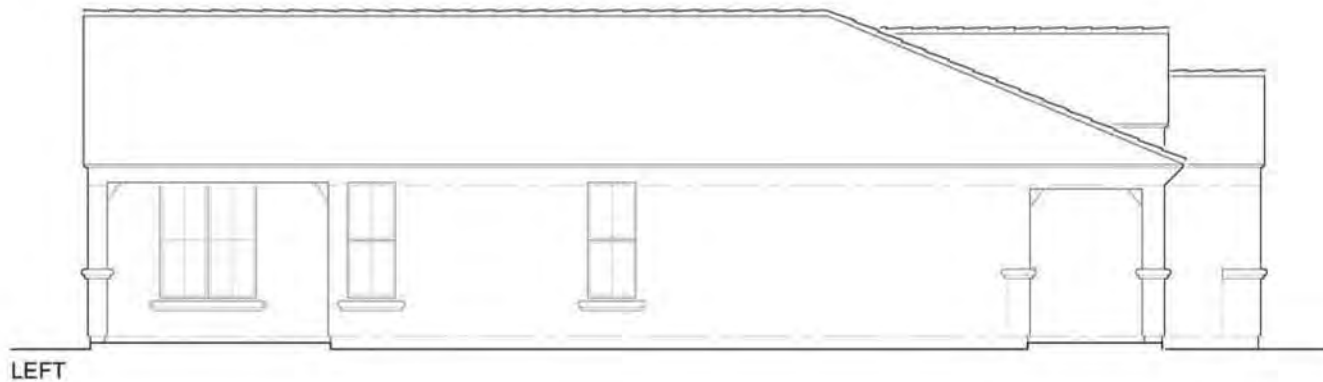
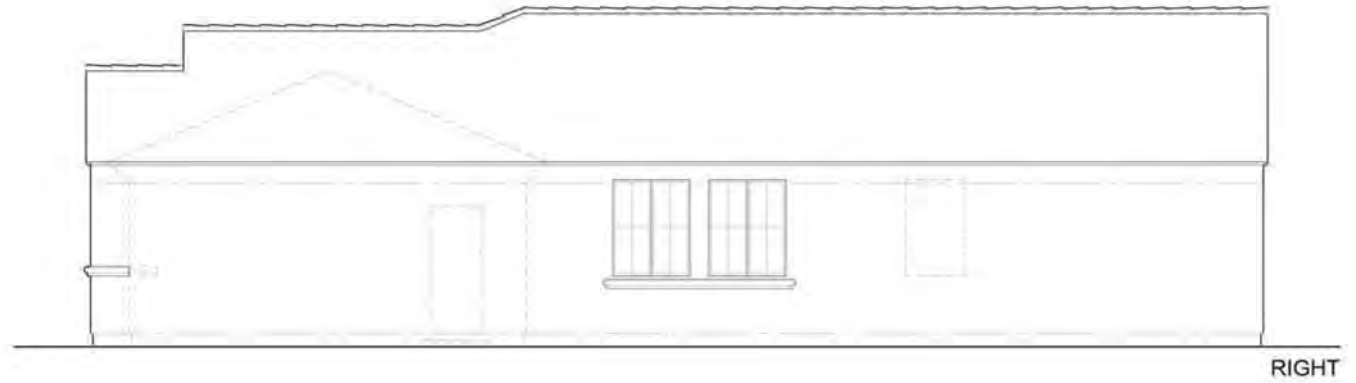
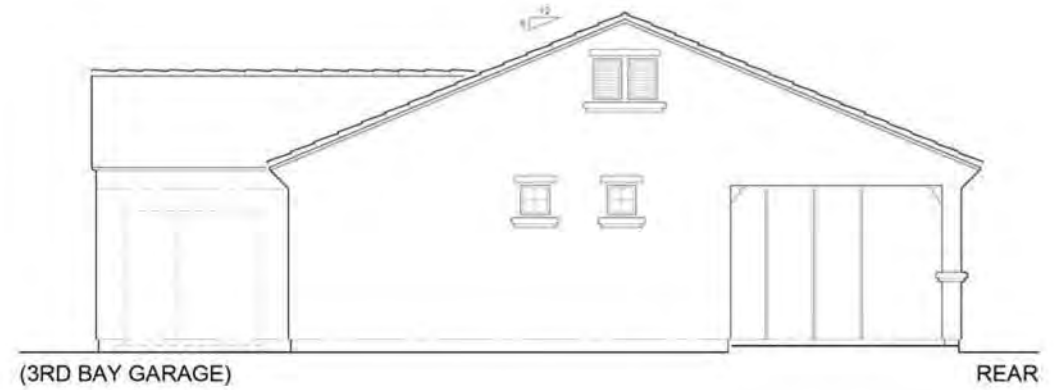
SCALE: 1"=10'0"

PLAN 3500

ELEVATION OPTION F







Acoma Court

SURPRISE, ARIZONA

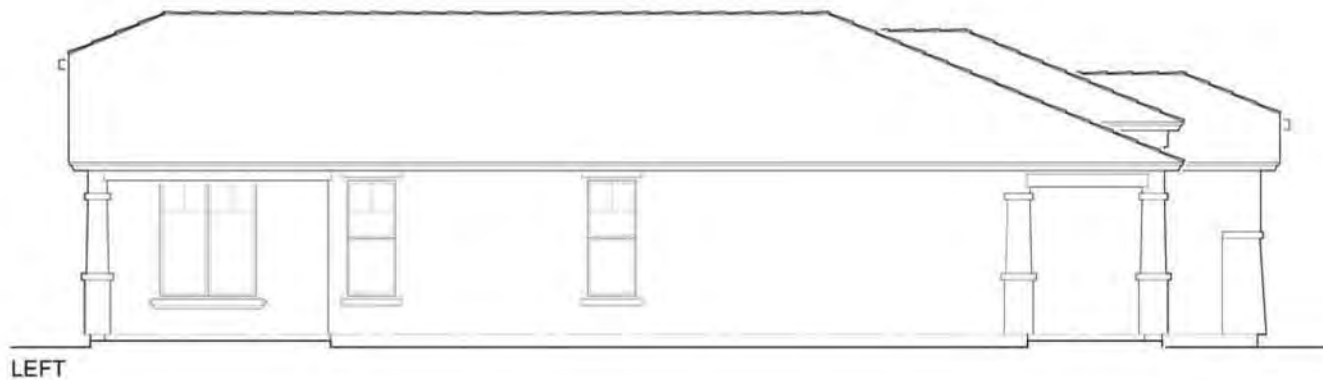
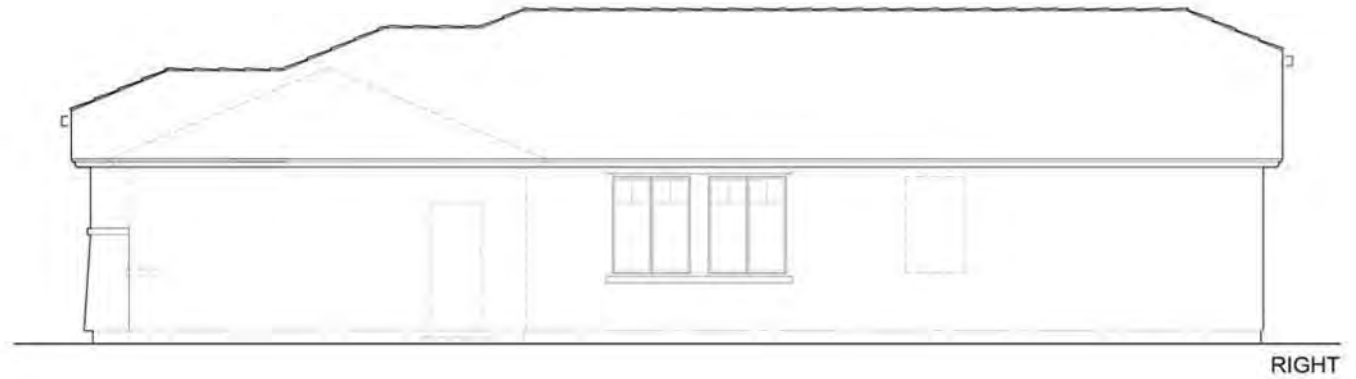
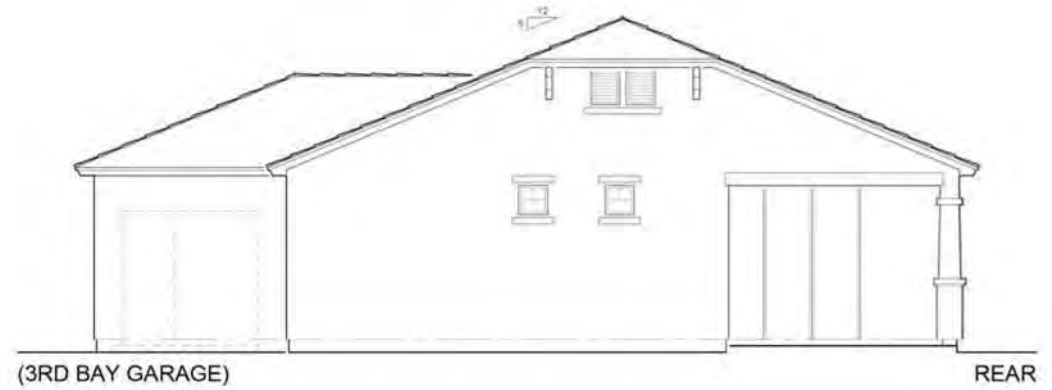
OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION D





Acoma Court

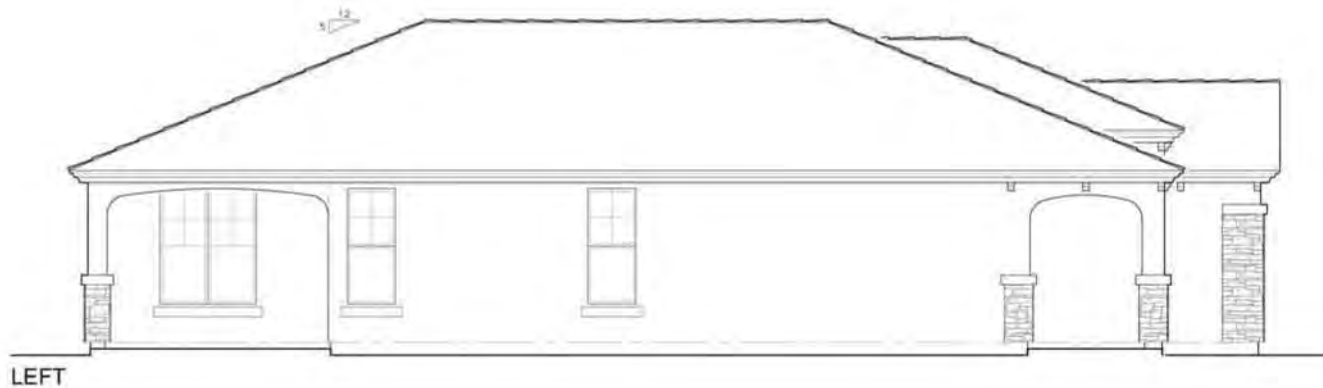
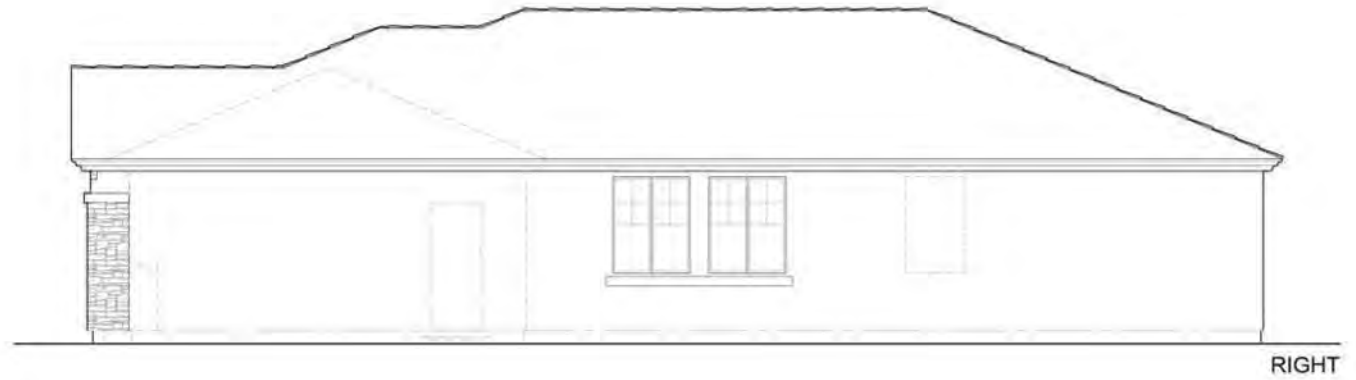
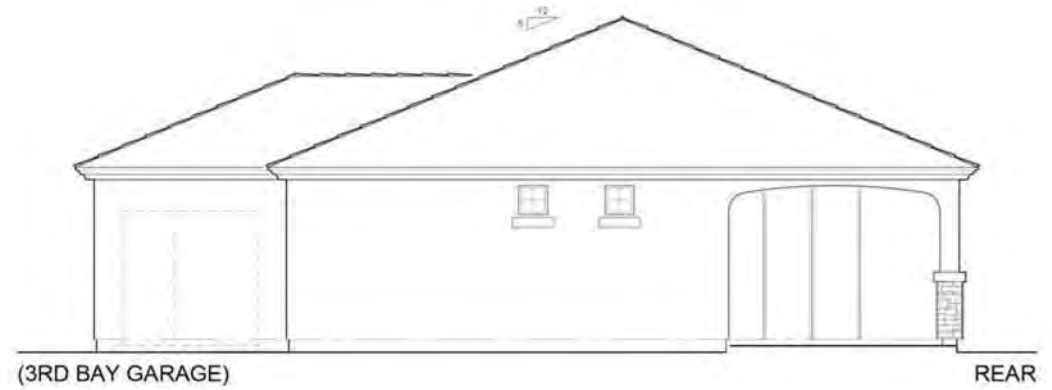
SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION E





Acoma Court

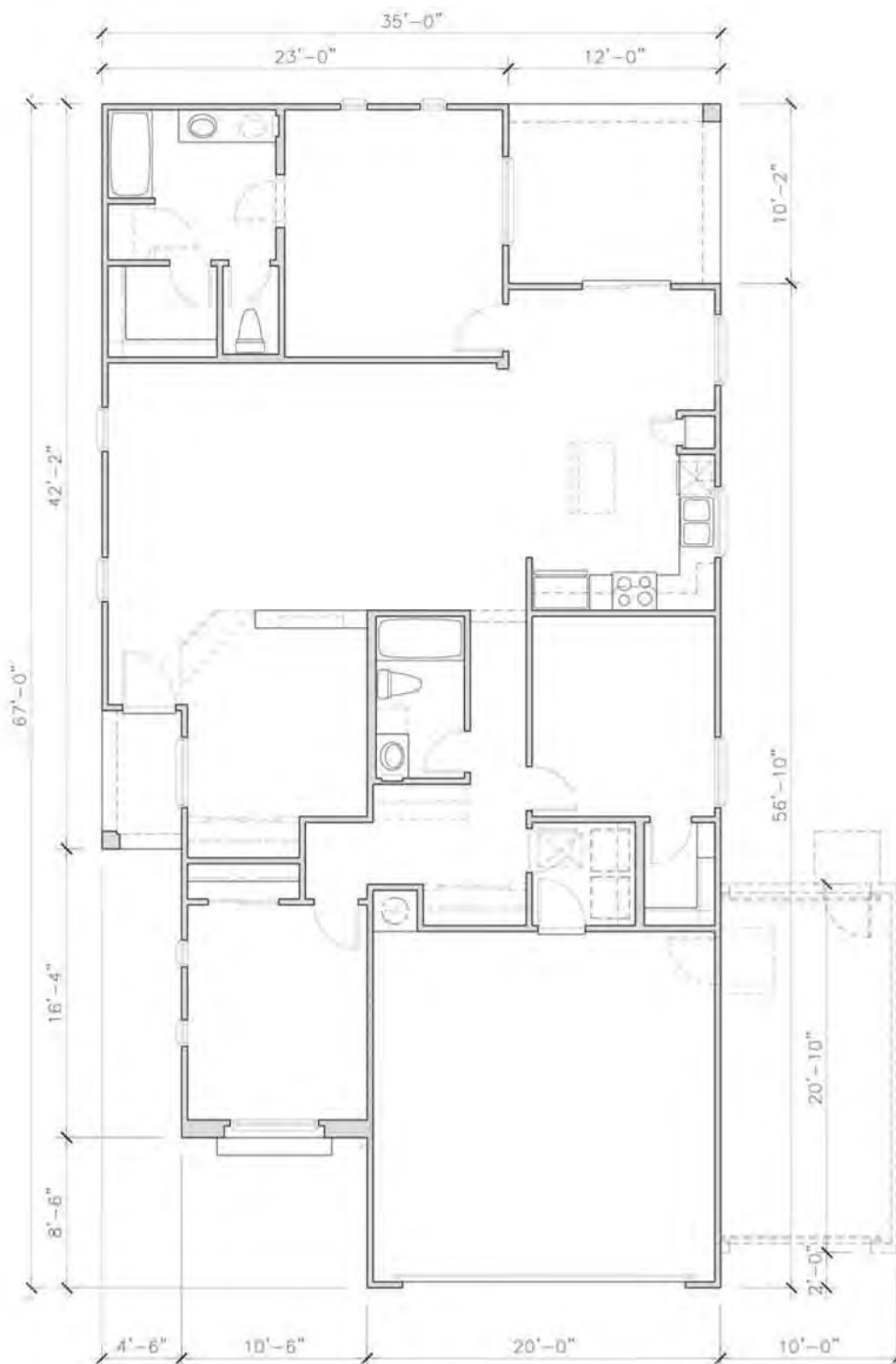
SURPRISE, ARIZONA

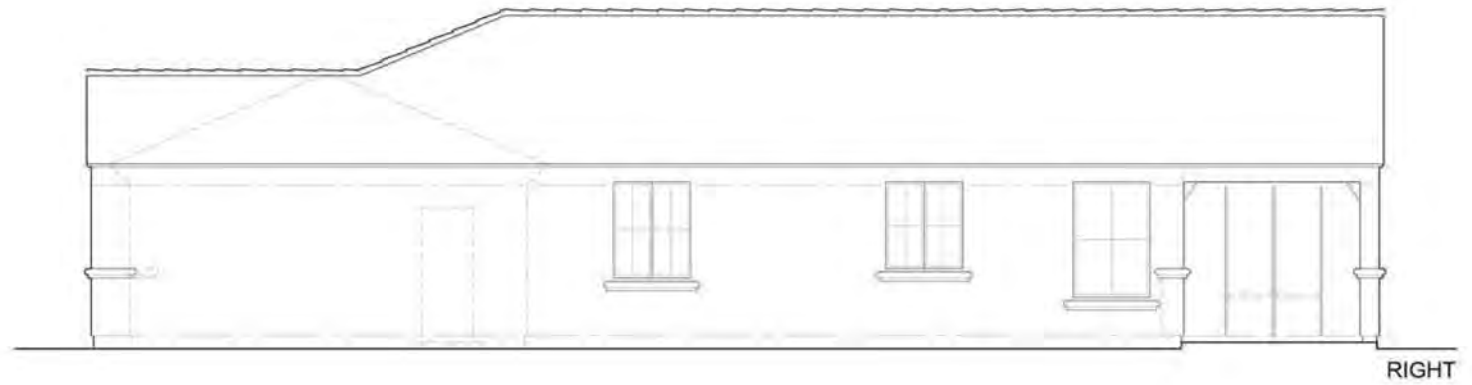
OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION F







Acoma Court

SURPRISE, ARIZONA

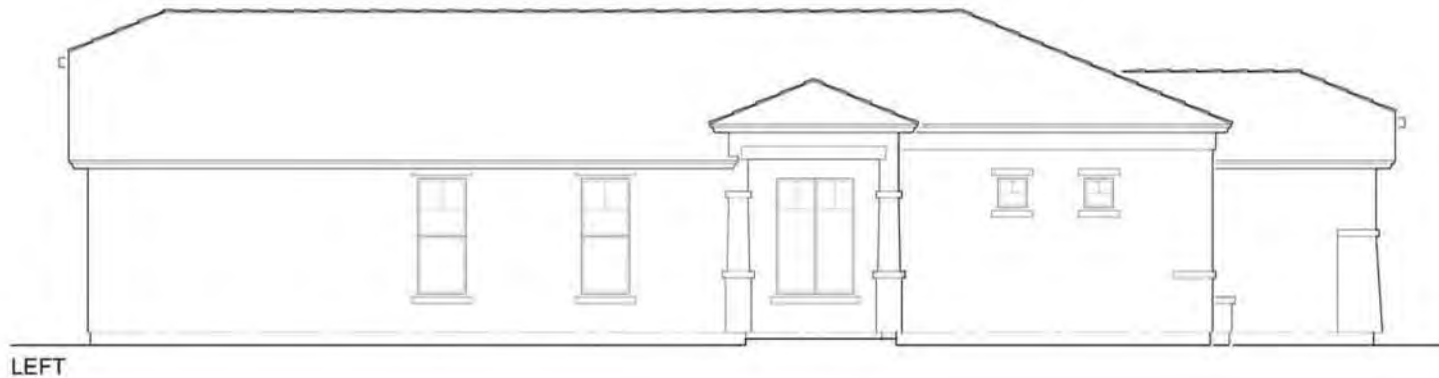
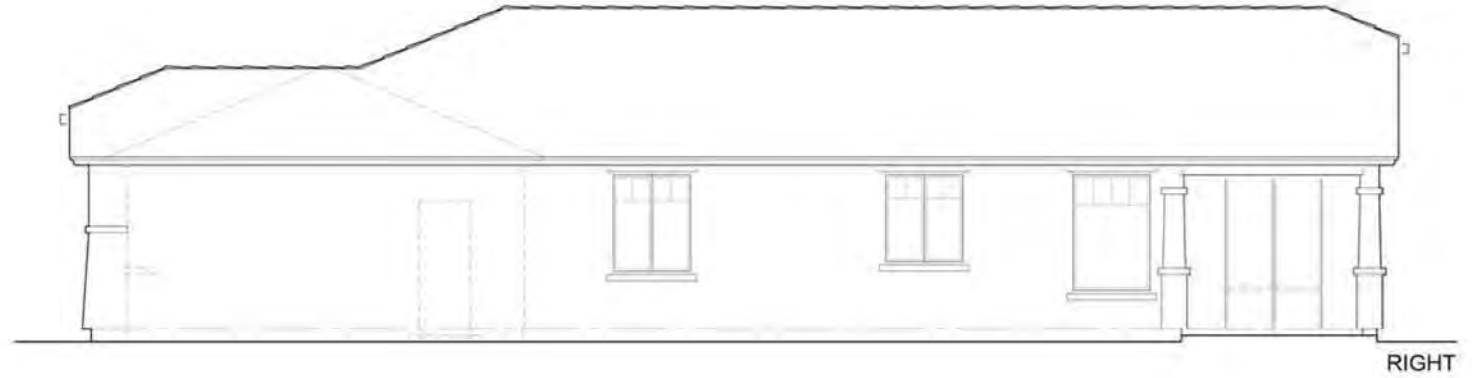
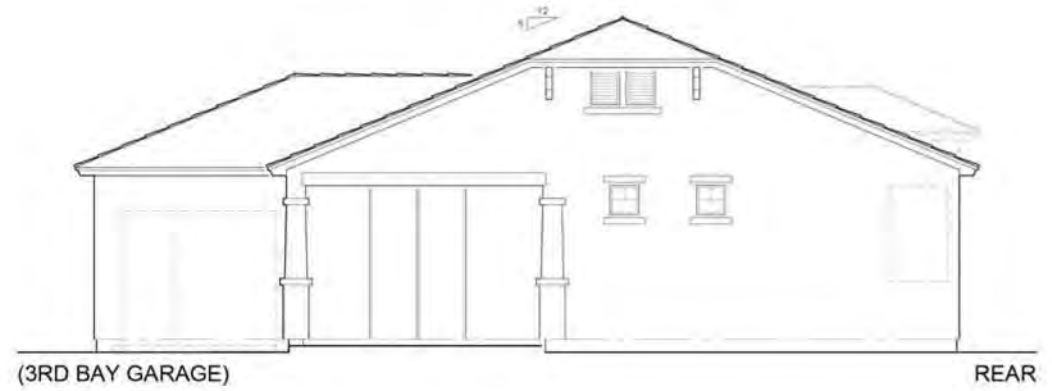
OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3520
ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

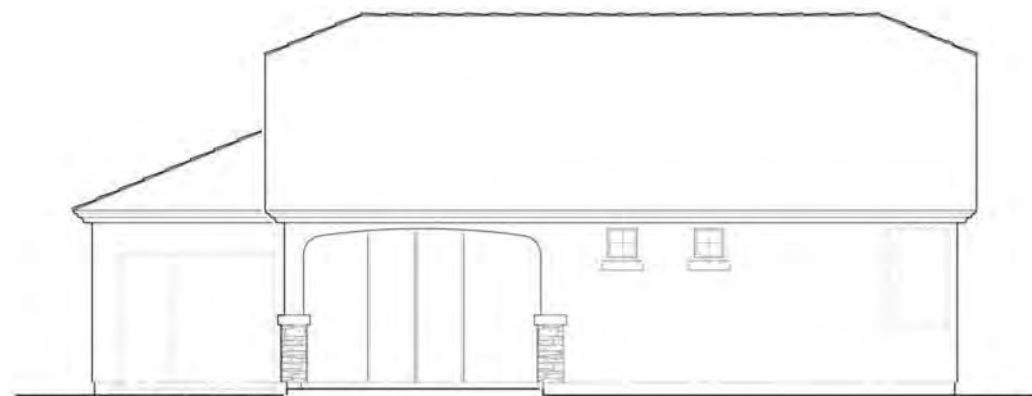
SCALE: 1"=10'0"

PLAN 3520
ELEVATION OPTION E





FRONT



(3RD BAY GARAGE)

REAR



3RD BAY GARAGE



RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

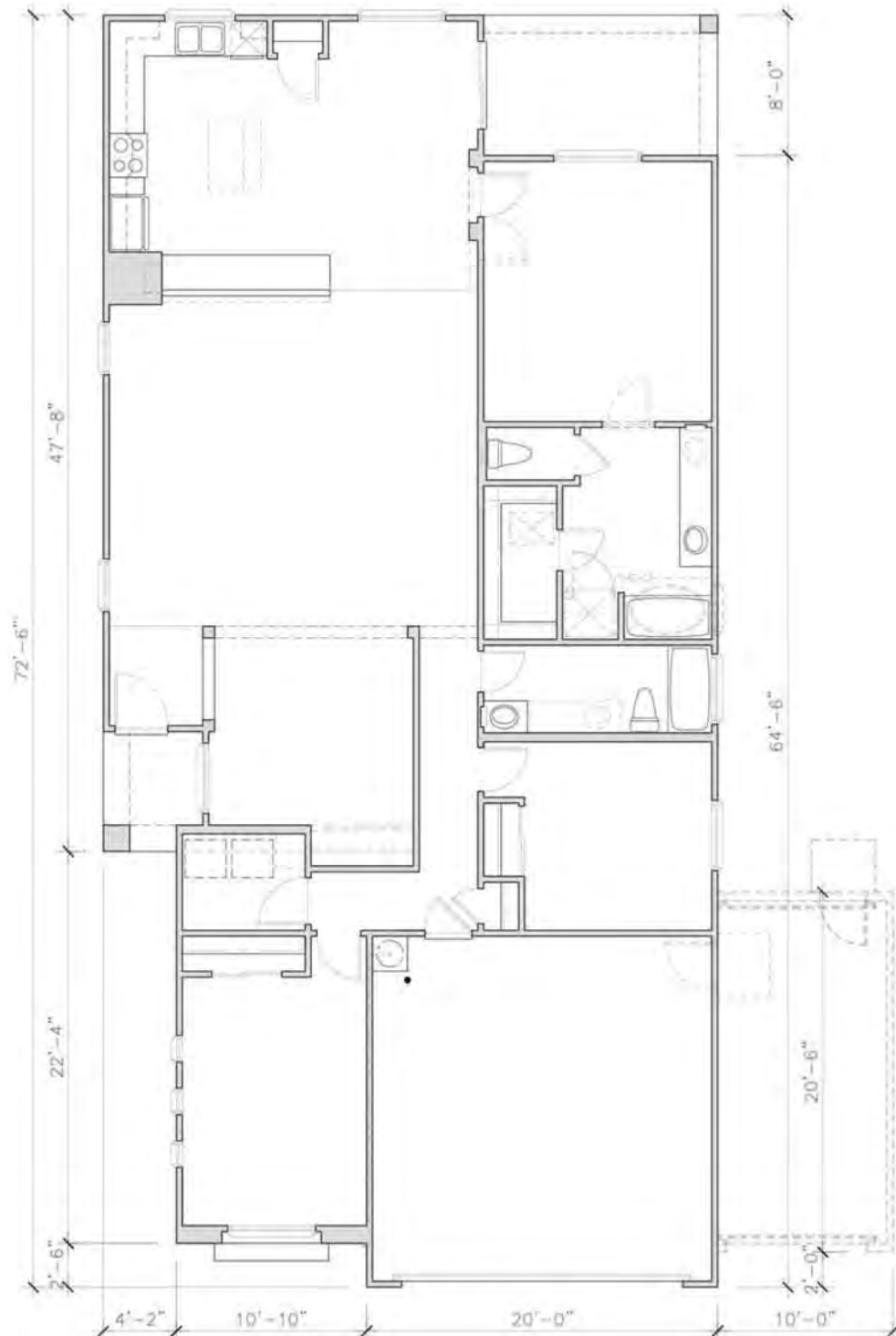
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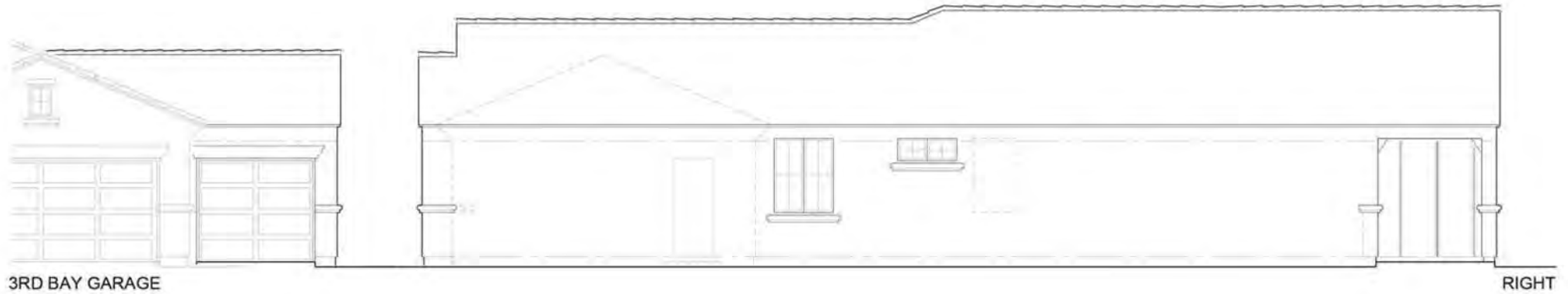
SCALE: 1"=10'0"

PLAN 3520

ELEVATION OPTION F







Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3530
ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3530
ELEVATION OPTION E





FRONT



(3RD BAY GARAGE)

REAR



3RD BAY GARAGE

RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3530

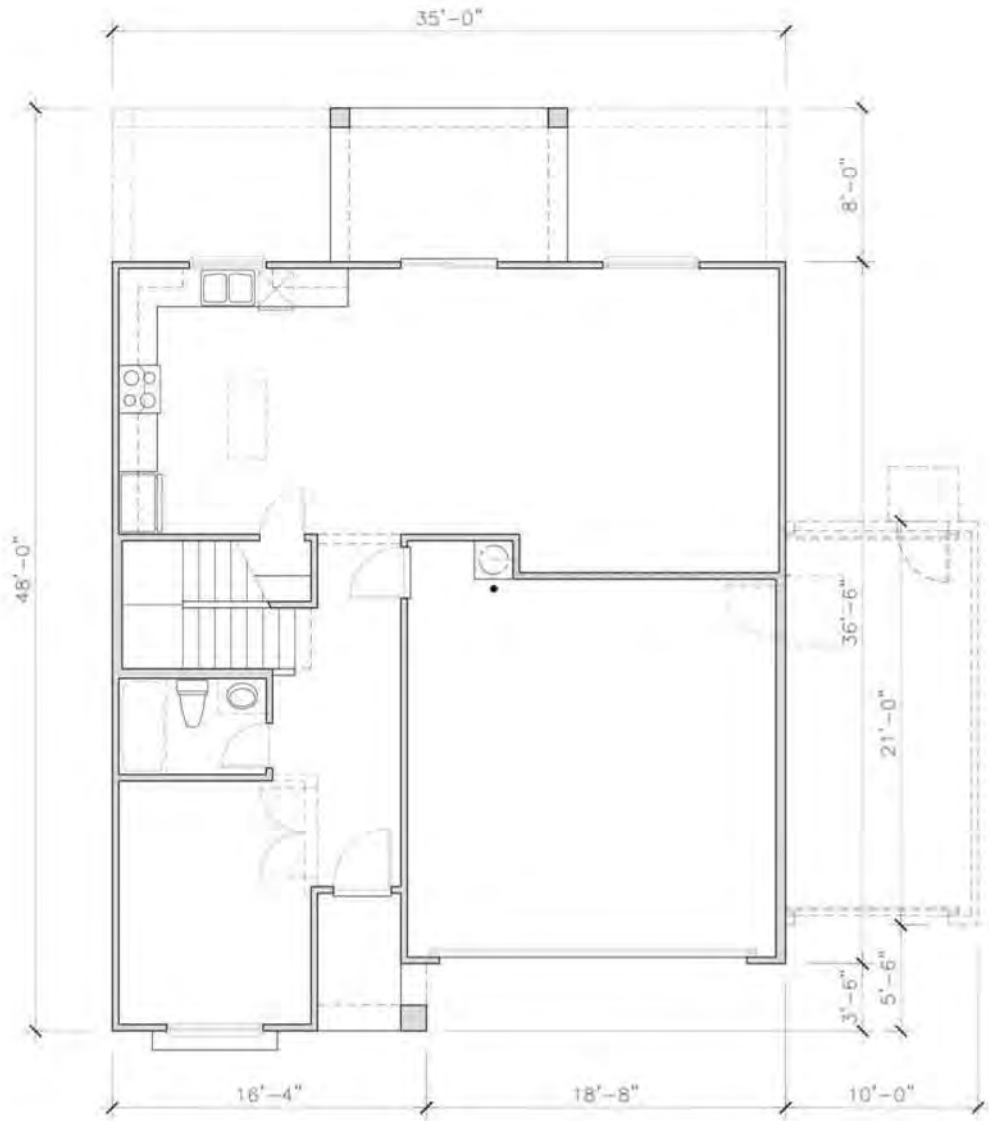
ELEVATION OPTION F

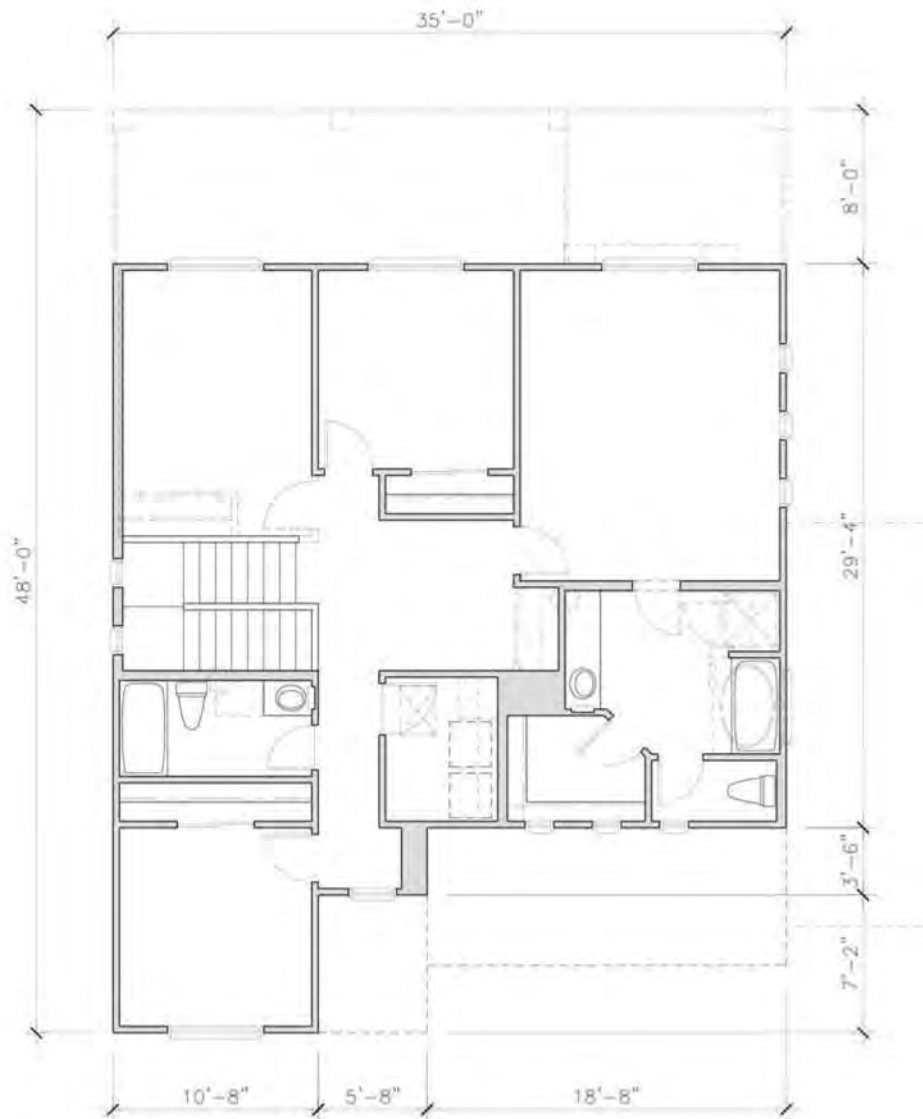


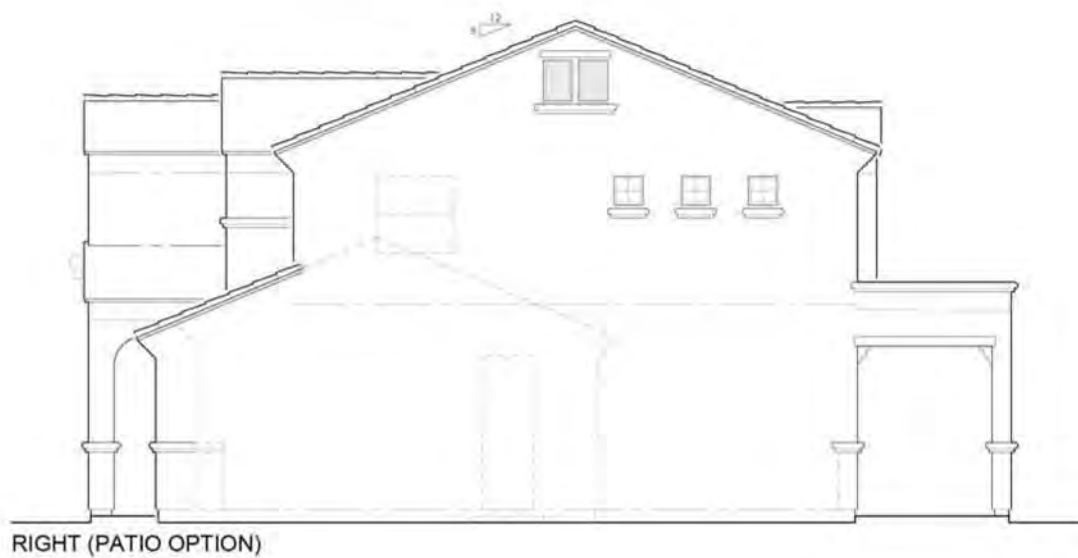


SCALE: 1"=10'0"
PLAN 3535
FIRST FLOOR PLAN

Acoma Court
SURPRISE, ARIZONA
OCTOBER 16, 2015







Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

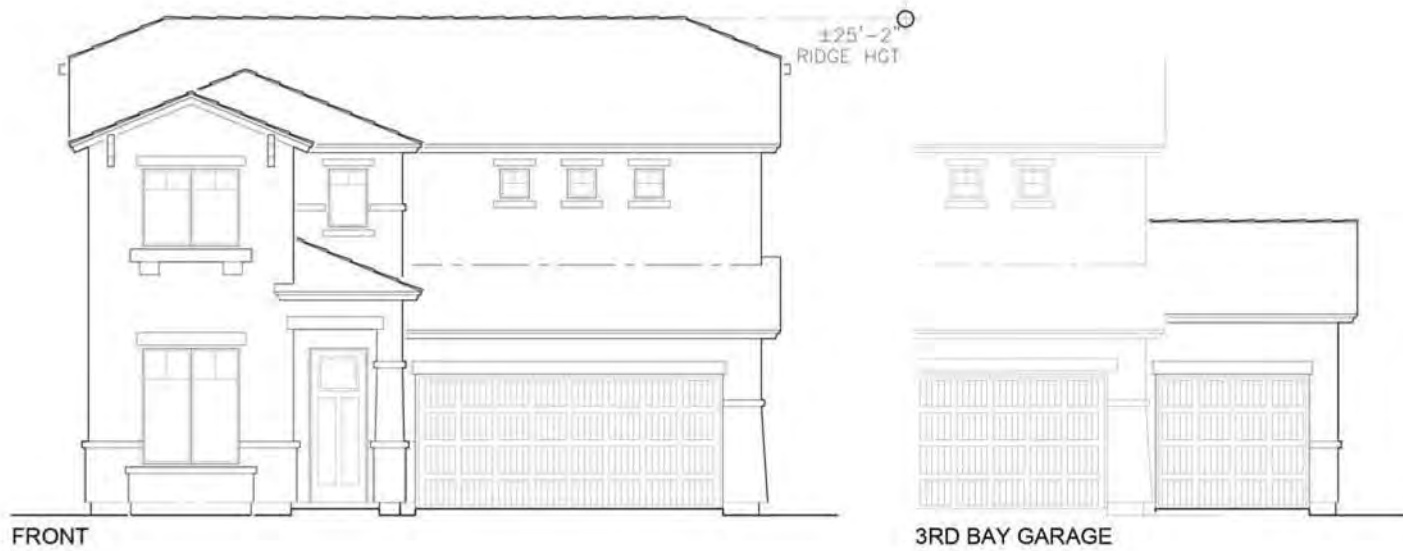
OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3535

ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3535

ELEVATION OPTION E





FRONT



3RD BAY GARAGE



RIGHT (PATIO OPTION)

Acoma Court

SURPRISE, ARIZONA

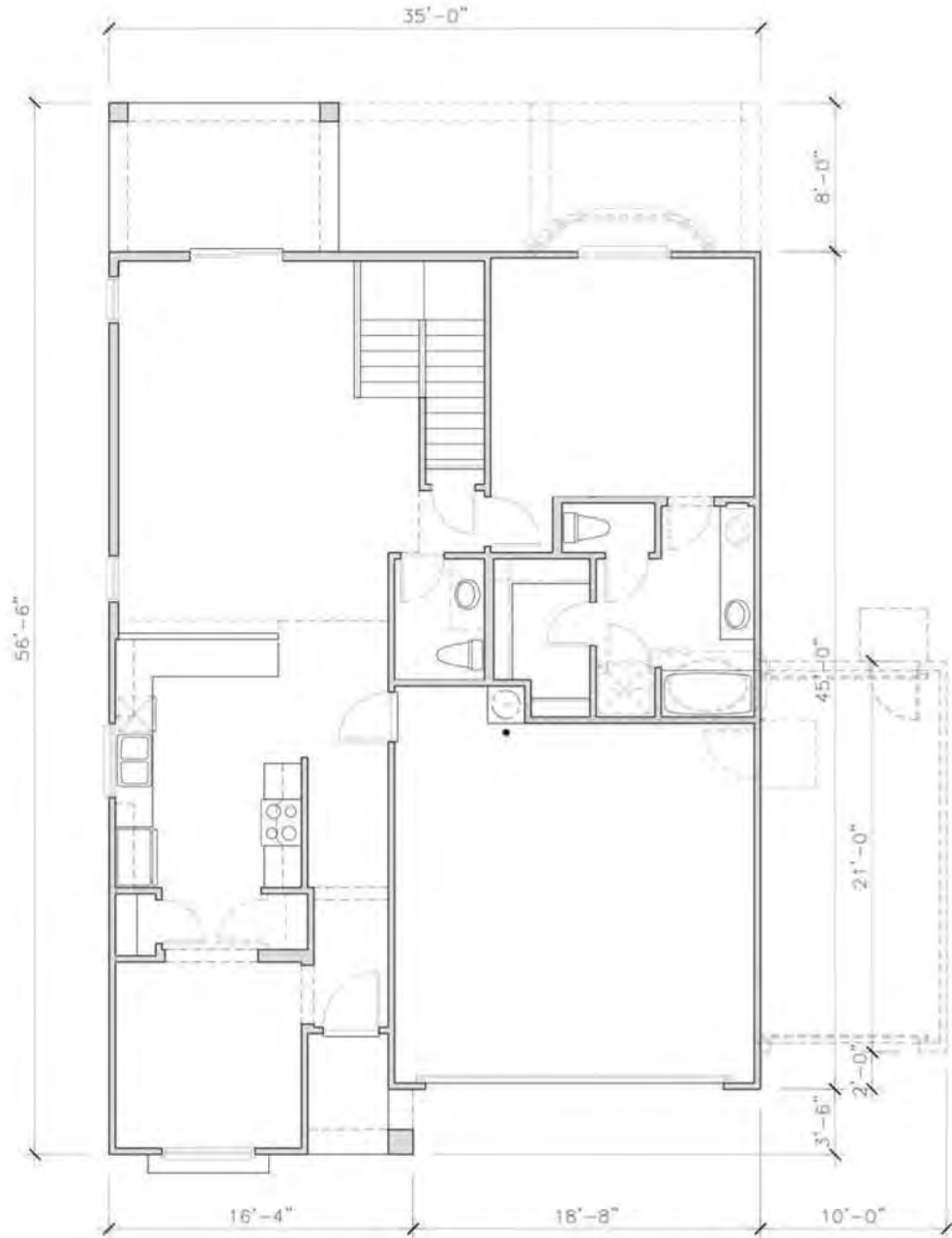
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SCALE: 1"=10'0"

PLAN 3535

ELEVATION OPTION F







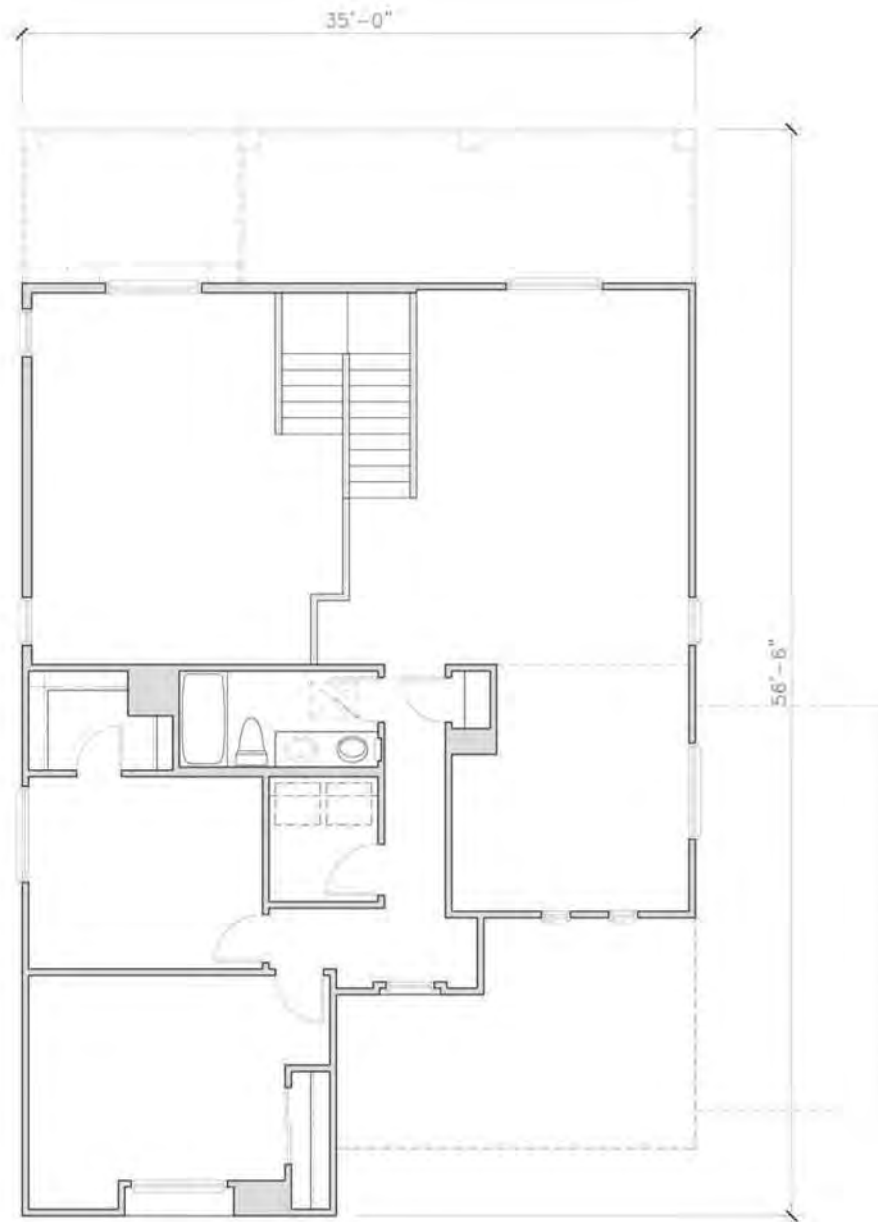
SCALE: 1"=10'0"

PLAN 3540
SECOND FLOOR PLAN

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015





FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3540

ELEVATION OPTION D





FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3540

ELEVATION OPTION E





Acoma Court

SURPRISE, ARIZONA

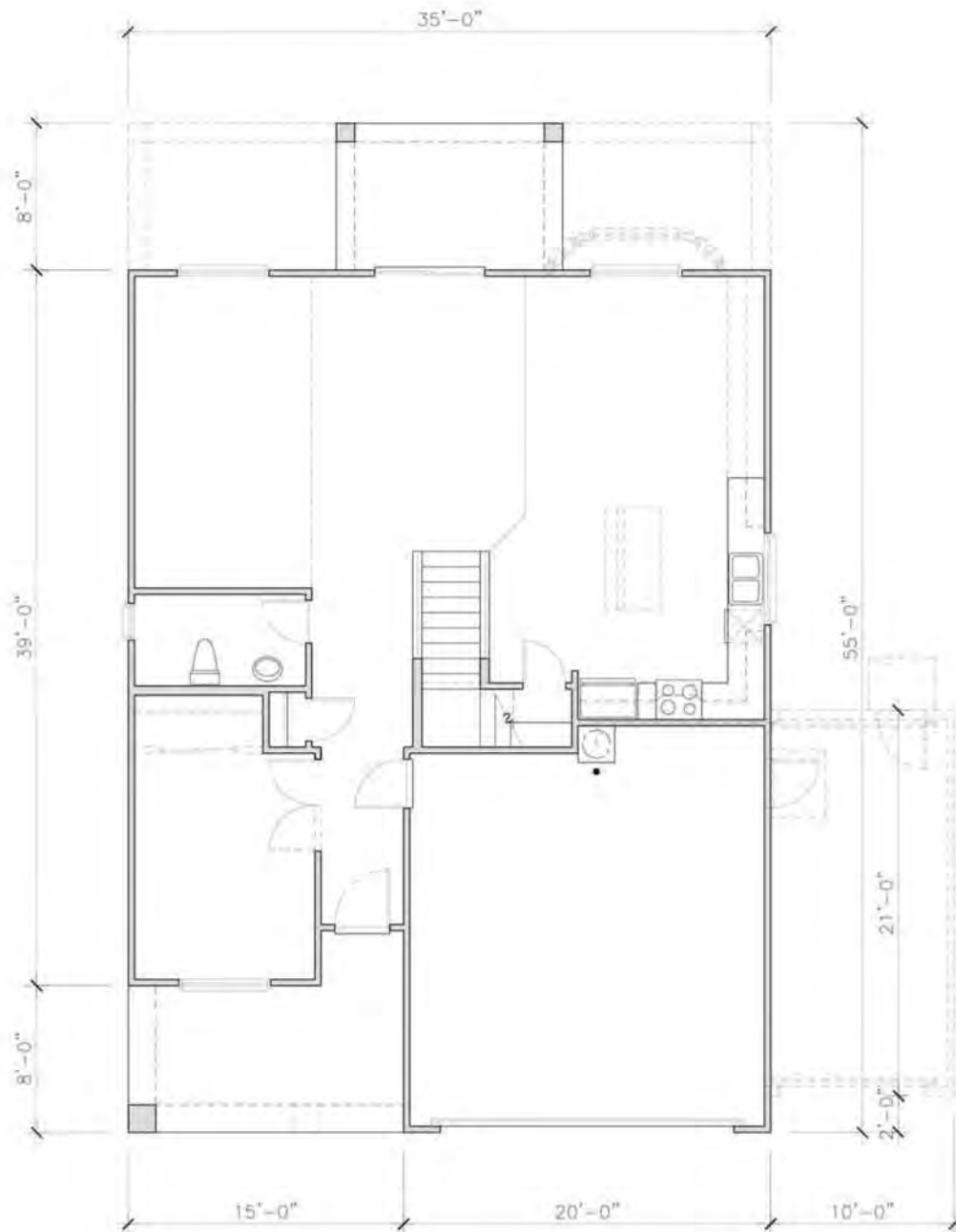
OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3540

ELEVATION OPTION F









FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3550

ELEVATION OPTION D

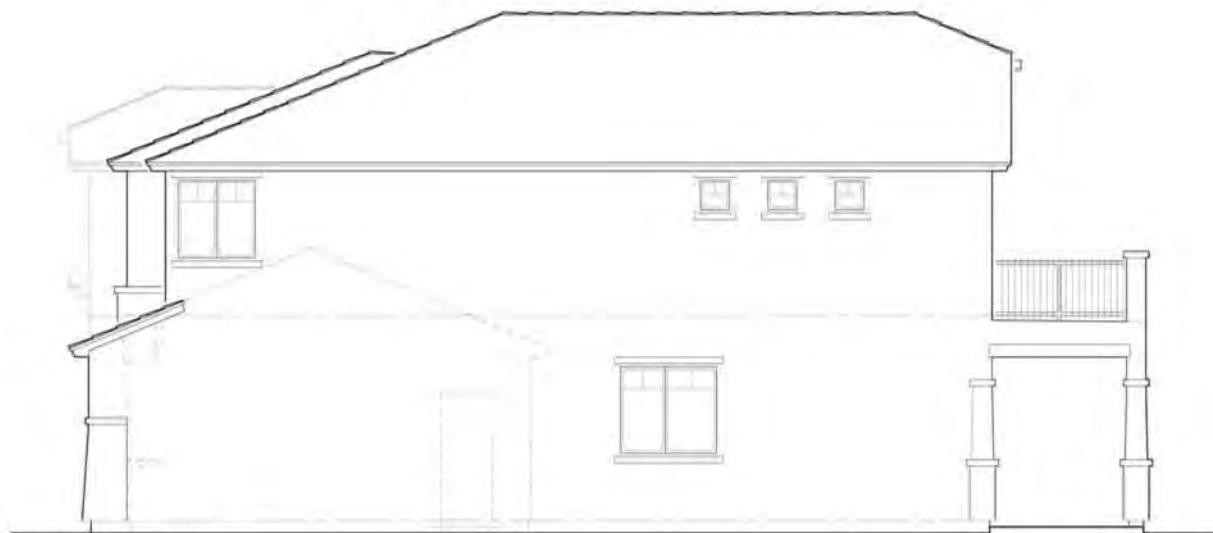




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3550

ELEVATION OPTION E





FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

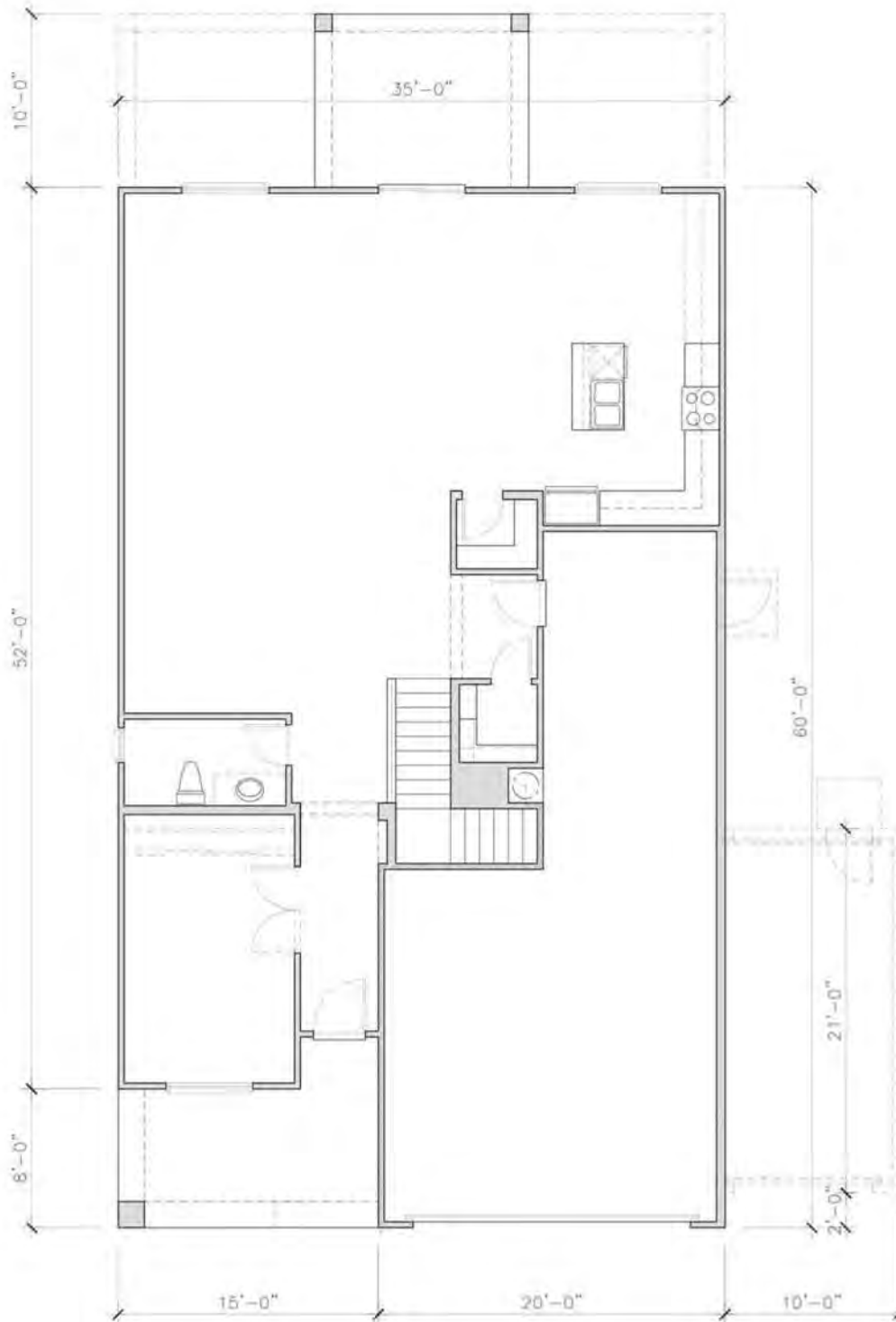
OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3550

ELEVATION OPTION F





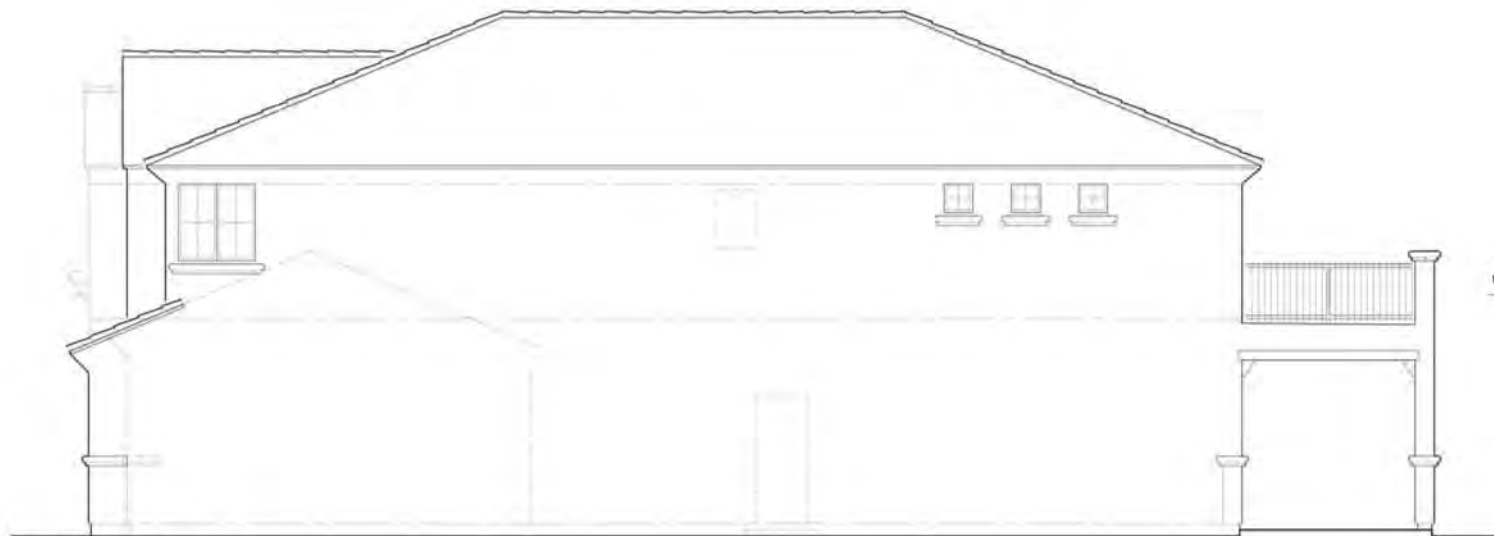




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

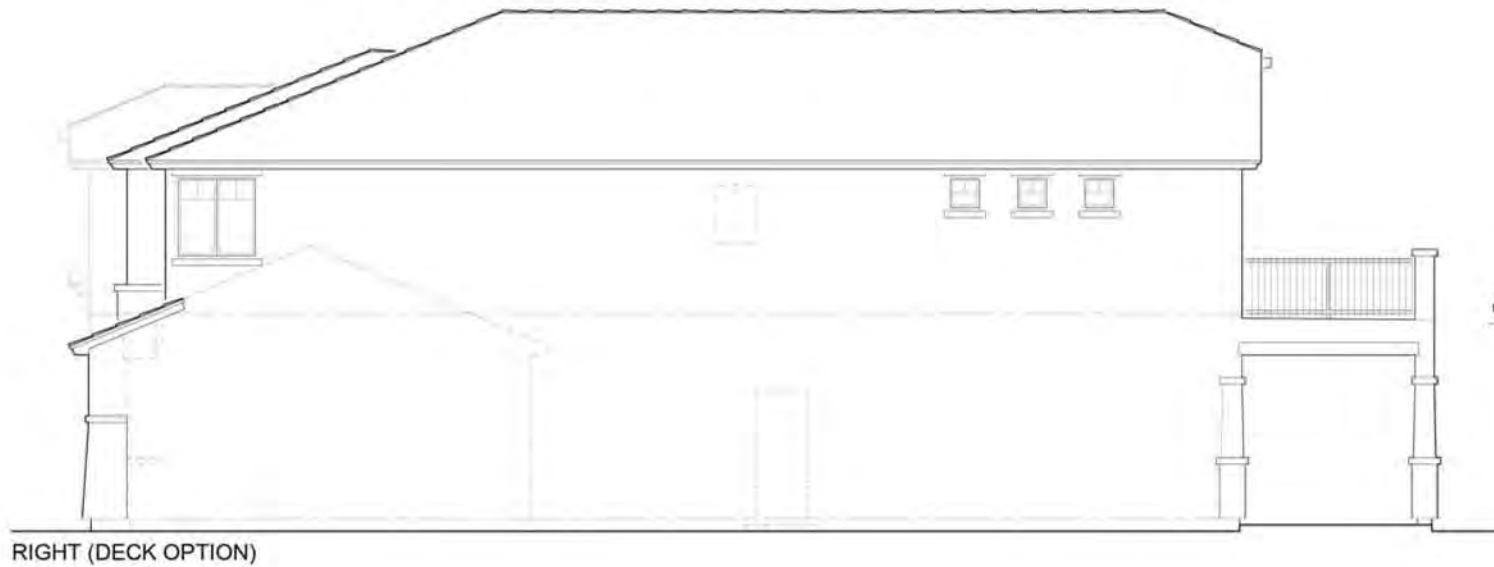
OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION E

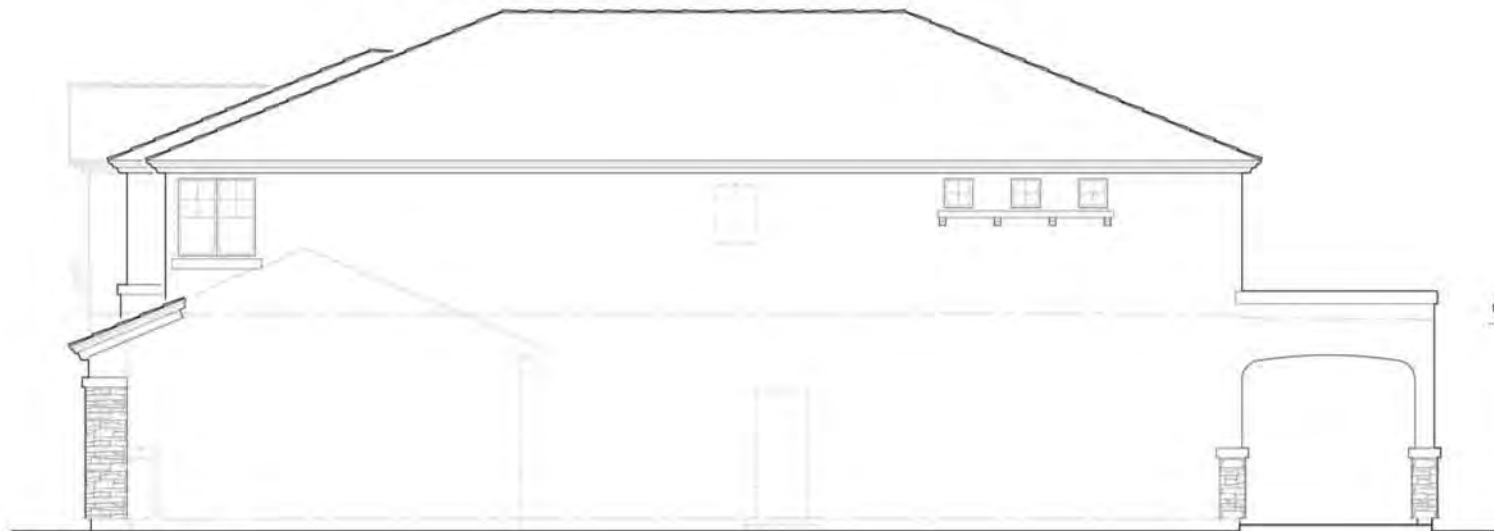




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION F

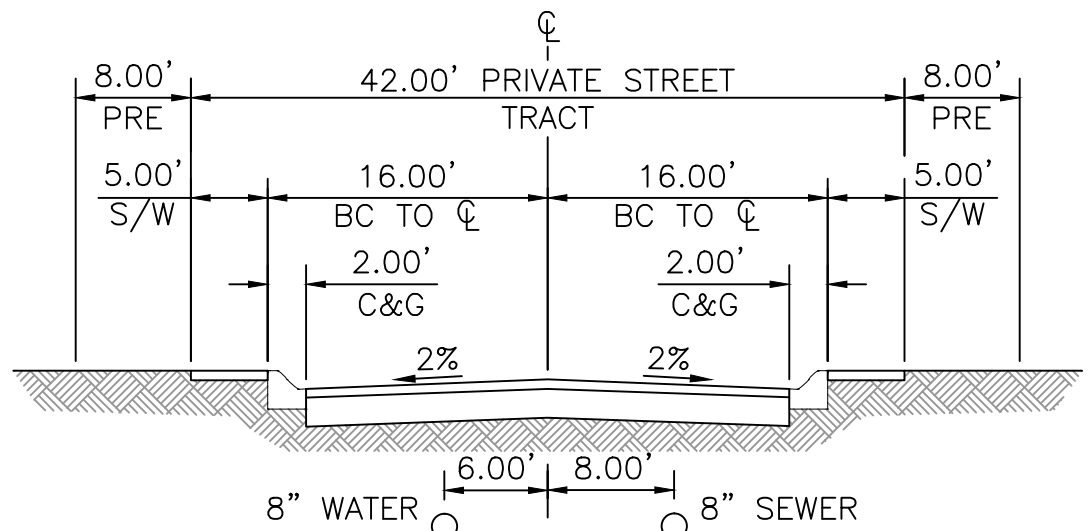
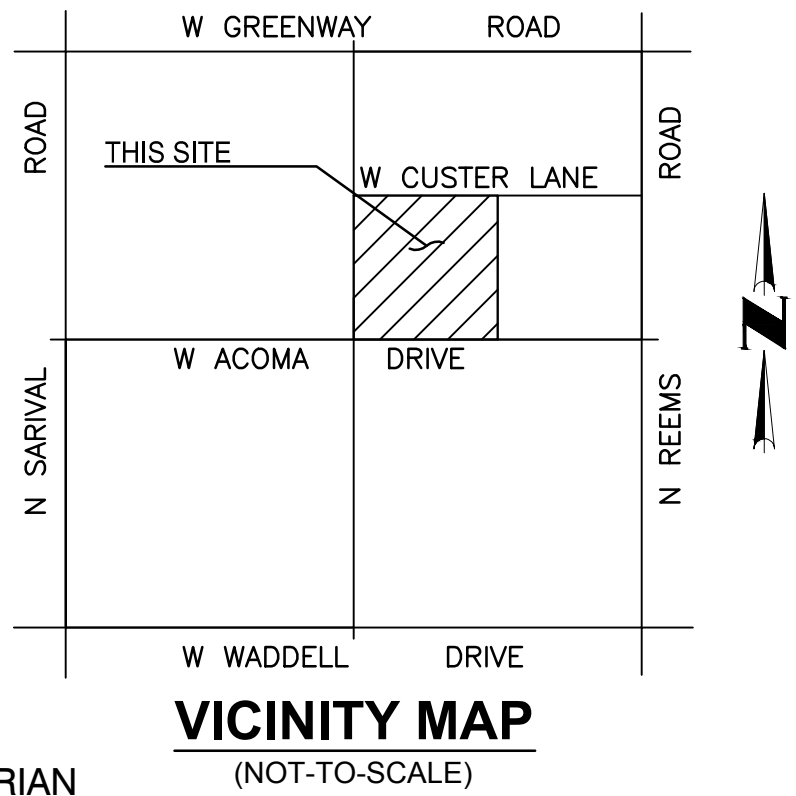


PRELIMINARY PLAT FOR ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
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1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

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4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE

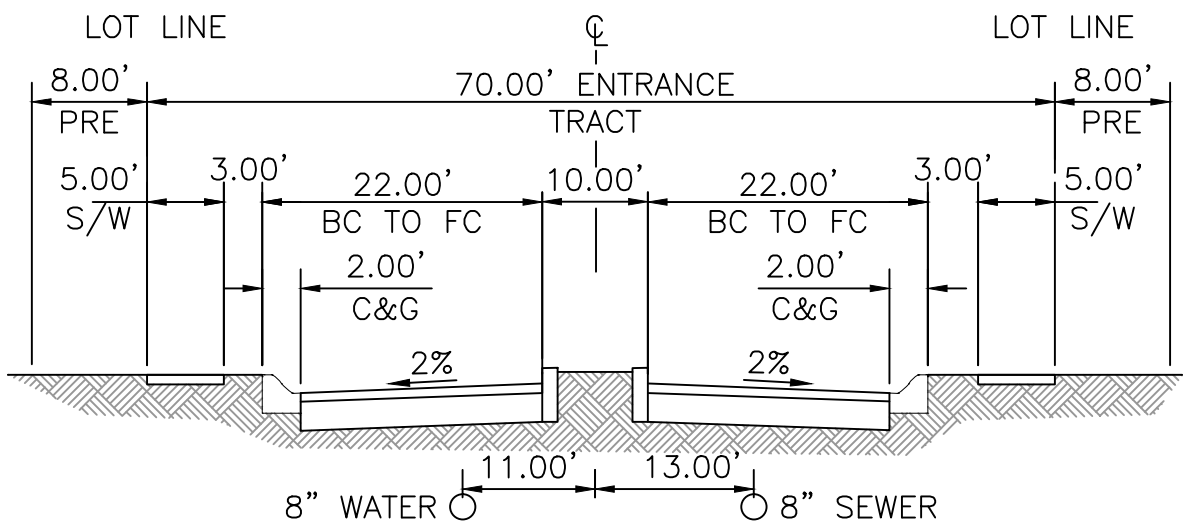
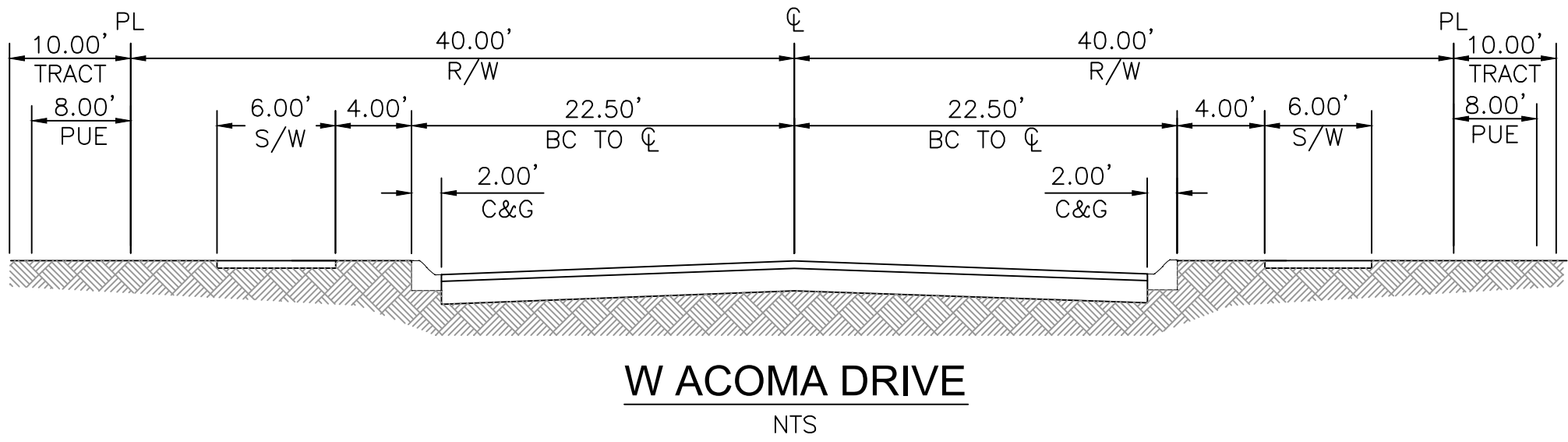


NOTES: HOMEOWNERS ASSOCIATION TO MAINTAIN STREETS, SIDEWALK,
STREET LIGHTS, STREET SIGNS, AND LANDSCAPING.

*-PRIVATE ROADWAY EASEMENT(P.R.E.) DEDICATED TO THE HOMEOWNERS
ASSOCIATION. THIS EASEMENT WILL BE FOR PUBLIC ACCESS AND THE
CONSTRUCTION, INSTALLATION, IMPROVEMENT, RECONSTRUCTION,
REMOVAL, MAINTENANCE, OPERATION, AND REPAIR OF ROADWAYS,
DRAINAGE STRUCTURES, UNDERGROUND UTILITIES, SIDEWALKS,
STREETLIGHTS, STREET SIGNS, AND RELATED FACILITIES.

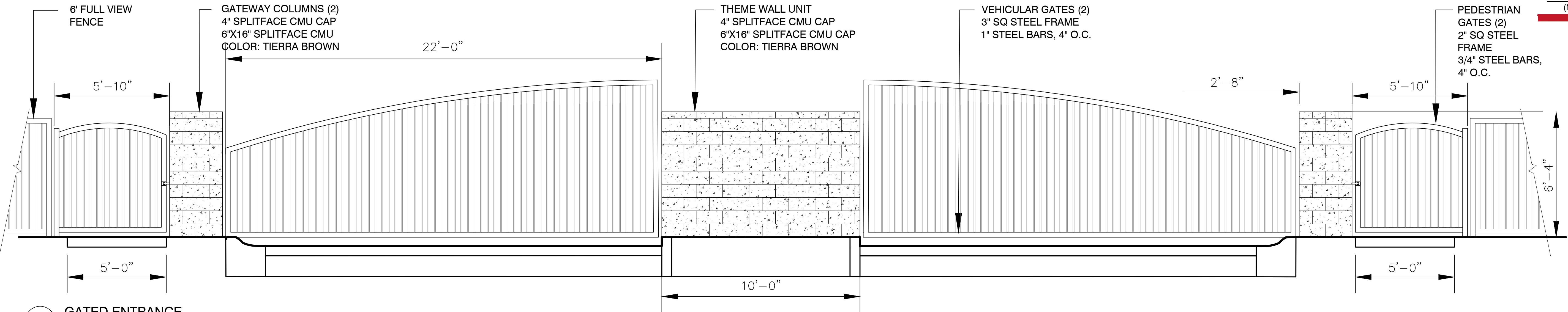
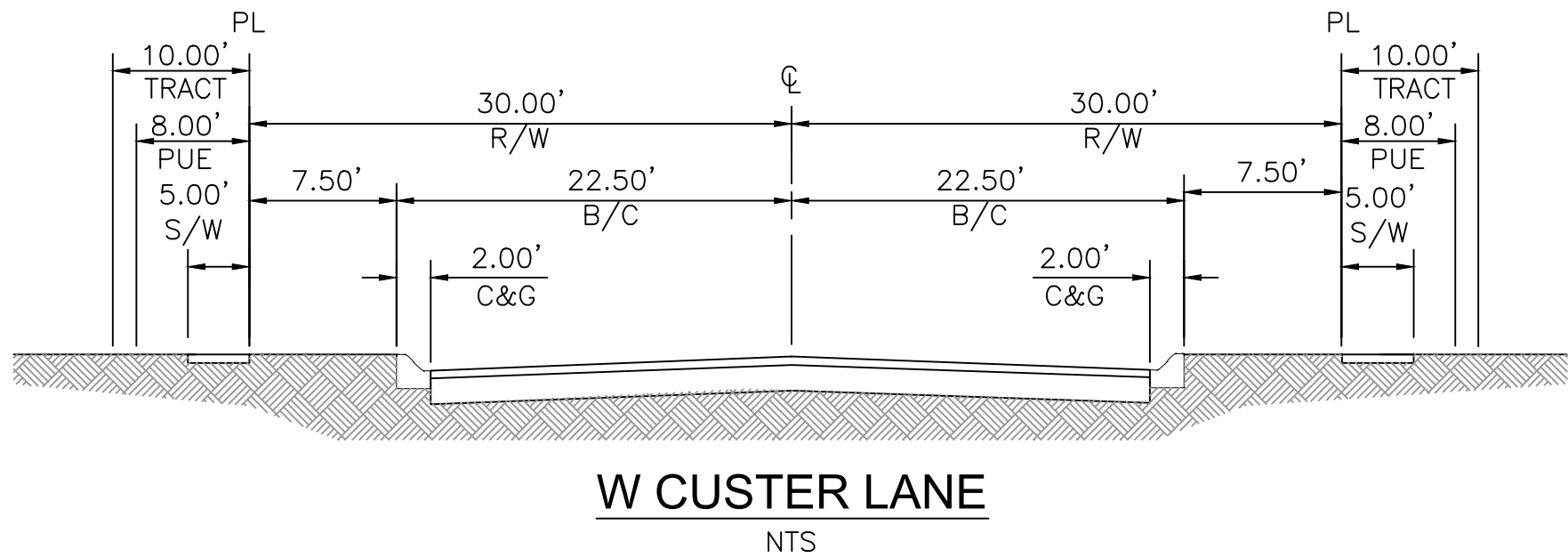
LOCAL STREET - PRIVATE ACCESSWAY

NTS - LOOKING NORTH OR EAST



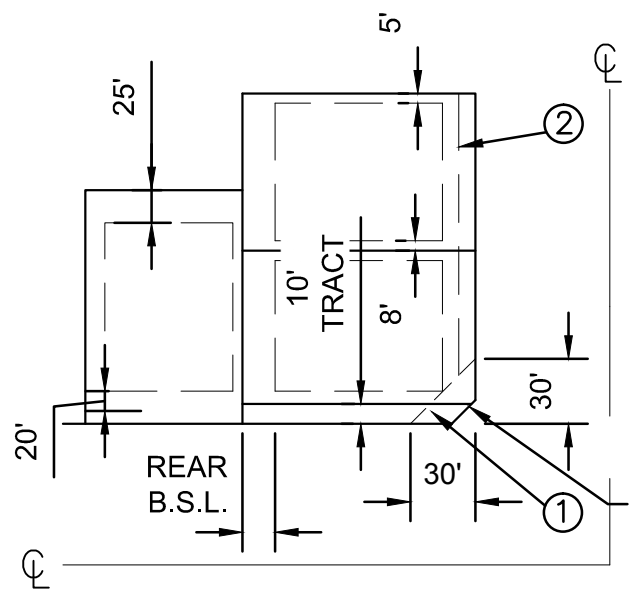
ENTRANCE

NTS - LOOKING NORTH



1 GATED ENTRANCE

3/8\"/>



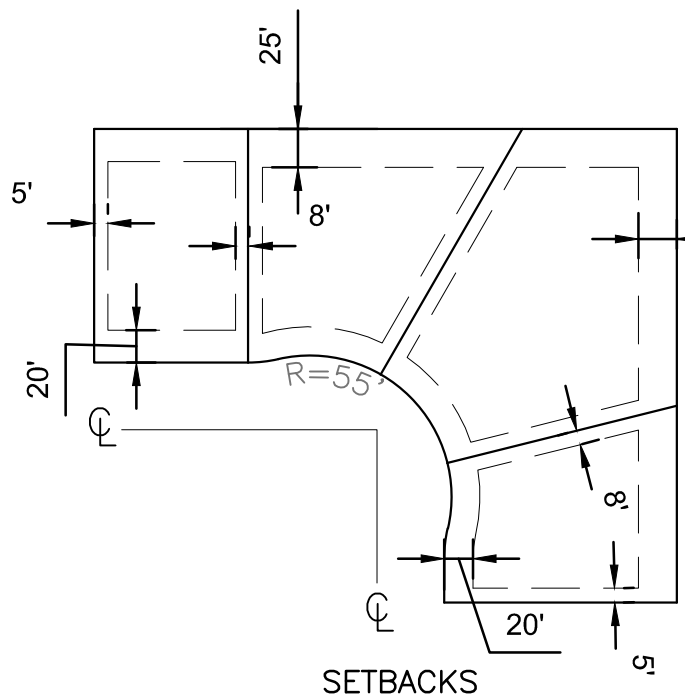
- 30' X 30' UNOBSTRUCTED VIEW
EASEMENT AREA (LOCAL TO LOCAL)
NO OBJECT WITH VISIBILITY TRIANGLES
MAY EXCEED 30\"/>
- 10' SETBACK FOR LIVING SPACE &
SIDE ENTRY GARAGE

NOTE: CONCRETE MASONRY WALLS
CANNOT BE CONSTRUCTED IN THE
PUBLIC UTILITY EASEMENT

SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
REAR	25'
SIDE	5'/8'
STREET SIDE	13'*

PAD ZONING TYPICAL LOT DETAIL SETBACKS (NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10'
LANDSCAPE TRACT IS USED ON THE STREET SIDE.



- 30' X 30' UNOBSTRUCTED VIEW
EASEMENT AREA (LOCAL TO LOCAL)
NO OBJECT WITH VISIBILITY TRIANGLES
MAY EXCEED 30\"/>
- 10' SETBACK FOR LIVING SPACE &
SIDE ENTRY GARAGE

NOTE: CONCRETE MASONRY WALLS
CANNOT BE CONSTRUCTED IN THE
PUBLIC UTILITY EASEMENT

SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
REAR	25'
SIDE	5'/8'
STREET SIDE	13'*

PAD ZONING TYPICAL PIE-SHAPED LOT DETAIL SETBACKS (NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10'
LANDSCAPE TRACT IS USED ON THE STREET SIDE.

SHEET INDEX

SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE
SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION
DETAILS
SHEET 03 - SITE PLAN - NORTH HALF
SHEET 04 - SITE PLAN - SOUTH HALF



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



**SHEET
02 OF 04**

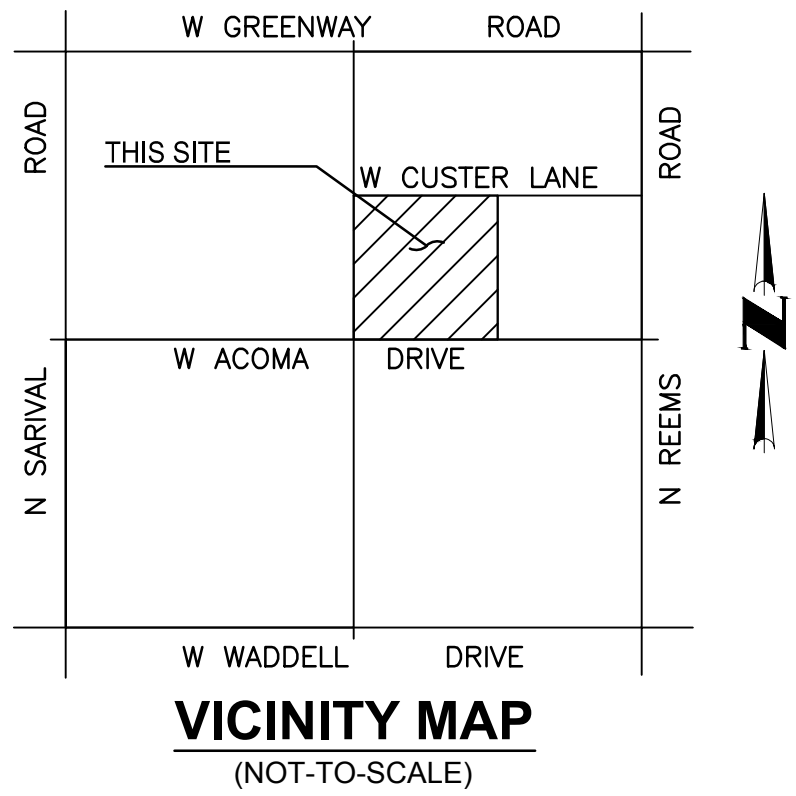
DATE: 3/07/16

PRELIMINARY PLAT
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - 8' P.R.E. (P.R.E.) INDICATES PRIVATE ROADWAY EASEMENT
 - THEME WALL
 - THEME PANEL
 - SECONDARY WALL
 - PARTIAL VIEW WALL
 - FULL VIEW WALL
 - END OF WALL COLUMN
 - PROPOSED FIRE HYDRANT

- SHEET INDEX**
- SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE
 - SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION DETAILS
 - SHEET 03 - SITE PLAN - NORTH HALF
 - SHEET 04 - SITE PLAN - SOUTH HALF

CVL CONSULTANTS
4550 N. 12th Street, Phoenix, AZ, 85014, phone 602.264.6831, fax 602.264.0928, www.cvlci.com
Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



**SHEET
03 OF 04**

DATE: 3/07/16

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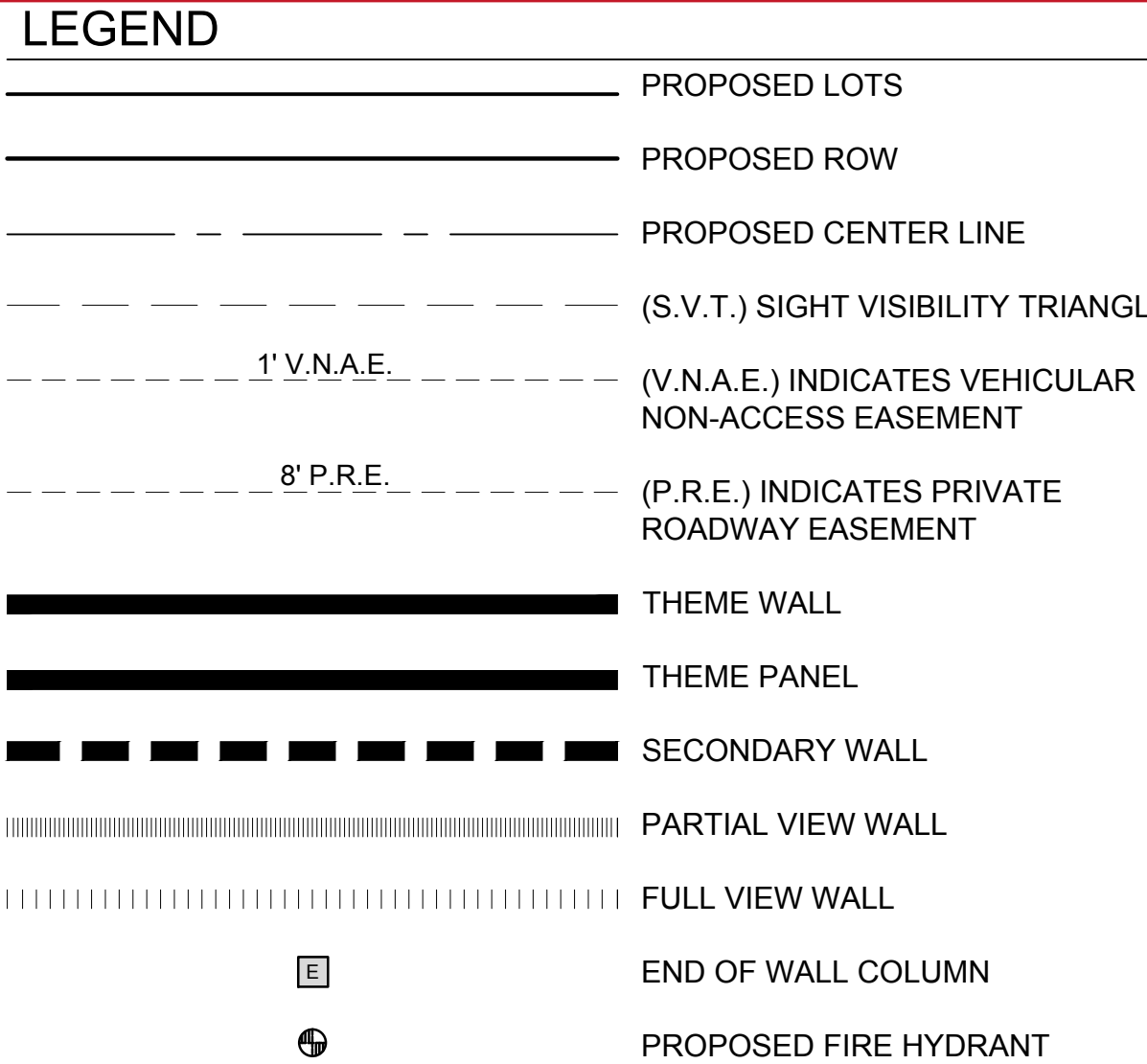
LEGACY PARC PARCEL "C"
BOOK 547 OF MAPS, PAGE
25

0 25 50 Feet
SCALE 1" = 50'

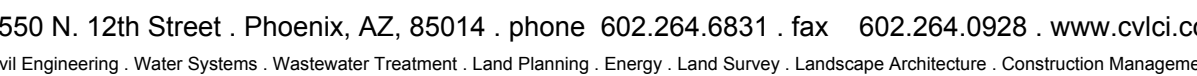
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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PHOENIX, AZ 85014
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SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE
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DETAILS
SHEET 03 - SITE PLAN - NORTH HALF
SHEET 04 - SITE PLAN - SOUTH HALF



DATE: 3/07/16

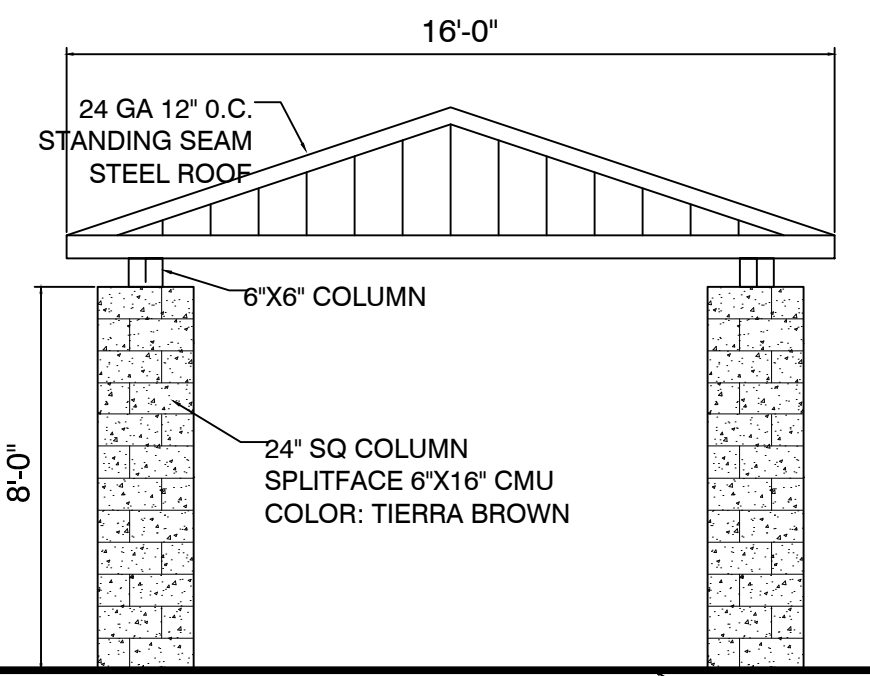
PRELIMINARY LANDSCAPE AND AMENITY PLAN
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

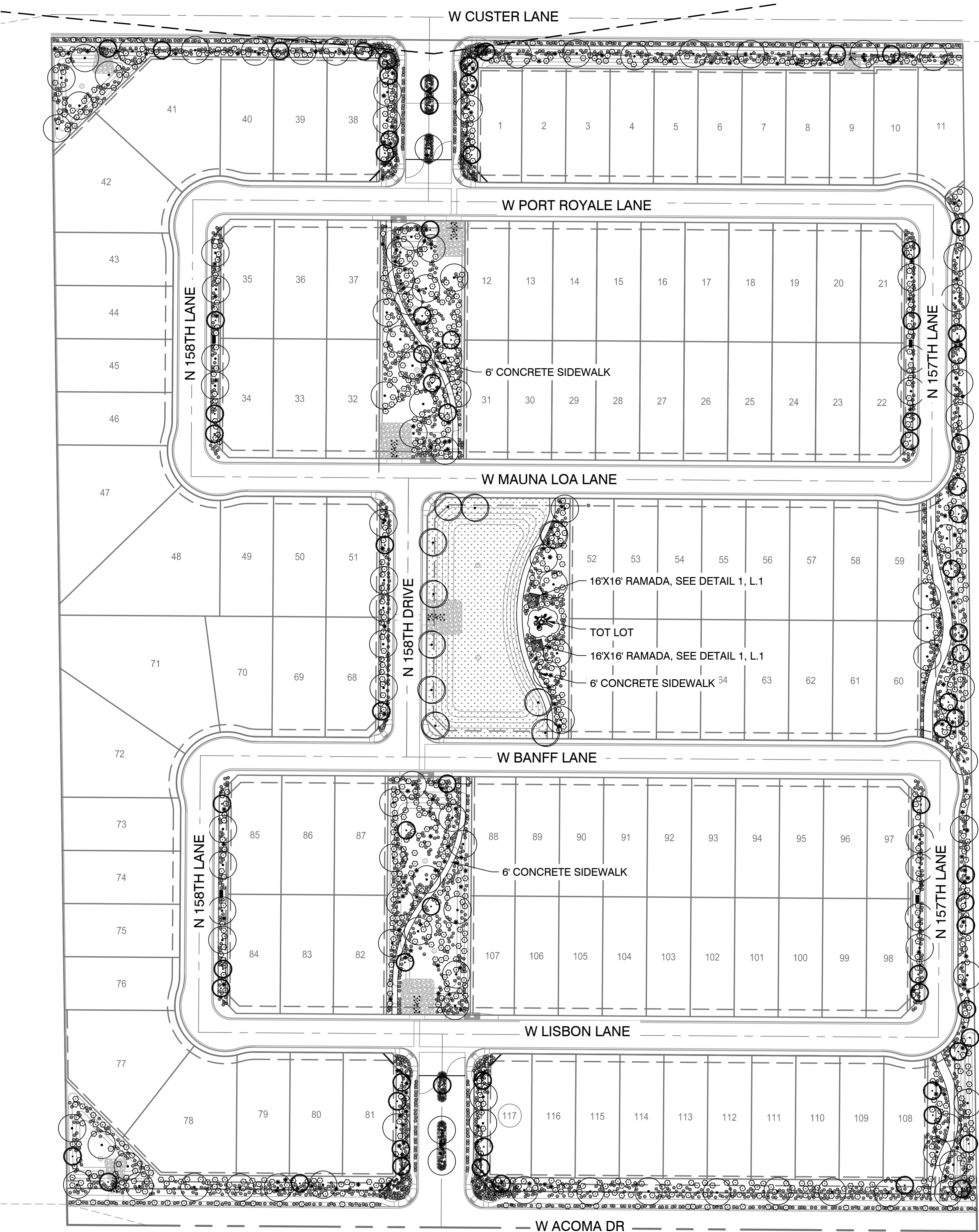
SHEET INDEX:
L1 PRELIMINARY LANDSCAPE PLAN

CONCEPT PLANT SCHEDULE

Table with 2 columns: Plant Type and Quantity. Rows include Desert Shade Trees (115), Desert Accent Trees (76), Turf Shade Trees (10), Large Shrubs (1,024), Small Shrubs (2,864), Ground Covers (154), Accents (209), and Turf (28,459 SF).



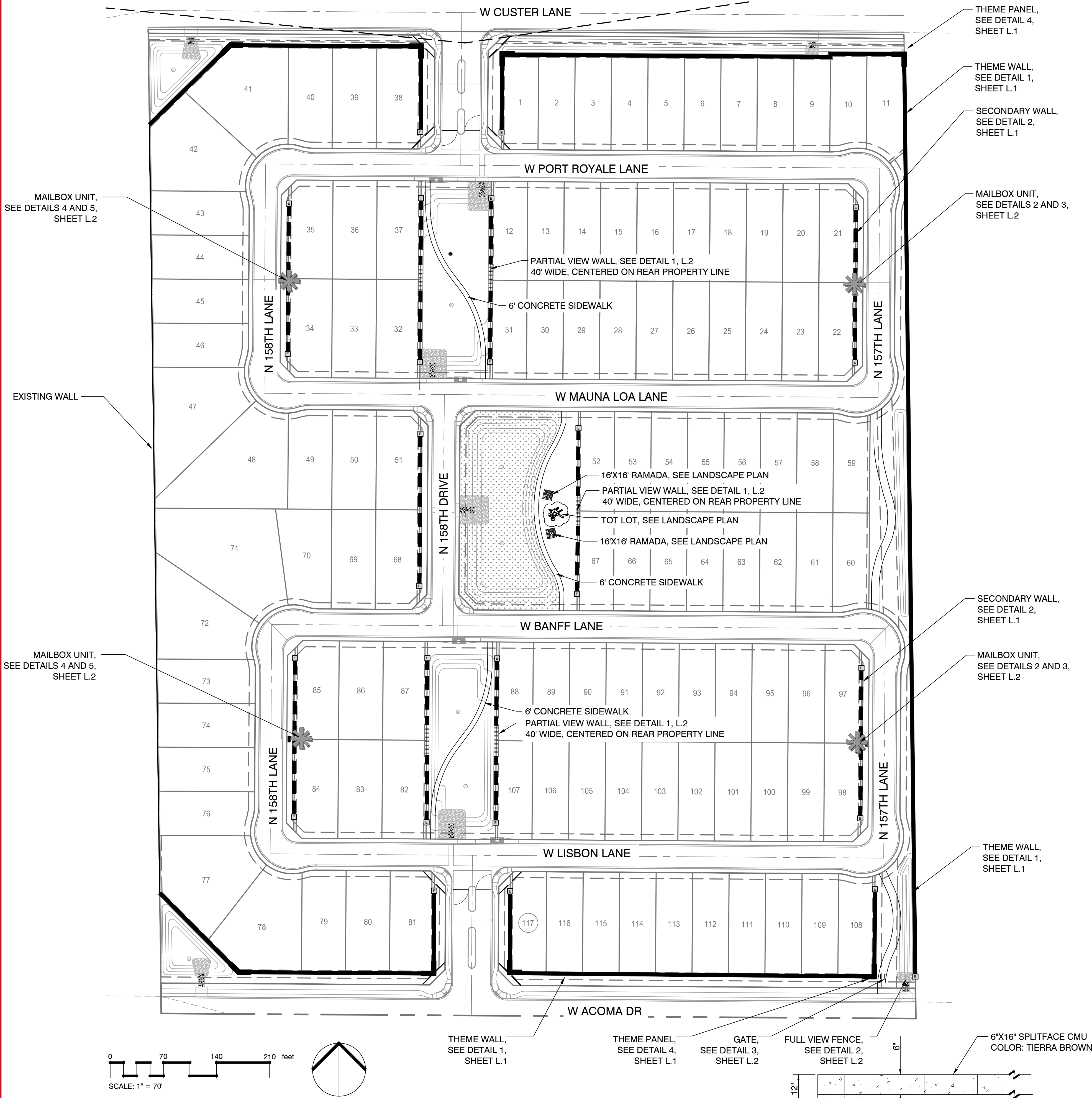
1 16'X16' DENVER-STYLE RAMADA
1/4" = 1'-0"
P-RE-ACO-09



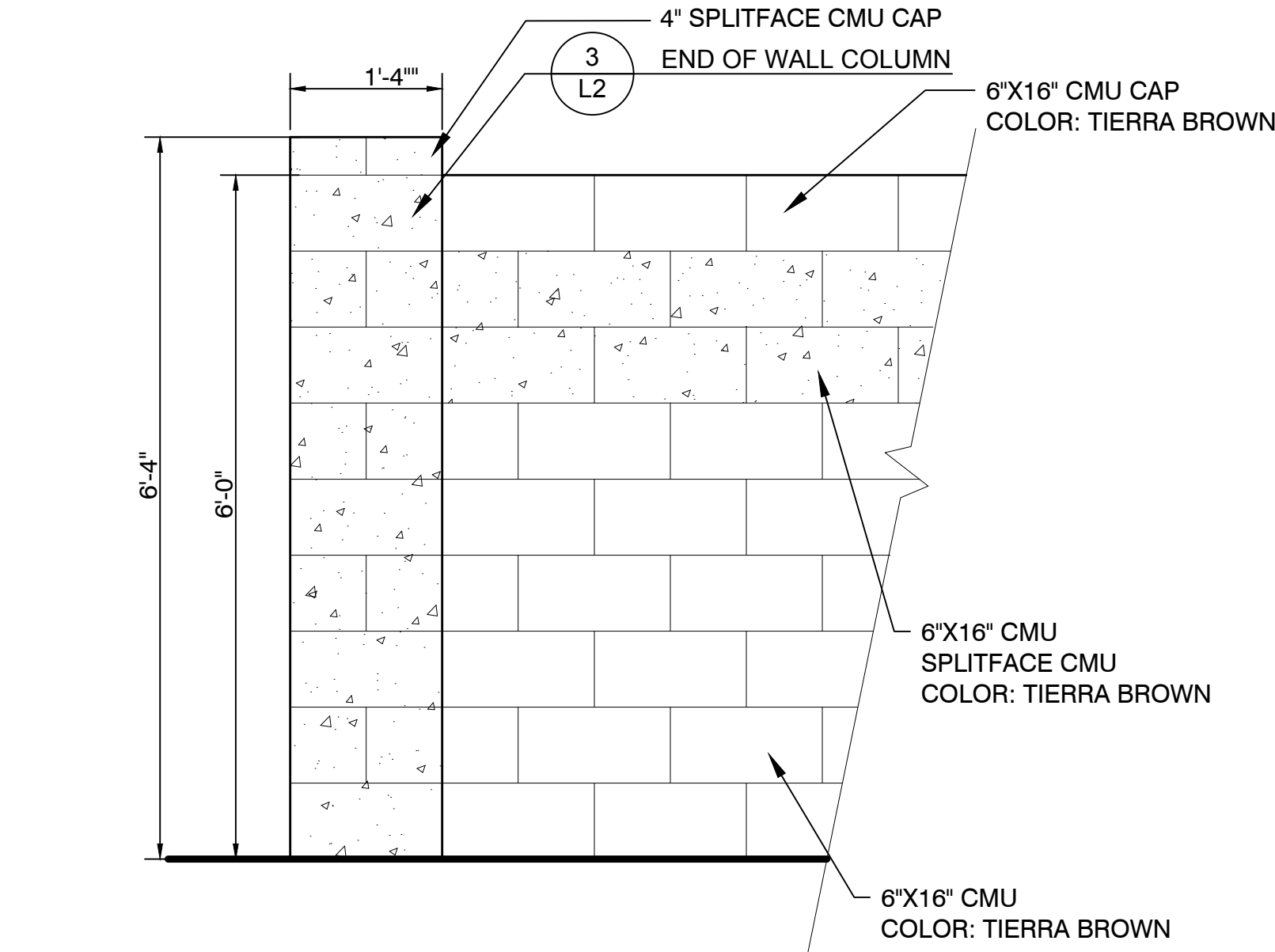
CVL CONSULTANTS logo and contact info.
OWNER/DEVELOPER: GARRETT-WALKER HOMES, LLC
LANDSCAPE ARCHITECT: CVL CONSULTANTS
PROJECT INFORMATION: ACOMA COURT
VICINITY MAP
REVISION HISTORY table
SEAL & ISSUE section with signature and stamp
DISCIPLINE: LANDSCAPE ARCHITECTURE
CASE NO. FS15-526

DOCUMENT INFORMATION:
PRINTER INFORMATION:
SHEET SET INFORMATION:

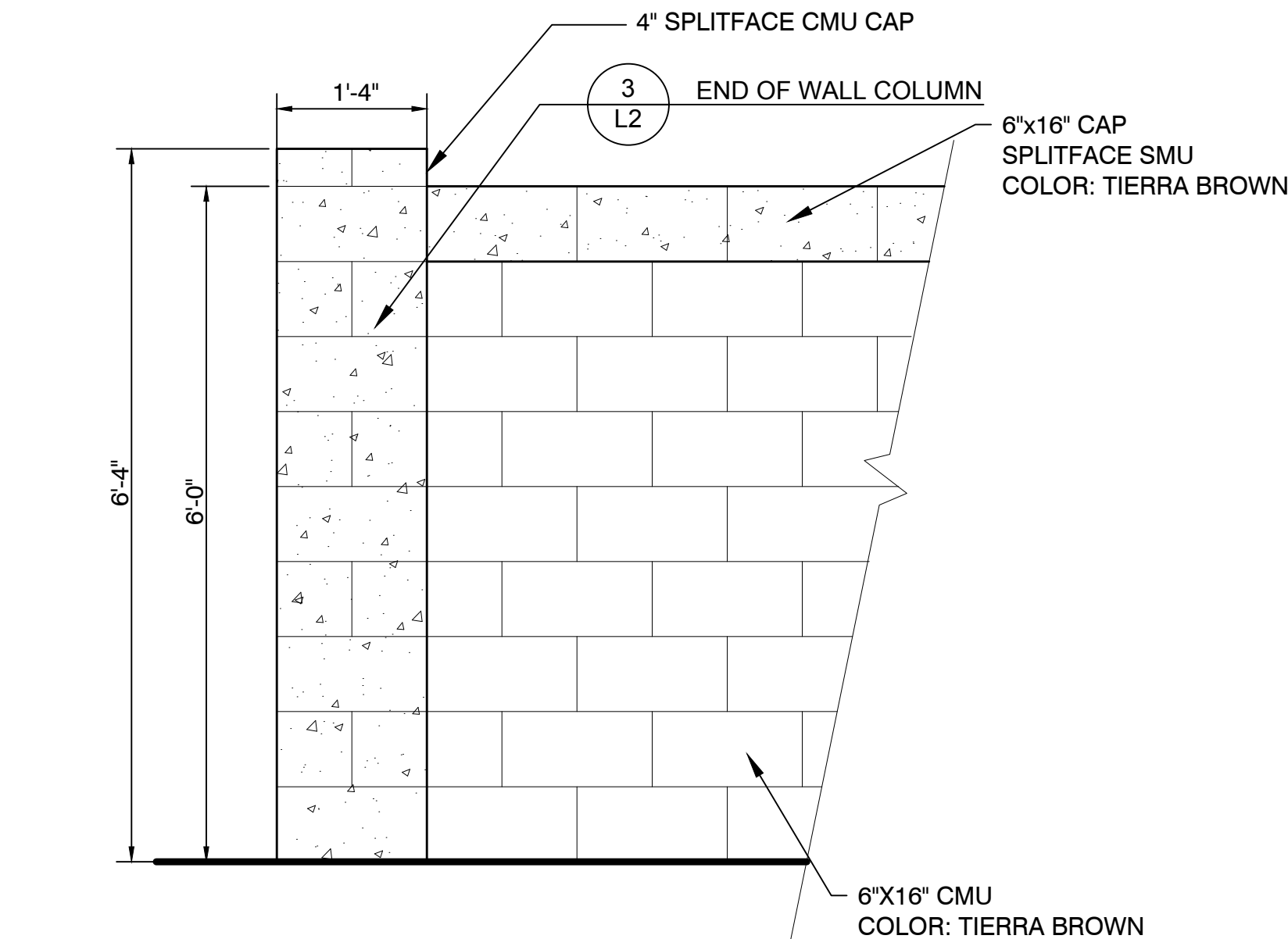
PRELIMINARY WALL PLAN FOR ACOMA COURT



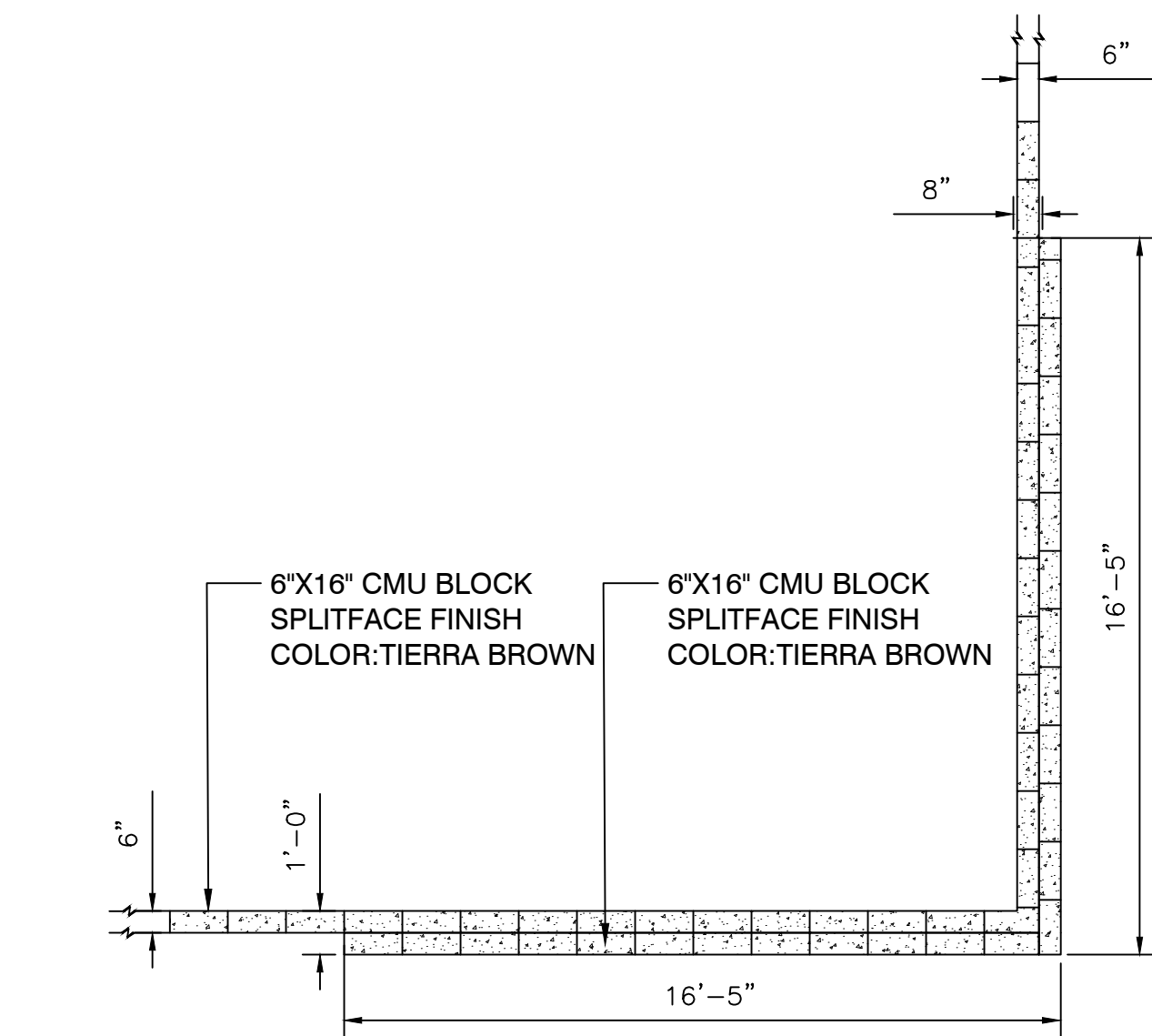
SHEET INDEX:
L1 PRELIMINARY WALL PLAN
L2 WALL DETAILS



1 6' THEME WALL ELEVATION
3/4" = 1'-0" DETAIL-FILE



2 6' SECONDARY WALL ELEVATION
3/4" = 1'-0" DETAIL-FILE



3 END OF WALL COLUMN
3/4" = 1'-0" DETAIL-FILE

4 THEME PANEL
1/4" = 1'-0" DETAIL-FILE

Civil Engineering
Water Systems
Wastewater Treatment
Land Planning
Energy
Land Survey
Landscape Architecture
Construction Management

4550 N. 12th Street
Phoenix, AZ, 85014

phone 602.264.6831
fax 602.264.0928
web www.cvlci.com

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PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

LANDSCAPE ARCHITECT
CVL CONSULTANTS
4550 N 12TH STREET
PHOENIX, AZ, 85014
CONTACT: EARL SWETLAND
PHONE: 602.285.4786
EMAIL: ESWETLAND@CVLCI.COM

PROJECT INFORMATION
ACOMA COURT
15000 W ACOMA DRIVE, SURPRISE,
85388

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DELTA REVISION NUMBERS APPLY ONLY TO CHANGES MADE AFTER PERMIT APPROVAL, AND NOT TO PRELIMINARY ISSUE OR BID SETS.

SEAL & ISSUE

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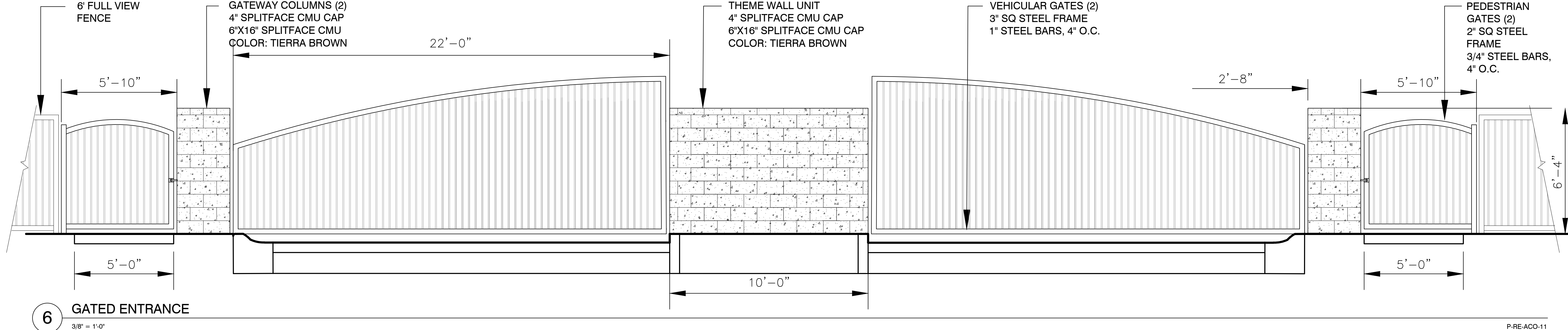
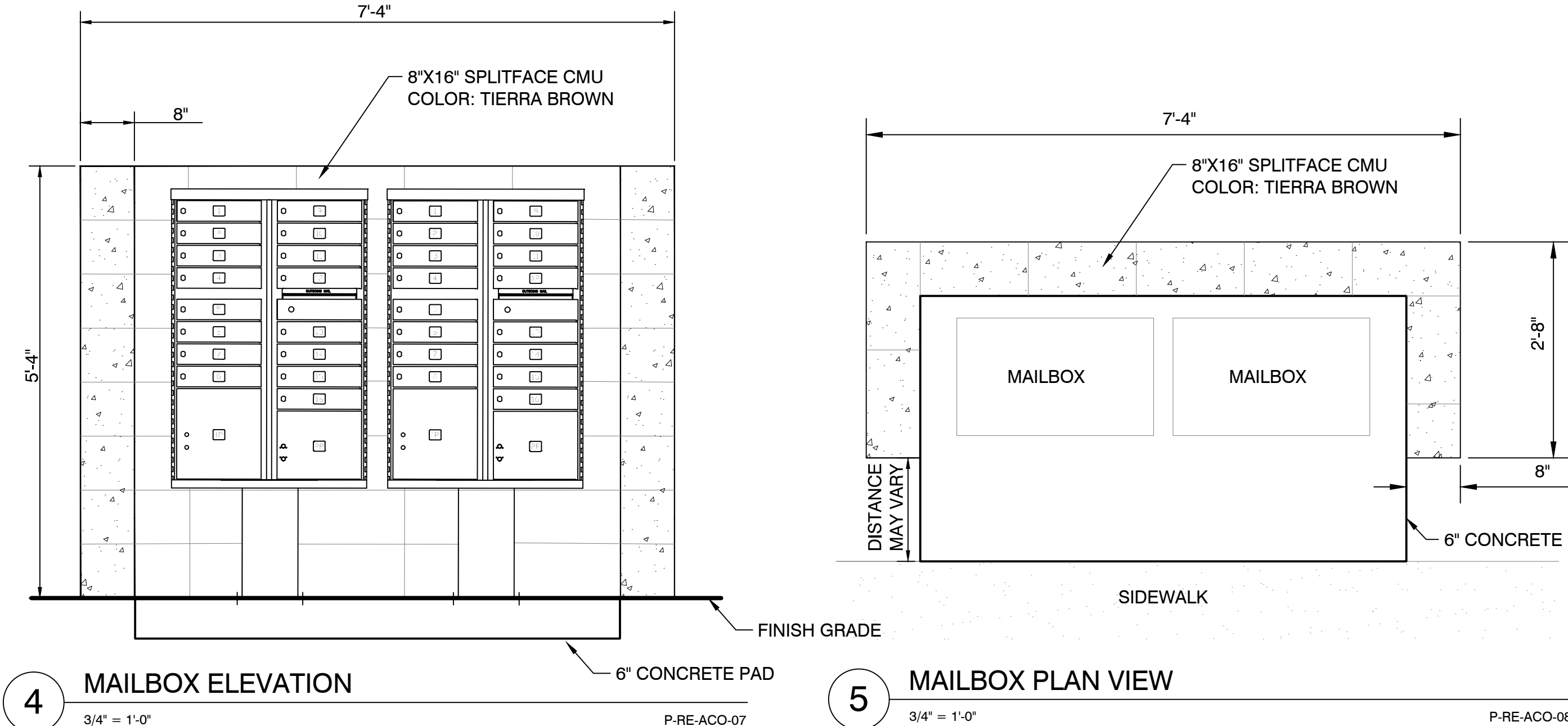
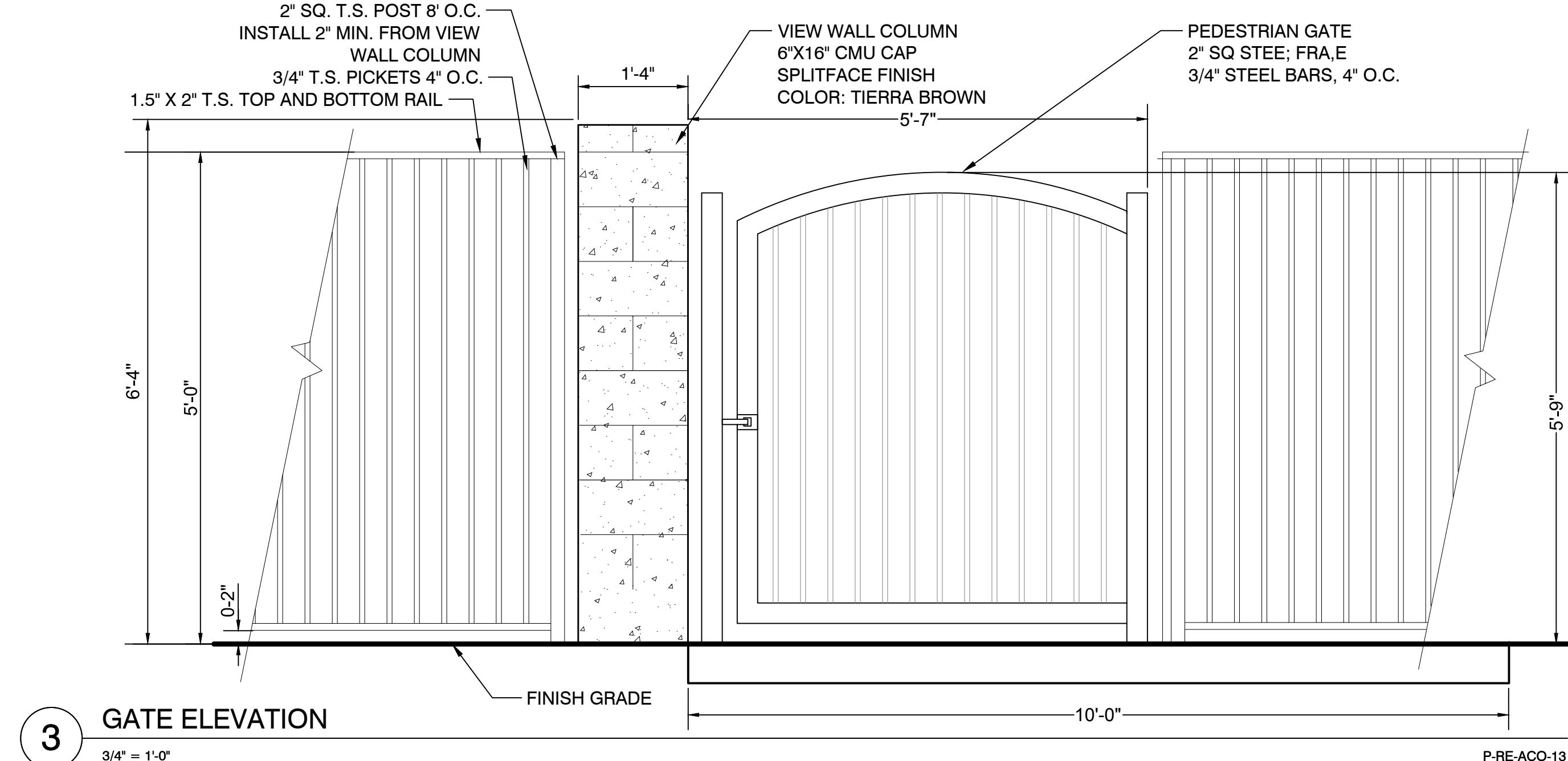
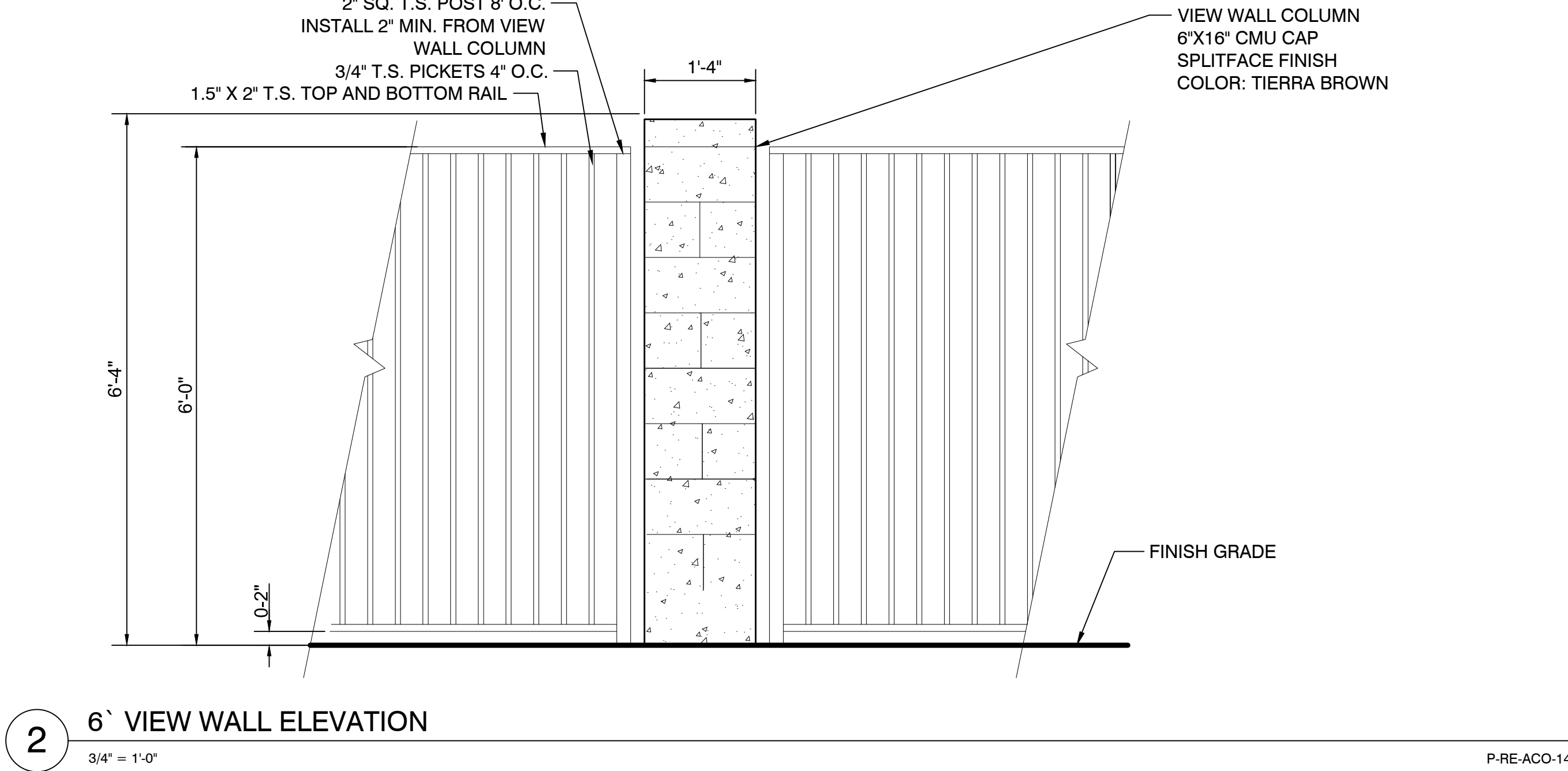
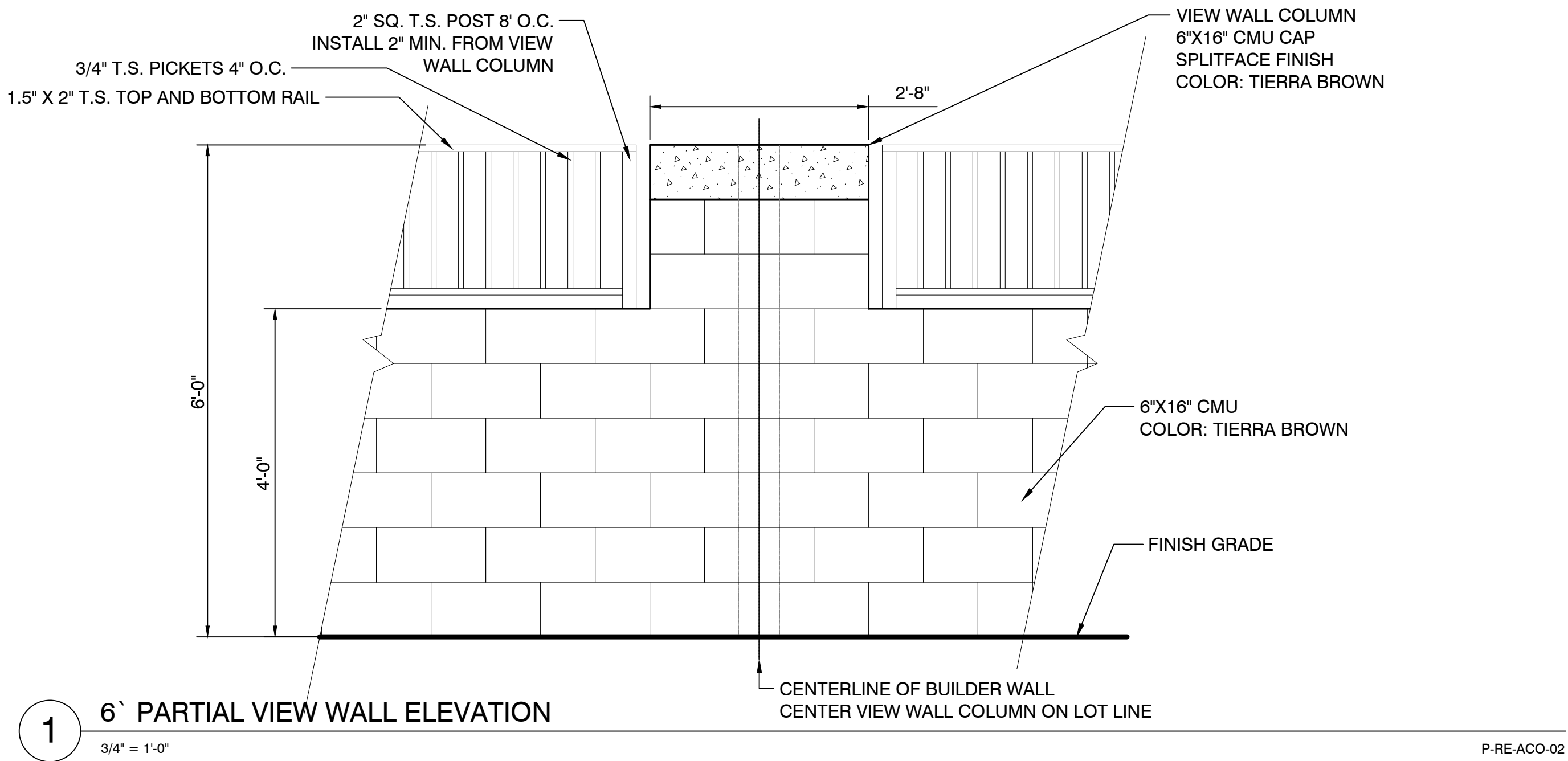
21411
EARL J. SWETLAND
3/2/2016
ARIZONA, U.S.A.
Expires 6-30-2016

DISCIPLINE: LANDSCAPE ARCHITECTURE
PRELIMINARY WALL PLAN

L1
1 OF 2

CASE NO. FS15-526

DOCUMENT INFORMATION: Document Creation Date: March 7, 2016 Document Last Saved On: March 7, 2016 Filename: N:\01027440\1\cadd\ Prelim\ LUS PRELIM.dwg Filesize: 567 MB
PRINTED INFORMATION: Printed By: Holly Powell Plot Date: March 7, 2016 Paper Size: --- Plot Orientation: Portrait Plot Scale: 0.00000E+99 Plot Style Table: ---
SHEET SET INFORMATION: Sheet Set Name: ### Sheet Set Description: ###



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CONTACT: EARL SWETLAND
PHONE: 602.285.4786
EMAIL:ESWETLAND@CVLCI.COM

PROJECT INFORMATION
ACOMA COURT
15000 W ACOMA DRIVE, SURPRISE,
85388

VICINITY MAP
(NOT-TO-SCALE)

W GREENWAY ROAD
THIS SITE
W CUSTER LANE
W ACOMA DRIVE
W WADDELL DRIVE
N SARVAL ROAD
N REEMS ROAD

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SEAL & ISSUE

DESIGN: ES
DRAWN: RG/HP
CHECK: ES

21411
EARL J.
SWETLAND
3/2/2016
ARIZONA, U.S.A.
120000 6-30-2016

DISCIPLINE: LANDSCAPE ARCHITECTURE
WALL DETAILS

L2
2 OF 2

CASE NO. FS15-526

Acoma Court
CITIZEN PARTICIPATION REPORT
March 8, 2016

This report outlines the results of the Citizen Review Process which was implemented in conjunction with the application for Rezoning and Preliminary Plat of Acoma Court, a 29.55 acre gated, single family residential community located at the northeast corner of 159th Avenue and W. Acoma Drive. The Citizen Review Process is designed to foster community awareness and a proactive mitigation of concerns. The purpose of the Citizen Review Process is to:

1. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them an opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
2. Ensure the citizens and property owners of the City have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, City staff, and elected officials throughout the application review process.

Techniques used to involve the public

The City of Surprise Planning and Zoning Division sent letters by first class mail to property owners, Home Owner Associations, citizens, jurisdictions, and public agencies within a 300 foot area around the boundary of the property.

The notification letter included the following information:

1. The location, date, and time of the neighborhood meeting;
2. The Applicant's name and contact information;
3. The address of the subject property;
4. A brief summary of the application.

A copy of the notification letter, and list of property owners and other interested parties that it was sent to, is available in the Staff Report prepared by the Planning and Zoning Division.

Additionally, two double sided notification signs were posted on the property on February 2, 2016. The signs are four feet by eight feet and installed on W. Acoma Drive and W. Custer Lane. The signs were clearly visible from the public rights-of-way and to adjacent residents. Information on the signs included the purpose, date, location, and time of the neighborhood meeting. Pictures of the signs posted on the property are included as Appendix A.

Neighborhood Meeting

The development team held a neighborhood meeting at the Imagine Prep at Sunrise School located at 14850 N. 156th Ave, Surprise, AZ. The meeting was scheduled for 6:00pm-7:00pm; however, citizens began arriving at 5:40pm so the meeting was started early.

The meeting was open-house style with large boards displaying the plans set up on easels for the community to view. Members of the Development Team were available to explain and discuss the project, as well as answer any questions and address any concerns. Members of the Development Team present included: Carolyn Oberholtzer (BFSO Law), Rick Tayrien (Garrett-Walker Homes), Curt Johnson (CVL), and Lisa Gage (BFSO Law). Hobart Wingard, City of Surprise Planner II, was also in attendance. A total of 13 people attended the meeting. A copy of the sign in sheet is attached as [Appendix B](#).

Below is a summary of the comments and concerns that were raised by the attendees of the neighborhood meeting. The Development Team's response to each concern is in *italics* directly below the comment.

- Breaking ground will bring out scorpions and they have not had any scorpions in their community before.

The development team understands that anytime earthwork is done, it can stir up some of the bugs living on the property. If scorpions are an issue, residents can contact the homebuilder and they will treat the area.

- Concerns with traffic lining up in the street to pick-up children at the schools.

This appears to be an issue related to the two schools nearby, not the proposed development.

- Some citizens weren't aware of the current zoning or that a preliminary plat had been previously approved on the property. There were mentions that they thought apartments, a school, or Z-lot houses were going to be built there.

Residents were assured that this plot of land will be, and always has been, slated for single family residences. Residents were also informed of the prior-approved plat with the differences explained. Notably, the current layout contains fewer lots backing to the homes due west of Acoma Court than the prior approved plan.

- When will construction begin?

Construction will begin immediately after all necessary approval have been received from the City. This could take approximately 12 months.

- Will Custer lane be widened?

Yes, Custer Lane will be widened to match the current widths on the east and west sides of the property.

- Some citizens were concerned the new development would raise their HOA dues.

The development team reassured everyone that this community will have its own HOA and development of this property will have no effect on their HOA or HOA dues.

- Many questions were asked about product size, lot size, and sales prices.

Rick Tayrien, with Garrett-Walker Homes, was on hand to answer questions on the sales prices of the homes. He explained that prices will be set at the time sales begin and will take into account market forces. Lot sizes are a minimum of 58' x 125' along the western edge of the development and the remainder of the lots are a minimum of 48' x 125'. In most cases, the lot depths exceed 125'. Housing products are anticipated to range in size from 1,321 sq.ft. to 3,021 sq.ft.

- Concerns over how long it will take to build-out the community and dust.

The time it takes to build out the community will depend on the housing market at the time. The builder will comply with all fugitive dust laws.

- Several residents expressed a preference to see the internal North/South road along the east side of the property be moved to the west side so the existing homes in Legacy Parc won't have new homes built in their "backyard".

Moving that road to the west side of the property would make more noise for the adjacent property owners due to road noise and also create double frontage lots. For this reason, the roadway was placed adjacent to the school fields to the east. It was reiterated that there will be fewer homes backing to their lots than was previously approved, and that the additional lot depth of a minimum 125' will enhance the separation between the uses.

- Citizens were curious about who would maintain the private gates, streets and amenities.

The applicant team responded that the interior streets, gates and amenities would be maintained by the Acoma Court Homeowner's Association.

- There were some attendees who were in favor of the proposed development and were anxious to see construction begin. Most notably, they liked the fact that the development was gated and the proposed layout.

The meeting ended promptly at 7:00pm.

Additional Communication with Property Owners and Interested Parties

The development team has been, and continues to be, committed to giving everyone the opportunity to learn about Acoma Court and understands that some people may not have been able to attend the neighborhood meetings. To that end, contact information (phone number, email, and mailing address) was provided for Garrett-Walker Homes in the initial notification letter for citizens to provide comments and ask questions about the proposed development. To date, they have not received any communication from citizens.

Appendix A



Appendix B

Neighborhood Meeting Sign-In Sheet

Acoma Court
East of 159th Drive & South of Custer Lane
Neighborhood Meeting – Wednesday, February 17, 2016 @ 6:00 PM
Imagine Prep at Surprise
14850 N. 156th Ave, Surprise, 85379

	Name	Address	City & Zip Code	Phone/E-Mail
1.	Robert McFerran	16028 W. BANFF	Surprise 85379	623-222-9336
2.	Beverly Zimmer Marty Zimmer	14957 N 159TH DR	Surp 85379	623-340-6277
3.	Virgil Denny Karen Denny	14823 N. 159TH DR	SURP 85379	623 986 4722
4.	Bonnie Wacker	14835 N 159th Dr	Surprise 85379	623 236 3338
5.	Harriet Wingard	LITT & SURPRISE		623-222-3156
6.	DAN STANE CORRAL	16021 W CUSTER LN	SURPRISE AZ	623 234-2280
7.	J. Kearney	15913 W. CUSTER LANE	SURPRISE 85379	—
8.	Paul & Sophia Wn	15910 W Banff Ln.	"	623-975-9976
9.	W Vap	159th Dr.	"	
10.				

From: [Eaton, Jack](#)
To: [Jamie Sullivan](#)
Cc: [Carolyn K. Oberholtzer](#)
Subject: FS15-526
Date: Friday, January 08, 2016 2:13:33 PM

Jamie,

The District and Garrett-Walker Homes are actively working on a transfer of an existing Developer Donation Agreement as a successor owner as provided for in the original Acoma Court Donation Agreement dated 11.28.05.

I anticipate that the final approval by the Garrett-Walker and the Governing Board will be completed prior to the the beginning of construction. With this finalization of the successor agreement, the Dysart Unified School District has no objections to this project going forward.

Please contact me if you have any questions.

Jack Eaton

*Executive Director
Business Services*

Dysart Unified School District
15802 N. Parkview Place
Surprise, AZ 85374
[623-876-7008](tel:623-876-7008)
jack.eaton@dysart.org

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To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the public body (Governing Board). Members of the public body may reply to this message but should not send a copy to the other members.

From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS15-526 Acoma Court Electronic Submittal
Date: Tuesday, January 05, 2016 8:42:44 AM
Attachments: [MWD Drawing Requirements.pdf](#)
[MWD Fees & Payment Schedule.pdf](#)

Jamie,

Thank you for providing the electronic submittal for Acoma Court (FS15-526). This project is located within an area included in the Acoma Courts Development Agreement between MWD and the original developer/landowner. Pursuant to the Development Agreement, the developer (including their successors and assigns) must submit copies of the subdivision plats to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable Subdivision Plat Review Fee pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat once it is provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

From: Jamie Sullivan [mailto:Jamie.Sullivan@surpriseaz.gov]
Sent: Wednesday, December 30, 2015 11:25 AM
To: Barbara Plante - Luke <barbara.plante@us.af.mil>; Brad Finke - EPCOR <bfinke@epcor.com>; Chris Cain <ChrisC@mwdaz.com>; Debbie Trasancos <DebbieT@mwdaz.com>; Donna Miller <Donna.Miller@surpriseaz.gov>; Jack Eaton <jack.eaton@dysart.org>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; Mike Ferrara <Mike.Ferrara@surpriseaz.gov>; Paul Jackson <paul.j.jackson@usps.gov>; Theresa Tysiak - USPS <theresa.a.tysiak@usps.gov>; Vern Wolfley - MAG <vwolfley@azmag.gov>
Subject: FS15-526 Acoma Court Electronic Submittal

Attached you will find the submittal documents for the above referenced project.

If you have any questions or need clarification, please feel free to contact me.

Thank you,

Jamie Sullivan
Project Coordinator
16000 N Civic Center Plaza
Surprise, AZ 85374
623.222.3099
[*jamie.sullivan@surpriseaz.gov*](mailto:jamie.sullivan@surpriseaz.gov)

Starting June 30, 2014 City Hall business hours will be 8:00-5:00, Monday - Friday

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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30 Dec 2015 18:27:08 -0000



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

11 January 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
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: FS15-526; Acoma Court

Dear Ms. Sullivan

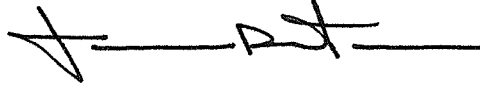
Thank you for the opportunity to provide comments on the Zoning Amendment and Preliminary Plat Application for the Acoma Court PAD. Acoma Court is on 29.55 acres which is located at the northeast corner of Acoma Road and 159th Avenue, between Sarival Avenue and Reems Road. Plans call for the construction of 114 residential dwelling units (du) with a density of 3.86 du/acre. The site is approximately two miles 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.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of 3.86 du/acre meets these guidelines.

Since Acoma Court will be located within the "territory in the vicinity of a military airport," it will be subjected to 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 potential residents 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 'JRM', 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



CITY OF SURPRISE
Planning and Zoning Commission

May 5, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 5, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action regarding a 117-Lot Preliminary Plat for Acoma Court.

Motion:

Should the Commission vote to recommend approval of the related Rezone/Major PAD Amendment being processed under case FS15-526, then;

I move to approve the Preliminary Plat for Acoma Court as presented by staff.

Background:

Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Acoma Land Company, LLC and Garrett-Walker Homes, seeks approval of a Preliminary Plat for a 117-lot subdivision consistent with the Acoma Court PADA.

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

- ☐ [FS15-526 - Acoma Court PP - Public Engagement Form](#)
- ☐ [00 - FS15-526 - Acoma Court PP - Staff Report](#)
- ☐ [01 - FS15-526 - Acoma Court PP - Vicinity Map](#)
- ☐ [02 - FS15-526 - Acoma Court PP - Revised PAD Document](#)
- ☐ [03 - FS15-526 - Acoma Court PP- Preliminary Plat](#)

- ☐ [04 - FS15-526 - Acoma Court PP - Preliminary Landscape Plan](#)
- ☐ [05 - FS15-526 - Acoma Court PP - Citizen Participation Report](#)
- ☐ [06 - FS15-526 - Acoma Court PP - Dysart School District Comments](#)
- ☐ [07 - FS15-526 - Acoma Court PP - MWD Comments](#)
- ☐ [08 - FS15-526 - Acoma Court PP - Luke AFB Comments](#)
- ☐ [10 - FS15-526 - Acoma Court PP - Powerpoint](#)

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

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Acoma Court Planned Area Development Amendment and Preliminary Plat

OVERALL PUBLIC INVOLVEMENT LEVEL:

The applicant held a Citizen Review meeting on February 17, 2016 at Imagine School, 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 including the Greenway Parc and Legacy Parc neighborhoods.

OBJECTIVES:

This project will allow the builder to construct on an infill piece of vacant residentially zoned land. Improvements to both Acoma Drive and Custer Lane will positively impact the vehicular and pedestrian circulation.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) February 17, 2019 from 6:00pm to 7:00pm

Future Council Work Session/Meetings target dates Not determined.

Election dates (if applicable) N/A

Project start/completion dates Within two (2) years.

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

PAD AMENDMENT / PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-526

Project Name: Acoma Court

Council District: 3 - Mesquite

Meeting Date: May 5, 2015

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

Owner: Acoma Land Company, LLC

Applicant: Carolyn Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Acoma Land Company, LLC and Garrett-Walker Homes

Requests: 1) Rezone from PAD (Low Density Residential 3.38DU/Ac) to PAD (Low Density Residential 3.96 DU/Ac)
2) 117-Lot Preliminary Plat

Site Location: 1,650 feet west of Reems Road, bounded by West Custer Lane to the north and West Acoma Drive to the South

Site Size: 29.55 acres (approx.)

Density: 3.96 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.

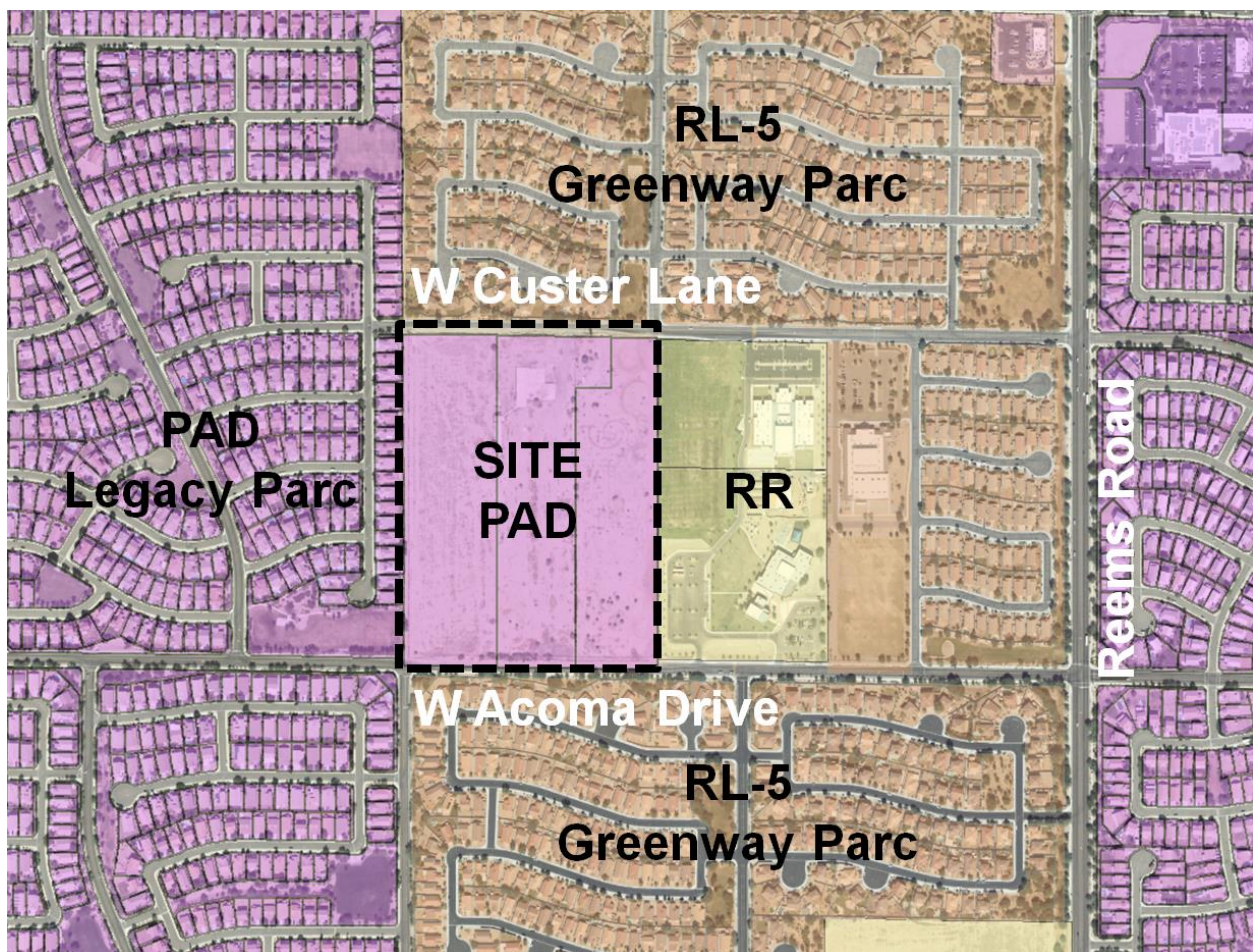
Staff Recommendations: 1) Staff recommends the Commission move to recommend **approval** of the proposed Rezone/PAD Amendment to the City Council, subject to Stipulations 'A'-'C'.
2) Should the Commission vote to recommend approval of the proposed Rezone/PAD Amendment to the City Council, staff then recommends the Commission vote to recommend **approval** of the proposed Preliminary Plat Amendment to the City Council, subject to Stipulations 'A'-'C'.

Project Description:

Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Acoma Land Company, LLC and Garrett-Walker Homes, seeks approval of a Rezone/PAD Amendment to change the land use of the property Low Density Single-Family Residential to a higher density in addition to a 117-lot Preliminary Plat, which demonstrates the applicant's intent to develop the site in accordance with the proposed PAD Amendment.

Existing Zoning:

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



PAD (Low Density Residential)	PAD (Low Density Residential)	PAD (Low Density Residential)
PAD (Low Density Residential)	Acoma Court PAD	Rural Residential – (Calibre Academy)
PAD (Low Density Residential)	PAD (Low Density Residential)	PAD (Low Density Residential)

Background:

September 10, 1998: The subject parcels were annexed into the City of Surprise.

November 8, 2007: The Mayor City Council approved a PAD for Acoma Court under case PAD07-224.

May 14, 2009: The Mayor and City Council approved a Preliminary Plat for Acoma Court under case PP07-380.

August 20, 2015: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-312.

May 20, 2015: The applicant filed a request for a PAD Amendment to the Acoma Court PAD together with a related Preliminary Plat under case FS15-526, the subject case.

February 17, 2016: The applicant held a neighborhood outreach meeting to discuss the project.

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 Acoma Court project at the Imagine School located at 14850 North 156th Avenue from 6:00pm to 7:00pm on May 20, 2016. Several residents attended who expressed both support and opposition for the request. The Citizen Participation report is an attachment to this staff report and provides specific discussion items.

Analysis and Discussion:

Acoma Court is an undeveloped, 29.55 acre site located adjacent to the Legacy and Greenway Park neighborhoods. The site is bordered by existing single family homes on the north, west, and south, and by two (2) school campuses along the eastern boundary. When originally zoned and platted in 2007, the project was contemplated to be a one-lot-size single family community with a street connection to the school property to the east. Construction of the schools eliminated the connection point to the east and the project has been re-designed to become a gated subdivision with access to West Custer Lane to the north and West Acoma Drive to the south.

The density for this amended plan is increasing from 3.38 du/ac to 3.96 du/ac, maintaining compliance with the allowable density range of 2 to 8 du/ac. The proposed Acoma Court PAD amendment will provide two (2) categories of lot sizes as opposed to the single size adopted in the existing PAD. The following matrix describes the existing and proposed sizes:

	PAD07-224	SNCA-1	SNCA-2
Min Lot Area	6,670 sf	6,000 sf	6,000 sf
Min. Lot Width	58'	58'	48'
Min. Lot Depth	115'	125'	125'
Max. Lot Coverage	50%	50%	55%

Open space will increase from 3.5 acres to 3.9 acres. All active and passive open space tracts as well as the proposed tracts along the West Acoma Drive and the West Custer Lane rights-of-way will be landscaped. The landscape character along the streets will be formal in design. These tree lined streets will provide shade variety of low water use shrubs and groundcovers. The central turf area will provide perimeter shade trees and an open space is proposed to provide both active and passive recreation.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
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 Amendment and related Preliminary Plat demonstrate consistency with this land use category.

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): LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): This project is located within an area included in the Acoma Court Development Agreement between MWD and the original developer/landowner. Pursuant to the Development Agreement, the developer (including their successors and assigns) must submit copies of the subdivision plats to MWD for review and approval.

Dysart School District: The Dysart School District and Garrett-Walker Homes are actively working on a transfer of an existing Developer Donation Agreement as a successor owner as provided for in the original Acoma Court Donation Agreement dated 11.28.05. With the finalization of the successor agreement, the Dysart Unified School District has no objections to the project going forward.

Summary:

Staff believes the proposed Rezone/Major PAD Amendment, in conjunction with the related Preliminary Plat, will allow appropriate infill to take place within an otherwise constrained site. The project is well-designed and is consistent with the City's General Plan.

Findings:

Major PAD Amendment:

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

Preliminary Plat:

- The proposed Preliminary Plat is consistent with the Rezone/ Major PAD Amendment as proposed.
- The reviewing agencies have indicated no objections to the request.

Recommendations:

Rezone/Major PAD Amendment:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the proposed Rezone/Major PAD Amendment under case **FS15-526** to the City Council, subject to stipulations 'A' through 'C' as outlined below:

- 162
- 163 A. Development and use of the site shall be in conformance with the project narrative entitled
- 164 "Acoma Court" consisting of 75 pages dated revised March 8, 2016 and stamped received
- 165 March 8, 2016, except as modified by the following stipulations.
- 166
- 167 B. Non-compliance with the stipulations of approval of this case will be treated as a violation in
- 168 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- 169
- 170 C. The Property owner and successors waive claim for diminution of in value if the City takes
- 171 action to rescind approval of this zone change request due to non-compliance with the
- 172 stipulations of approval.
- 173

174 However, should the Commission wish to recommend denial of the request, the Commission

175 should make its own findings and base its decision on those alternative findings.

176

177 **Preliminary Plat:**

178

179 Based on the findings noted above, should the Commission vote to recommend approval of the

180 Rezone/Major PAD Amendment proposed under this case, staff then recommends the Commission

181 move to recommend **approval** of the proposed Preliminary Plat under case **FS15-526** to the City

182 Council subject to stipulations 'A' through 'C' as outlined below:

183

- 184 A. The comments below from the Traffic Impact Analysis prepared by TRACE Consulting, LLC,
- 185 dated March 2, 2016, will be revised and submitted with the final plat documents to include
- 186 the following modifications:
- 187 1. Page 6, Table 1: The following will be revised:
- 188 a. Reems Road/Acoma Road, AM Delay will be listed as 14.4.
- 189 b. Reems Road/Custer Lane, PM Delay will be listed as 20.9 for EBL. The table will
- 190 report the critical movement, which is EBL in the PM peak period.
- 191 2. Page 9, Last sentence regarding no future projections. The Traffic Impact Analysis will be
- 192 revised with the Opening Year being 2017, and apply one year's traffic growth based on
- 193 2014 ADT from MAG's Transportation Data Management System and City of Surprise
- 194 2015 counts. The applicant can assume no traffic growth on Reems Road. The applicant
- 195 should assume a 3% per year traffic volume growth on Greenway Road.
- 196 3. Page 10, Exhibit 5: The distribution to northbound 157th Avenue will be changed to 3%.
- 197 4. Page 16, Reems/Custer EBL movement worsens to LOS F in the AM peak hour, as shown
- 198 in Table 7. This will be acknowledged in the report text, along with the EB approach
- 199 delay and LOS. This statement will be changed on Page 16.
- 200

201 B. The comment below from the Preliminary Grading and Drainage Plan prepared by CVL
202 Consultants, dated March 7, 2016 will be revised in the final Grading and Drainage Plan to
203 include the following modification:

204 1. A retention wall is required along the eastern property line.
205

206 C. The subject Preliminary Plat will be considered not approved until which time the Planned
207 Area Development Amendment for Acoma Court has been approved.

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

212 **Attachments:**
213

- 214 01 – Vicinity Map (3 pages)
- 215 02 – Revised PAD Document (75 pages)
- 216 03 – Preliminary Plat (4 sheets)
- 217 04 – Preliminary Landscape Plan (3 sheets)
- 218 05 – Citizen Participation Report (8 pages)
- 219 06 – Dysart School District comments (1 page)
- 220 07 – MWD comments (1 page)
- 221 08 – Luke AFB comments (1 page)
- 222 09 – Ordinance 2016-09 (5 pages)
- 223 10 – PowerPoint – (15 pages)

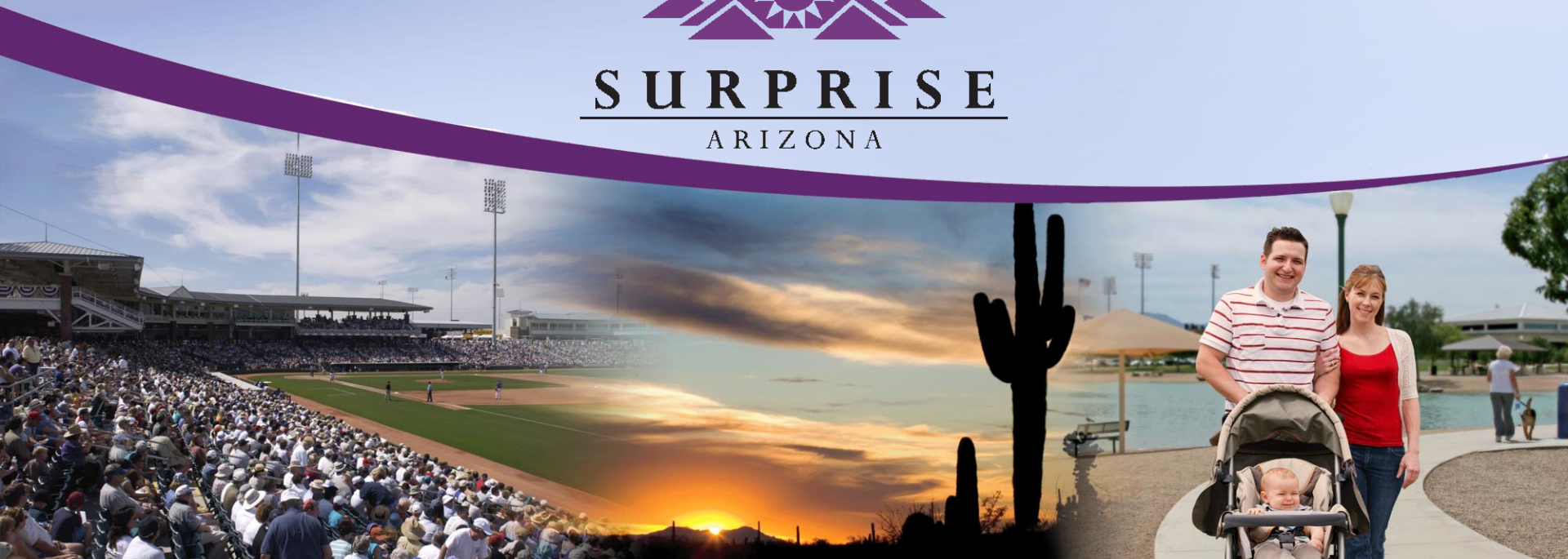
FS15-526

Acoma Court

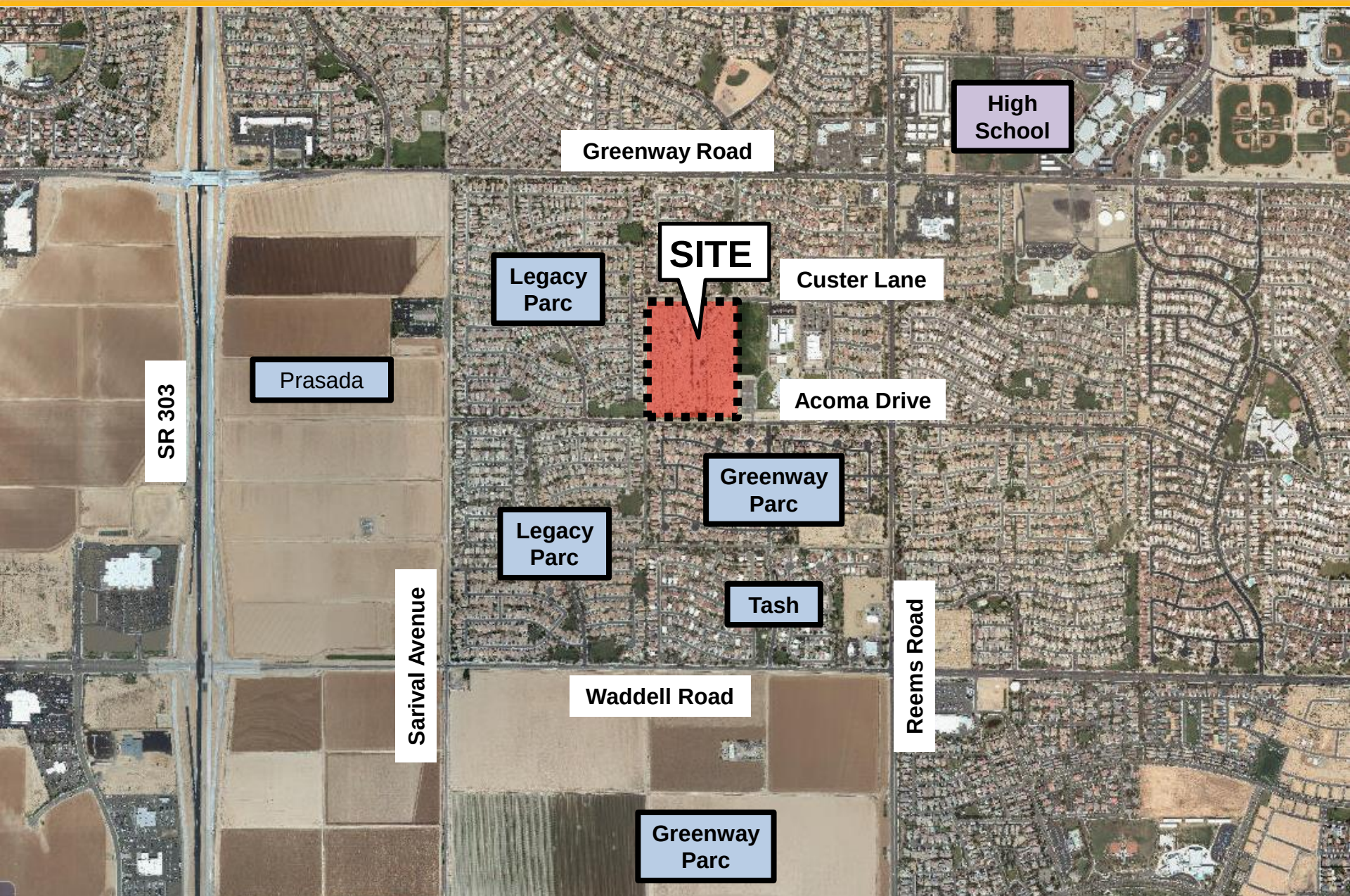
Rezone/PAD Amendment and Preliminary Plat

Planning and Zoning Commission

May 5, 2016



VICINITY MAP



Greenway Road

High School

SITE

Legacy Parc

Custer Lane

Prasada

Acoma Drive

SR 303

Greenway Parc

Legacy Parc

Tash

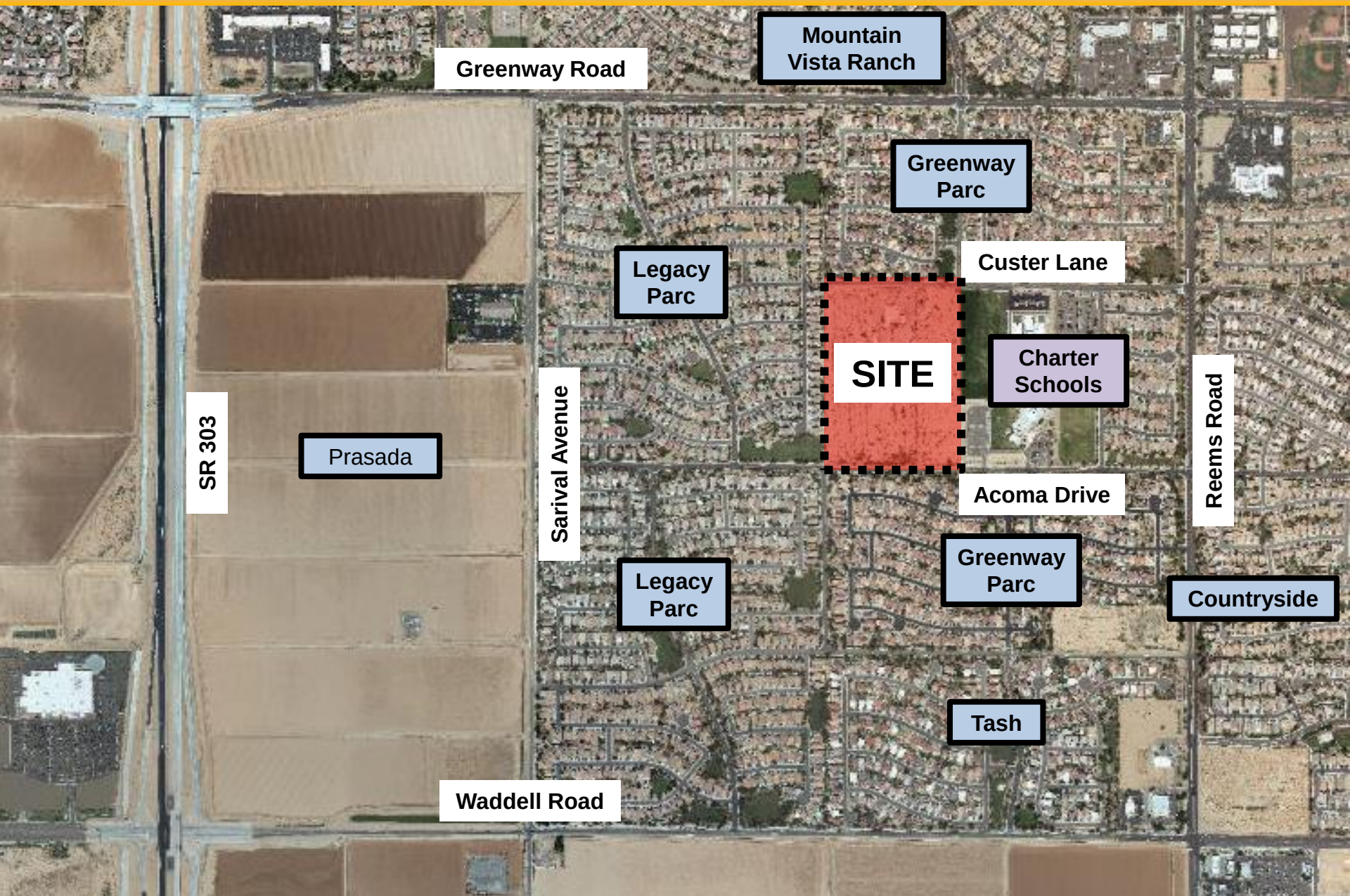
Reems Road

Waddell Road

Sarival Avenue

Greenway Parc

VICINITY MAP



Mountain
Vista Ranch

Greenway Road

Greenway
Parc

Legacy
Parc

Custer Lane

Charter
Schools

SR 303

Prasada

Sarival Avenue

SITE

Acoma Drive

Reems Road

Legacy
Parc

Greenway
Parc

Countryside

Tash

Waddell Road

VICINITY MAP



Greenway
Parc

Custer Lane

Legacy
Parc

SITE
29.55 Acres

Calibre
and
Imagine
Charter
Schools

Greenway
Parc

156th Avenue

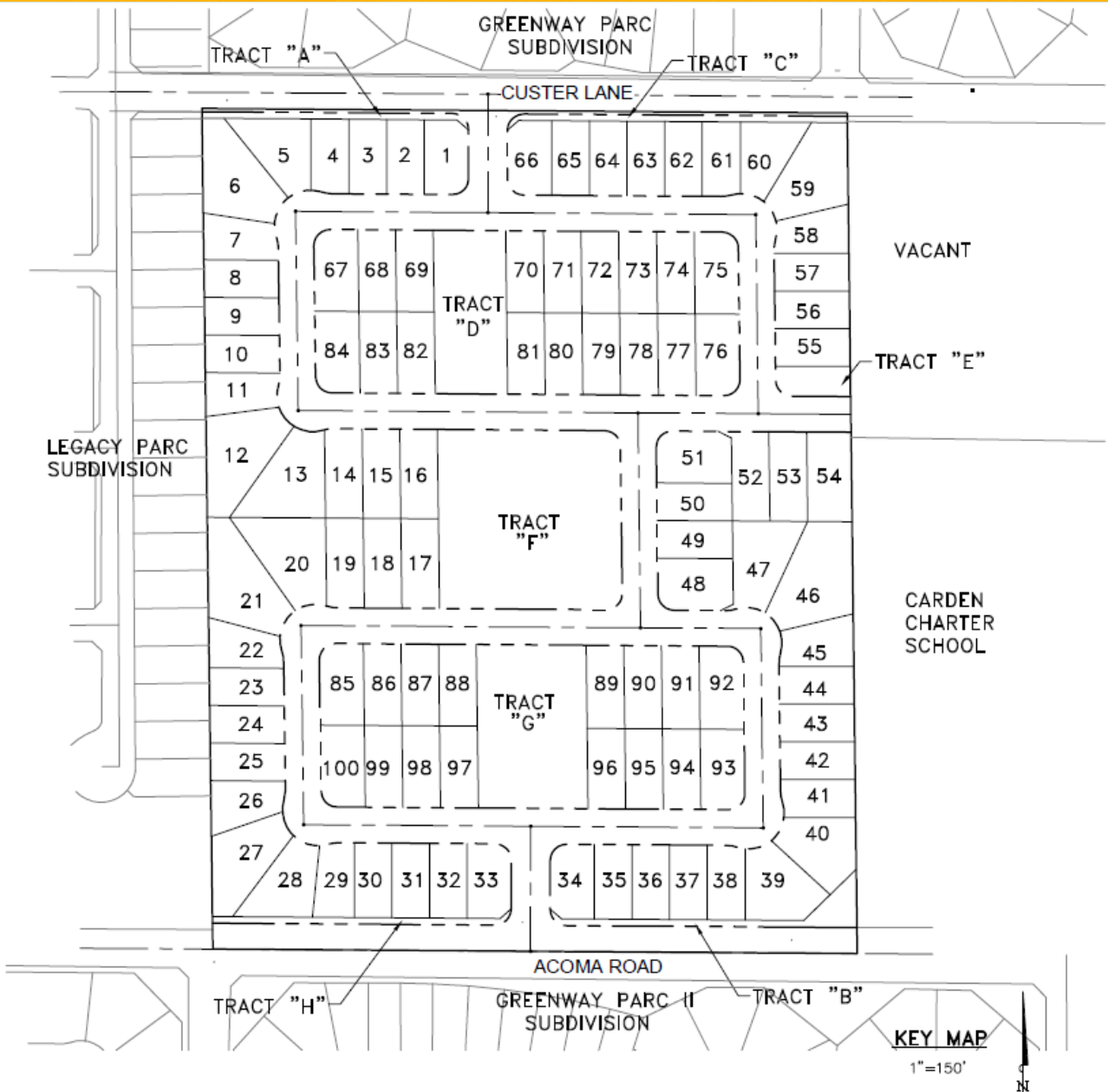
Reems Road

Acoma Drive

Greenway
Parc

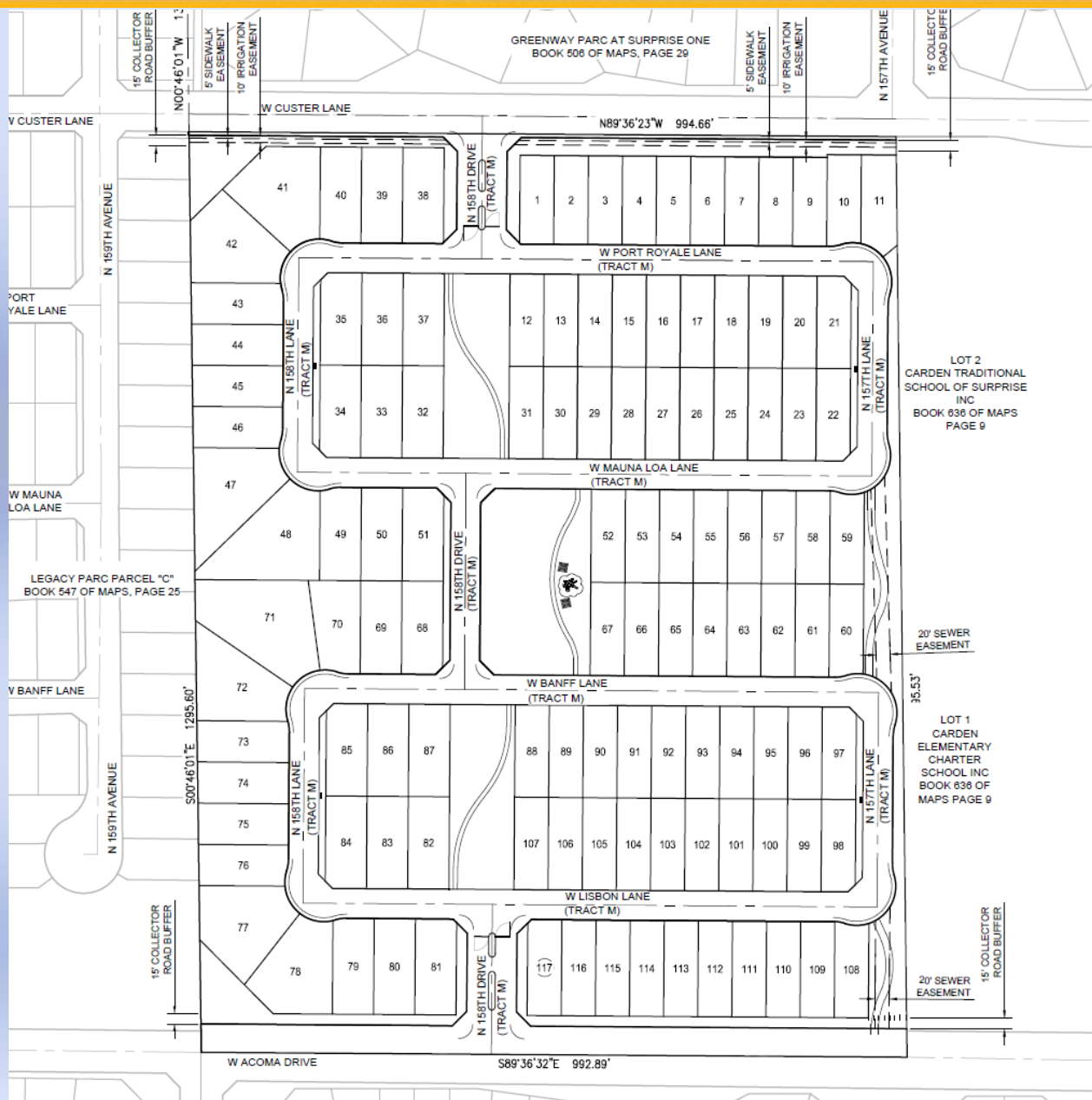
- **PAD Approved November 8, 2007**
- **Preliminary Plat Approved May 14, 2009**
- **100 Single Size (58 by 115 feet) Lots Proposed**
- **Density at 3.38 DU/ac**
- **3.5 Open Space Proposed**
- **Vehicular Connection to the East**
- **Referred to a Previous Zoning Code for:**
 - **Dimensional Requirements**
 - **Uses**

ORIGINAL PAD AND PRELIMINARY PLAT

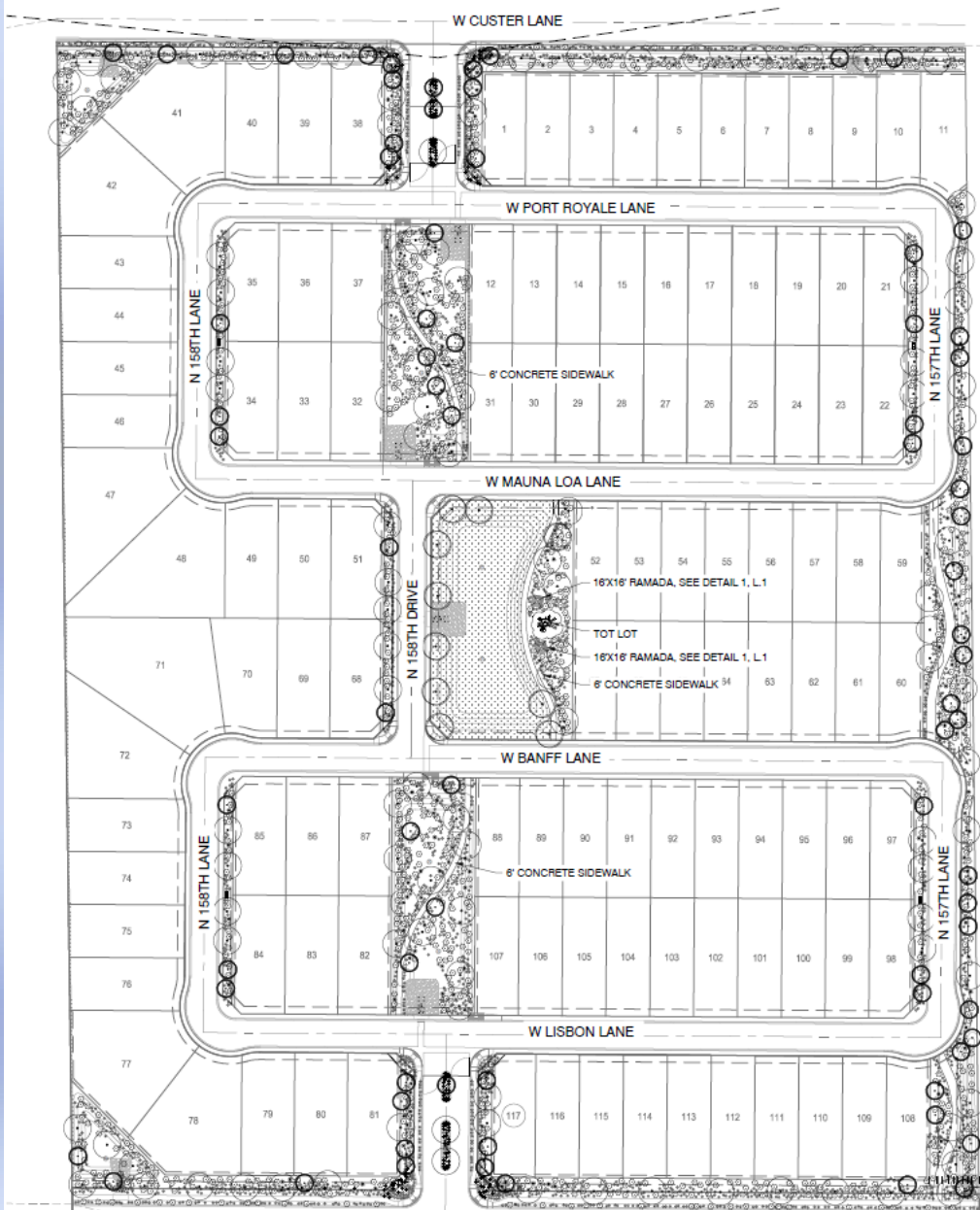


- **Increase to 117 Lots Proposed**
 - **58 by 125 Feet (40 Lots)**
 - **48 by 125 Feet (77 Lots)**
- **Density Increased to 3.96 DU/ac**
- **Open Space Increased to 3.90 Acres**
- **Eliminate Vehicular Connection to the East**
- **Utilizes Current Zoning Code for:**
 - **Dimensional Requirements**
 - **Uses**

PROPOSED PAD AND PRELIMINARY PLAT



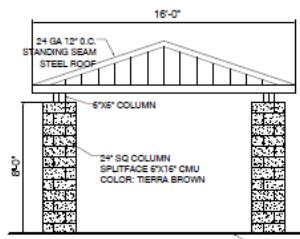
LANDSCAPE PLAN



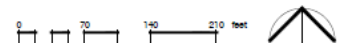
CONCEPT PLANT SCHEDULE

2016-03-04 14:58

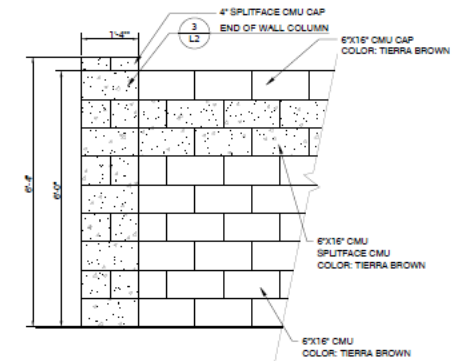
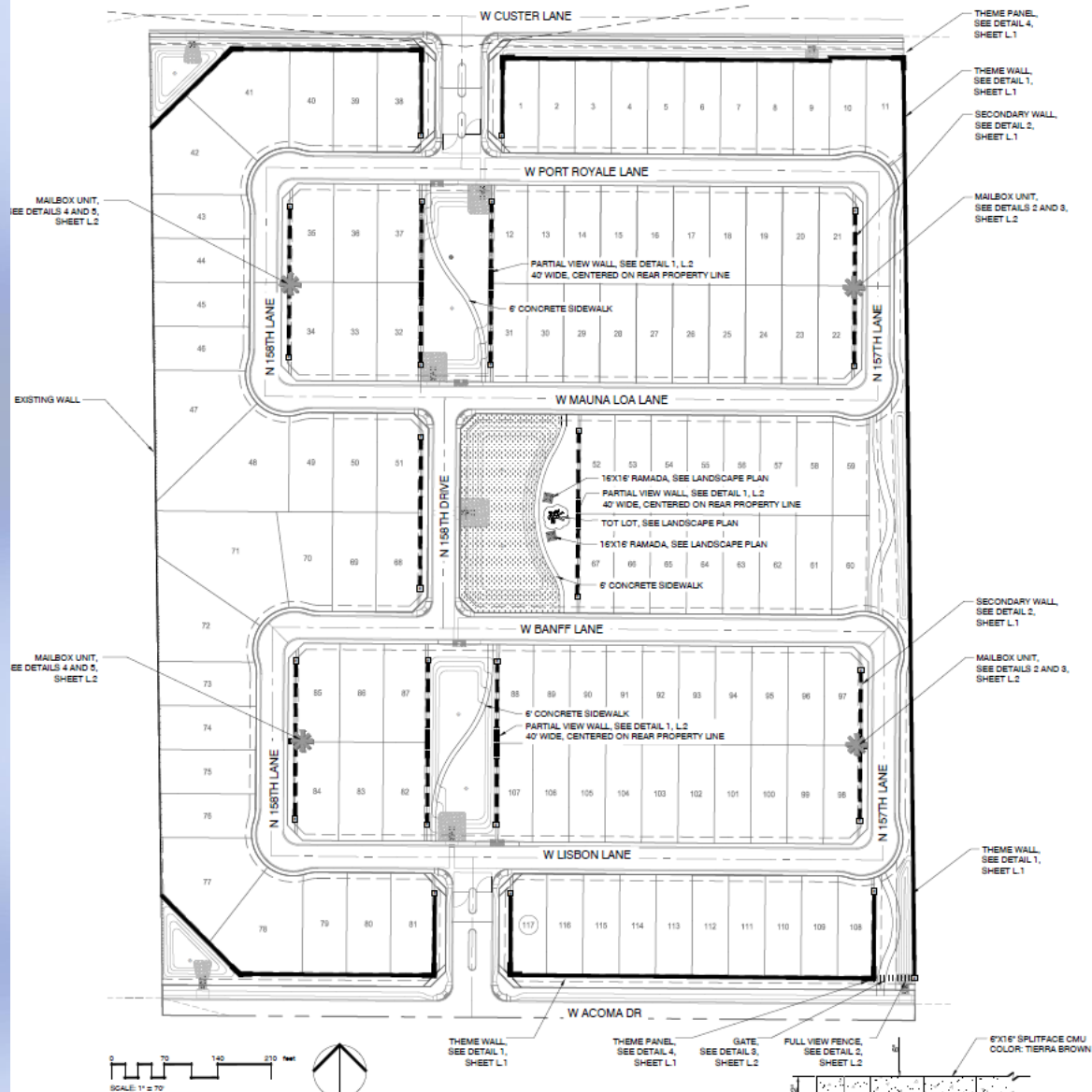
	DESERT SHADE TREES FRAXINUS GREYII / GREY'S ASH OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	115
	DESERT ACCENT TREES CHILOPSIS LINEARIS / DESERT WILLOW SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	76
	TREE SHADE TREES PISTACIA CHINENSIS / CHINESE PISTACHE ULMUS PARVIFOLIA / CHINESE ELM	18
	LARGE SHRUBS BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / BAROMETERBUSH RUELLIA PENINSULARIS / WILD PETUNIA TECOMA X 'ORANGE JUBILEE' / ORANGE JUBILEE YELLOW BELLS	1,824
	SMALL SHRUBS AGAVE WEINERI / WEINER'S AGAVE ALOE X 'BLUE ELF' / ALOE CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH EREMOPHILA MACULATA 'VALENTINE' / SPOTTED ODU BUSH LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA MUHLBERGIA CAPILLARIS 'REAL MIST' TM / MUHLY	2,864
	GROUND COVERS LANTANA MONTEVIDEENSIS 'PURPLE' / PURPLE LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	154
	ACCENTS DASYLIRION ACROTIKHE / TOOTHLESS SOTOL HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	289
	TURF CYNODON DACTYLON 'MID IRON' / BERMUDA GRASS	28,459 SF



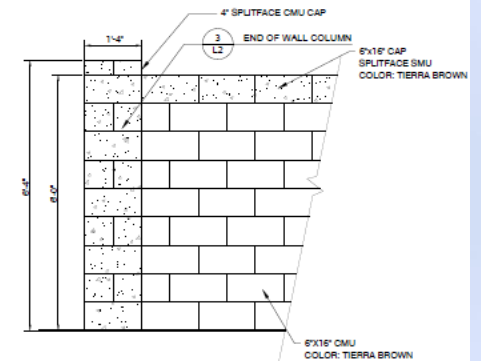
1 16'X16' DENVER-STYLE RAMADA
1/4\"/>



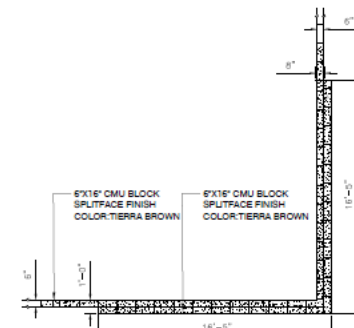
SHEET INDEX:
L1 PRELIMINARY WALL PLAN
L2 WALL DETAILS



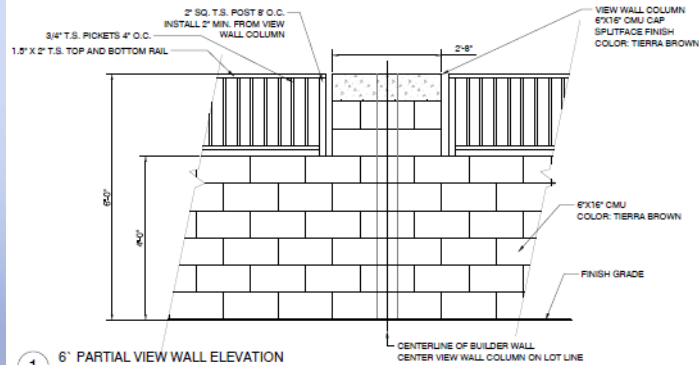
1 6" THEME WALL ELEVATION
3/4" = 1'-0"



2 6" SECONDARY WALL ELEVATION
3/4" = 1'-0"



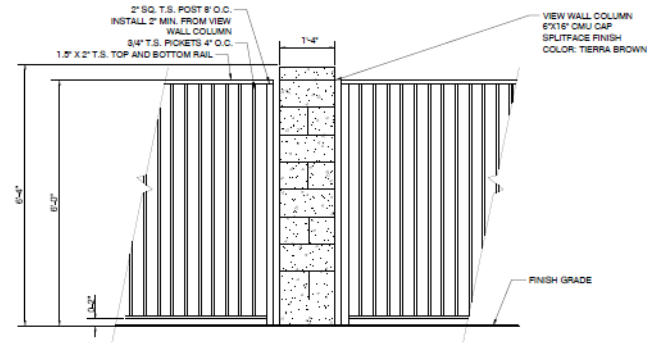
WALL AND GATE PLAN



1 6' PARTIAL VIEW WALL ELEVATION

3/4" = 1'-0"

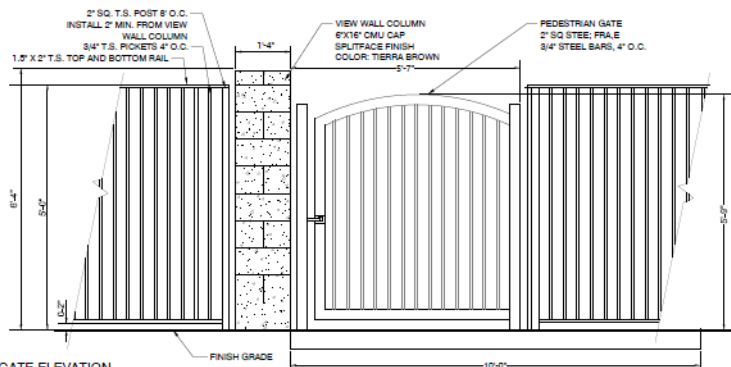
PME-400-01



2 6' VIEW WALL ELEVATION

3/4" = 1'-0"

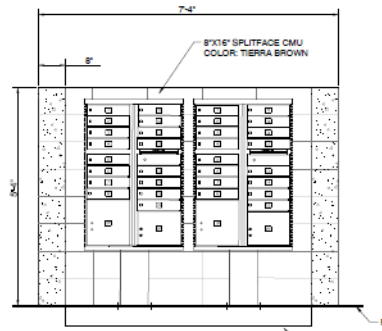
PME-400-04



3 GATE ELEVATION

3/4" = 1'-0"

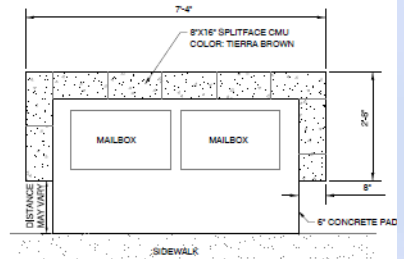
PME-400-03



4 MAILBOX ELEVATION

3/4" = 1'-0"

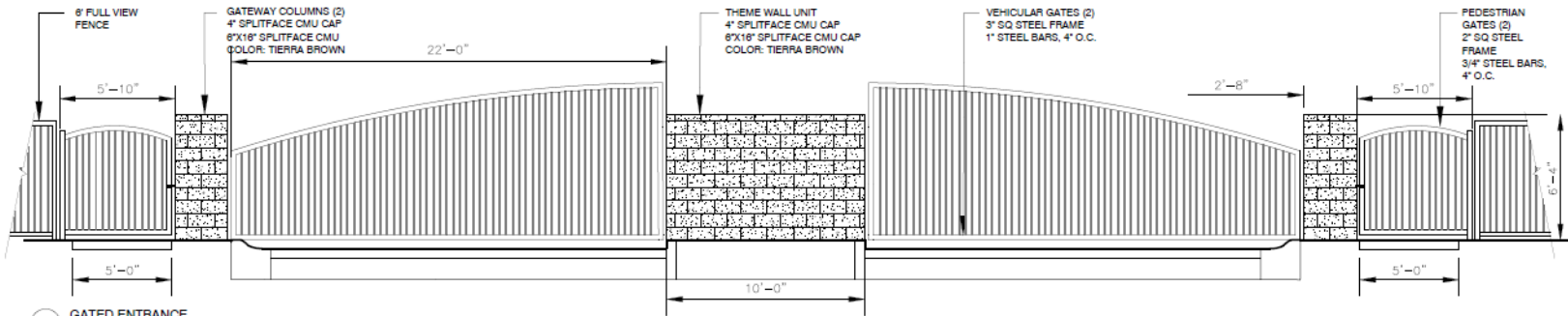
PME-400-07



5 MAILBOX PLAN VIEW

3/4" = 1'-0"

PME-400-05



6 GATED ENTRANCE

TYPICAL HOME PRODUCT



Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

Concerns:

- Scorpions
- Traffic
- Other Plans/Products (Multifamily/Schools)
- Custer and Acoma Roads
- HOA Dues
- Buildout and Dust

Rezone/PAD Amendment:

- Recommend **Approval** to the City Council
Subject to Stipulations “A” through “C”

Preliminary Plat:

- Recommend **Approval** to the City Council
Subject to Stipulations “A” through “C”

Questions or Comments?



VICINITY MAP



Greenway Road

High School

SITE

Legacy Parc

Custer Lane

Prasada

Acoma Drive

SR 303

Greenway Parc

Legacy Parc

Tash

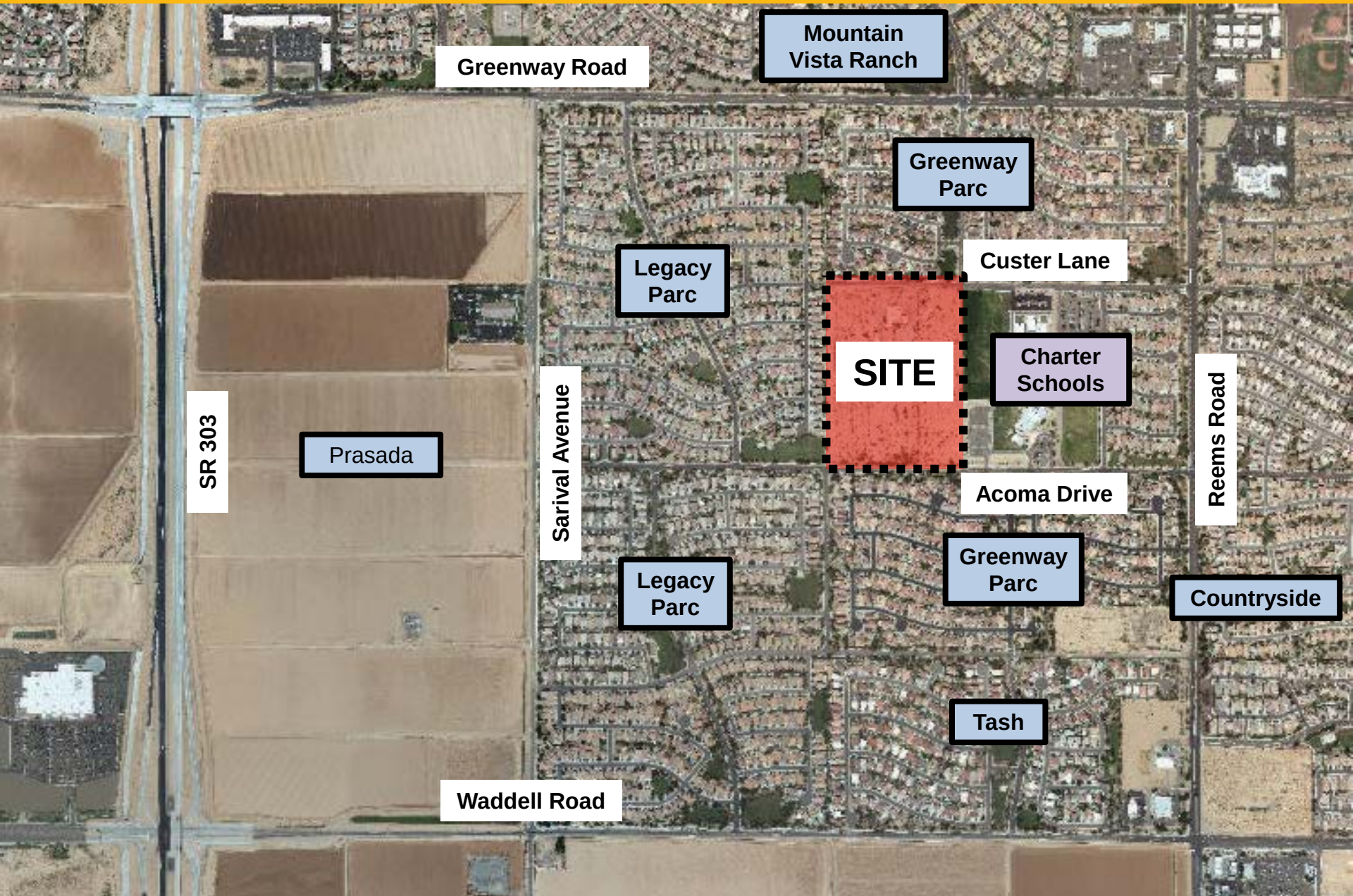
Sarival Avenue

Reems Road

Waddell Road

Greenway Parc

VICINITY MAP



VICINITY MAP



March 8, 2016

Acoma Court

City of Surprise, Arizona

Planned Area Development (PAD) Major Amendment

Preliminary Plat

Zoning Case Number: PAD 07-224

Current Case File Number : FS15-526

Concept Meeting Date: August 20, 2015



4550 N 12th Street
Phoenix, AZ 85014

PLANNED AREA DEVELOPMENT MAJOR AMENDMENT PRELIMINARY PLAT

for
Acoma Court

March 8, 2016

PROJECT TEAM

Property Owner/Applicant

Garrett-Walker Homes, LLC

1838 W. Parkside Lane, Suite 200
Peoria, Arizona 85027
Attn. Rick Tayrien
480-607-6580
rtayrien@gwhaz.com

Legal Counsel

Bergin, Frakes, Smalley & Oberholtzer

4455 E. Camelback Road, Suite A-205
Phoenix, AZ 85018
Attn. Carolyn Oberholtzer
602-888-7860
coberholtzer@bfsolaw.com

Engineering/Planning/ Landscape Consultant

Coe & Van Loo Consultants, Inc

4550 North 12th Street
Phoenix, AZ 85014
602-285-4708
Attn: Curt Johnson
cjohnson@cvlci.com

Reference Case Numbers

Zoning Case Number: PAD 07-224
Current Case Number: FS15-526

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I. Executive Summary

Purpose of Request:

The purpose of this request is to obtain a Planned Area Development Major Amendment and Preliminary Plat for the existing Acoma Court PAD (PAD 07-224) approved on October 2, 2007. This request and submittal to the City of Surprise is initiated by Garrett-Walker Homes, LLC in conjunction with Bergin, Frakes, Smalley and Oberholtzer, PLLC (BFSO) and Coe & Van Loo Consultants, Inc. (CVL).

Acoma Court is an undeveloped, 29.55 acre site located adjacent to the Legacy and Greenway Park neighborhoods of Surprise. The site is bordered by existing single family homes on the north, west, and south, and by two school campuses along the eastern boundary. When originally zoned and platted in 2007, the project was contemplated to be a one-lot-size single family gated community with private streets, and a street connection to the school property to the east (which was vacant land at the time). Since the construction of the schools and elimination of the connection point to the east, the project has been re-designed to become an intimate, gated subdivision with access to W. Custer Lane to the north and W. Acoma Drive to the south. The gates are approximately 155' from the centerline of W. Custer Lane and approximately 165' from the centerline of W. Acoma Drive. The W Custer Lane and W Acoma Drive entries feature 20' drive lanes for entrance and exit with a 10' median containing a 20' turn around (*See Exhibit 10 – Preliminary Plat*).

The requested amendment allows for a mix of lot sizes by adding an additional product to the previously approved plan. The new Suburban Neighborhood Character Area - 2 (SNCA-2) category will provide for a minimum lot size of 6,000 square feet, with minimum dimensions of 48-foot wide by 125-foot deep lots. No other changes to the PAD are requested and if approved, this amendment will supersede the original PAD. A Preliminary Plat of the single family detached residential use is also included in a separate application with this submittal and demonstrates the new mix and diversity of lot sizes. The revised design enhances the open space areas, provides for gated entrances, and enables the development of a new residential neighborhood in an area that was largely developed over 14 years ago. This will be a new community in an area of adjacent communities that are 14 years and older and although significant efforts have been made to fit into this existing fabric of established neighborhoods, new design elements are being proposed as well. This request is in compliance with the City's General Plan designation for this property which is Suburban Neighborhood Character Area at 2 to 8 dwelling units per acre (du/ac.).

A specific description of the request is an Amendment to the existing PAD amending the minimum lot size from the existing 58' x 115' to the requested minimum lot size of 48' x 125'. The amended plan proposes a mix of 48' x 125' and 58' x 125' lot sizes with a minimum area

of 6,000 sf per lot. The density for this amended plan is proposed at 3.96 du/ac., maintaining compliance with the allowable density range of 2 to 8 du/ac.

Enhanced Municipal Code Requirement Design Elements:

Centrally Located Open Space with Highly Efficient Access: This proposed neighborhood has been designed to fit into the context of the existing surrounding single family community and will define Garrett-Walker Home's excellent and well-deserved reputation for building with innovative designs and quality construction, creating neighborhoods that support a family lifestyle and are sustainable over time. Garrett-Walker Homes has not only carefully designed this neighborhood to match the surrounding community but in the process has created an intimate gated community containing scenic and centrally located open space and amenities that are visible from both primary gated entrances (*See Exhibit 6 – Conceptual Site Plan*). The central location of the proposed open space not only allows for extremely efficient access for residents but also allows for pedestrian access from the majority of the proposed home sites without needing to cross a roadway.

Multiple Open Space Amenities: The proposed open space will contain amenities that include tot lot play areas; five-foot-wide concrete sidewalks on both sides of all streets and two shaded ramadas. Other open space areas in the north and south portions of the site will also include five-foot-wide sidewalks, offering connectivity to the central open space.

Increased Open Space Area: The proposed plan for Acoma Court provides approximately 17424 sf more open space than the previous PAD 07-224 plan. The previous plan provided approximately 3.5 acres or 12% open space. The proposed plan provides approximately 3.9 acres or 13% open space.

Infill Parcel Development: Acoma Court is proposed as a private infill parcel within an existing residentially developed area. Acoma Court is designed to emphasize its proposed environmental focus. This is a place within a place; it is an intimate infill parcel in the form of a small gated community that provides lush green and usable open spaces as a central focus to that community. The development of this site will enhance the existing surrounding community and extend and complete the area's infrastructure.

Site Location, Description & Environs:

The Acoma Court property is currently vacant and undeveloped infill parcel of land previously utilized for farming and located just west of Reems Road and south of Greenway Road specifically at the northeast corner of 159th Avenue and W. Acoma Drive (*See Exhibit 1 – Legal Description*). The site is surrounded on three sides by existing single-family residential development and on one side by the Carden Elementary Charter School and Carden Traditional School. The site is also bounded by W. Acoma Drive on the south and by W. Custer Lane on the north. The property consists of approximately 29.55 gross acres (28.53 net acres) and has approximately 900 linear feet of frontage on W. Acoma Drive. The Acoma Court property is

located within Section 7, Township 3 North, and Range 1 West, of the Gila and Salt River Base and Meridian (*See Exhibit 2 – Neighborhood Context Exhibit*).

Acoma Court is proposed as a single family residential neighborhood containing 117 lots ranging in size from 6,000 sf to approximately 18,000 sf for pie shaped lots. Typical lot width dimensions include a 48' wide and a 58' wide lot, both lots widths will be a minimum of 125' deep. The site is accessible from W. Acoma Drive on its south perimeter and from W. Custer Lane on its north perimeter.

II. Existing Conditions

Topographic /Existing drainage:

The Acoma Court site is generally flat with a gradual slope from the northwest to the southeast, ranging in elevation from 1,230 feet to 1,238 feet. The site contains very little vegetation and is not located within any part of a floodplain.

Zoning & Land Use:

The current approved Acoma Court PAD (PAD 07-224) approves 117 single-family homes at a density of 3.96 du/ac, with approximately 3.90 acres of Open Space (*See Exhibit 3 – Land Use*). The City of Surprise General Plan 2035 designates site's land use as "Suburban Neighborhood Character Area" with a density range of 2 to 8 du/ac. This designation allows single-family residential development with a density between 2 to 8 du/ac. All the areas adjacent to Acoma Court are also designated as Suburban Neighborhood Character Area (*See Exhibit 3 – Land Use*).

Accessibility/Perimeter Roadway Improvements:

Currently, the Acoma Court property is accessed from the south via W. Acoma Drive and from the north via W. Custer Lane. W. Acoma Drive is classified as an east/west mid-section residential collector street. W. Custer Lane is classified as an east/west minor residential collector. Proposed improvements for W. Acoma Drive include a 25' improved half street with a 5' sidewalk, all within a 40' half street dedication. Proposed improvements for W. Custer Lane include a 20' improved half street with a 5' sidewalk, all within a 30' half street dedication. Private gated entryways are proposed for the access and egress to and from these perimeter streets and are consistent with City of Surprise gated entry details.

Infrastructure & Easements:

The 12kv overhead electric lines that previously existed within the north half of the site have been abandoned and are no longer present on the site. There are three concrete irrigation ditches on the site that have also been abandoned and are no longer functioning. The only roadway existing within the site is a dirt road extending along the west boundary which is proposed for abandonment with the final plat. There are no other easements within the site.

There is an existing 10-inch sewer line in the W. Acoma Drive right-of-way just east of the site and an existing 8-inch water line in the W. Custer Lane right-of-way near the northwest corner of the site. These existing water and sewer lines will be utilized to provide those services to the proposed Acoma Court PAD and Preliminary Plat.

Surrounding Property Ownership:

The existing subdivided properties surrounding the Acoma Court site are primarily privately owned parcels or lots. The Greenway Parc subdivision is located just north of the site, north of W. Custer Lane. The Legacy Parc subdivision is located immediately west of the site. The Greenway Parc II subdivision is located just south of the site, south of W. Acoma Drive. And the Carden Elementary Charter School and Carden Traditional School are located immediately east of the site (*See Exhibit 3 – Existing Approved PAD 07-224 Land Use*).

III. Proposed Development Plan

Project Overview:

The Acoma Court neighborhood is designed to be consistent with the surrounding character of the area. Currently, there are three subdivisions directly adjacent to the Acoma Court site. The average lot sizes of these subdivisions range from 5,500 square feet to 6,500 square feet (*See Exhibit 2 – Neighborhood Context Exhibit*). The lots within the Acoma Court neighborhood are proposed to be a minimum of 6,000 square feet and will go up to 18,000 square feet. The requested amendment increases the minimum lot depth from 115' to 125' to provide for more meaningful backyard environments.

Acoma Court is designed to be a place within a place. It is an intimate infill parcel in the form of a small community that provides lush green and usable open spaces as a central focus to that community and provides extensive and efficient resident-pedestrian access to those spaces as well. This open space will provide amenities that include children's play areas with shade ramadas and 5-foot concrete sidewalks.

The site is accessible from entrances at both W. Acoma Drive on its south perimeter and from W. Custer Lane on its north perimeter, and the internal streets will be private. The amended plan proposes a mix of 48' x 125' and 58' x 125' lot sizes with a minimum area of 6,000 square feet per lot. The density for this amended plan is proposed at 3.96 du/ac, maintaining compliance with the allowable density range of 2 to 8 du/ac (*See Exhibit 6 – Conceptual Site Plan*).

Land Use:

The land use modifications within the proposed amendment is simply to add a conventional, single-family 48' x 125' lot size category (SNCA-2) to offer a more diverse range of conventional housing types that will vary in character and size to target not one but two market segments in order to create a truly diverse community.

To ensure product diversity, the Acoma Court neighborhood is split into two categories of Suburban Neighborhood Character Area land use: SNCA-1 (58' x 125' lots) and SNCA-2 (48' x 125' lots) (*See Exhibit 4 – Conceptual Land Use Plan*). The existing Acoma Court PAD (PAD 07-224) approved on October 2, 2007 proposed a minimum lot size of 58' x 115'. By proposing a new, typical lot size of 58' x 125' in SNCA-1, the requested amendment increases the typical lot depth, providing a 13% increase in lot area for lots in the SNCA-1 category. The SNCA-2 lot size of 48' x 125' provides for an enhanced lot depth in backyards. In addition to rear yard space the amendment will provide for an increase of open space throughout the neighborhood.

The conceptual home product floor plans and elevations provide for 3-car garage options and enhanced architectural features and final details will be provided at the time of design review (*See Conceptual Home Product Floor Plans and Elevations*). The proposed homes will include one and two-story plans that exhibit high quality materials and architectural features. Each product type shall require three different floor plans, each with three elevations. Themed architectural styles are encouraged to promote intentional thematic style and character to the community. Examples of architectural styles that are considered appropriate for the Acoma Court community are Desert Prairie, Craftsman, and Spanish styles. The conceptual architectural styles are intended to be representative of acceptable themed architectural styles. The builder may submit alternate architectural styles and characteristics for consideration. All development will be subject to the City of Surprise Design Guidelines for Single-Family Detached Residential and subject to separate review and approval.

Front yard landscaping is proposed to provide double staked trees, ten 5-gallon and six 1-gallon plants, two 15-gallon trees, 7/8" Mountain Vista Brown or equivalent type of granite, and an automatic drip system or equivalent amenities to the items previously listed. Front yard landscaping is estimated to be installed after the last stage of construction for the lot/house that has been purchased.

The open space system has been enhanced in the entire community beyond what was originally contemplated. These residential land uses will benefit from a land use plan that includes a sidewalk and a centralized open space network within the community. A minimum of 3 acres (10% of the gross acreage) will be designated as Open Space. The Acoma Court neighborhood exceeds the proposed minimum by offering 3.90 acres (13% of the gross acreage) of designated Open Space. Open Space and Right-of-Way areas are located throughout the Project within the gross acreage of the land use category summary provided below.

Suburban Neighborhood Character Area:

Suburban Neighborhood Character Area development remains the only land use within the project with this amendment request. The Suburban Neighborhood Character Area allows single-family housing at densities from 2 to 8 du/ac. Each home will have access to some form of common open space in the form of either active or passive areas.

IV. Circulation

Vehicular:

The roadway vehicular circulation network within Acoma Court is designed to induce traffic-calming throughout the proposed community by proposing short blocks terminating in 90 degree corners on private interior streets. The internal private streets are proposed as a 50-foot right-of-way to be consistent with the local street sections adjacent to this infill parcel. Currently, the Acoma Court property is accessed from the south via W. Acoma Drive and from the north via W. Custer Lane. W. Acoma Drive is classified as an east/west mid-section residential collector street. W. Custer Lane is classified as an east/west minor residential collector. Proposed improvements for W. Acoma Drive include a 25' improved half street with a 5' sidewalk, all within a 40' half street dedication. Proposed improvements for W. Custer Lane include a 20' improved half street with a 5' sidewalk, all within a 30' half street dedication. Private gated entryways are proposed for the access and egress to and from these perimeter streets. These proposed access entryways are designed utilizing landscaped medians, vehicular turn-arounds, and crosswalks with raised decorative pavement (*See Exhibit 7 – Proposed Roadway Sections*).

Pedestrian:

The Pedestrian circulation network within Acoma Court is designed to provide extensive and efficient resident-pedestrian access to all open spaces and recreation areas within the subdivision while also providing connections to exterior trail and sidewalk systems as well. All of the proposed interior streets will have 5' sidewalks on both sides, allowing for pedestrian access to the open space amenity from the majority of the proposed home sites without needing to cross a roadway, and providing pedestrian connections to adjacent uses in the area.

V. Landscape & Open Space

Open Space:

The Acoma Court community proposes approximately 3.90 acres of usable open space. A major open space feature will be the central community gathering area, containing amenities that include a tot lot, two shade ramadas and a turf recreation area (*See Exhibit 8 – Conceptual Landscape and Open Space Plan*). This amenity area will be accessible along a six-foot-wide

meandering concrete sidewalk providing both pedestrian access and a pleasant, shaded resource for walking outdoors. In addition, passive open space tracts are also located in the north and south portions of the community at the proposed entryways to the subdivision. These open space parcels also implement the six-foot-wide concrete sidewalk for access and pedestrian circulation. Open spaces include both active and passive recreation opportunities and the Acoma Court neighborhood has proposed to provide both types with the active type representing 70% of the total open space and the passive type representing the remaining 30% of the total open space. Landscape design and plant material in all parks, trails, and open space areas shall conform to the City of Surprise Municipal Code current at the time of platting and site planning.

The Parks, Open Space and Sidewalk plan for this project is intended to provide a range of active and passive open space and recreation areas with facilities designed to service the needs of the entire population of the community. Playgrounds and ramadas will be outside the retention areas. ADA accessible paths will be maintained to all amenities. The passive and active recreational amenities in this area include a tot lot play structures, dual slides, climbing wall, shaded bench areas around the tot lot, open turf areas for multiple uses and age appropriate structures that promote outdoor play and sports.

The following is a list of recreational amenities that Acoma Court will provide its residents:

1. Pedestrian sidewalk system
2. Classic and innovative new play structures
3. Ramadas and benches in the recreation areas for comfort
4. Open turf areas for multiple uses

Landscaping:

Attached sidewalks will allow for landscaping along both sides of the rights-of-way throughout the community. All active and passive open space tracts and all the proposed tracts along the W. Acoma Drive and the W. Custer Lane rights-of-way will also be landscaped. All proposed landscaping is to be maintained by the Acoma Court Homeowner's Association.

The landscape character along the streets will be formal in design. Tree lined streets will provide shade on the sidewalks, set back from the curb. A variety of colorful shrubs and groundcovers will be massed to create a sense of interest and sequence in the open space tracts along sidewalks and roadways, while ensuring safety through clear sightlines, lighting and pedestrian visibility. The turf area in the central amenity open space shall be conducive for active recreation, with turf-friendly shade trees along the perimeter for shaded areas to relax while maintaining safe visibility across the open space extent.

The north and south entries to the site, respectively from W. Custer Lane and W. Acoma Drive, will include landscaped medians and detached sidewalks with colorful plantings between back of curb and sidewalk to create a notable sense of entry to the site with year-round color and visual impact (*See Exhibit 8 – Conceptual Landscape and Open Space Plan*).

V. Development Standards & Design Criteria

Suburban Neighborhood Character Area Development Standards:

The proposed Acoma Court Suburban Neighborhood Character Area use shall include the following development standards.

Residential housing design will utilize the extensive Home Product Design Guidelines of the City of Surprise (*See Exhibit 4 – Conceptual Land Use Plan*).

Residential Development Standards:

Suburban Neighborhood Character Area			
	PAD-07-224	SNCA-1	SNCA-2
Min Lot Area	6,670 sf	6,000 sf	6,000 sf
Min. Lot Width	58'	58'	48'
Min. Lot Depth	115'	125'	125'
Max. Lot Coverage	50%	50%	55%
*Building Setbacks			
Front	20' / 10' for living area or side entry garage	20' / 10' for living area or side entry garage	20' / 10' for living area or side entry garage
Side	5' / 8'	5' / 8'	5' / 8'
**Street Side	13'	13'	13'
***Rear	25'	25'	25'
Rear Adj. to Arterial	NA	NA	NA
Min. Distance between Houses	10'	10'	10'
Bldg. Height	30' / 2 stories	30' / 2 stories	30' / 2 stories
Accessory Structure Setbacks			
Rear	5'	5'	5'
Side	5'	5'	5'
From Primary Structure	5'	5'	5'

Fence Walls: All fence walls will be a maximum of 6' in height on one side and 8' on the opposite side if adjusting for grade.

Notes:

- * Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front, rear, and side setbacks.
- ** Street side setback may be reduced by 5' if a 10' landscape tract is used on the street side.
- *** Non-structural architectural features such as fireplaces, bay windows, pop-outs, or patio covers may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

Permitted Accessory Uses:

The following accessory uses are permitted:

- Private garage, carport, ramada, shed or workshop;
- Guest or granny quarters may be allowed, provided the quarters meet the standards set forth in article VI;
- Guest quarters without kitchen facilities, provided that the quarters are integral to the primary dwelling unit and do not exceed 35 percent of the primary dwelling unit area;
- Greenhouse that meets the standards set forth in article VI.
- In-home day care for four or fewer persons.
- Home occupations, as set forth under article VI.
- Temporary uses, as regulated in article VI.
- Signs, provided they meet the requirements set forth in the Surprise Municipal Code.
- Medical marijuana designated caregiver cultivation location.
- Medical marijuana qualifying patient cultivation location.

VII. Other Development Standards

Community Theme Walls:

The community walls are designed to be understated, and serve as backdrop to a colorful and textural landscape plant palette that is to be desert adapted. Primary wall materials will be an earth toned integral color block of low light reflective value and a textured surface. Accent materials will include a wall cap near the entry monument of 4” decorative textured concrete block and a contrasting band between smooth and textured concrete block on the theme and secondary walls. Columns will also be textured concrete block in the same color, creating a coherent and consistent style to the walls (*See Exhibit 8 – Conceptual Landscape and Open Space Plan*).

The community walls will come in three varieties, solid block theme wall, solid block secondary wall and partial view wall. The theme wall will span the perimeter of the south and north entries to the community, creating a sense of entrance for residents of this community. The theme wall will also span the eastern edge of the development abutting the school. At the north and south entries, textured concrete block theme panels will span the wall corners (each panel extending 16’) as a 6” relief off of the wall surface, creating a shadow to give a more formal style, dimensionality and interest to the wall perimeter. The secondary wall will feature a similar contrast of textured and smooth concrete block as the theme wall, in a slimmer band of contrasting texture. The partial view wall will be used in the open space areas to break up the length of secondary wall spanning the tracts.

Final design of these walls shall meet all local pool code guidelines.

Signage, Lighting, & Mailboxes:

All signage and lighting within the Acoma Court neighborhood will be designed in conformance with the current Surprise Municipal Code. The street lighting designed for the private streets of the Acoma Court community will provide adequate lighting of the mailboxes. A block wall semi-enclosure will feature textured and smooth concrete block around the cluster mailbox units.

Group Mailboxes will be per Post Office requirements and will be located in four areas within the development.

VIII. Infrastructure Improvements

Grading & Drainage:

The existing topography of the site falls across the Acoma Court site, which is generally flat, with a gradual slope from the northwest to the southeast, ranging in elevation from 1,230 feet to the offsite flow channel, they will be designed for first flush only. The retention basins will be designed to meet local requirements.

For detailed information regarding the proposed drainage concept please see the Preliminary Drainage Report submitted with this PAD Amendment. The site contains very little vegetation and is not located within any part of a floodplain.

On site retention will be provided for the 100-year, 2-hour event in retention basins at various locations throughout the site away from the offsite flow channel. Where basins are in proximity

Water/Sewer:

Sanitary sewer service to the Acoma Court neighborhood will be provided by the City of Surprise and water service will be provided by EPCOR. There is an existing 8-inch sewer line in the W. Acoma Drive right-of-way just east of the site, an existing 8-inch waterline in W. Acoma Drive near the southwest corner of the site, and an existing 8-inch water line in the W. Custer Lane right-of-way near the northwest corner of the site. These existing water and sewer lines will be utilized to provide those services to the proposed Acoma Court neighborhood. Sewer service will be provided by the City of Surprise subject to the three requested modifications to City standards coordinated with City staff and necessary for the development of this infill parcel. Additional details are provided in the appendix under Proposed Sewer Design Guidelines and Modifications. For detailed information regarding the proposed water & sewer concept please see the proposed Utility Plan (Water and Sewer).

Storm Sewer:

Box culverts, storm drains and other storm sewer improvements will be constructed where appropriate.

IX. Conclusion

The development team believes that this request represents an appropriate and favorable planning of the site and will bring a unique product to the City of Surprise. Approval of the Acoma Court preliminary plat and rezoning request will maintain the best elements of the prior plan while bringing a new mix of housing to the project and enabling lots with greater depth and access to amenities.

We look forward to working with staff in the processing of this project.

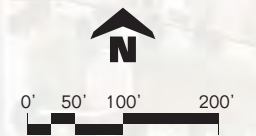
Exhibits/Maps



Acoma Court

Neighborhood Context Exhibit

Exhibit 2



8 March 2016

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Acoma Court

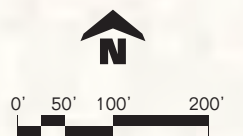
Land Use

Exhibit 3

Legend

 Suburban Neighborhood Character Area
2 - 8 du/ac

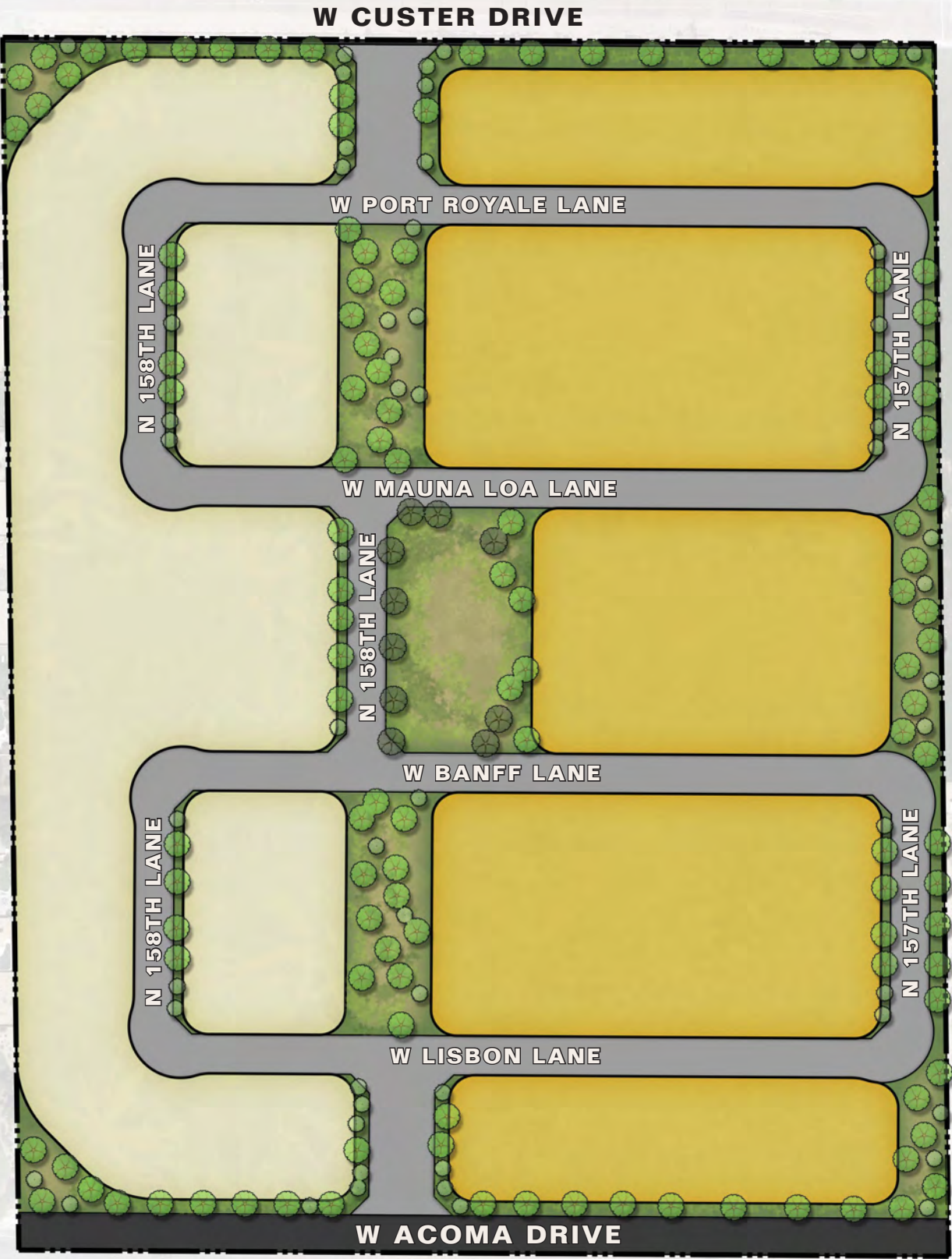
**Suburban
Neighborhood
Character Area**
2 - 8 du/ac



8 March 2016

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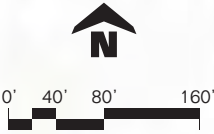
Acoma Court

Conceptual Land Use Plan

Exhibit 4

Proposed Land Use Category Summary

Land Use Category		Land Use Area	Land Use %	Maximum Dwelling Units	Dwelling Units per Acre
SNCA-1	58' x 125'	8.17	37.5%	40	4.90
SNCA-2	48' x 125'	9.59	62.5%	77	8.03
Tract Area		4.20	14.20%		
Private Drive (Tract M)		5.11	17.31%		
Collector Right-of-Way		1.03	3.47%		
Total		29.55	100%	117	3.96



Acoma Court

Conceptual Site Plan

Exhibit 5

Site Data Table

Gross Area		29.55 acres	1,287,242 sq ft
Net Area		28.53 acres	1,242,565 sq ft
Current Zoning		PAD	
Assessor's Parcel Number (APN#)		501-77-010A	
		501-77-010B	
		501-77-014A	
Proposed Lot Size	48'x125'	77	66%
	58'x125'	40	34%
Total Number of Units		117	100%
Gross Density		3.96 du/ac	
Net Density		4.10 du/ac	
Private Drive (Tract M)		5.11 acres	
Collector Row		1.03 acres	
Open Space Includes Sidewalk Within Tract M		3.90 AC	13%



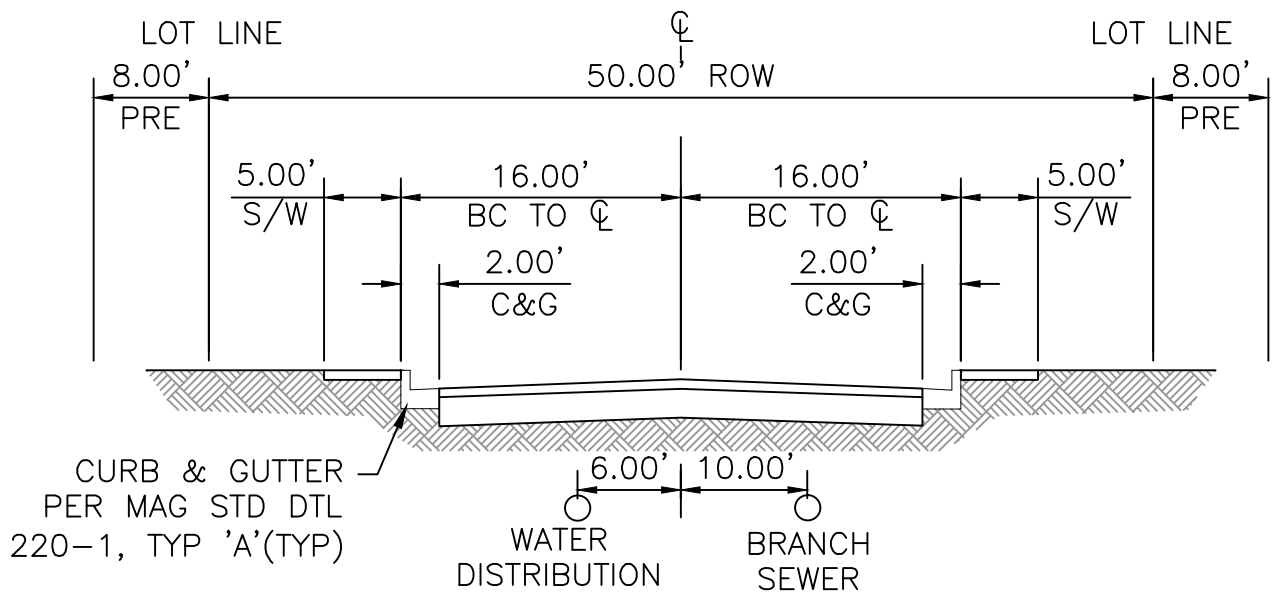
EXHIBIT 6

PROPOSED
ROADWAY SECTIONS
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

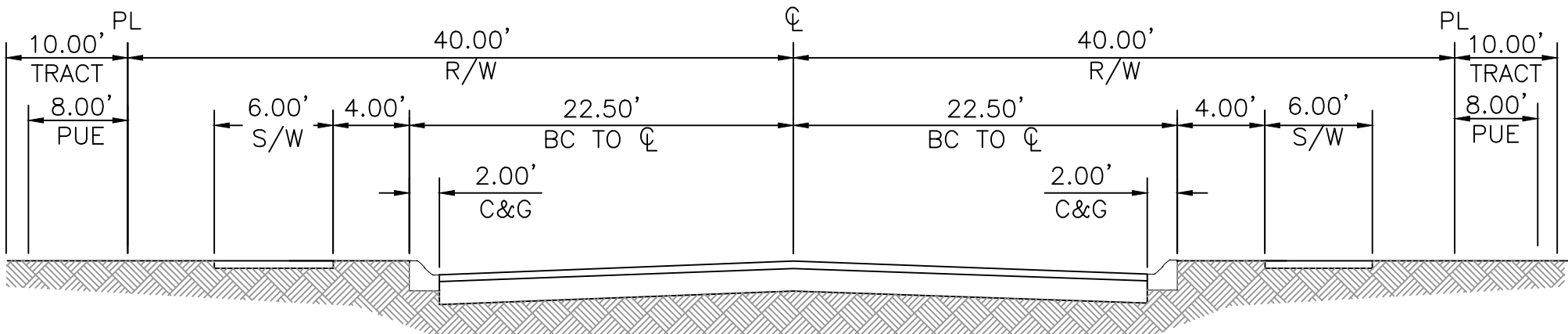
OWNER / DEVELOPER
GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



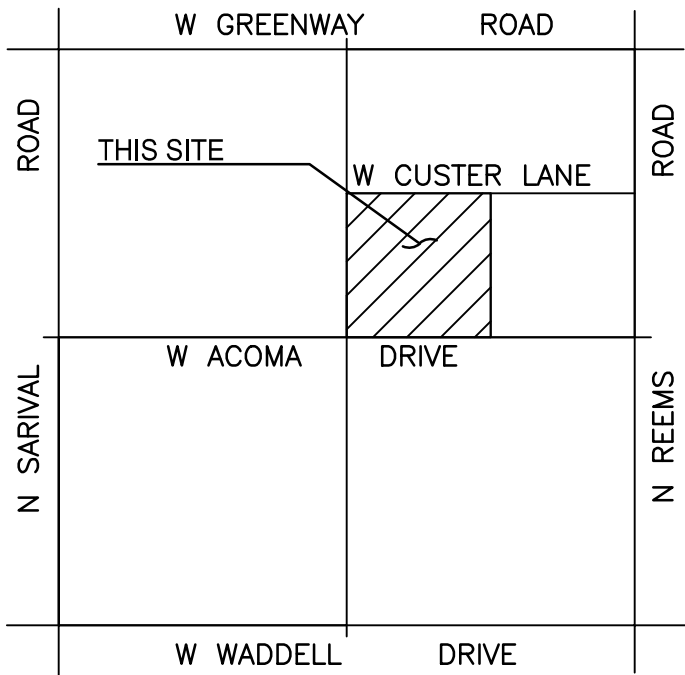
LOCAL STREET

NTS - LOOKING NORTH OR EAST



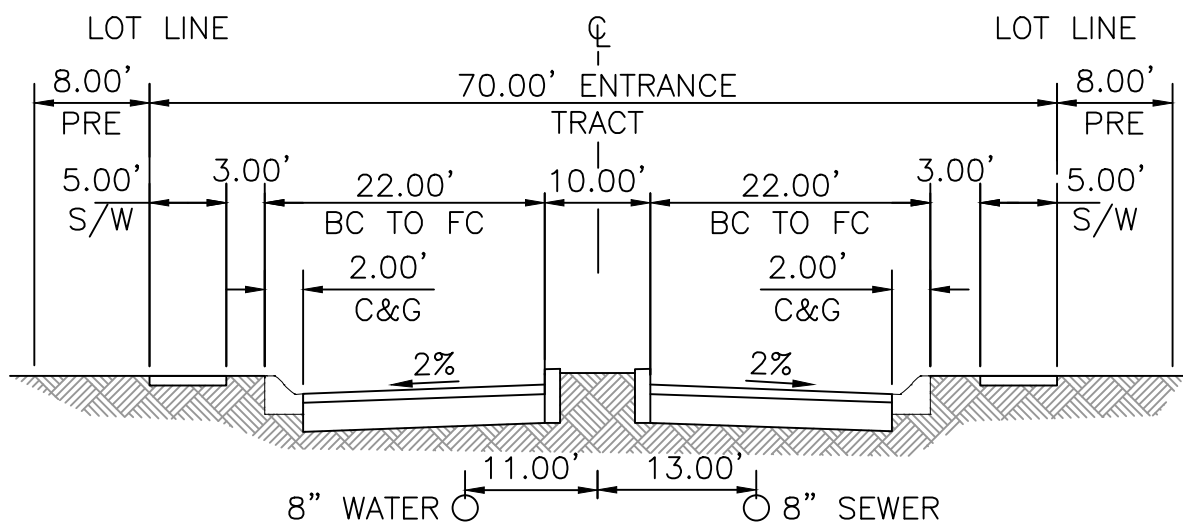
W ACOMA DRIVE

NTS



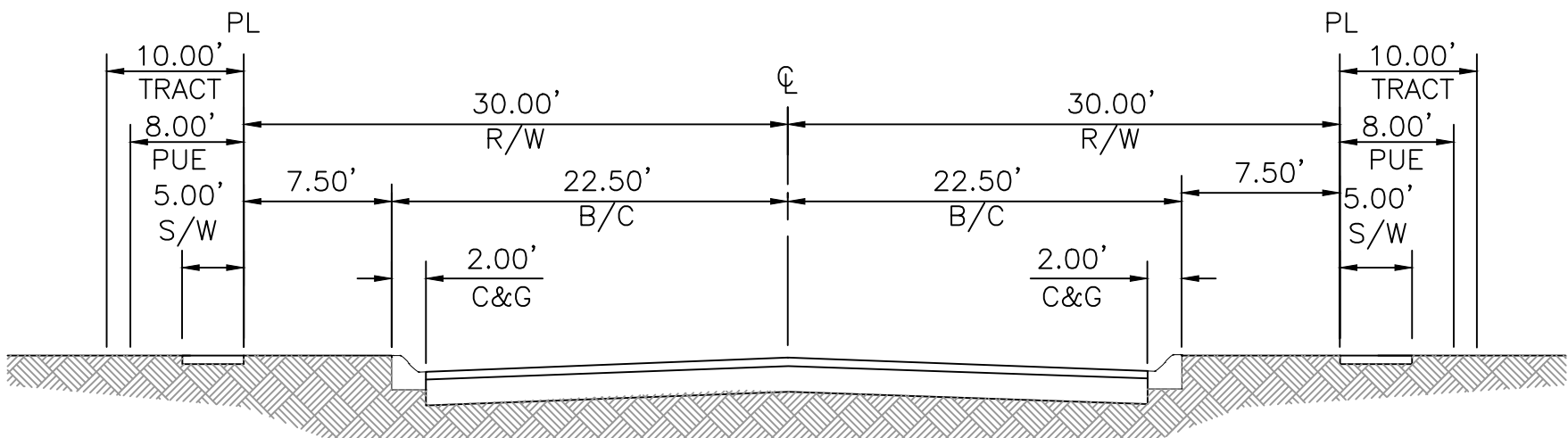
VICINITY MAP

(NOT-TO-SCALE)



ENTRANCE

NTS - LOOKING NORTH



W CUSTER LANE

NTS

SHEET INDEX

SHEET 01 - PROPOSED ROADWAY SECTIONS



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

SHEET
01 OF 01

CASE NO. CR15-312
DATE: 3/08/16

PRELIMINARY LANDSCAPE AND AMENITY PLAN
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX:
L1 PRELIMINARY LANDSCAPE PLAN

CONCEPT PLANT SCHEDULE

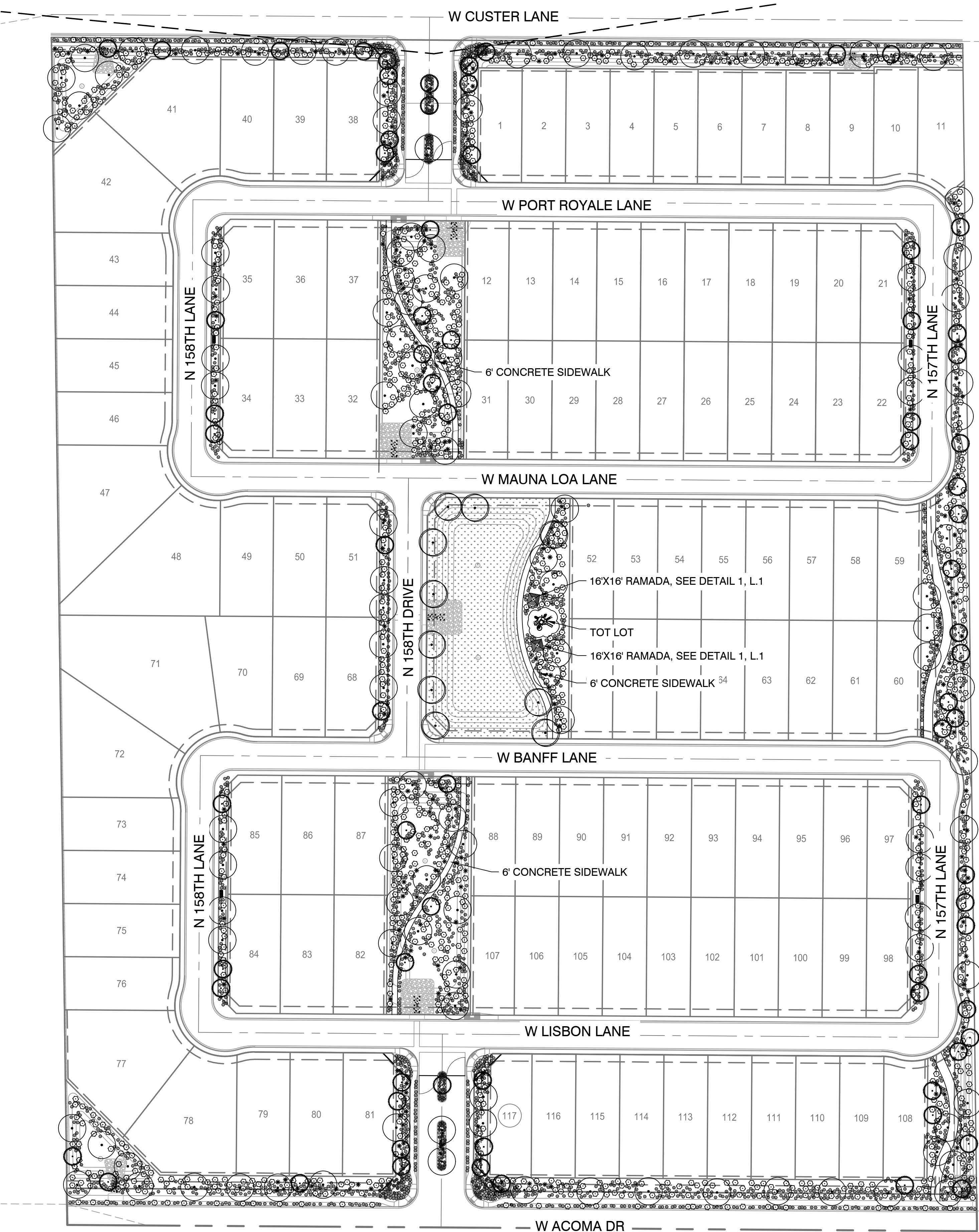
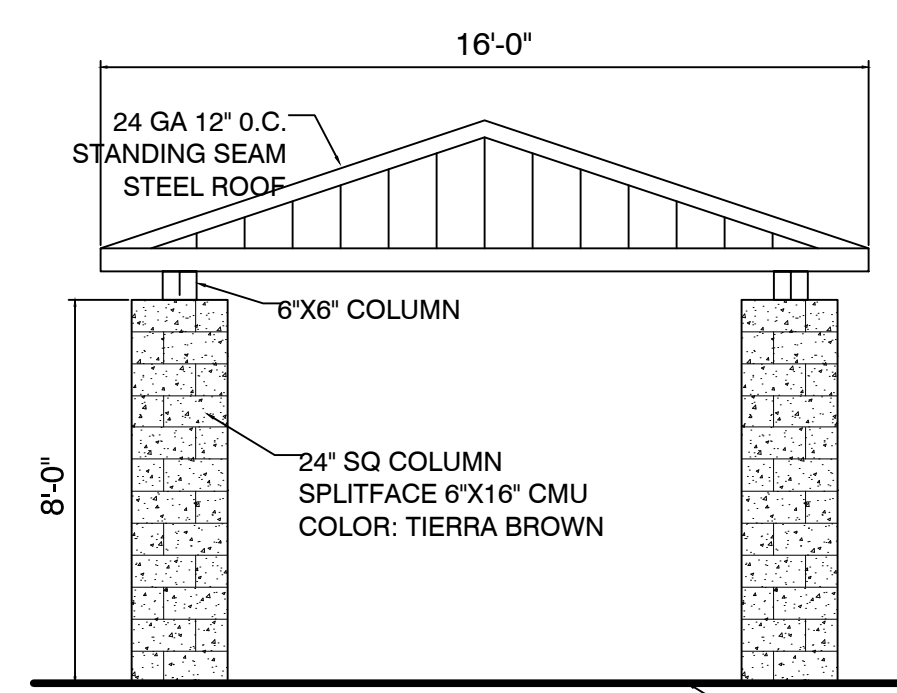
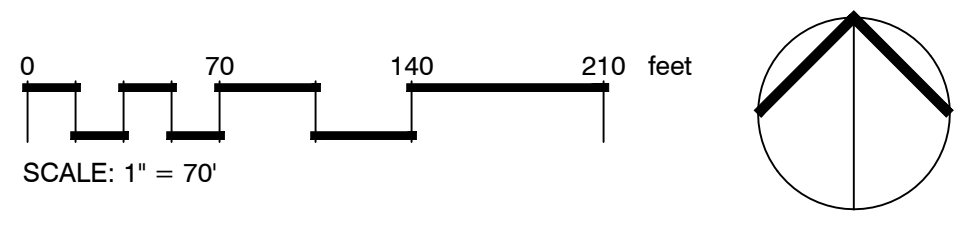


Table with 2 columns: Plant Type/Quantity and Plant Name/Details. Includes categories like Desert Shade Trees, Desert Accent Trees, Turf Shade Trees, Large Shrubs, Small Shrubs, Ground Covers, Accents, and Turf.



1 16'X16' DENVER-STYLE RAMADA
1/4" = 1'-0"
P-RE-ACO-09



CVL CONSULTANTS logo and contact information: 4550 N. 12th Street, Phoenix, AZ, 85014. Phone: 602.264.6831, Fax: 602.264.0928, Web: www.cvlci.com.

OWNER/DEVELOPER
GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

LANDSCAPE ARCHITECT
CVL CONSULTANTS
4550 N 12TH STREET
PHOENIX, AZ, 85014
CONTACT: EARL SWETLAND
PHONE: 602.285.4786
EMAIL: ESWETLAND@CVLCI.COM

PROJECT INFORMATION
ACOMA COURT
15000 W ACOMA DRIVE, SURPRISE,
85388

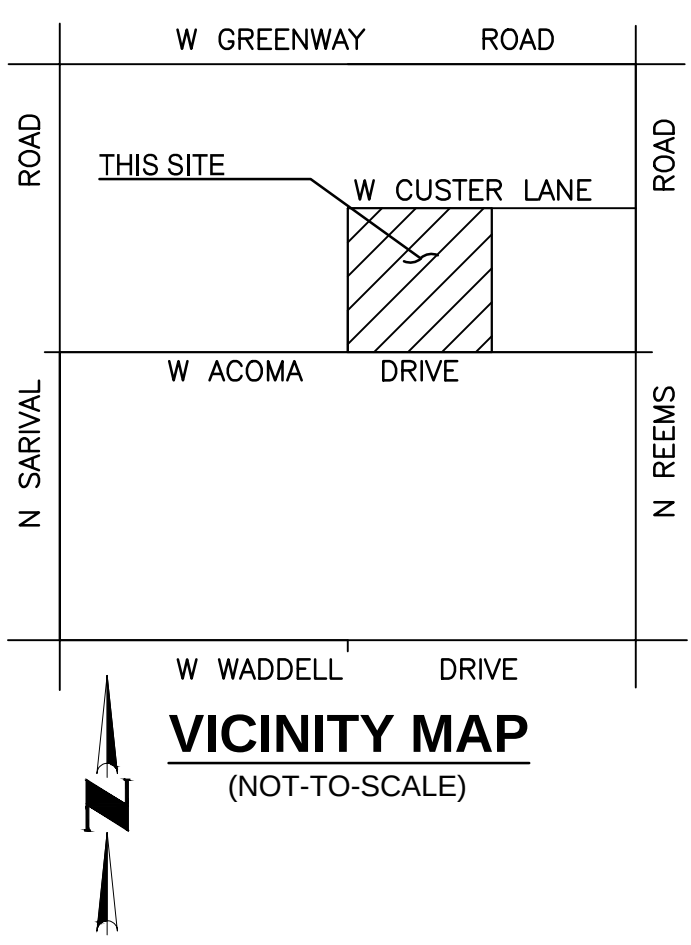


Table with 3 columns: #, DATE, DESCRIPTION. Revision history table.

DELTA REVISION NUMBERS APPLY ONLY TO
CHANGES MADE AFTER PERMIT APPROVAL, AND
NOT TO PRELIMINARY ISSUE OR BID SETS.

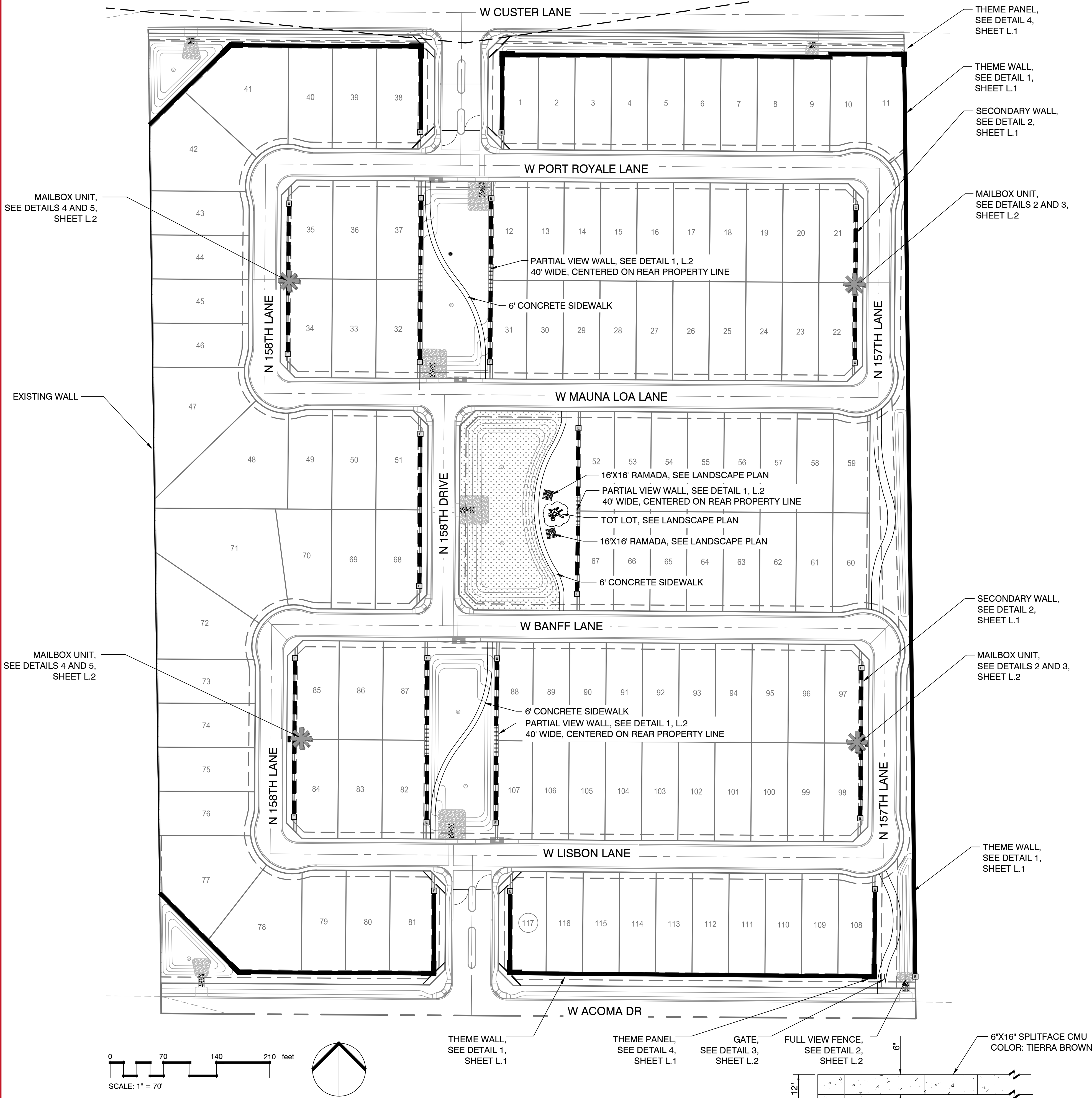
SEAL & ISSUE

Professional seal and signature of Earl J. Swetland, Registered Professional Engineer, License No. 21411, State of Arizona, dated 3/2/2016.

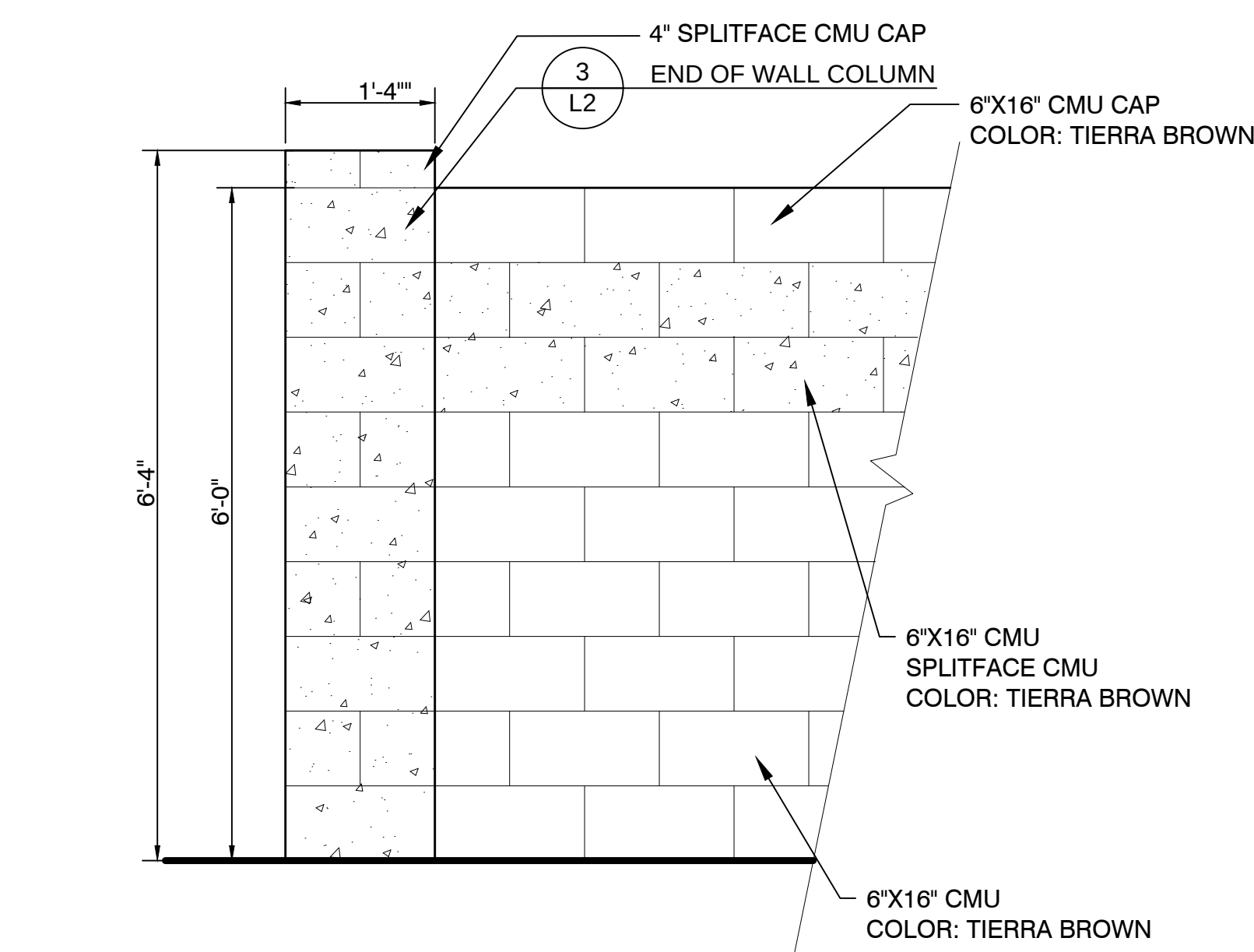
DISCIPLINE: LANDSCAPE ARCHITECTURE
PRELIMINARY LANDSCAPE PLAN
EXHIBIT 7

Document Information: Document Author: Holly Powell, Document Creation Date: March 7, 2016, Document Last Saved On: March 7, 2016, File Name: N:\010274401\Cadd\Pre\l1\ACOMA.PRELIM.dwg, File Size: 5.67 MB, Printed By: Holly Powell, Plot Style: acpl.ctb, Plot Scale: 0.000000E+00, Plot Orientation: Portrait, Paper Size: 11x17, Plot Date: March 7, 2016, Page Setup Name: acpl, Sheet Set Name: ###, Sheet Set Description: ###

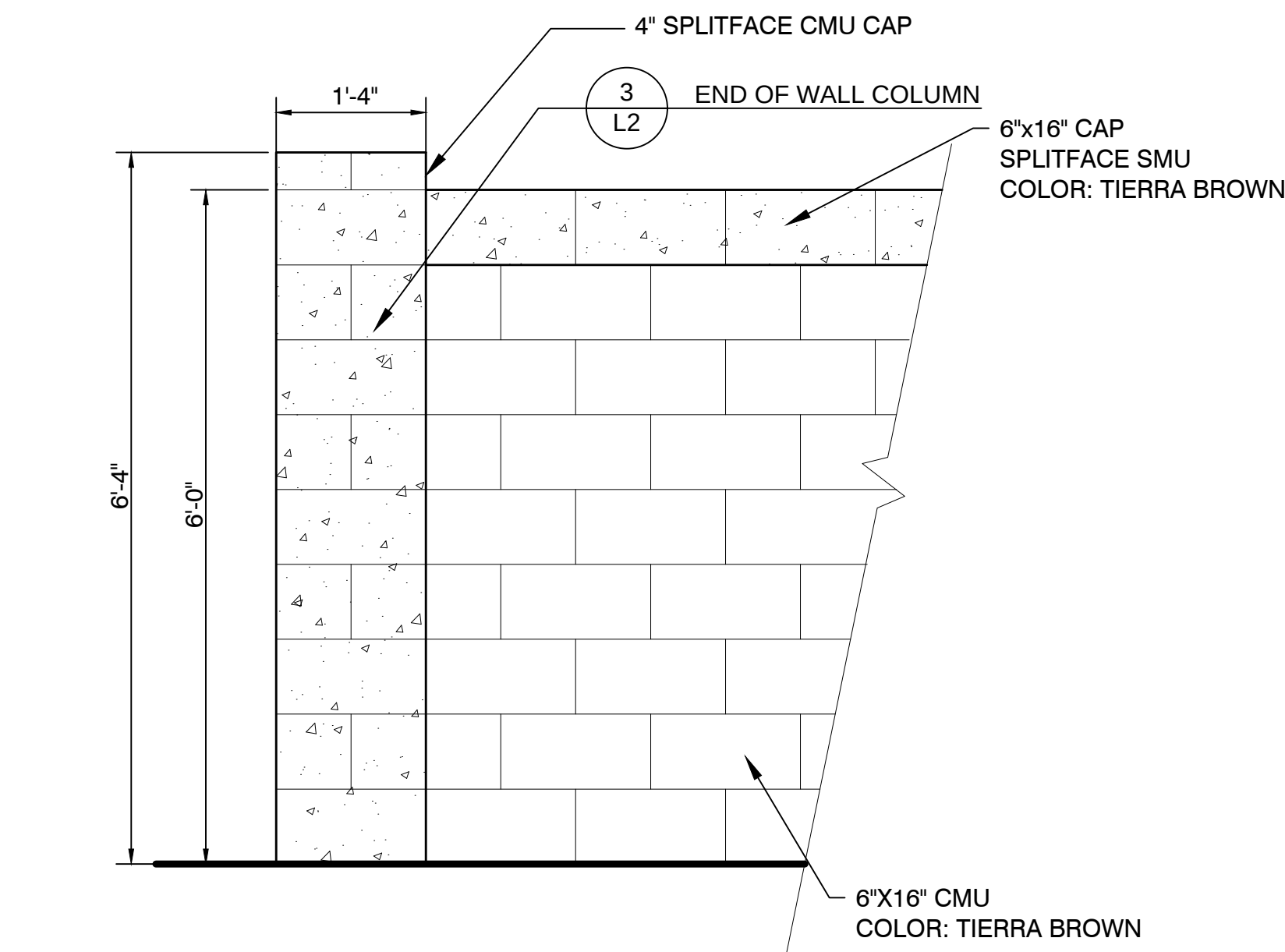
PRELIMINARY WALL PLAN FOR ACOMA COURT



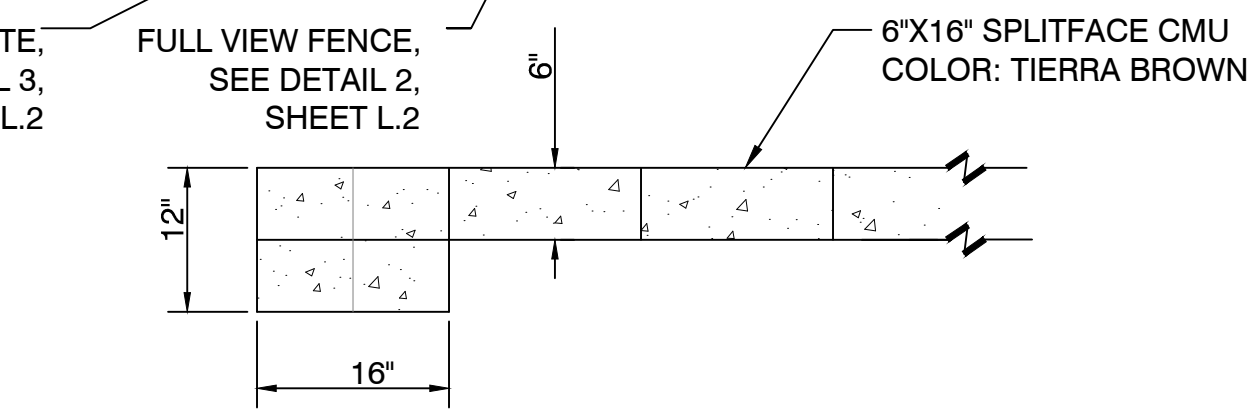
SHEET INDEX:
L1 PRELIMINARY WALL PLAN
L2 WALL DETAILS



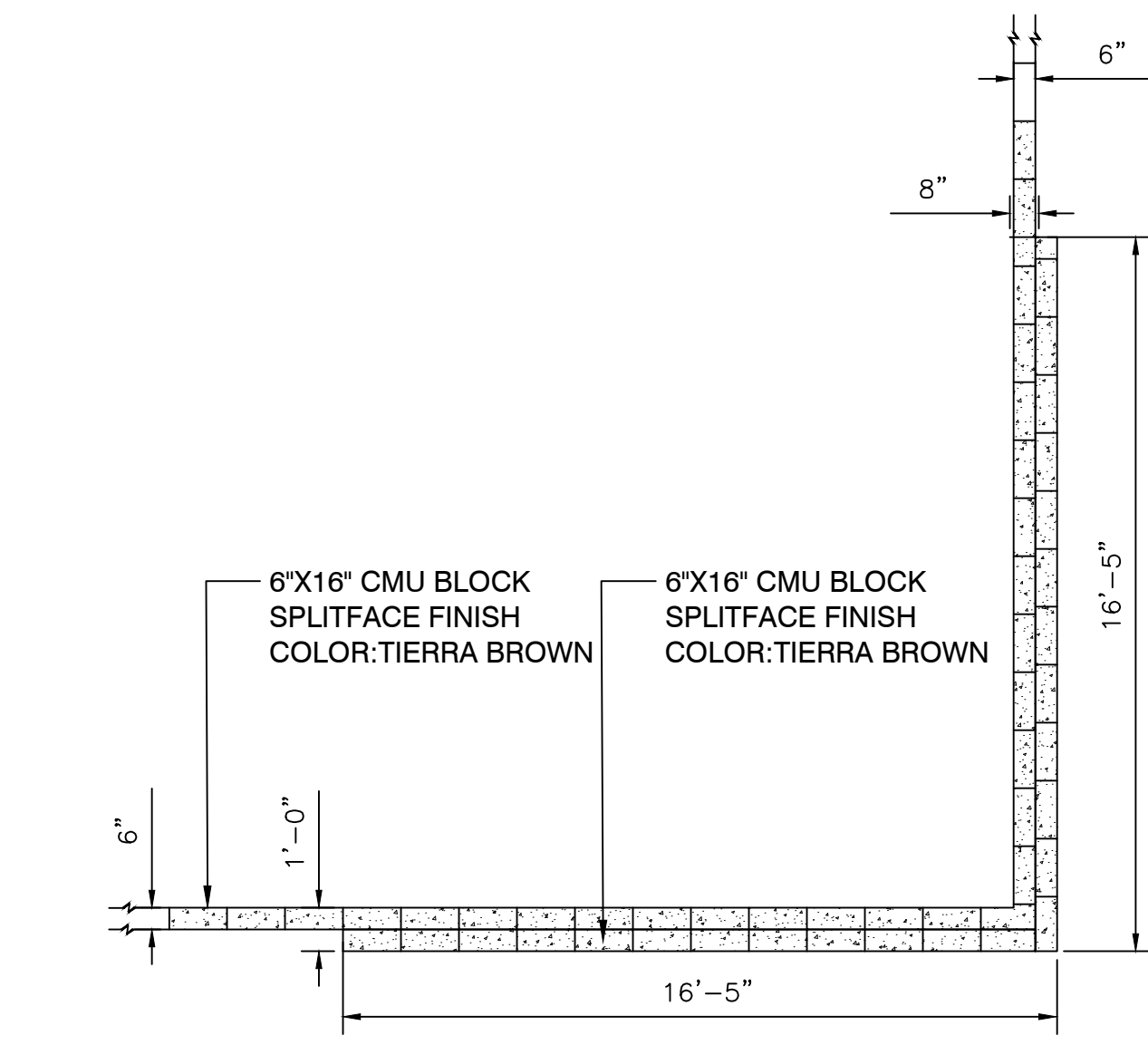
1 6' THEME WALL ELEVATION
3/4" = 1'-0"



2 6' SECONDARY WALL ELEVATION
3/4" = 1'-0"



3 END OF WALL COLUMN
3/4" = 1'-0"



4 THEME PANEL
1/4" = 1'-0"

Civil Engineering
Water Systems
Wastewater Treatment
Land Planning
Energy
Land Survey
Landscape Architecture
Construction Management

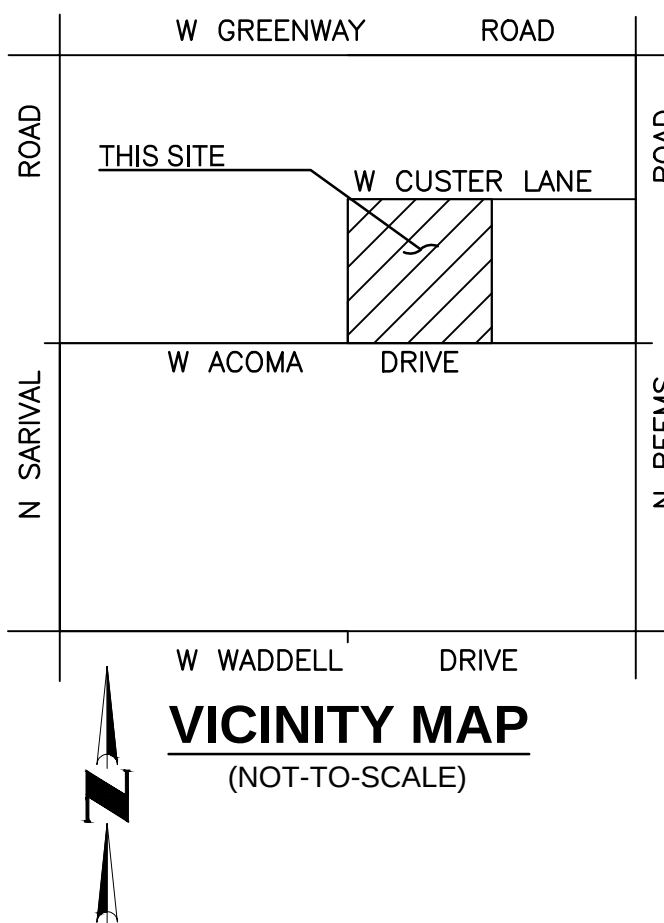
4550 N. 12th Street
Phoenix, AZ, 85014

phone 602.264.6831
fax 602.264.0928
web www.cvlci.com

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PHOENIX, AZ, 85014
CONTACT: EARL SWETLAND
PHONE: 602.285.4786
EMAIL: ESWETLAND@CVLCCI.COM

PROJECT INFORMATION
ACOMA COURT
15000 W ACOMA DRIVE, SURPRISE,
85388



REVISION HISTORY		
#	DATE	DESCRIPTION
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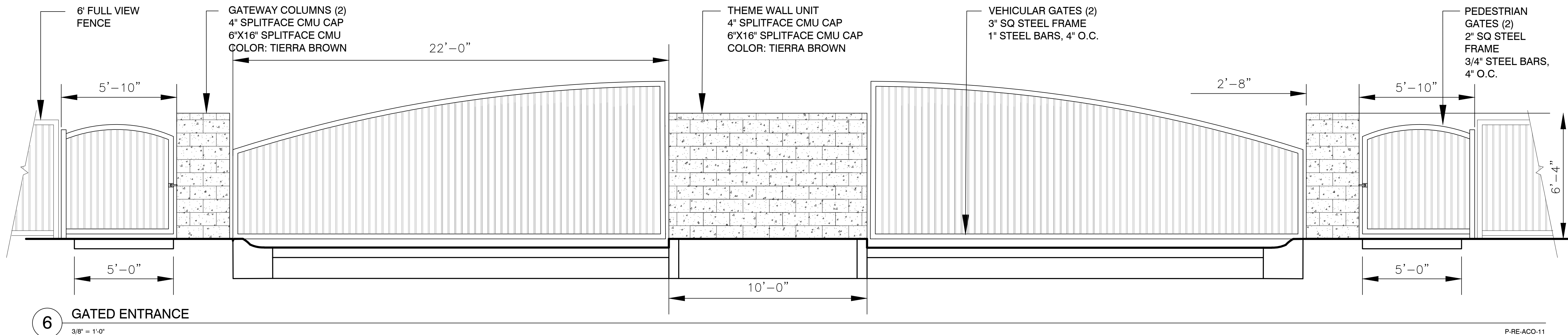
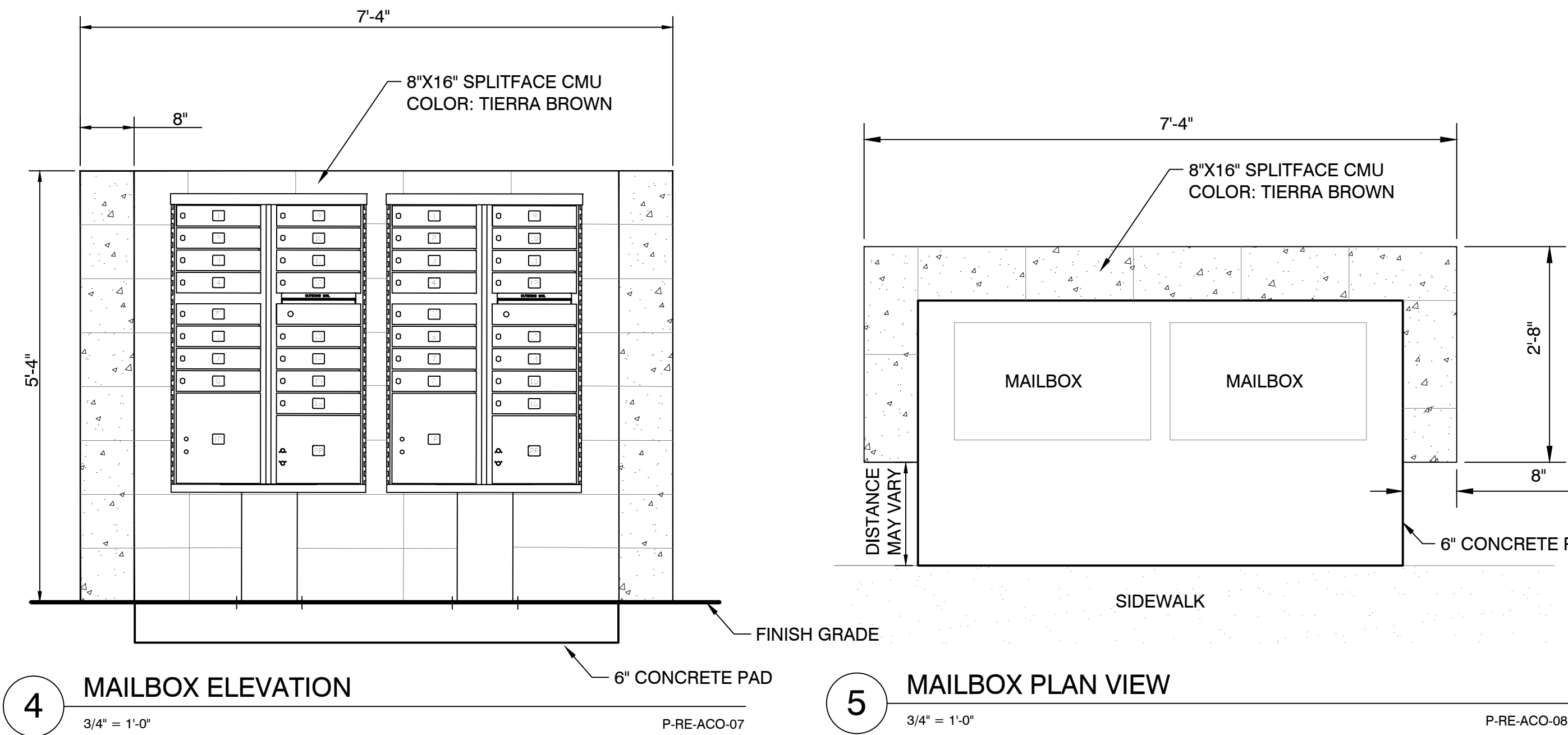
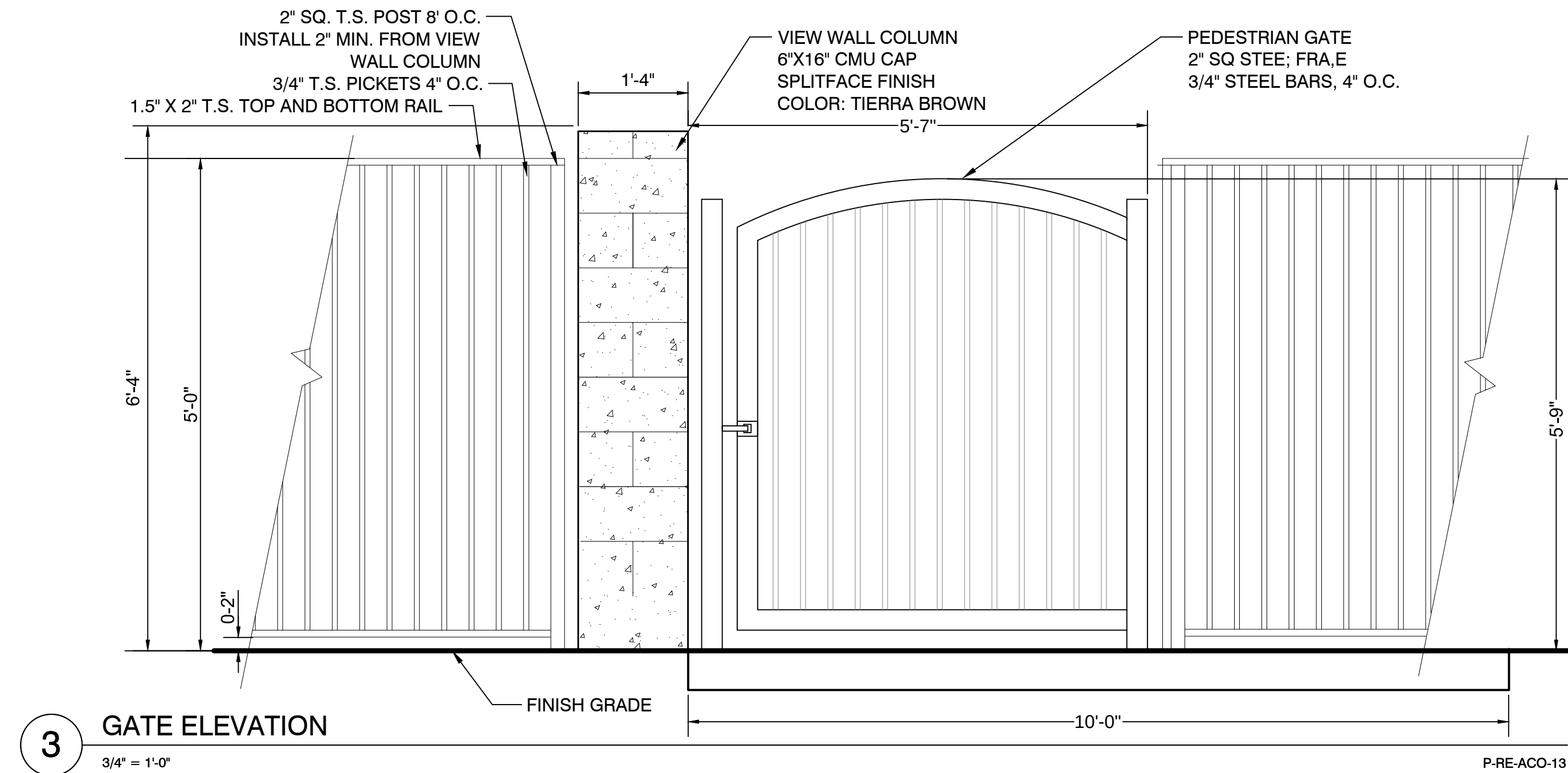
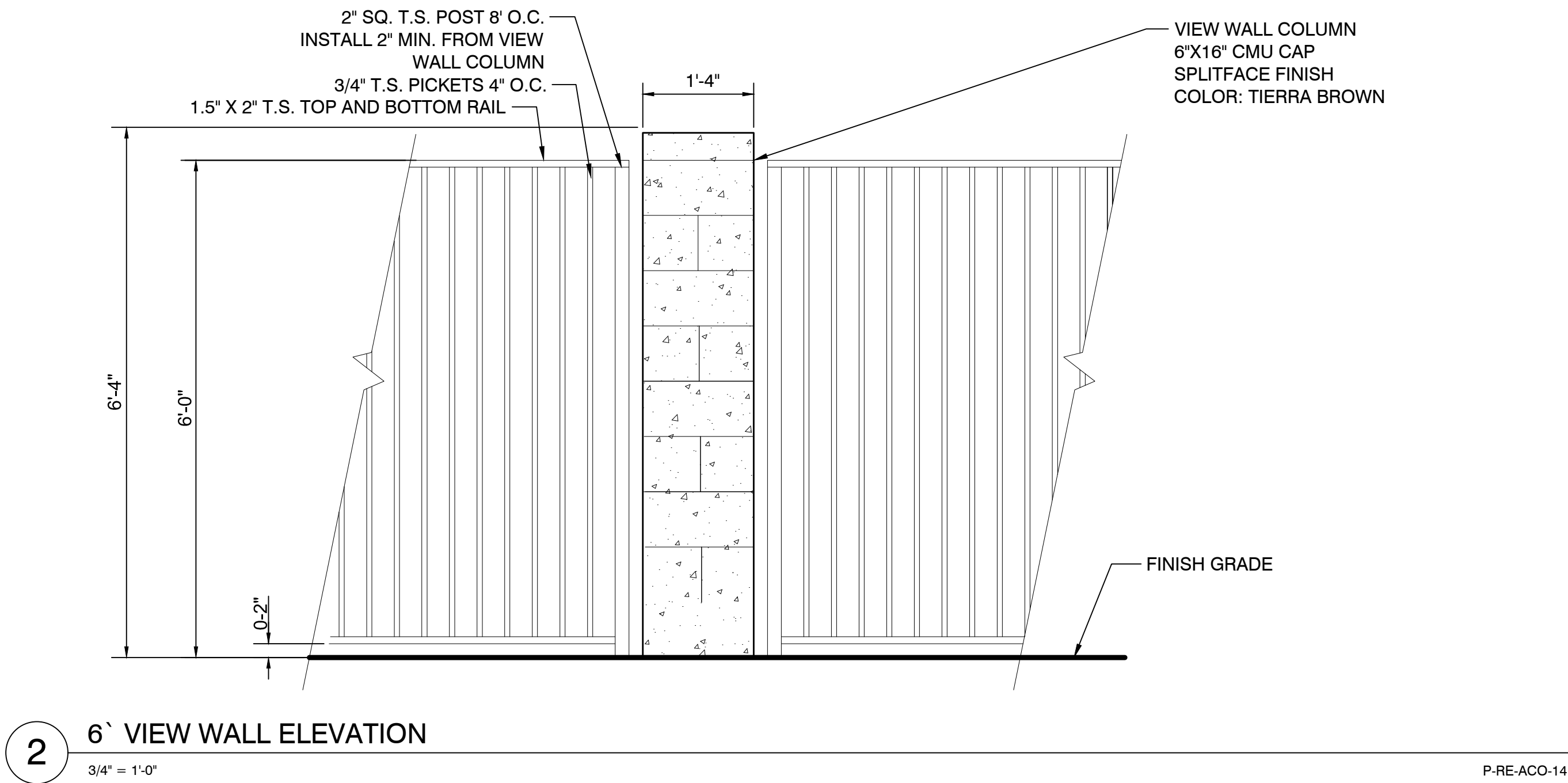
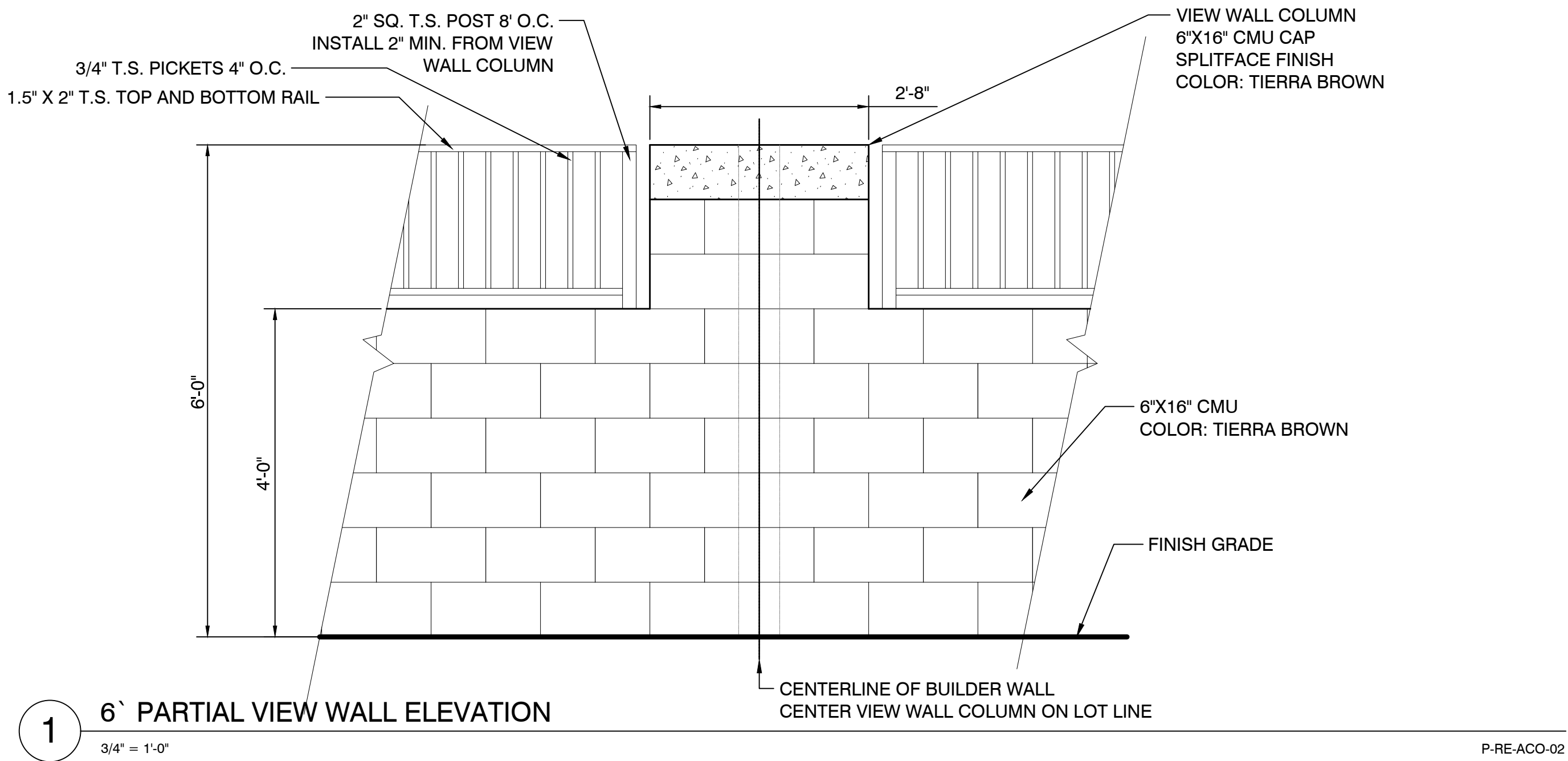
SEAL & ISSUE

DESIGN: ES
DRAWN: RG/HP
CHECK: ES

21411
EARL J.
SWETLAND
3/2/2016
ARIZONA, U.S.A.
Expires 6-30-2016

DISCIPLINE: LANDSCAPE ARCHITECTURE
PRELIMINARY WALL PLAN

DOCUMENT INFORMATION: Document Creation Date: March 7, 2016 Document Last Saved On: March 7, 2016 File Name: N:\01027440\1\Cadd\ Prelim\ L\ S\ PRELIM.dwg File Size: 5.67 MB
PRINTED BY: Holly Powell
SHEET SET INFORMATION: Sheet Set Name: ###
PAPER INFORMATION: Paper Size: 11x17 Plot Orientation: Portrait Plot Scale: 0.000001=1' Plot Style Table: acplott.ctb
SHEET SET DESCRIPTION: ###



Civil Engineering
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Wastewater Treatment
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Energy
Land Survey
Landscape Architecture
Construction Management

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Phoenix, AZ, 85014

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PHONE: 602.285.4786
EMAIL:ESWETLAND@CVLCI.COM

PROJECT INFORMATION
ACOMA COURT
15000 W ACOMA DRIVE, SURPRISE,
85388

VICINITY MAP
(NOT-TO-SCALE)

W GREENWAY ROAD
THIS SITE
W CUSTER LANE
W ACOMA DRIVE
W WADDELL DRIVE
N SARVAL ROAD
N REEMS ROAD

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DELTA REVISION NUMBERS APPLY ONLY TO CHANGES MADE AFTER PERMIT APPROVAL, AND NOT TO PRELIMINARY ISSUE OR BID SETS.

SEAL & ISSUE

DESIGN: ES
DRAWN: RG/HP
CHECK: ES

21411
EARL J. SWETLAND
3/2/2016
ARIZONA, U.S.A.
120000 6-30-2016

DISCIPLINE: LANDSCAPE ARCHITECTURE
WALL DETAILS

L2
2 OF 2

CASE NO. FSJ5-526

EXHIBIT 8

TYPICAL LOT DETAILS FOR ACOMA COURT

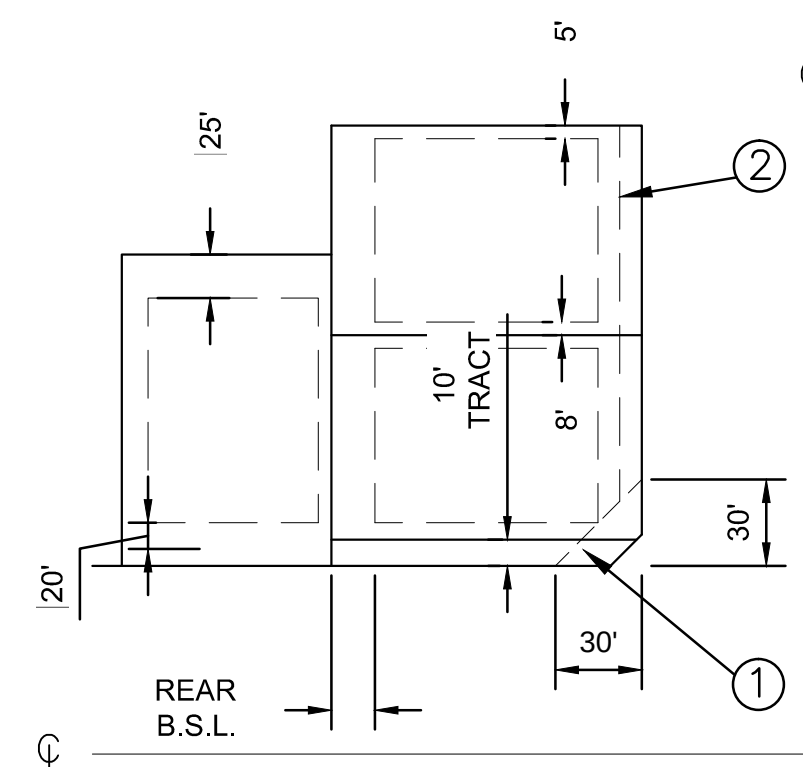
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



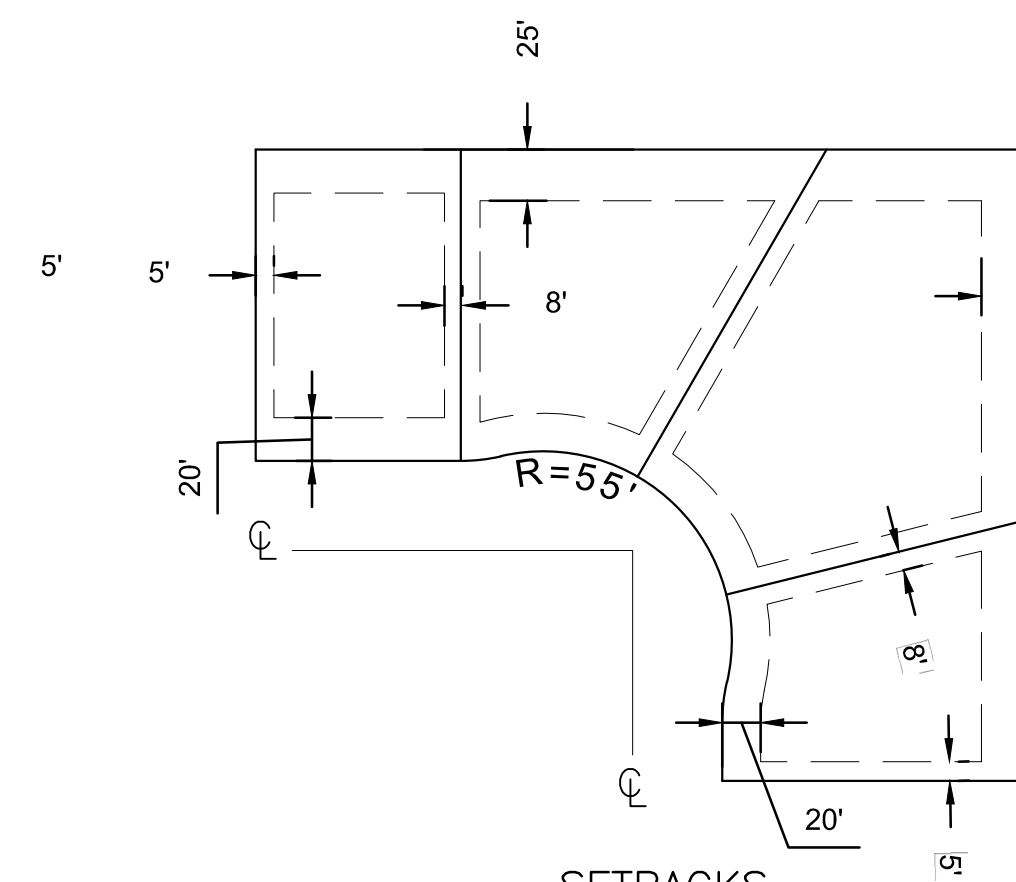
SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
REAR	25'
SIDE	5'/8'
STREET SIDE	13'*

PAD ZONING

TYPICAL LOT DETAIL SETBACKS

(NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10' LANDSCAPE TRACT IS USED ON THE STREET SIDE.

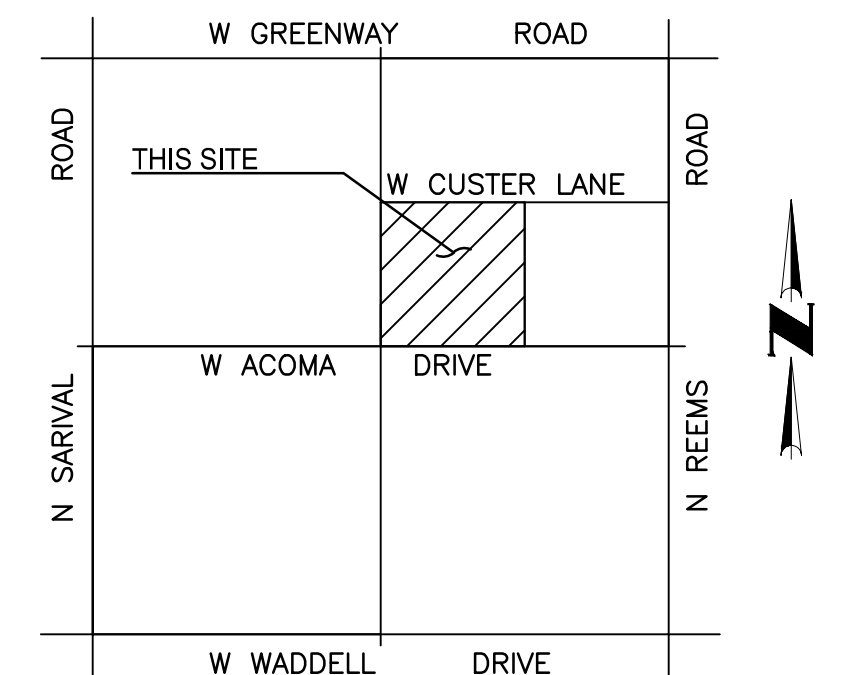


SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
REAR	25'
SIDE	5'/8'
STREET SIDE	13'*

PAD ZONING
TYPICAL PIE-SHAPED LOT DETAIL SETBACKS

(NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10' LANDSCAPE TRACT IS USED ON THE STREET SIDE.



VICINITY MAP

(NOT-TO-SCALE)

SHEET INDEX

SHEET 01 - TYPICAL LOT DETAILS

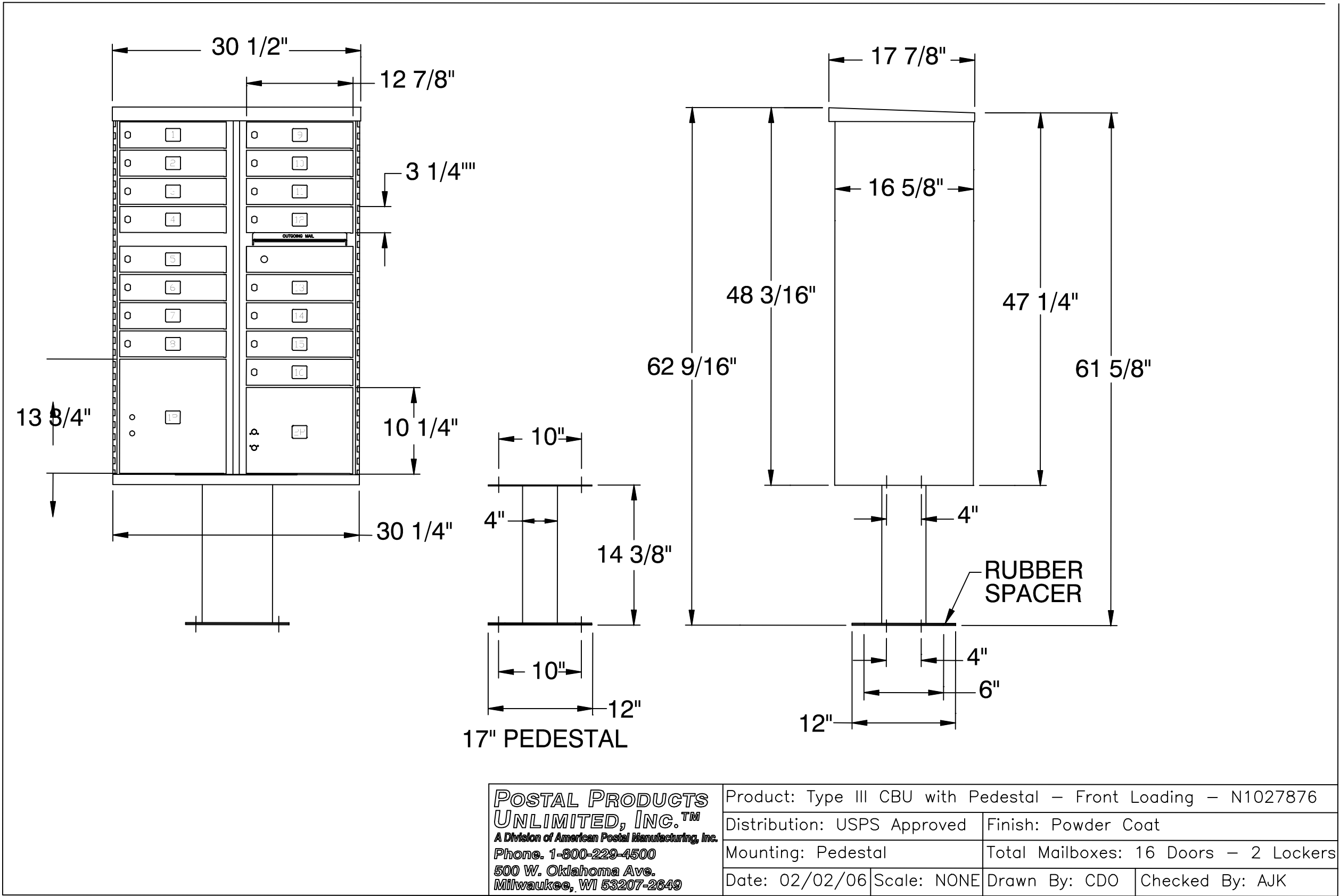


4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

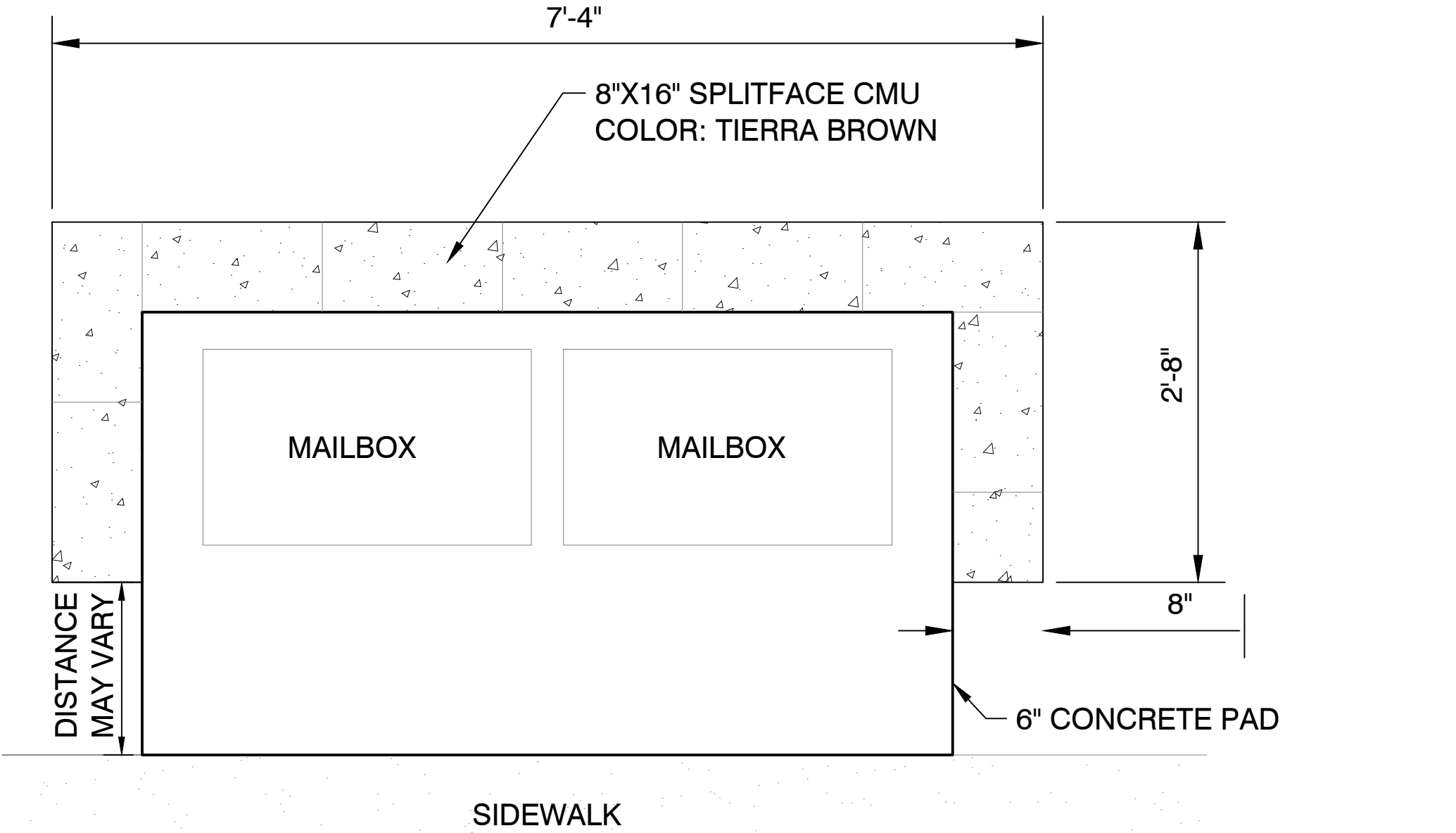
SHEET
01 OF 01

CASE NO. CR15-312
DATE: 10/26/15

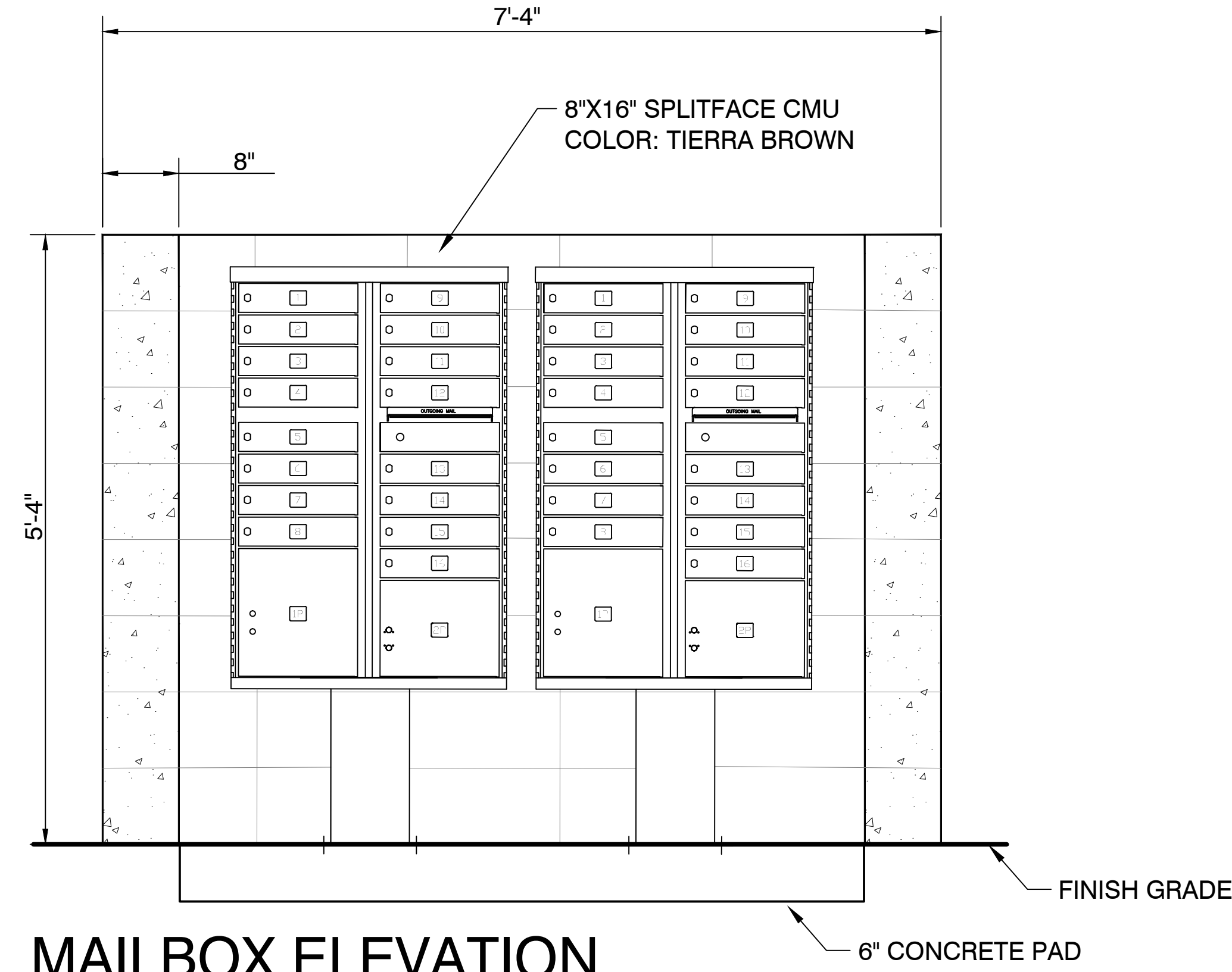
EXHIBIT 9



TYPICAL CLUSTER MAILBOX UNIT WITH PEDESTAL



MAILBOX PLAN VIEW



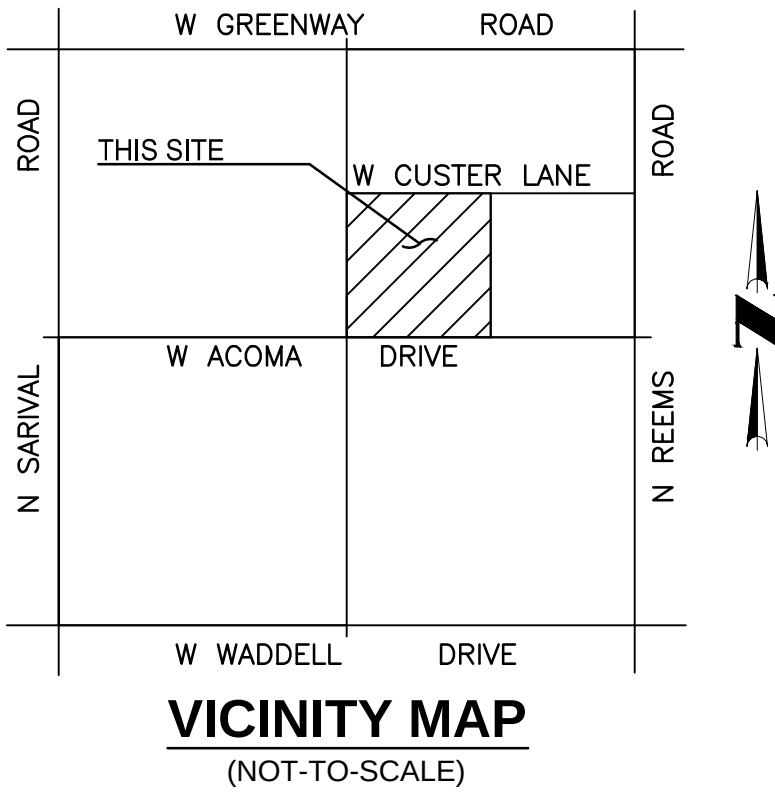
MAILBOX ELEVATION

CONCEPTUAL
MAILBOX DETAILS
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
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CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



SHEET INDEX
SHEET 01 - CONCEPTUAL MAILBOX DETAILS



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Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

SHEET
01 OF 01

CASE NO. CR15-312
DATE: 10/08/15



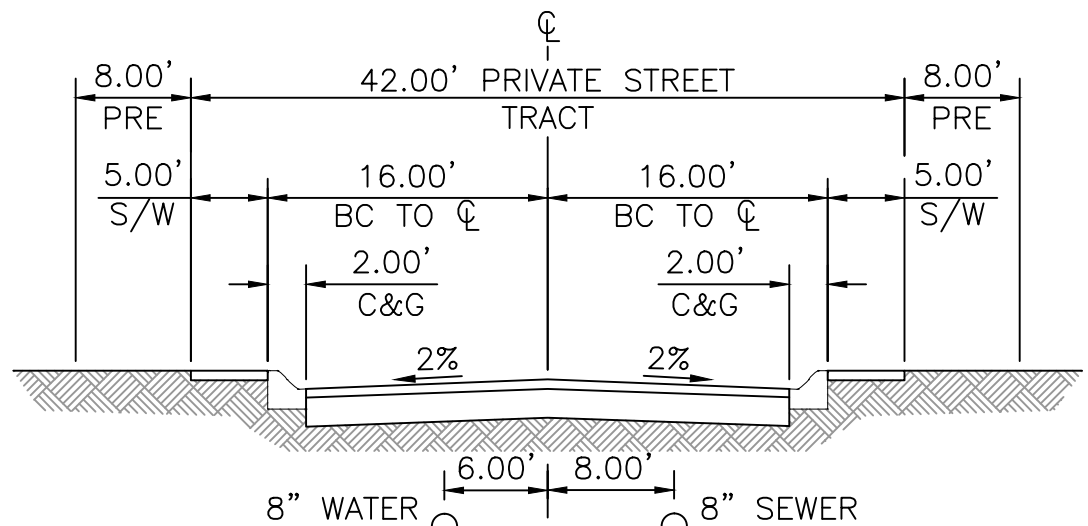
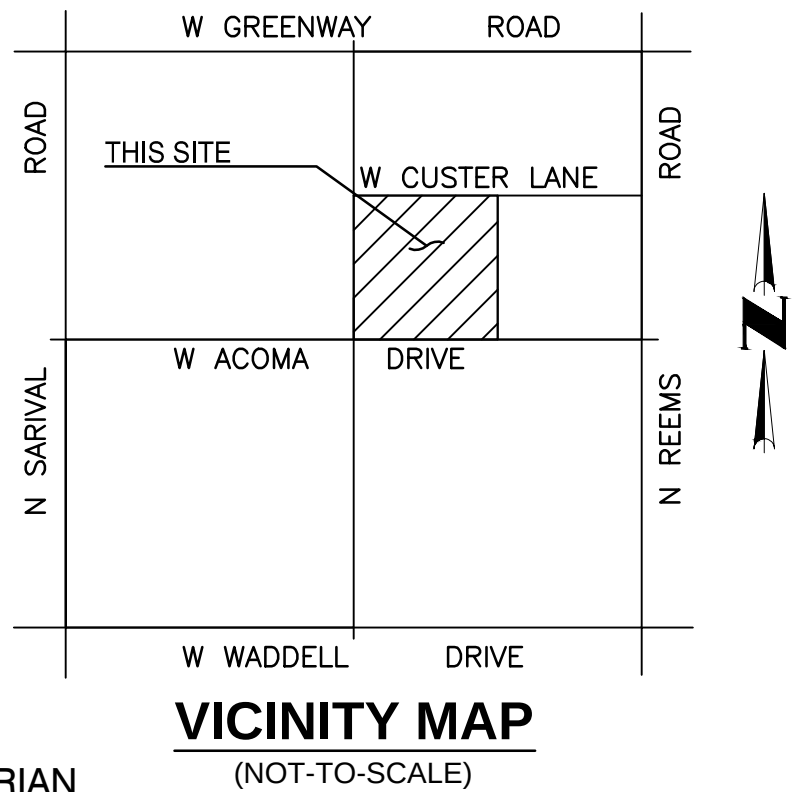
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PRELIMINARY PLAT
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
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1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
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CONTACT: RICK TAYRIEN

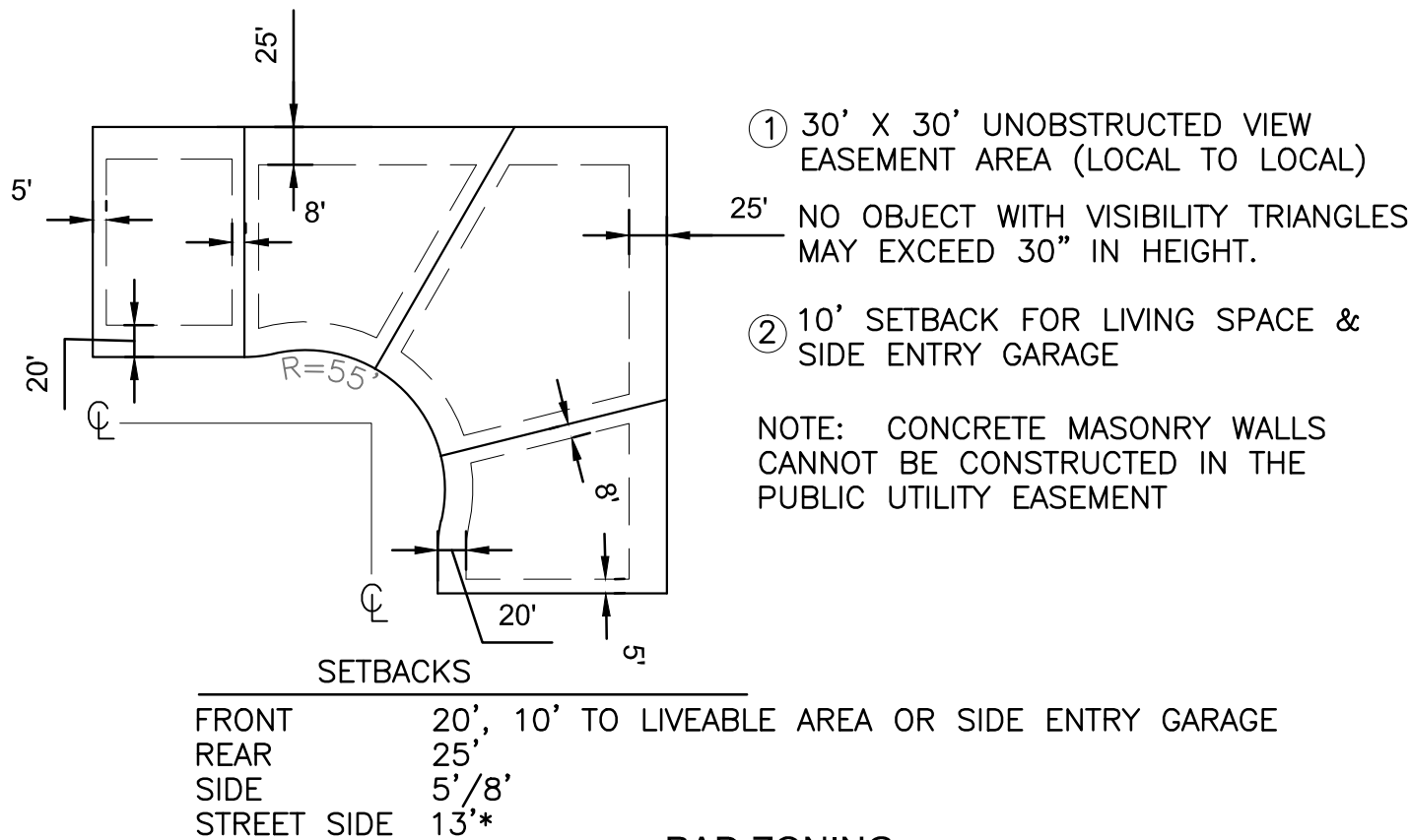
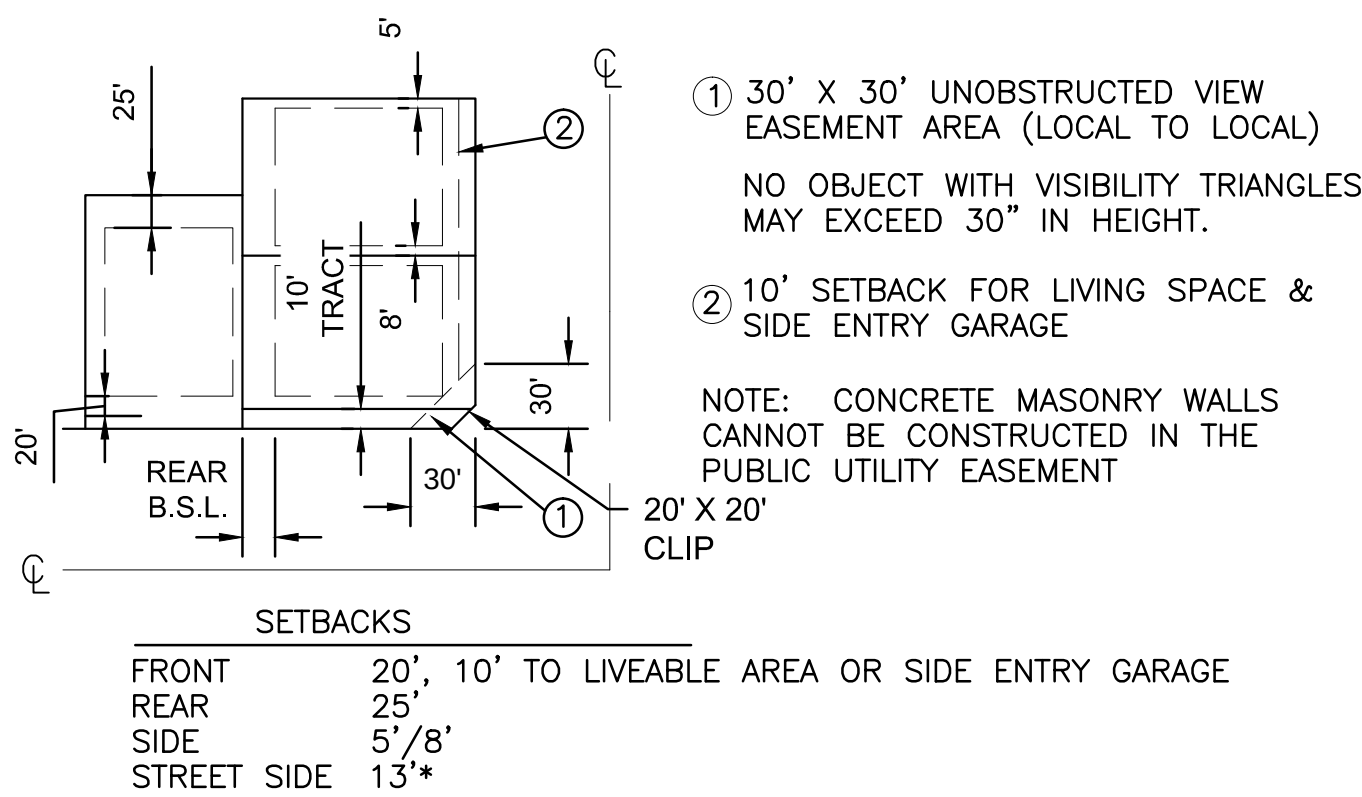
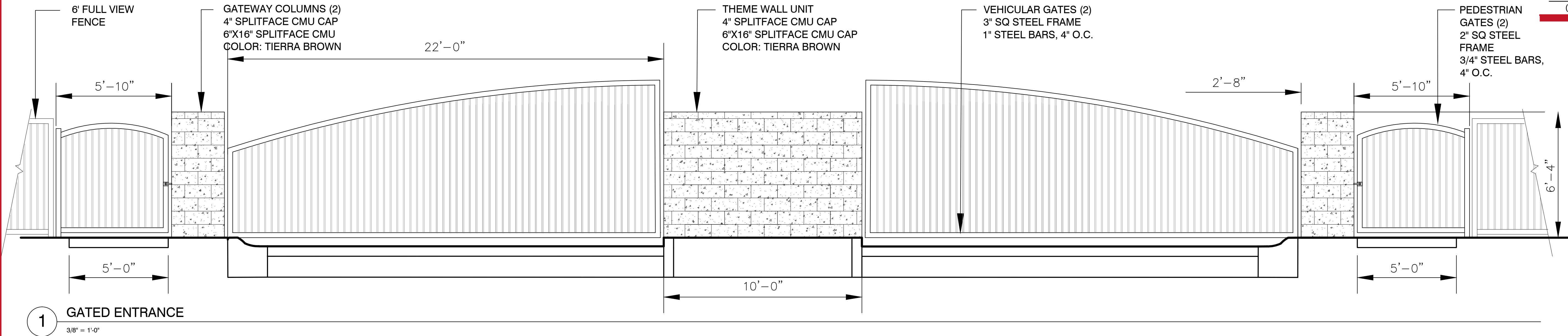
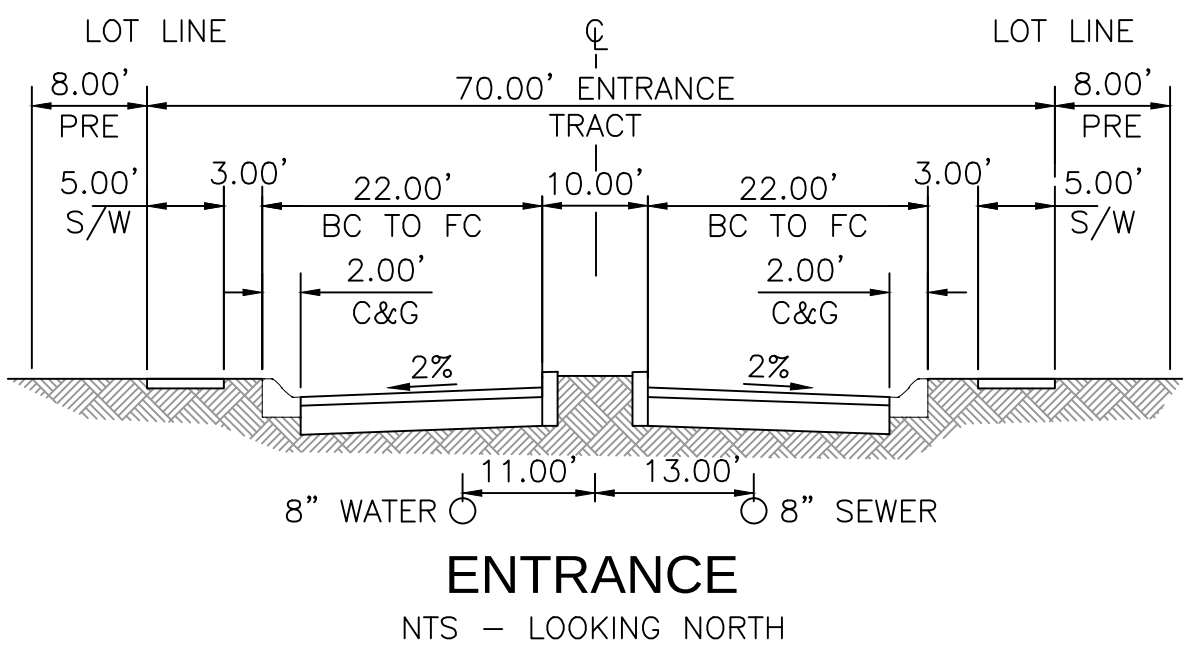
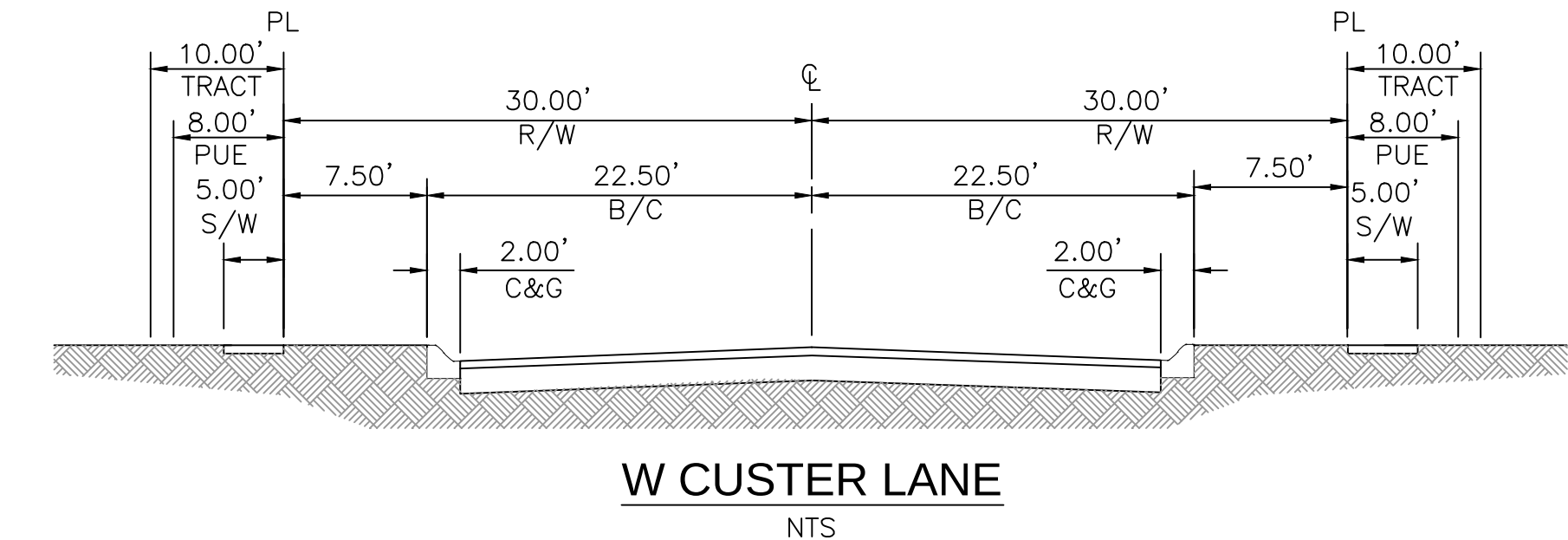
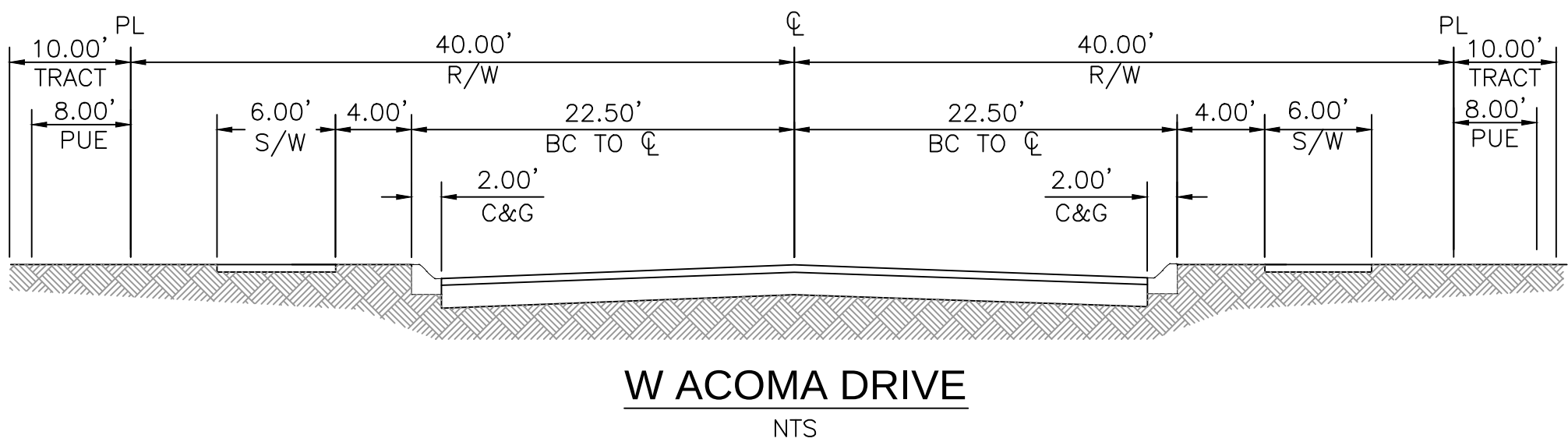
CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



NOTES: HOMEOWNERS ASSOCIATION TO MAINTAIN STREETS, SIDEWALK,
STREET LIGHTS, STREET SIGNS, AND LANDSCAPING.

*-PRIVATE ROADWAY EASEMENT(P.R.E.) DEDICATED TO THE HOMEOWNERS
ASSOCIATION. THIS EASEMENT WILL BE FOR PUBLIC ACCESS AND THE
CONSTRUCTION, INSTALLATION, IMPROVEMENT, RECONSTRUCTION,
REMOVAL, MAINTENANCE, OPERATION, AND REPAIR OF ROADWAYS,
DRAINAGE STRUCTURES, UNDERGROUND UTILITIES, SIDEWALKS,
STREETLIGHTS, STREET SIGNS, AND RELATED FACILITIES.

LOCAL STREET - PRIVATE ACCESSWAY
NTS - LOOKING NORTH OR EAST



SHEET INDEX

SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE
SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION DETAILS
SHEET 03 - SITE PLAN - NORTH HALF
SHEET 04 - SITE PLAN - SOUTH HALF

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4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

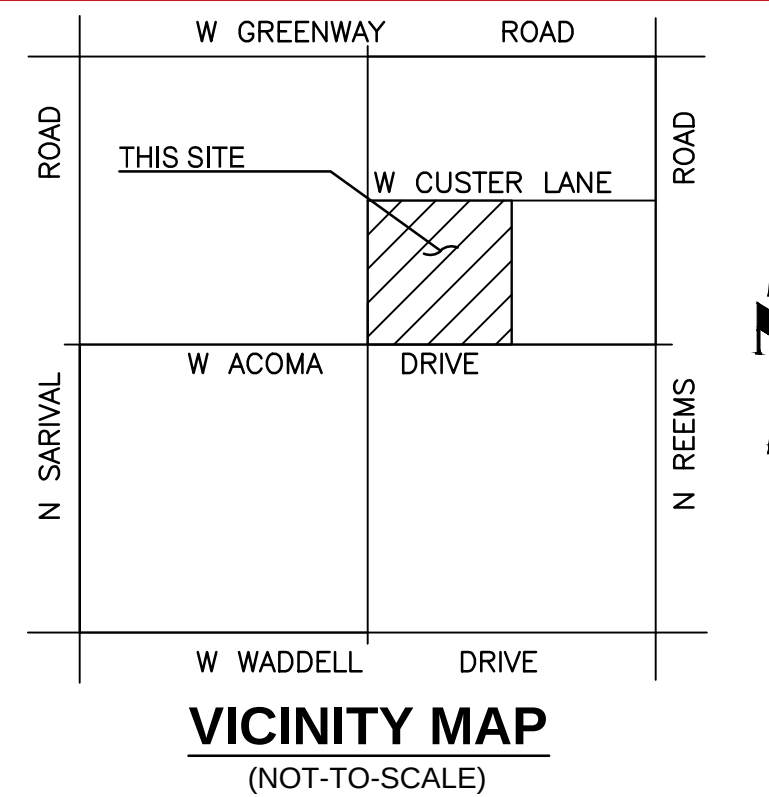


SHEET
02 OF 04

DATE: 3/07/16

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

<u>OWNER / DEVELOPER</u>	<u>CVL DESIGN TEAM</u>
GARRETT-WALKER HOMES, LLC	COE & VAN LOO CONSULTANTS, INC.
1838 W. PARKSIDE LANE	4550 N. 12TH STREET
SUITE 200	PHOENIX, AZ 85014
PHOENIX, ARIZONA 85027	PHONE: (602) 285-4752
PHONE: (480) 607-6580	CONTACT: DAVE COBLE
CONTACT: RICK TAYRIEN	



	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.R.E.) INDICATES PRIVATE ROADWAY EASEMENT
	THEME WALL
	THEME PANEL
	SECONDARY WALL
	PARTIAL VIEW WALL
	FULL VIEW WALL
	END OF WALL COLUMN
	PROPOSED FIRE HYDRANT

SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABL
SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION
DETAILS
SHEET 03 - SITE PLAN - NORTH HALF
SHEET 04 - SITE PLAN - SOUTH HALF



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 Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

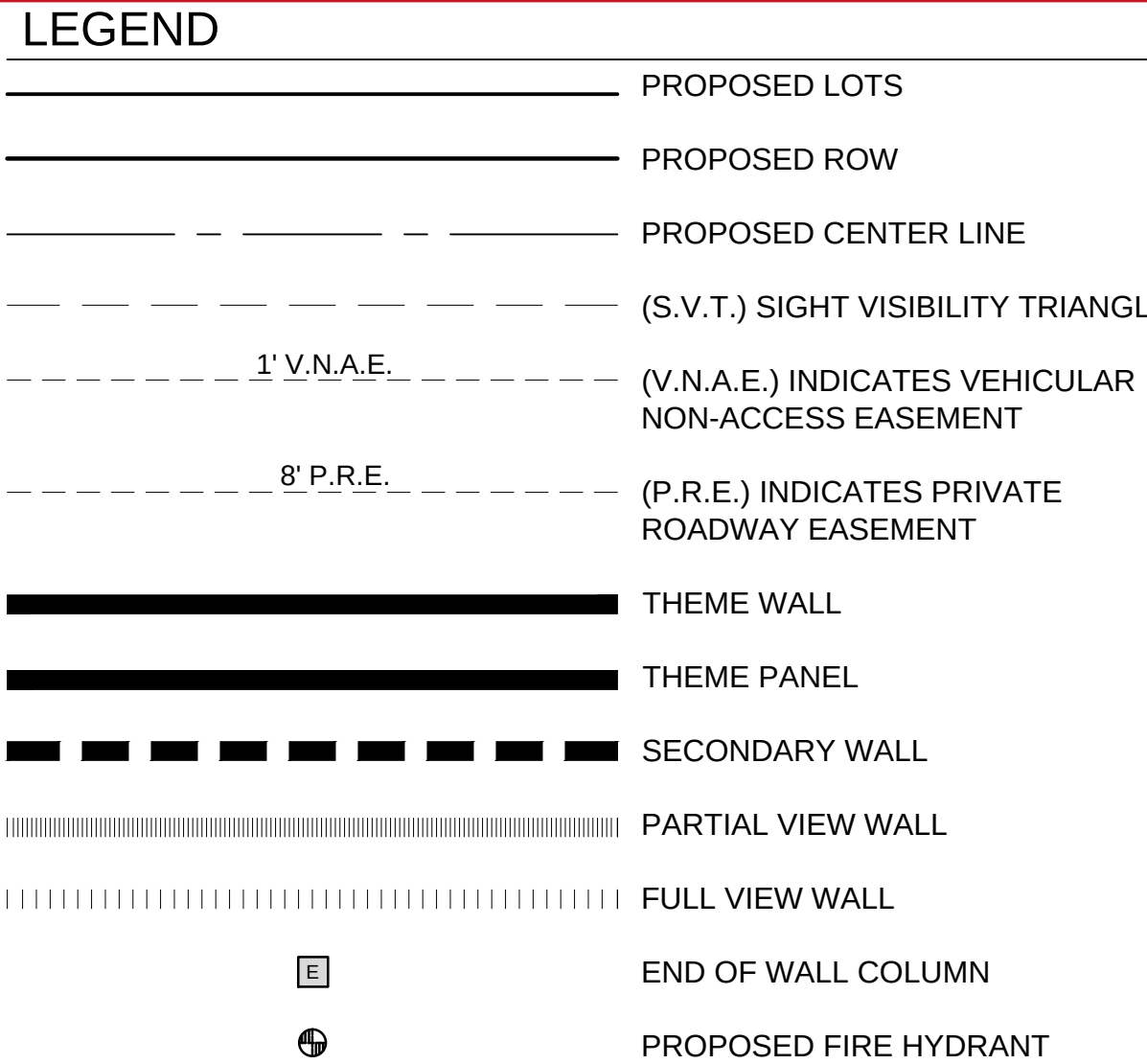


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03 OF 04

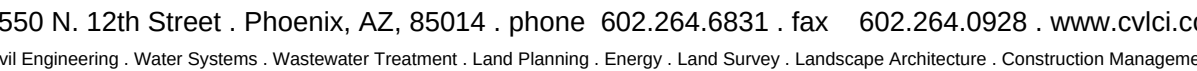
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A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
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SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE
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SHEET 03 - SITE PLAN - NORTH HALF
SHEET 04 - SITE PLAN - SOUTH HALF

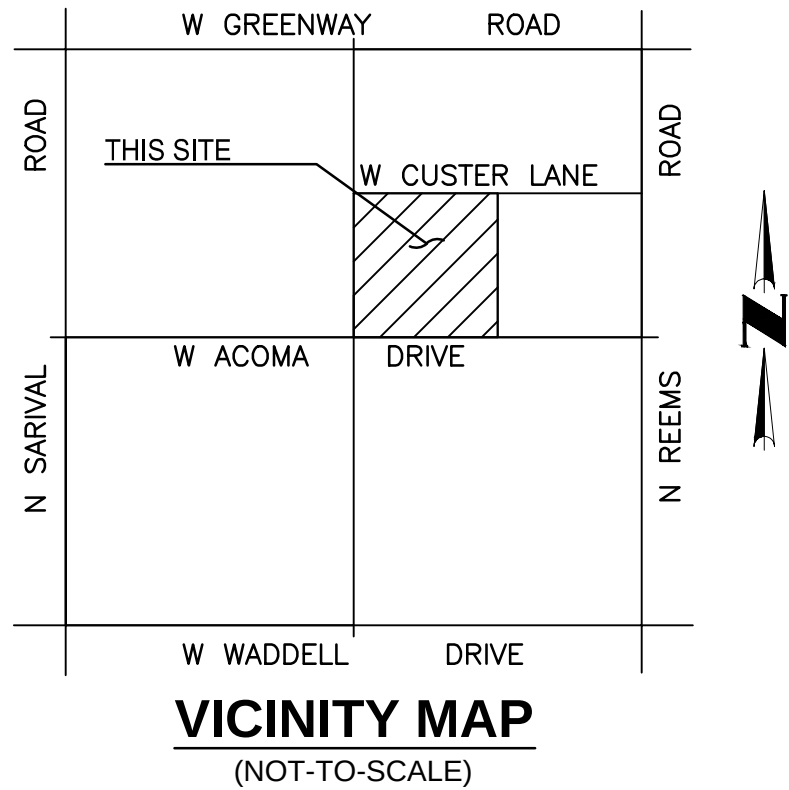


DATE: 3/07/16

DEVELOPMENT MASTER PLAN
STREET NAME REQUEST
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
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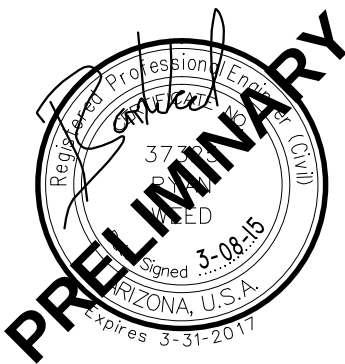
OWNER / DEVELOPER GARRETT-WALKER HOMES, LLC 1838 W. PARKSIDE LANE SUITE 200 PHOENIX, ARIZONA 85027 PHONE: (480) 607-6580 CONTACT: RICK TAYRIEN	CVL DESIGN TEAM CVL CONSULTANTS, INC. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4752 CONTACT: DAVE COBLE
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LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX
SHEET 01 - DEVELOPMENT MASTER PLAN STREET NAME REQUEST

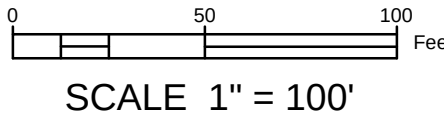
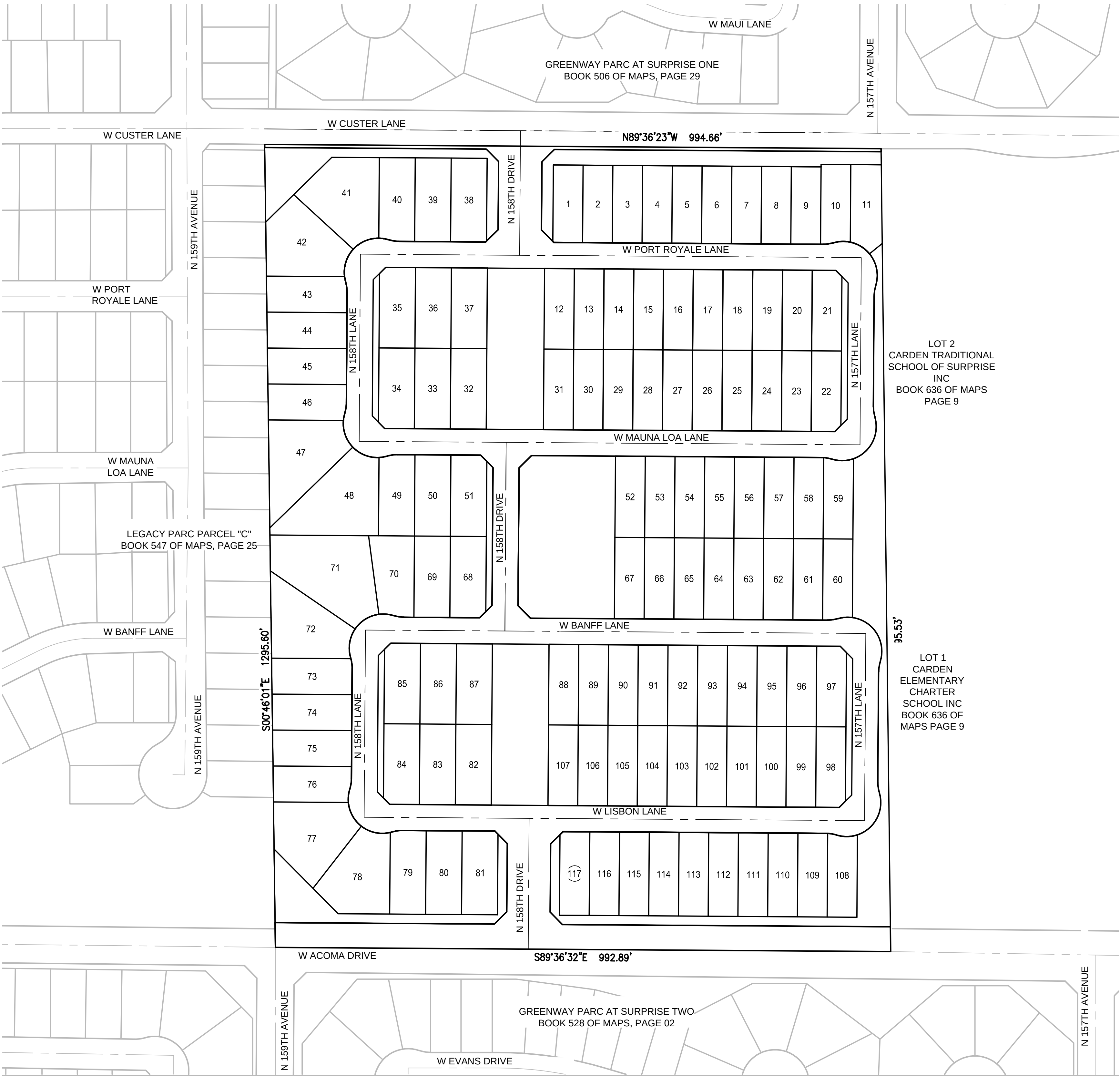
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



SHEET
01 of 01

EXHIBIT 11

DATE: 3/08/16



Appendix

Appendix A

Conceptual Home Product Floor Plans and Elevations





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015



PLAN 1 - DESERT PRAIRIE



PLAN 1 - CRAFTSMAN



PLAN 1 - SPANISH



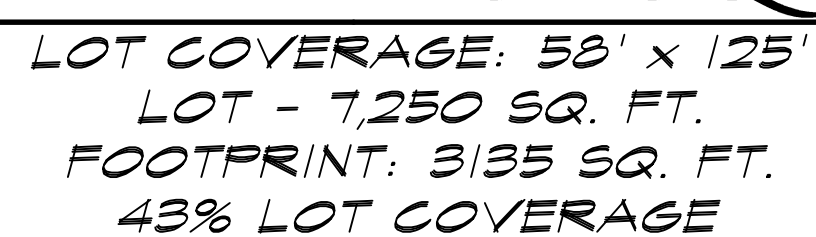
PLAN 2 - DESERT PRAIRIE

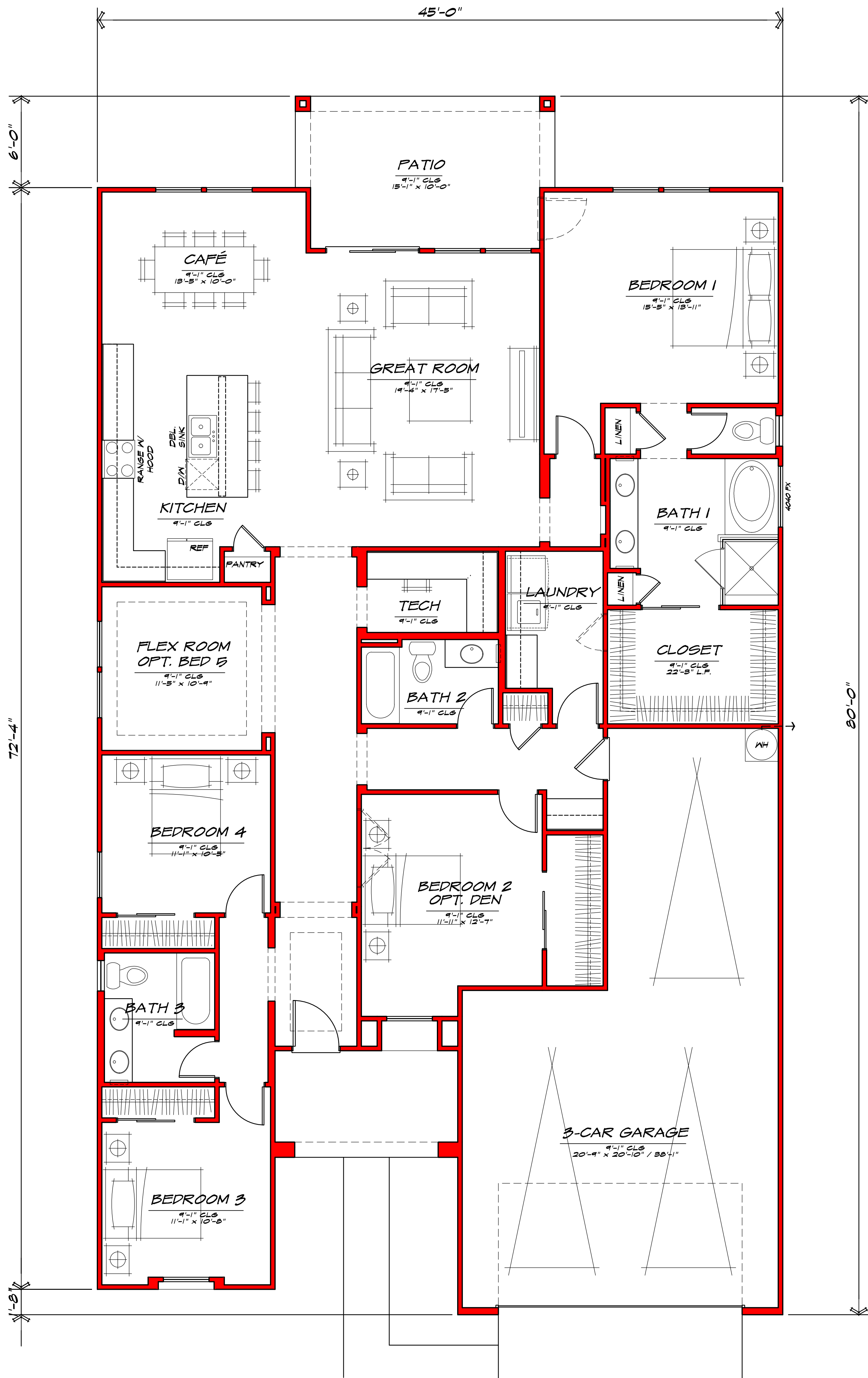


PLAN 2 - CRAFTSMAN



PLAN 2 - SPANISH





PLAN 3 - 2475 SQ. FT.

LOT COVERAGE: 58' x 125'
LOT - 7,250 SQ. FT.
FOOTPRINT: 3289 SQ. FT.
45% LOT COVERAGE

GARRETT-WALKER
HOMES
LOCAL • EXPERIENCED • QUALITY

1838 WEST PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
480-607-6580
WWW.GWHAZ.COM

Acoma Court

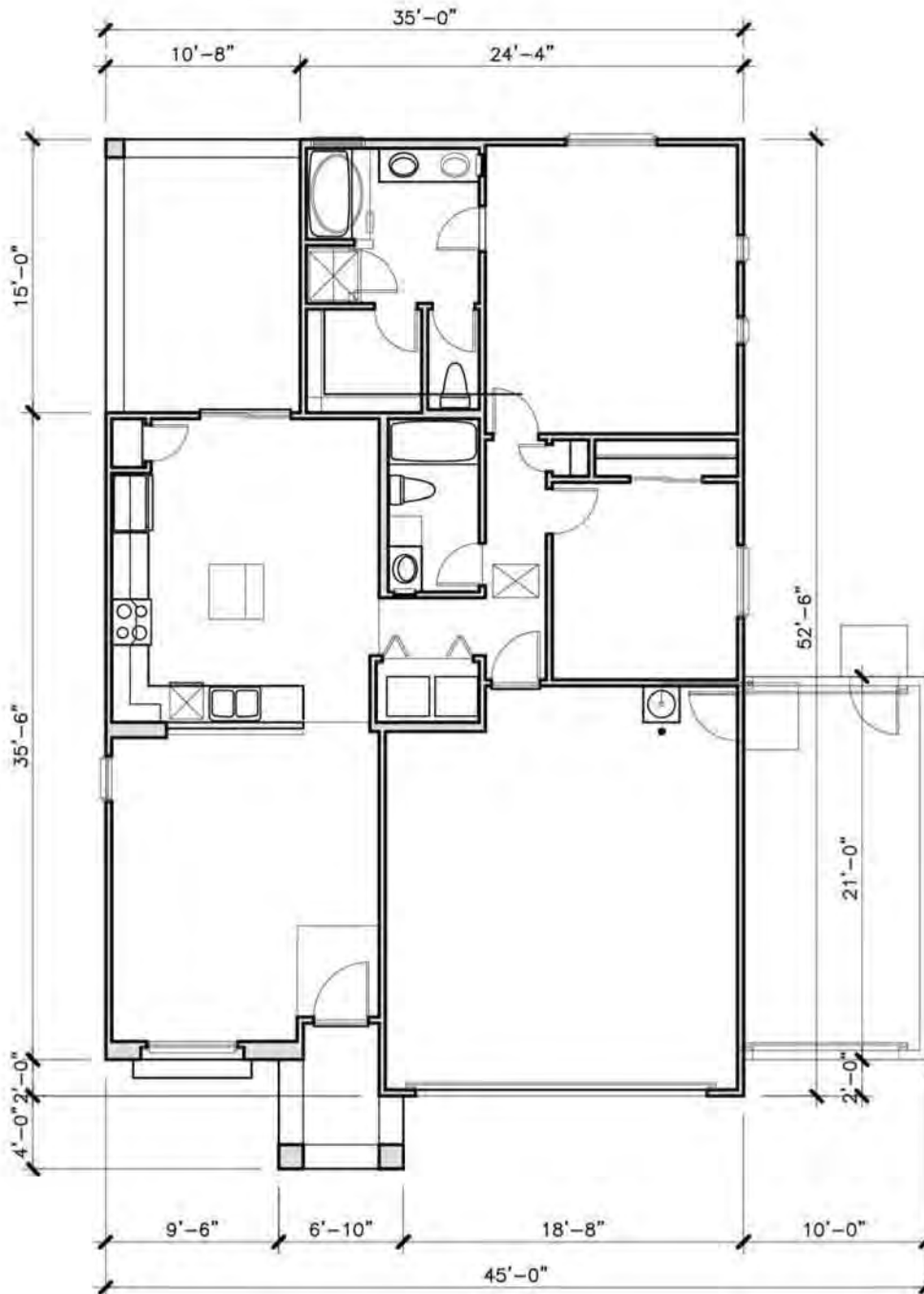
SURPRISE, ARIZONA
OCTOBER 15, 2015



SCALE: 1"=10'0"
PLAN 3500
FIRST FLOOR PLAN

Acoma Court

SURPRISE, ARIZONA
OCTOBER 16, 2015





FRONT



(3RD BAY GARAGE)

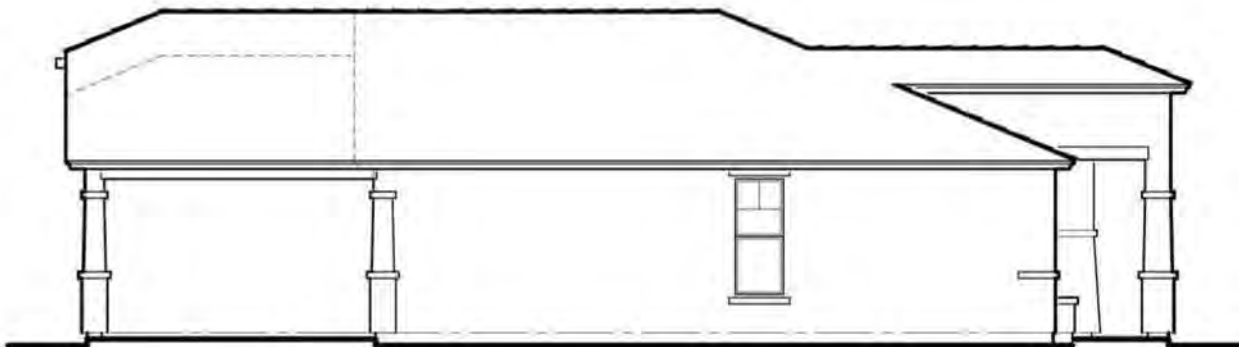
REAR



3RD BAY GARAGE



RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3500
ELEVATION OPTION E





FRONT



(3RD BAY GARAGE)

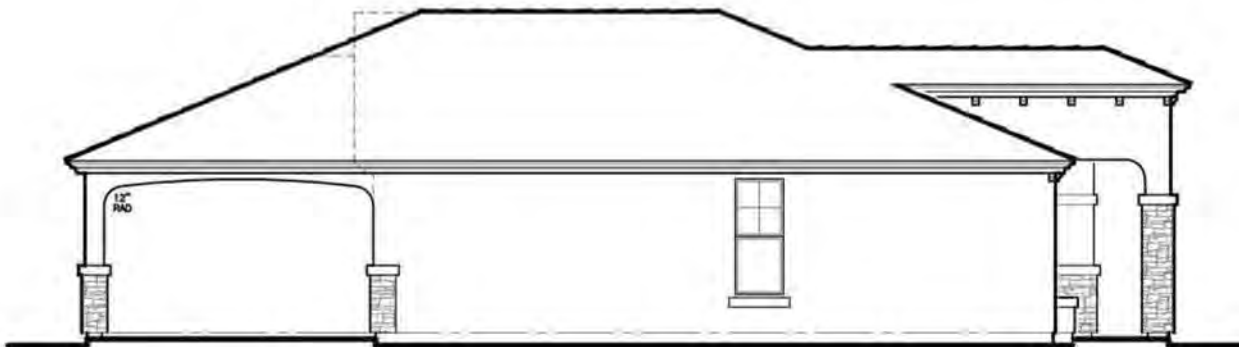
REAR



3RD BAY GARAGE



RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

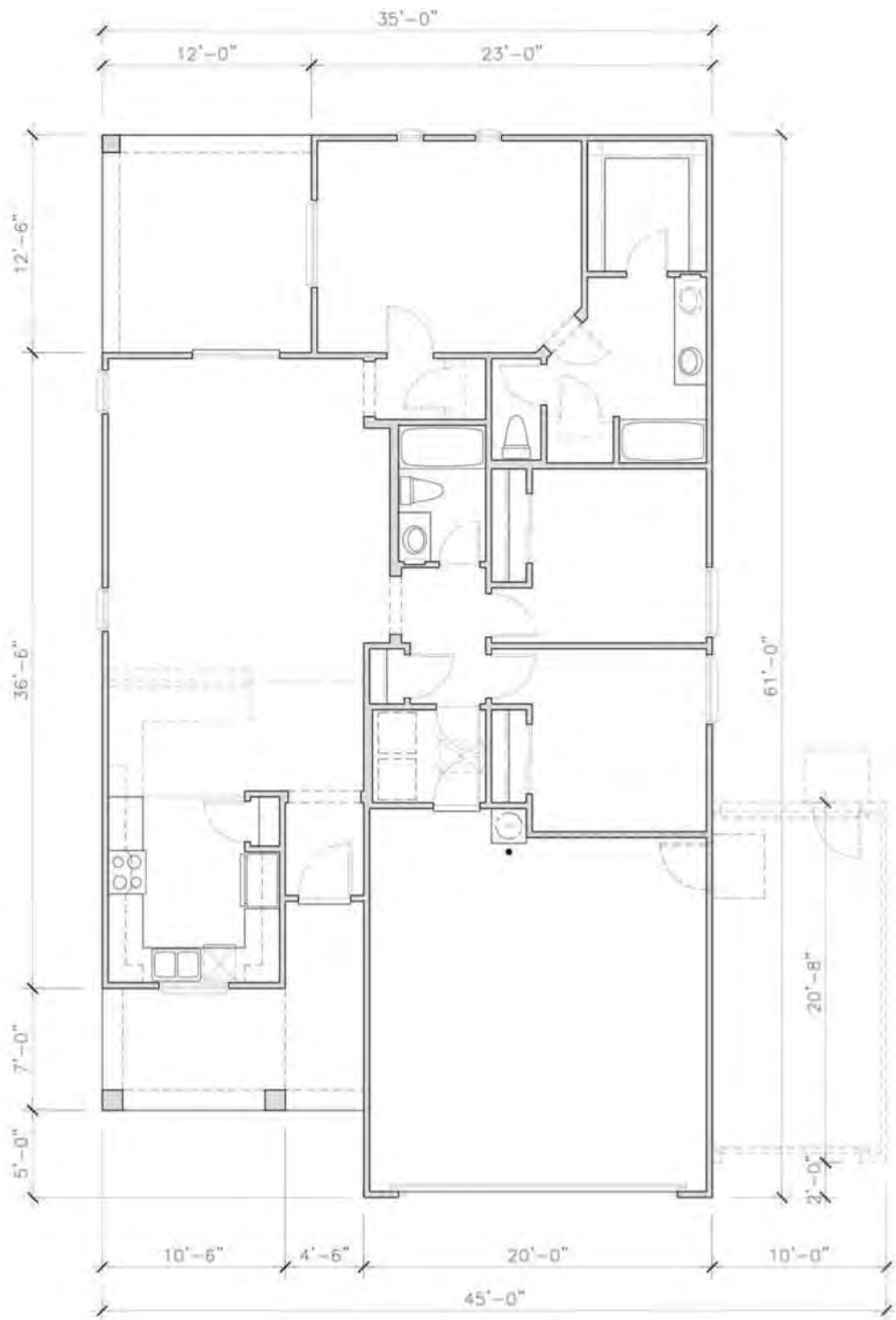
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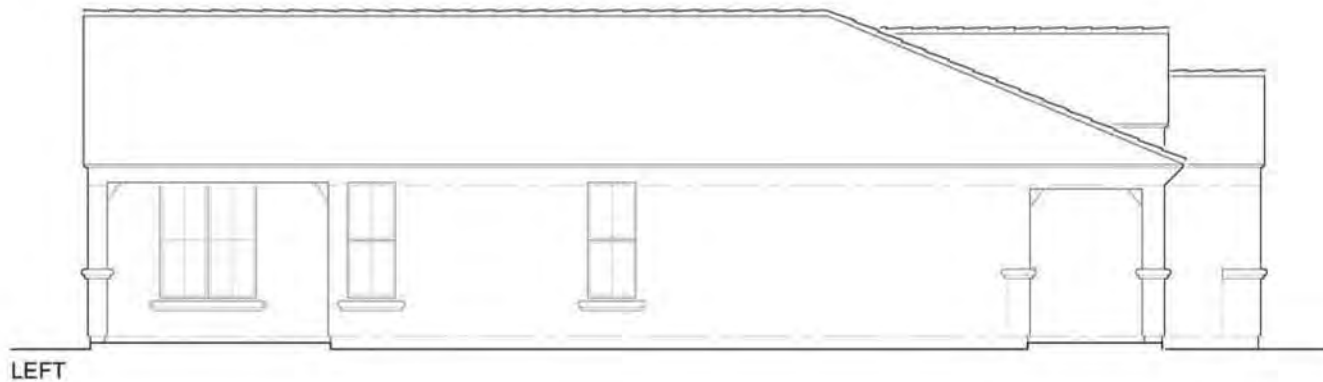
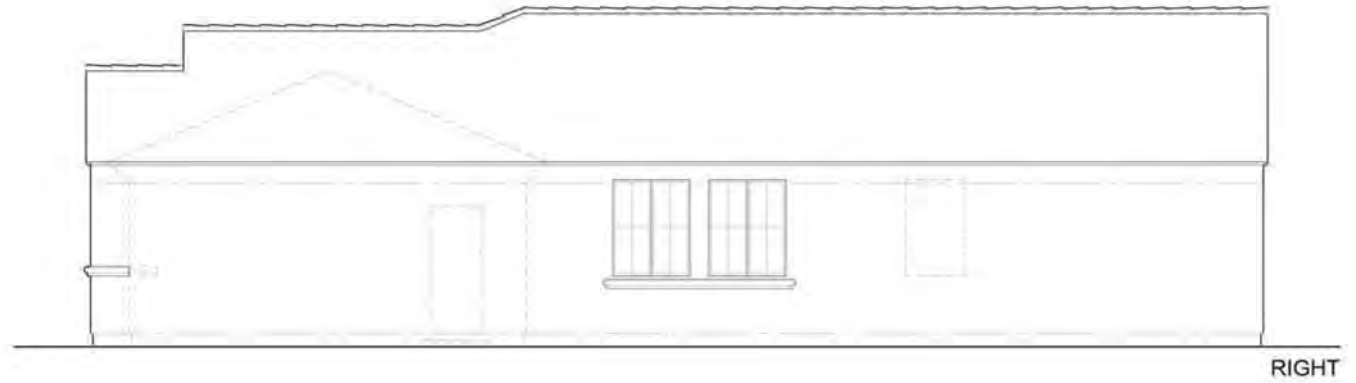
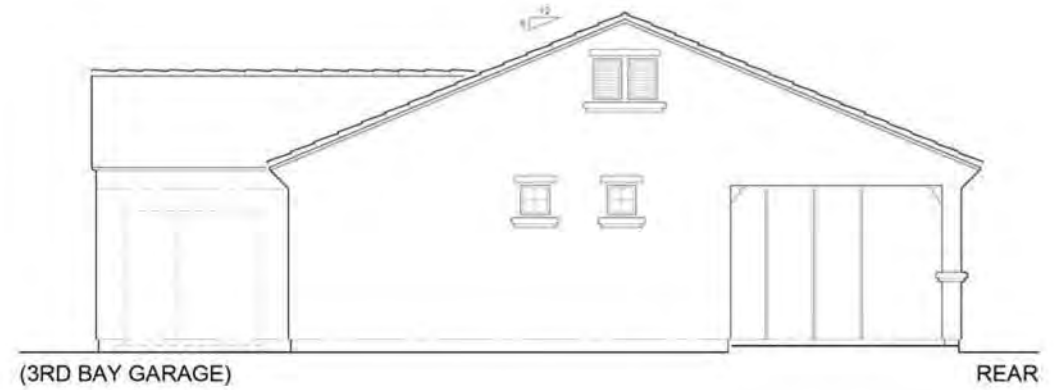
SCALE: 1"=10'0"

PLAN 3500

ELEVATION OPTION F







Acoma Court

SURPRISE, ARIZONA

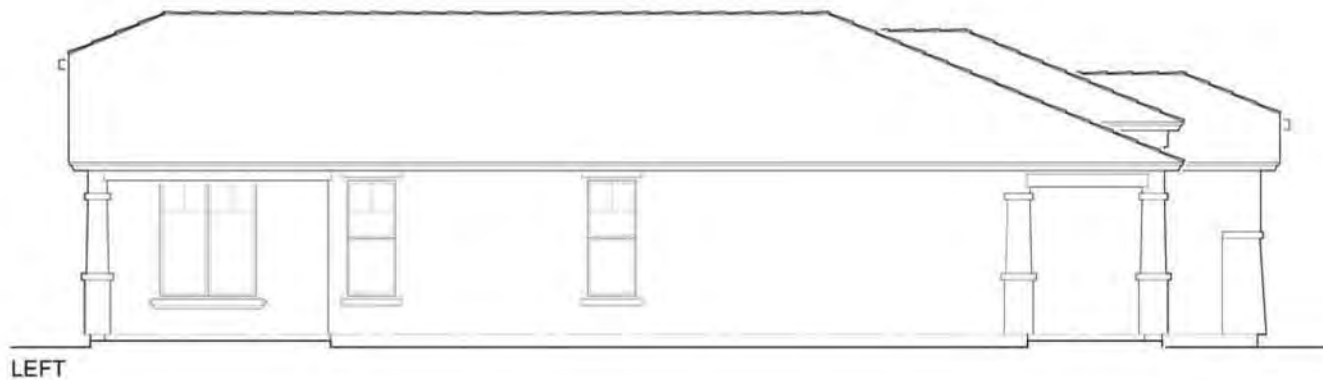
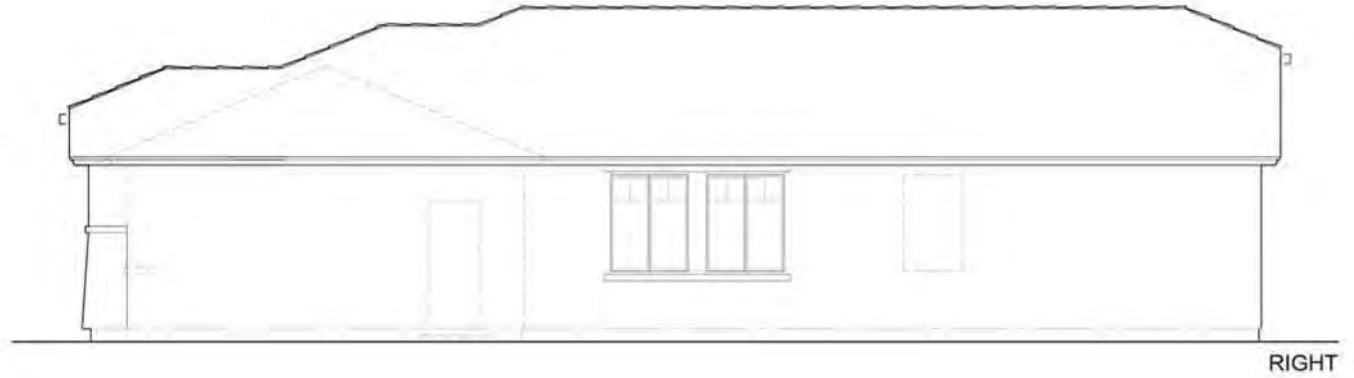
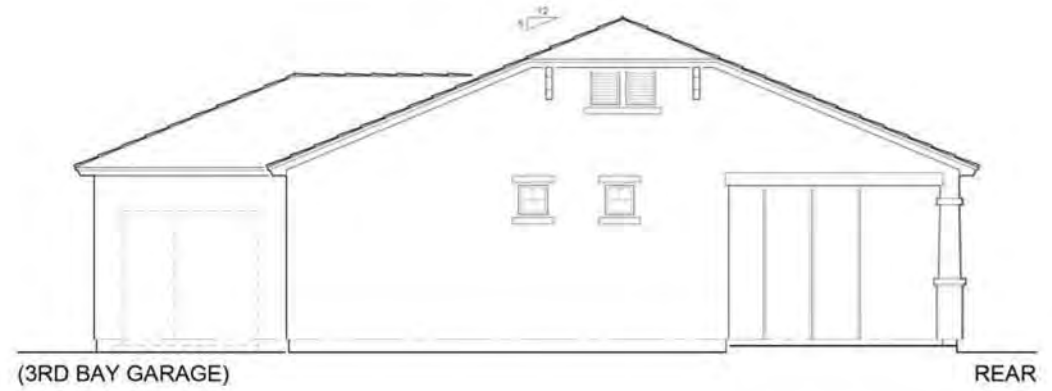
OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION D





Acoma Court

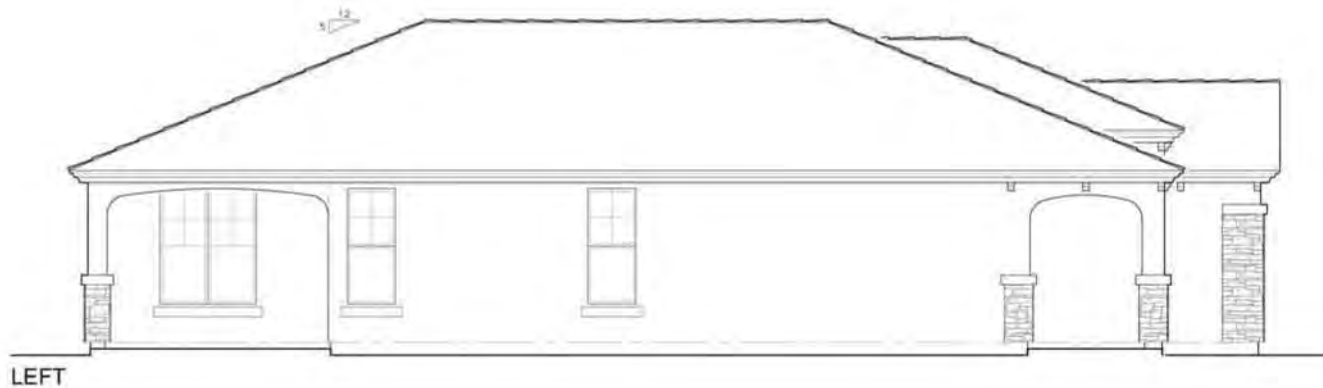
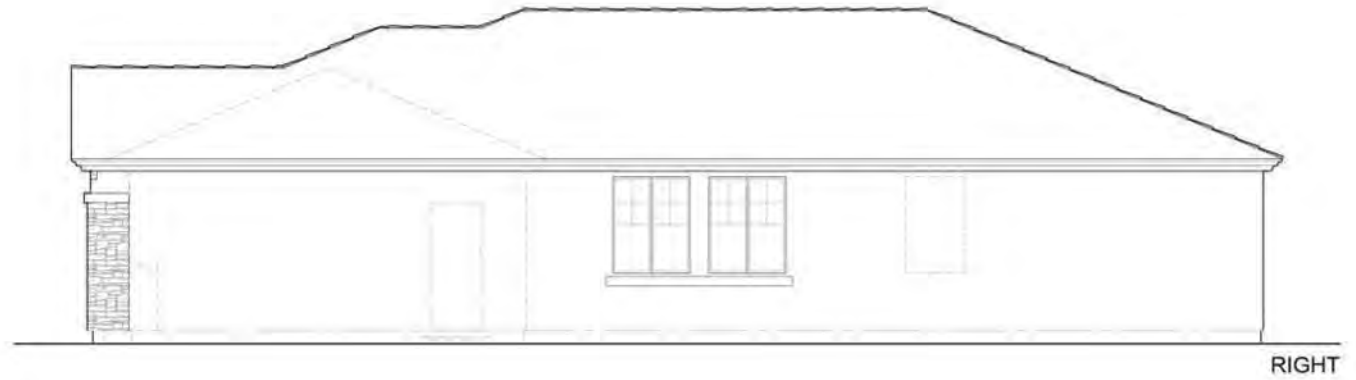
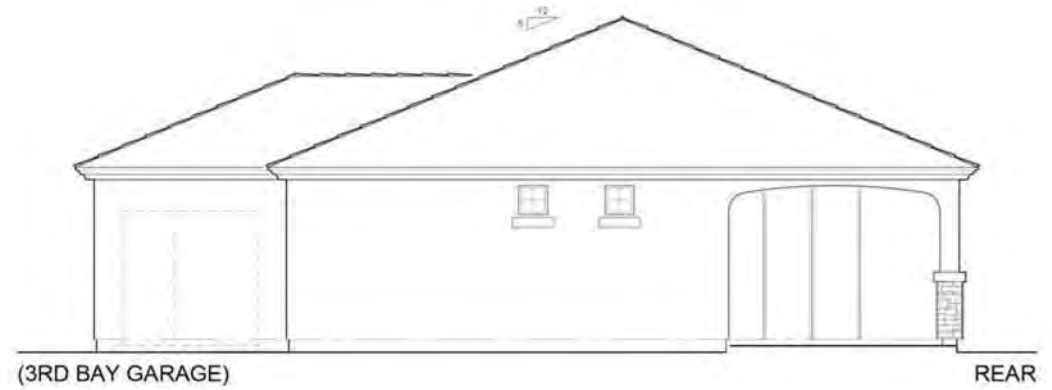
SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION E





Acoma Court

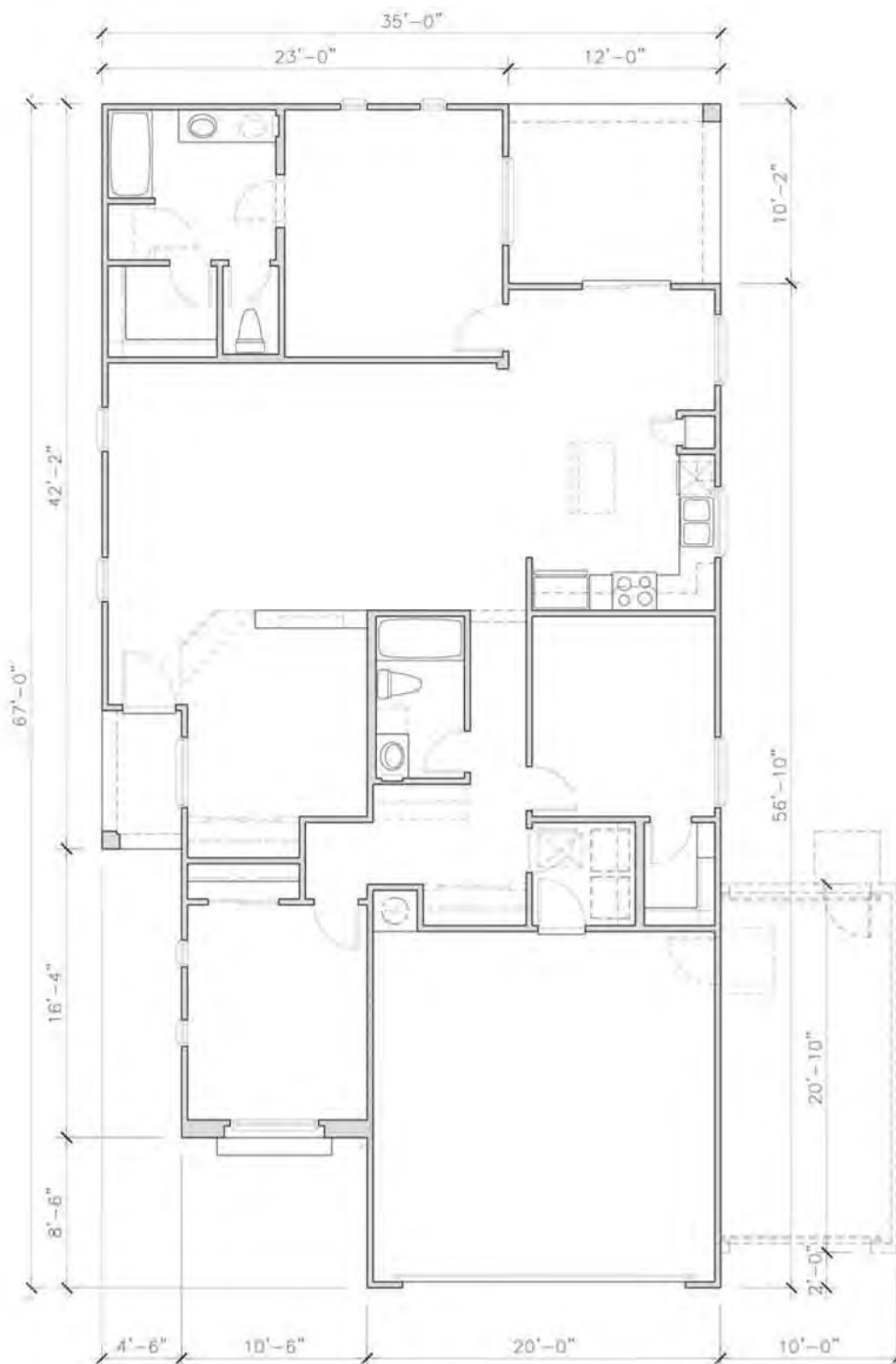
SURPRISE, ARIZONA

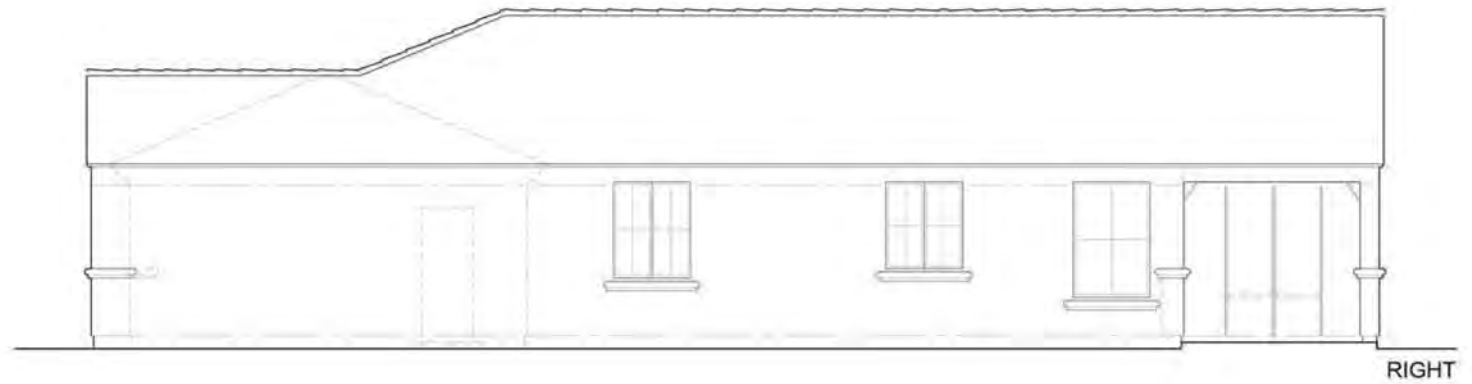
OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION F







Acoma Court

SURPRISE, ARIZONA

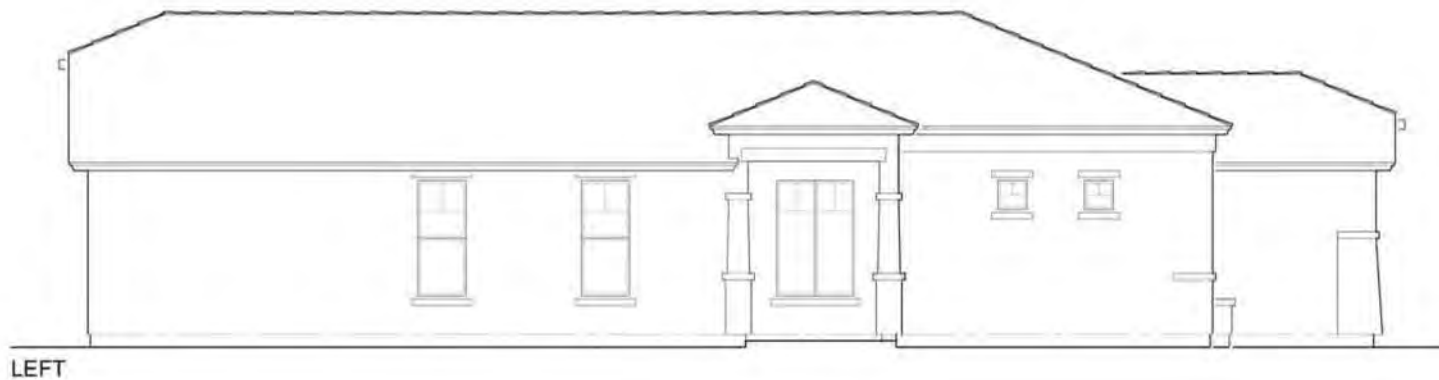
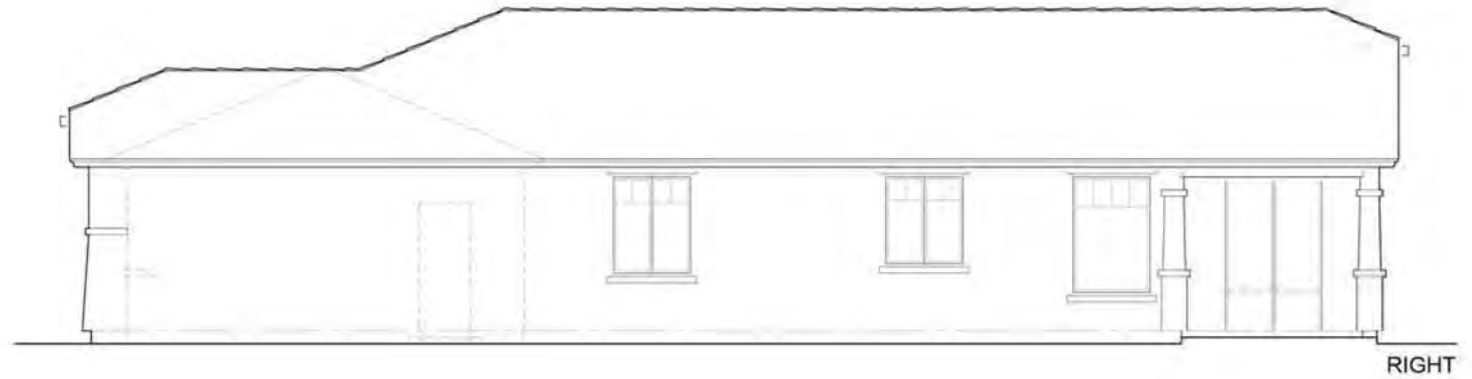
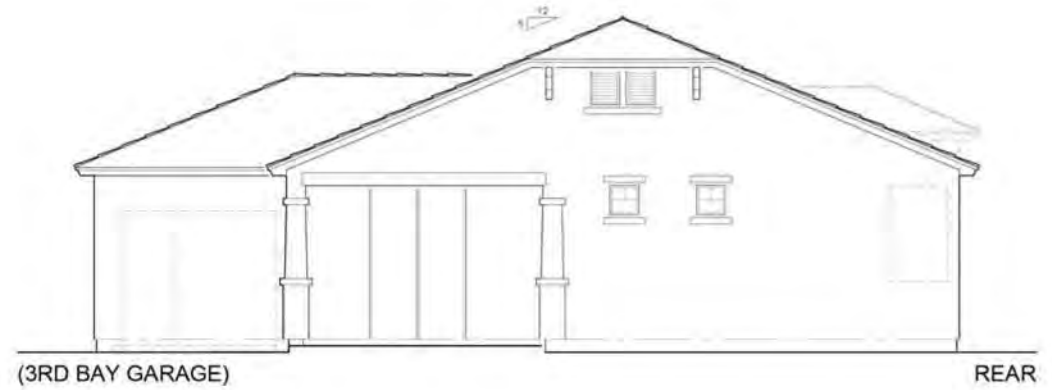
OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3520
ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

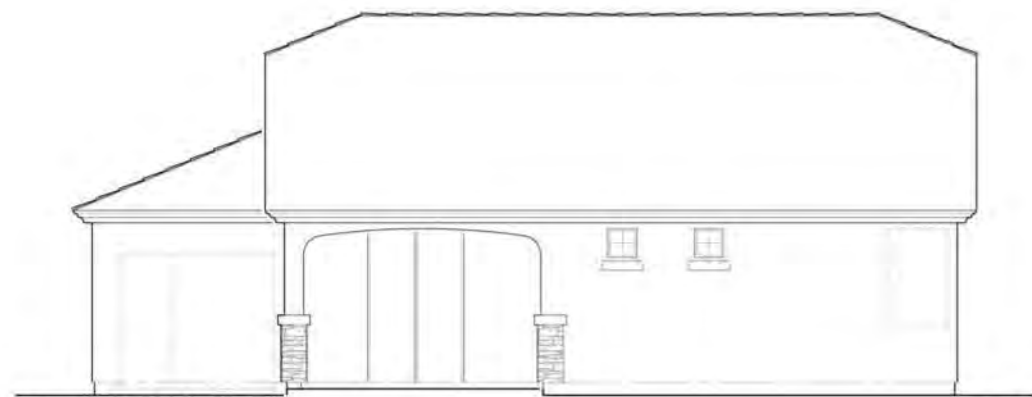
SCALE: 1"=10'0"

PLAN 3520
ELEVATION OPTION E





FRONT



(3RD BAY GARAGE)

REAR



3RD BAY GARAGE



RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

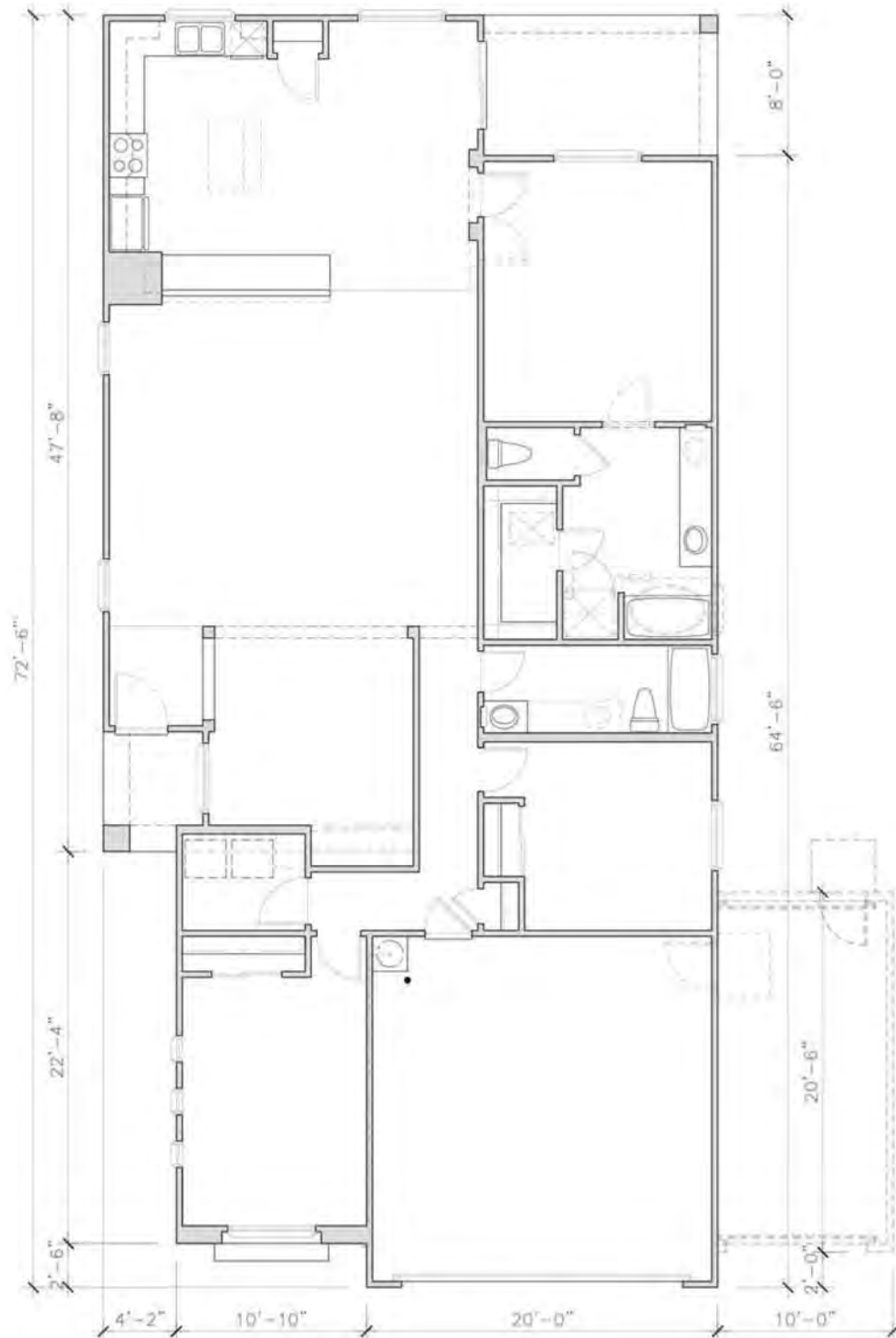
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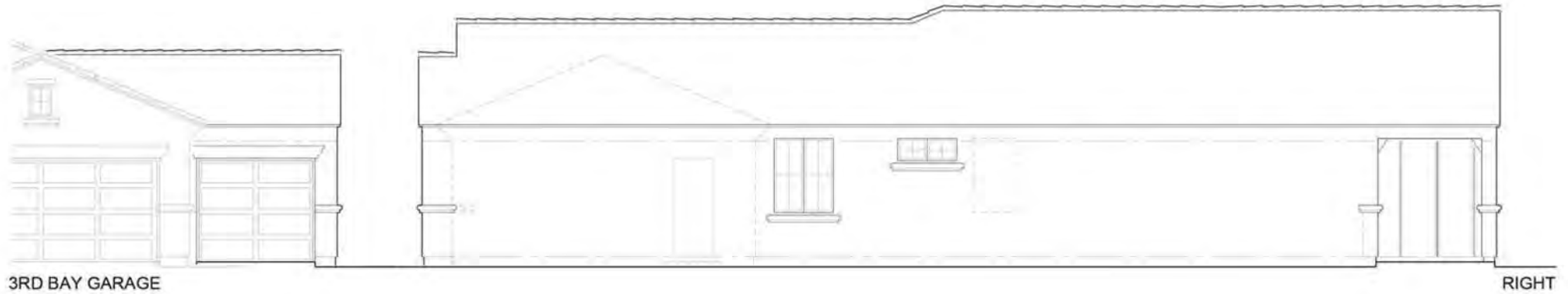
SCALE: 1"=10'0"

PLAN 3520

ELEVATION OPTION F







Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3530
ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3530
ELEVATION OPTION E





FRONT



(3RD BAY GARAGE)

REAR



3RD BAY GARAGE

RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3530

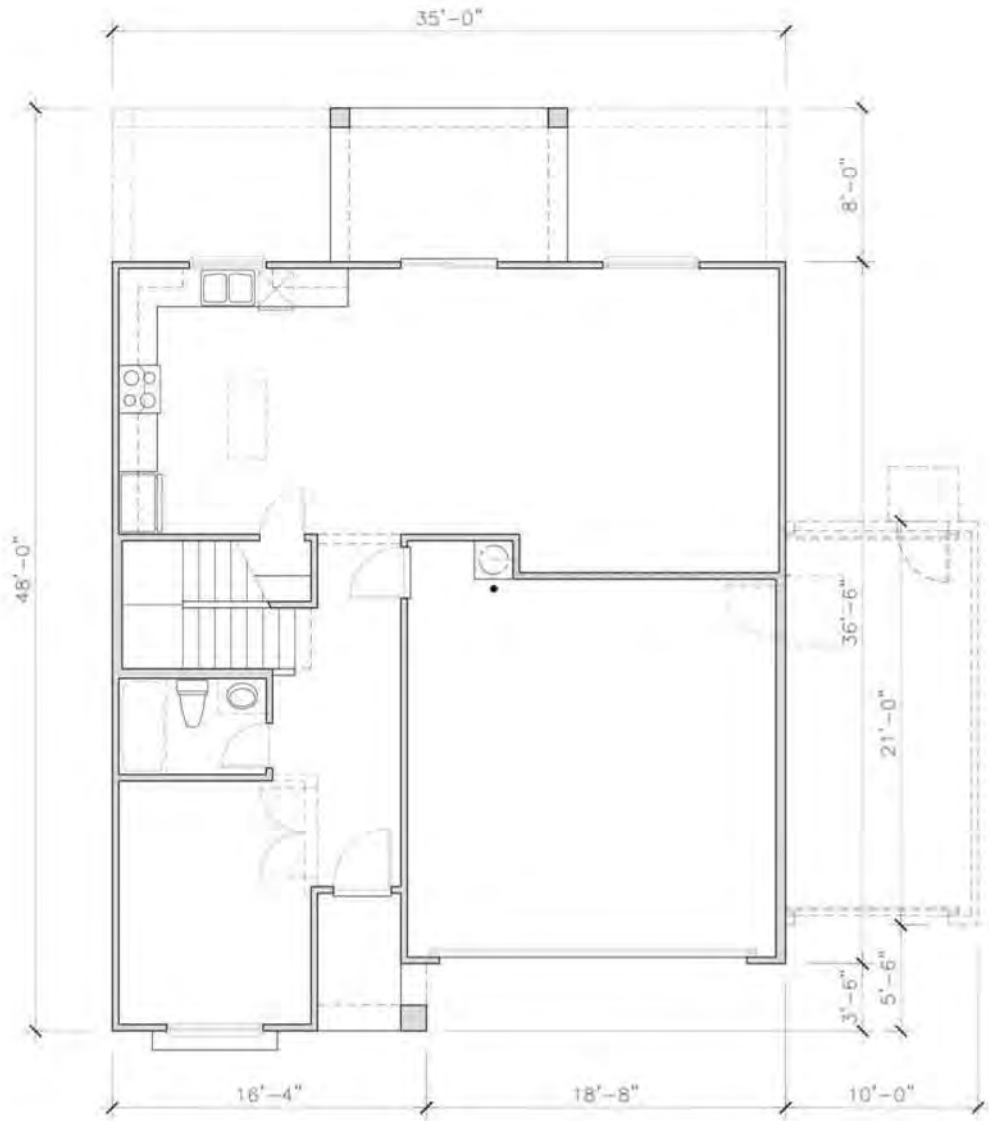
ELEVATION OPTION F

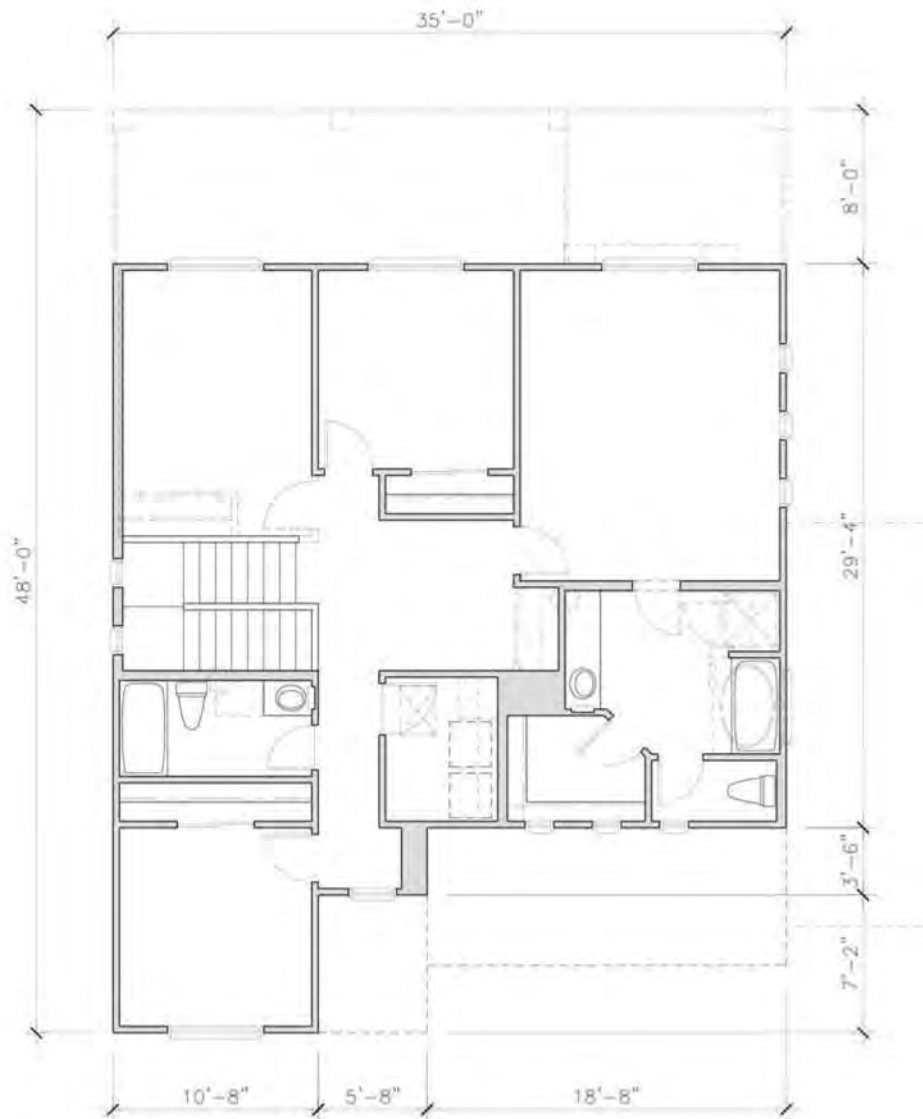


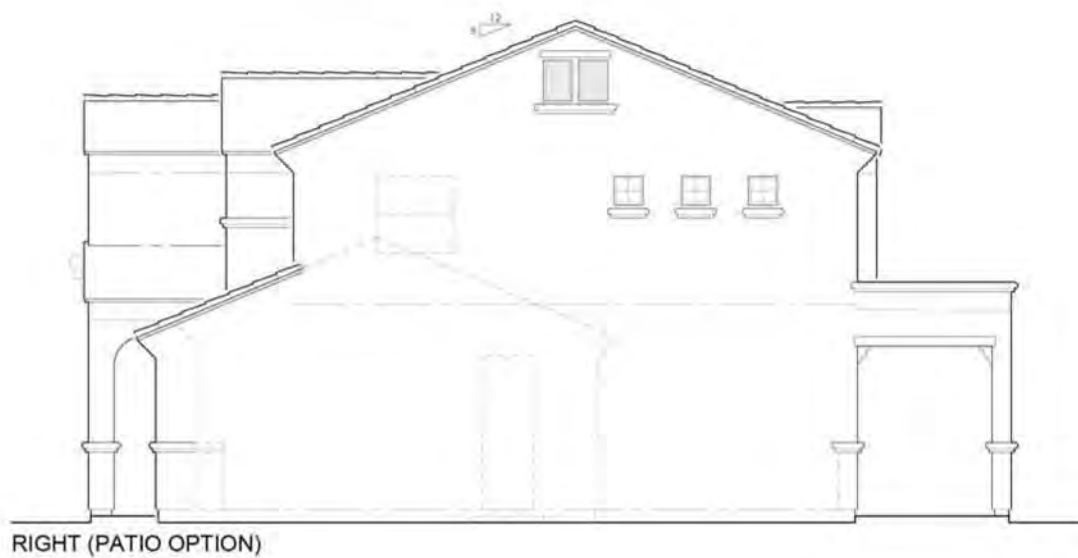


SCALE: 1"=10'0"
PLAN 3535
FIRST FLOOR PLAN

Acoma Court
SURPRISE, ARIZONA
OCTOBER 16, 2015







Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

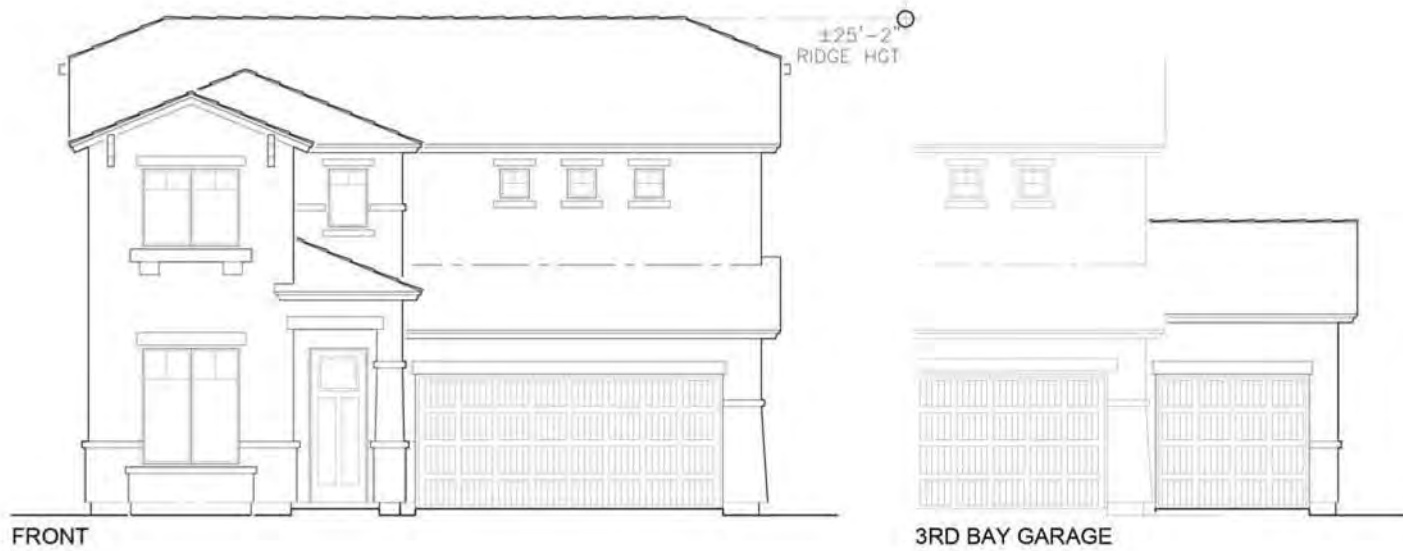
OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3535

ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3535

ELEVATION OPTION E





FRONT



3RD BAY GARAGE



RIGHT (PATIO OPTION)

Acoma Court

SURPRISE, ARIZONA

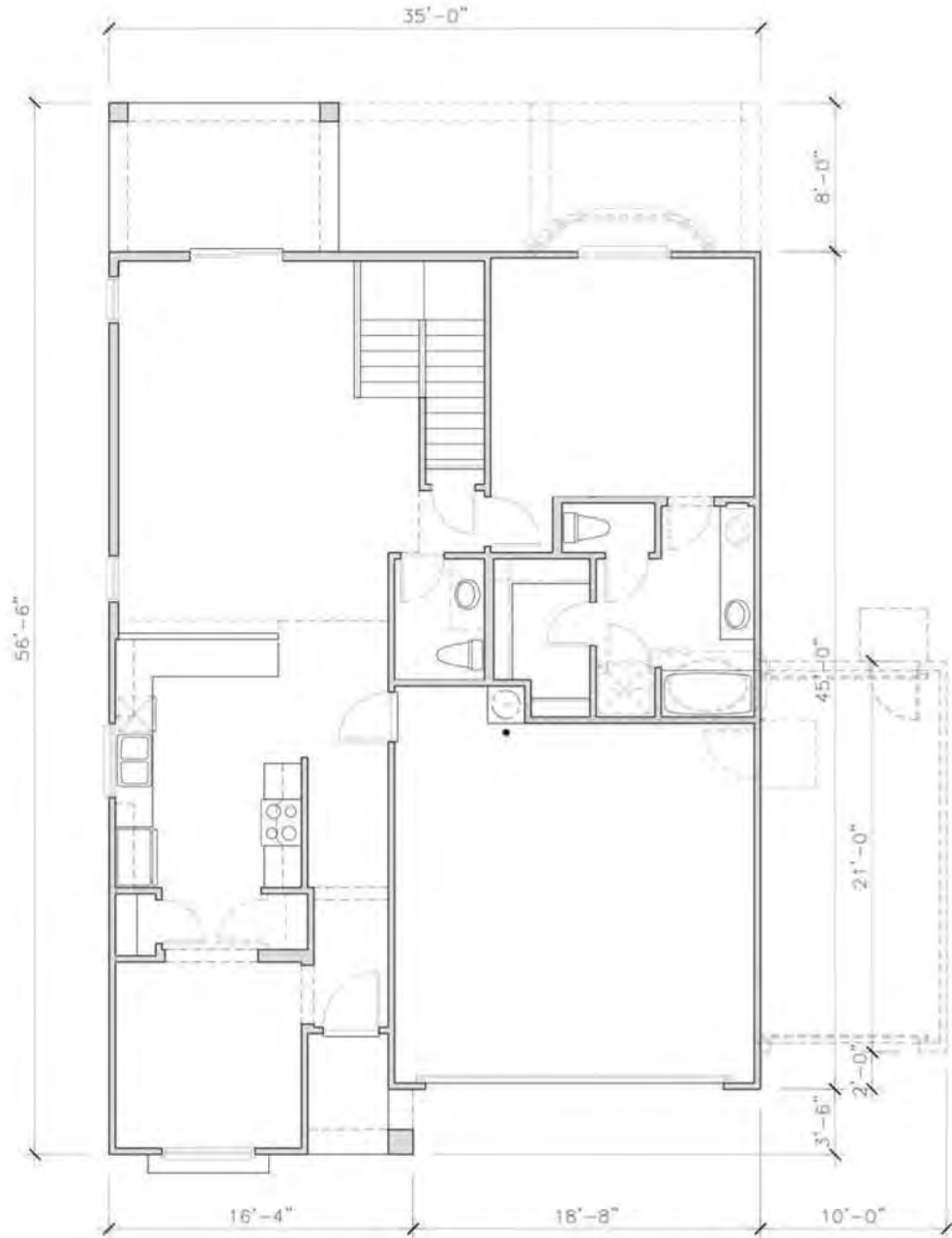
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SCALE: 1"=10'0"

PLAN 3535

ELEVATION OPTION F







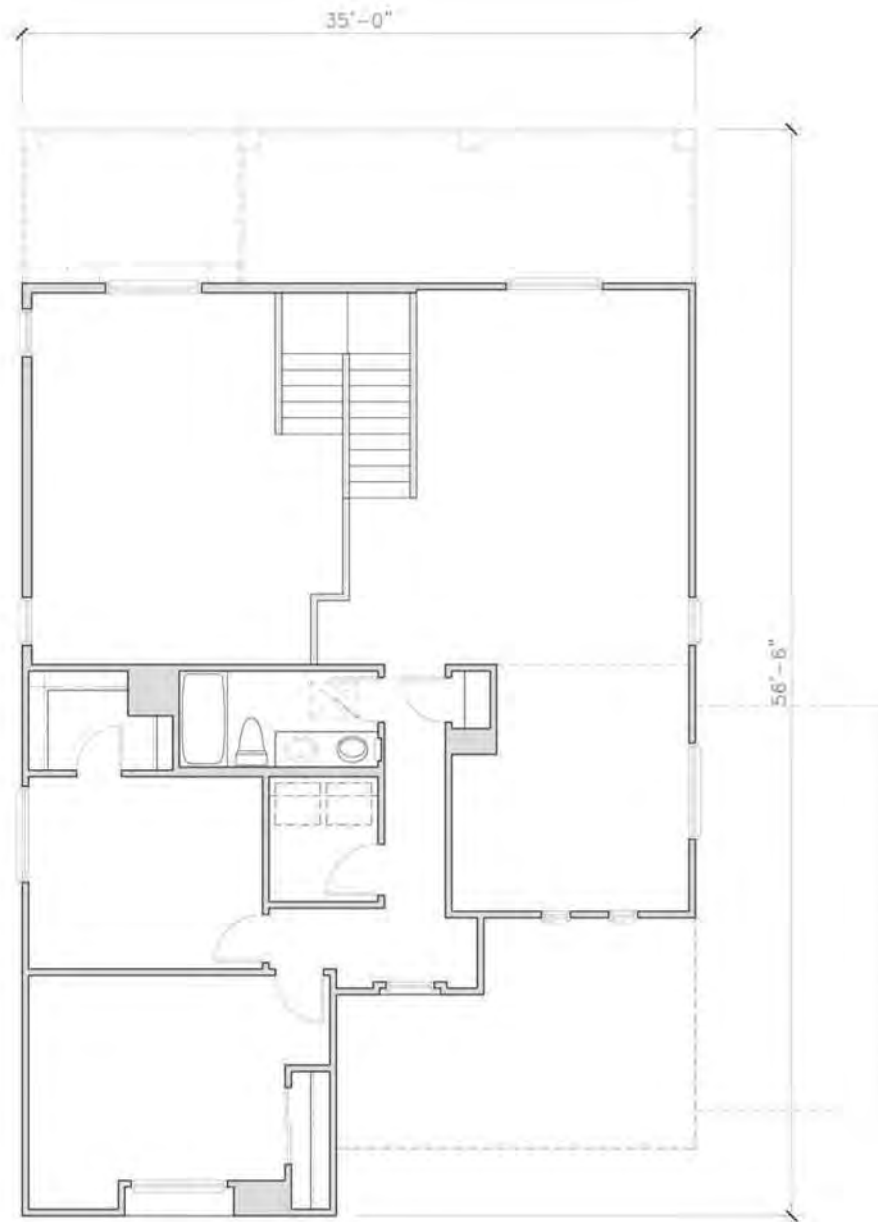
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PLAN 3540
SECOND FLOOR PLAN

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015





FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3540

ELEVATION OPTION D





FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3540

ELEVATION OPTION E





Acoma Court

SURPRISE, ARIZONA

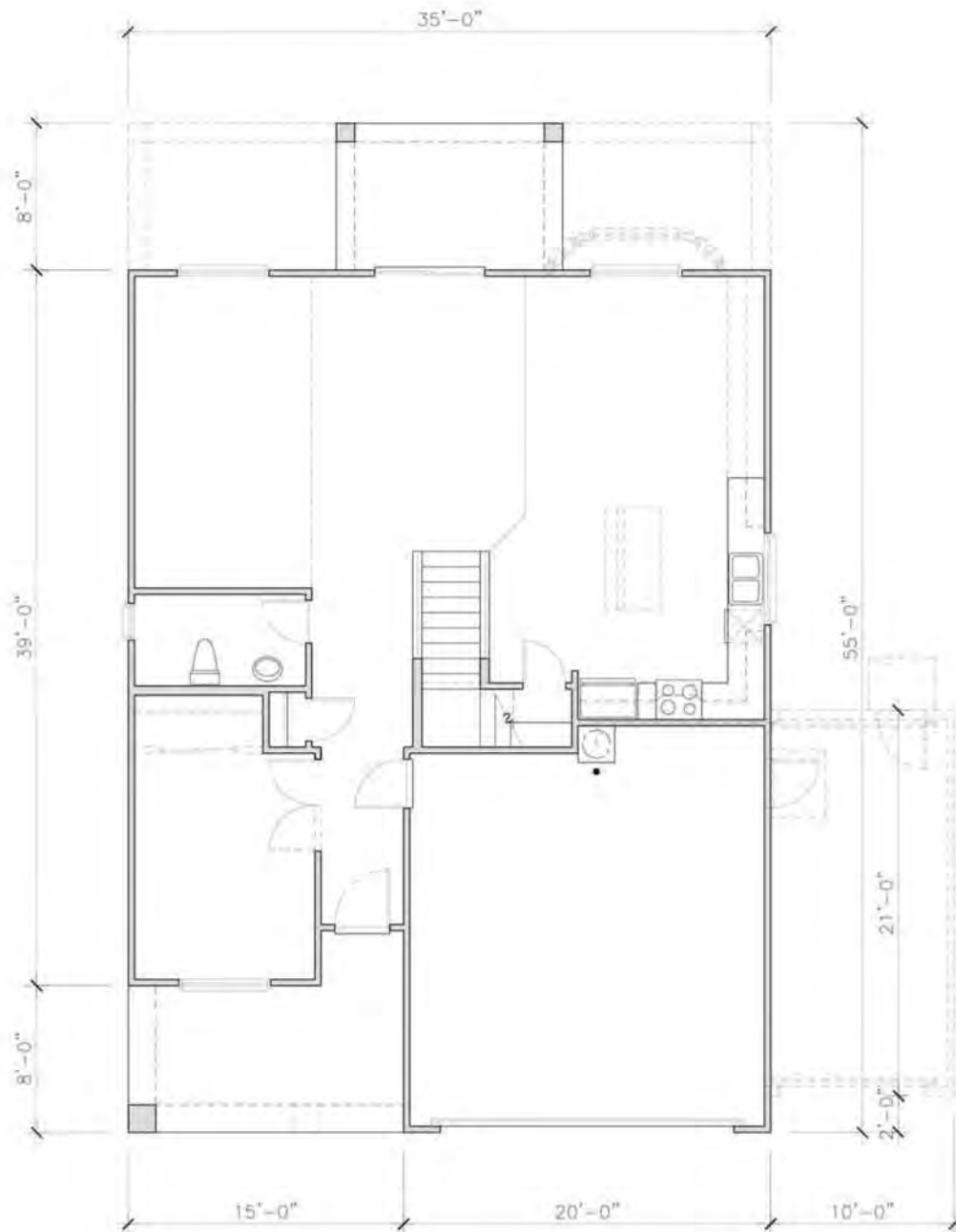
OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3540

ELEVATION OPTION F









FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3550

ELEVATION OPTION D

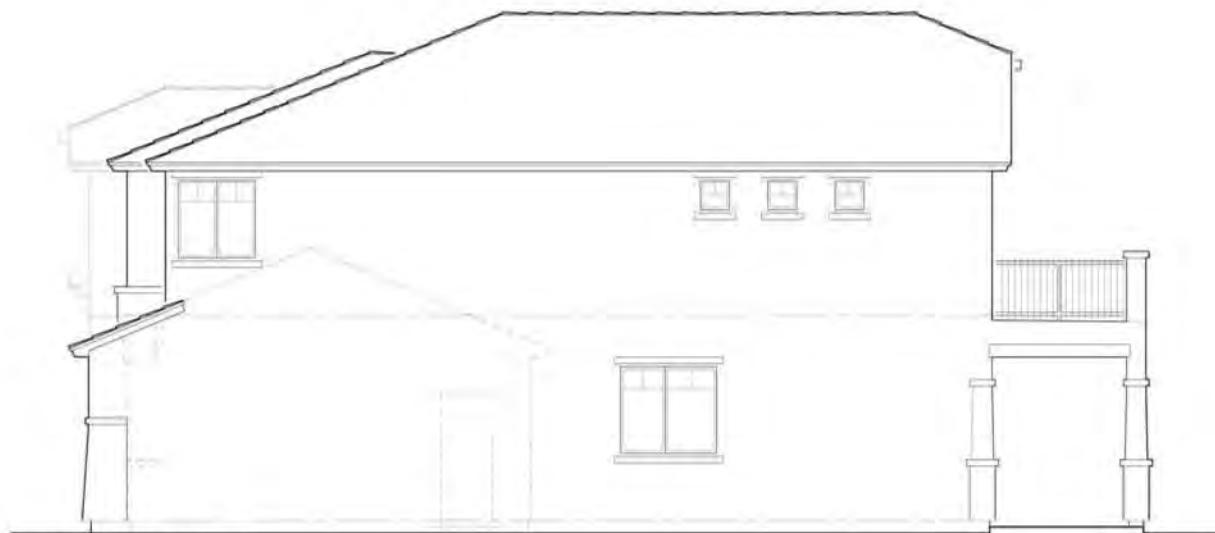




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3550

ELEVATION OPTION E





FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

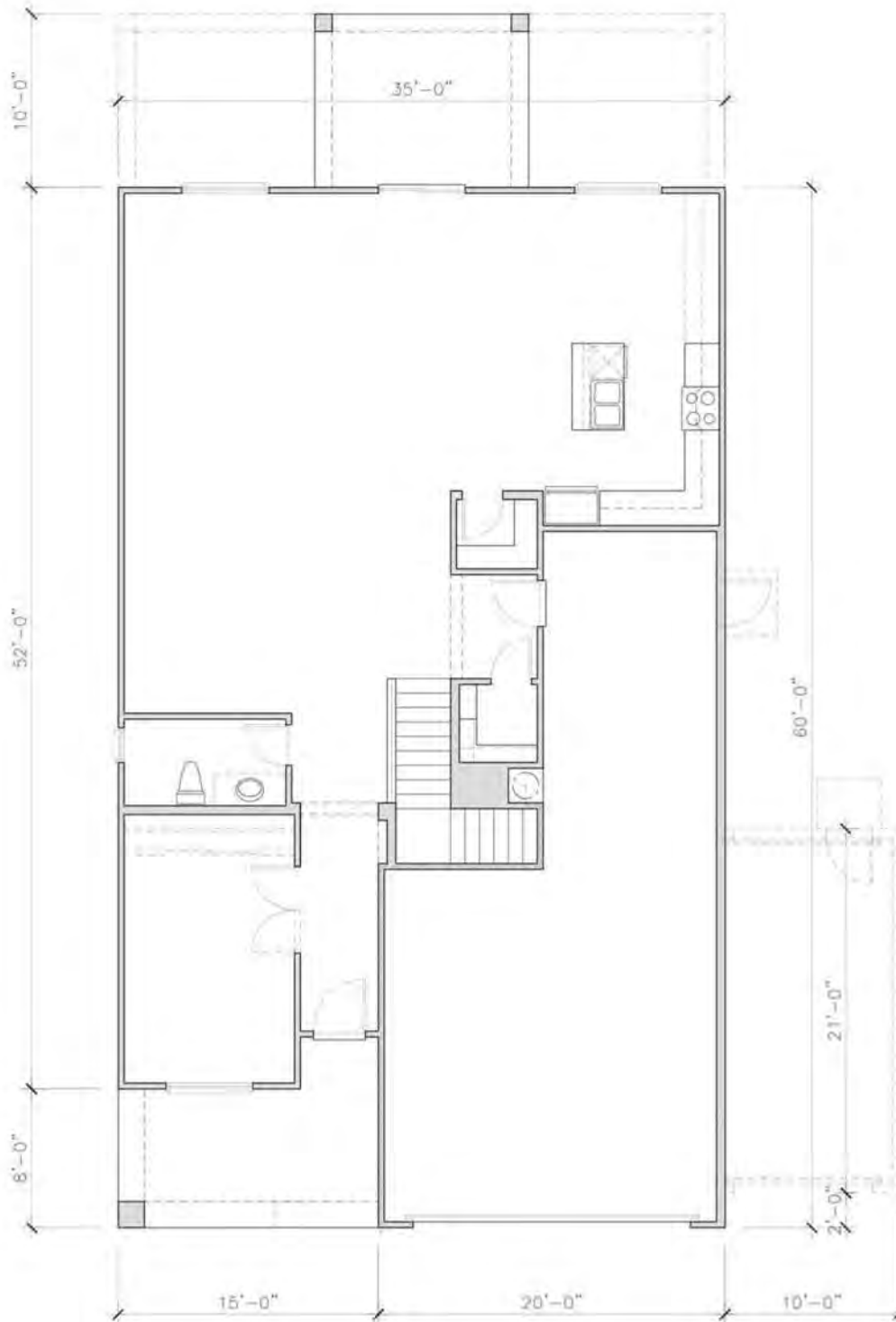
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PLAN 3550

ELEVATION OPTION F



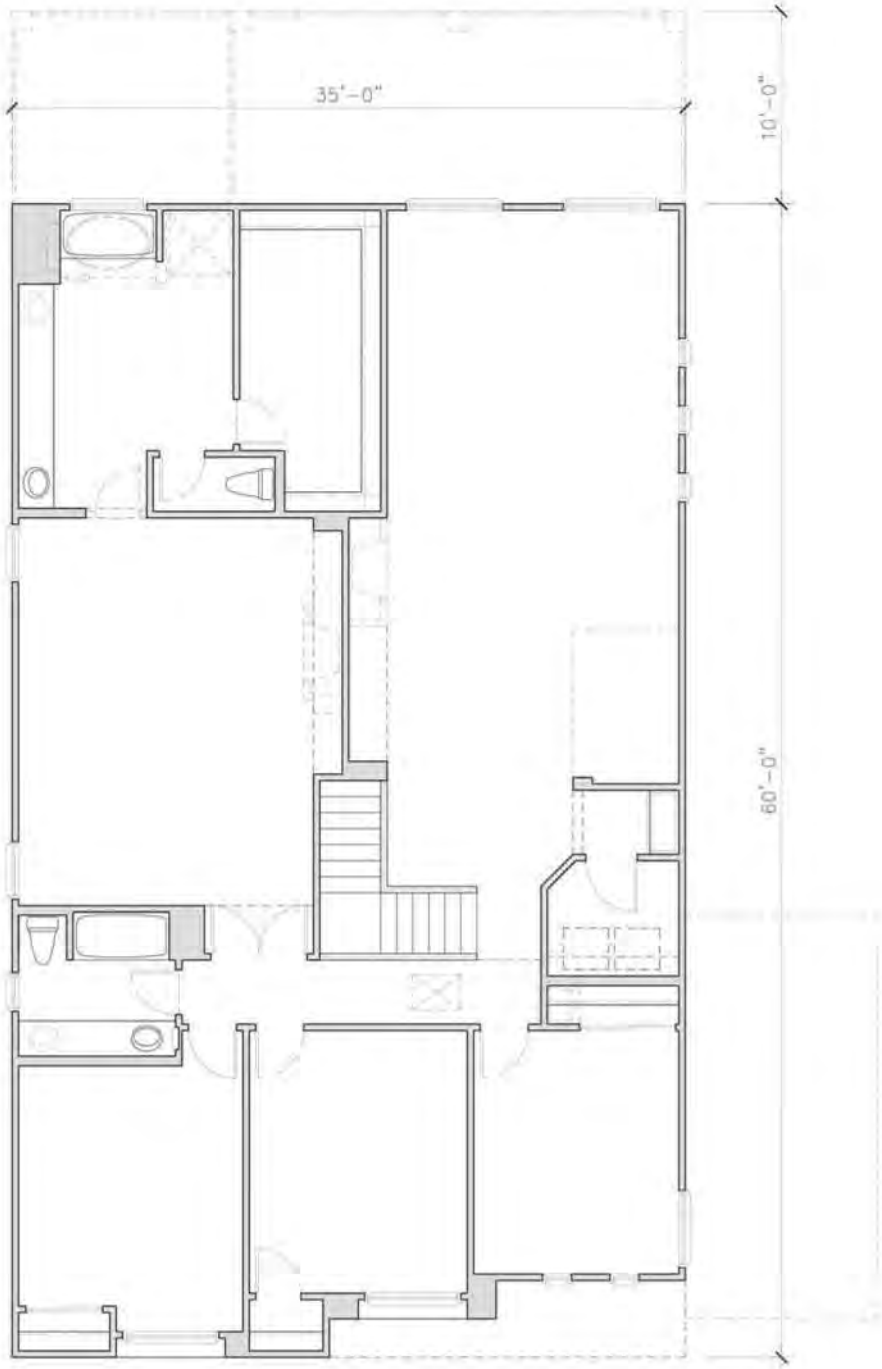




SCALE: 1"=10'0"
PLAN 3560
SECOND FLOOR PLAN

Acoma Court

SURPRISE, ARIZONA
OCTOBER 16, 2015

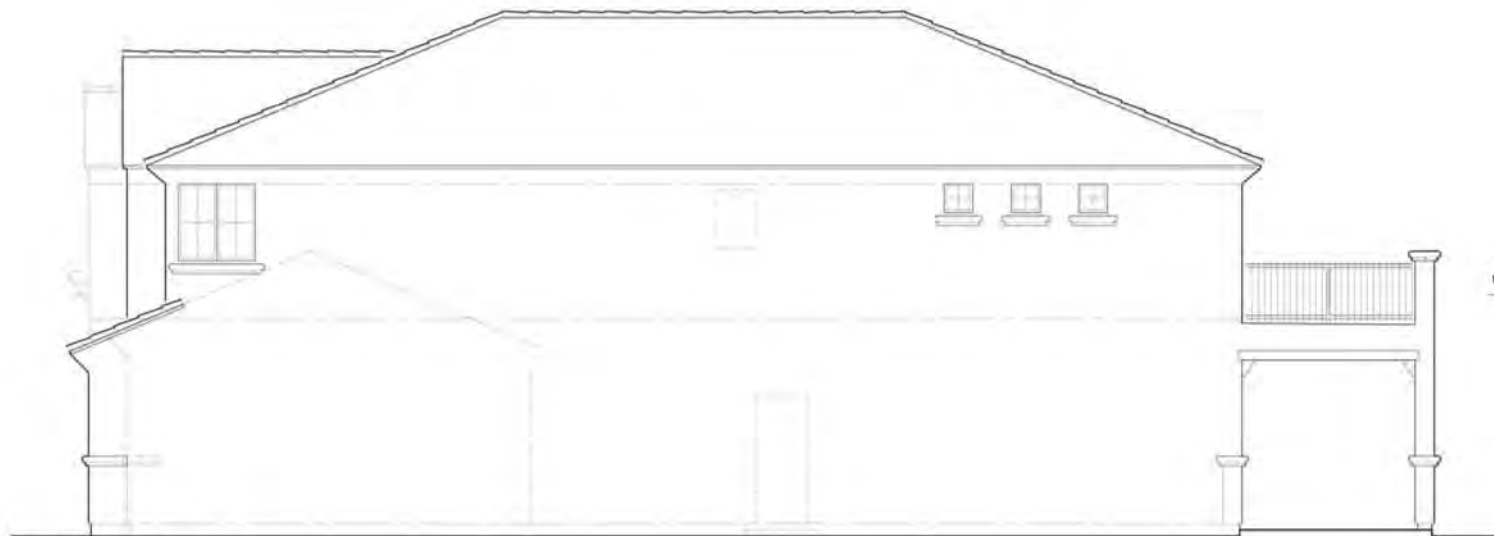




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION D

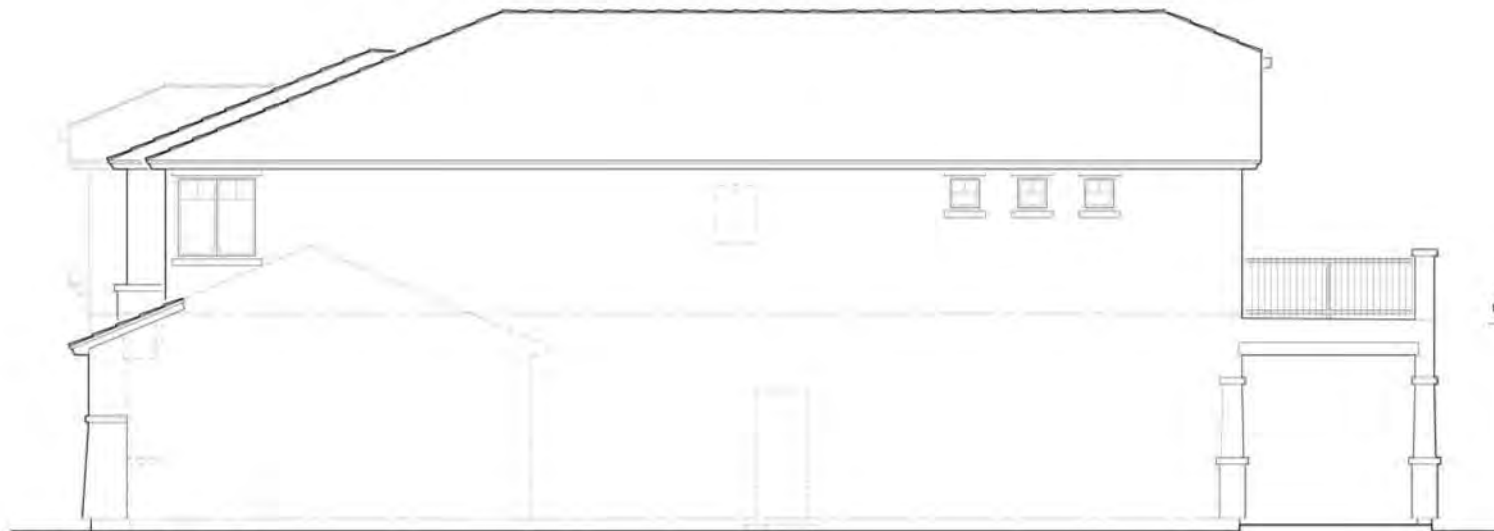




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION E

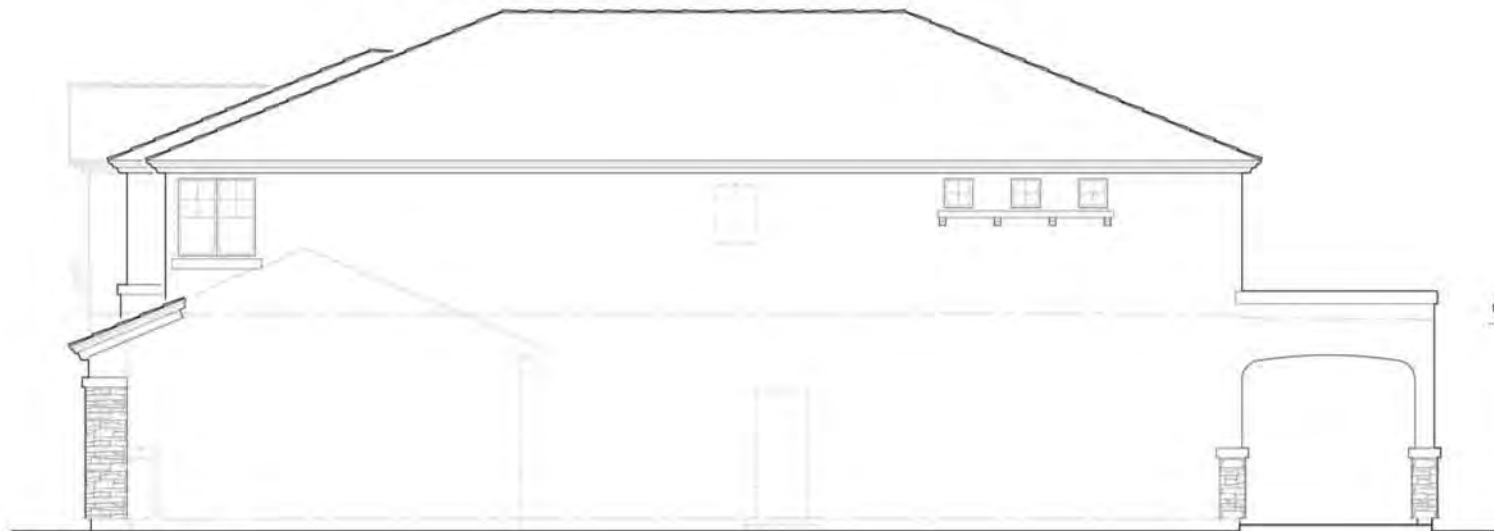




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION F



PARCEL NO. 1:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE CONTINUING NORTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 366.23 FEET TO THE CENTER POINT OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 16 MINUTES 04 SECONDS EAST 363.88 FEET,

THENCE SOUTH 00 DEGREES 51 MINUTES 40 SECONDS EAST, 1320.66 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 25 FEET AS CONVEYED TO THE COUNTY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN DEED RECORDED IN BOOK 234 OF DEEDS, PAGE 418.

PARCEL NO. 2:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 89 DEGREES 36 MINUTES 26 SECONDS WEST, 1974.24 FEET ALONG THE EAST-WEST ONE QUARTER LINE OF SAID SECTION 7 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID EAST-WEST ONE QUARTER SECTION LINE, NORTH 89 DEGREES 36 MINUTES 26 SECONDS WEST, 307.09 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 40 SECONDS WEST, 1320.66 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 36 MINUTES 04 SECONDS EAST 448.10 FEET ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 40 MINUTES 49 SECONDS EAST, 239.09 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 20 SECONDS WEST 140.22 FEET;

THENCE SOUTH 00 DEGREES 51 MINUTES 40 SECONDS EAST, 1078.44 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 25 FEET AS CONVEYED TO THE COUNTY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN DEED RECORDED IN BOOK 234 OF DEEDS, PAGE 418.

PARCEL NO. 3:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 89 DEGREES 36 MINUTES 26 SECONDS WEST, 1654.73 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 319.51 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 40 SECONDS WEST 1078.44 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 20 SECONDS EAST 140.22 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 49 SECONDS WEST 239.09 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 04 SECONDS EAST 182.67 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 40 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 1320.51 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 25 FEET AS CONVEYED TO THE COUNTY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN DEED RECORDED IN BOOK 234 OF DEEDS, PAGE 418.

THE TOTAL CONTAINING 29.551 ACRES, MORE OR LESS.

BENCHMARK 1:
CITY OF SURPRISE BRASS CAP FLUSH NOT STAMPED AT THE INTERSECTION OF SARIVAL
AVENUE AND ACOMA DRIVE, BEING THE EAST 1/4 CORNER, SECTION 12, TOWNSHIP 3 NORTH,
RANGE 2 WEST. (GDACS 51208-2)
ELEVATION: 1235.087 (NAVD88 DATUM)

BENCHMARK 2:
3" BRASS CAP FLUSH STAMPED "CITY OF SURPRISE" AT THE INTERSECTION OF ACOMA DRIVE
AND REEMS DRIVE, BEING THE EAST 1/4 CORNER, SECTION 7, TOWNSHIP 3 NORTH, RANGE 1
WEST. (BM 31-2)
ELEVATION: 1219.98 (NAVD88 DATUM)

[illegible]

THE BASIS OF BEARINGS FOR THIS SURVEY IS EAST LINE OF THE NORTH EAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY RECORDS. HAVING A BEARING OF NORTH 00°33'33" WEST, ACCORDING TO BOOK 613 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS (R1).

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576.
2. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SUPPLY AREA OF AWS 2010-012, SIGNED ON 9-29-2010, DECISION AND ORDER NO. 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.

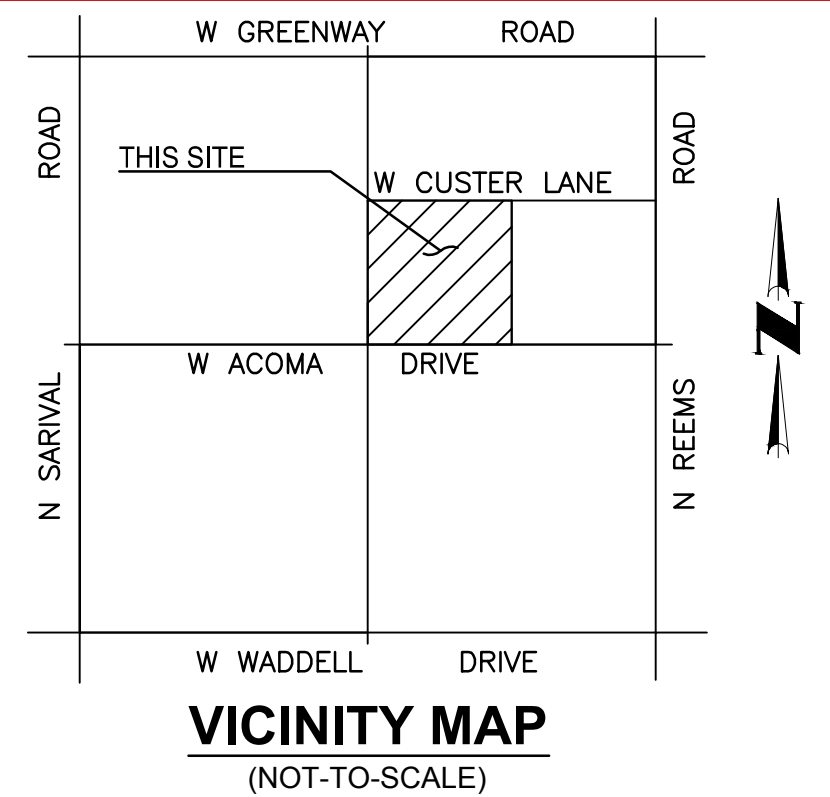
SITE DATA				
GROSS AREA	29.55	AC	1,287,242	SQ FT
NET AREA	28.53	AC	1,242,565	SQ FT
CURRENT ZONING	PAD			
ASSESSORS PARCEL NUMBER (APN#)	501-77-010A			
	501-77-010B			
	501-77-011A			
YIELD	117		100%	
48' X 125'	77		66%	
58' X 125'	40		34%	
GROSS DENSITY	3.96		DUI/AC	
NET DENSITY	4.10		DUI/AC	
PRIVATE DRIVE (TRACT M)	5.11	AC		
COLLECTOR ROW	1.03	AC		
OPEN SPACE*	3.90	AC	13%	
*OPEN SPACE INCLUDES SIDEWALK WITHIN TRACT M				

TRACT TABLE			
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION
A	13452	0.31	OPEN SPACE / LANDSCAPE TRACT / RETENTION
B	15208	0.35	OPEN SPACE / LANDSCAPE TRACT / RETENTION
C	2300	0.05	LANDSCAPE TRACT
D	23891	0.05	OPEN SPACE / LANDSCAPE TRACT / RETENTION
E	2300	0.05	LANDSCAPE TRACT
F	41958	0.96	OPEN SPACE / LANDSCAPE TRACT / RETENTION
G	40405	0.93	LANDSCAPE TRACT
H	2323	0.05	LANDSCAPE TRACT
I	2300	0.05	OPEN SPACE / LANDSCAPE TRACT / RETENTION
J	23782	0.55	LANDSCAPE TRACT
K	2300	0.05	OPEN SPACE / LANDSCAPE TRACT / RETENTION
L	12520	0.29	OPEN SPACE / LANDSCAPE TRACT / RETENTION
M	222794	5.11	PRIVATE DRIVE / SIDEWALK
TOTAL	405633	9.31	

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

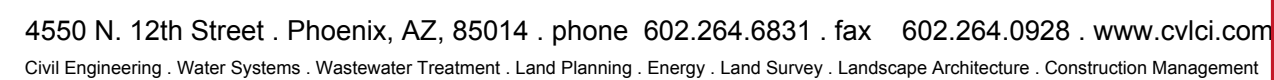
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



_____	PROPOSED LOTS
_____	PROPOSED ROW
_____ - - - - -	PROPOSED CENTER LINE
_____	(S.V.T.) SIGHT VISIBILITY TRIANGLE
_____ 1' V.N.A.E. _____	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
_____ 8' P.R.E. _____	(P.R.E.) INDICATES PRIVATE ROADWAY EASEMENT

WATER:	EPCOR
SEWER:	CITY OF SURPRISE
POWER:	ARIZONA PUBLIC SERVICE
CABLE:	COX
GAS:	SOUTHWEST GAS
TELEPHONE:	CENTURY LINK
FIRE:	CITY OF SURPRISE
POLICE:	CITY OF SURPRISE

SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE
SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION
DETAILS
SHEET 03 - SITE PLAN - NORTH HALF
SHEET 04 - SITE PLAN - SOUTH HALF



SHEET
01 OF 04

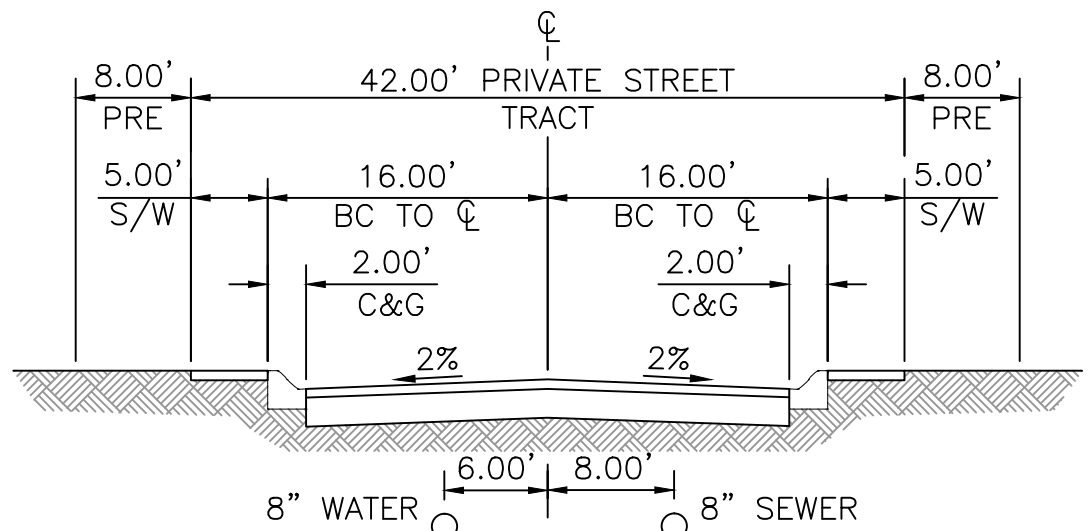
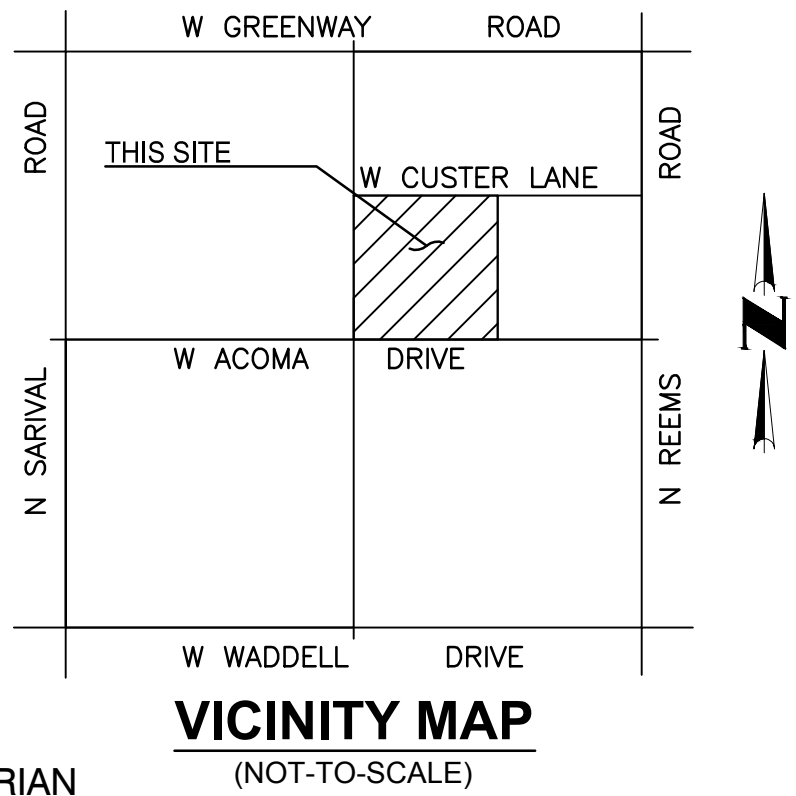
DATE: 3/07/16

PRELIMINARY PLAT FOR ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE

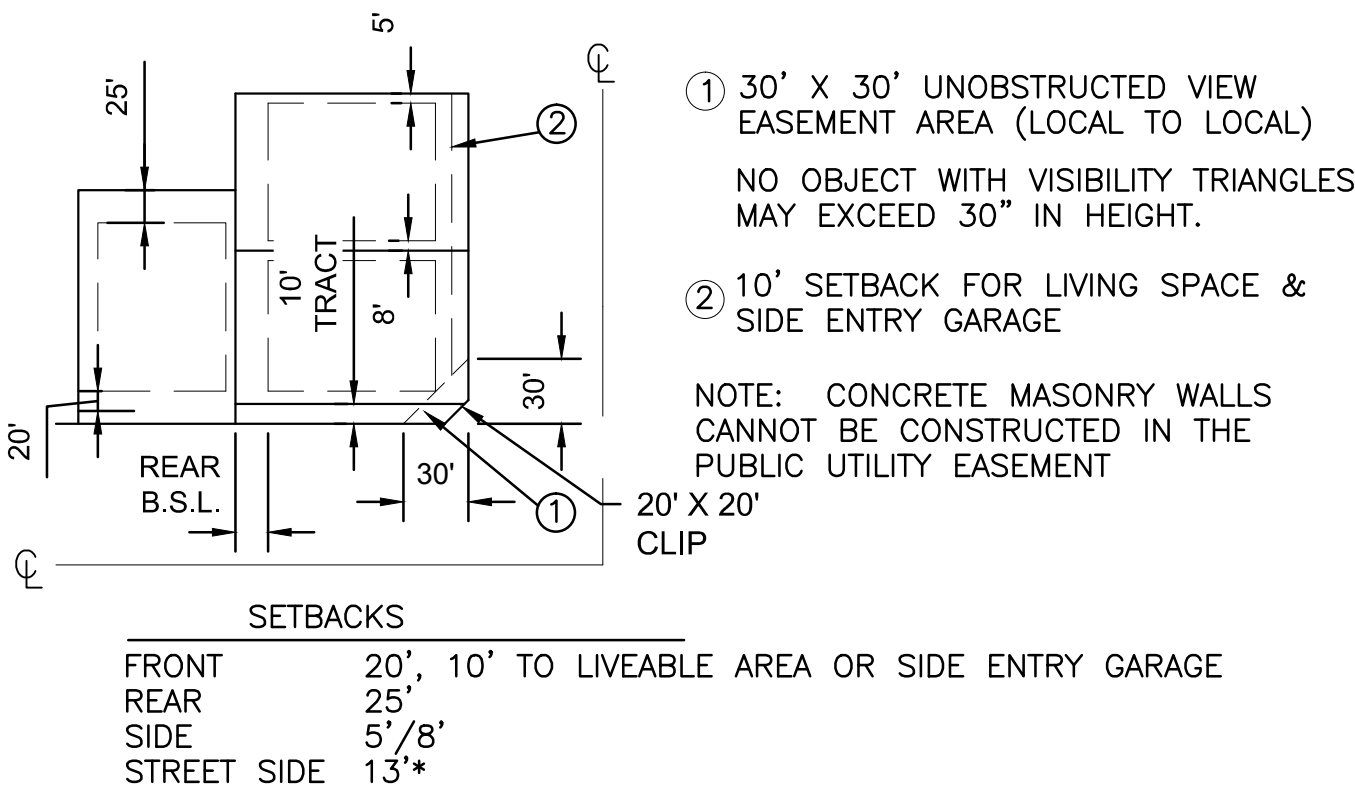
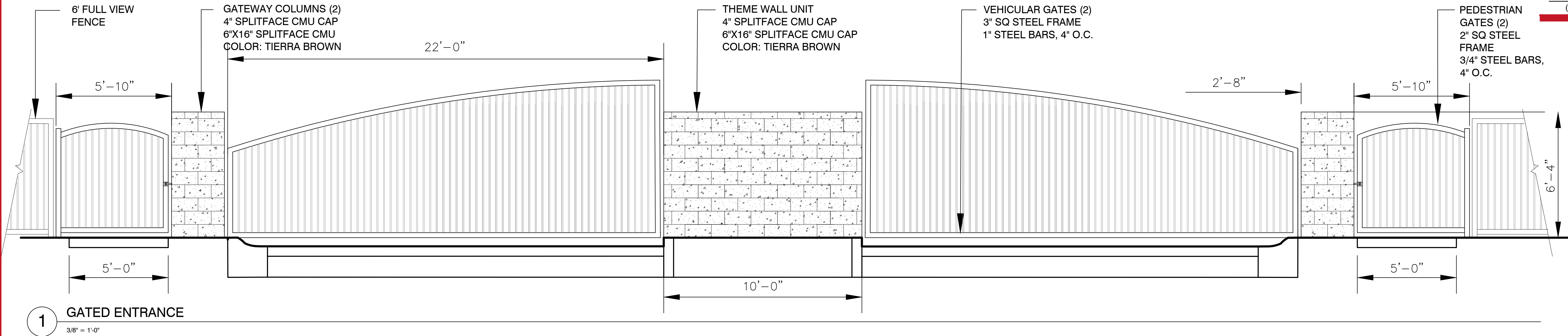
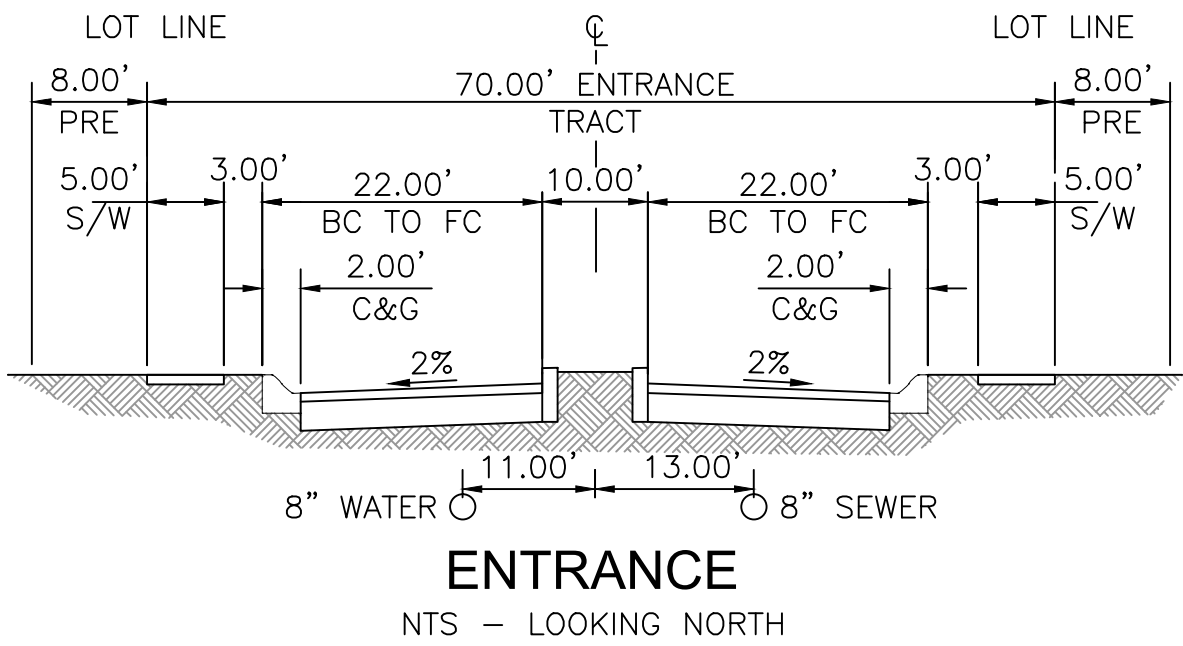
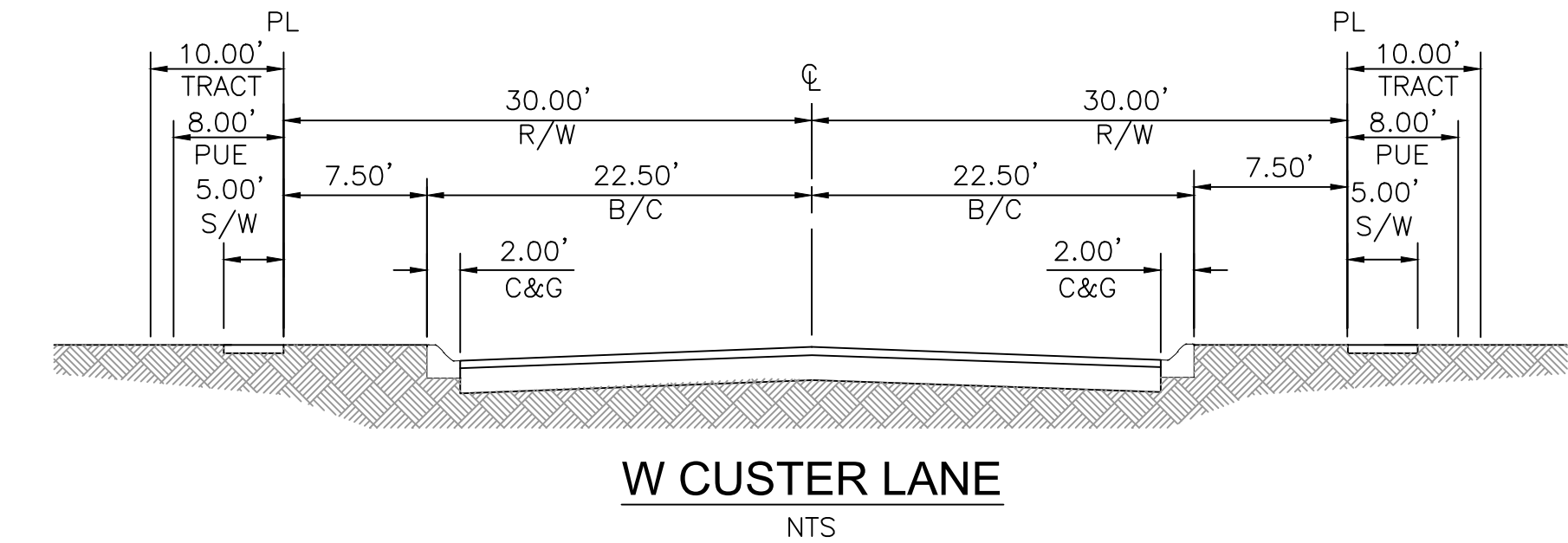
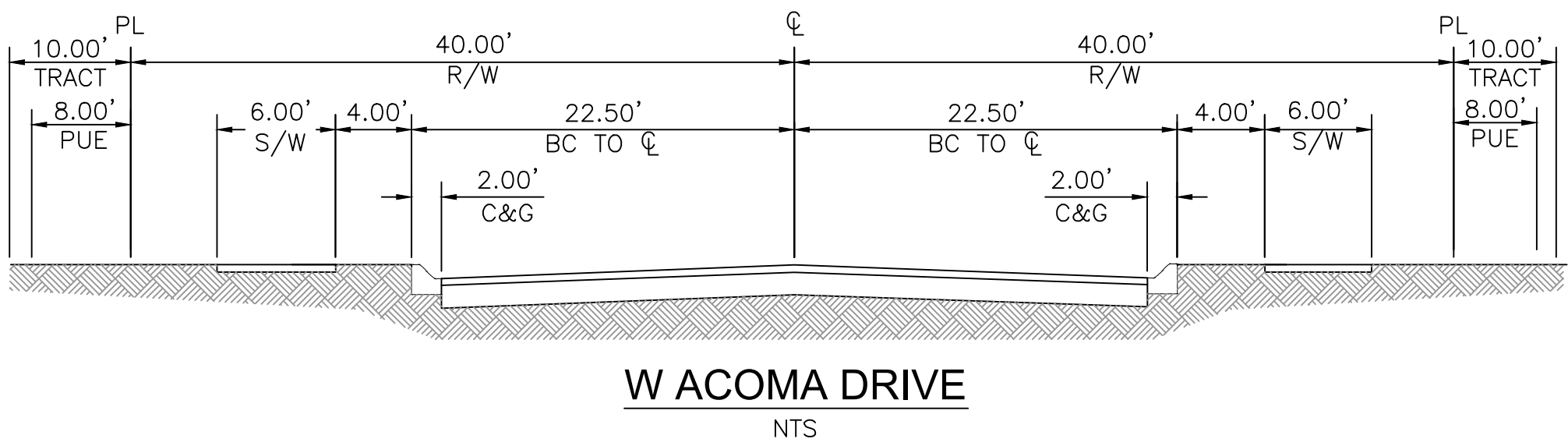


NOTES: HOMEOWNERS ASSOCIATION TO MAINTAIN STREETS, SIDEWALK,
STREET LIGHTS, STREET SIGNS, AND LANDSCAPING.

*-PRIVATE ROADWAY EASEMENT(P.R.E.) DEDICATED TO THE HOMEOWNERS
ASSOCIATION. THIS EASEMENT WILL BE FOR PUBLIC ACCESS AND THE
CONSTRUCTION, INSTALLATION, IMPROVEMENT, RECONSTRUCTION,
REMOVAL, MAINTENANCE, OPERATION, AND REPAIR OF ROADWAYS,
DRAINAGE STRUCTURES, UNDERGROUND UTILITIES, SIDEWALKS,
STREETLIGHTS, STREET SIGNS, AND RELATED FACILITIES.

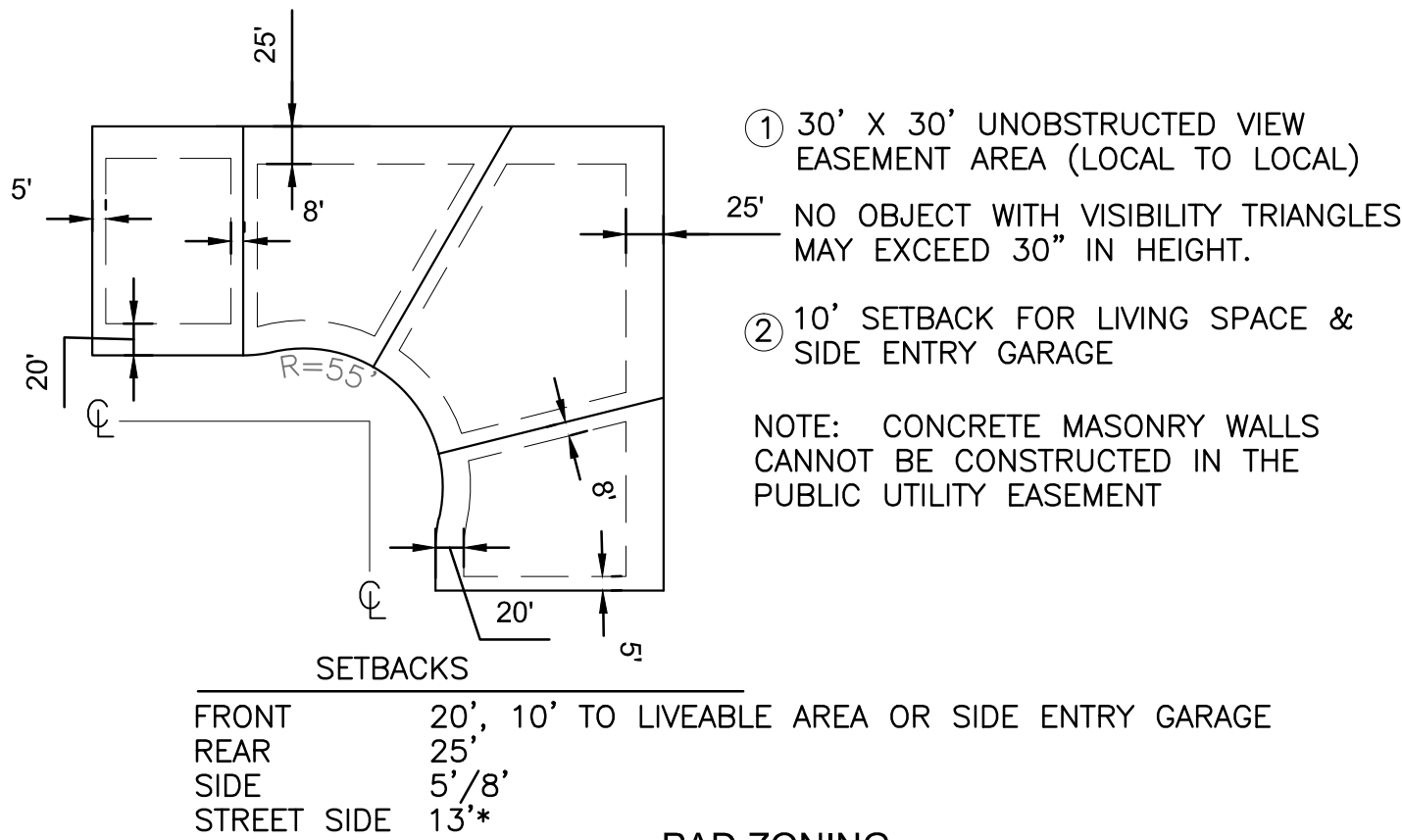
LOCAL STREET - PRIVATE ACCESSWAY

NTS - LOOKING NORTH OR EAST



PAD ZONING
TYPICAL LOT DETAIL SETBACKS
(NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10'
LANDSCAPE TRACT IS USED ON THE STREET SIDE.



PAD ZONING
TYPICAL PIE-SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)

*STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A 10'
LANDSCAPE TRACT IS USED ON THE STREET SIDE.

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CVL CONSULTANTS

4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



**SHEET
02 OF 04**

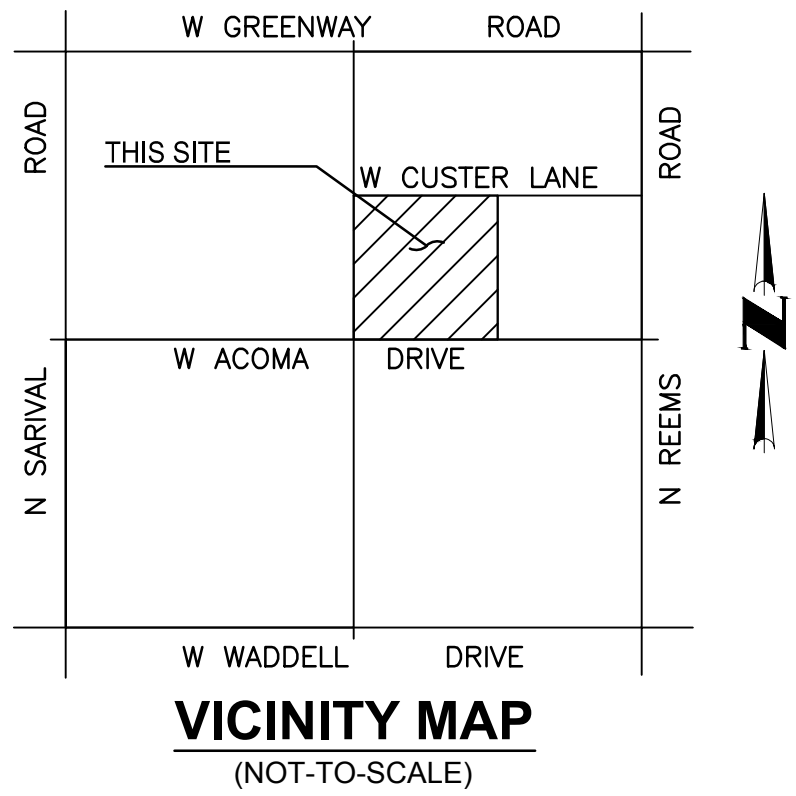
DATE: 3/07/16

PRELIMINARY PLAT
FOR
ACOMA COURT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
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4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - 8' P.R.E. (P.R.E.) INDICATES PRIVATE ROADWAY EASEMENT
 - THEME WALL
 - THEME PANEL
 - SECONDARY WALL
 - PARTIAL VIEW WALL
 - FULL VIEW WALL
 - END OF WALL COLUMN
 - PROPOSED FIRE HYDRANT

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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



**SHEET
03 OF 04**

DATE: 3/07/16

N:\010274401\Cadd\Preliminary\PS PRE PLAT 01.dwg

LEGACY PARC PARCEL "C"
BOOK 547 OF MAPS, PAGE 25

MATCHLINE
SHEET 4

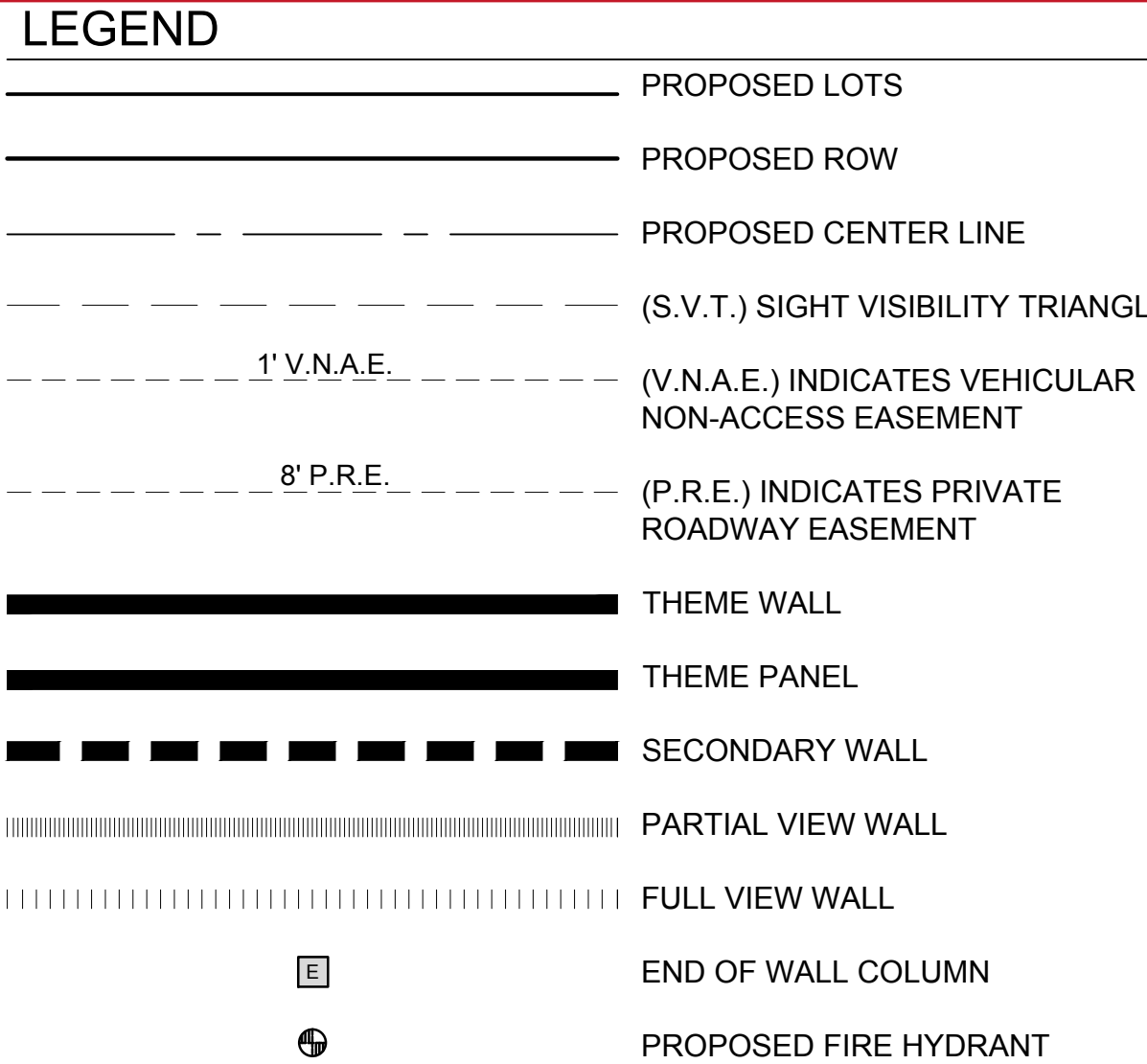
MATCHLINE
SHEET 4

0 25 50 Feet
SCALE 1" = 50'

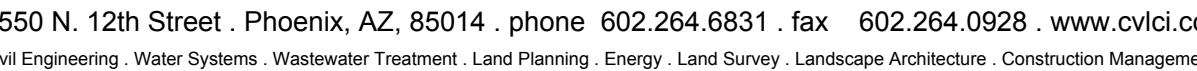
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DATE: 3/07/16

Acoma Court
CITIZEN PARTICIPATION REPORT
March 8, 2016

This report outlines the results of the Citizen Review Process which was implemented in conjunction with the application for Rezoning and Preliminary Plat of Acoma Court, a 29.55 acre gated, single family residential community located at the northeast corner of 159th Avenue and W. Acoma Drive. The Citizen Review Process is designed to foster community awareness and a proactive mitigation of concerns. The purpose of the Citizen Review Process is to:

1. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them an opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
2. Ensure the citizens and property owners of the City have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, City staff, and elected officials throughout the application review process.

Techniques used to involve the public

The City of Surprise Planning and Zoning Division sent letters by first class mail to property owners, Home Owner Associations, citizens, jurisdictions, and public agencies within a 300 foot area around the boundary of the property.

The notification letter included the following information:

1. The location, date, and time of the neighborhood meeting;
2. The Applicant's name and contact information;
3. The address of the subject property;
4. A brief summary of the application.

A copy of the notification letter, and list of property owners and other interested parties that it was sent to, is available in the Staff Report prepared by the Planning and Zoning Division.

Additionally, two double sided notification signs were posted on the property on February 2, 2016. The signs are four feet by eight feet and installed on W. Acoma Drive and W. Custer Lane. The signs were clearly visible from the public rights-of-way and to adjacent residents. Information on the signs included the purpose, date, location, and time of the neighborhood meeting. Pictures of the signs posted on the property are included as Appendix A.

Neighborhood Meeting

The development team held a neighborhood meeting at the Imagine Prep at Sunrise School located at 14850 N. 156th Ave, Surprise, AZ. The meeting was scheduled for 6:00pm-7:00pm; however, citizens began arriving at 5:40pm so the meeting was started early.

The meeting was open-house style with large boards displaying the plans set up on easels for the community to view. Members of the Development Team were available to explain and discuss the project, as well as answer any questions and address any concerns. Members of the Development Team present included: Carolyn Oberholtzer (BFSO Law), Rick Tayrien (Garrett-Walker Homes), Curt Johnson (CVL), and Lisa Gage (BFSO Law). Hobart Wingard, City of Surprise Planner II, was also in attendance. A total of 13 people attended the meeting. A copy of the sign in sheet is attached as [Appendix B](#).

Below is a summary of the comments and concerns that were raised by the attendees of the neighborhood meeting. The Development Team's response to each concern is in *italics* directly below the comment.

- Breaking ground will bring out scorpions and they have not had any scorpions in their community before.

The development team understands that anytime earthwork is done, it can stir up some of the bugs living on the property. If scorpions are an issue, residents can contact the homebuilder and they will treat the area.

- Concerns with traffic lining up in the street to pick-up children at the schools.

This appears to be an issue related to the two schools nearby, not the proposed development.

- Some citizens weren't aware of the current zoning or that a preliminary plat had been previously approved on the property. There were mentions that they thought apartments, a school, or Z-lot houses were going to be built there.

Residents were assured that this plot of land will be, and always has been, slated for single family residences. Residents were also informed of the prior-approved plat with the differences explained. Notably, the current layout contains fewer lots backing to the homes due west of Acoma Court than the prior approved plan.

- When will construction begin?

Construction will begin immediately after all necessary approval have been received from the City. This could take approximately 12 months.

- Will Custer lane be widened?

Yes, Custer Lane will be widened to match the current widths on the east and west sides of the property.

- Some citizens were concerned the new development would raise their HOA dues.

The development team reassured everyone that this community will have its own HOA and development of this property will have no effect on their HOA or HOA dues.

- Many questions were asked about product size, lot size, and sales prices.

Rick Tayrien, with Garrett-Walker Homes, was on hand to answer questions on the sales prices of the homes. He explained that prices will be set at the time sales begin and will take into account market forces. Lot sizes are a minimum of 58' x 125' along the western edge of the development and the remainder of the lots are a minimum of 48' x 125'. In most cases, the lot depths exceed 125'. Housing products are anticipated to range in size from 1,321 sq.ft. to 3,021 sq.ft.

- Concerns over how long it will take to build-out the community and dust.

The time it takes to build out the community will depend on the housing market at the time. The builder will comply with all fugitive dust laws.

- Several residents expressed a preference to see the internal North/South road along the east side of the property be moved to the west side so the existing homes in Legacy Parc won't have new homes built in their "backyard".

Moving that road to the west side of the property would make more noise for the adjacent property owners due to road noise and also create double frontage lots. For this reason, the roadway was placed adjacent to the school fields to the east. It was reiterated that there will be fewer homes backing to their lots than was previously approved, and that the additional lot depth of a minimum 125' will enhance the separation between the uses.

- Citizens were curious about who would maintain the private gates, streets and amenities.

The applicant team responded that the interior streets, gates and amenities would be maintained by the Acoma Court Homeowner's Association.

- There were some attendees who were in favor of the proposed development and were anxious to see construction begin. Most notably, they liked the fact that the development was gated and the proposed layout.

The meeting ended promptly at 7:00pm.

Additional Communication with Property Owners and Interested Parties

The development team has been, and continues to be, committed to giving everyone the opportunity to learn about Acoma Court and understands that some people may not have been able to attend the neighborhood meetings. To that end, contact information (phone number, email, and mailing address) was provided for Garrett-Walker Homes in the initial notification letter for citizens to provide comments and ask questions about the proposed development. To date, they have not received any communication from citizens.

Appendix A



Appendix B

Neighborhood Meeting Sign-In Sheet

Acoma Court
East of 159th Drive & South of Custer Lane
Neighborhood Meeting – Wednesday, February 17, 2016 @ 6:00 PM
Imagine Prep at Surprise
14850 N. 156th Ave, Surprise, 85379

	Name	Address	City & Zip Code	Phone/E-Mail
1.	Robert McFerran	16028 W. BANFF	Surprise 85379	623-222-9336
2.	Beverly Zimmer Marty Zimmer	14957 N 159TH DR	Surp 85379	623-340-6277
3.	Virgil Denny Karen Denny	14823 N. 159TH DR	SURP 85379	623 986 4722
4.	Bonnie Wacker	14835 N 159th Dr	Surprise 85379	623 236 3338
5.	Harriet Wingard	LITT & SURPRISE		623-222-3156
6.	DAN STANE CORRAL	16021 W CUSTER LN	SURPRISE AZ	623 234-2280
7.	J. Kearney	15913 W. CUSTER LANE	SURPRISE 85379	—
8.	Paul & Sophia Wn	15910 W Banff Ln.	"	623-975-9976
9.	W Vap	159th Dr.	"	
10.				

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9.	W Vap	159th Dr.	"	
10.				

From: [Eaton, Jack](#)
To: [Jamie Sullivan](#)
Cc: [Carolyn K. Oberholtzer](#)
Subject: FS15-526
Date: Friday, January 08, 2016 2:13:33 PM

Jamie,

The District and Garrett-Walker Homes are actively working on a transfer of an existing Developer Donation Agreement as a successor owner as provided for in the original Acoma Court Donation Agreement dated 11.28.05.

I anticipate that the final approval by the Garrett-Walker and the Governing Board will be completed prior to the the beginning of construction. With this finalization of the successor agreement, the Dysart Unified School District has no objections to this project going forward.

Please contact me if you have any questions.

Jack Eaton

*Executive Director
Business Services*

Dysart Unified School District
15802 N. Parkview Place
Surprise, AZ 85374
[623-876-7008](tel:623-876-7008)
jack.eaton@dysart.org

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To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the public body (Governing Board). Members of the public body may reply to this message but should not send a copy to the other members.

From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS15-526 Acoma Court Electronic Submittal
Date: Tuesday, January 05, 2016 8:42:44 AM
Attachments: [MWD Drawing Requirements.pdf](#)
[MWD Fees & Payment Schedule.pdf](#)

Jamie,

Thank you for providing the electronic submittal for Acoma Court (FS15-526). This project is located within an area included in the Acoma Courts Development Agreement between MWD and the original developer/landowner. Pursuant to the Development Agreement, the developer (including their successors and assigns) must submit copies of the subdivision plats to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable Subdivision Plat Review Fee pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat once it is provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

From: Jamie Sullivan [mailto:Jamie.Sullivan@surpriseaz.gov]
Sent: Wednesday, December 30, 2015 11:25 AM
To: Barbara Plante - Luke <barbara.plante@us.af.mil>; Brad Finke - EPCOR <bfinke@epcor.com>; Chris Cain <ChrisC@mwdaz.com>; Debbie Trasancos <DebbieT@mwdaz.com>; Donna Miller <Donna.Miller@surpriseaz.gov>; Jack Eaton <jack.eaton@dysart.org>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; Mike Ferrara <Mike.Ferrara@surpriseaz.gov>; Paul Jackson <paul.j.jackson@usps.gov>; Theresa Tysiak - USPS <theresa.a.tysiak@usps.gov>; Vern Wolfley - MAG <vwolfley@azmag.gov>
Subject: FS15-526 Acoma Court Electronic Submittal

Attached you will find the submittal documents for the above referenced project.

If you have any questions or need clarification, please feel free to contact me.

Thank you,

Jamie Sullivan
Project Coordinator
16000 N Civic Center Plaza
Surprise, AZ 85374
623.222.3099
jamie.sullivan@surpriseaz.gov

Starting June 30, 2014 City Hall business hours will be 8:00-5:00, Monday - Friday

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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30 Dec 2015 18:27:08 -0000



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

11 January 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
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: FS15-526; Acoma Court

Dear Ms. Sullivan

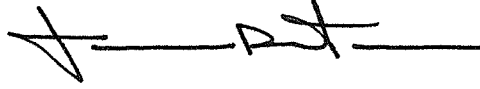
Thank you for the opportunity to provide comments on the Zoning Amendment and Preliminary Plat Application for the Acoma Court PAD. Acoma Court is on 29.55 acres which is located at the northeast corner of Acoma Road and 159th Avenue, between Sarival Avenue and Reems Road. Plans call for the construction of 114 residential dwelling units (du) with a density of 3.86 du/acre. The site is approximately two miles 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.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of 3.86 du/acre meets these guidelines.

Since Acoma Court will be located within the "territory in the vicinity of a military airport," it will be subjected to 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 potential residents 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 'JRM', 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



CITY OF SURPRISE
Planning and Zoning Commission

May 5, 2016 @ 6:00:00 PM

Back Print

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

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action of a proposed amendment to the Surprise Municipal Code Chapter 122, Sections 122-56, 122-57, 122-58, 122-59, 122-60, 122-61, 122-62, 122-63, and 122-105 regarding Outdoor Storage, Outdoor Display, and Temporary Uses.

Motion:

I move to recommend approval to the City Council of Ordinance 2016-08.

Background:

Recent developments in temporary uses and outdoor storage of materials in nonresidential zoning districts have created an inconsistency in the Surprise Municipal Code regarding these items.

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

- ☐ [FS16-090 - ZTA OS OD TU - Public Engagement Form](#)
- ☐ [00 - FS16-090 - ZTA OS OD TU - Staff Report](#)
- ☐ [01 - FS16-090 - ZTA OS OD TU - Proposed Legislative Edits Draft](#)
- ☐ [02 - FS16-090 - ZTA OS OD TU - Proposed Clean Edits Draft](#)
- ☐ [03 - FS16-090 - ZTA OS OD TU - Senate Bill 1504](#)

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

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Text Amendment for Outdoor Storage, Outdoor Display, and Temporary Uses

OVERALL PUBLIC INVOLVEMENT LEVEL:

Staff held a Citizen Review meeting on April 6, 2016 at Surprise City Hall and advertisements were posted in a local newspaper.

IDENTIFY STAKEHOLDERS:

The public at-large.

OBJECTIVES:

The proposed Text Amendment is planned to modify language to clearly define uses and regulations pertaining to outdoor storage, outdoor display, and temporary uses.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) April 6, 2016 from 5:00pm to 6:00pm

Future Council Work Session/Meetings target dates May 17, 2016 Regular Session

Election dates (if applicable) Not Applicable

Project start/completion dates Text Amendment planned to become effective on June 17, 2016

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

Case: FS16-090

Project Name: Text Amendment to Chapter 122 of the Surprise Municipal Code relating to Outdoor Storage, Outdoor Display, and Temporary Uses

Council District: Citywide

Meeting Date: May 5, 2016

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

Application Summary:

The subject application involves proposed revisions to Chapter 122 of the Surprise Municipal Code (SMC) as it pertains to outdoor storage, outdoor display, and temporary uses. Staff's intent is to modify any language to update issues surrounding these uses and insure that items that are located outside of structures do not cause blight, are safely located, and ,when necessary, imperceptible to the public in general.

Background:

On March 5, 2015, the Mayor and City Council adopted an Ordinance that regulated donation bins. Since that time, the State of Arizona adopted its own legislation regulating these bins on private property. Attached to this staff report is a copy of the bill with legislative findings. With this amendment to the SMC, the City will still require a Temporary Use Permit (TUP) and regulations that allow Code enforcement staff to regulate the place and manner in which these bins are located.

Staff utilized this opportunity to revise the Temporary Uses section of the code to revised obsolete language and to make the section easier to understand and implement for staff and the public. The subject sections of the SMC are Sections 122-56, 122-57, 122-58, 122-59, 122-60, 122-61, 122-62, 122-63, and 122-105.

A particular item of concern involved outdoor storage and display. The current codes regarding these items are inadequate and difficult to enforce. A recent trend by businesses is to incorporate portable storage containers for a variety of uses. While the current code calls these out as a temporary use, the regulations applied to them limited the utility of these units. This Ordinance recognizes these units as outdoor storage unless permanently installed and the structures would follow a regular course of design review and permitting. In other cases, these storage units would be treated as outdoor storage and would follow the restrictions set forth in their particular zoning district.

This action also takes into consideration those zoning districts that permit outdoor display and storage. These tools can help the merchant storing and displaying additional merchandise while allowing for a safe and esthetic atmosphere for the public at large. The current general regulations that govern these activities can be unclear and, at times, absent from the SMC. The matrix below summarizes the modifications proposed to each zoning district that allow outdoor activities either as storage or display:

Zoning District	Outdoor Storage	Outdoor Display
Neighborhood Commercial CN / C-1	Not Permitted	Outdoor Dining
Community Commercial CC / C-2	• Permitted in available areas in side or rear yards • Screened from residential or public view	• Outdoor Dining • As per site plan
Regional Commercial CR / C-3	• Permitted in available areas in side or rear yards • Screened from residential or public view	• Outdoor Dining • As per site plan
Resort Commercial C-RS	Not Permitted	• Outdoor Dining • As per site plan
Business Park BP	• Permitted in available areas in side or rear yards • Screened from residential or public view	• Outdoor Dining • As per site plan
Industrial Performance IP / I-1	• Permitted in available areas in side or rear yards • Screened from residential or public view	• Outdoor Dining • As per site plan
Industrial General IG / I-2	• Permitted in available areas in side or rear yards • Screened from residential or public view	• Outdoor Dining • As per site plan
Industrial Land and Mineral Extraction ILM / I-3	• Permitted in available areas in side or rear yards • Screened from residential or public view	Not Applicable

Staff held a Citizen Review meeting on April 6, 2016, which was sparsely attended. The matter is also scheduled for City Council discussion and action on May 17, 2016. Should the Council approve this Text Amendment on that date, the revisions would go into effect on June 17, 2016.

Attached:

- 01 Proposed Legislative Edits Draft (20 pages)
- 02 Proposed Clean Edits Draft (17 pages)
- 03 Senate Bill 1504 (4 pages)
- 04 Public Engagement Form (1 page)

1 **FS16-090**

2 **Zoning Text Amendment**

3 **Outdoor Storage, Outdoor Display, and Temporary**

4 **Uses**

5 **Legislative Edit**

6 **April 14, 2016**

7 **Sec. 122-56. - Neighborhood Commercial (CN).**

8 (a) Purpose. The Neighborhood Commercial (CN) zoning district provides for the
9 development of smaller shops and services in convenient locations to meet the
10 daily needs of families in the immediate residential neighborhoods. The intent of
11 the CN zoning district is to create a pedestrian friendly, neighborhood
12 environment while protecting adjoining residential districts by permitting a
13 limited group NUMBER of commercial, office, or service nature uses.

14 (b) Development patterns. CN zoning districts MAY shall be located within areas
15 designated for Rural, Conventional, Traditional, and
16 Employment, MARKETPLACE, OPEN SPACE, AND CITY CENTER Character
17 patterns as described in Article V.

18 (c) Dimensional requirements. Refer to the applicable character pattern regulations
19 in Article V for lot size, setback, building height, and other dimensional
20 restrictions.

21 (d) Accessory uses. The following accessory uses are permitted:

22 (1) Parking lots;

23 (2) Refuse and service areas, as regulated in Article VI;

24 (3) Accessory buildings, as regulated in Article VI;

25 (4) Temporary construction buildings;

26 (5) Signs provided they meet the requirements set forth in the municipal
27 code CHAPTER 113.

28 (6) Temporary uses, as regulated in Article VI.

29 (e) General regulations:

30 (1) Drive through uses shall be prohibited;

31 (2) Direct pedestrian access to adjacent neighborhoods is required;

32 (3) No external sound systems or live music shall be allowed;

33 (4) No outdoor storage or display of goods shall be permitted except for outdoor
34 dining;

DRAFT

(5) ARCHITECTURAL AND SITE DESIGN ~~Roof features~~ shall complement the architectural and visual character of adjoining neighborhoods.

(f) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS FOR THIS ZONING DISTRICT IS A VIOLATION OF THIS ORDINANCE.

Sec. 122-57. - Community ~~C~~ommercial (CC).

(a) Purpose. The ~~C~~ommunity ~~C~~ommercial (CC) zoning district provides for retail, office, and service activities to satisfy the needs of the community with emphasis on shopping centers and clustered office and commercial developments. The uses found within the CC zoning district serve both neighborhood and community level needs. The intent of this district is to discourage the random sprawl of strip commercial development by concentrating community-serving businesses and services in commercial centers oriented to road intersections rather than in a strip or linear pattern. "Big box" retail is not considered appropriate in CC zoning districts unless it is reduced considerably in scale and intensity.

(b) Development patterns. CC zoning districts MAY ~~shall~~ be located within areas designated for ~~R~~ural, ~~C~~onventional, ~~T~~raditional, ~~C~~ity ~~C~~enter, ~~E~~mployment, and ~~M~~arketplace ~~C~~haracter ~~P~~atterns as described in ~~A~~rticle V.

(c) Dimensional requirements. Refer to the applicable character pattern regulations in ~~A~~rticle V for lot size, setback, building height, and other dimensional restrictions.

(d) Accessory uses. The following accessory uses are permitted:

(1) Parking garages and lots.;

(2) Refuse and service areas, as regulated in ~~A~~rticle VI.;

(3) Accessory buildings, as regulated in ~~A~~rticle VI.;

(4) Temporary construction buildings.;

(5) Signs provided they meet the requirements set forth in ~~the municipal code~~ CHAPTER 113.;

(6) Temporary uses, as regulated in ~~A~~rticle VI.

(e) GENERAL REGULATIONS:

(1) NO OUTDOOR STORAGE OR DISPLAY OF GOODS SHALL BE PERMITTED EXCEPT FOR OUTDOOR DINING AND OUTDOOR DISPLAY AS APPROVED BY A SITE PLAN OR CONDITIONAL USE PERMIT.

(2) OUTDOOR STORAGE OF MATERIALS IS NOT PERMITTED IN THE FRONT OR SIDE YARDS , REQUIRED SETBACKS, AND FROM ANY AREA OF PUBLIC VIEW. WHEN STORAGE AREA IS VISIBLE FROM A RESIDENTIAL ZONING DISTRICT OR A PUBLICLY ACCESSIBLE AREA,

73 THE MATERIALS SHALL BE SCREENED BY A MINIMUM SIX (6) FOOT
74 HIGH DECORATIVE BLOCK WALL.

75 (3) OUTDOOR STORAGE WILL NOT BE LOCATED IN ANY REQUIRED
76 LANDSCAPED AREAS OR WITHIN REQUIRED PARKING SPACES.

77 (4) OUTDOOR STORAGE SHALL NOT OBSTRUCT PEDESTRIAN OR
78 VEHICULAR CIRCULATION, OR BE LOCATED WITHIN THE PUBLIC
79 RIGHT-OF-WAY, DRIVE AISLES, FIRE LANES, LOADING ZONES, OR
80 ANY OTHER LOCATION THAT MAY CAUSE HAZARDOUS
81 CONDITIONS, OR CONSTITUTE A THREAT TO THE PUBLIC HEALTH,
82 SAFETY, AND WELFARE.

83 (5) ARCHITECTURAL AND SITE DESIGN SHALL COMPLEMENT THE
84 ARCHITECTURAL AND VISUAL CHARACTER OF ADJOINING
85 DEVELOPMENT.

86 (f) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE
87 WITH THE STANDARDS FOR THIS ZONING DISTRICT IS A VIOLATION OF
88 THIS ORDINANCE.

89
90 **Sec. 122-58. - Regional Commercial (CR).**

91 (a) Purpose. The Regional Commercial (CR) zoning district accommodates the
92 development of large-scale planned commercial and office complexes that
93 provide goods and services to regional trade areas. The purpose of this CR
94 zoning district is to provide for a diversity of general business and commercial
95 uses. The CR zoning district shall emphasize safe and convenient personal
96 mobility in many forms, with planning and design that accommodates
97 pedestrians.

98 (b) Development patterns. CR zoning districts MAY shall be located within areas
99 designated for City Center, and Marketplace, EMPLOYMENT,
100 CONVENTIONAL, AND RURAL Character Patterns as described in Article V.

101 (c) Dimensional requirements. Refer to the applicable character pattern regulations
102 in Article V for lot size, setback, building height, and other dimensional
103 restrictions.

104 (d) Accessory uses. The following accessory uses are permitted:

105 (1) Parking garages and lots;

106 (2) Refuse and service areas, as regulated in Article VI;

107 (3) Accessory buildings, as regulated in Article VI;

108 (4) Temporary construction buildings;

109 (5) Signs provided they meet the requirements set forth the municipal
110 code CHAPTER 113;

111 (6) Temporary uses, as regulated in Article VI.

112 (g) GENERAL REGULATIONS:

113 (1) NO OUTDOOR DISPLAY OF GOODS SHALL BE PERMITTED EXCEPT
114 FOR OUTDOOR DINING AND OUTDOOR DISPLAY AS APPROVED BY A
115 SITE PLAN OR CONDITIONAL USE PERMIT.

116 (2) OUTDOOR STORAGE OF MATERIALS IS NOT PERMITTED IN THE
117 FRONT OR SIDE YARDS, REQUIRED SETBACKS, AND FROM ANY AREA
118 OF PUBLIC VIEW. WHEN STORAGE AREA IS VISIBLE FROM A
119 RESIDENTIAL ZONING DISTRICT OR A PUBLICLY ACCESSIBLE AREA,
120 THE MATERIALS SHALL BE SCREENED BY A MINIMUM SIX (6) FOOT
121 HIGH DECORATIVE BLOCK WALL.

122 (3) OUTDOOR STORAGE WILL NOT BE LOCATED IN ANY REQUIRED
123 LANDSCAPED AREAS OR WITHIN REQUIRED PARKING SPACES.

124 (4) ARCHITECTURAL AND SITE DESIGN SHALL COMPLEMENT THE
125 ARCHITECTURAL AND VISUAL CHARACTER OF ADJOINING
126 DEVELOPMENT.

127 (h) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE
128 WITH THE STANDARDS FOR THIS ZONING DISTRICT IS A VIOLATION OF
129 THIS ORDINANCE.

130
131 **Sec. 122-59. - Resort Commercial (C-RS).**

132 (a) Purpose. The Resort Commercial (C-RS) zoning district is intended to provide
133 areas where the principal use of land is devoted to resort areas and commercial
134 establishments that specifically cater to the needs of tourist oriented trade. The
135 C-RS zoning district provides for lands that because of particular location and
136 natural features are adapted for tourist uses, and to encourage the development
137 of these locations with such uses and in such a manner as to minimize traffic
138 hazards and interference with other daily functioning of the community and other
139 uses in the vicinity.

140 (b) Development patterns. C-RS zoning districts MAY shall be located within areas
141 designated for Marketplace, TRADITIONAL, OPEN SPACE, CITY CENTER,
142 CONVENTIONAL, AND RURAL Character Patterns as described in Article V.

143 (c) Dimensional requirements. REFER TO THE APPLICABLE CHARACTER
144 PATTERN REGULATIONS IN ARTICLE V FOR LOT SIZE, SETBACK,
145 BUILDING HEIGHT, AND OTHER DIMENSIONAL RESTRICTIONS.

146 **Resort Commercial District Size**

Minimum District Size

10 Gross Acres

147
148 (d) Accessory uses. The following accessory uses are permitted:

DRAFT

- (1) Parking garages and lots.;
- (2) Refuse and service areas, as regulated in Article VI.;
- (3) Retail, office and service uses associated with resort activities.;
- (4) Sale of exhibits and accessory items associated with principle entertainment and recreational uses.;
- (5) Accessory buildings, as regulated in Article VI.;
- (6) Temporary construction buildings.;
- (7) Signs, provided they meet the requirements set forth in ~~the municipal code~~ CHAPTER 113.;
- (8) Temporary uses, as regulated in Article VI.

(e) GENERAL REGULATIONS:

(1) NO OUTDOOR DISPLAY OF GOODS SHALL BE PERMITTED EXCEPT FOR OUTDOOR DINING AND OUTDOOR DISPLAY AS APPROVED BY A SITE PLAN OR CONDITIONAL USE PERMIT.

(2) OUTDOOR STORAGE OF MATERIALS IS NOT PERMITTED IN THE FRONT OR SIDE YARDS, REQUIRED SETBACKS, AND FROM ANY AREA OF PUBLIC VIEW. WHEN STORAGE AREA IS VISIBLE FROM A RESIDENTIAL ZONING DISTRICT OR A PUBLICLY ACCESSIBLE AREA, THE MATERIALS SHALL BE SCREENED BY A MINIMUM SIX (6) FOOT HIGH DECORATIVE BLOCK WALL.

(3) OUTDOOR STORAGE WILL NOT BE LOCATED IN ANY REQUIRED LANDSCAPED AREAS OR WITHIN REQUIRED PARKING SPACES.

(4) THE MINIMUM DISTRICT SIZE FOR THE RESORT COMMERCIAL ZONING DISTRICT IS TEN (10) GROSS ACRES.

(5) ARCHITECTURAL AND SITE DESIGN SHALL COMPLEMENT THE ARCHITECTURAL AND VISUAL CHARACTER OF ADJOINING DEVELOPMENT.

(i) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS FOR THIS ZONING DISTRICT IS A VIOLATION OF THIS ORDINANCE.

Sec. 122-60. - Business Park (BP).

- (a) Purpose. The ~~B~~business ~~P~~park (BP) zoning district provides for economic development opportunities by providing high-quality business and distribution sites for research laboratories, offices, and commerce in an attractive, campus-style setting with good access to major roads as well as availability of public water and sewer. The standards for this BP zoning district are intended to establish and maintain high quality site planning, architecture, signage and

landscape design to create an attractive and unified development character and to ensure compatibility to adjacent land uses.

(b) Development patterns. BP zoning districts ~~MAY~~ ~~shall~~ be located within areas designated for Employment ~~C~~character ~~P~~patterns as described in ~~A~~article V.

(c) Dimensional requirements. REFER TO THE APPLICABLE CHARACTER PATTERN REGULATIONS IN ARTICLE V FOR LOT SIZE, SETBACK, BUILDING HEIGHT, AND OTHER DIMENSIONAL RESTRICTIONS.

Business Park Lot and Building Minimum Standards	
Minimum District Size	50 Gross Acres

(d) Accessory uses. The following accessory uses are permitted:

(1) Parking garages and lots.;

(2) Refuse and service areas, as regulated in ~~A~~article VI.;

(3) Personal service facilities providing services, recreation, food and convenience goods primarily for people employed at the principal use.;

(4) Accessory buildings, as regulated in ~~A~~article VI.;

(5) Temporary construction buildings.;

(6) Signs provided they meet the requirements set forth in ~~C~~chapter 113 ~~of the Surprise Municipal Code~~.;

(7) Temporary uses, as regulated in ~~A~~article VI.;

(8) Other uses that are clearly incidental and accessory to the principal use.

(e) General regulations.;

(1) Primary access to a BP zoning district shall be allowed only on arterial streets or streets specifically designed for such development.

(2) Business park developments within a BP zoning district that are of a small scale shall develop common access drives and parking facilities with neighboring developments.

(3) A minimum 100-foot landscaped area is required along the perimeter of a BP zoning district.

(4) Yards fronting on a public street shall be entirely landscaped except for necessary drives and pedestrian ways.

(5) Any part of a site not used or intended to be used for buildings, parking, driveways, sidewalks, or other similar use shall be landscaped.

(6) Undeveloped areas that are proposed to be used for buildings parking, driveways, sidewalks and similar uses that have been disturbed through the

grading process or previous use shall be maintained in a manner consistent with ~~Chapter 105 of the Surprise Municipal Code~~ **AND THE ENGINEERING DEVELOPMENT STANDARDS.**

~~(7) No outdoor storage is permitted in any required setback area. Outdoor operations and storage may be permitted in areas that are screened as provided in article VI.~~ **NO OUTDOOR DISPLAY OF GOODS SHALL BE PERMITTED EXCEPT FOR OUTDOOR DINING AND OUTDOOR DISPLAY AS APPROVED BY A SITE PLAN OR CONDITIONAL USE PERMIT.**

(8) OUTDOOR STORAGE OF MATERIALS IS NOT PERMITTED IN THE FRONT OR SIDE YARDS, REQUIRED SETBACKS, AND FROM ANY AREA OF PUBLIC VIEW. WHEN STORAGE AREA IS VISIBLE FROM A RESIDENTIAL ZONING DISTRICT OR A PUBLICLY ACCESSIBLE AREA, THE MATERIALS SHALL BE SCREENED BY A MINIMUM SIX (6) FOOT HIGH DECORATIVE BLOCK WALL.

(9) OUTDOOR STORAGE WILL NOT BE LOCATED IN ANY REQUIRED LANDSCAPED AREAS OR WITHIN REQUIRED PARKING SPACES.

(10) THE MINIMUM DISTRICT SIZE FOR THE BUSINESS PARK ZONING DISTRICT IS 50 GROSS ACRES.

(11) ARCHITECTURAL AND SITE DESIGN SHALL COMPLEMENT THE ARCHITECTURAL AND VISUAL CHARACTER OF ADJOINING DEVELOPMENT.

(f) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS FOR THIS ZONING DISTRICT IS A VIOLATION OF THIS ORDINANCE.

Sec. 122-61. - Industrial Performance (IP).

(a) Purpose. ~~The~~**is** ~~Industrial~~ **P**erformance (IP) zoning district provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses that service the industrial uses with proper screening and buffering as well as insuring compatibility with adjoining uses. The IP zoning district is intended to promote the development and operation of laboratories, light manufacturing and assembly in a restricted and limited manner to protect and foster adjacent residential uses.

(b) Development patterns. IP zoning districts **MAY** ~~shall~~ be located within areas designated for Employment character patterns ~~or may be located within areas designated for Traditional Neighborhood character patterns~~ as described in **A**rticle V.

(c) Dimensional requirements. Refer to the applicable character pattern regulations in **A**rticle V for lot size, setback, building height, and other dimensional restrictions.

(d) Accessory uses. The following accessory uses are permitted:

- (1) Parking, garages and lots;
- (2) Refuse and service areas, as regulated in Article VI;
- (3) Personal service facilities providing services, food and convenience goods primarily for people employed at the principal use;
- (4) Accessory buildings, as regulated in Article VI;
- (5) Temporary construction buildings;
- (6) Signs provided they meet the requirements set forth in ~~the municipal code~~ CHAPTER 113;
- (7) Temporary uses, as regulated in Article VI;
- (8) Other uses that are clearly incidental and accessory to the principal use.
- (e) General regulations:
- (1) Primary access to an IP zoning district shall be allowed only on arterial streets or streets specifically designed for such development.
- (2) Developments within the IP zoning district that are of a small scale shall be encouraged to develop common access drives and parking facilities with adjacent facilities.
- (3) Loading and unloading shall occur only at on-site areas. All service entrances and service yards shall be located in the rear or side yard of the principal use. No service drive or yard shall be located on a side that adjoins a residential zoning district.
- (4) NO OUTDOOR DISPLAY OF GOODS SHALL BE PERMITTED EXCEPT FOR OUTDOOR DINING AND OUTDOOR DISPLAY AS APPROVED BY A SITE PLAN OR CONDITIONAL USE PERMIT. ~~No outdoor storage is permitted in any required setback area. Outdoor operations and storage may be permitted in areas that are screened as provided in article VI.~~
- (5) OUTDOOR STORAGE OF MATERIALS IS NOT PERMITTED IN THE FRONT OR SIDE YARDS, REQUIRED SETBACKS, AND FROM ANY AREA OF PUBLIC VIEW. WHEN STORAGE AREA IS VISIBLE FROM A RESIDENTIAL ZONING DISTRICT OR A PUBLICLY ACCESSIBLE AREA, THE MATERIALS SHALL BE SCREENED BY A MINIMUM SIX (6) FOOT HIGH DECORATIVE BLOCK WALL.
- (6) OUTDOOR STORAGE WILL NOT BE LOCATED IN ANY REQUIRED LANDSCAPED AREAS OR WITHIN REQUIRED PARKING SPACES.
- (7) ARCHITECTURAL AND SITE DESIGN SHALL COMPLEMENT THE ARCHITECTURAL AND VISUAL CHARACTER OF ADJOINING DEVELOPMENT.
- (f) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS FOR THIS ZONING DISTRICT IS A VIOLATION OF THIS ORDINANCE.

301
302 **Sec. 122-62. - Industrial General (IG).**

303 (a) Purpose. The ~~E~~~~is~~ intent of the ~~I~~~~ndustrial~~ ~~G~~~~eneral~~ (IG) zoning district is to provide
304 areas for concentrated manufacturing, fabrication, and industrial uses that are
305 suitable based upon adjacent land uses, access to transportation and the
306 availability of public services and facilities. It is the intent of this district to provide
307 an environment for industries that is unencumbered by nearby residential or
308 commercial development and where any potential conflicts with other uses can
309 be avoided through the use of orderly transitions and buffers. The IG zoning
310 district shall be located where there is convenient access to existing and future
311 arterials, highways, and railway lines. ~~IG~~~~P~~ zoning districts are in many instances
312 separated from residential areas by business or light industry areas or by natural
313 barriers; where they are adjacent to residential areas some type of artificial
314 separation may be required.

315 (b) Development patterns. IG zoning districts ~~MAY~~ ~~shall~~ be located within areas
316 designated as ~~E~~~~mployment~~ ~~C~~~~haracter~~ ~~P~~~~atterns~~ as described in ~~A~~~~rticle~~ V.

317 (c) Dimensional requirements. Refer to the applicable character pattern regulations
318 in ~~A~~~~rticle~~ V for lot size, setback, building height, and other dimensional
319 restrictions.

320 (d) Accessory uses. The following accessory uses are permitted:

321 (1) Parking garages and lots~~;~~

322 (2) Refuse and service areas, as regulated in ~~A~~~~rticle~~ VI~~;~~

323 (3) Personal service facilities providing services, food and convenience goods
324 primarily for people employed at the principal use~~;~~

325 (4) Accessory buildings, as regulated in ~~A~~~~rticle~~ VI~~;~~

326 (5) Temporary construction buildings~~;~~

327 (6) Signs provided they meet the requirements set forth in ~~C~~~~hapter~~ 113~~-of the~~
328 ~~Surprise Municipal Code~~~~;~~

329 (7) Temporary uses, as regulated in ~~A~~~~rticle~~ VI~~;~~

330 (8) Other uses that are clearly incidental and accessory to the principal use.

331 (e) General regulations~~;~~

332 (1) Primary access to an IG zoning district shall be allowed only on arterial
333 streets or streets specifically designed for such traffic.

334 (2) Developments within an IG zoning district that are of a small scale shall be
335 encouraged to develop common access drives and parking facilities.

336 (3) Loading and unloading shall occur only at on-site areas. All service entrances
337 and service yards shall be located only in the rear or side yard of the principal
338 use. No service drive or yard shall be located on a side that adjoins a
339 residential zoning district.

(4) NO OUTDOOR DISPLAY OF GOODS SHALL BE PERMITTED EXCEPT FOR OUTDOOR DINING AND OUTDOOR DISPLAY AS APPROVED BY A SITE PLAN OR CONDITIONAL USE PERMIT. ~~No outdoor storage is permitted in any required setback area. Outdoor operations and storage may be permitted in areas that are screened as provided in article VI.~~

(5) OUTDOOR STORAGE OF MATERIALS IS NOT PERMITTED IN THE FRONT OR SIDE YARDS, REQUIRED SETBACKS, AND FROM ANY AREA OF PUBLIC VIEW. WHEN STORAGE AREA IS VISIBLE FROM A RESIDENTIAL ZONING DISTRICT OR A PUBLICLY ACCESSIBLE AREA, THE MATERIALS SHALL BE SCREENED BY A MINIMUM SIX (6) FOOT HIGH DECORATIVE BLOCK WALL.

(6) OUTDOOR STORAGE WILL NOT BE LOCATED IN ANY REQUIRED LANDSCAPED AREAS OR WITHIN REQUIRED PARKING SPACES.

(7) ARCHITECTURAL AND SITE DESIGN SHALL COMPLEMENT THE ARCHITECTURAL AND VISUAL CHARACTER OF ADJOINING DEVELOPMENT.

(f) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS FOR THIS ZONING DISTRICT IS A VIOLATION OF THIS ORDINANCE.

Sec. 122-63. - Industrial Land and Mineral Extraction (ILM).

(a) Purpose. The intent of the Industrial Land and Mineral Extraction (ILM) zoning district is to permit those activities primarily related to mineral extraction or landfill operations that, because of the nature of the operations, are suitable only in certain locations and may require land reclamation upon completion of the operation. The ILM zoning district also recognizes that mineral extraction activities are a temporary use dependent to a large degree upon market conditions and resource size and that reclamation and the potential for future use of the land for other activities must also be considered in the location of such districts.

(b) Development patterns. ILM zoning districts shall be located within areas designated for Employment character pattern as described in Article V.

(c) Dimensional requirements:

(1) District size. The minimum district size shall be 40 gross acres.

(2) Maximum site surface area. The maximum surface area of the site to be excavated shall not exceed 45 percent of the gross area contained within the boundary of the excavation site.

(3) Use/activity setback restrictions. Mixing, mining, extraction, or filling activity shall not be permitted within 100 feet of any property line or such a lesser distance (but not less than 50 feet) as set forth in a Conditional Use Permit.

~~(4) Use/activity height restrictions.~~

(4) ~~(5)~~ Except as set forth herein, all stockpile heights shall be limited to 50 feet.

(5) ~~(6)~~ Landfill shall not exceed 120 feet in height at any point, measured from such point to the natural grade immediately below such point.

(6) ~~(7)~~ Refer to the **E**mployment **C**echaracter **P**pattern regulations in **A**rticle V for lot size, setback, building height, and other dimensional restrictions.

(d) Accessory uses. The following accessory uses are permitted:

(1) Parking garages and lots.;

(2) Refuse and service areas, as regulated in **A**rticle VI.;

(3) Personal service facilities providing services, food and convenience goods primarily for people employed at the principal use.;

(4) Accessory buildings, as regulated in **A**rticle VI.;

(5) Security guard office.;

(6) Scale and maintenance facilities for trucks and equipment.;

(7) Temporary construction buildings.;

(8) Signs provided they meet the requirements set forth in ~~the municipal code~~ **CHAPTER 113**.;

(9) Temporary uses, as regulated in **A**rticle VI.;

(10) Other uses that are clearly incidental and accessory to the principal use.

(e) GENERAL REGULATIONS:

~~(e) Requirements. Land and mineral extraction; or landfill operations within an ILM zoning district shall be subject to the following requirements.~~

(1) Primary access. Primary access shall be on arterial streets or streets specifically designed for intense heavy equipment use.

(2) Warning signs. Appropriate warning signs shall be installed upon the property indicating potential hazards and the type of hazards.

(3) Screening and buffering.;

a. If an excavation site for mining and/or quarrying is located within one-half mile of a residential use, the entire excavation site shall be enclosed by a minimum six **(6)** foot high, decorative, masonry wall consisting of sound absorbent/sound scattering wall facing materials. Said wall shall be staggered to provide a rhythmic variation in wall surface and shall have signage posted to prohibit trespassing. Chain-link fencing shall not be permitted as an option for enclosing an excavation site.

b. In addition to screening an excavation site, a buffer **WILL** ~~may~~ be required along the perimeter of the site. The buffer shall be planted and maintained in accordance with the standards set forth in **A**rticle V.

c. WHEN STORAGE AREA IS VISIBLE FROM A RESIDENTIAL ZONING DISTRICT OR A PUBLICLY ACCESSIBLE AREA, THE MATERIALS SHALL BE SCREENED BY A MINIMUM SIX (6) FOOT HIGH DECORATIVE BLOCK WALL.

d. OUTDOOR STORAGE WILL NOT BE LOCATED IN ANY REQUIRED LANDSCAPED AREAS OR WITHIN REQUIRED PARKING SPACES.

(4) Noise and vibration. Noise and vibration shall be minimized in their effect upon adjacent properties by the utilization of modern equipment designed to accomplish such minimization and by the proper use of berms, walls, and natural planting screens. All equipment shall be maintained and operated in such a manner so as to eliminate, as far as practicable, excessive noise and vibrations that are not necessary in the operation of such equipment. Any work performed shall be in conformance with the requirements of Article II. Any use in this district that emits odor, dust, gas, noise, vibration, heat, smoke, or glare beyond any boundary of the lot is prohibited.

(5) Air pollution. Air pollution in the form of dust and dirt shall be kept to a minimum by the use of modern equipment and methods of operation designed to avoid any excessive dust or dirt or other air pollution. Interior and adjoining roads used in the operations shall have their surface treated to minimize any such nuisance. Any work performed shall be in conformance with the requirements of Article II.

(6) Reclamation plan. A reclamation plan shall be provided unless waived by the City Manager or designee.

a. The reclamation plan shall include information sufficient to describe the existing natural and physical conditions of the site, including, but not limited to:

1. Maps of the site including the general location, property boundaries, geologic composition and depth of the deposit, the distribution, thickness and type of topsoil, the approximate elevation of ground water, the location of surface waters and the existing drainage patterns.

2. Information available to the mine operator on biological resources, plant communities, and wildlife use at and adjacent to the proposed or operating mining site.

3. Existing topography as shown on contour maps of the site at one (1) foot contour intervals.

4. Location of manmade features on or near the site.

5. For existing mines, a plan view drawing showing the location and extent of land previously affected, including the location of stockpiles, wash ponds, and sediment basins.

b. The reclamation plan shall specify a proposed post-mining land use for the site. The proposed post-land use shall be consistent with local land use

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plans at the time the plan is submitted, unless a change to the land use plan or zoning is proposed. The proposed post-land use shall also be consistent with all applicable local, state, or federal laws in effect at the time the plan is submitted.

c. The reclamation plan shall include a description of the proposed reclamation, including methods and procedures to be used, and a proposed schedule and sequence for the completion of reclamation activities for various stages of reclamation of the site. The following shall be included:

1. A description of the proposed earthwork and reclamation, including final slope angles, high wall reduction, benching, terracing, and other structural slope stabilization measures.
2. The methods of topsoil or topsoil substitute material removal, storage, stabilization, and conservation that will be used during reclamation.
3. A plan or map which shows anticipated topography of the reclaimed site and any water impoundments or artificial lakes needed to support the anticipated future land use of the site.
4. A plan or map which shows surface structures, roads, and related facilities after the cessation of mining.
5. The estimated cost of reclamation for each stage of the project or the entire site if reclamation staging is not planned.
6. A revegetation plan that shall include timing and methods of seedbed preparation, rates and kinds of soil amendments, seed application timing, methods and rates, mulching, netting, and any other techniques needed to accomplish soil and slope stabilization.
7. Quantifiable standards for revegetation adequate to show that a sustainable stand of vegetation has been established which support the approved post-mining land use. Standards for revegetation may be based on the percentage of vegetative cover, productivity, plant density, diversity, or other applicable measures.
8. A plan and, if necessary, a narrative showing erosion control measures to be employed during reclamation activities. These shall address how reclamation activities will be conducted to minimize erosion and pollution of surface and groundwater.

d. The reclamation plan shall include a cost estimate for the labor and materials necessary to complete the reclamation plan.

e. Alternative to reclamation plan. The said reclamation provisions shall not be applicable to a sanitary landfill that is subject to a closure plan approved by the Arizona Department of Environmental Quality or similar state or federal agency.

~~f. Reclamation plan will not be required for landfill operations.~~

(7) Operational limits. All mineral extraction operations, within 1,000 feet of a residential zone, shall limit hours of operation from 7:00 a.m. to 7:00 p.m. A completion date shall be attached to the approved reclamation plans. The City Council may grant extensions beyond the completion date upon proof that the principal use has continued to be operationally active. The time limit on the bond or financial guarantee will coincide with the approved completion date of the reclamation plan.

(8) Financial guarantee. Prior to approval, the City Council shall require a financial guarantee acceptable to the City Manager or designee to assure completion of the approved reclamation plan within six (6) months of the termination of the principal use.

(9) Modifications. Any new or major modifications (ten (10) acres or greater) to aggregate mining operations within an ILM zoning district will require an applicant/property owner to file a community notice with the state mine inspector and notify residential property owners within one-half mile of the operation.

(f) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS FOR THIS ZONING DISTRICT IS A VIOLATION OF THIS ORDINANCE.

Sec. 122-105. - Temporary Uses permits.

The Temporary use permit allows for activities that may be appropriate on an interim basis, without requiring full compliance with the development standards of the land ZONING use district IN WHICH THE PROPERTY IS LOCATED or by which the City may permit seasonal or transient uses not otherwise permitted. When allowed, temporary uses shall be subject to the following requirements:

(a) TEMPORARY USE PERMIT approval criteria:

~~(1) Conditions may be applied to the issuance of the permit and periodic review may be required;~~

(1) The TEMPORARY USE Permit may be granted for a particular SPECIFIC use ON A SPECIFIC PROPERTY and not for a particular person or company;

(2) Any use or structure requiring sanitary facilities shall locate the sanitary facilities on the same lot as the host use or structure unless independent water and sewer service is provided.

~~(3) The operation and maintenance of the temporary use/special event~~ Temporary uses and Temporary Use Permits shall be HELD in a manner compatible with existing uses on adjoining properties and in the surrounding area. Conditions to be considered shall include, but are not limited to, the following:

a. Adequate parking;

- b. Hours of operation;
- c. Site location including ingress and egress, trip generation, and, ~~if applicable,~~ pedestrian accessibility;
- d. The nature, scope, location and manner of operation of the use shall not constitute a health and/or safety hazard to the public;
- e. Assurance of compliance with health, building, fire, electrical, plumbing, and all other appropriate codes shall be required;
- f. Site lighting;
- g. Security considerations; and
- h. Any other conditions that may have a detrimental effect on the City or on surrounding properties.

(b) TEMPORARY USES REQUIRING A TEMPORARY USE PERMIT:

(1) SPECIAL EVENTS SUCH AS CARNIVALS, CIRCUSES, FESTIVALS, FAIRS, HOLIDAY EVENTS, CONCERTS, EXHIBITIONS, PERFORMANCES, GRAND OPENINGS, TENT SALES, AND SIDEWALK SALES. THE USES ARE LIMITED TO A MAXIMUM OF 45 CONSECUTIVE DAYS PER EVENT, AND MAY NOT OCCUR MORE THAN 90 CUMULATIVE DAYS PER CALENDAR YEAR PER PROPERTY, OR IN THE CASE OF A COMMERCIAL CENTER, PER TENANT.

(2) TEMPORARY RETAIL SALES OF ARTS, CRAFTS, SOUVENIRS, GIFTS, FOOD, AND SEASONALLY RELATED ITEMS. THE USES ARE LIMITED TO A MAXIMUM OF 45 CONSECUTIVE DAYS PER EVENT, AND MAY NOT OCCUR MORE THAN 90 CUMULATIVE DAYS PER CALENDAR YEAR PER PROPERTY, OR IN THE CASE OF A COMMERCIAL CENTER, PER TENANT.

(3) DONATION BINS.

(4) ANY EVENT IN A PUBLIC OR PRIVATE STREET.

(c) TEMPORARY USES NOT REQUIRING A TEMPORARY USE PERMIT:

(1) SPORTS TOURNAMENTS.

(2) SCHOOL EVENTS.

(3) CITY OPERATED EVENTS.

(4) FUNDRAISING SALES RELATED TO A PARTICULAR SEASONAL, CULTURAL, TRADITIONAL, OR COMMUNITY ACTIVITY.

(5) GARAGE OR YARD SALES HELD IN EXCESS OF 32 HOURS OR TWO (2) TIMES A CALENDAR YEAR.

(6) CONSTRUCTION TRAILERS.

(7) TEMPORARY USE OF PORTABLE STORAGE CONTAINERS IN RESIDENTIAL DISTRICTS FOR THE PURPOSE OF LOADING AND

UNLOADING HOUSEHOLD CONTENTS IS ONLY PERMITTED FOR A PERIOD OF TIME NOT EXCEEDING SEVEN (7) DAYS IN A CALENDAR YEAR.

(8) PEACEFUL ASSEMBLY.

~~(b) A temporary use permit shall be issued for a maximum of:~~

~~(1) Sixty days for one event uses, such as Christmas tree sales; or~~

~~(2) Four event periods during a calendar year with each event period lasting no more than four days during each period; or~~

~~(3) During the time of construction when the temporary use is for the temporary placement of a construction trailer on a construction site; or~~

~~(4) Donation bins may be permitted for a renewable duration not to exceed 12 months or as determined by the city. Each renewal requires a new temporary use permit application and fee. Donation bin temporary use permits will be renewed 30 days prior to the first day of every year. If an applicant submits for a temporary use permit prior to the 30-day renewal period, the permit will not exceed the duration of the current calendar year and the permit fees will be prorated.~~

~~(c) Temporary sales or display of goods for special event use or fundraising use are allowed only if they are related to a particular seasonal, cultural, traditional, or community activity or event use. The following uses may be permitted:~~

~~(1) Carnivals, circuses, festivals, fairs, holiday and special events;~~

~~(2) Concerts, exhibitions, and special performances;~~

~~(3) Temporary retail sales of arts, crafts, souvenirs, gifts, food, and other goods;~~

~~(4) Temporary retail sales of Christmas trees, or other seasonally related sales;~~

~~(5) Grand opening events, tent sales, sidewalk sales, and other events that include commercial activities or commercial related activities in areas that are not used for commercial purposes;~~

~~(6) Religious/revival gatherings;~~

~~(7) Political/organizational rallies;~~

~~(8) Parades, races, walk or bike-a-thons, and sports tournaments;~~

~~(9) School events;~~

~~(10) Garage or yard sales held in excess of 32 hours or two times a year.~~

~~(d) Portable storage containers shall be subject to the following requirements:~~

~~(1) The temporary placement of a portable storage container on any residential lot for the purpose of loading and unloading household contents shall be permitted for a period of time not exceeding seven days in a calendar year.~~

~~(2) In all non-residential districts, portable storage containers are permitted only in accordance with the following:~~

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- ~~a. As a temporary use during construction, remodeling, or redevelopment of permanent on-site building and facilities. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the city manager or designee may require additional measures to ensure compatibility with adjacent land uses such as increased setbacks, screen walls, landscaping, exterior materials and color.~~
- ~~b. As a temporary use that is periodic, intermittent, or isochronal and accessory to a primary permitted use. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the city manager or designee may require additional measures to ensure compatibility with adjacent land uses such as increased setbacks, screen walls, landscaping, exterior materials and color.~~
- ~~c. In no case shall such storage containers be located in required landscape areas, open space, retention basins, drive aisles, fire lanes, required parking spaces, loading zones, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and developments.~~
- (d) ~~(e)~~ Construction trailer **S AND PORTABLE STORAGE CONTAINERS** shall be subject to the following requirements:
- (1) The construction trailer **(S) AND/OR PORTABLE STORAGE CONTAINER(S)** shall remain on site only for the duration of an active permit. Abandoned trailers shall not be permitted on the site.
 - (2) The construction trailer, attendant parking and storage areas shall be located on site so as not to interfere with safe ingress and egress to developed areas or areas under construction.
 - (3) The construction trailer shall be removed prior to issuance of a final certificate of occupancy.
 - (4) PORTABLE CONSTRUCTION CONTAINERS UTILIZED FOR PURPOSES OTHER THAN CONSTRUCTION WILL FOLLOW THE OUTDOOR STORAGE REGULATIONS OF THE ZONING DISTRICT WHERE IT IS LOCATED.**
- (e) ~~(f)~~ Donation bins shall be subject to the following requirements:
- (1) DONATION BINS ARE ALLOWED 12 MONTHS OUT OF A CALENDAR YEAR WITH A TEMPORARY USE PERMIT OR PRORATED THROUGH THE END OF THE CALENDAR YEAR WITH A TEMPORARY USE PERMIT. PERMITS FOR DONATION BINS ARE ANNUALLY RENEWABLE. EACH RENEWAL REQUIRES A NEW TEMPORARY USE PERMIT APPLICATION AND FEE. DONATION BIN TEMPORARY USE PERMITS MUST BE RENEWED WITHIN 60 DAYS PRIOR TO THE FIRST DAY OF EVERY CALENDAR YEAR. IF AN APPLICANT SUBMITS FOR A TEMPORARY USE PERMIT PRIOR TO THE 60 DAY RENEWAL PERIOD, THE PERMIT WILL**

**NOT EXCEED THE DURATION OF THE CURRENT CALENDAR YEAR
AND THE PERMIT FEES WILL BE PRORATED.**

- (2) ~~(1)~~ Donation bins are permitted in commercial, business park, industrial, and public facility zoning districts. Places of assembly and other public facilities located in residential zoning districts may be permitted.
- (3) ~~(2)~~ Donation bins shall be located on a paved surface.
- (4) ~~(3)~~ Donation bins shall not be located within the front or corner side setbacks, required landscaped areas or within required parking spaces.
- (5) ~~(4)~~ Donation bins shall not obstruct pedestrian or vehicular circulation, or be located within the public right-of-way, drive aisles, fire lanes, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to the public health, safety, and welfare.
- (6) ~~(5)~~ There shall be no more than one **(1)** donation bin on properties less than one **(1)** acre in size, no more than two **(2)** donation bins on properties or commercial centers of one **(1)** to three **(3)** acres in size, and no more than four **(4)** donation bins on a commercial center greater than three **(3)** acres in size. No more than two **(2)** donation bins shall be clustered together and located within 1,000 feet of any other donation bin.
- (7) ~~(6)~~ Each donation bin shall have a firmly closing lid.
- (8) ~~(7)~~ Each donation bin shall be clearly marked to identify the specific items and materials requested to be collected for donation.
- (9) ~~(8)~~ Each donation bin shall be clearly marked to identify the City of Surprise **T**emporary **U**se **P**ermit number with contrasting paint. The numbers shall be a minimum of two **(2)** inches high and located on the deposit face of the donation bin.
- ~~(9) The entity placing the bin shall submit to the city notarized, written permission of the property owner or authorized agent consenting to the placement and maintenance of the donation bin.~~
- (10) The property owner will control the **T**emporary **U**se **P**ermit. As such, the owner or authorized agent may rescind their authorization by submitting a cancellation request to the City in writing. At the request of the property owner or authorized agent, the permit will be revoked.
- (11) The name and telephone number of the entity obtaining the **T**emporary **U**se **P**ermit shall be affixed to the donation bin on an area no larger than one **(1)** foot by one **(1)** foot.
- (12) Donation bins shall have a capacity no greater than seven **(7)** cubic yards.
- (13) All donated items must be collected and stored in the donation bin and all contents cleared no less than once a week. Any items or materials left outside of the donation bin shall be removed within 24 hours of discovery or notification, whichever occurs first.

- (14) If a donation bin is damaged or vandalized, it must be removed within five (5) business days of discovery or notification. If there is a public health, safety, or welfare concern pursuant to the authority granted to the City, the donation bin must then be removed within 24 hours of discovery or notification.
- (15) It is the joint responsibility of the property owner or authorized agent and the entity obtaining the Temporary Use Permit to keep the area around the donation boxes free of litter and debris, and remove any graffiti within 24 hours of discovery or notification, whichever occurs first.
- (16) It is the responsibility of the entity obtaining the Temporary Use Permit to maintain the donation bin painted or otherwise un-rusted and un-dented and in good repair.
- (17) This ordinance authorizes the City and property owner to remove and dispose of any donation bin (including its contents) which is unauthorized, unpermitted, or is otherwise in violation of this ordinance.
- (18) Failure to comply with the requirements of this section may result in revocation of the Temporary Use Permit by the City Manager or designee.
- (19) The City Manager or designee may revoke the Temporary Use Permit issued under the provisions of this section when the Temporary Use Permit is issued in error or on the basis of incorrect, inaccurate, incomplete, or fraudulent information.

(f) FOR THE PURPOSES OF THIS SECTION, THE FOLLOWING DEFINITIONS APPLY:

~~(g) Definitions.~~

Commercial center. A location where, regardless of the number of parcels, economic, social, cultural, and administrative services are provided. The commercial center will provide common circulation, parking, and utility facilities that service the commercial center. A commercial center would be a contiguous facility and would not cross public streets.

Donation bin. Any container, storage unit, or structure, other than a primary building or accessory building(s), that is used for the collection of charitable or for-profit donated items by the general public, including but not limited to clothing, household goods, toys, books, and newspapers.

Authorized agent. A person who is a principal executive officer or other corporate officer with signatory powers as per the company's by-laws or per a vote of the directors if the company is a corporation; a general partner or proprietor if the company is a partnership or sole proprietorship respectively; or a duly authorized representative, the individual designated on the permit application or permit cover page, if such representative is responsible for the overall operation of the facility and has the authority to sign contracts, permits, permit applications, monitoring results and other documents in the company's name and otherwise bind the company.

PORTABLE STORAGE CONTAINER: A DEVICE IN THE SHAPE OF A RECTANGULAR SOLID; CONSTRUCTED OF METAL, CONSISTING OF FOUR VERTICAL WALLS, A FLOOR AND A CEILING AND IN WHICH AT LEAST ONE VERTICAL END IS DESIGNED AS DOOR. THE DIMENSIONS OF A PORTABLE STORAGE CONTAINER SHALL NOT EXCEED 102-INCHES (8-FOOT, 6-INCHES) IN HEIGHT AND 96-INCHES (8-FEET) IN WIDTH. LENGTHS MAY NOT EXCEED 40-FEET IN LENGTH. PORTABLE STORAGE CONTAINERS INCLUDE DEVICES INITIALLY DESIGNED TO FACILITATE THE SHIPPING OF CONTAINERIZED CARGO AND CONSTRUCTED ENTIRELY OF STEEL IN A MANNER CONSISTENT WITH ISO 6346, AND ARE BEING REUSED TO FACILITATE SECURE STORAGE, BUT NOT HABITABLE SPACE AS DEFINED IN THE CITY OF SURPRISE BUILDING CODE.

(g) ANY USE AND/OR DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS FOR THIS SECTION IS A VIOLATION OF THIS ORDINANCE.

1 **FS16-090**
2 **Zoning Text Amendment**
3 **Outdoor Storage, Outdoor Display, and Temporary**
4 **Uses**
5 **Clean Edit**
6 **April 14, 2016**

7 **Sec. 122-56. - Neighborhood Commercial (CN).**

- 8 (a) Purpose. The Neighborhood Commercial (CN) zoning district provides for the
9 development of smaller shops and services in convenient locations to meet the
10 daily needs of families in the immediate residential neighborhoods. The intent of
11 the CN zoning district is to create a pedestrian friendly, neighborhood
12 environment while protecting adjoining residential districts by permitting a limited
13 number of commercial, office, or service nature uses.
- 14 (b) Development patterns. CN zoning districts may be located within areas
15 designated for Rural, Conventional, Traditional, Employment, Marketplace, Open
16 Space, and City Center Character Patterns as described in Article V.
- 17 (c) Dimensional requirements. Refer to the applicable character pattern regulations
18 in Article V for lot size, setback, building height, and other dimensional
19 restrictions.
- 20 (d) Accessory uses. The following accessory uses are permitted:
- 21 (1) Parking lots.
- 22 (2) Refuse and service areas, as regulated in Article VI.
- 23 (3) Accessory buildings, as regulated in Article VI.
- 24 (4) Temporary construction buildings.
- 25 (5) Signs provided they meet the requirements set forth in Chapter 113.
- 26 (6) Temporary uses, as regulated in Article VI.
- 27 (e) General regulations:
- 28 (1) Drive through uses shall be prohibited.
- 29 (2) Direct pedestrian access to adjacent neighborhoods is required.
- 30 (3) No external sound systems or live music shall be allowed.
- 31 (4) No outdoor storage or display of goods shall be permitted except for outdoor
32 dining.

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(5) Architectural and site design shall complement the architectural and visual character of adjoining neighborhoods.

- (f) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Sec. 122-57. - Community Commercial (CC).

(a) Purpose. The Community Commercial (CC) zoning district provides for retail, office, and service activities to satisfy the needs of the community with emphasis on shopping centers and clustered office and commercial developments. The uses found within the CC zoning district serve both neighborhood and community level needs. The intent of this district is to discourage the random sprawl of strip commercial development by concentrating community-serving businesses and services in commercial centers oriented to road intersections rather than in a strip or linear pattern. "Big box" retail is not considered appropriate in CC zoning districts unless it is reduced considerably in scale and intensity.

(b) Development patterns. CC zoning districts may be located within areas designated for Rural, Conventional, Traditional, City Center, Employment, and Marketplace Character Patterns as described in Article V.

(c) Dimensional requirements. Refer to the applicable character pattern regulations in Article V for lot size, setback, building height, and other dimensional restrictions.

(d) Accessory uses. The following accessory uses are permitted:

(1) Parking garages and lots.

(2) Refuse and service areas, as regulated in Article VI.

(3) Accessory buildings, as regulated in Article VI.

(4) Temporary construction buildings.

(5) Signs provided they meet the requirements set forth in Chapter 113.

(6) Temporary uses, as regulated in Article VI.

(e) General regulations:

(1) No outdoor storage or display of goods shall be permitted except for outdoor dining and outdoor display as approved by a Site Plan or Conditional Use Permit.

(2) Outdoor storage of materials is not permitted in the front or side yards, required setbacks, and from any area of public view. When storage area is visible from a residential zoning district or a publicly accessible area, the materials shall be screened by a minimum six (6) foot high decorative block wall.

(3) Outdoor storage will not be located in any required landscaped areas or within required parking spaces.

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- (4) Outdoor storage shall not obstruct pedestrian or vehicular circulation, or be located within the public right-of-way, drive aisles, fire lanes, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to the public health, safety, and welfare.
- (5) Architectural and site design shall complement the architectural and visual character of adjoining development.
- (f) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Sec. 122-58. - Regional Commercial (CR).

- (a) Purpose. The Regional Commercial (CR) zoning district accommodates the development of large-scale planned commercial and office complexes that provide goods and services to regional trade areas. The purpose of this CR zoning district is to provide for a diversity of general business and commercial uses. The CR zoning district shall emphasize safe and convenient personal mobility in many forms, with planning and design that accommodates pedestrians.
- (b) Development patterns. CR zoning districts may be located within areas designated for City Center, Marketplace, Employment, Conventional, and Rural Character Patterns as described in Article V.
- (c) Dimensional requirements. Refer to the applicable character pattern regulations in Article V for lot size, setback, building height, and other dimensional restrictions.
- (d) Accessory uses. The following accessory uses are permitted:
- (1) Parking garages and lots.
 - (2) Refuse and service areas, as regulated in Article VI.
 - (3) Accessory buildings, as regulated in Article VI.
 - (4) Temporary construction buildings.
 - (5) Signs provided they meet the requirements set forth Chapter 113.
 - (6) Temporary uses, as regulated in Article VI.
- (g) General regulations:
- (1) No outdoor display of goods shall be permitted except for outdoor dining and outdoor display as approved by a Site Plan or Conditional Use Permit.
 - (2) Outdoor storage of materials is not permitted in the front or side yards, required setbacks, and from any area of public view. When storage area is visible from a residential zoning district or a publicly accessible area, the materials shall be screened by a minimum six (6) foot high decorative block wall.

(3) Outdoor storage will not be located in any required landscaped areas or within required parking spaces.

(4) Architectural and site design shall complement the architectural and visual character of adjoining development.

(h) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Sec. 122-59. - Resort Commercial (C-RS).

(a) Purpose. The Resort Commercial (C-RS) zoning district is intended to provide areas where the principal use of land is devoted to resort areas and commercial establishments that specifically cater to the needs of tourist oriented trade. The C-RS zoning district provides for lands that because of particular location and natural features are adapted for tourist uses, and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other daily functioning of the community and other uses in the vicinity.

(b) Development patterns. C-RS zoning districts may be located within areas designated for Marketplace, Traditional, Open Space, City Center, Conventional, and Rural Character Patterns as described in Article V.

(c) Dimensional requirements. Refer to the applicable character pattern regulations in Article V for lot size, setback, building height, and other dimensional restrictions.

(d) Accessory uses. The following accessory uses are permitted:

(1) Parking garages and lots.

(2) Refuse and service areas, as regulated in Article VI.

(3) Retail, office and service uses associated with resort activities.

(4) Sale of exhibits and accessory items associated with principle entertainment and recreational uses.

(5) Accessory buildings, as regulated in Article VI.

(6) Temporary construction buildings.

(7) Signs, provided they meet the requirements set forth in Chapter 113.

(8) Temporary uses, as regulated in Article VI.

(e) General regulations:

(1) No outdoor display of goods shall be permitted except for outdoor dining and outdoor display as approved by a Site Plan or Conditional Use Permit.

(2) Outdoor storage of materials is not permitted in the front or side yards, required setbacks, and from any area of public view. When storage area is visible from a residential zoning district or a publicly accessible area, the

- 148 materials shall be screened by a minimum six (6) foot high decorative block
149 wall.
- 150 (3) Outdoor storage will not be located in any required landscaped areas or
151 within required parking spaces.
- 152 (4) The minimum district size for the resort commercial zoning district is ten (10)
153 gross acres.
- 154 (5) Architectural and site design shall complement the architectural and visual
155 character of adjoining development.
- 156 (i) Any use and/or dimensional requirement not in compliance with the standards for
157 this zoning district is a violation of this ordinance.

158

159 **Sec. 122-60. - Business Park (BP).**

- 160 (a) Purpose. The Business Park (BP) zoning district provides for economic
161 development opportunities by providing high-quality business and distribution
162 sites for research laboratories, offices, and commerce in an attractive, campus-
163 style setting with good access to major roads as well as availability of public
164 water and sewer. The standards for this BP zoning district are intended to
165 establish and maintain high quality site planning, architecture, signage and
166 landscape design to create an attractive and unified development character and
167 to ensure compatibility to adjacent land uses.
- 168 (b) Development patterns. BP zoning districts may be located within areas
169 designated for Employment Character Patterns as described in Article V.
- 170 (c) Dimensional requirements. Refer to the applicable character pattern regulations
171 in Article V for lot size, setback, building height, and other dimensional
172 restrictions.
- 173 (d) Accessory uses. The following accessory uses are permitted:
- 174 (1) Parking garages and lots.
- 175 (2) Refuse and service areas, as regulated in Article VI.
- 176 (3) Personal service facilities providing services, recreation, food and
177 convenience goods primarily for people employed at the principal use.
- 178 (4) Accessory buildings, as regulated in Article VI.
- 179 (5) Temporary construction buildings.
- 180 (6) Signs provided they meet the requirements set forth in Chapter 113.
- 181 (7) Temporary uses, as regulated in Article VI.
- 182 (8) Other uses that are clearly incidental and accessory to the principal use.
- 183 (e) General regulations:
- 184 (1) Primary access to a BP zoning district shall be allowed only on arterial streets
185 or streets specifically designed for such development.

- 186 (2) Business park developments within a BP zoning district that are of a small
187 scale shall develop common access drives and parking facilities with
188 neighboring developments.
- 189 (3) A minimum 100-foot landscaped area is required along the perimeter of a BP
190 zoning district.
- 191 (4) Yards fronting on a public street shall be entirely landscaped except for
192 necessary drives and pedestrian ways.
- 193 (5) Any part of a site not used or intended to be used for buildings, parking,
194 driveways, sidewalks, or other similar use shall be landscaped.
- 195 (6) Undeveloped areas that are proposed to be used for buildings parking,
196 driveways, sidewalks and similar uses that have been disturbed through the
197 grading process or previous use shall be maintained in a manner consistent
198 with Chapter 105 and the Engineering Development Standards.
- 199 (7) No outdoor display of goods shall be permitted except for outdoor dining and
200 outdoor display as approved by a Site Plan or Conditional Use Permit.
- 201 (8) Outdoor storage of materials is not permitted in the front or side yards,
202 required setbacks, and from any area of public view. When storage area is
203 visible from a residential zoning district or a publicly accessible area, the
204 materials shall be screened by a minimum six (6) foot high decorative block
205 wall.
- 206 (9) Outdoor storage will not be located in any required landscaped areas or
207 within required parking spaces.
- 208 (10) The minimum district size for the Business Park zoning district is 50 gross
209 acres.
- 210 (11) Architectural and site design shall complement the architectural and visual
211 character of adjoining development.
- 212 (f) Any use and/or dimensional requirement not in compliance with the standards for
213 this zoning district is a violation of this ordinance.

214

215 **Sec. 122-61. - Industrial Performance (IP).**

- 216 (a) Purpose. The Industrial Performance (IP) zoning district provides for a mix of
217 light manufacturing uses, office park, flex-space, and limited retail and service
218 uses that service the industrial uses with proper screening and buffering as well
219 as insuring compatibility with adjoining uses. The IP zoning district is intended to
220 promote the development and operation of laboratories, light manufacturing and
221 assembly in a restricted and limited manner to protect and foster adjacent
222 residential uses.
- 223 (b) Development patterns. IP zoning districts may be located within areas
224 designated for Employment character patterns as described in Article V.

(c) Dimensional requirements. Refer to the applicable character pattern regulations in Article V for lot size, setback, building height, and other dimensional restrictions.

(d) Accessory uses. The following accessory uses are permitted:

(1) Parking, garages and lots.

(2) Refuse and service areas, as regulated in Article VI.

(3) Personal service facilities providing services, food and convenience goods primarily for people employed at the principal use.

(4) Accessory buildings, as regulated in Article VI.

(5) Temporary construction buildings.

(6) Signs provided they meet the requirements set forth in Chapter 113.

(7) Temporary uses, as regulated in Article VI.

(8) Other uses that are clearly incidental and accessory to the principal use.

(e) General regulations:

(1) Primary access to an IP zoning district shall be allowed only on arterial streets or streets specifically designed for such development.

(2) Developments within the IP zoning district that are of a small scale shall be encouraged to develop common access drives and parking facilities with adjacent facilities.

(3) Loading and unloading shall occur only at on-site areas. All service entrances and service yards shall be located in the rear or side yard of the principal use. No service drive or yard shall be located on a side that adjoins a residential zoning district.

(4) No outdoor display of goods shall be permitted except for outdoor dining and outdoor display as approved by a Site Plan or Conditional Use Permit.

(5) Outdoor storage of materials is not permitted in the front or side yards, required setbacks, and from any area of public view. When storage area is visible from a residential zoning district or a publicly accessible area, the materials shall be screened by a minimum six (6) foot high decorative block wall.

(6) Outdoor storage will not be located in any required landscaped areas or within required parking spaces.

(7) Architectural and site design shall complement the architectural and visual character of adjoining development.

(f) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Sec. 122-62. - Industrial General (IG).

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- (a) Purpose. The intent of the Industrial General (IG) zoning district is to provide areas for concentrated manufacturing, fabrication, and industrial uses that are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development and where any potential conflicts with other uses can be avoided through the use of orderly transitions and buffers. The IG zoning district shall be located where there is convenient access to existing and future arterials, highways, and railway lines. IG zoning districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.
- (b) Development patterns. IG zoning districts may be located within areas designated as Employment Character Patterns as described in Article V.
- (c) Dimensional requirements. Refer to the applicable character pattern regulations in Article V for lot size, setback, building height, and other dimensional restrictions.
- (d) Accessory uses. The following accessory uses are permitted:
- (1) Parking garages and lots.
 - (2) Refuse and service areas, as regulated in Article VI.
 - (3) Personal service facilities providing services, food and convenience goods primarily for people employed at the principal use.
 - (4) Accessory buildings, as regulated in Article VI.
 - (5) Temporary construction buildings.
 - (6) Signs provided they meet the requirements set forth in Chapter 113.
 - (7) Temporary uses, as regulated in Article VI.
 - (8) Other uses that are clearly incidental and accessory to the principal use.
- (e) General regulations:
- (1) Primary access to an IG zoning district shall be allowed only on arterial streets or streets specifically designed for such traffic.
 - (2) Developments within an IG zoning district that are of a small scale shall be encouraged to develop common access drives and parking facilities.
 - (3) Loading and unloading shall occur only at on-site areas. All service entrances and service yards shall be located only in the rear or side yard of the principal use. No service drive or yard shall be located on a side that adjoins a residential zoning district.
 - (4) No outdoor display of goods shall be permitted except for outdoor dining and outdoor display as approved by a Site Plan or Conditional Use Permit.

(5) Outdoor storage of materials is not permitted in the front or side yards, required setbacks, and from any area of public view. When storage area is visible from a residential zoning district or a publicly accessible area, the materials shall be screened by a minimum six (6) foot high decorative block wall.

(6) Outdoor storage will not be located in any required landscaped areas or within required parking spaces.

(7) Architectural and site design shall complement the architectural and visual character of adjoining development.

(f) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Sec. 122-63. - Industrial Land and Mineral Extraction (ILM).

(a) Purpose. The intent of the Industrial Land and Mineral Extraction (ILM) zoning district is to permit those activities primarily related to mineral extraction or landfill operations that, because of the nature of the operations, are suitable only in certain locations and may require land reclamation upon completion of the operation. The ILM zoning district also recognizes that mineral extraction activities are a temporary use dependent to a large degree upon market conditions and resource size and that reclamation and the potential for future use of the land for other activities must also be considered in the location of such districts.

(b) Development patterns. ILM zoning districts shall be located within areas designated for Employment character pattern as described in Article V.

(c) Dimensional requirements:

(1) District size. The minimum district size shall be 40 gross acres.

(2) Maximum site surface area. The maximum surface area of the site to be excavated shall not exceed 45 percent of the gross area contained within the boundary of the excavation site.

(3) Use/activity setback restrictions. Mixing, mining, extraction, or filling activity shall not be permitted within 100 feet of any property line or such a lesser distance (but not less than 50 feet) as set forth in a Conditional Use Permit.

(4) Except as set forth herein, all stockpile heights shall be limited to 50 feet.

(5) Landfill shall not exceed 120 feet in height at any point, measured from such point to the natural grade immediately below such point.

(6) Refer to the Employment Character Pattern regulations in Article V for lot size, setback, building height, and other dimensional restrictions.

(d) Accessory uses. The following accessory uses are permitted:

(1) Parking garages and lots.

- 340 (2) Refuse and service areas, as regulated in Article VI.
- 341 (3) Personal service facilities providing services, food and convenience goods
342 primarily for people employed at the principal use.
- 343 (4) Accessory buildings, as regulated in Article VI.
- 344 (5) Security guard office.
- 345 (6) Scale and maintenance facilities for trucks and equipment.
- 346 (7) Temporary construction buildings.
- 347 (8) Signs provided they meet the requirements set forth in Chapter 113.
- 348 (9) Temporary uses, as regulated in Article VI.
- 349 (10) Other uses that are clearly incidental and accessory to the principal use.
- 350 (e) General regulations:
- 351 (1) Primary access. Primary access shall be on arterial streets or streets
352 specifically designed for intense heavy equipment use.
- 353 (2) Warning signs. Appropriate warning signs shall be installed upon the property
354 indicating potential hazards and the type of hazards.
- 355 (3) Screening and buffering.
- 356 a. If an excavation site for mining and/or quarrying is located within one-half
357 mile of a residential use, the entire excavation site shall be enclosed by a
358 minimum six (6) foot high, decorative, masonry wall consisting of sound
359 absorbent/sound scattering wall facing materials. Said wall shall be
360 staggered to provide a rhythmic variation in wall surface and shall have
361 signage posted to prohibit trespassing. Chain-link fencing shall not be
362 permitted as an option for enclosing an excavation site.
- 363 b. In addition to screening an excavation site, a buffer will be required along
364 the perimeter of the site. The buffer shall be planted and maintained in
365 accordance with the standards set forth in Article V.
- 366 c. When storage area is visible from a residential zoning district or a publicly
367 accessible area, the materials shall be screened by a minimum six (6) foot
368 high decorative block wall.
- 369 d. Outdoor storage will not be located in any required landscaped areas or
370 within required parking spaces.
- 371 (4) Noise and vibration. Noise and vibration shall be minimized in their effect
372 upon adjacent properties by the utilization of modern equipment designed to
373 accomplish such minimization and by the proper use of berms, walls, and
374 natural planting screens. All equipment shall be maintained and operated in
375 such a manner so as to eliminate, as far as practicable, excessive noise and
376 vibrations that are not necessary in the operation of such equipment. Any
377 work performed shall be in conformance with the requirements of Article II.

Any use in this district that emits odor, dust, gas, noise, vibration, heat, smoke, or glare beyond any boundary of the lot is prohibited.

(5) Air pollution. Air pollution in the form of dust and dirt shall be kept to a minimum by the use of modern equipment and methods of operation designed to avoid any excessive dust or dirt or other air pollution. Interior and adjoining roads used in the operations shall have their surface treated to minimize any such nuisance. Any work performed shall be in conformance with the requirements of Article II.

(6) Reclamation plan. A reclamation plan shall be provided unless waived by the City Manager or designee.

a. The reclamation plan shall include information sufficient to describe the existing natural and physical conditions of the site, including, but not limited to:

1. Maps of the site including the general location, property boundaries, geologic composition and depth of the deposit, the distribution, thickness and type of topsoil, the approximate elevation of ground water, the location of surface waters and the existing drainage patterns.

2. Information available to the mine operator on biological resources, plant communities, and wildlife use at and adjacent to the proposed or operating mining site.

3. Existing topography as shown on contour maps of the site at one (1) foot contour intervals.

4. Location of manmade features on or near the site.

5. For existing mines, a plan view drawing showing the location and extent of land previously affected, including the location of stockpiles, wash ponds, and sediment basins.

b. The reclamation plan shall specify a proposed post-mining land use for the site. The proposed post-land use shall be consistent with local land use plans at the time the plan is submitted, unless a change to the land use plan or zoning is proposed. The proposed post-land use shall also be consistent with all applicable local, state, or federal laws in effect at the time the plan is submitted.

c. The reclamation plan shall include a description of the proposed reclamation, including methods and procedures to be used, and a proposed schedule and sequence for the completion of reclamation activities for various stages of reclamation of the site. The following shall be included:

1. A description of the proposed earthwork and reclamation, including final slope angles, high wall reduction, benching, terracing, and other structural slope stabilization measures.

- 419 2. The methods of topsoil or topsoil substitute material removal, storage,
420 stabilization, and conservation that will be used during reclamation.
- 421 3. A plan or map which shows anticipated topography of the reclaimed
422 site and any water impoundments or artificial lakes needed to support
423 the anticipated future land use of the site.
- 424 4. A plan or map which shows surface structures, roads, and related
425 facilities after the cessation of mining.
- 426 5. The estimated cost of reclamation for each stage of the project or the
427 entire site if reclamation staging is not planned.
- 428 6. A revegetation plan that shall include timing and methods of seedbed
429 preparation, rates and kinds of soil amendments, seed application
430 timing, methods and rates, mulching, netting, and any other techniques
431 needed to accomplish soil and slope stabilization.
- 432 7. Quantifiable standards for revegetation adequate to show that a
433 sustainable stand of vegetation has been established which support
434 the approved post-mining land use. Standards for revegetation may be
435 based on the percentage of vegetative cover, productivity, plant
436 density, diversity, or other applicable measures.
- 437 8. A plan and, if necessary, a narrative showing erosion control measures
438 to be employed during reclamation activities. These shall address how
439 reclamation activities will be conducted to minimize erosion and
440 pollution of surface and groundwater.
- 441 d. The reclamation plan shall include a cost estimate for the labor and
442 materials necessary to complete the reclamation plan.
- 443 e. Alternative to reclamation plan. The said reclamation provisions shall not
444 be applicable to a sanitary landfill that is subject to a closure plan
445 approved by the Arizona Department of Environmental Quality or similar
446 state or federal agency.
- 447 (7) Operational limits. All mineral extraction operations, within 1,000 feet of a
448 residential zone, shall limit hours of operation from 7:00 a.m. to 7:00 p.m. A
449 completion date shall be attached to the approved reclamation plans. The
450 City Council may grant extensions beyond the completion date upon proof
451 that the principal use has continued to be operationally active. The time limit
452 on the bond or financial guarantee will coincide with the approved completion
453 date of the reclamation plan.
- 454 (8) Financial guarantee. Prior to approval, the City Council shall require a
455 financial guarantee acceptable to the City Manager or designee to assure
456 completion of the approved reclamation plan within six (6) months of the
457 termination of the principal use.
- 458 (9) Modifications. Any new or major modifications (ten (10) acres or greater) to
459 aggregate mining operations within an ILM zoning district will require an
460 applicant/property owner to file a community notice with the state mine

inspector and notify residential property owners within one-half mile of the operation.

- (f) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Sec. 122-105. - Temporary Uses.

Temporary uses allow for activities that may be appropriate on an interim basis without requiring full compliance with the development standards of the zoning use district in which the property is located or by which the City may permit seasonal or transient uses not otherwise permitted. When allowed, temporary uses shall be subject to the following requirements:

(a) Temporary Use Permit approval criteria:

- (1) The Temporary Use Permit may be granted for a Specific use on a specific property and not for a particular person or company.
- (2) Any use or structure requiring sanitary facilities shall locate the sanitary facilities on the same lot as the host use or structure unless independent water and sewer service is provided.
- (3) Temporary uses and Temporary Use Permits shall be held in a manner compatible with existing uses on adjoining properties and in the surrounding area. Conditions to be considered shall include, but are not limited to, the following:
 - a. Adequate parking.
 - b. Hours of operation.
 - c. Site location including ingress and egress, trip generation, and pedestrian accessibility.
 - d. The nature, scope, location and manner of operation of the use shall not constitute a health and/or safety hazard to the public.
 - e. Assurance of compliance with health, building, fire, electrical, plumbing, and all other appropriate codes shall be required.
 - f. Site lighting.
 - g. Security considerations.
 - h. Any other conditions that may have a detrimental effect on the City or on surrounding properties.

(b) Temporary uses requiring a Temporary Use Permit:

- (1) Special events such as carnivals, circuses, festivals, fairs, holiday events, concerts, exhibitions, performances, grand openings, tent sales, and sidewalk sales. The uses are limited to a maximum of 45 consecutive days per event,

- 498 and may not occur more than 90 cumulative days per calendar year per
499 property, or in the case of a commercial center, per tenant.
- 500 (2) Temporary retail sales of arts, crafts, souvenirs, gifts, food, and seasonally
501 related items. The uses are limited to a maximum of 45 consecutive days per
502 event, and may not occur more than 90 cumulative days per calendar year
503 per property, or in the case of a commercial center, per tenant.
- 504 (3) Donation bins.
- 505 (4) Any event in a public or private street.
- 506 (c) Temporary uses not requiring a Temporary Use Permit:
- 507 (1) Sports tournaments.
- 508 (2) School events.
- 509 (3) City operated events.
- 510 (4) Fundraising sales related to a particular seasonal, cultural, traditional, or
511 community activity.
- 512 (5) Garage or yard sales held in excess of 32 hours or two (2) times a calendar
513 year.
- 514 (6) Construction trailers.
- 515 (7) Temporary use of portable storage containers in residential districts for the
516 purpose of loading and unloading household contents is only permitted for a
517 period of time not exceeding seven (7) days in a calendar year.
- 518 (8) Peaceful assembly.
- 519 (d) Construction trailers and portable storage containers shall be subject to the
520 following requirements:
- 521 (1) The construction trailer(s) and/or portable storage container(s) shall remain
522 on site only for the duration of an active permit. Abandoned trailers shall not
523 be permitted on the site.
- 524 (2) The construction trailer, attendant parking and storage areas shall be located
525 on site so as not to interfere with safe ingress and egress to developed areas
526 or areas under construction.
- 527 (3) The construction trailer shall be removed prior to issuance of a final certificate
528 of occupancy.
- 529 (4) Portable construction containers utilized for purposes other than construction
530 will follow the outdoor storage regulations of the zoning district where it is
531 located.
- 532 (e) Donation bins shall be subject to the following requirements:
- 533 (1) Donation bins are allowed 12 months out of a calendar year with a Temporary
534 Use Permit or prorated through the end of the calendar year with a
535 Temporary Use Permit. Permits for donation bins are annually renewable.

Each renewal requires a new Temporary Use Permit application and fee. Donation bin Temporary Use Permits must be renewed within 60 days prior to the first day of every calendar year. If an applicant submits for a Temporary Use Permit prior to the 60 day renewal period, the permit will not exceed the duration of the current calendar year and the permit fees will be prorated.

(2) Donation bins are permitted in commercial, business park, industrial, and public facility zoning districts. Places of assembly and other public facilities located in residential zoning districts may be permitted.

(3) Donation bins shall be located on a paved surface.

(4) Donation bins shall not be located within the front or corner side setbacks, required landscaped areas or within required parking spaces.

(5) Donation bins shall not obstruct pedestrian or vehicular circulation, or be located within the public right-of-way, drive aisles, fire lanes, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to the public health, safety, and welfare.

(6) There shall be no more than one (1) donation bin on properties less than one (1) acre in size, no more than two (2) donation bins on properties or commercial centers of one (1) to three (3) acres in size, and no more than four (4) donation bins on a commercial center greater than three (3) acres in size. No more than two (2) donation bins shall be clustered together and located within 1,000 feet of any other donation bin.

(7) Each donation bin shall have a firmly closing lid.

(8) Each donation bin shall be clearly marked to identify the specific items and materials requested to be collected for donation.

(9) Each donation bin shall be clearly marked to identify the City of Surprise Temporary Use Permit number with contrasting paint. The numbers shall be a minimum of two (2) inches high and located on the deposit face of the donation bin.

(9) The property owner will control the Temporary Use Permit. As such, the owner or authorized agent may rescind their authorization by submitting a cancellation request to the City in writing. At the request of the property owner or authorized agent, the permit will be revoked.

(10) The name and telephone number of the entity obtaining the Temporary Use Permit shall be affixed to the donation bin on an area no larger than one (1) foot by one (1) foot.

(11) Donation bins shall have a capacity no greater than seven (7) cubic yards.

(12) All donated items must be collected and stored in the donation bin and all contents cleared no less than once a week. Any items or materials left outside of the donation bin shall be removed within 24 hours of discovery or notification, whichever occurs first.

(13) If a donation bin is damaged or vandalized, it must be removed within five (5) business days of discovery or notification. If there is a public health, safety, or welfare concern pursuant to the authority granted to the City, the donation bin must then be removed within 24 hours of discovery or notification.

(14) It is the joint responsibility of the property owner or authorized agent and the entity obtaining the Temporary Use Permit to keep the area around the donation boxes free of litter and debris, and remove any graffiti within 24 hours of discovery or notification, whichever occurs first.

(15) It is the responsibility of the entity obtaining the Temporary Use Permit to maintain the donation bin painted or otherwise un-rusted and un-dented and in good repair.

(16) This ordinance authorizes the City and property owner to remove and dispose of any donation bin (including its contents) which is unauthorized, unpermitted, or is otherwise in violation of this ordinance.

(17) Failure to comply with the requirements of this section may result in revocation of the Temporary Use Permit by the City Manager or designee.

(18) The City Manager or designee may revoke the Temporary Use Permit issued under the provisions of this section when the Temporary Use Permit is issued in error or on the basis of incorrect, inaccurate, incomplete, or fraudulent information.

(f) For the purposes of this section, the following definitions apply:

Commercial center. A location where, regardless of the number of parcels, economic, social, cultural, and administrative services are provided. The commercial center will provide common circulation, parking, and utility facilities that service the commercial center. A commercial center would be a contiguous facility and would not cross public streets.

Donation bin. Any container, storage unit, or structure, other than a primary building or accessory building(s), that is used for the collection of charitable or for-profit donated items by the general public, including but not limited to clothing, household goods, toys, books, and newspapers.

Authorized agent. A person who is a principal executive officer or other corporate officer with signatory powers as per the company's by-laws or per a vote of the directors if the company is a corporation; a general partner or proprietor if the company is a partnership or sole proprietorship respectively; or a duly authorized representative, the individual designated on the permit application or permit cover page, if such representative is responsible for the overall operation of the facility and has the authority to sign contracts, permits, permit applications, monitoring results and other documents in the company's name and otherwise bind the company.

Portable storage container: a device in the shape of a rectangular solid; constructed of metal, consisting of four vertical walls, a floor and a ceiling and in which at least one vertical end is designed as door. The dimensions of a portable

618 storage container shall not exceed 102-inches (8-foot, 6-inches) in height and 96-
619 inches (8-feet) in width. Lengths may not exceed 40-feet in length. Portable
620 storage containers include devices initially designed to facilitate the shipping of
621 containerized cargo and constructed entirely of steel in a manner consistent with
622 ISO 6346, and are being reused to facilitate secure storage, but not habitable
623 space as defined in the City of Surprise Building Code.

624 (g) Any use and/or dimensional requirement not in compliance with the standards for
625 this section is a violation of this ordinance.

State of Arizona
Senate
Fifty-second Legislature
Second Regular Session
2016

CHAPTER 59

SENATE BILL 1504

AN ACT

AMENDING TITLE 33, ARIZONA REVISED STATUTES, BY ADDING CHAPTER 23; RELATING
TO PRIVATE PROPERTY.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 33, Arizona Revised Statutes, is amended by adding
3 chapter 23, to read:

4 CHAPTER 23

5 PRIVATE PROPERTY RIGHTS

6 ARTICLE 1. GENERAL PROVISIONS

7 33-2501. Drop box: private property: required consent:
8 exemptions: definitions

9 A. ANY PERSON THAT PLACES A DROP BOX ON PRIVATE PROPERTY SHALL OBTAIN
10 NOTARIZED APPROVAL THAT IS SIGNED BY THE PRIVATE PROPERTY OWNER OR THE
11 PRIVATE PROPERTY OWNER'S AUTHORIZED AGENT BEFORE PLACING THE DROP BOX ON THE
12 PRIVATE PROPERTY, PROVIDED THE PRIVATE PROPERTY OWNER OR THE PRIVATE PROPERTY
13 OWNER'S AUTHORIZED AGENT COMPLIES WITH THE REQUIREMENTS OF ANY APPLICABLE
14 COVENANT, CONDITION OR RESTRICTION ON THE PROPERTY WHERE THE DROP BOX IS TO
15 BE LOCATED.

16 B. ALL DROP BOXES SHALL DISPLAY, IN A CLEAR AND CONSPICUOUS MANNER,
17 THE NAME OF THE PERSON THAT OWNS THE DROP BOX AND THE CONTACT INFORMATION FOR
18 THE DROP BOX OWNER, INCLUDING THE PERSON'S NAME, ADDRESS, TELEPHONE NUMBER
19 AND E-MAIL ADDRESS.

20 C. THE PRIVATE PROPERTY OWNER OR THE PRIVATE PROPERTY OWNER'S
21 AUTHORIZED AGENT MAY RESCIND PERMISSION FOR THE PLACEMENT OF A DROP BOX ON
22 THE PRIVATE PROPERTY AT ANY TIME. THE PRIVATE PROPERTY OWNER OR THE PRIVATE
23 PROPERTY OWNER'S AUTHORIZED AGENT SHALL NOTIFY THE OWNER OF THE DROP BOX BY
24 CERTIFIED MAIL OF THE DECISION TO RESCIND PERMISSION FOR THE PLACEMENT OF THE
25 DROP BOX. THE NOTICE SHALL BE MAILED TO THE ADDRESS LISTED ON THE DROP BOX.
26 THE DROP BOX OWNER SHALL REMOVE THE DROP BOX WITHIN TEN BUSINESS DAYS AFTER
27 RECEIPT OF THE NOTIFICATION. IF THE DROP BOX IS NOT REMOVED AFTER TEN
28 BUSINESS DAYS, THE PRIVATE PROPERTY OWNER OR THE PRIVATE PROPERTY OWNER'S
29 AUTHORIZED AGENT MAY DISPOSE OF THE DROP BOX AND ITS CONTENTS.

30 D. ANY DROP BOX THAT IS PLACED ON PRIVATE PROPERTY WITHOUT NOTARIZED
31 CONSENT OF THE PRIVATE PROPERTY OWNER OR THE PRIVATE PROPERTY OWNER'S
32 AUTHORIZED AGENT MAY BE REMOVED AND DISPOSED OF BY THE PRIVATE PROPERTY OWNER
33 OR THE PRIVATE PROPERTY OWNER'S AUTHORIZED AGENT AT ANY TIME WITHOUT
34 NOTIFICATION.

35 E. A PRIVATE PROPERTY OWNER OR THE PRIVATE PROPERTY OWNER'S AUTHORIZED
36 AGENT WHO REMOVES A DROP BOX PURSUANT TO SUBSECTION C OR D OF THIS SECTION IS
37 NOT LIABLE FOR THE LOSSES ASSOCIATED WITH THE REMOVAL OF A DROP BOX AND ITS
38 CONTENTS.

39 F. THIS SECTION DOES NOT:

40 1. APPLY TO A DROP BOX THAT IS LOCATED ON PRIVATE PROPERTY THAT IS
41 OWNED BY THE PERSON THAT OWNS THE DROP BOX, PROVIDED THE PRIVATE PROPERTY
42 OWNER OR THE PRIVATE PROPERTY OWNER'S AUTHORIZED AGENT COMPLIES WITH THE
43 REQUIREMENTS OF ANY APPLICABLE COVENANT, CONDITION OR RESTRICTION ON THE
44 PROPERTY WHERE THE DROP BOX IS TO BE LOCATED.

2. PREEMPT A CITY OR TOWN FROM ADOPTING AN ORDINANCE TO REGULATE DROP BOXES IF THE ORDINANCE DOES NOT CONFLICT WITH THIS SECTION.

3. PREEMPT A COUNTY BOARD OF SUPERVISORS FROM ADOPTING AN ORDINANCE OR RESOLUTION TO REGULATE DROP BOXES IF THE ORDINANCE OR RESOLUTION DOES NOT CONFLICT WITH THIS SECTION.

4. APPLY TO A WRITTEN LICENSE OR LEASE AGREEMENT OR WRITTEN CONTRACT BETWEEN THE PRIVATE PROPERTY OWNER AND THE OWNER OF THE DROP BOX, PROVIDED THE PRIVATE PROPERTY OWNER OR THE PRIVATE PROPERTY OWNER'S AUTHORIZED AGENT COMPLIES WITH THE REQUIREMENTS OF ANY APPLICABLE COVENANT, CONDITION OR RESTRICTION ON THE PROPERTY WHERE THE DROP BOX IS TO BE LOCATED.

5. APPLY TO AN EXISTING TENANT ON PRIVATE PROPERTY PROVIDED THE TENANT OBTAINS PRIOR APPROVAL FROM THE PRIVATE PROPERTY OWNER OR THE PRIVATE PROPERTY OWNER'S AUTHORIZED AGENT OF THE PRIVATE PROPERTY WHERE THE DROP BOX IS TO BE LOCATED, PROVIDED THE PRIVATE PROPERTY OWNER OR THE PRIVATE PROPERTY OWNER'S AUTHORIZED AGENT COMPLIES WITH THE REQUIREMENTS OF ANY APPLICABLE COVENANT, CONDITION OR RESTRICTION ON THE PROPERTY WHERE THE DROP BOX IS TO BE LOCATED.

6. CREATE ANY ADDITIONAL LIABILITY, RESPONSIBILITY OR DUTY ON ANOTHER TENANT OR LESSEE OF THE PRIVATE PROPERTY.

G. FOR THE PURPOSES OF THIS SECTION:

1. "DROP BOX" MEANS ANY CONTAINER, STORAGE UNIT OR STRUCTURE, OTHER THAN A PRIMARY BUILDING OR ACCESSORY BUILDING, USED FOR THE COLLECTION OF DONATED ITEMS BY THE GENERAL PUBLIC, INCLUDING CLOTHING, MATERIALS, HOUSEHOLD GOODS, TOYS, BOOKS AND PAPERS.

2. "PRIVATE PROPERTY OWNER'S AUTHORIZED AGENT" MEANS AN INDIVIDUAL WHO IS EITHER:

(a) IF THE PRIVATE PROPERTY OWNER IS A CORPORATION, A PRINCIPAL EXECUTIVE OFFICER OR OTHER CORPORATE OFFICER WITH SIGNATORY POWERS PURSUANT TO THE CORPORATION'S BY-LAWS OR A VOTE OF THE DIRECTORS.

(b) IF THE PRIVATE PROPERTY OWNER IS A PARTNERSHIP OR SOLE PROPRIETORSHIP, A GENERAL PARTNER OR PROPRIETOR.

(c) A DULY AUTHORIZED REPRESENTATIVE WHO IS RESPONSIBLE FOR THE OVERALL OPERATION OF THE PRIVATE PROPERTY OR WHO HAS AUTHORITY TO SIGN CONTRACTS, PERMITS, PERMIT APPLICATIONS, MONITORING RESULTS AND OTHER DOCUMENTS IN THE PRIVATE PROPERTY OWNER'S NAME.

Sec. 2. Legislative findings

The legislature finds and declares that:

1. This state has a long history of protecting the property rights of private property owners, including protecting property owners from trespass.

2. Most, if not all, permanent and temporary land uses require written and notarized authorization from the private property owner or the private property owner's authorized agent.

3. Today, it is estimated that there are more than five thousand drop boxes in this state placed on numerous commercial and retail shopping centers, a substantial majority of which drop box operators have placed deliberately in defiance of trespass laws, with inappropriate approval from

1 an onsite tenant or with the mistaken belief that they had proper authority
2 from the private property owner or the private property owner's authorized
3 agent.

4 4. Often, drop box operators will place drop boxes on required parking
5 spaces, landscape setbacks, parking landscape islands, or in the path of
6 vehicle circulation - frequently in violation of local zoning, public
7 nuisance or other ordinances. In addition, the placement of the drop boxes
8 may result in violations of a private property owner's contractual
9 obligations to the tenants, licensees or other property owners, unless the
10 private property owner or the private property owner's authorized agent takes
11 appropriate remedial action.

12 5. In order for a private property owner or the private property
13 owner's authorized agent to address the trespass, often the private property
14 owner or the private property owner's authorized agent will first seek to
15 contact the drop box operator to demand removal of the drop box. However, it
16 is not unusual for the private property owner's or the private property
17 owner's authorized agent's efforts to be frustrated by the drop box
18 operator's:

19 (a) Failure to provide accurate, if any, contact information on the
20 drop box.

21 (b) Lack of timely response, if at all, when contacted.

22 (c) Attempts to delay taking action.

23 6. When a private property owner or the private property owner's
24 authorized agent does take action to remove an unauthorized drop box, it is
25 not uncommon for the drop box operator to threaten to sue, and in some cases
26 actually sue, the private property owner and the private property owner's
27 authorized agent.

28 7. With notarized authorization and disclosure of contact information,
29 private property owners will be afforded greater protection against potential
30 civil and tort liabilities, local zoning, public nuisance or other ordinance
31 violations and breach of contract claims from authorized tenants and
32 licensees.

33 8. By obtaining notarized authorization and disclosing contact
34 information on drop boxes, drop box operators will be afforded greater
35 protection against potential civil and criminal liabilities and the potential
36 loss of the drop boxes and its content.

APPROVED BY THE GOVERNOR MARCH 24, 2016.

FILED IN THE OFFICE OF THE SECRETARY OF STATE MARCH 24, 2016.



CITY OF SURPRISE
Planning and Zoning Commission

May 5, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 5, 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
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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):