



CITY OF SURPRISE
Regular City Council Meeting Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, May 17, 2016 @ 6:00 PM
COUNCIL CHAMBERS

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

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

District Citywide	<u>A proclamation recognizing May 15-21, 2016 as National Public Works Week in Surprise. Mayor Sharon Wolcott will present the proclamation to Surprise's Public Works Director Mike Gent and Water Resource Management Director Terry Lowe.</u>	None Mayor Sharon Wolcott
-------------------	--	------------------------------------

E. City Manager Report:

F. City Attorney Report:

G. City Clerk Report:

H. Call To The Public:

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

[Download the Call to the Public form](#) (PDF download requires [Adobe Acrobat Reader](#))

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

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

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

I. Regular City Council Meeting Agenda:

Consent Agenda:

1.	District 3	<u>Consideration and action pertaining to approval of the final plat</u>	None
----	------------	--	------

- | | | |
|----|---|--|
| | <u>entitled "Sycamore Farms, Parcel 12, Phase 2" and dated March 25, 2016, a 7.92 acre, 70 lot, medium density single-family subdivision generally located south of Cactus Road between North 165th Drive and SR303.</u> | Hobart Wingard - Community Development |
| 2. | District 3 <u>Consideration and action declaring the City's intention to create the City of Surprise, Arizona, Autoshow West 2 #152 Street Lighting Improvement District pursuant to A.R.S. 48-616; Resolution # 2016-65.</u> | None
Karl Zook, Public Works Department |
| 3. | District 4 <u>Consideration and action regarding a Final Plat for Southgate at Canyon Ridge.</u> | None
Robert Kuhfuss, Community Development |
| 4. | District Internal <u>Consideration and action to amend the fiscal year 2016 budget by reallocating appropriations of \$18,500 within the Grants Fund and General Fund for the Community Resource Center Project for the purposes of aligning budget authority related to a Maricopa County grant; Resolution # 2016-56.</u> | None
Seth Dyson, Human Service & Community Vitality |
| 5. | District Citywide <u>Consideration and action on the meeting minutes of May 4, 2016 Regular City Council Meeting and the May 5, 2016 Special City Council Meeting.</u> | None
Sherry Ann Aguilar, City Clerk |

Regular Agenda Item - Public Hearing:

- | | | |
|----|---|--|
| 6. | District 3 <u>Consideration and action pertaining to approval of a rezone from Low Density Residential of 3.38 dwelling units per acre to Low Density Residential of 3.96 dwelling units per acre by Major Amendment to the Acoma Court PAD, a 29.55 acre property generally located 1,650 feet west of Reems Road and north of West Acoma Drive; Ordinance #2016-09.</u> | None
Hobart Wingard - Community Development |
| 7. | District 3 <u>Presentation and action pertaining to approval of a preliminary plat entitled "Acoma Court" dated March 7, 2016, a 29.55 acre, 117 lot, Low Density Residential subdivision generally located 1,650 feet west of Reems Road and North of West Acoma Drive; Resolution 2016-75.</u> | None
Hobart Wingard - Community Development |
| 8. | District Citywide <u>Consideration and action pertaining to an amendment to the Surprise Municipal Code Chapter 122, Sections 122-56 through 63, and 122-105 regarding Outdoor Storage, Outdoor Display, and Temporary Uses; Ordinance 2016-08.</u> | None
Hobart Wingard - Community Development |
| 9. | District 1 <u>Consideration and action pertaining to approval of a Major Amendment to the Desert Oasis PAD to modify the Medium Density Residential development standards for a 41.33 acre parcel generally located at the northwest corner of 173rd Avenue and Jomax Road; Ordinance # 2016-10.</u> | None
Sergio Angulo, Community Development |

- | | | |
|-----------------------|---|---|
| 10. District 1 | <u>Consideration and action pertaining to approval of a preliminary plat entitled "Cortana at Desert Oasis at Surprise" dated March 21, 2016, a 41.33 acre, 269 lot, Medium Density Residential subdivision generally located west of 173rd Avenue and north of Jomax Road; Resolution # 2016-74.</u> | None
Sergio Angulo,
Community Development |
| 11. District Citywide | <u>Consideration and action pertaining to adoption of the rates for stormwater services, including available credits for commercial customers, and setting an effective date of November 1, 2016; Resolution # 2016-60.</u> | None
Terry Lowe,
Water Resource Management Director |

Regular Agenda Item - Non-Public Hearing:

- | | | |
|-----------------------|---|--|
| 12. District Citywide | <u>Presentation and discussion pertaining to the White Tank Mountains Conservancy.</u> | No Action
Eric Fitzer,
Community Development |
| 13. District Internal | <u>Consideration and action amending the Fiscal Year 2016 Budget by reallocating appropriations to proportionately allocate the Training Center project #21608 between the sewer and water funds, and reallocate appropriations from the Entry Gate and Block Wall project #21516 to the Training Center Project #21608 to complete the new Campus Entry Drive and site specific infrastructure in conjunction with scheduled school opening; Resolution # 2016-66.</u> | None
Terry Lowe,
Director,
Water Resource Manager |

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

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

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

401.03 (A)(6)).

- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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

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

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED:

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



CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of the final plat entitled "Sycamore Farms, Parcel 12, Phase 2" and dated March 25, 2016, a 7.92 acre, 70 lot, medium density single-family subdivision generally located south of Cactus Road between North 165th Drive and SR303.

Motion:

I move to approve the final plat entitled "Sycamore Farms Parcel 12, Phase 2"

Background:

Sycamore Farms Parcel 12 North is approximately 20.45 acres of medium density residential land within the Sycamore Farms PAD. The medium density residential designation within the PAD has a target density of 8 dwelling units per acre. This final plat, Phase 2, propose 70 units with a density of 8.84 dwelling units per acre. This and the first phase of this project will combine to provide 148 dwelling units with a density of 7.24 dwelling units per acre overall.

Objective Analysis:

The lot dimensions for several of the lots within Phase 2 reduced the flexibility that individual home owners would have on a given lot to choose various floor plans and elevations. Adjusting the lot width of the middle units of a given cluster would provide additional variety and enhance the streetscape and overall project.

Policy Compliant:

This action is compliant with City and Council Policy.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-075 - Sycamore Farms FP - Staff Report](#)
 - ☐ [01 - FS16-075 - Sycamore Farms - Vicinity Maps](#)
 - ☐ [02 - FS16-075 - Sycamore Farms - Final Plat](#)
 - ☐ [03 - FS16-075 - Sycamore Farms - Auto Court Exhibit](#)
 - ☐ [04 - FS16-075 - Sycamore Farms - PowerPoint](#)
-

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS16-075

Project Name: Sycamore Farms Parcel 12, Phase 2

Council District: 3 - Mesquite

Meeting Date: May 17, 2016

Planner: Hobart Wingard, 623.222.3156, Hobart.wingard@surpriseaz.gov

Owner: KB Homes Inc.

Applicant: EPS Group Inc.

Request: Final Plat for a 70 lot, medium density single-family subdivision in the Sycamore Farms Planned Area Development (PAD)

Site Location: Generally south of Cactus Road between North 165th Drive and SR303

Site Size: 7.92 acres

Density: 8.84 DU/Ac

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

Support/Opposition: No communications of support or opposition received

Project Description:

Sycamore Farms Parcel 12 North is approximately 20.45 acres of medium density residential land within the Sycamore Farms PAD. The medium density residential designation within the PAD has a target density of 8 dwelling units per acre. A previous site plan for this parcel contained 171 units with a density of 9.09 dwelling units per acre. This final plat, Phase 2, propose 70 units with a density of 8.84 dwelling units per acre. This and the first phase of this project will combine to provide 148 dwelling units with a density of 7.24 dwelling units per acre overall.

In October of 2015, the final plat was approved for the subject parcel. While going through the submittal process for the housing product, it was noted that the lot dimensions for several of the lots within Phase 2 reduced the flexibility that individual home owners would have on a given lot to choose various floor plans and elevations. Adjusting the lot width of the middle units of a given cluster would provide additional variety and enhance the street scape and overall project. The purpose of this request is to amend the approved final plat to modify the lot widths of the homes within multiple clusters, noting that the overall geometry of the cluster will remain the same.

PARCEL 12 NORTH	PHASE 1	PHASE 2	TOTALS
UNITS	78	70	148
AREA	12.53 Acres	7.92 Acres	20.45 Acres
DENSITY	6.23 DU/Ac	8.84 DU/Ac	7.24 DU/Ac
OPEN SPACE	3.54 Acres	0.42 Acres	3.96 Acres

The type of housing proposed is auto court layout. This type of housing provides a higher density by providing common driveways for clusters of 4, 6, or 8 dwelling units. The individual units will have back and side yards that utilize use and benefit easements to maximize the usable space in the yard areas. Use and benefit easement is a grant to an adjacent lot for ingress/egress for the purpose of repair, maintenance, drainage, and improvement of any of the lots that are contiguous to the easement area. No structure and/or other permanent improvement of any nature shall be placed, maintained, or permitted to remain on or within the easement area.

Students from this development will be within the Dysart School Districts. Discussions with the district and the developer have resulted in a central bus stop to transport students while providing an efficient way of collecting students for transportation to school.

Surrounding Land Zoning:

ADJACENCY	ZONING DISTRICT	PAD LAND USE
North	PAD	Commercial
East	PAD	Medium Density Residential
South	PAD	Medium Density Residential
West	PAD	SR 303

Background:

July 22, 2004: The subject project area was annexed into the City of Surprise.

July 22, 2004: The Mayor and City Council approved the Sycamore Farms PAD.

November 1, 2005: The Planning and Zoning Commission approved a site plan for a medium density project for the same location, which has since expired.

July 31, 2013: An amendment to the PAD was administratively approved by the Community Development Director to adjust setbacks for medium density parcels.

September 24, 2013: The Mayor and City Council approved a preliminary plat for the subject project, which has since expired.

April 15, 2014: The Mayor and City Council approved a final plat for the subject project, which has since expired.

May 8, 2015: The applicant filed dual requests for preliminary and final plats for Phases 1 and 2 of Parcel 12 North.

September 17, 2015: The Planning and Zoning Commission recommended approval for a preliminary plat for Phase 1 of Parcel 12 North. There was concern and discussion regarding the density, product, and fire access. All concerns were addressed by staff.

October 6, 2015: The Mayor and City Council approved the final plat for Sycamore Farms Parcel 12, Phase 2.

Analysis and Discussion:

The proposed project does meet the density and development standards of the Sycamore Farms PAD.

Development Standards Table:

DEVELOPMENT STANDARDS FOR SYCAMORE FARMS MEDIUM DENSITY RESIDENTIAL	
Minimum Lot Area:	2,500 Square Feet
Minimum Lot Width:	30 Feet
Minimum Lot Depth:	39 Feet
Minimum Front Setback (Auto Court):	13 Feet
Minimum Front Setback (Livable):	5 Feet
Minimum Side Yard Setback:	4 Feet
Minimum Street Adjacent Setback:	10 Feet
Minimum Rear Yard Setback:	5 Feet
Maximum Building Height:	36 Feet
Maximum Lot Coverage:	As Per Setbacks

99 **Utility and Services Table:**

100

Electric:	APS
Water:	EPCOR Water
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Dysart

101
102 **Reviewing Agencies:** In addition to the standard internal city reviewing divisions, EPCOR Water, the
103 Arizona Department of Transportation, Maricopa Water District, Luke AFB, USPS, Dysart School
104 District, APS, Cox Communications, and Century Link were included in the routing of this request.
105 None of the reviewing agencies indicated any concerns over the request.

106
107 **Summary:**

108
109 The final plat for Sycamore Farms Parcel 12, Phase 2 proposes 70 medium density lots with a
110 density of 8.84 dwelling units per acre. Overall density of Parcel 12 North will be 7.24 dwelling units
111 per acre on 148 lots with 3.96 acres (19 percent) of open space provided.

112
113 **Findings:**

- 114
115
 - The proposed Final Plat is consistent with the Surprise General Plan 2035.
 - The proposed Final Plat is consistent with the Surprise Municipal Code.
 - The proposed Final Plat is consistent with the Sycamore Farms PAD.

118
119 **Recommendation:**

120
121 Based on the findings noted above, should the Council first move to recommend approval of the
122 Sycamore Farms Parcel 12, Phase 2 final plat, staff then recommends the Council **approve** case
123 **FS16-075**.

124
125 However, should the Council wish to deny the request, the Council should make its own findings
126 and base its decision on those alternative findings.

127
128 **Attachments:**

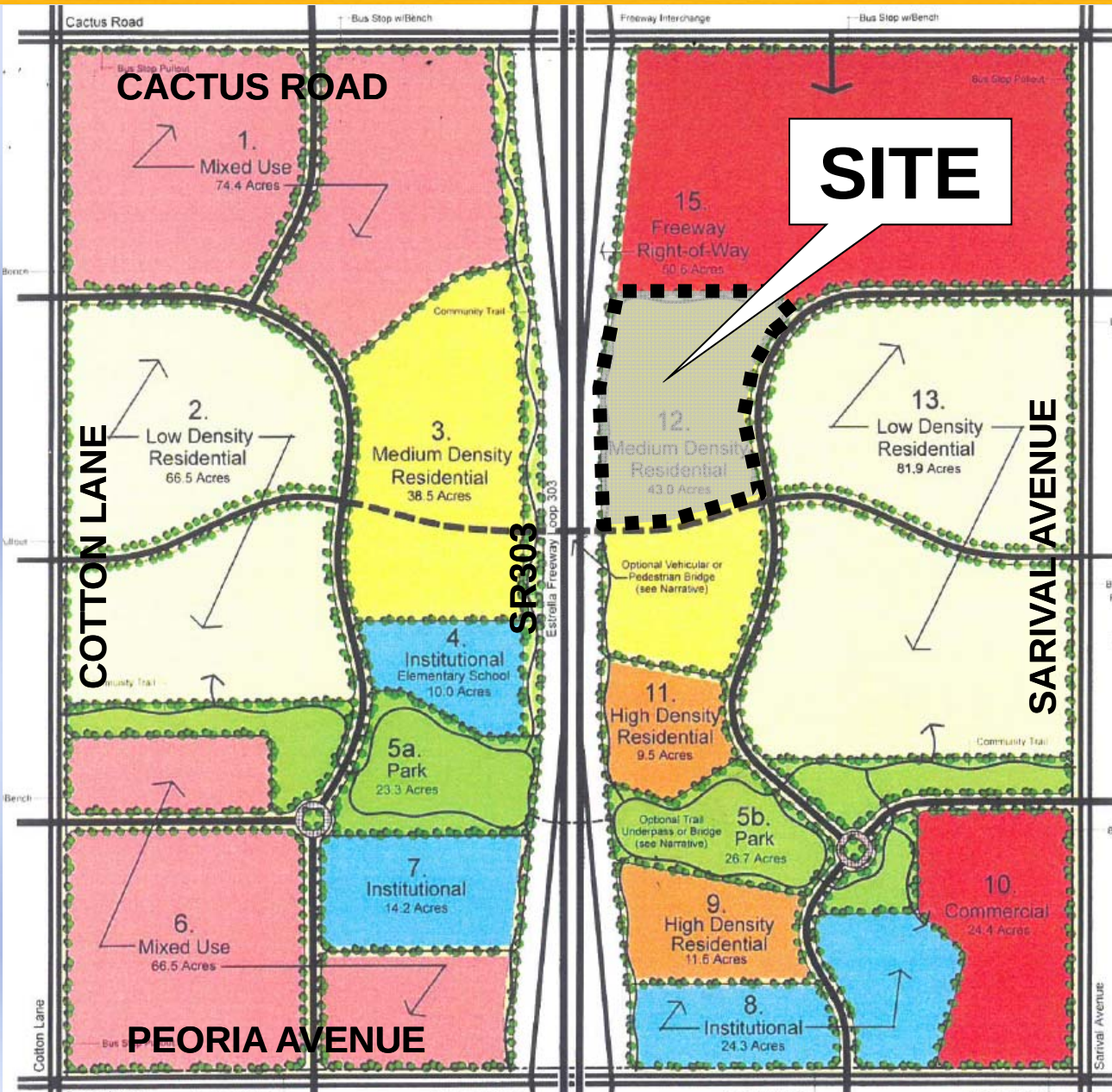
129
130 Vicinity Maps (3 pages)
131 Final Plat (11 x 17 reductions, 3 sheets)
132 Auto Court Exhibit (1 page)

VICINITY MAP



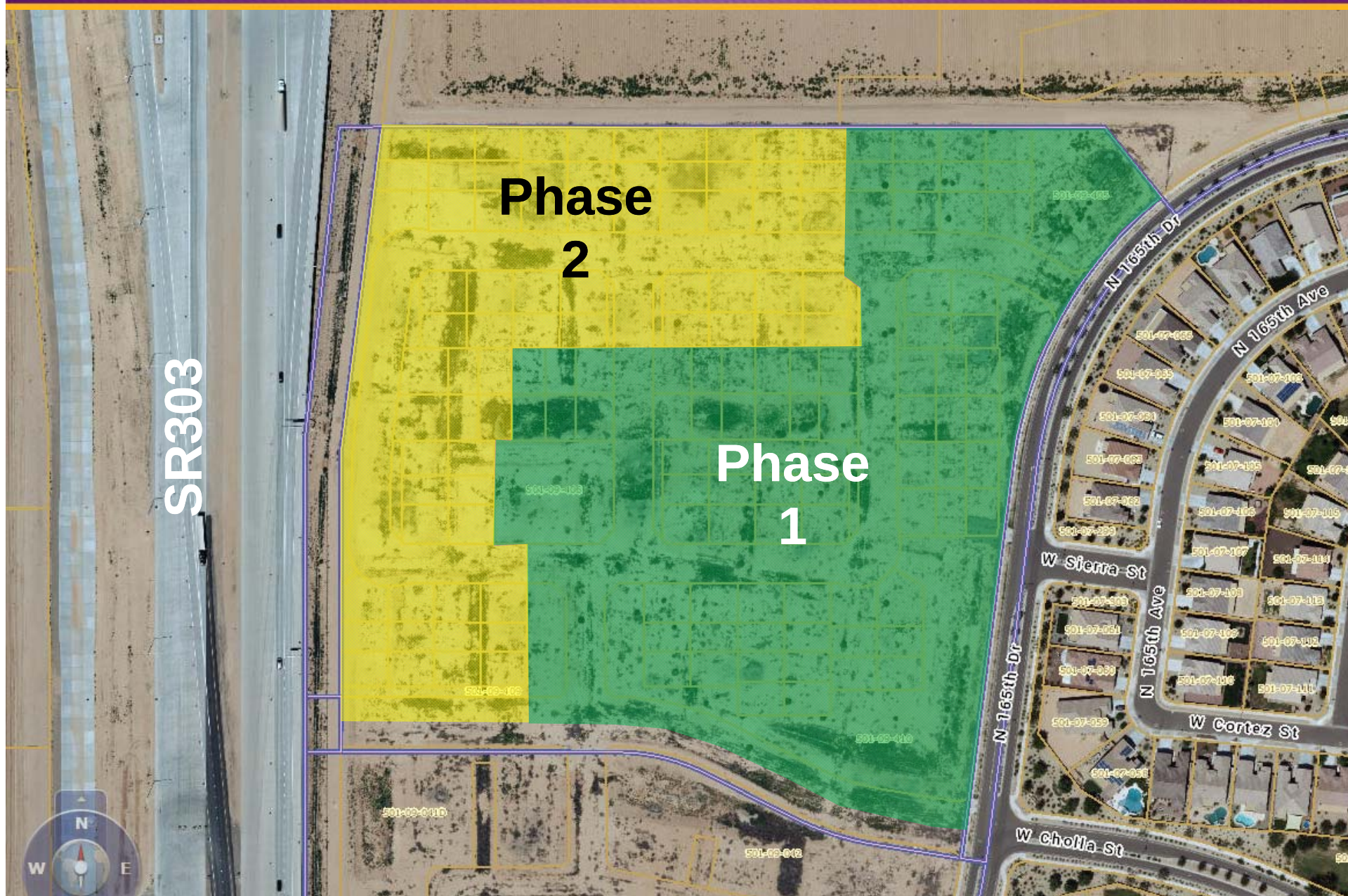
VICINITY MAP

PRASADA



GREER
RANCH

VICINITY MAP



A REPLAT OF "SYCAMORE FARMS, PARCEL 12, PHASE 2" ACCORDING TO BOOK 1247 PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

THIS REPLAT TERMINATES ALL EASEMENTS SET FORTH ON AND DEDICATED BY THE PRIOR PLAT REFERENCED ABOVE AND WITHIN THE BOUNDARY OF THE PROPERTY SHOWN HEREIN, AND THIS REPLAT SUPERSEDES AND REPLACES ALL LOTS, TRACTS, STREETS AND EASEMENTS SET FORTH ON AND DEDICATED BY THE PRIOR PLAT REFERENCED ABOVE AND WITHIN THE BOUNDARY OF THE PROPERTY SHOWN HEREIN.

LEGAL DESCRIPTION

A PORTION OF SYCAMORE FARMS, ACCORDING TO BOOK 1183, PAGE 24, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 0 DEGREES 19 MINUTES 18 SECONDS EAST, (AN ASSUMED BEARING) 2,638.00 FEET; THENCE NORTH 0 DEGREES 19 MINUTES 18 SECONDS EAST, 1324.45 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, 901.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY 377.15 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39 DEGREES 17 MINUTES 21 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 38 DEGREES 58 MINUTES 04 SECONDS WEST, 35.00 FEET TO THE EASTERMOST CORNER OF SAID SYCAMORE FARMS; THENCE NORTH 38 DEGREES 58 MINUTES 04 SECONDS WEST, 125.64 FEET ALONG THE NORTH LINE OF SAID SYCAMORE FARMS; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, 363.61 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

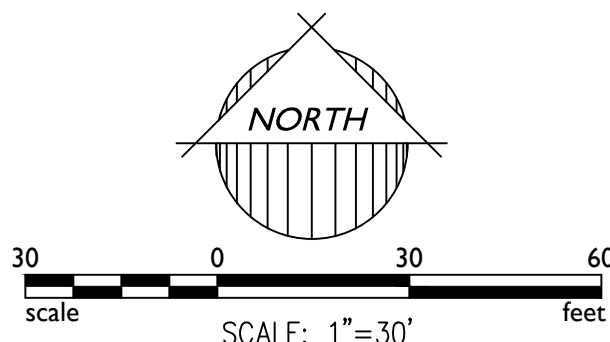
NOTICE OF SYCAMORE FARMS DEVELOPMENT AND WATER DELIVERY AGREEMENT

LANDOWNER HAS ENTERED INTO A SYCAMORE FARMS DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED AUGUST 4, 2005 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 9, 2005, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET NO. 2005-1128112. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF THE MARICOPA COUNTY RECORDER.

A PORTION OF SYCAMORE FARMS, ACCORDING TO BOOK 1183, PAGE 24, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 24, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 0 DEGREES 19 MINUTES 18 SECONDS EAST, (AN ASSUMED BEARING) 2,638.00 FEET; THENCE NORTH 0 DEGREES 19 MINUTES 18 SECONDS EAST, 1324.45 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST 901.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 550.0 FEET; THENCE SOUTHWESTERLY 377.15 FEET ALONG AN ARC OF SAID CURVE TO THE LEFT CORNER OF SAID SECTION 24, BEARING AN ANGLE OF 39 DEGREES 17 MINUTES 21 SECONDS; THENCE NORTH TANGENT LINE 38 DEGREES 55 MINUTES 04 SECONDS WEST, 351.00 FEET TO THE EASTMOST CORNER OF SAID SYCAMORE FARMS; THENCE NORTH 38 DEGREES 58 MINUTES 04 SECONDS WEST, 125.64 FEET ALONG THE NORTH LINE OF SAID SYCAMORE FARMS; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, 363.61 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 19 MINUTES 18 SECONDS WEST, 146.99 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, 3.18 FEET; THENCE SOUTH 0 DEGREES 19 MINUTES 18 SECONDS WEST, 55.00 FEET; THENCE SOUTH 44 DEGREES 40 MINUTES 42 SECONDS EAST, 9.19 FEET; THENCE SOUTH 0 DEGREES 19 MINUTES 18 SECONDS WEST, 97.49 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, 275.50 FEET; THENCE SOUTH 0 DEGREES 19 MINUTES 18 SECONDS WEST, 2.31 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, 204.84 FEET; THENCE SOUTH 0 DEGREES 19 MINUTES 18 SECONDS WEST, 131.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, 18.94 FEET; THENCE SOUTH 0 DEGREES 19 MINUTES 18 SECONDS WEST, 145.99 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 42 SECONDS EAST, 45.79 FEET; THENCE SOUTH 0 DEGREES 19 MINUTES 18 SECONDS WEST, 292.22 FEET TO POINT ON THE SOUTH LINE OF SAID SYCAMORE FARMS; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST, 262.23 FEET ALONG SAID SOUTH LINE; THENCE NORTH 0 DEGREES 23 MINUTES 18 SECONDS EAST, 42.55 FEET TO THE WEST LINE OF SAID SYCAMORE FARMS; THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS WEST, 655.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 40 MINUTES 42 SECONDS EAST, 655.00 FEET ALONG THE NORTH LINE OF SAID SYCAMORE FARMS TO THE POINT OF BEGINNING.



THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS--OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

LANDOWNER HAS ENTERED INTO A SYCAMORE FARMS DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED AUGUST 4, 2005 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 9, 2005, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET NO. 2005-112812. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT, THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN. HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER TO AND FROM CUSTOMERS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND IMPROVE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER FOR KB HOME PHOENIX INC., AN ARIZONA CORPORATION AT 4127 E. VAN BUREN STREET, SUITE 150, PHOENIX, ARIZONA 85008 AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 9 AND SECTION 9, UPON REASONABLE REQUEST.

MARICOPA COUNTY MUNICIPAL
WATER CONSERVATION DISTRICT
NUMBER ONE, A POLITICAL SUBDIVISION OF
THE STATE OF ARIZONA

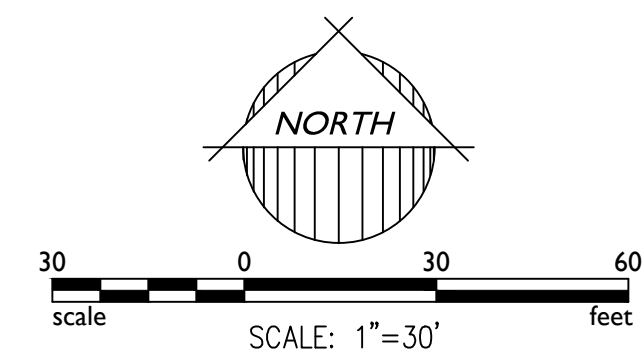
LANDOWNER:

BY: KB HOME PHOENIX INC., AN ARIZONA CORPORATION
AS OWNER

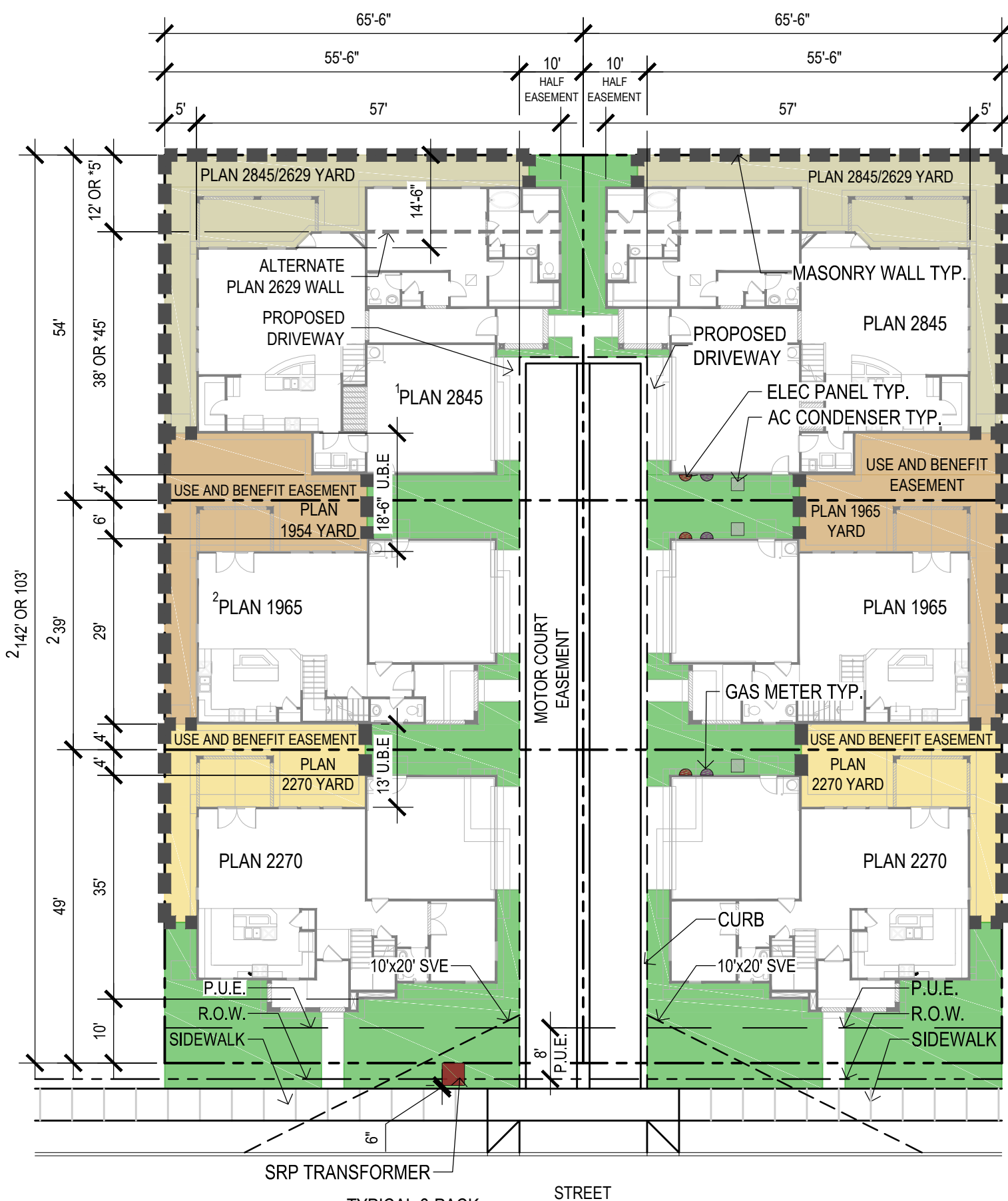
BY: _____

ITS: _____

THIS REPLAT TERMINATES ALL EASEMENTS SET FORTH ON AND DEDICATED BY THE PRIOR PLAT REFERENCED ABOVE AND WITHIN THE BOUNDARY OF THE PROPERTY SHOWN HEREIN, AND THIS REPLAT SUPERSEDES AND REPLACES ALL LOTS, TRACTS, STREETS AND EASEMENTS SET FORTH ON AND DEDICATED BY THE PRIOR PLAT REFERENCED ABOVE AND WITHIN THE BOUNDARY OF THE PROPERTY SHOWN HEREIN.



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	4,501	0.1033	21	3,471	0.0797	41	3,471	0.0797	61	3,410	0.0783
2	3,052	0.0701	22	3,471	0.0797	42	3,493	0.0802	62	3,406	0.0782
3	3,472	0.0797	23	2,751	0.0632	43	3,623	0.0832	63	2,751	0.0631
4	3,312	0.0760	24	3,406	0.0782	44	3,340	0.0767	64	3,397	0.0780
5	2,686	0.0617	25	3,406	0.0782	45	3,340	0.0767	65	3,438	0.0789
6	3,624	0.0832	26	2,751	0.0632	46	3,576	0.0821	66	2,751	0.0632
7	3,406	0.0782	27	3,471	0.0797	47	3,557	0.0816	67	3,471	0.0797
8	2,751	0.0632	28	3,471	0.0797	48	2,816	0.0647	68	3,471	0.0797
9	3,471	0.0797	29	2,751	0.0632	49	3,471	0.0797	69	2,751	0.0632
10	3,471	0.0797	30	3,406	0.0782	50	3,472	0.0797	70	3,438	0.0789
11	2,751	0.0632	31	3,319	0.0762	51	2,817	0.0647			
12	3,406	0.0782	32	3,471	0.0797	52	4,096	0.0940			
13	3,406	0.0782	33	3,471	0.0797	53	3,331	0.0765			
14	2,751	0.0632	34	3,341	0.0767	54	2,751	0.0632			
15	3,471	0.0797	35	3,341	0.0767	55	3,471	0.0797			
16	3,471	0.0797	36	3,471	0.0797	56	3,471	0.0797			
17	2,751	0.0632	37	3,471	0.0797	57	2,751	0.0632			
18	3,406	0.0782	38	3,319	0.0762	58	3,341	0.0767			
19	3,406	0.0782	39	3,452	0.0793	59	3,714	0.0853			
20	2,751	0.0632	40	3,471	0.0797	60	2,752	0.0632			



NOTE:

1. PLAN 2845 AND PLAN 2629 CONDITION OCCURS ON 6-PACK ENDS
2. PLAN 1965 NOT PART OF 4-PACK CONDITION



SYCAMORE FARMS

6-PACK PLOT PLAN



andersonbaron
plan • design • achieve
50 n. mcclintock drive, suite 1
chandler, arizona 85226
ph. 480.699.7956 F. 480.699.7986

plan scale NTS
date: 05.03.13

Sycamore Farms Parcel 12 North Phase 2 Final Plat May 17, 2016

City Council



VICINITY MAP



PRASADA

PRASADA

CACTUS ROAD

SITE

PRASADA

SYCAMORE FARMS

COTTON LANE

SR303

SYCAMORE FARMS

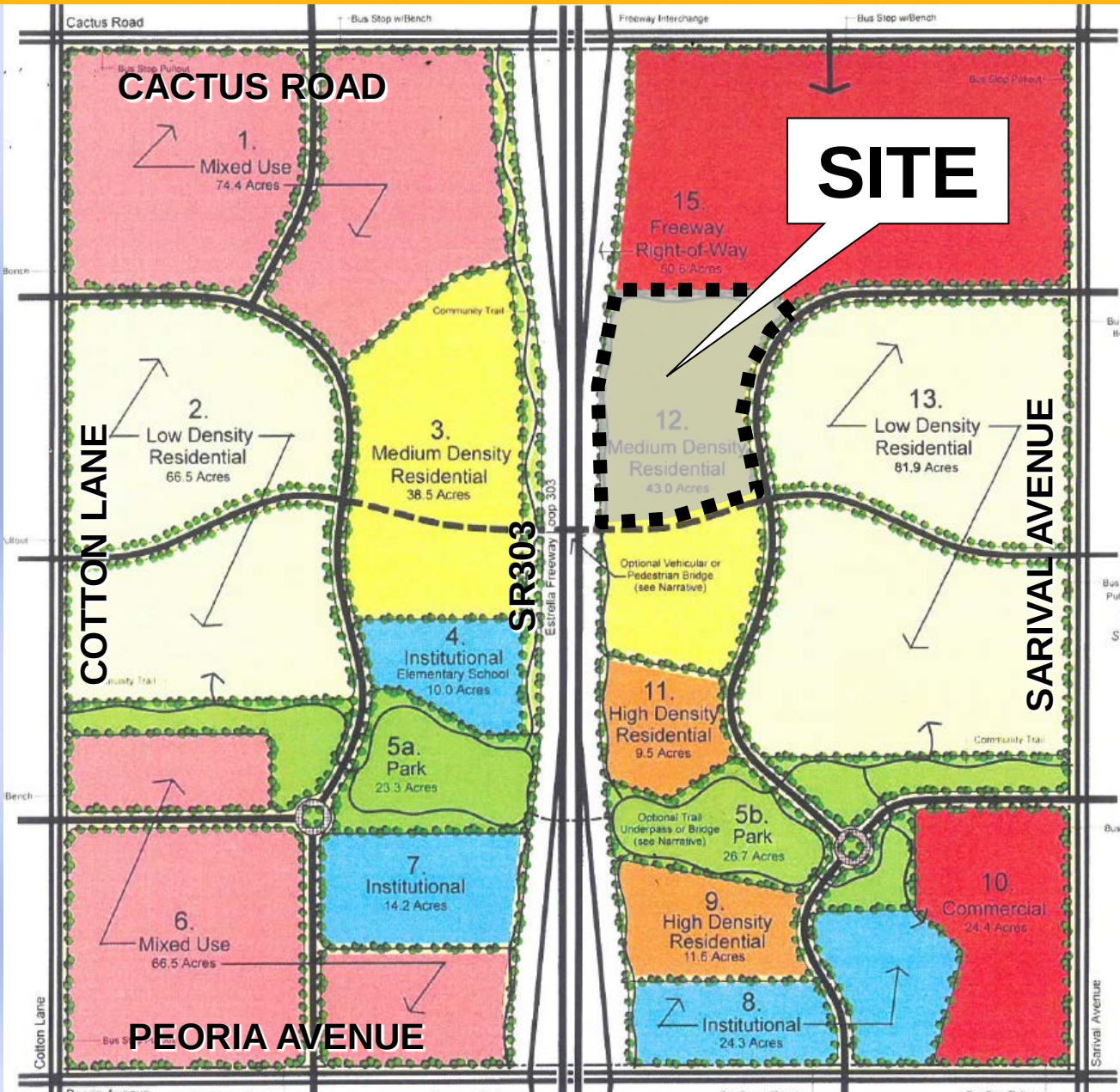
SARIVAL AVENUE

GREER RANCH

PEORIA AVENUE

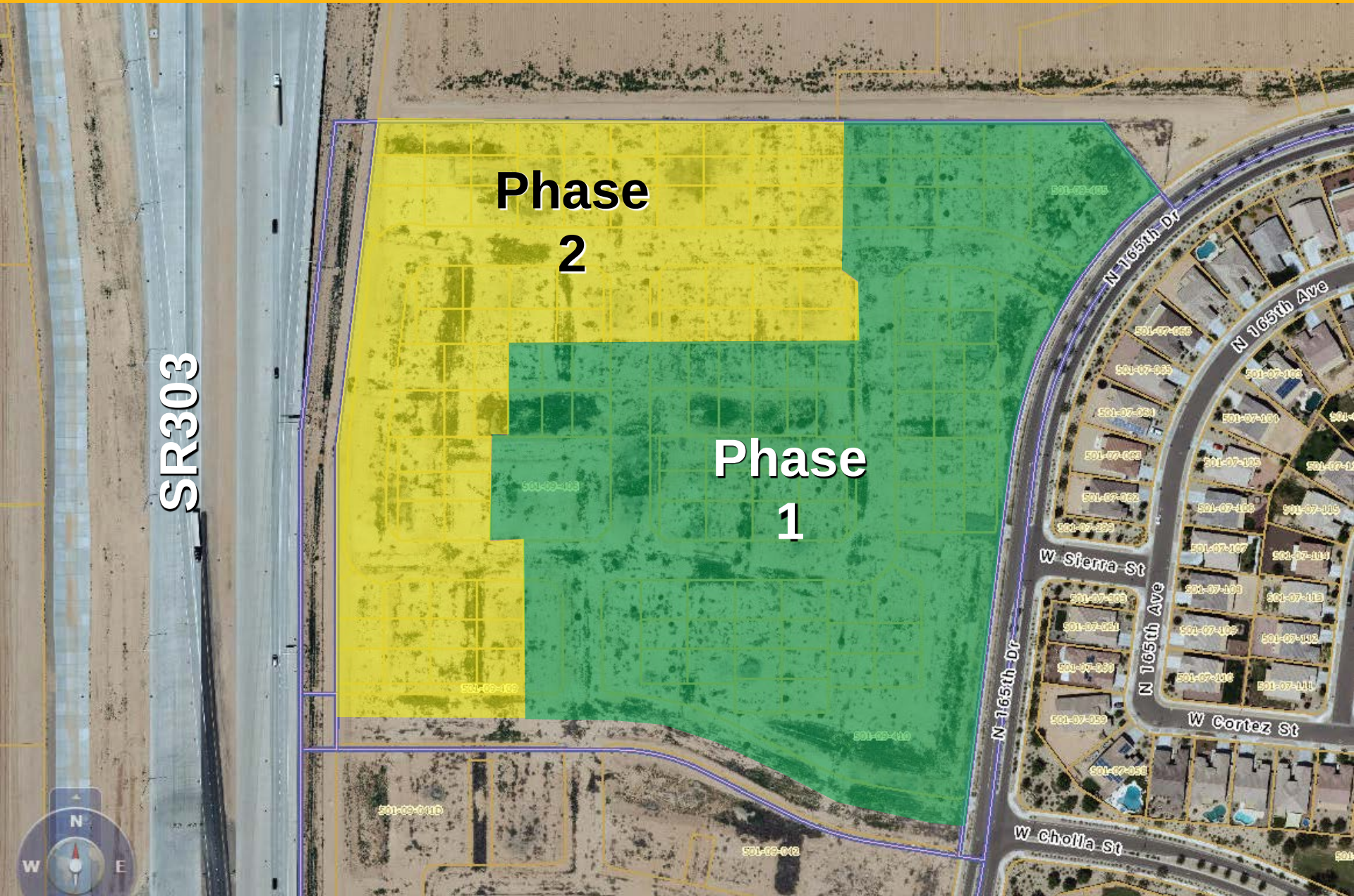
VICINITY MAP

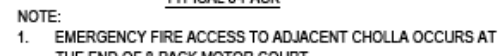
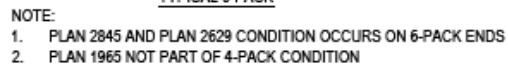
PRASADA



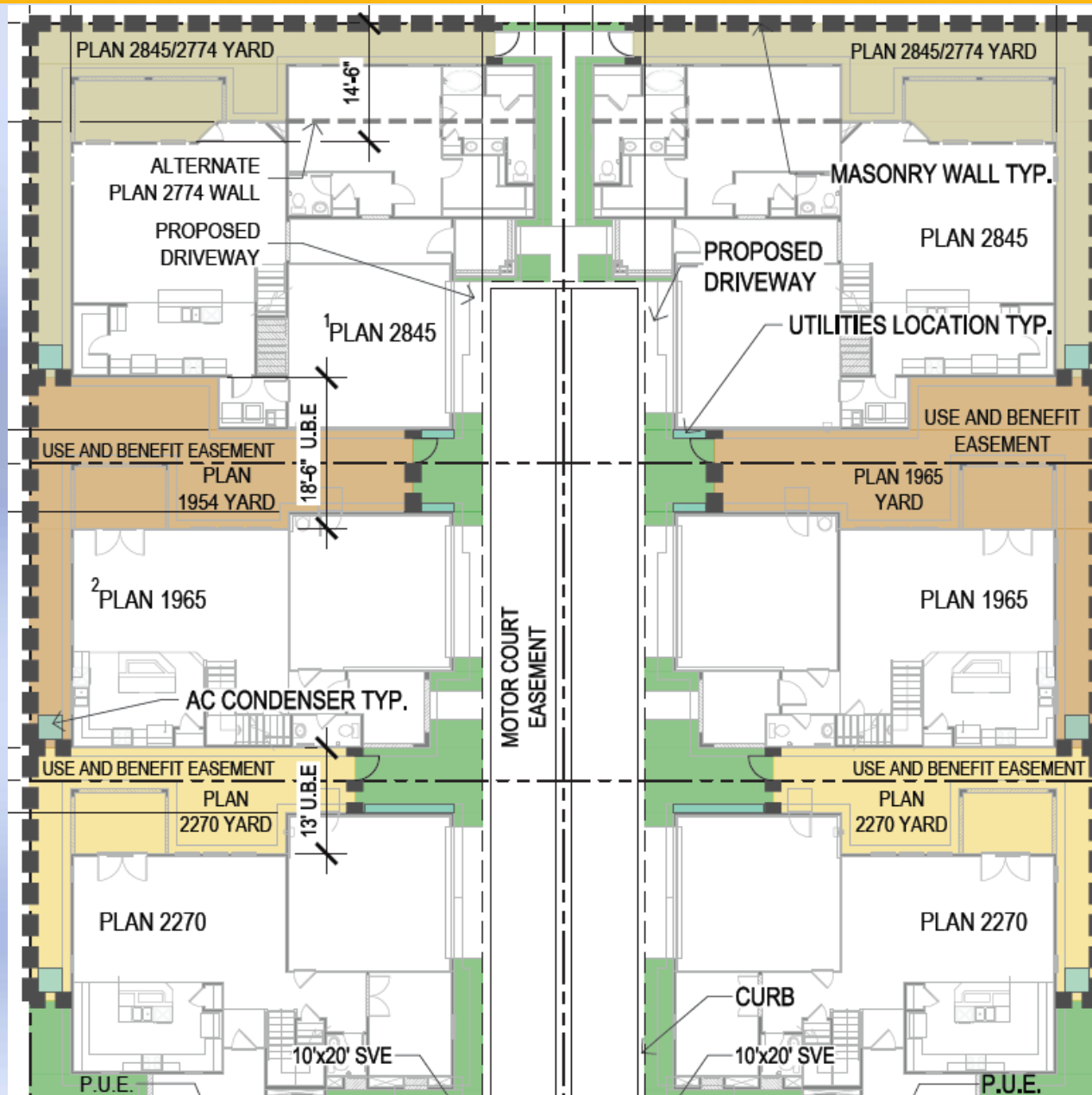
GREER
RANCH

VICINITY MAP





AUTO COURT



Site plan for the proposed 166th Street School. The plan shows a rectangular school building footprint divided into several classrooms, with a central corridor. The building is surrounded by green areas labeled "RETENTION / OPEN SPACE". Key streets include Jenan Road to the north, Sierra Street to the south, and Cholla Street to the east. A red line indicates the "FUTURE ALIGNMENT OF CHOLLA STREET". A blue dashed line marks the "EXISTING LOOP 303 RW". A "PROPOSED SCHOOL BUS STOP MARKED WITH SIGNAGE" is located near the intersection of Sierra Street and Cholla Street. The plan also shows "PAD" (Public Access Drive) areas and "EMERGENCY FIRE ACCESS" points. The site is bounded by 166th Lane to the west and 165th Lane to the east. The plan includes a north arrow and a scale bar.

SURPRISE
ARIZONA

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

SHEET INDEX
NOT TO SCALE

SCALE: 1"=30'

PLAT - PHASE 2

FINAL RE-PLAT

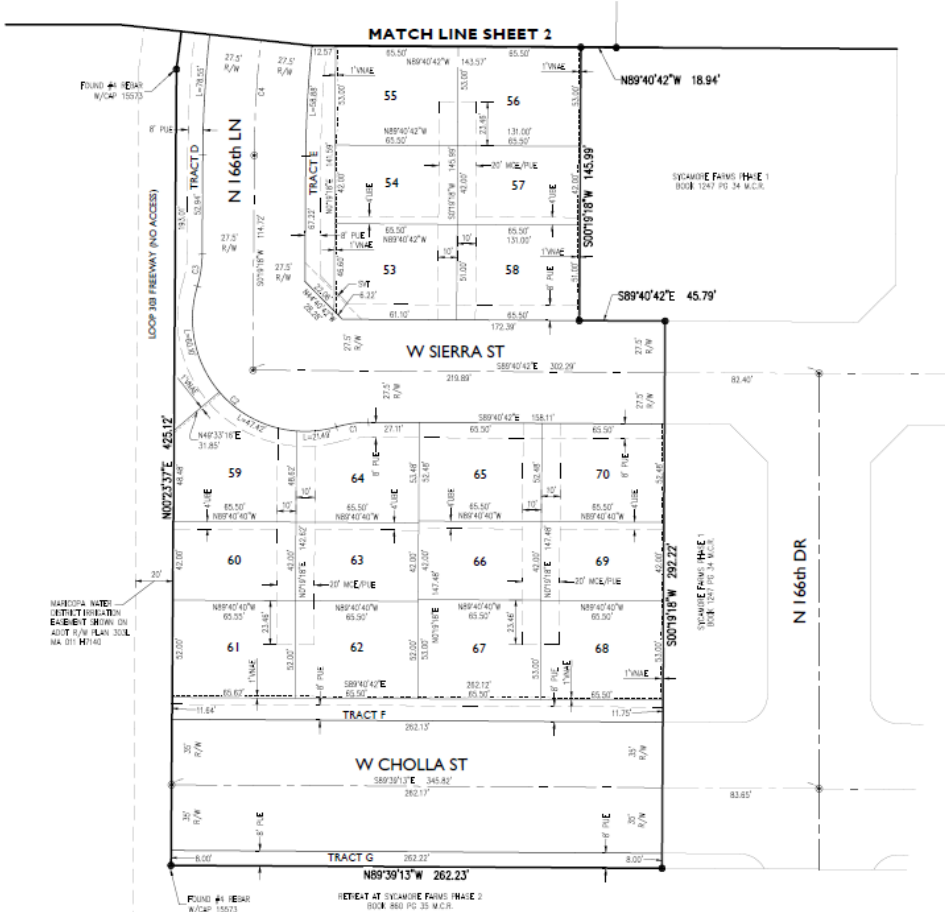
SYCAMORE FARMS, PARCEL 12, PHASE 2

A REPLAT OF "SYCAMORE FARMS, PARCEL 12, PHASE 2" ACCORDING TO BOOK 1247, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

THIS REPLAT TERMINATES ALL EASEMENTS SET FORTH ON AND DEDICATED BY THE PRIOR PLAT REFERENCED ABOVE AND WITHIN THE PROPERTY SHOWN HEREON, AND THIS REPLAT SUPERSEDES AND REPLACES ALL LOTS, TRACTS, STREETS AND EASEMENTS SET FORTH ON AND DEDICATED BY THE PRIOR PLAT REFERENCED ABOVE AND WITHIN THE BOUNDARY OF THE PROPERTY SHOWN HEREON.

CURVE TABLE							
CUVE	LD/IN	RADIUS	DELTA	TANGENT	CHORD	ARC LENGTH	AREA (SQ. FT.)
C1	17.38	60.00	16.3532°	8.75	17.37	182.01227'N	544.0742'E
C2	129.01	60.00	12.01144°	110.90	129.56	544.0742'E	544.0742'E
C3	17.38	60.00	16.3532°	8.75	17.37	182.01227'N	544.0742'E
C4	75.11	600.00	7.7020°	37.60	75.08	503.7428'N	503.7428'N
C5	17.38	60.00	16.3532°	8.75	17.37	182.01227'N	544.0742'E
C6	121.92	60.00	11.91734°	96.06	121.78	548.7428'N	548.7428'N
C7	17.38	60.00	16.3532°	8.75	17.37	182.01227'N	544.0742'E

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)		LOT #	AREA (SF)	AREA (AC)		LOT #	AREA (SF)	AREA (AC)		LOT #	AREA (SF)	AREA (AC)	
1	4,501	0.1033		21	3,471	0.0797		41	3,471	0.0797		61	3,410	0.0783	
2	3,053	0.0701		22	3,471	0.0797		42	3,483	0.0802		62	3,486	0.0792	
3	3,472	0.0797		23	2,751	0.0632		43	3,623	0.0832		63	2,751	0.0631	
4	3,312	0.0760		24	3,408	0.0782		44	3,340	0.0767		64	3,387	0.0782	
5	3,688	0.0847		25	3,408	0.0782		45	3,340	0.0767		65	3,438	0.0789	
6	3,624	0.0832		26	2,751	0.0632		46	3,576	0.0821		66	2,751	0.0632	
7	3,406	0.0782		27	3,471	0.0797		47	3,557	0.0816		67	3,471	0.0797	
8	2,751	0.0632		28	3,471	0.0797		48	2,816	0.0647		68	3,471	0.0797	
9	3,471	0.0797		29	2,751	0.0632		49	3,471	0.0797		69	2,751	0.0632	
10	3,471	0.0797		30	3,408	0.0782		50	3,472	0.0797		70	3,438	0.0789	
11	2,751	0.0632		31	3,319	0.0762		51	2,817	0.0647					
12	3,408	0.0782		32	3,471	0.0797		52	4,098	0.0940					
13	3,408	0.0782		33	3,471	0.0797		53	3,531	0.0795					
14	2,751	0.0632		34	3,341	0.0767		54	2,751	0.0632					
15	3,471	0.0797		35	3,341	0.0767		55	3,471	0.0797					
16	3,471	0.0797		36	3,471	0.0797		56	3,471	0.0797					
17	2,751	0.0632		37	3,471	0.0797		57	2,751	0.0632					
18	3,408	0.0782		38	3,319	0.0762		58	3,341	0.0767					
19	3,408	0.0782		39	3,452	0.0793		59	3,714	0.0853					
20	2,751	0.0632		40	3,471	0.0797		60	2,752	0.0632					



Questions?





CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	3
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action declaring the City's intention to create the City of Surprise, Arizona, Autoshow West 2 #152 Street Lighting Improvement District pursuant to A.R.S. 48-616; Resolution # 2016-65.

Motion:

I move to approve Resolution # 2016-65.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders.

The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of ad valorem taxes based upon the assessed value of all property in the District.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Autoshow West 2 #152 (Subaru) development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is

consistent with these objectives.

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2016 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2016, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2017, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2016-65](#)
 - ☐ [Subaru SLID Petition2](#)
 - ☐ [Council Map AutoShow West 2](#)
-

RESOLUTION # 2016-65

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, AUTOSHOW WEST 2 #152 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public street and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, AUTOSHOW WEST 2 #152 LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvement as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as "City of Surprise, Arizona Autoshow West 2 #152 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this __day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

S.L.I.D. EXHIBIT A
LOT 6, PRASADA - PHASE 1A, LOTS 4, 5, 6 AND 10
LEGAL DESCRIPTION

That portion of "Prasada - Phase 1A, Lots 4, 5, 6, and 10", a subdivision recorded in Book 1013 of Maps, Page 33, Records of Maricopa County, Arizona, and lying within the Northwest Quarter of Section 13, Township 3 North, Range 2 West, Gila and Salt River Base and Meridian, described as follows:

COMMENCING at the West quarter corner of said Section 13 marked by a brass cap flush, from which the East quarter corner of said Section 13 marked by an aluminum cap flush bears South 89 degrees 45 minutes 42 seconds East a distance of 5,256.35 feet;

Thence South 89 degrees 45 minutes 42 seconds East along the south line of the Northwest quarter of said Section 13 a distance of 1,107.44 feet to the **TRUE POINT OF BEGINNING**:

Thence North 00 degrees 14 minutes 18 seconds East a distance of 40.00 feet to the southwest corner of Lot 6 of said "Prasada - Phase 1A, Lots 4, 5, 6, and 10";

Thence continuing North 00 degrees 14 minutes 18 seconds East along the west line of said Lot 6 a distance of 530.00 feet to the northwest corner of said Lot 6;

Thence South 89 degrees 45 minutes 42 seconds East along the north line of said Lot 6 a distance of 619.74 feet to the northeast corner of said Lot 6;

Thence North 85 degrees 13 minutes 01 seconds East a distance of 29.00 feet to a point on the centerline of Autoshow Avenue also being a point on a curve concave Westerly, the center of which bears South 85 degrees 13 minutes 01 seconds West a radial distance of 1,400.00 feet;

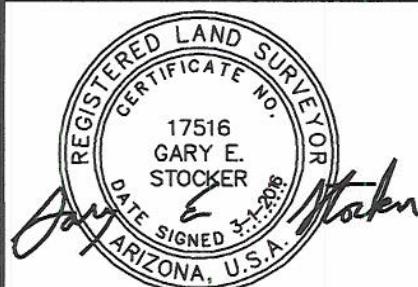
Thence southerly along the centerline of Autoshow Drive and along the arc of said curve concave Westerly through a central angle of 5 degrees 01 minutes 17 seconds, an arc distance of 122.70 feet;

Thence South 00 degrees 14 minutes 18 seconds West along the centerline of Autoshow Avenue a distance of 450.00 feet to a point on the south line of the Northwest quarter of said Section 13;

Thence along said south line a distance of 654.00 feet to the **POINT OF BEGINNING**.

Prepared by: Site Consultants, Inc.
113 S. Rockford Drive
Tempe, Arizona 85281
Project No. 2027





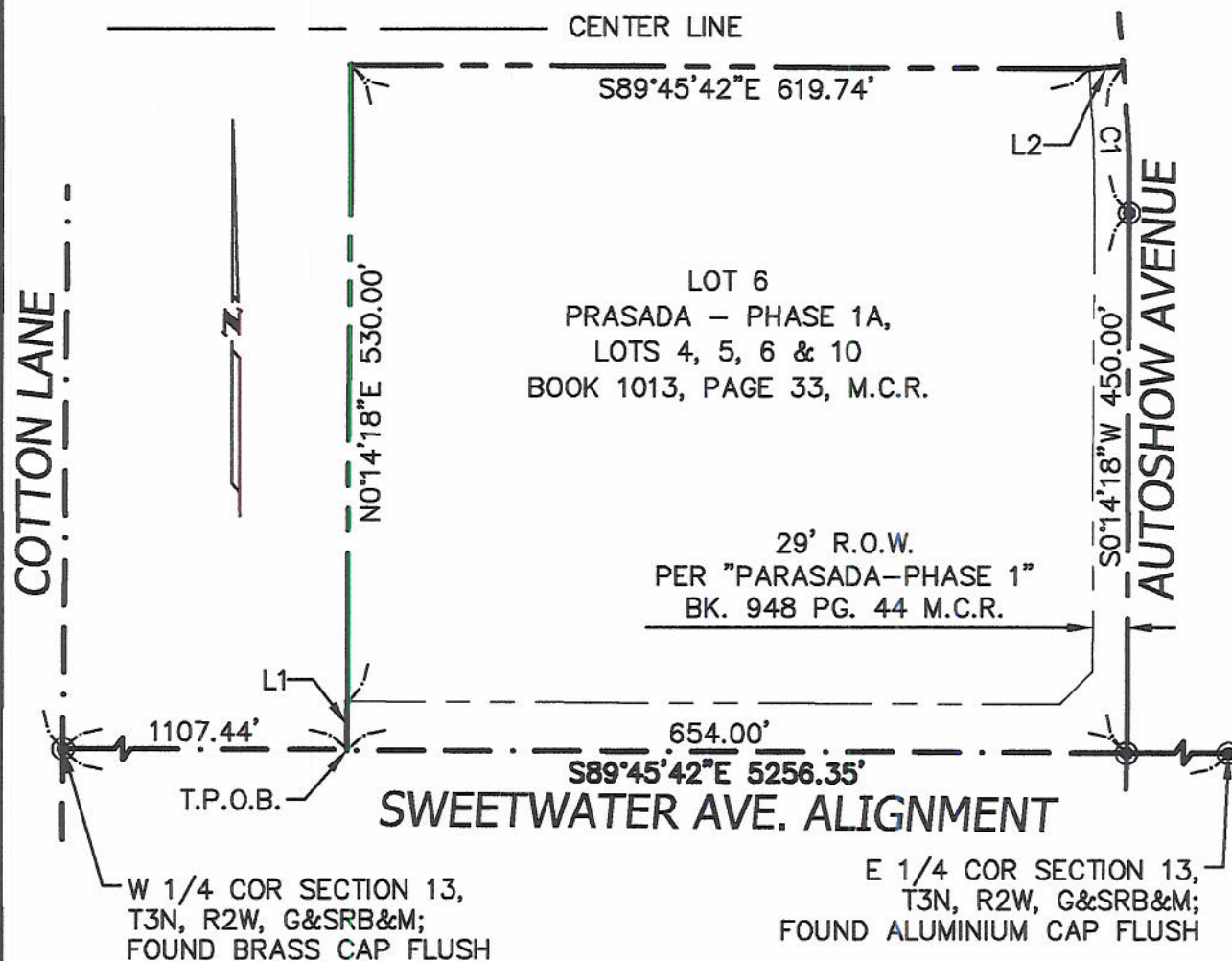
EXPIRES 6-30-2016

LEGEND:

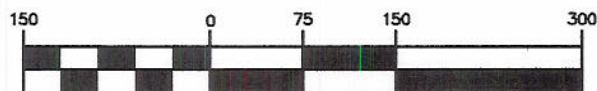
- PROPERTY LINE
- SECTION LINE
- CENTER LINE

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	1400.00'	122.70'	5°01'17"	61.39

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N0°14'18"E	40.00'
L2	N85°13'01"E	29.00'



SCALE



1" = 150 ft.

S.L.I.D. Exhibit B

Site Consultants, Inc.

113 S. Rockford Drive, Tempe Arizona 85281

Tele: 480-894-2820 Fax: 480-894-2847

SCI #2027 SCALE: 1"=150' DATE: 3-1-16



SUBARU

SUPERSTORE *of Chandler*

March 1, 2016

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

RE: Street Light Improvement District Petition

To The Mayor and Council of the City of Surprise:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, AZ to establish a street light improvement district under Arizona Revised Statutes 48-571 to 48-622, and any amendments, and specifically A.R.S. 48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described I Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S 48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

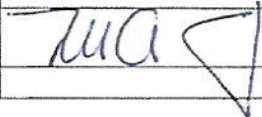
Expenses of the District shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefitted by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

Wherefore, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:

AUTOSHOW WEST 2 #152

Petitioner's Name	Address of Property Owned within District	Assessor Parcel #	Signature
Richard Cvijanovich	13090 N Autoshow Avenue Surprise, AZ	501-44-960	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is available in those portions of cities, towns and unincorporated communities in which Company does a general retail electric business and where Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

APPLICATION

This rate schedule is applicable to service for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities where such service for the entire area is contracted for from the Company by the city, town, other governmental agencies, or a responsible individual for unincorporated communities. Dusk is defined as the time between sunset and full night when a photocontrol senses the lack of sufficient sunlight and turns on the lights. Dawn is defined as the time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

RATES

The bill shall be computed at the following rates for each type of standard facility and/or service utilized to provide street lighting, plus any adjustments incorporated in this schedule:

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	RATES	
				Investment by Company	Investment by Others
A. Acorn	9,500 HPS	100	41	\$ 27.06	\$9.22
	16,000 HPS	150	69	30.04	11.65
	6000 IND	85	29	17.87	4.77
B. Architectural	9,500 HPS	100	41	15.38	7.34
	16,000 HPS	150	69	17.96	9.82
	30,000 HPS	250	99	21.31	12.60
	50,000 HPS	400	153	26.29	18.13
	14,000 MH	175	72	21.51	11.79
	21,000 MH	250	101	24.42	14.54
	36,000 MH	400	159	30.54	20.00
	8,000 LPS	55	30	22.35	9.82
	13,500 LPS	90	50	26.36	11.84
	22,500 LPS	135	72	30.11	14.45
	33,000 LPS	180	90	36.22	17.02
	6,200 IND	85	29	9.40	3.65
	8,400 IND	100	34	9.93	4.05
	10,200 IND	120	41	10.91	4.63
	13,000 IND	150	52	12.05	5.50
	20,500 IND	200	69	13.72	6.84
	22,500 IND	265	91	16.37	8.62
	5,800 LED	94	32	16.53	4.79
	7,400 LED	127	44	18.96	5.89
	12,300 LED	203	70	23.66	8.22



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

				RATES		
		Lumen	Watts	kWh	Investment by Company	Investment by Others
C. Cobra/Roadway		5,800 HPS	70	29	\$8.73	\$5.16
		9,500 HPS	100	41	10.28	6.32
		16,000 HPS	150	69	12.87	8.82
		30,000 HPS	250	99	15.52	11.46
		50,000 HPS	400	153	21.06	16.37
		14,000 MH	175	72	14.97	10.20
		21,000 MH	250	101	17.49	12.69
		36,000 MH	400	159	23.03	17.63
		8,000 FL	100	38	17.20	5.04
		6,200 IND	75	26	9.78	3.50
		6,400 IND	85	29	8.33	3.51
		8,000 IND	88	30	9.72	3.75
		8,400 IND	100	34	9.01	3.93
		10,200 IND	120	41	9.69	4.47
		13,000 IND	150	52	10.67	5.32
		15,250 IND	200	69	12.87	6.73
		22,500 IND	250	86	17.22	8.41
		6,000 LED	95	33	15.83	4.76
		8,700 LED	142	49	17.80	6.06
		9,600 LED	157	54	18.94	6.54
		11,600 B-LED	181	62	17.67	6.90
D. Decorative		9,500 HPS	100	41	37.09	11.11
		16,000 HPS	150	69	36.88	12.41
		30,000 HPS	250	99	42.46	16.02
E. Flood		30,000 HPS	250	99	20.61	12.81
		50,000 HPS	400	153	25.56	17.77
		21,000 MH	250	101	22.00	13.53
		36,000 MH	400	159	26.82	18.35
F. Post Top	Colonial Gray	8,000 FL	100	38	18.54	5.23
		9,500 HPS	100	41	10.60	6.65
	Colonial Black	9,500 HPS	100	41	12.21	6.88
	Decorative Transit	9,500 HPS	100	41	32.47	10.24
	Copper Square	6,000 IND	85	29	17.52	4.72
G. FROZEN		4,000 INC	295	103	\$9.78	\$5.47
		7,000 MV	175	73	12.67	7.27
		11,000 MV	250	96	15.87	9.68
		20,000 MV	400	150	24.92	14.12



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

II. POLES

			RATES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$12.17	\$1.68
			22 ft.	13.70	1.88
			25 ft.	14.82	2.05
			30 ft.	17.03	2.34
			32 ft.	17.89	2.37
		2 Simplex Adapters	12 ft.	12.98	1.79
			22 ft.	14.91	2.06
			25 ft.	15.55	2.14
			30 ft.	18.07	2.49
			32 ft.	19.28	2.66
	Square Steel	5"	13 ft.	13.95	1.92
			15 ft.	12.47	1.72
			23 ft.	14.79	2.03
			25 ft.	16.26	2.23
			28 ft.	18.05	2.48
			32 ft.	17.95	2.47
	Concrete		12 ft.	41.58	5.73
Fiberglass		12 ft.	35.21	4.85	
Decorative Transit Pedestrian	4"	16 ft.	34.33	4.73	
Decorative Transit	6"	30 ft.	66.28	9.13	
Hinged Poles	Square	15 ft.	13.20	1.08	
	Round	19 ft.	11.93	.97	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	11.71	1.61
			22 ft.	13.24	1.82
			25 ft.	14.35	1.98
			30 ft.	16.58	2.29
			32 ft.	17.41	2.40
		2 Simplex Adapters	12 ft.	12.51	1.72
			22 ft.	13.97	1.92
			25 ft.	15.08	2.07
			30 ft.	17.61	2.42
			32 ft.	18.81	2.59
		3 Bolt Arm	32 ft.	21.62	2.97
		Square Steel	5"	13 ft.	13.50
	15 ft.			13.80	1.89
	23 ft.			14.32	1.98
	25 ft.			15.80	2.19
	28 ft.			17.56	2.42
	32 ft.			18.23	2.50



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II POLES (cont)

		RATES		
		Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel	19 ft.	\$18.42	\$2.54
		30 ft.	14.38	2.66
		38 ft.	17.55	2.73
		Self Support	40 ft.	21.62
		Stepped	25 ft.	49.72
			32 ft.	52.36
			49 ft.	64.99
	Square Steel	4"	34 ft.	15.87
		5"	20 ft.	15.07
			30 ft.	15.71
			38 ft.	17.05
		8"	28 ft.	28.45
			32 ft.	29.74
	Decorative Transit	41 ft 6 in	20.47	3.01
	Decorative Transit	47 ft.	25.50	3.75
	Steel Distribution Pole (for lighting only)	35 ft.	23.54	3.10
D. Post Top	Decorative Transit Anchor Base	16 ft.	35.07	4.82
	Gray Steel/Fiberglass	23 ft.	12.16	2.00
	Black Steel	23 ft.	13.41	2.21
E. Existing distribution pole suitable for streetlight use			1.48	--
F. FROZEN	Wood Poles	30 ft.	\$8.95	\$1.55
		35 ft.	8.95	1.48

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

		RATES		
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	\$9.91	\$1.36
		6 ft.	11.82	2.05
B. Pedestal		8 ft.	13.54	2.36
	For 32' Round Steel Pole only	4 ft. 6"	9.39	1.63



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		RATES
		Company Owned
Underground Circuit Charges:		
a.	Per foot of cable, installed under paving	\$0.15716
b.	Per foot of cable, not installed under paving	0.05589

V. DETERMINATION OF RATES FOR NEW EQUIPMENT

Monthly rates for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above shall be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge	=	Cost Inputs	x	PV Factor	x	
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.533%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.449%
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.132	x	1.533%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.082	x	1.449%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.381	x	1.533%
Charge Type	Monthly Charge	=	kWh Input	x	\$/kWh		
6	Generation	=	kWh per month	x	0.04023		
7	T&D, RCS, SB	=	kWh per month	x	0.03516		

Step 2 Determination of Total Monthly Charge	
The total monthly charge shall be the summation of the charges for each applicable charge type	
<u>Equipment</u>	<u>Charge Type</u>
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

TRIP CHARGE

When Company is not the responsible party contracted for the regular maintenance of a street lighting system owned by a city, town or other governmental entity, a \$100.00 trip charge per light will be charged when Customer requests a disconnect and/or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street light equipment. The trip charge will also apply when Customer request disconnect or reconnect for non-maintenance purposes.

ADJUSTMENTS

1. The bill is subject to the Renewable Energy Standard as set forth in the Company's Adjustment Schedule REAC-1 pursuant to Arizona Corporation Commission Decision No. 70313.
2. The bill is subject to the Power Supply Adjustment factor as set forth in the Company's Adjustment Schedule PSA-1 pursuant to Arizona Corporation Commission Decision No. 67744 Arizona Corporation Commission Decision No. 69663, and Arizona Corporation Commission No. 71448, and 73183.
3. The bill is subject to the Transmission Cost Adjustment factor as set forth in the Company's Adjustment Schedule TCA-1 pursuant to Arizona Corporation Commission Decision No. 67744.
4. The bill is subject to the Environmental Improvement Surcharge as set forth in the Company's Adjustment Schedule EIS pursuant to Arizona Corporation Commission Decision No. 69663 and Arizona Corporation Commission Decision No. 73183.
5. Direct Access customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge as set forth in the Company's Adjustment Schedule RCDAC-1 pursuant to Arizona Corporation Commission Decision No. 67744.
6. The bill is subject to the Demand Side Management Adjustment Charge as set forth in the Company's Adjustment Schedule DSMAC-1 pursuant to Arizona Corporation Commission Decision No. 71448.
7. The bill is subject to the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of APS and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.
2. The Company cannot guarantee that streetlighting facilities will always operate as intended. Therefore, the customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by customer; however, if the maintenance requires cable replacement or repairs, the Company shall use reasonable efforts to complete said repairs within twenty (20) working days.
3. The customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

SPECIAL PROVISIONS (cont')

4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.

NON-STANDARD FACILITIES

Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.

EXTENSION OF STREET LIGHTING SYSTEM

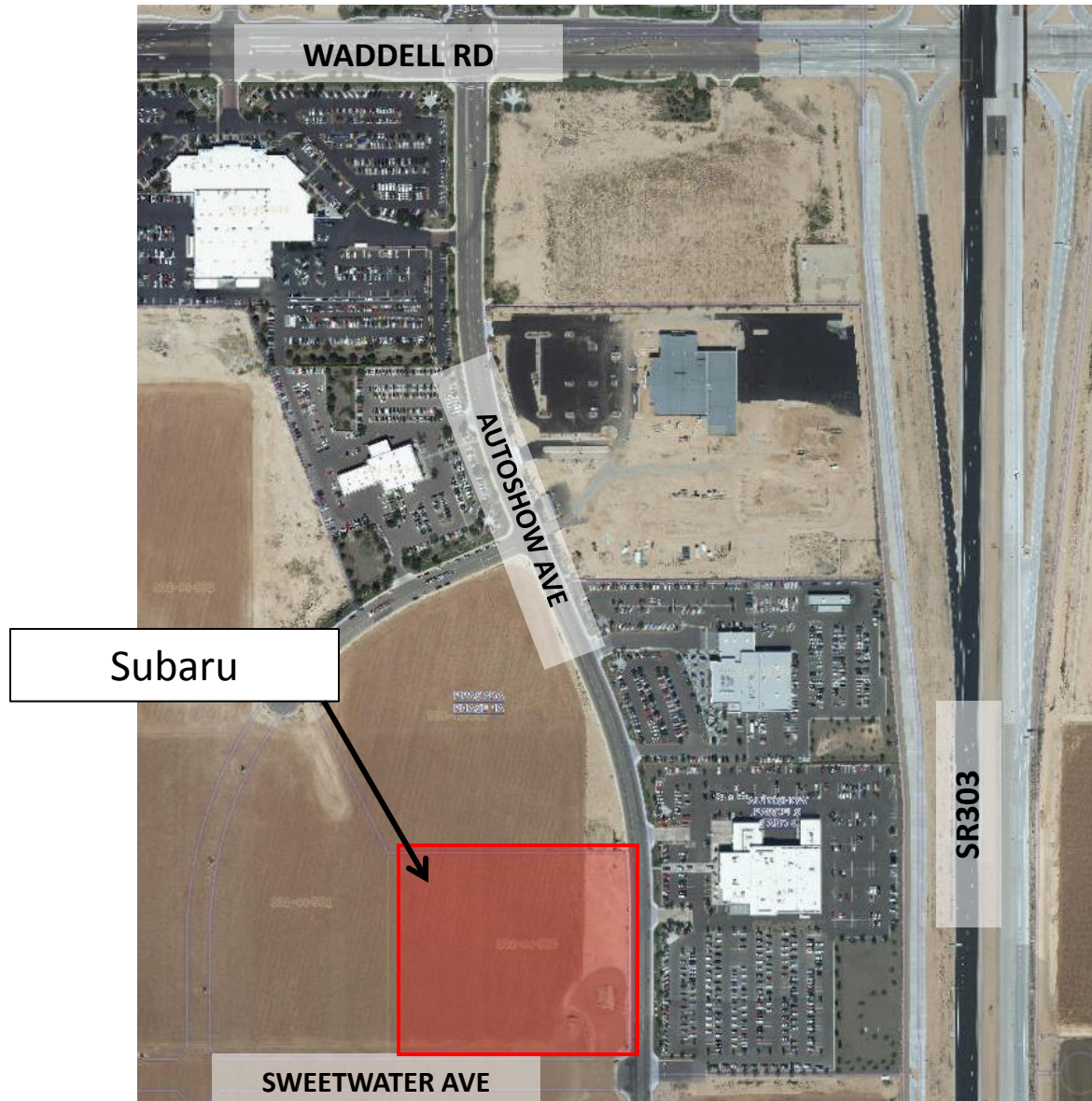
The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the customer. When the extension is underground the customer will provide earthwork as specified in of the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.

Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.

TERMS AND CONDITIONS

Service under this rate schedule is subject to the Company's Schedule 1, Terms and Conditions for Standard Offer and Direct Access Services and the Company's Schedule 10, Terms and Conditions for Direct Access. These schedules have provisions that may affect the customer's bill. In addition, service may be subject to special terms and conditions as provided for in a customer contract or service agreement.

Subaru (Autoshow West 2 #152)





CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD	District:	4
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action regarding a Final Plat for Southgate at Canyon Ridge.

Motion:

Motion to approve the Final Plat for Southgate at Canyon Ridge.

Background:

On December 1, 2015, the City Council approved a Major PAD Amendment and related Preliminary Plat for Southgate at Canyon Ridge under case FS15-205.

Objective Analysis:

The proposed Final Plat will allow the creation of a 49 lot, single-family residential gated community and will provide the mechanism needed to allow the owner to bring this otherwise vacant infill property to market, which will in turn allow it to be developed in a manner that is consistent with the goals and policies of the General Plan, the amended Canyon Ridge PAD, and the approved Preliminary Plat. The project is well designed and the included amenities will provide small-scale recreational opportunities for the residents within the development.

Policy Compliant:

The proposed Final Plat advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-030 - Southgate @ Canyon Ridge West - Final Plat - Staff Report](#)
 - ☐ [01 - FS16-030 - Southgate @ Canyon Ridge West - Final Plat - Vicinity Map](#)
 - ☐ [02 - FS16-030 - Southgate @ Canyon Ridge West - Final Plat - Case Map](#)
 - ☐ [03 - FS16-030 - Southgate @ Canyon Ridge West - Final Plat - FP](#)
 - ☐ [04 - FS16-030 - Southgate @ Canyon Ridge West - Final Plat - MWD Comments](#)
 - ☐ [05 - FS16-030 - Southgate @ Canyon Ridge West - Final Plat - LAFB Comments](#)
 - ☐ [06 - FS16-030 - Southgate @ Canyon Ridge West - Final Plat - PowerPoint](#)
-

Case: **FS16-030**

Project Name: Southgate at Canyon Ridge Final Plat

Council District: 4

Meeting Date: **May 17, 2016**

Planner: Robert H. Kuhfuss, AICP

Owner: Garrett-Walker Homes

Applicant: John McGee of EPS Group, on behalf of Garrett-Walker Homes

Request: 49-Lot, 12-Tract Final Plat

Site Location: West of Avenue of the Arts and north of Bell Road

Site Size: 15.47 acres (approx.)

Density: 3.55 DU/Ac

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

Support/Opposition: None known

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Southgate at Canyon Ridge PAD Amendment.
- The proposed Final Plat is consistent with the related Preliminary Plat.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the applicant to develop the property in a manner that is consistent with city of Surprise requirements and the approved PAD.

Denial of the requested Final Plat will deny the applicant the opportunity to reasonably develop the property.

43 **PROJECT DESCRIPTION:**

44
45 John McGee of EPS Group, on behalf of Garrett-Walker Homes, seeks approval of a 49-Lot, 12-Tract
46 Final Plat located in the Southgate portion of the Canyon Ridge PAD. The site is located north of
47 Bell Road, between Avenue of the Arts and 115th Avenue on currently vacant land. Immediately to
48 the north of the subject site is the Salvation Army, while Quik Trip is located to the south. The site
49 was also the subject of a PAD Amendment and Preliminary Plat, both of which were approved by
50 the City Council on December 1, 2015. The proposed Final Plat is consistent with the amended PAD
51 and Preliminary Plat.

52
53 **BACKGROUND:**

54
55 **August 28, 1997:** The City Council approved the original Canyon Ridge PAD under case PAD97-006.

56
57 **August 1, 2001:** The City Council approved a Major PAD Amendment to Parcel 5 of the Canyon
58 Ridge PAD for the purpose of revising the land use from High Density Residential to Low Density
59 Residential under case PADA00-101.

60
61 **April 28, 2005:** The City Council approved a Major PAD Amendment to Parcel 4 and portions of
62 Parcels 2 and 3 of the Canyon Ridge PAD for the purpose of revising the land use from Community
63 Commercial and Multi-Family Residential to Single-Family Residential under case PADA04-349.

64
65 **September 27, 2007:** The City Council approved a Major PAD Amendment for the purpose of
66 changing the land use of the subject property from Community Commercial to High Density
67 Residential to accommodate The Seasons at Surprise Apartments under case PADA07-118.

68
69 **December 1, 2015:** The City Council approved a Major a Major PAD Amendment to the Canyon
70 Ridge PAD together with a related Preliminary Plat under case FS15-205.

71
72 **December 17, 2015:** Staff met with the applicant to discuss the subject Final Plat during a regularly
73 scheduled Concept Review meeting under CR15-480.

74
75 **January 12, 2016:** The applicant filed a request for the subject case.

76
77 **REVIEWING AGENCIES:**

78
79 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
80 Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case.

81
82 **Luke Air Force Base (LAFB):** LAFB indicates no objections to the request, but advises the applicant
83 review sound attenuation requirements and engage in a strong notification program with respect
84 to the air base and its operations.

Maricopa Water District (MWD): MWD advises the subject property lies outside of their service area.

SUMMARY:

The proposed subdivision is well designed and meets the requirements of the Canyon Ridge PAD as amended by the Southgate at Canyon Ridge PAD Amendment previously approved by the City Council. Included amenities will provide small-scale recreational opportunities for the residents within the development. The development will also provide much needed infill in the area.

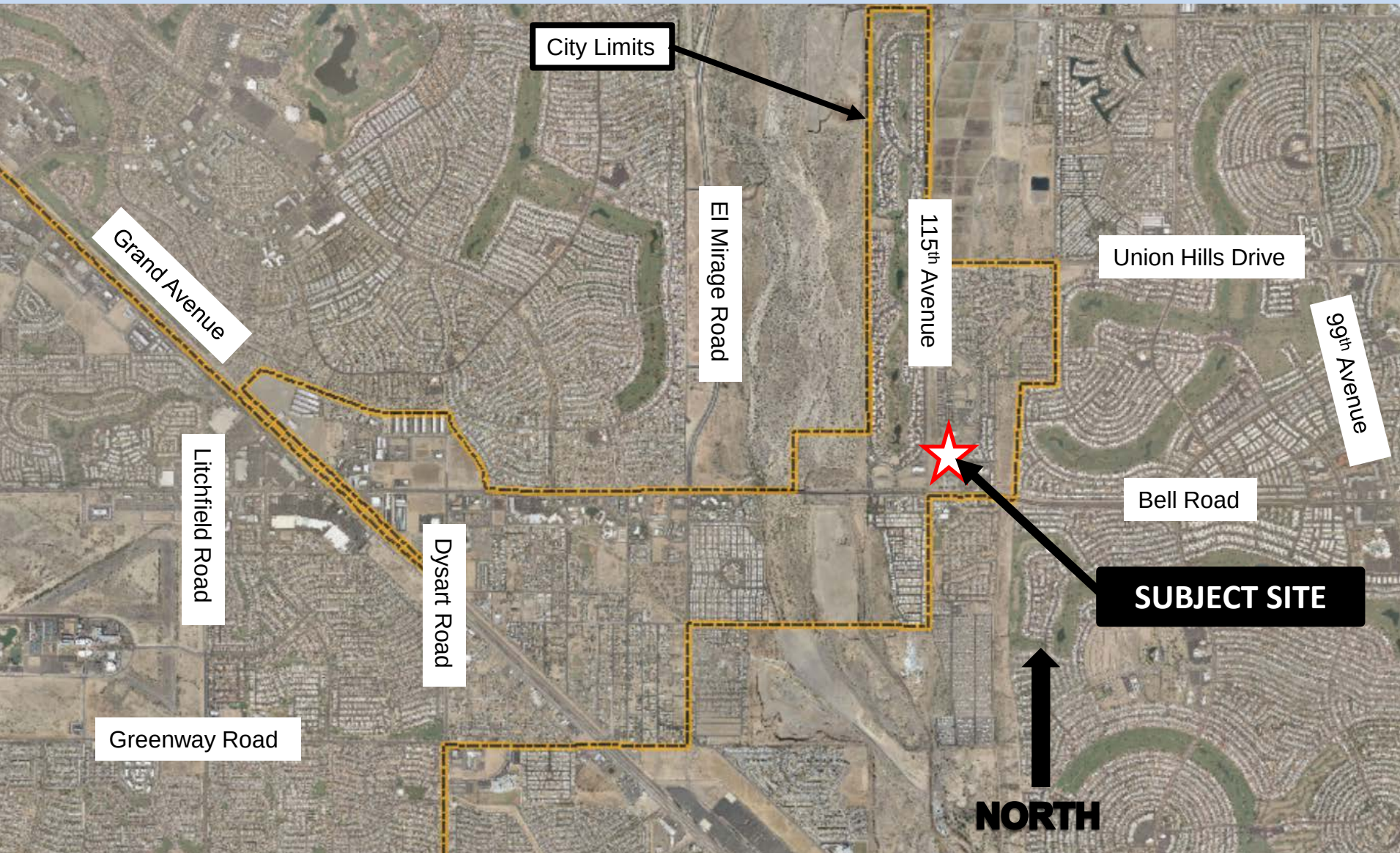
FINDINGS:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Southgate at Canyon Ridge PAD Amendment.
- The proposed Final Plat is consistent with the related Preliminary Plat.
- The reviewing agencies have indicated no objections to the request.

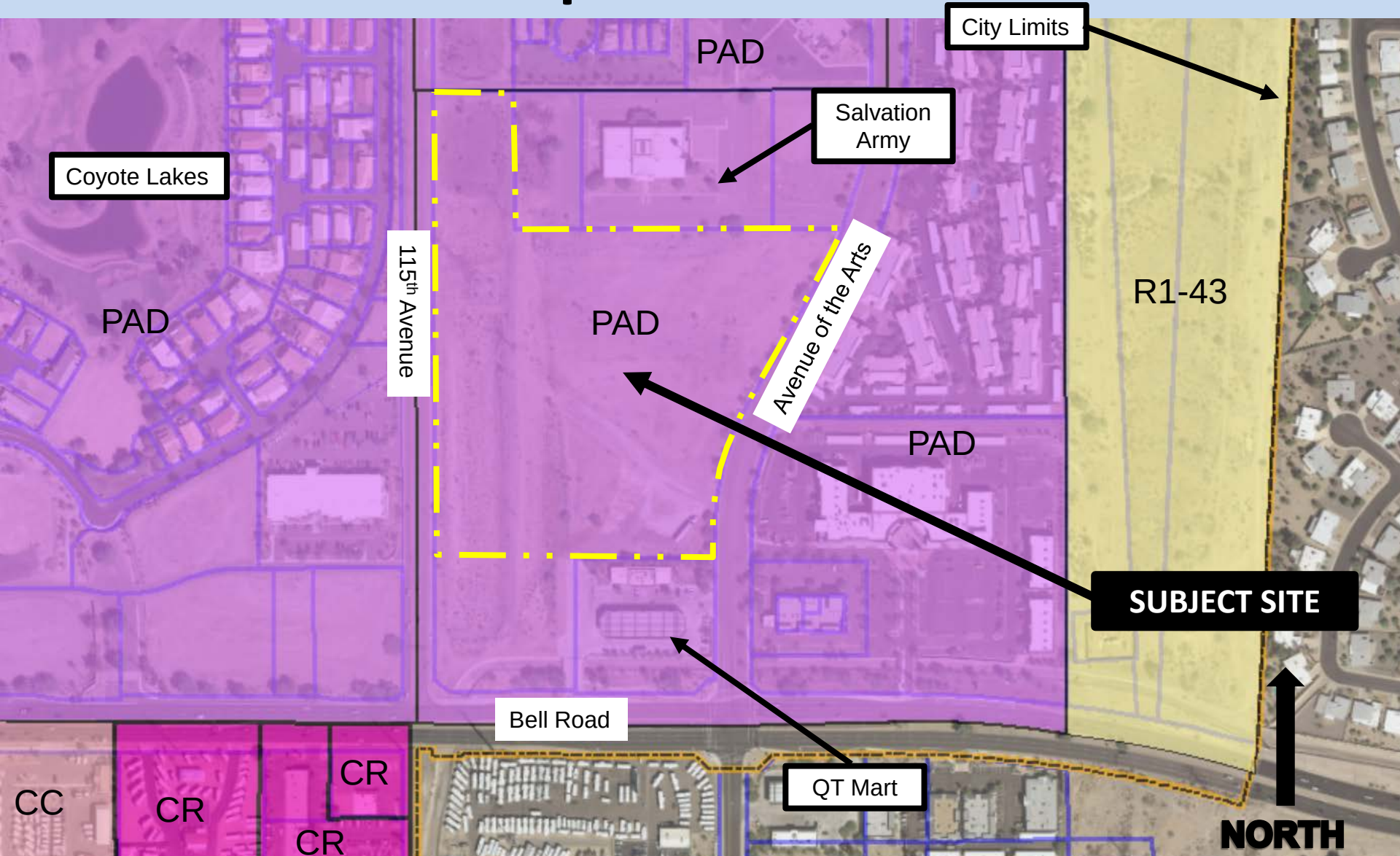
ATTACHMENTS:

- 01 – Vicinity Map (1 page)
- 02 – Final Plat Case Map (1 page)
- 03 – Final Plat (2 pages)
- 04 – MWD comments (1 page)
- 05 – Luke AFB comments (2 pages)

Vicinity Map



Final Plat Case Map



LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A FLUSH ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE NORTH 0 DEGREES 30 MINUTES 51 SECONDS WEST (AN ASSUMED BEARING), ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 263.97 FEET TO A BRASS CAP IN HAND HOLE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, SAID CORNER OF BEING A POINT ON THE CENTERLINE OF BELL ROAD;

THENCE NORTH 0 DEGREES 42 MINUTES 44 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 54.81 FEET;

THENCE NORTH 89 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 40.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 31,

THENCE NORTH 0 DEGREES 42 MINUTES 44 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUALLY NORTH 0 DEGREES 42 MINUTES 44 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 1026.50 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 07 SECONDS EAST, A DISTANCE OF 184.01 FEET;

THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS EAST, A DISTANCE OF 287.16 FEET, TO A ½" REBAR WITH A CAP MARKED "RLS 22762";

THENCE NORTH 89 DEGREES 29 MINUTES 07 SECONDS EAST, ALONG A LINE SHOWN AS THE BOUNDARY LINE ON RECORDS OF SURVEY RECORDED IN BOOK 939 OF MAPS, PAGE 16 AND BOOK 1046 OF MAPS, PAGE 2, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 737.89 FEET TO A ½" REBAR WITH A CAP MARKED "RLS 22762" AND A POINT ON THE WEST LINE OF THE AVENUE OF THE ARTS RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 508 OF MAPS, PAGE 30, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWEST, WHOSE CENTER BEARS NORTH 69 DEGREES 18 MINUTES 13 SECONDS WEST, A DISTANCE OF 960.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID WEST LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 143.78 FEET THROUGH A CENTRAL ANGLE OF 8 DEGREES 34 MINUTES 52 SECONDS TO A POINT OF TANGENCY;

THENCE SOUTH 29 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 310.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 540.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID WEST LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 280.04 FEET THROUGH A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 48 SECONDS TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 73.82 TO A ½" REBAR WITH A CAP MARKED "RLS 22762" ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2002-0406956, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 33 MINUTES 51 SECONDS WEST, ALONG SAID NORTH LINE AND ITS WESTERLY PROLONGATION, A DISTANCE OF 631.93 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

EAST LINE OF THE SE 1/4 OF SEC. 36, T.4 N., R.1 W., BEARING: N00°42'44"W, AS SHOWN ON RECORD OF SURVEY, BOOK 939, PAGE 16 AND BOOK 1046, PAGE 2

GENERAL NOTES

- A HOMEOWNERS' ASSOCIATION SHALL BE ESTABLISHED FOR SOUTH GATE AT CANYON RIDGE WEST. THE ASSOCIATION WILL ACCEPT OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL TRACTS, WHICH ARE PLATTED AS COMMON AREA FOR THE USE AND ENJOYMENT OF THE ASSOCIATION OF MEMBERS AND OTHERS, AS MORE FULLY IDENTIFIED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROPERTY.
- THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT, THE MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND PRIVATE LANDSCAPE AREAS WITHIN THE PROJECT.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
 - REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING, SIDEWALKS, DRIVEWAYS, PAVING, GRASS AND LANDSCAPING.
 - CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE PUBLIC UTILITY EASEMENT.
- ALL PUBLIC UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R(42)33.
- ELECTRICAL LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- COMMUNICATION LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- WHEN AN EASEMENT LIES WITHIN THE BOUNDARIES OF A SUBDIVISION LOT, MAINTENANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS IN THE EPCOR WATER SERVICE AREA AND HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY.
- SIGHT VISIBILITY EASEMENTS HAVE THE FOLLOWING RESTRICTIONS: NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES, OR OTHER PLANTS (EXCLUDING TREES) OVER 30 INCHES IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS AND TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
 - TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
- THE PROPERTY OWNER, AT THE TIME WHEN EPCOR WATER'S WATER AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND SALES CONTRACT, REPORT SHALL CONTAIN SUCH NOTE.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C1245L, DATED OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THE ROADS DESIGNATED AS 'PRIVATE' AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND CUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS 'PRIVATE.'
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- LANDSCAPE PLANTINGS SHALL BE PER THE APS APPROVED PLANT LIST WITHIN THE REAR 10' OF LOTS 14 THROUGH 23. A 10' LANDSCAPE HEIGHT EASEMENT (LHE) DEPICTS AS SUCH.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

SGCR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE 9SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

SGCR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDERS OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY UNTIL SUCH TIME AS THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

FINAL PLAT
SOUTH GATE AT CANYON RIDGE WEST

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SGCR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS "OWNER", HEREBY PUBLISHES THIS FINAL PLAT OF SOUTH GATE AT CANYON RIDGE WEST, BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT AND EASEMENT, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, AND LETTER GIVEN TO EACH RESPECTIVELY. THE PURPOSES OF THE EASEMENTS ARE SHOWN HEREON.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE, FOR USE AS SUCH THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES, AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, OPERATION AND REPAIR OF ROADWAYS, DRAINAGE STRUCTURES, UNDERGROUND UTILITIES, SIDEWALKS, STREET LIGHTS, STREET SIGNS AND RELATED FACILITIES.

OWNER HEREBY GRANTS TO THE HOMEOWNERS ASSOCIATION A PRIVATE ROAD EASEMENT, AS SHOWN HEREON, FOR PUBLIC ACCESS AND THE CONSTRUCTION, INSTALLATION, IMPROVEMENT, RECONSTRUCTION, REMOVAL, MAINTENANCE, OPERATION AND REPAIR OF ROADWAYS, DRAINAGE STRUCTURES, UNDERGROUND UTILITIES, SIDEWALKS, STREET LIGHTS, STREET SIGNS AND RELATED FACILITIES.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLE EASEMENTS FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS THE ENTIRE AREA OF TRACT I.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE OWNER.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

PERPETUAL WATER AND SEWER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF: SGCR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____.

BY: SGCR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE _____ OF SGCR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

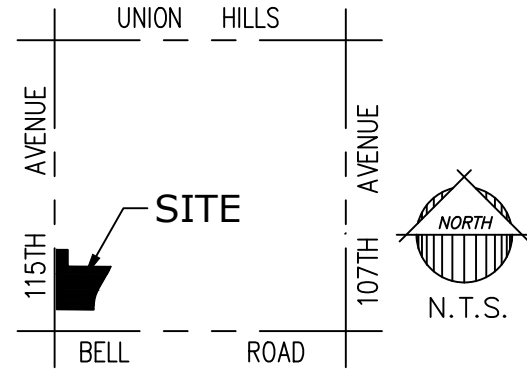
BY: _____
NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES:

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)		LOT #	AREA (SF)	AREA (AC)		LOT #	AREA (SF)	AREA (AC)		LOT #	AREA (SF)	AREA (AC)		LOT #	AREA (SF)	AREA (AC)	
1	5,659	0.1299		11	5,248	0.1205		21	5,175	0.1188		31	5,175	0.1188		42	5,175	0.1188	
2	5,635	0.1294		12	5,255	0.1206		22	5,195	0.1193		32	5,175	0.1188		43	5,174	0.1188	
3	5,642	0.1295		13	5,262	0.1208		23	6,055	0.1390		33	5,175	0.1188		44	5,175	0.1188	
4	5,649	0.1297		14	5,174	0.1188		24	5,180	0.1189		34	5,175	0.1188		45	5,175	0.1188	
5	5,656	0.1299		15	5,175	0.1188		25	5,176	0.1188		35	5,120	0.1175		46	5,175	0.1188	
6	5,663	0.1300		16	5,175	0.1188		26	5,175	0.1188		36	6,200	0.1423		47	5,175	0.1188	
7	5,670	0.1302		17	5,175	0.1188		27	5,175	0.1188		37	5,850	0.1343		48	5,175	0.1188	
8	5,452	0.1252		18	5,175	0.1188		28	5,175	0.1188		38	5,850	0.1343		49	5,164	0.1185	
9	5,234	0.1202		19	5,175	0.1188		29	5,174	0.1188		40	5,175	0.1188					
10	5,241	0.1203		20	5,175	0.1188		30	5,174	0.1188		41	5,175	0.1188					

LEGEND

- FOUND BRASS CAP AS NOTED
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- BRASS CAP
- BRASS CAP IN A HAND HOLE
- MARICOPA COUNTY RECORDER
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- 30' X 30' SIGHT VISIBILITY TRIANGLE EASEMENT
- VEHICULAR NON-ACCESS EASEMENT



VICINITY MAP

OWNER:

SGCR, LLC
1838 W PARKSIDE LANE, STE 200
PHOENIX, AZ 85027
480.607.6580

CONTACT: RICK TAYRIEN

ENGINEER:

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOHN MCGHEE

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE	15,823	0.3633
B	LANDSCAPE, OPEN SPACE, AMENITY	27,050	0.6210
C	LANDSCAPE, OPEN SPACE	1,103	0.0253
D	LANDSCAPE, OPEN SPACE, WATER AND SEWER EASEMENT	5,741	0.1318
E	LANDSCAPE, OPEN SPACE, RETENTION, AMENITY	12,718	0.2920
F	LANDSCAPE, OPEN SPACE	1,103	0.0253
G	LANDSCAPE, OPEN SPACE	2,206	0.0506
H	LANDSCAPE, OPEN SPACE	4,109	0.0943
I	PRIVATE STREET, WATER AND SEWER EASEMENT	81,201	1.8641
J	WAPA, DRAINAGE CHANNEL	188,908	4.3367
K	OPEN SPACE	217	0.0050
L	OPEN SPACE	33	0.0007

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS	260,779 S.F.	5.9867 AC.
TRACTS A THROUGH L	340,212 S.F.	7.8102 AC.
NEW RIGHT OF WAY	0 S.F.	0 AC.
TOTAL AREA	600,991 S.F.	13.7969 AC.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____,

BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ CITY ENGINEER _____ DATE _____

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ____ DAY OF _____,

_____, _____

_____, _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

EPCOR WATER APPROVAL
APPROVED _____ EPCOR WATER _____ DATE _____



CERTIFICATION

I, RAYMOND MUNOZ, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2015; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LAND SURVEYOR:
RAYMOND MUNOZ, R.L.S.
EPS GROUP, INC.
2045 S. VINEYARD AVENUE STE 101
MESA, AZ 85210

TOTAL AREA:
13.7969 ACRES
TOTAL LOTS: 49

Project: SOUTH GATE AT CANYON RIDGE WEST

Revisions:

Designer: GM

Job No. 15-072

FP

Sheet No. 1 of 2

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

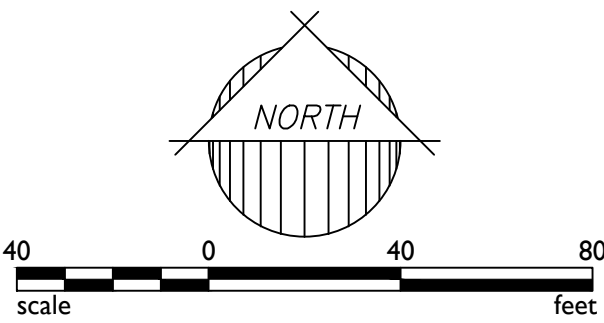
EPS GROUP

SURPRISE, ARIZONA

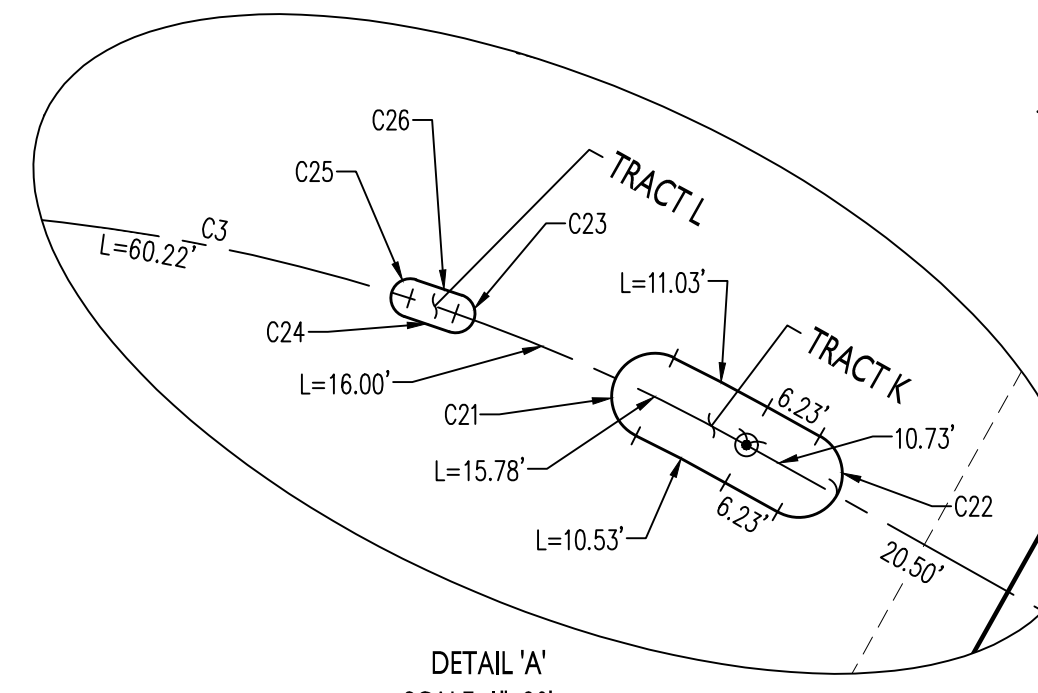
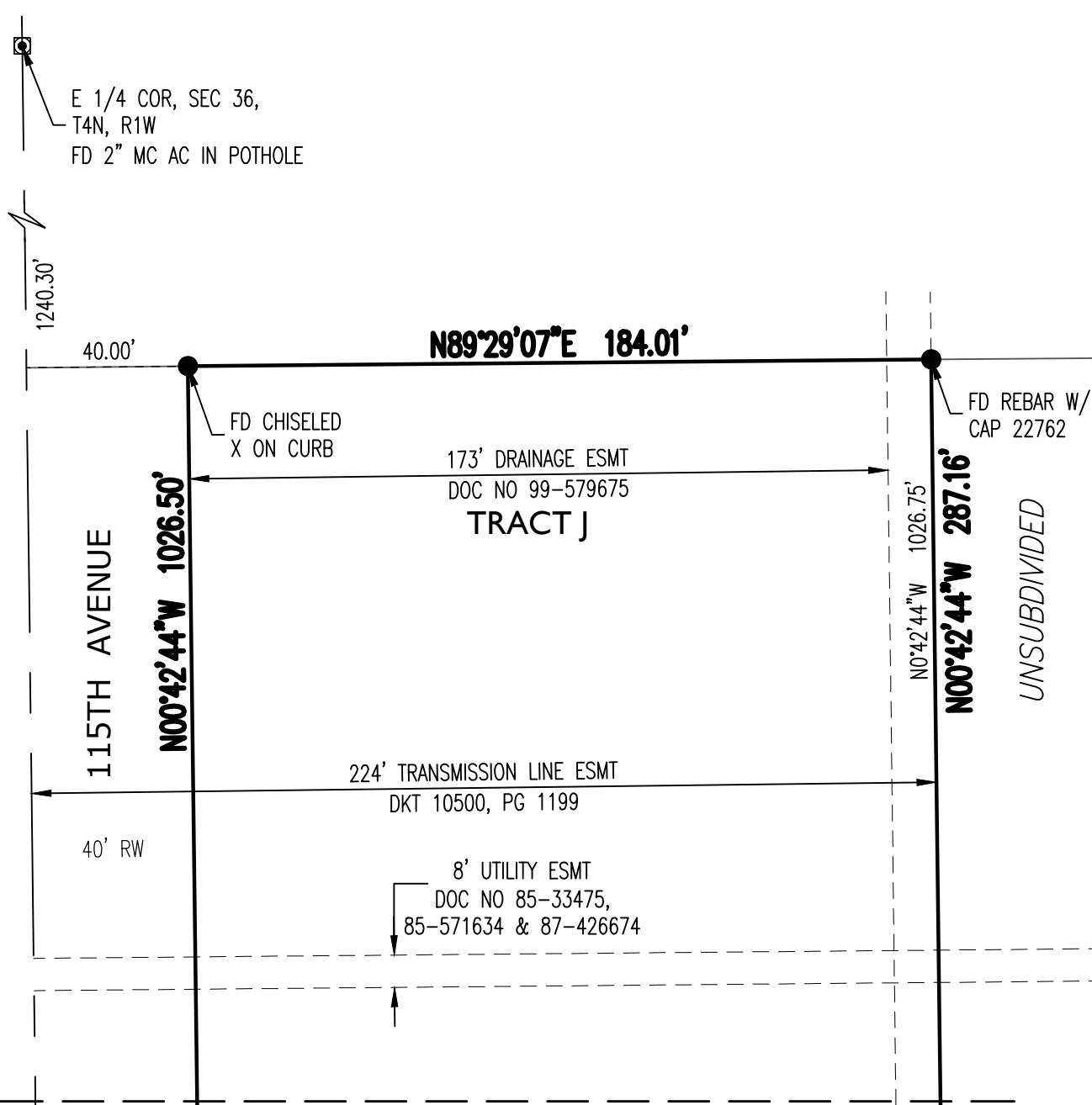
FINAL PLAT

Call at least two full working days before final registration.
ARIZONA
RAYMOND S. MUNOZ III
Signed and Sealed
Notary Public
Exp. 03/31/18

53160
RAYMOND S. MUNOZ III
Notary Public
Exp. 03/31/18



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	280.04'	540.00'	29°42'48"	143.25'	276.91'
C2	143.78'	960.00'	8°34'52"	72.02'	143.64'
C3	100.50'	192.00'	29°59'23"	51.43'	99.35'
C4	56.55'	36.00'	90°00'00"	36.00'	50.91'
C5	101.96'	21135.72'	0°16'35"	50.98'	101.96'
C6	23.56'	15.00'	90°00'00"	15.00'	21.21'
C7	23.56'	15.00'	90°00'00"	15.00'	21.21'
C8	6.79'	20.00'	19°27'47"	3.43'	6.76'
C9	241.07'	50.00'	276°15'00"	44.82'	66.75'
C10	26.80'	20.00'	76°47'13"	15.85'	24.84'
C11	23.56'	15.00'	90°00'00"	15.00'	21.21'
C12	23.56'	15.00'	90°00'00"	15.00'	21.21'
C13	23.56'	15.00'	90°00'00"	15.00'	21.21'
C14	22.61'	171.00'	7°34'30"	11.32'	22.59'
C15	24.86'	40.00'	35°36'23"	12.85'	24.46'
C16	15.53'	40.00'	22°14'29"	7.86'	15.43'
C17	25.51'	161.50'	9°02'59"	12.78'	25.48'
C18	23.56'	15.00'	90°00'00"	15.00'	21.21'
C19	23.56'	15.00'	90°00'00"	15.00'	21.21'
C20	52.34'	100.00'	29°59'23"	26.79'	51.75'
C21	14.14'	4.50'	180°00'00"	INFINITY	9.00'
C22	14.14'	4.50'	180°00'00"	INFINITY	9.00'
C23	6.28'	2.00'	180°00'00"	INFINITY	4.00'
C24	4.95'	190.00'	1°29'31"	2.47'	4.95'
C25	6.28'	2.00'	180°00'00"	INFINITY	4.00'
C26	5.05'	194.00'	1°29'31"	2.53'	5.05'
C27	89.54'	57.00'	90°00'00"	57.00'	80.61'
C28	101.18'	21156.72'	0°16'26"	50.59'	101.18'
C29	100.98'	21114.72'	0°16'26"	50.49'	100.98'



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

Project: SOUTH GATE AT CANYON RIDGE WEST
SURPRISE, ARIZONA

Revisions:

Design: Drawn by: GM

Call it first two full working days before you begin excavation.
ARIZONA
RAYMOND S. MUNOZ III
Professional Engineer
No. 12000
Exp. 3/31/18

Job No. 15-072
FP
Sheet No. 2 of 2

From: Debbie Trasancos [mailto:DebbieT@mwdaz.com]
Sent: Wednesday, January 13, 2016 12:07 PM
To: Jamie Sullivan
Cc: Chris Cain; Leslie Jarrell
Subject: RE: FS16-030 Southgate @ Canyon Ridge West Electronic Submittal

Jamie,

Thank you for providing the Electronic Submittal for Southgate @ Canyon Ridge West (FS16-030).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

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



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

15 January 2016

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

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

Re: FS16-030; Southgate @ Canyon Ridge

Dear Ms. Sullivan

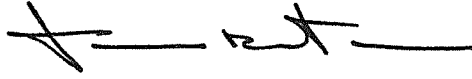
Thank you for the opportunity to comment on the Final Plat for Southgate @ Canyon Ridge. This project is located on 13.8 acres at the northeast corner of 115th Avenue and Bell Road in Surprise AZ and is part of the larger 240 acre Canyon Ridge West PAD. The request is to build 49 single-family residential homes with a maximum density of 3.55 du/ac. The site is approximately two miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and inside 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 3.55 du/ac meets these guidelines.

Since Southgate @ Canyon Ridge 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 you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

A handwritten signature in dark ink, appearing to read 'J. Mitchell', with a long horizontal line extending to the right.

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

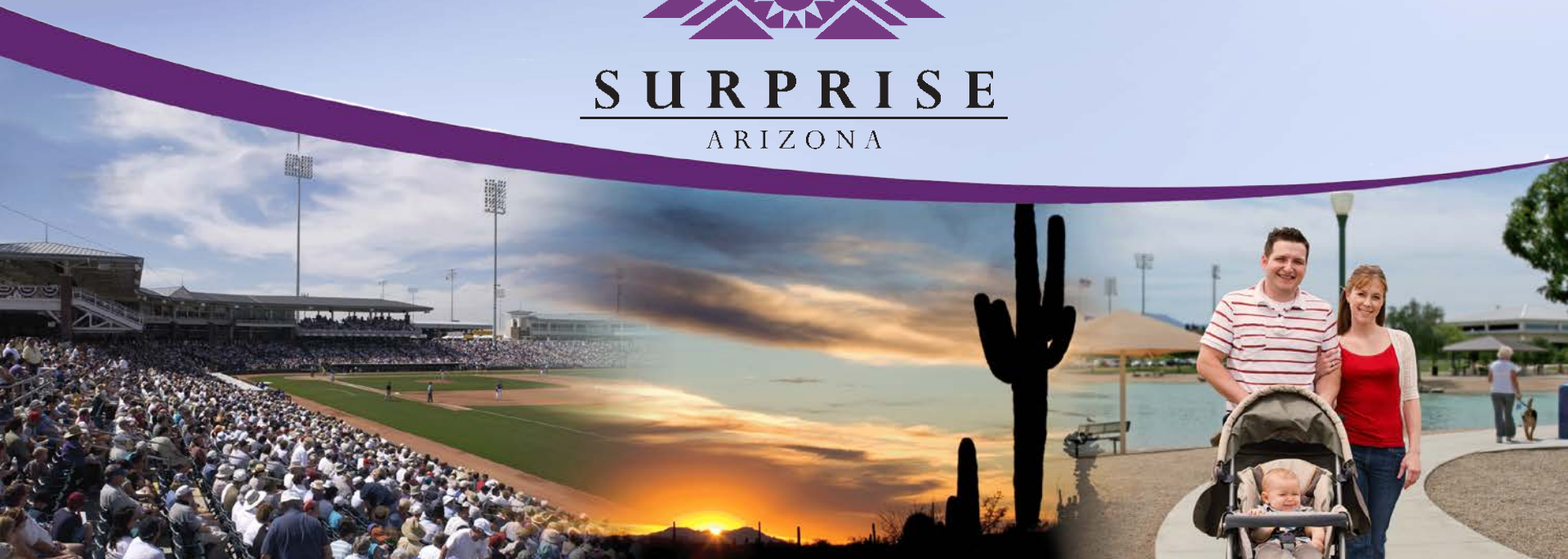
FS16-030

Southgate at Canyon Ridge West

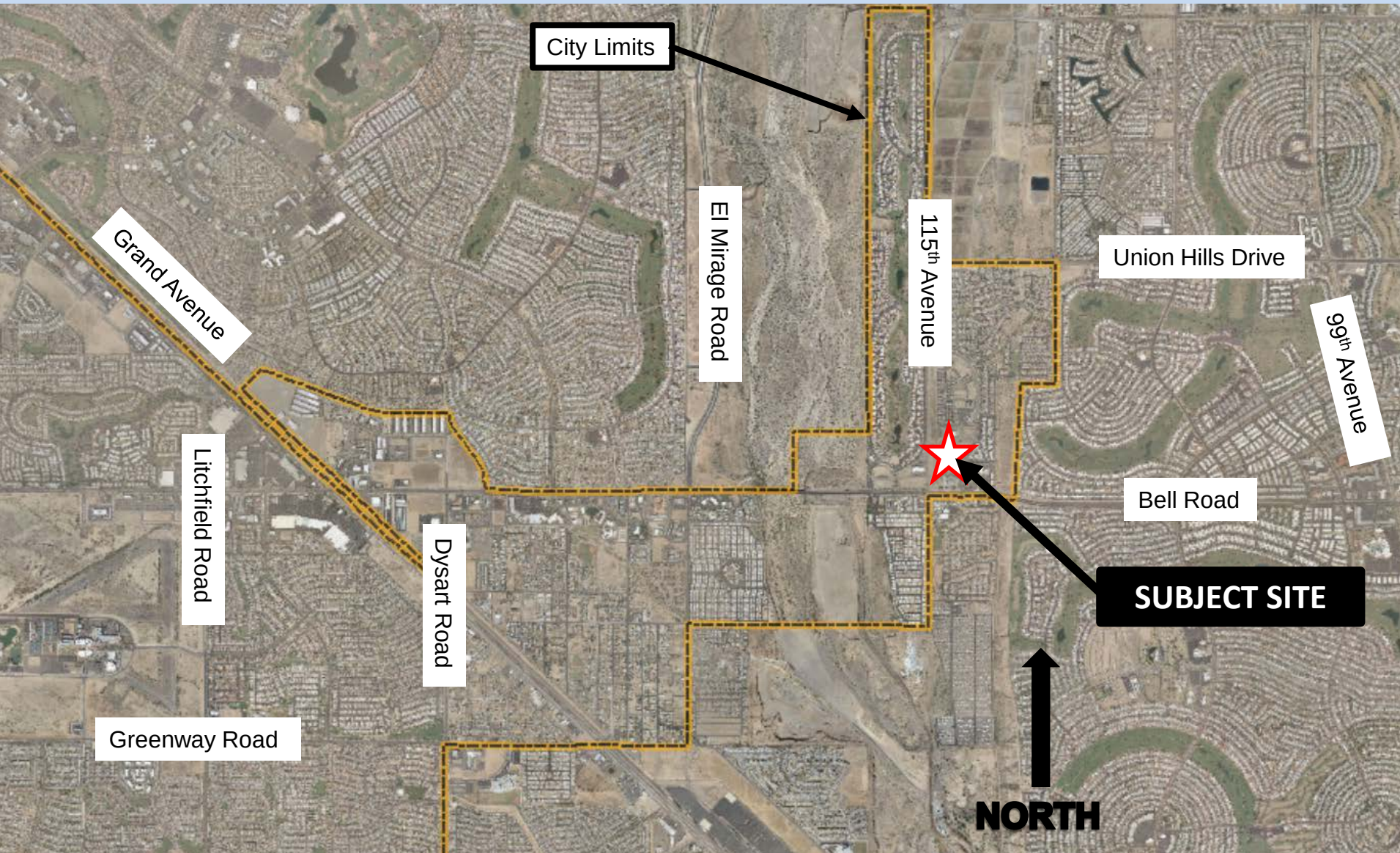
Final Plat

City Council Regular Session

May 17, 2016



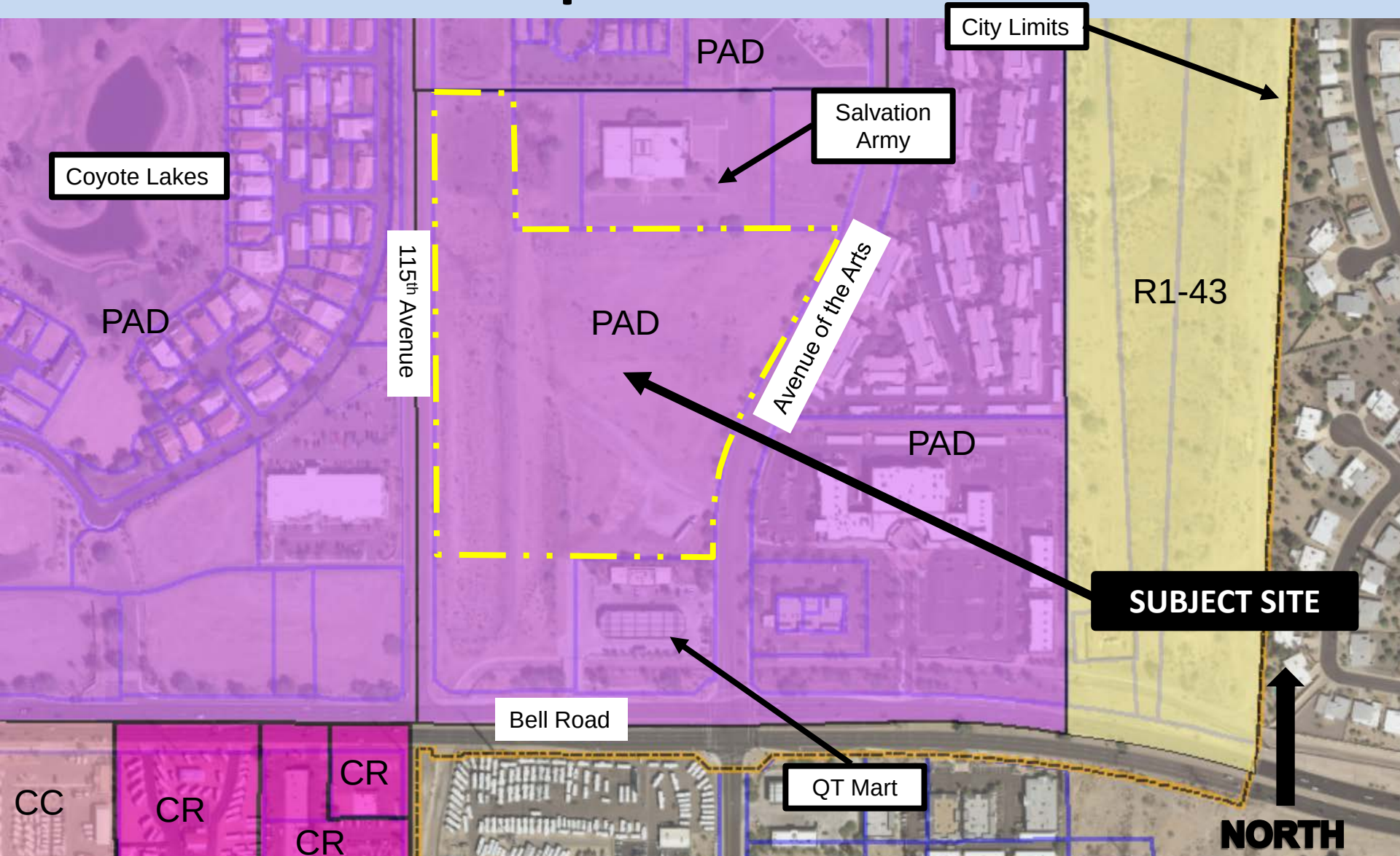
Vicinity Map



FS16-030 Southgate at Canyon Ridge West



Final Plat Case Map



FS16-030 Southgate at Canyon Ridge West

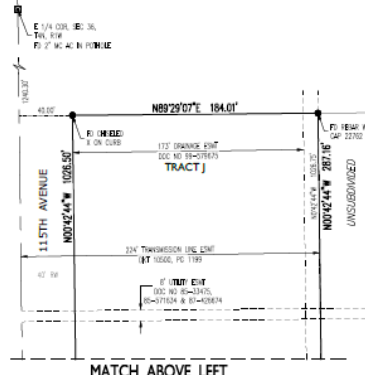
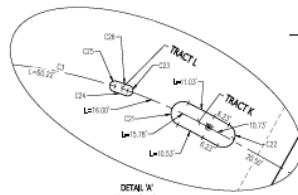


15-072



CURVE TABLE						
CURVE	LENGTH	PI/TS	PTA	TS/PC	CHORD	CHORD BEG
C1	280.04	540.00	2942.48	163.25	276.97	542215°N
C2	143.70	960.00	834.32	72.02	143.64	542515°N
C3	100.50	180.00	279.22	51.45	99.25	542515°N
C4	18.50	36.00	30.00	30.00	30.00	542515°N
C5	101.96	210.32	076.07	101.96	101.96	542515°N
C6	23.56	15.00	000.00	15.00	23.21	542515°N
C7	23.56	15.00	000.00	15.00	23.21	542515°N
C8	6.79	26.00	1927.47	3.45	6.78	542515°N
C9	241.07	58.00	2797.07	44.05	66.75	542515°N
C10	26.80	26.00	2647.37	15.85	26.84	542515°N
C11	23.56	15.00	000.00	15.00	23.21	542515°N
C12	23.56	15.00	000.00	15.00	23.21	542515°N
C13	23.56	15.00	000.00	15.00	23.21	542515°N
C14	22.47	17.00	734.37	10.22	22.58	542515°N
C15	24.85	40.00	2672.27	12.85	24.46	542515°N
C16	15.55	40.00	224.49	7.86	15.42	542515°N
C17	25.31	181.50	1927.47	12.78	25.48	542515°N
C18	23.56	15.00	000.00	15.00	23.21	542515°N
C19	23.56	15.00	000.00	15.00	23.21	542515°N
C20	32.34	100.00	2797.07	26.78	31.79	542515°N
C21	14.14	4.50	1800.00	9.00	14.14	542515°N
C22	14.14	4.50	1800.00	9.00	14.14	542515°N
C23	6.28	2.00	1800.00	4.00	6.28	542515°N
C24	4.95	180.00	739.27	2.47	4.95	542515°N
C25	6.28	2.00	1800.00	4.00	6.28	542515°N
C26	5.00	194.00	739.27	2.57	5.00	542515°N
C27	88.24	57.00	000.00	57.00	88.07	542515°N
C28	101.16	210.32	076.07	101.16	101.16	542515°N
C29	100.96	2114.12	076.07	100.96	100.96	542515°N

* THAT PORTION OF THE 12' TYP. EASEMENT LOCATED ON LOTS 24 & 25 TO BE VACATED PRIOR TO RESUME OF ANY BUILDING PERMITS RELATING TO SINGLE FAMILY CONSTRUCTION ON SAID LOTS.



2045 S. Westgate Ave, Suite 101
Mesa, AZ 85210
T: 480.500.2200 F: 480.500.2208
WWW.EPSGROUP.COM

EPS GROUP

SOUTH GATE AT CANYON RIDGE WEST
SURPRISE, ARIZONA
FINAL PLAN

DESIGNED BY: **EP**
DRAWN BY: **GP**

DATE: **15-072**
PROJECT NO: **FS16-030**
SHEET NO: **15-072**
SHEET PP

Questions or Comments?





CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	District:	Internal
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action to amend the fiscal year 2016 budget by reallocating appropriations of \$18,500 within the Grants Fund and General Fund for the Community Resource Center Project for the purposes of aligning budget authority related to a Maricopa County grant; Resolution # 2016-56.

Motion:

I move to approve Resolution # 2016-56.

Background:

The City of Surprise accepted federal grant funding from Maricopa County for the Community Action Program by Council Resolution 2015-59 on August 4, 2015 in the amount of \$87,500 with a city match portion of \$28,200 for a total budget of \$115,700. To utilize the full allocated amount of funding provided, Maricopa County has approved a revision to the Itemized Service Budget. It is necessary to reallocate appropriations of \$18,500 within the Grants Fund and General Fund from full-time salaries, benefits, office supplies, and printing to professional and outside services, travel and training, and equipment to allow the city to have current and updated budgetary amounts.

Objective Analysis:

The approval of this budget amendment will allow HSCV to utilize the full allocated amount of the funding provided within the contract period.

Policy Compliant:

This action follows city policy and general grant practices.

Financial Impact:

This grant award has not increased from the original one-time amount of \$87,500 and the city's match portion of \$28,200 also remains the same.

Budget Impact:

This item reallocates appropriations of \$18,500 within the Grants Fund and General Fund for the Community Resource Center Project for the purposes of aligning budget authority with the revised Itemized Service Budget related to this Maricopa County Community Action Program grant.

FTE Impact:

This item does not impact the overall FTE count.

ATTACHMENTS:

Click to download

☐ [Resolution 2016-56](#)

RESOLUTION # 2016-56

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2016 BUDGET BY REALLOCATING APPROPRIATIONS OF \$18,500 WITHIN THE GRANTS FUND AND GENERAL FUND FOR THE COMMUNITY RESOURCE CENTER PROJECT FOR THE PURPOSES OF ALIGNING BUDGET AUTHORITY RELATED TO A MARICOPA COUNTY GRANT.

WHEREAS, the City of Surprise accepted federal grant funding from Maricopa County for the Community Action Program by Council Resolution #2015-59 on August 4, 2015;

WHEREAS, the FY2016 budget was amended to include grant funding in the amount of \$87,500 with a city match portion of \$28,200 for a total budget of \$115,700 for the Community Resource Center;

WHEREAS, to utilize the full allocated amount of funding provided, Maricopa County has approved a revision to the Itemized Service Budget;

WHEREAS, it is necessary to reallocate appropriations of \$18,500 within the Grants Fund and General Fund from full-time salaries, benefits, office supplies, and printing to professional and outside services, travel and training, and equipment to allow the city to have current and updated budgetary amounts;

WHEREAS, the FY2016 budget was adopted by Council Resolution #2015-53 on June 2, 2015;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2015 through June 30, 2016.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2016-56
Exhibit A

The FY2016 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget.

Description, Fund, Project	Current Appropriation	Increase (Decrease)	Amended Appropriation
Full-time Salaries, Grants Fund, Community Resource Center	\$51,500	(\$18,500)	\$33,000
Full-time Salaries, General Fund, Community Resource Center	4,800	(1,700)	3,100
Benefits, Grants Fund, Community Resource Center	25,700	(14,300)	11,400
Benefits, General Fund, Community Resource Center	2,500	(1,400)	1,100
Professional and Outside Services, Grants Fund, Community Resource Center	0	19,200	19,200
Professional and Outside Services, General Fund, Community Resource Center	0	1,800	1,800
Travel and Training, Grants Fund, Community Resource Center	0	2,200	2,200
Travel and Training, General Fund, Community Resource Center	0	200	200
Furniture, Fixtures, and Equipment <\$10,000, Grants Fund, Community Resource Center	5,000	13,900	18,900
Furniture, Fixtures, and Equipment <\$10,000, General Fund, Community Resource Center	500	1,300	1,800
Office Supplies, Grants Fund, Community Resource Center	5,000	(2,500)	2,500
Office Supplies, General Fund, Community Resource Center	400	(200)	200
	<u>\$95,400</u>	<u>\$0</u>	<u>\$95,400</u>

The fund changes are as follows:

- The amendment reallocates appropriation within the Grants Fund and General Fund in the amount of \$18,500 from full-time salary, benefits, printing, and office supplies to

professional and outside services, travel and training, and furniture, fixtures, and equipment <\$10,000 without exceeding the approved total annual budget for FY2016.



CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action on the meeting minutes of May 4, 2016 Regular City Council Meeting and the May 5, 2016 Special City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- ☐ [Regular Meeting Minutes](#)
 - ☐ [Special Council Meeting](#)
-

CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Wednesday, May 4, 2016 @ 06:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:00 p.m. Surprise City Hall Council Chamber 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Wednesday, May 4, 2016**. Also in attendance with Mayor Wolcott were Vice Mayor Biundo, Council Member Winters, Council Member Williams, Council Member Villanueva, Council Member Hall, and Council Member Tande.

Staff City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City
Present: Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

A proclamation recognizing May 8-14, 2016 as Economic Development Week in the City of Surprise. Mayor Sharon Wolcott will present the proclamation to Surprise Economic Development Director Jeanine Jerkovic.

Mayor Wolcott read aloud the proclamation and thanked our Economic Development team for their hard work and efforts to bring in new businesses into our community. The proclamation was issued to Economic Development Director, Jeanine Jerkovic.

City Manager Report

Presentation and discussion pertaining to an update of the Bell and Grand Improvement Project.

Issue Oath of Office to new Surprise Youth Council Members

Update on Bell & Grand Improvement Project - Carl Zook; Brock Barnhardt from ADOT; Armando Lopez.

Council Member Winters - When all is done, Grand will be 3 lanes in each direction, correct?

Mr. Barnhardt - Yes correct.

Council Member Villanueva - Traffic is working a lot better than we expected, the worst traffic is on Greenway Road where I live.

Council Member Williams - I commend Brock Branhardt (ADOT) and City staff for the community outreach, very responsive.

Mayor Wolcott - Kudos to the contractors, they have made amazing progress.

Mr. Lopez - Progress is going well, traffic is changing so that means people are getting use to the closure and changes.

ED Director Jerkovic - Reported on the businesses in the construction area, and Shop Surprise, help us reach a thousand participants. Construction parties, various types of events, raffles, giveaways, etc.

Paul Bernardo, Youth Services Coordinator introduced the 7 new Surprise Youth Council members.

City Clerk Aguilar, administered the Oath of Office to the new members.

City Attorney Report

City Clerk Report

City Clerk Aguilar - election on May 17, 2016. Ballot box available in the City Clerk's Office beginning May 9, 2016.

Call to the Public

Ken Wright - CAP Water Resources and issues. Hand out given for the record. Arizona Department of Water Resources.

Consent Agenda

1 – Consideration and action pertaining to acceptance of a fire utility vehicle from the City of Avondale to be used in city operations; Resolution #2016-61 - APPROVED

2 – Consideration and action on the Regular City Council Work Session and Regular City Council Meeting of April 19, 2016 - APPROVED

3 – Consideration and action pertaining to approval of an Intergovernmental Agreement (IGA) with Dysart Unified School District (DUSD) to provide a secondary fueling source for City fleet; Resolution # 2016-47 - APPROVED

Council Member Williams made the motion to approve the consent agenda. Council Member Villanueva seconded the motion. Seven yes votes. Motion carried.

Regular Agenda Item - Public Hearing

4 – Consideration and action pertaining to the adoption of new and revised user fees; Resolution # 2016-62 - APPROVED

Budget Manager, Jared Askelson gave a presentation on Resolution No. 2016-62.

Council Member Winters - Dial-A-Ride, questioned fee structure and reservation process.

Vice Mayor Biundo made the motion to approve Resolution 2016-62. Council Member Winters seconded the motion. Seven yes votes. Motion carried.

Regular Agenda Item - Non-Public Hearing

5 – Discussion and action pertaining to an amendment of the Contribution Agreement between the City of Surprise and The Arizona Community Foundation [on behalf of the Boys & Girls Club of Surprise Steering Committee] by extending the charter deadline from June 1, 2017 to June 1, 2020 - TABLED UNTIL MAY 2, 2017 COUNCIL MEETING

City Manager Wingenroth gave an overview and history of the Boys and Girls Club Steering Committee.

Mike Boyle, Chair of the Steering Committee was asked by the Mayor to answer some questions.

Mayor Wolcott - Do you have the 501C3 and could you please provide a copy of the letter to the Council?

Mayor Wolcott asked for the current balance of the funds from the 2 million dollars. Has there been any fund raising?

Yes some funds have come in and placed in a separate account.

Mr. Boyle commented that we have held back on the fund raising until we hear from

National Boys and Girls Club on the moratorium. We just received clarification and intend to start fundraising.

Council Member Williams - asked for clarification on timelines. I support the initiative and intent of the efforts, but can we table this item with the fact that we have a years' time to have this discussion.

Council Member Hall- That date aligns with opening the Hollyhock Facility, it has to be open by 2020.

Margery Jones - Sierra Montana facility in our community. our neighborhood is not conducive to our needs. We should have had a voice at the beginning of this discussion. Article in Surprise Today this morning.

John Jones - Also spoke on boys and girls club in Sierra Montana. We love our community, and don't want Council to think we have issues against young people. What if you took the 2 million dollars and put into after school programs. If you had to build a building, you could put it right here in the Center.

Carrie & Lyra (daughter) - read aloud a written statement. Research on the topic; this addition needs to make sense financially but this project is not a good fit for our community. The City has one of the best recreation programs in the state. The City already offers a vast array of similar programs already.

Mary Arend - The 2 million dollars could be spent much better with other programs such as library classes and programs. How about the skate park that was just open, what about some resources for the skatepark, subsidize existing programs and buildings.

Robert Nichols - We would be disadvantaged as residents if the children were dropped off in our community and left unattended.

Council Member Williams made the motion to table this item until May 2, 2017 Council Meeting. Council Member Tande seconded the motion. Four yes votes (Wolcott, Williams, Tande and Winters). Three no votes (Villanueva, Hall and Biundo). Motion carried to table.

6 – Presentation and discussion pertaining to the establishment of youth programming at Sierra Montana and Countryside recreation centers as satellite locations in Surprise - NO ACTION

CRS Director, Mark Coronado gave a powerpoint presentation regarding this item.

Council Member Williams - One of the points of pride that we have is the recreation department. You are the face of the City to most residents. One of the issues we have in Surprise is we don't have a sense of community pride because most are from somewhere else. I apologize to residents in Sierra Montana, it is my responsibility, I

dropped the ball on this.

Council Member Villanueva - I am concerned, I feel that some of the residents here live in nice areas, we forget that there are other areas that our children are not being represented. We are not looking at Surprise as a whole. I wish we had a third place for all the other kids to go too.

Vice Mayor Biundo - To reaffirm and for further clarification, I certainly understand the concerns the residents are expressing here tonight.

Mr. Coronado - Never intended to bus kids to sights, we do bus only to special events, etc.

Council Member Hall - I am glad you brought up the bussing issue, we don't bus now and we don't have any plans to bus in the future. We are only looking at enhancing our programs at these facilities. The boys and girls club is like any other organization, very well organized. They serve everyone, they don't turn anyone away.

Samantha (Youth Council) - I feel as if the youth have not been directly asked about this issue. The Boys and Girls Club will only make us better.

Aerial - Agree with Samantha, we haven't had the direct contact to ask for our opinions. Applying this in schools would be a better more direct access. I agree with having a third location.

Council Member Tande - I represent District 6, and Countryside is in my district. We do have programs but we haven't fully utilized the buildings so there is room for services. Are there after school programs currently?

Council Member Tande - Are we going to offer before school services or after school?

Mr. Coronado - After school only at this time.

Mayor Wolcott - I wanted to say how much I appreciate the level of intention of this entire Council to serve children. Truly the vision was to have these centers in our neighborhoods, being able to walk to that facility, the same concept as a neighborhood school. I feel that every child in this community deserves to have the opportunity for these programs. We want to try to find ways to quickly catch up.

Mayor Wolcott - Has this been vetted through the parks and recreation board?

Mr. Coronado - Yes this is part of the process.

Council Member Villanueva - I am the longest standing Councilmember that has been in the community since I was 6 years old and my husband Roy, served on Council for 34 years and always wanted to bring a Boys and Girls Club to Surprise. This would mean

a lot to the whole community.

Council Member Williams - Clarification, are we bussing kids to these centers? No! Are we enhancing the programs? Yes we are.

Council Member Tande - Third site, is it possible with no additional dollars at the recreation center and would we be ready?

Tanner McCarthy, personally I don't think it should be, Sierra Montana has been a second home to me. I think we could help fund and find a place.

Jennifer Nichols - Member of the Sierra Montana board, we are opposed to bringing in outside teens into our community. I have been a teacher at Dysart for 9 years. High School teacher at Valley Vista, I think it is important to have a facility that is close to the teens from other areas.

Joseph Nichols - 7th grade student, would be best to have a recreation center on the east side of Surprise. It would not be fair to have them come all the way out to the west valley. A lot of kids don't have a place to go and play.

Kasey Frese - We moved here a year and a half ago from Georgia, similar to Surprise. Slowly it became an inner-city. I met Mrs. Villanueva last year at the Hollyhock Pool. You are passionate about the Boys and Girls Club as was your husband. I appreciate all of you listening to your residents. I think the Hollyhock Recreation Center would be a fabulous location for the Boys and Girls Club.

Mayor Wolcott - I am very impressed with our residents, we all agree that we want to take care of our kids. Our CRS Department is constantly trying to maintain and improve on our services.

7 – Discussion and action adopting the tentative expenditure limitation budget for FY2017 in the amount of \$275,801,400 and authorizing publication of said tentative budget; Resolution # 2016-67 - APPROVED

Budget Manager, Jared Askelson conducted a powerpoint presentation on this item.

Vice Mayor Biundo made the motion to approve Resolution 2016-67. Council Member Winters seconded the motion. Seven yes votes. Motion carried.

9 – Discussion and action pertaining to assessment of transaction privilege (sales) tax and property tax rates for the FY2017 budget or alternatives methods for funding enhanced public safety services - APPROVED

City Manager Wingenroth gave an opening statement before turning over the Budget Manager, Jared Askelson.

Mayor Wolcott reminded Council that in previous discussions all Council agreed that we are focusing on Public Safety this year.

Several options were explained to council.

Council Member Winters - In discussion with residents, not one residents said they want a food tax. They all agree we need to enhance our first responders. I appreciate you giving us 2 more options. I personally like option "F". Will this option get what you need?

Vice Mayor Biundo - I like option "F", but it is important of placing this option in the budget. Option F is a no tax option.

Council Member Williams - My concern with Option F is the long term sustainability; I view it as a step backwards and I prefer Option D, E or F.

Council Member Villanueva - I want to have enough money to hire what we need to hire to protect the City. I was against the food tax before, I don't think that it is going to be a big amount. I am for a food tax, it is not going to be that much. I like Option "A".

Council Member Hall - The residents I am hearing from are saying you need to figure this out without adding more taxes. I am for Option "F".

Council Member Tande - All 7 of us want the same thing, public safety. Prefer Option "B".

Mayor Wolcott - Even though we were going through economic down times we were still growing. We need to find ways to take care of public safety. We are so dependent on sales tax, I am with CM Williams when he talks about sustainability. I have no issue with taking the Council contingency away.

Council Member Villanueva - Option "A", how much money is for food only?

Mr. Askelson - \$1.25.

Vice Mayor Biundo - We all agreed that the public safety package would protect our City. Option "F" still provides 22 positions, it doesn't change anything.

Council Member Williams - In terms of going out for a bond and Option "F". Keeping the property tax, low this option would be favorable. How does option D affect a bond?

Council Member Williams made the motion to approve Option F, with the following amendments: sweep council contingency, reduce planned salary savings by \$600,000.00, restore the Economic Development contingency back to 1 Million and remainder offset by increase in property taxes. Council Member Winters seconded the motion.

Vice Mayor Biundo amended the motion that the additional \$600,000.00 not come from property tax but be generated by a 1% reduction in the overall increases of department operating expenses.

Mayor Wolcott stated her position.

Vice Mayor Biundo - gross interpretation regarding 1%.

Council Member Tande - that causes lots of problems.

Amendment vote: 2 yes votes (Biundo and Winters) and 5 no votes. Motion failed.

Vote on the underlying motion:

Council Member Williams repeated the motion - motion to approve Option F, with the following amendments: sweep the council contingency fund, maintain the Economic Development contingency fund, reduce the planned salary savings to \$500,000.00 and the rest remaining the same. 2nd: Council Member Winters.

Vote: Three no votes (Hall, Biundo and Tande). Four yes votes (Wolcott, Villanueva, Williams and Winters). Motion carried.

8 – Consideration and action pertaining to the approval of two development agreements to accept land along the Cactus Road alignment between Cotton Lane and 175th Avenue and along Cotton Lane north of Cactus Road; Resolution #2016-68

City Attorney Wingo commented that he scheduled an esession pertaining to this matter.

Council Member Williams moved to recess and enter into executive session at 10:01 PM. Council Member Winters seconded the motion. Seven yes votes. Motion carried.

Executive Session

Consideration and action to enter into executive session for discussion and consultation for legal advice from the City Attorney pertaining to Cactus Road right-of-way development agreements pursuant to Arizona Revised Statutes 38-431.03(A)(3).

Mayor Wolcott reconvened the Regular Council Meeting at 10:12 PM.

City Attorney Wingo explained the resolution and development agreements.

8 – Consideration and action pertaining to the approval of two development agreements to accept land along the Cactus Road alignment between Cotton

Lane and 175th Avenue and along Cotton Lane north of Cactus Road; Resolution #2016-68 - APPROVED

No public comments were made.

Council Member Williams made the motion to approve Resolution 2016-68. Council Member Tande seconded the motion. Seven yes votes. Motion carried.

Other Business

Vice Mayor Biundo - Bring forward an item for Arts Police Discussion. 2nd - Council Member Winters.

Council Member Hall - Bring forward discussion item for EDRA Initiative Status Report. 2nd - Council Member Villanueva.

Mayor/Council Reports

Mayor and Council attended and/or reported on the following:

Council Member Tande: great time at IRIS USA.

Council Member Hall: IRIS - class act, great tour; Canyon Ridge Elementary representing a statewide STEM Initiative.

Council Member Villanueva: Meetings on 3rd Wednesdays of the month and Council-to-Council meetings.

Council Member Winters: Praised ED Department, Eric Buss, Mike Hoover.

Council Member Williams: staff does all of the heavy lifting, we have a class organization. The same for the Dysart community.

Mayor Wolcott: We are all very proud of our ED Staff; IRIS is part of the family. Encourage resident to weigh-in/engage.

Adjournment

Council Member Villanueva made the motion to adjourn the Regular City Council Meeting of May 4, 2016 at 10:23 PM. Council Member Winters seconded the motion. Seven yes votes. Motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk,

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Wednesday, May 4, 2016.**

Sherry Ann Aguilar, City Clerk,

CITY OF SURPRISE
Regular City Council Meeting Agenda
16000 North Civic Center Plaza
Surprise, AZ 85374

Thursday, May 5, 2016 @ 05:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Special City Council Meeting** to order at 05:00 p.m. Surprise City Hall Council Chamber 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Thursday, May 5, 2016**. Also in attendance with Mayor Wolcott were Vice Mayor Biundo, Council Member Winters, Council Member Williams, Council Member Villanueva, Council Member Hall, and Council Member Tande.

Staff Present: City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

City Attorney Report

We scheduled an esession this evening with a settlement agreement. My recommendation is to recess into e-session, come back out and have the action item.

Call to the Public

Leo Mankewicz - Congratulated Council and city staff for the process with SCDC and Mr. West. Congrats on reserved parcel, higher education in this area, will give our kids hope for the future. High school down the road, will give kids a vision for the future and hopefully they stay here in the area. Extension of Elm and Paradise Lane. Questioned sections of the contract on time frames, etc. Section 11, congrats on legal reimbursement costs. Key will be cooperation for the long term.

Council Member Winters made the motion to recess the Regular Council Meeting and enter into executive session at 5:05 PM. Council Member Williams seconded the motion. Seven yes votes. Motion carried.

Executive Session

Consideration and action to enter into executive session for discussion and consultation for legal advice from the City Attorney pertaining to the settlement agreement in the City of Surprise v. Surprise Center Development Company pursuant to Arizona Revised Statutes 38-431.03(A)(3) & (4).

Mayor Wolcott reconvened the Special City Council Meeting at 5:53 PM.

Regular Agenda Item - Public Hearing

1 – Consideration and action pertaining to approval of the settlement agreement in City of Surprise v. Surprise Center Development Company, Maricopa County Superior Court case # CV2014-011510 - APPROVED

Council Member Hall made the motion to approve the settlement agreement between the City of Surprise and Surprise Center Development Company and direct the City Manager to execute all attending documents. Council Member Williams seconded the motion. Seven yes votes. Motion carried.

Adjournment

Council Member Villanueva made the motion to adjourn the Special City Council Meeting of May 5, 2016 at 5:54 PM. Council Member Tande seconded the motion. Seven yes votes. Motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk,

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Special City Council Meeting of **Thursday, May 5, 2016.**

Sherry Ann Aguilar, City Clerk,



CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of a rezone from Low Density Residential of 3.38 dwelling units per acre to Low Density Residential of 3.96 dwelling units per acre by Major Amendment to the Acoma Court PAD, a 29.55 acre property generally located 1,650 feet west of Reems Road and north of West Acoma Drive; Ordinance #2016-09.

Motion:

I move to approve Ordinance #2016-09.

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 Low Density Single-Family Residential to a higher density 117-lot Subdivision.

Objective Analysis:

The proposed Rezone/PAD Amendment will have a positive effect on the surrounding residential development by providing infill on a vacant lot and by constructing to the full width the adjacent streets.

Policy Compliant:

This proposal meets all relevant policies of the City of Surprise.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS15-526 - Acoma Court PADA - Staff Report](#)
 - ☐ [01 - FS15-526 - Acoma Court PADA - Vicinity Map](#)
 - ☐ [02 - FS15-526 - Acoma Court PADA - PAD Amendment Document](#)
 - ☐ [03 - FS15-526 - Acoma Court PADA - Ordinance 2016-09](#)
 - ☐ [04 - FS15-526 - Acoma Court PADA - Citizen Participation Report](#)
 - ☐ [05 - FS15-526 - Acoma Court PADA - DUSD Letter](#)
 - ☐ [06 - FS15-526 - Acoma Court PADA - LAFB Letter](#)
 - ☐ [07 - FS15-526 - Acoma Court PADA - MWD Letter](#)
 - ☐ [08 - FS15-526 - Acoma Court PADA - Public Engagement Form](#)
 - ☐ [09 - FS15-526 - Acoma Court PADA - PowerPoint](#)
-

PAD AMENDMENT / PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS15-526

Project Name: Acoma Court

Council District: 3 - Mesquite

Meeting Date: May 17, 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

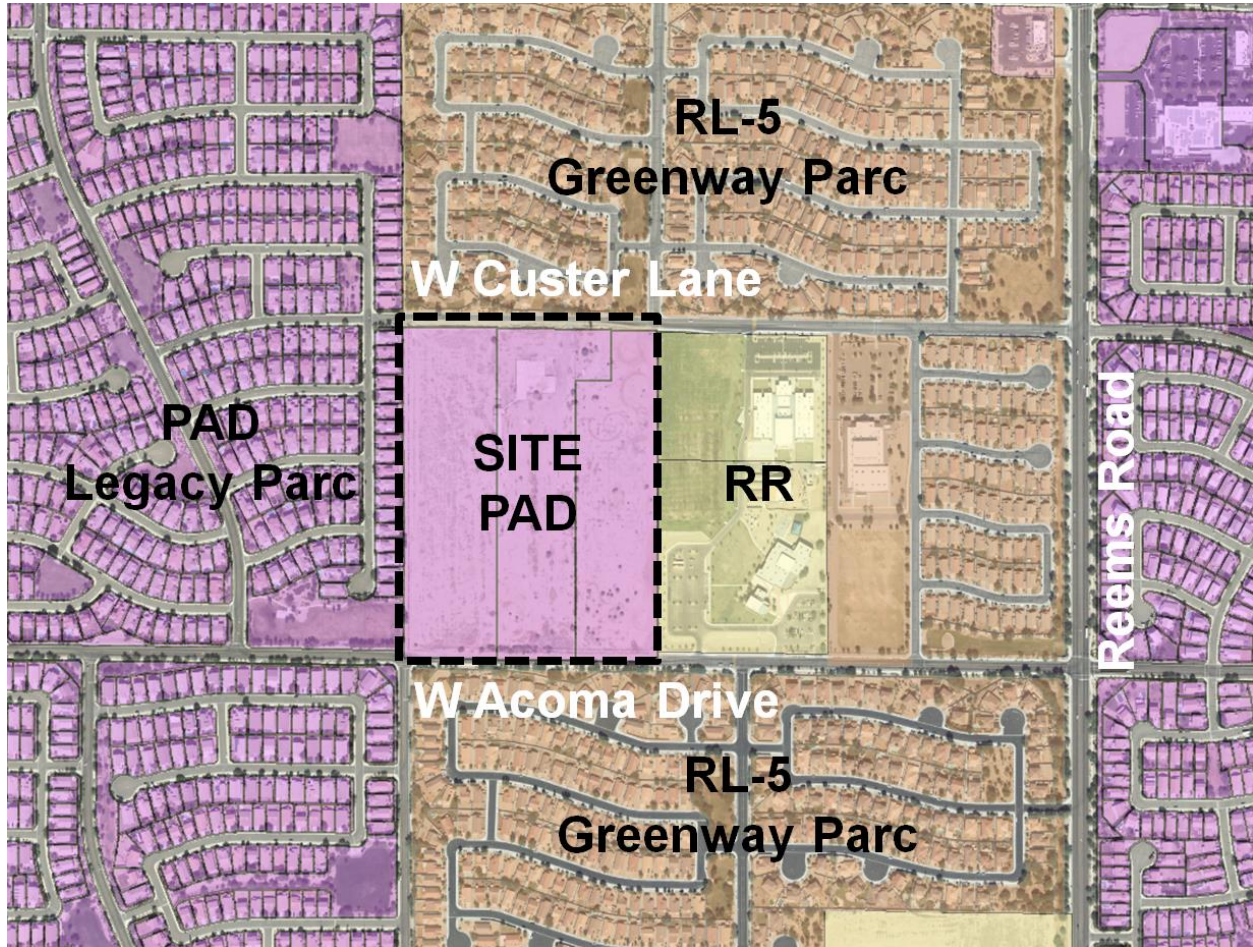
Support/Opposition: Both support and opposition was encountered. Refer to Citizen Participation Report for specific comments.

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.

May 5, 2016: The Planning and Zoning Commission recommended approval of the proposed 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	7,250 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.

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:

If the Mayor and City Council move to **approve** the proposed Rezone/Major PAD Amendment under case **FS15-526**, stipulations 'A' through 'C' as outlined below would be recommended:

- A. Development and use of the site shall be in conformance with the project narrative entitled "Acoma Court" consisting of 75 pages dated revised March 8, 2016 and stamped received March 8, 2016, except as modified by the following stipulations.
- B. 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.
- C. The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

163
164 However, should the Mayor and City Council wish to **deny** of the request, the Mayor and City
165 Council should make its own findings and base its decision on those alternative findings.
166

167 **Preliminary Plat:**
168

169 If the Mayor and City Council move to **approve** the of the proposed Preliminary Plat under case
170 **FS15-526, Stipulations 'A' through 'C'** as outlined below would be recommended:
171

172 A. The comments below from the Traffic Impact Analysis prepared by TRACE Consulting, LLC,
173 dated March 2, 2016, will be revised and submitted with the final plat documents to include
174 the following modifications:

175 1. Page 6, Table 1: The following will be revised:

176 a. Reems Road/Acoma Road, AM Delay will be listed as 14.4.

177 b. Reems Road/Custer Lane, PM Delay will be listed as 20.9 for EBL. The table will
178 report the critical movement, which is EBL in the PM peak period.

179 2. Page 9, Last sentence regarding no future projections. The Traffic Impact Analysis will be
180 revised with the Opening Year being 2017, and apply one year's traffic growth based on
181 2014 ADT from MAG's Transportation Data Management System and City of Surprise
182 2015 counts. The applicant can assume no traffic growth on Reems Road. The applicant
183 should assume a 3% per year traffic volume growth on Greenway Road.

184 3. Page 10, Exhibit 5: The distribution to northbound 157th Avenue will be changed to 3%.

185 4. Page 16, Reems/Custer EBL movement worsens to LOS F in the AM peak hour, as shown
186 in Table 7. This will be acknowledged in the report text, along with the EB approach
187 delay and LOS. This statement will be changed on Page 16.

188
189 B. The comment below from the Preliminary Grading and Drainage Plan prepared by CVL
190 Consultants, dated March 7, 2016 will be revised in the final Grading and Drainage Plan to
191 include the following modification:

192 1. A retention wall is required along the eastern property line.
193

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

196
197 However, should the Mayor and City Council wish to **deny** of the request, the Mayor and City
198 Council should make its own findings and base its decision on those alternative findings.
199
200

201	<u>Attachments:</u>
202	
203	01 – Vicinity Map (3 pages)
204	02 – Revised PAD Document (75 pages)
205	03 – Preliminary Plat (4 sheets)
206	04 – Preliminary Landscape Plan (3 sheets)
207	05 – Citizen Participation Report (8 pages)
208	06 – Dysart School District comments (1 page)
209	07 – MWD comments (1 page)
210	08 – Luke AFB comments (1 page)
211	09 – Ordinance 2016-09 (5 pages)
212	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

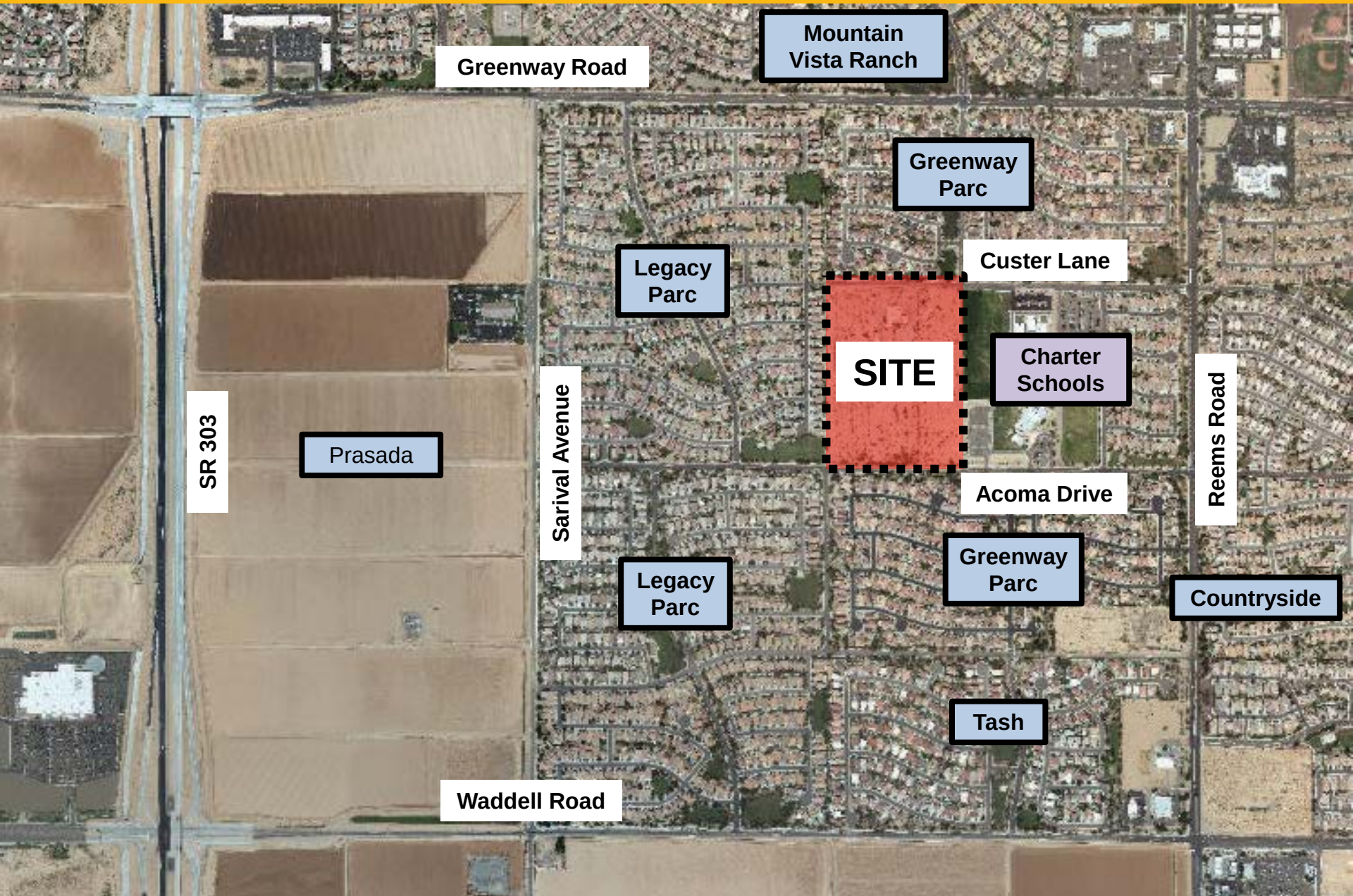
Sarival Avenue

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

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

Table of Contents

I. Executive Summary

- Purpose of Request
- Enhanced Municipal Code Requirement Design Elements
- Site Location, Description & Environs

II. Existing Conditions

- Topographic/Existing Drainage
- Zoning & Land Use
- Accessibility/Perimeter Roadway Improvements
- Infrastructure & Easements
- Surrounding Property Ownership

III. Proposed Development Plan

- Project Overview
- Land Use
- Suburban Neighborhood Character Area

IV. Circulation

- Vehicular
- Pedestrian

V. Landscape & Open Space

- Open Space
- Landscaping

VI. Development Standards & Design Criteria

- Suburban Neighborhood Character Area Development Standards
- Permitted Accessory Uses

VII. Other Development Standards

- Community Theme Walls
- Signage, Lighting, & Mailboxes

VIII. Infrastructure Improvements

- Grading & Drainage
- Water/Sewer
- Storm Sewer

IX. Conclusion

Exhibits

Legal Description	Exhibit 1
Neighborhood Context Exhibit	Exhibit 2
Land Use	Exhibit 3
Conceptual Land Use Plan	Exhibit 4
Conceptual Site Plan	Exhibit 5
Proposed Roadway Sections	Exhibit 6
Conceptual Landscape and Open Space Plan	Exhibit 7
Typical Lot Details	Exhibit 8
Mailbox Detail	Exhibit 9
Preliminary Plat	Exhibit 10
Development Master Plan Street Name Request	Exhibit 11

Appendix

Conceptual Home Product Floor Plans and Elevations	Appendix A
---	-------------------

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

N:\01\0274401\Graphics\Exhibits\Acoma Court- Exhibits.indd



Acoma Court

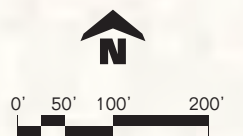
Land Use

Exhibit 3

Legend

 Suburban Neighborhood Character Area
2 - 8 du/ac

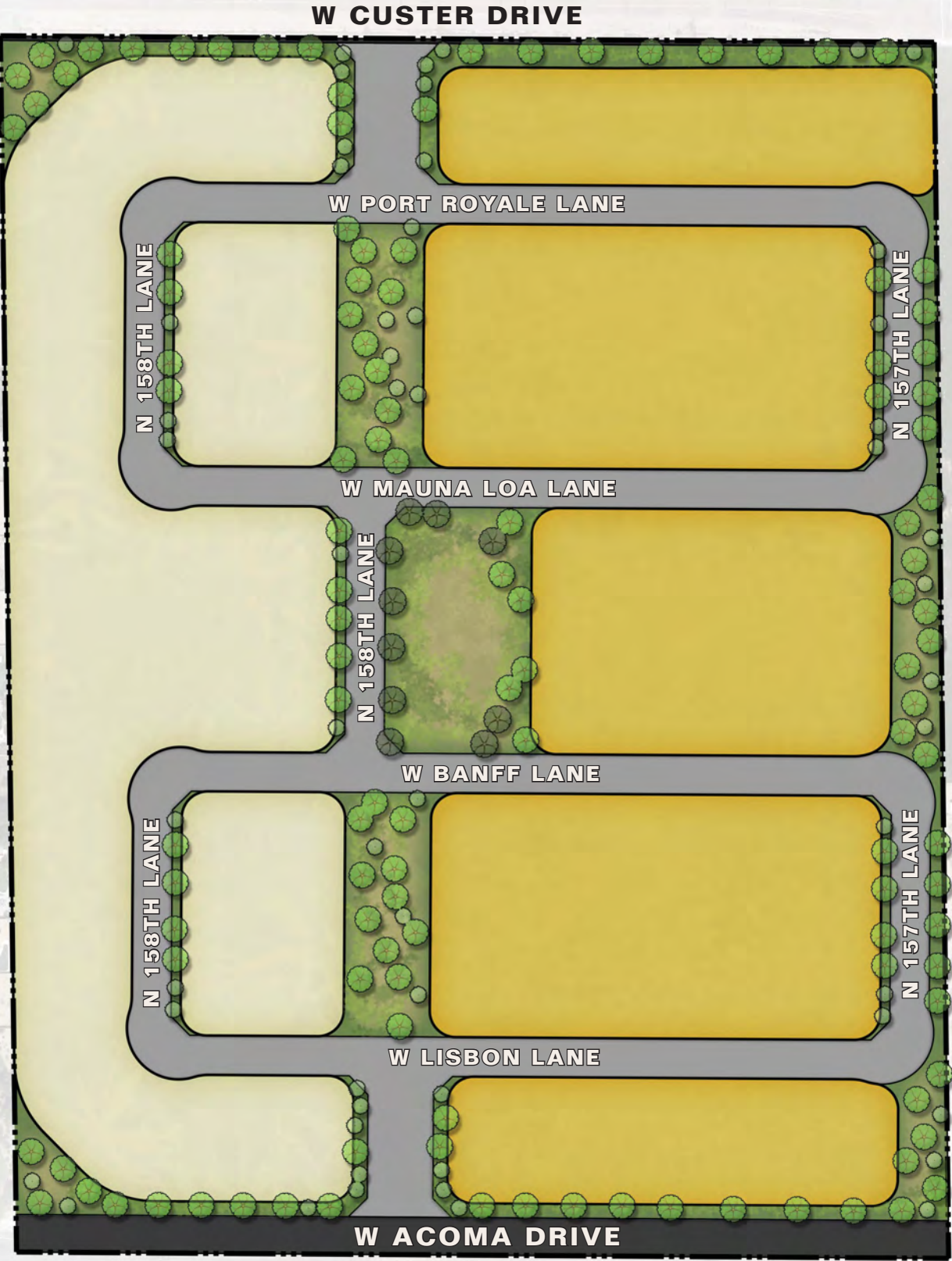
**Suburban
Neighborhood
Character Area**
2 - 8 du/ac



8 March 2016

N:\01\0274401\Graphics\Exhibits\Acoma Court- Exhibits.indd





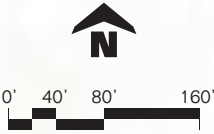
Acoma Court

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

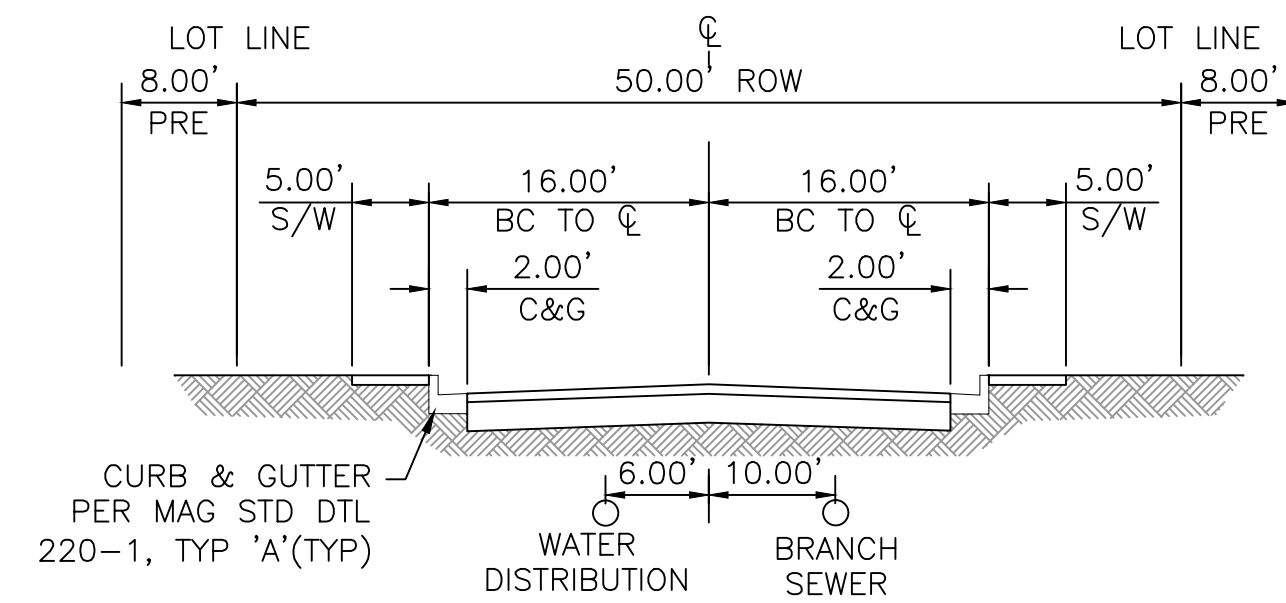
Exhibit 5

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%

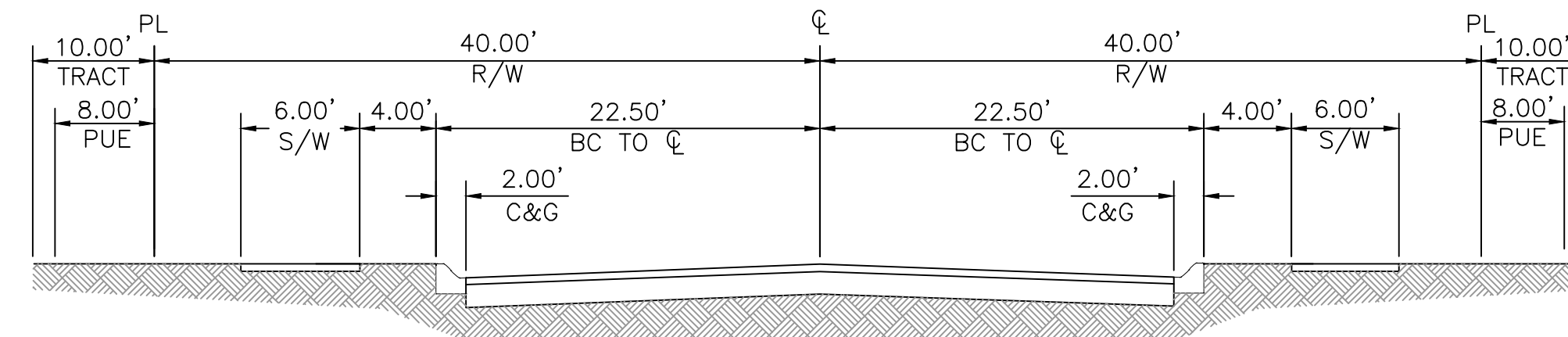


EXHIBIT 6



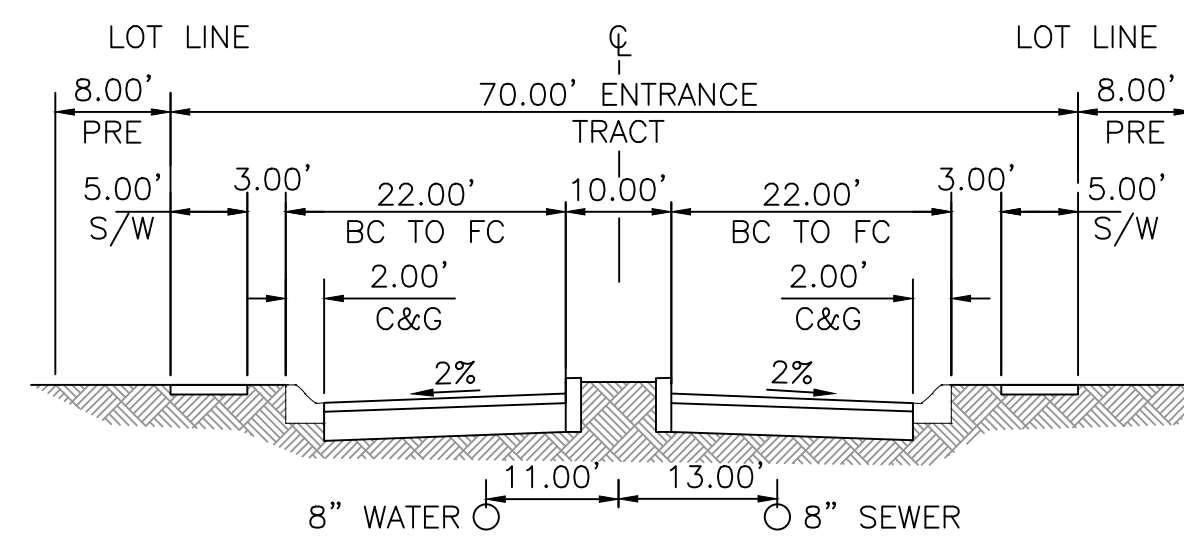
LOCAL STREET

NTS – LOOKING NORTH OR EAST



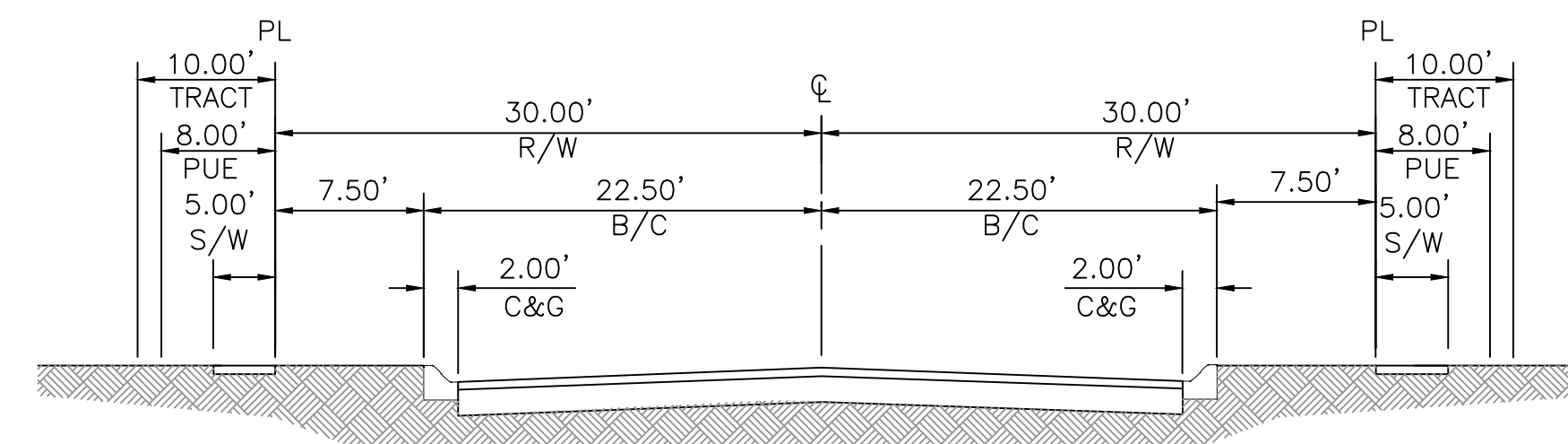
W ACOMA DRIVE

NTS



ENTRANCE

NTS - LOOKING NORTH



W CUSTER LANE

NTS

PROPOSED ROADWAY SECTIONS FOR ACOMA COURT

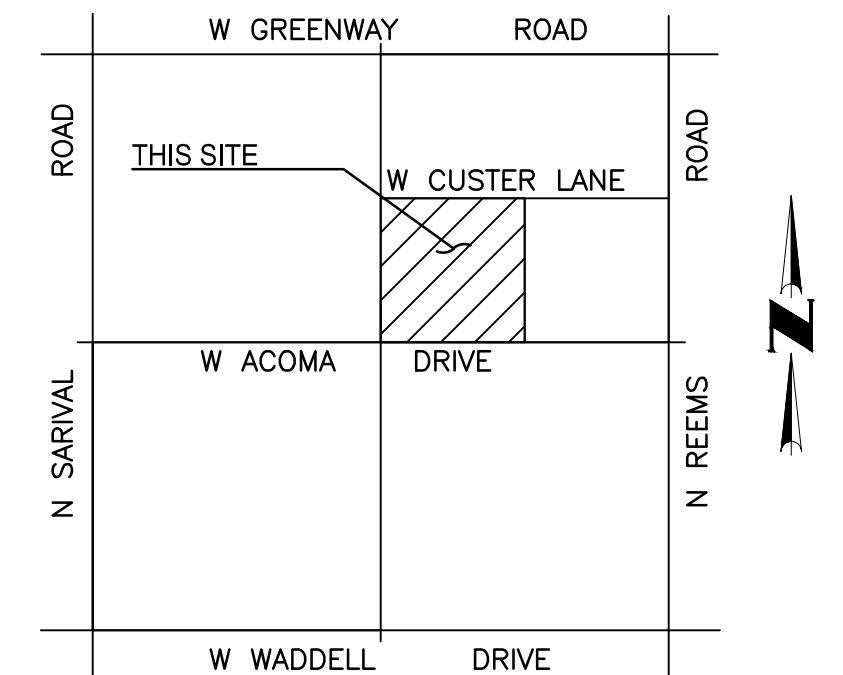
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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



VICINITY MAP

(NOT-TO-SCALE)

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

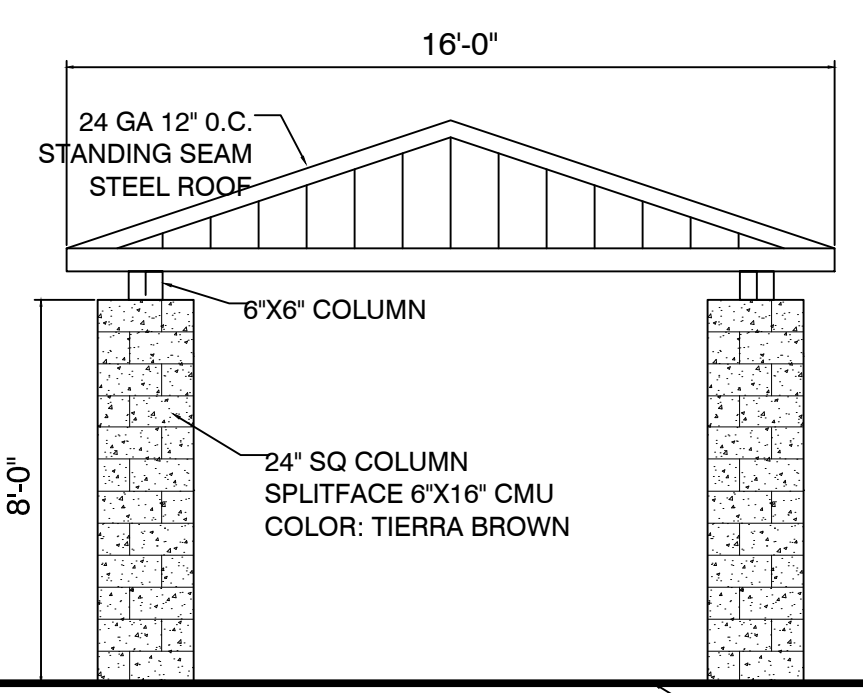
PRELIMINARY LANDSCAPE AND AMENITY PLAN
FOR
ACOMA COURT

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

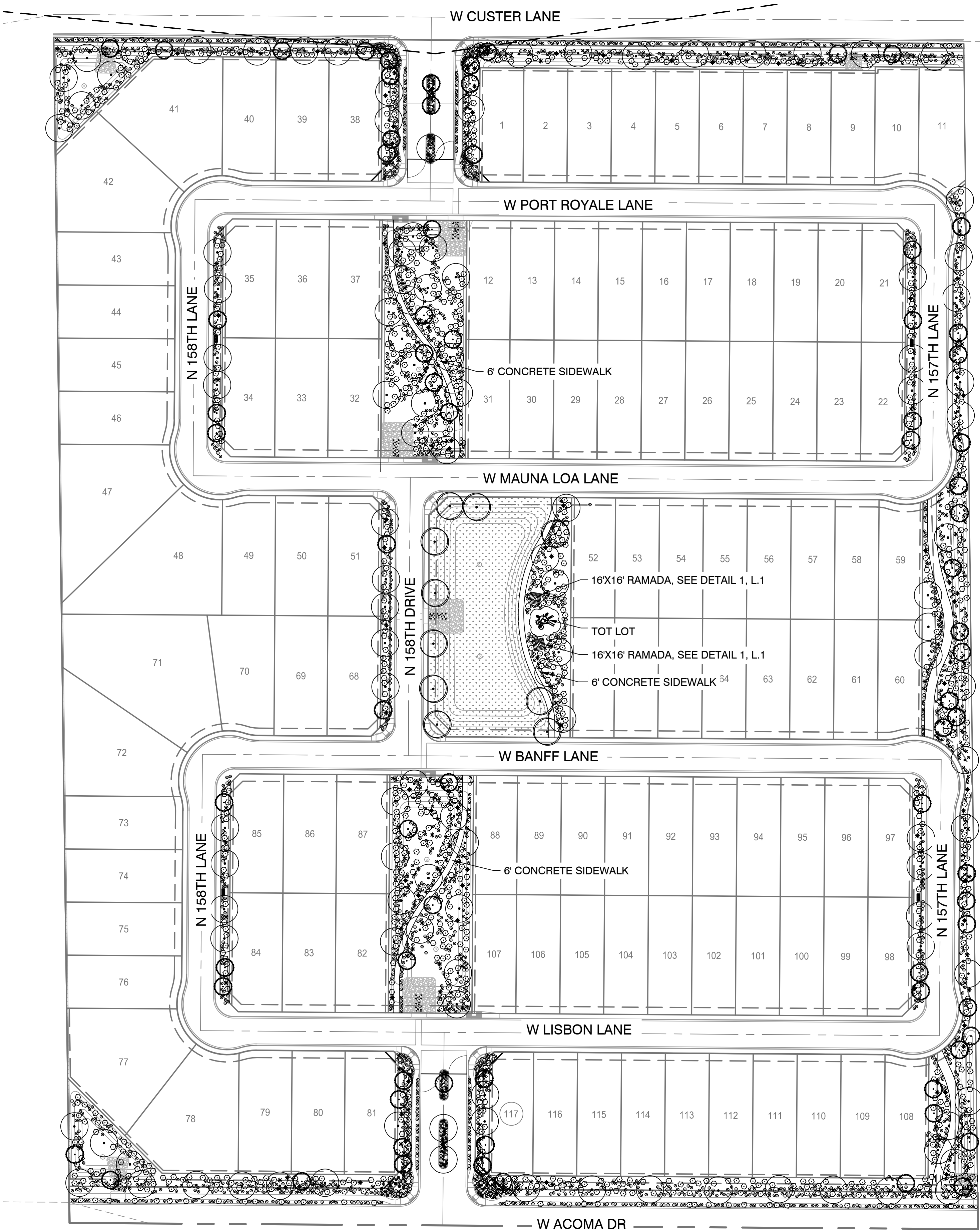
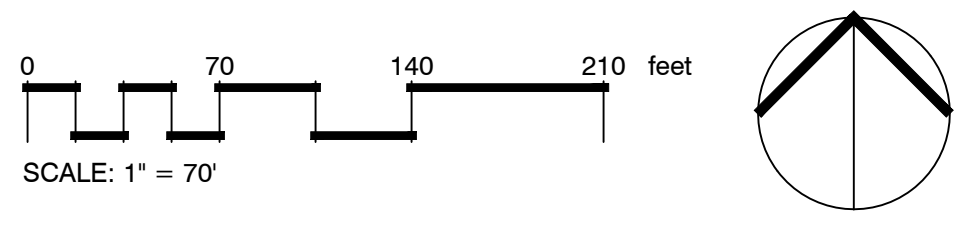
SHEET INDEX:
L1 PRELIMINARY LANDSCAPE PLAN

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
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

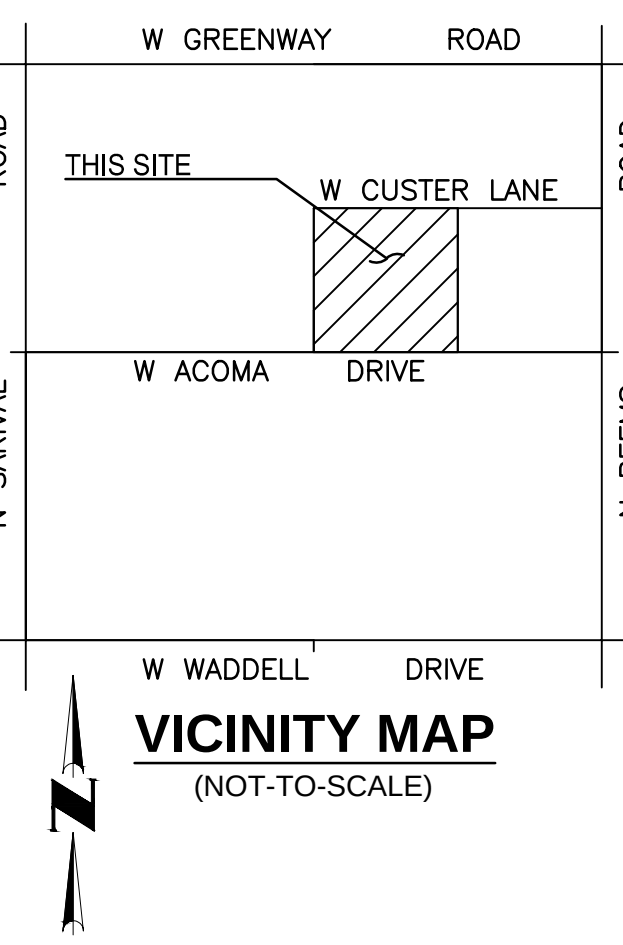


Table with 3 columns: #, DATE, DESCRIPTION. Revision history table.

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

SEAL & ISSUE
DESIGN: ES
DRAWN: RG/HP
CHECK: ES
Professional seal and signature area.

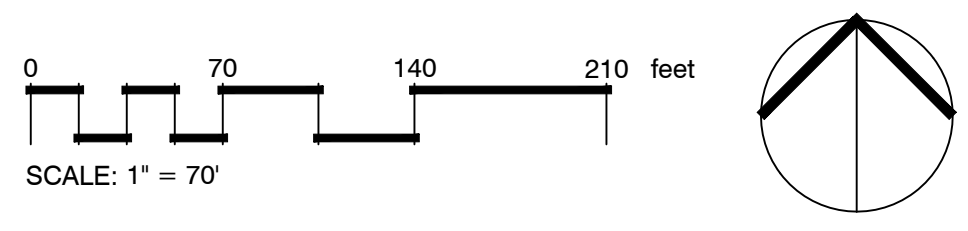
DISCIPLINE: LANDSCAPE ARCHITECTURE
PRELIMINARY LANDSCAPE PLAN
EXHIBIT 7

DOCUMENT INFORMATION:
Document Author: ...
Document Creation Date: March 7, 2016
Document Last Saved By: Holly Powell
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
Printer: ...
Print Date: March 7, 2016
Page Setup Name: ...
Paper Size: ...
Plot Orientation: Portrait
Plot Scale: 0.00000E+00
Plot Style Table: ...
SHEET SET INFORMATION:
Sheet Set Name: ###
Sheet Set Description: ###

Document Author: --- Document Creation Date: **March 7, 2016** Document Last Saved By: **HollyP** Document Last Saved On: **March 7, 2016** Filename: N:\012072401\Cadd\ Preliminary\LS PRELIM.dwg Filesize: **567.7 MB**

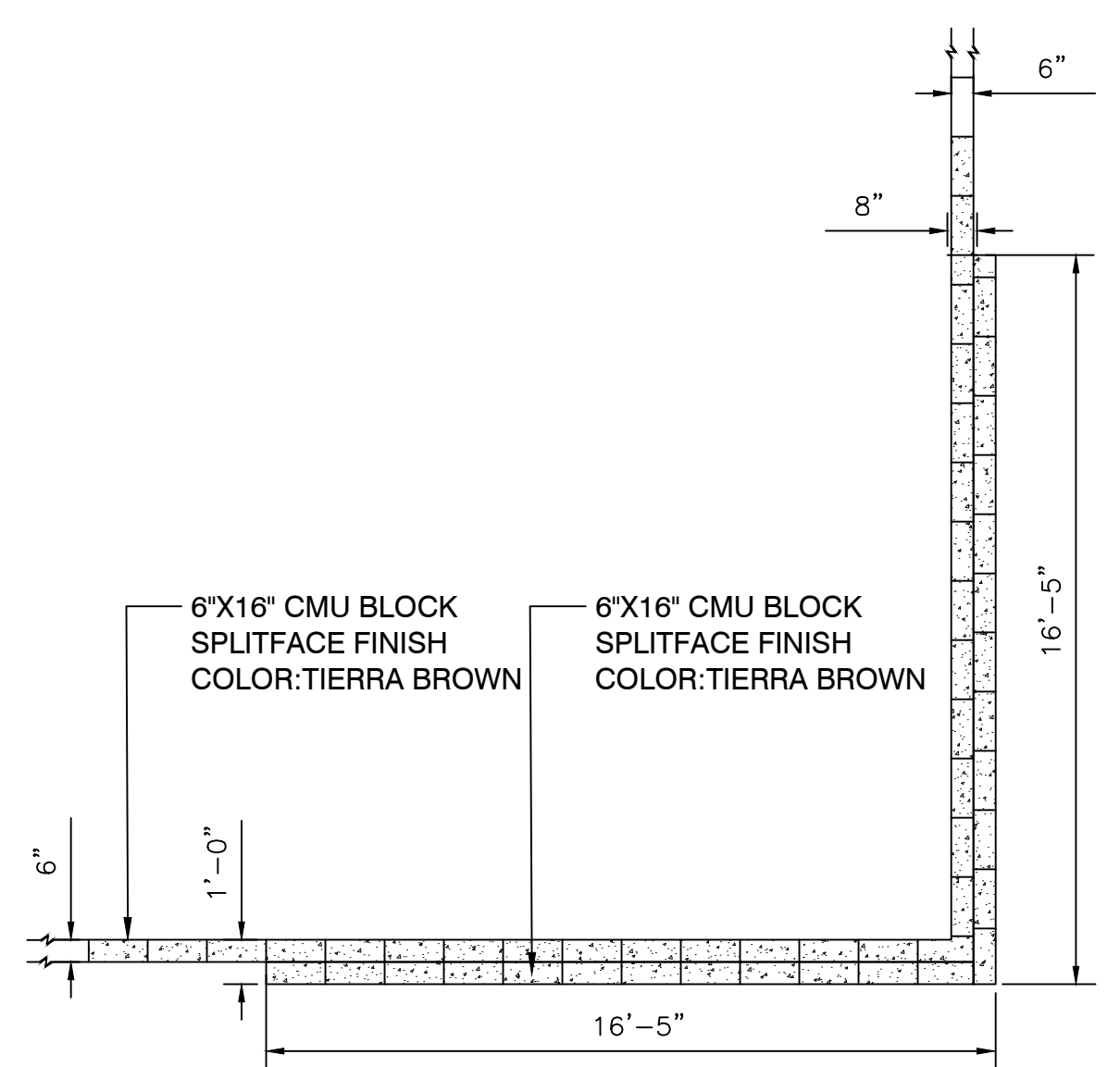
Printed By: **Holly Powell** Printer: --- Print Date: --- Print Date: --- Paper Size: --- Plot Orientation: **Portrait** Plot Scale: **0.00000E+00** Plot Style Table: ---

Sheet Set Name: **###** Sheet Set Description: **###**

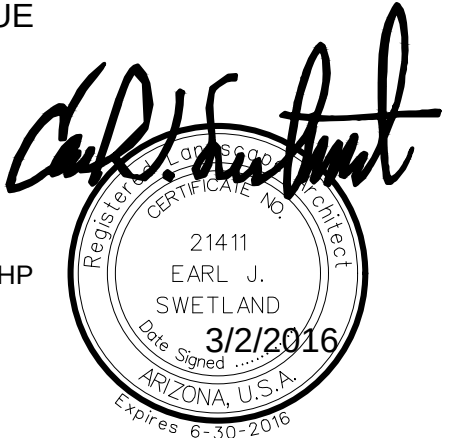


P-BE-ACQ-05

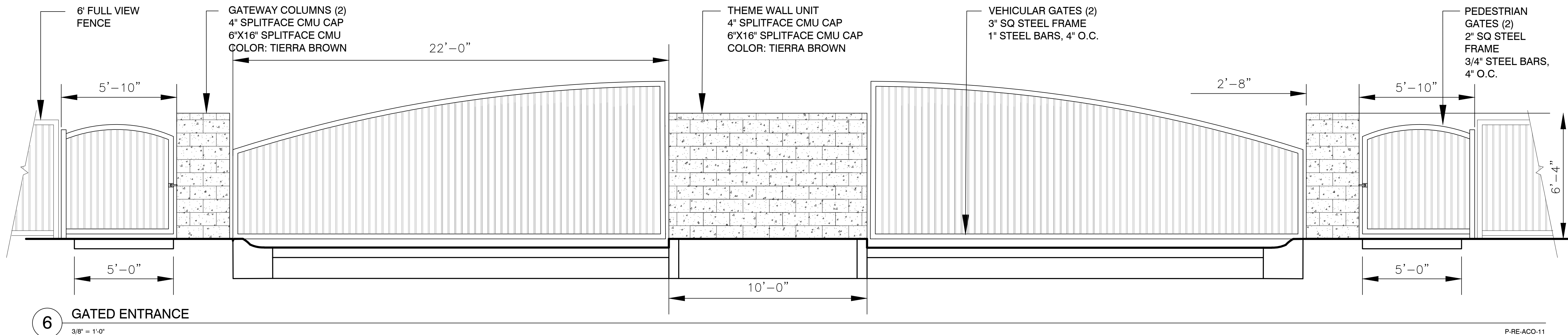
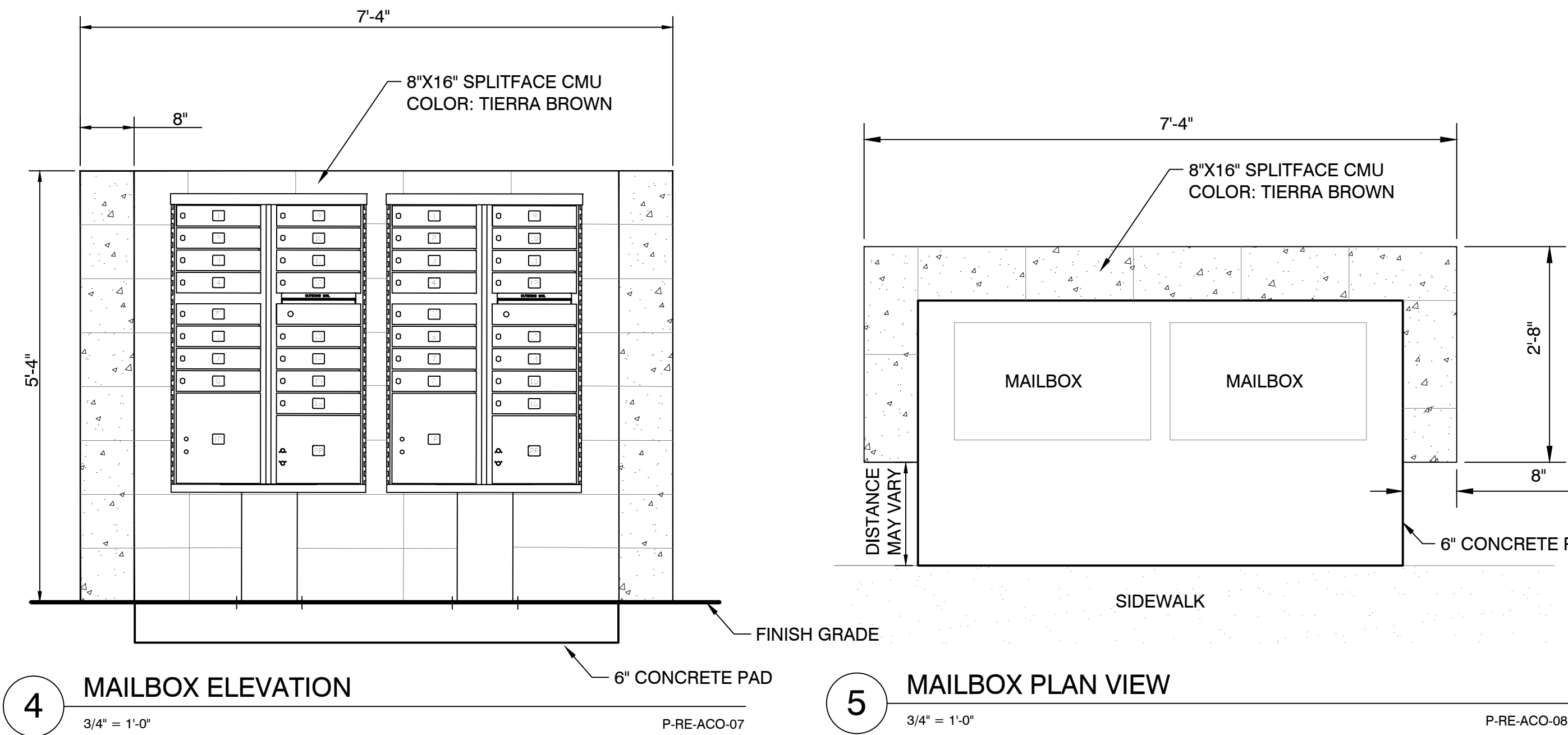
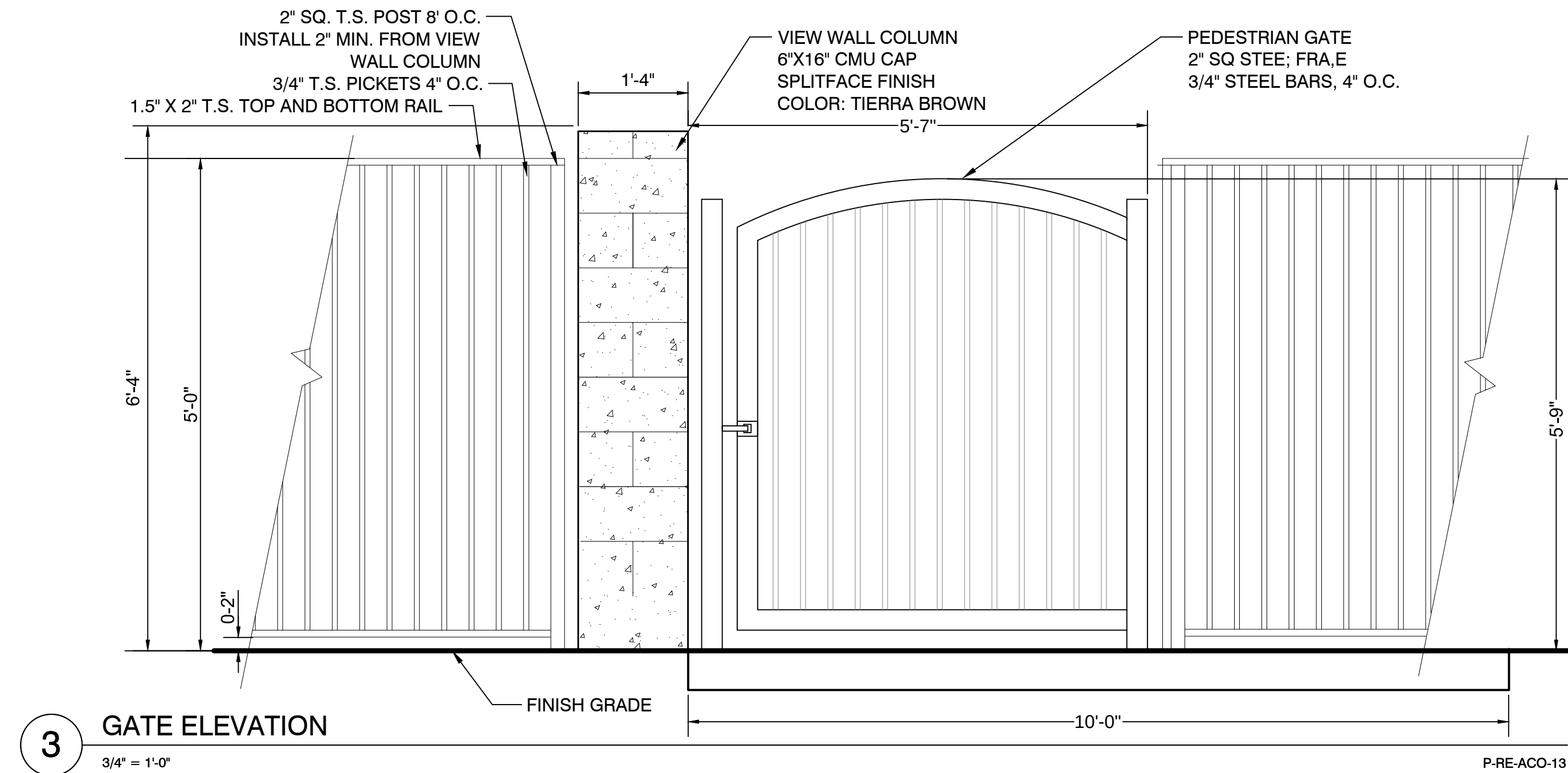
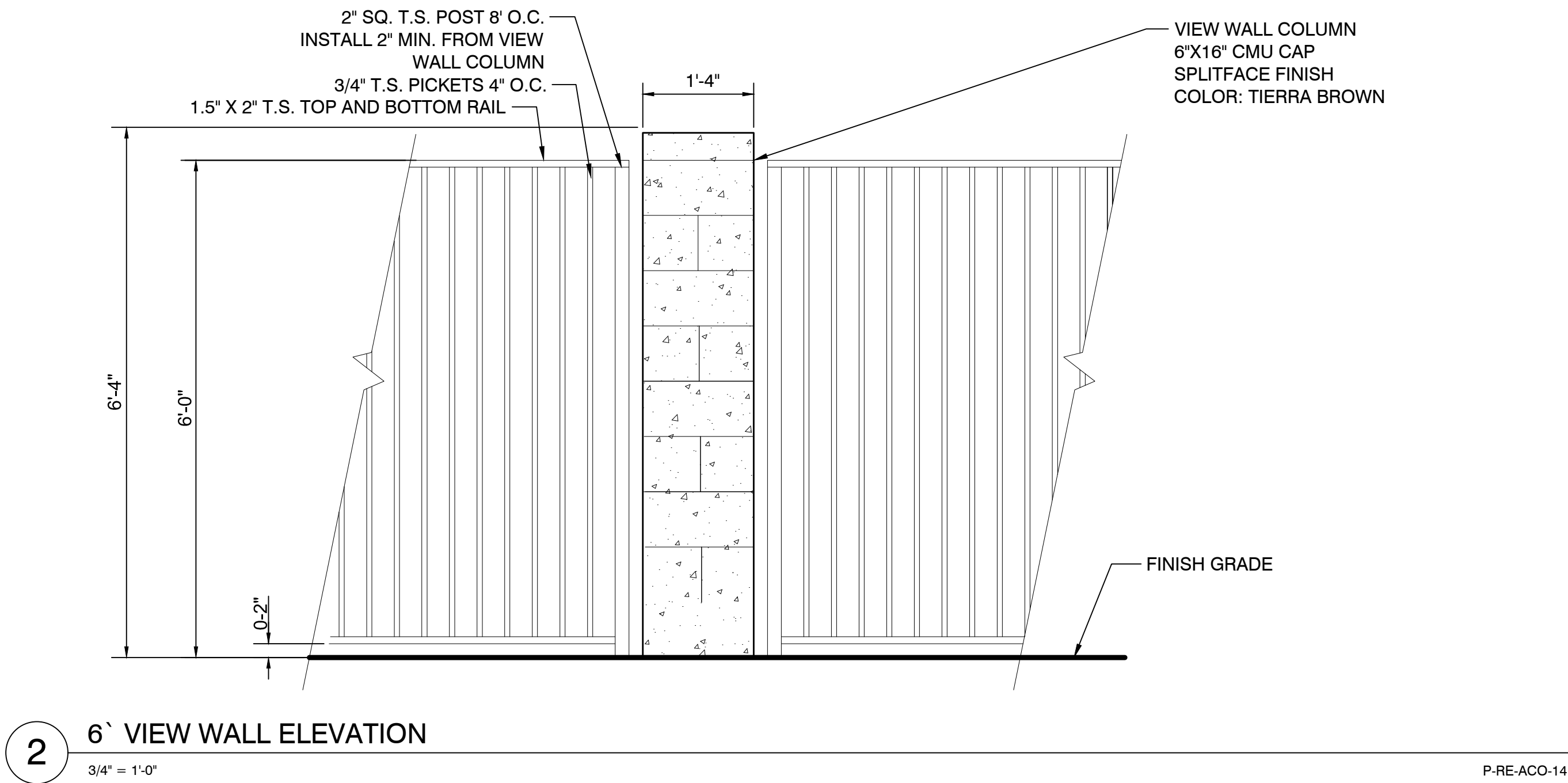
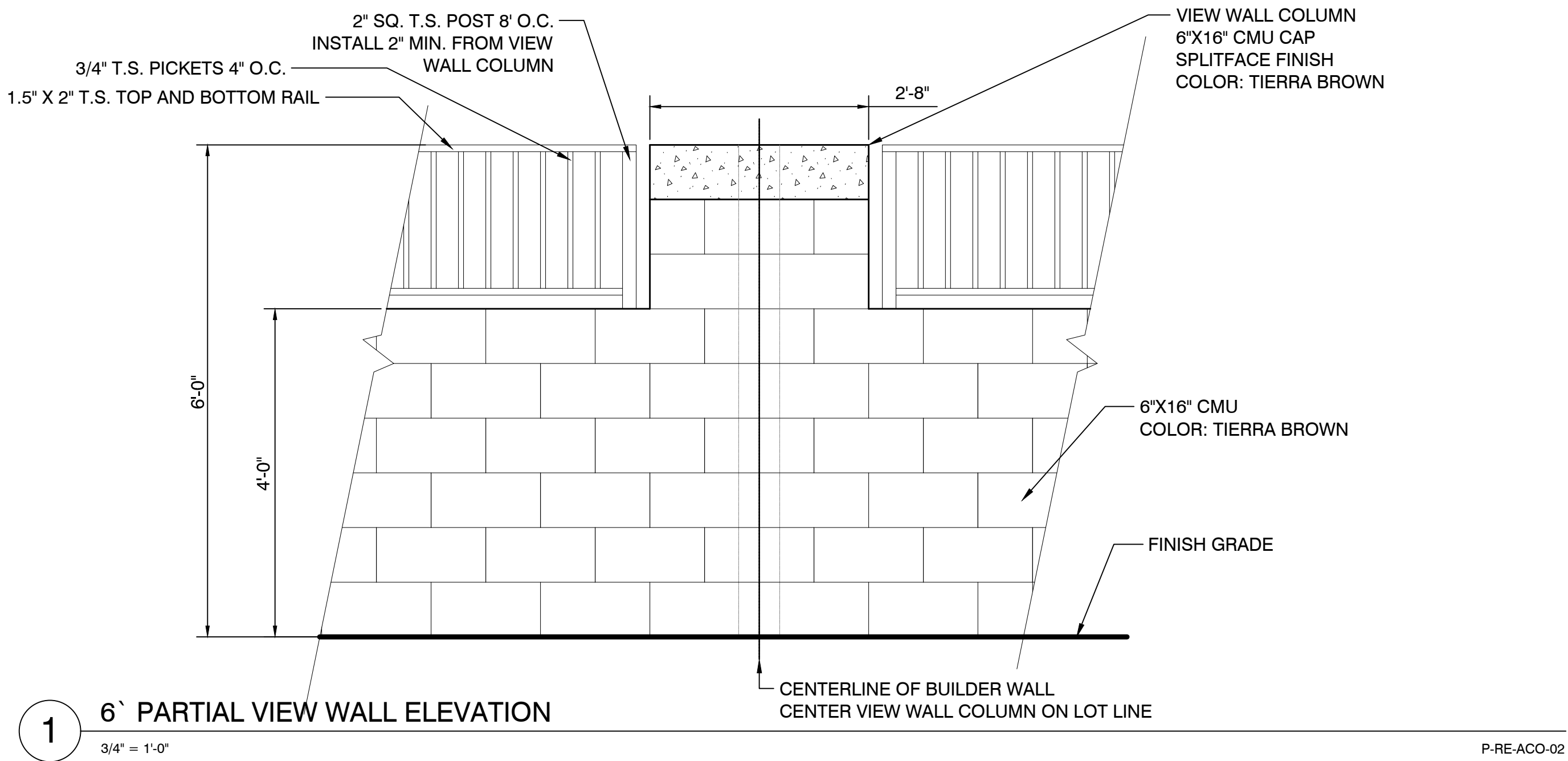
P-RE-ACO-04



L1
1 OF 2



DOCUMENT INFORMATION: Document Creation Date: March 7, 2016 Document Last Saved On: March 7, 2016 File Name: N:\01027440\1\cadd\ Prelim\ L5 PRELIM.dwg File Size: 5.67 MB
PRINTED INFORMATION: Printed By: Holly Powell Printer: Plot Date: March 7, 2016 Paper Size: Plot Orientation: Portrait Plot Scale: 0.000001E+99 Plot Style Table: ---
SHEET SET INFORMATION: Sheet Set Name: ### Sheet Set Description: ###



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

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

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

VICINITY MAP
(NOT-TO-SCALE)

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

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

DISCIPLINE: LANDSCAPE ARCHITECTURE
WALL DETAILS

L2

2 OF 2

CASE NO. FSJ5-526

EXHIBIT 8

TYPICAL LOT DETAILS FOR ACOMA COURT

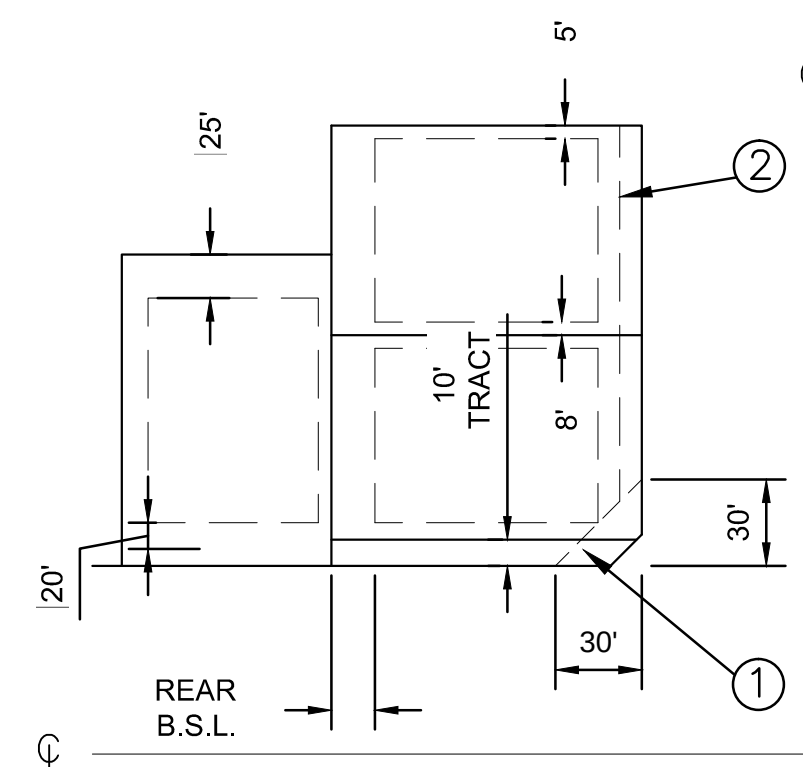
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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



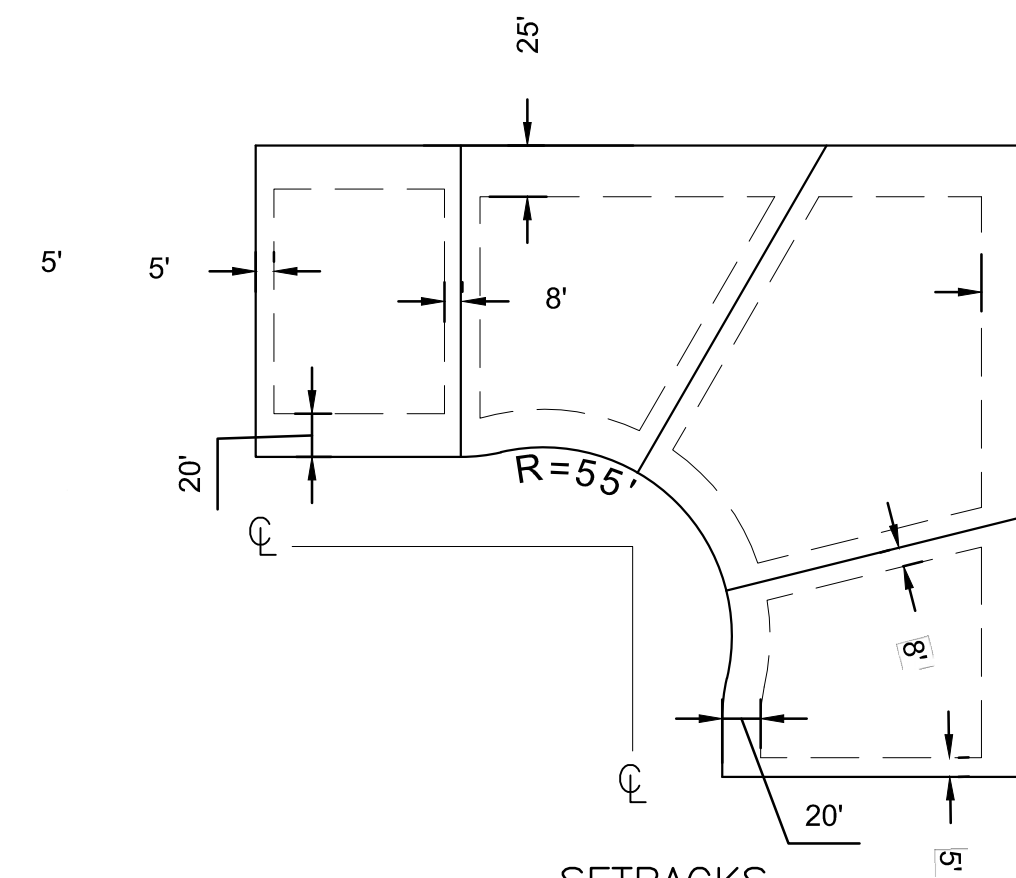
SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
REAR	25'
SIDE	5'/8'
STREET SIDE	13'*

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.

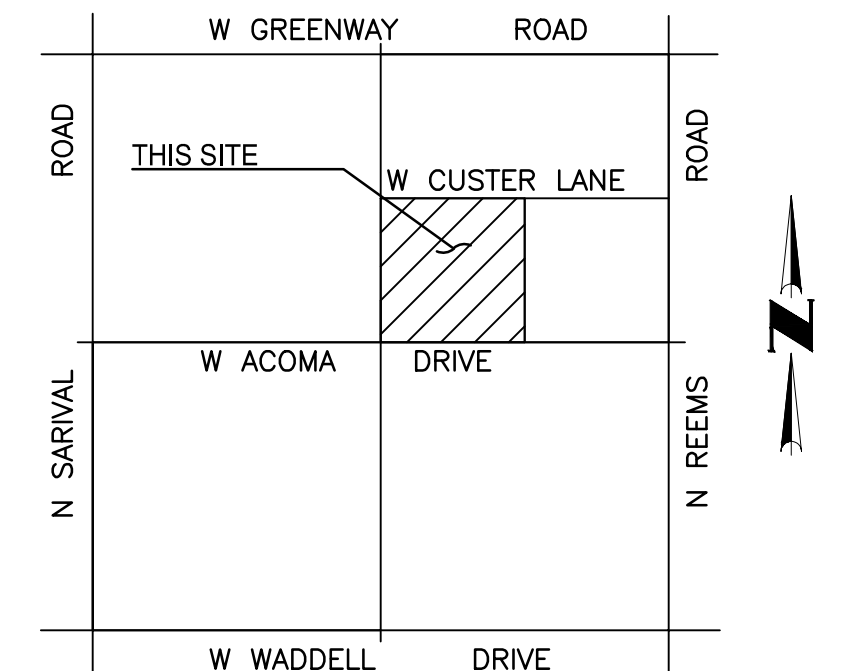


SETBACKS	
FRONT	20', 10' TO LIVEABLE AREA OR SIDE ENTRY GARAGE
REAR	25'
SIDE	5'/8'
STREET SIDE	13'*

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

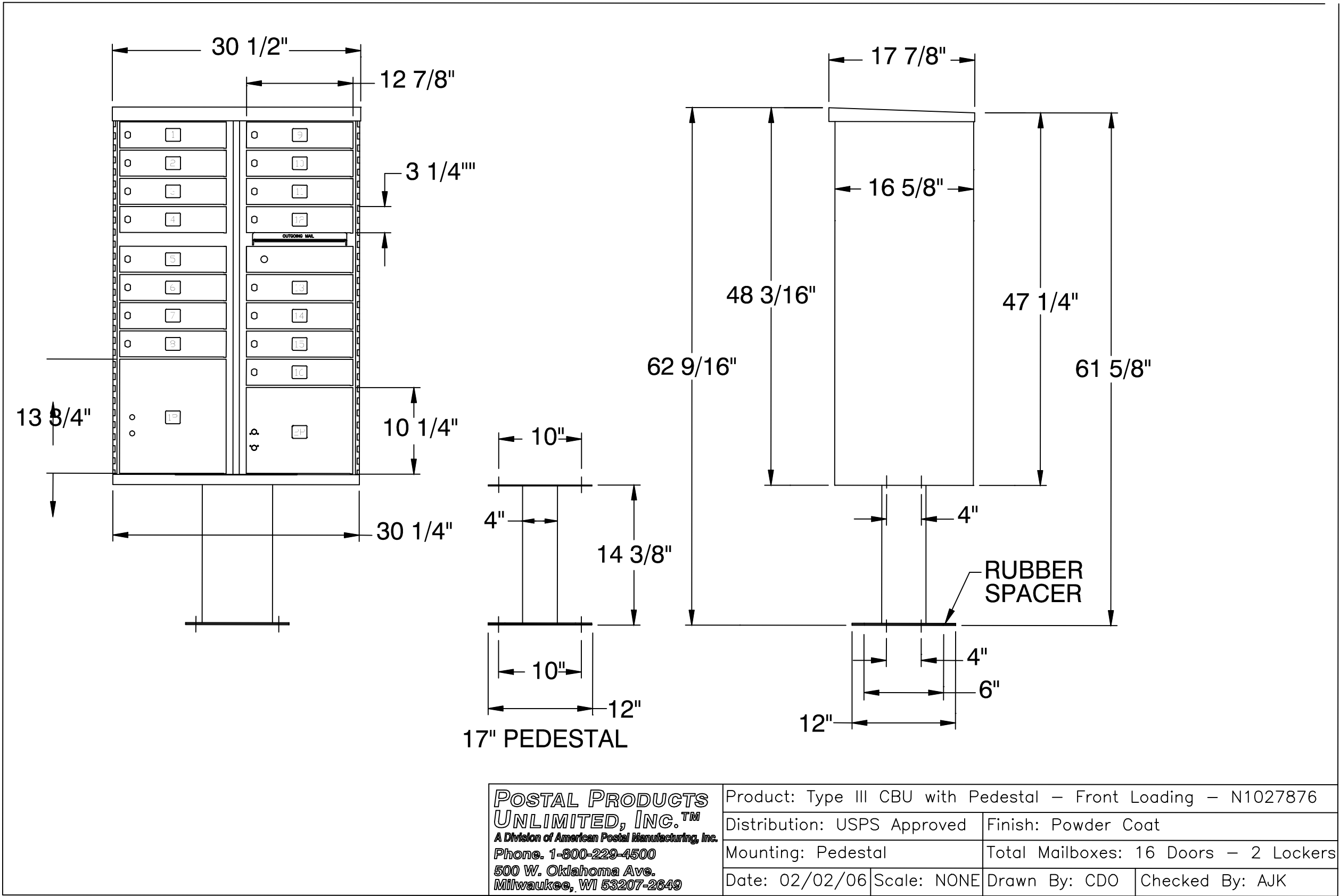


4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

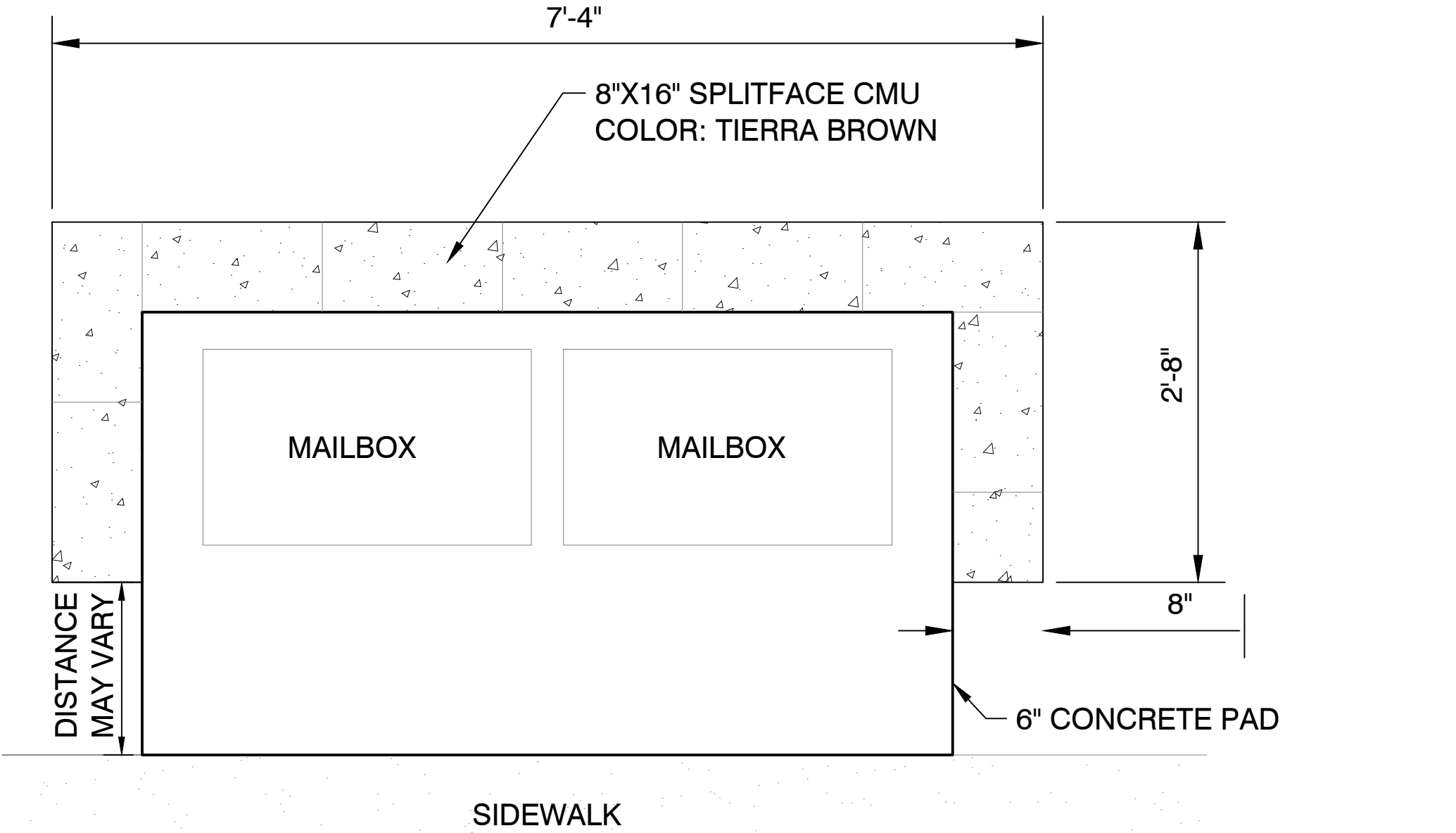
SHEET
01 OF 01

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

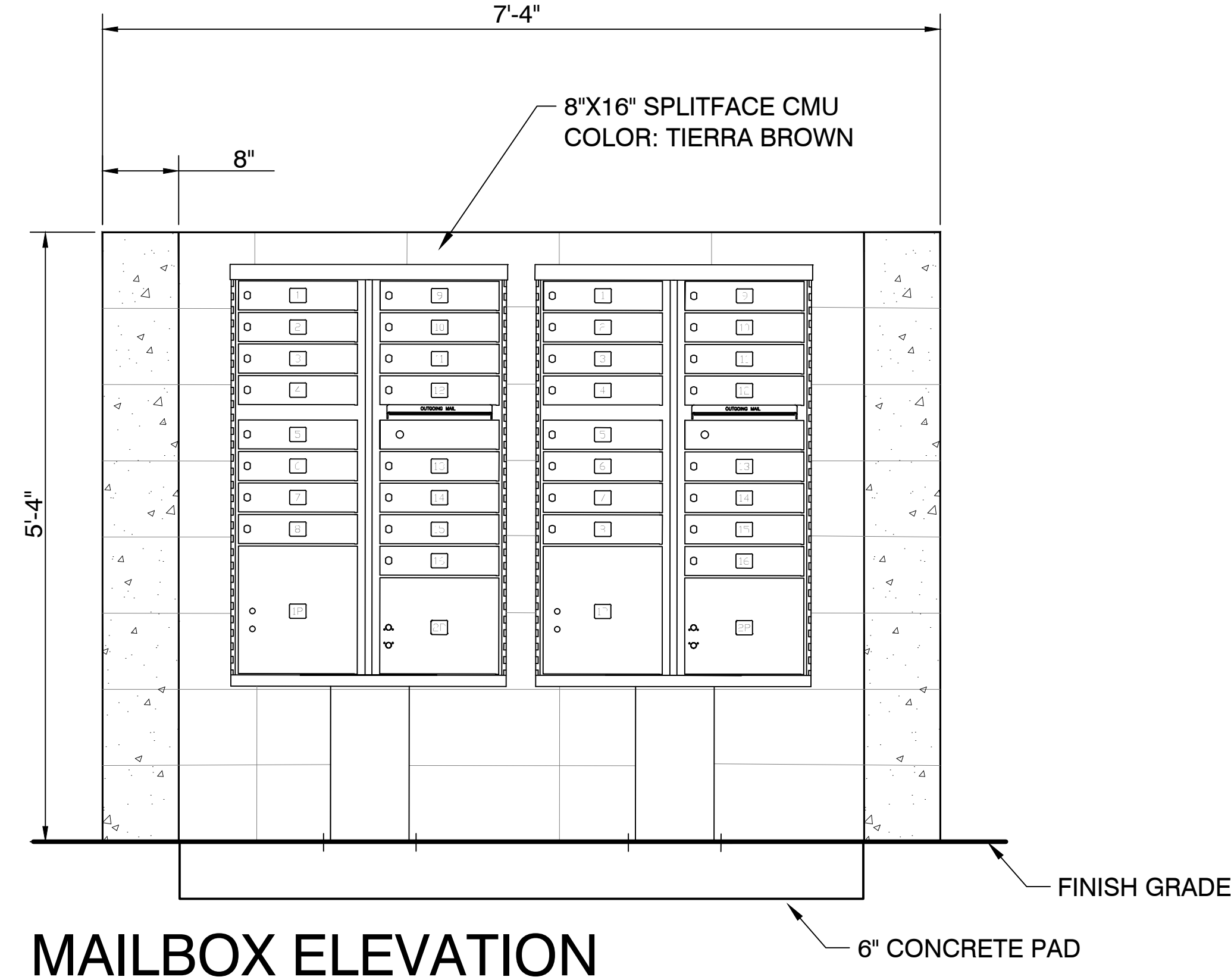
EXHIBIT 9



TYPICAL CLUSTER MAILBOX UNIT WITH PEDESTAL



MAILBOX PLAN VIEW



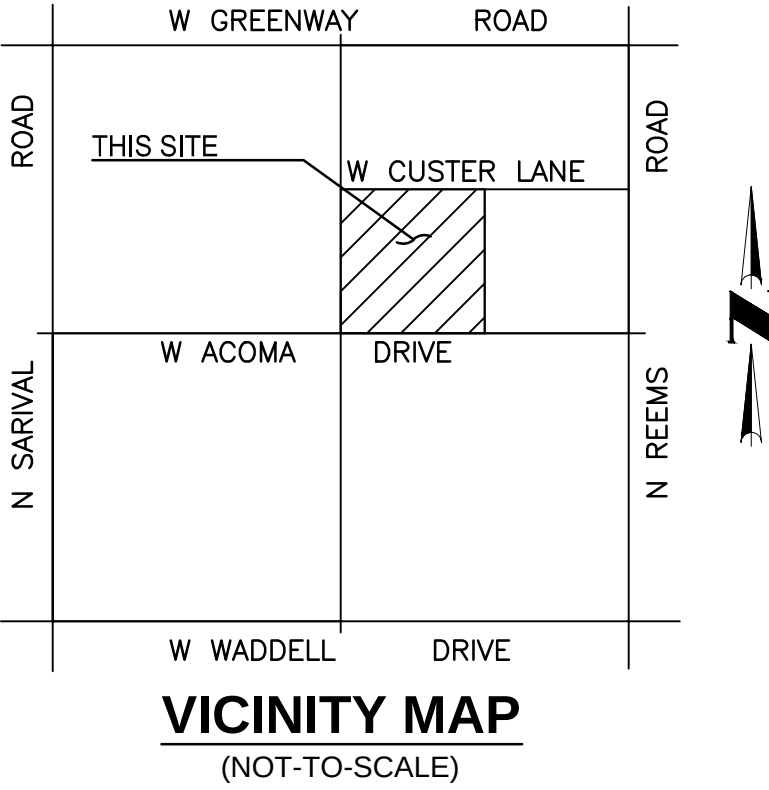
MAILBOX ELEVATION

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
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



SHEET INDEX
SHEET 01 - CONCEPTUAL MAILBOX DETAILS

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
01 OF 01

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



NTS

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

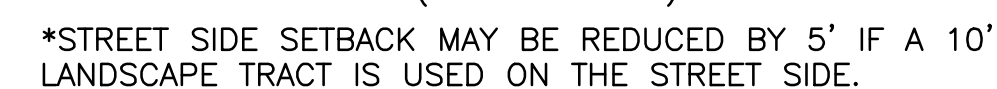
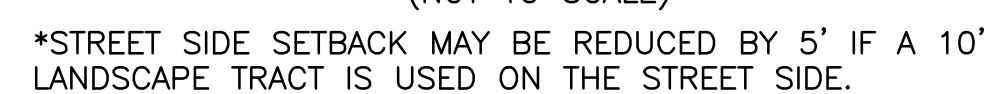
GARRETT-WALKER HOMES, LLC
1838 W. PARKSIDE LANE
SUITE 200
PHOENIX, ARIZONA 85027
PHONE: (480) 607-6580
CONTACT: RICK TAYRIEN

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



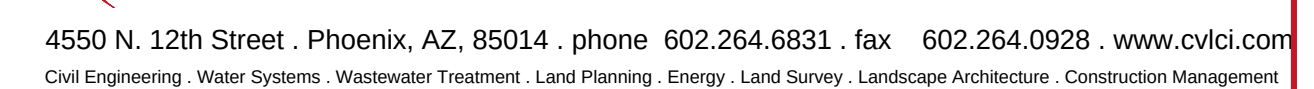
*-PRIVATE ROADWAY EASEMENT(P.R.E.) DEDICATED TO THE HOMEOWNERS ASSOCIATION. THIS EASEMENT WILL BE FOR PUBLIC ACCESS AND THE CONSTRUCTION, INSTALLATION, IMPROVEMENT, RECONSTRUCTION, REMOVAL, MAINTENANCE, OPERATION, AND REPAIR OF ROADWAYS, DRAINAGE STRUCTURES, UNDERGROUND UTILITIES, SIDEWALKS, STREETLIGHTS,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

NTS - LOOKING NORTH OR EAST



SHEET 01 - COVER SHEET/NOTES/KEY MAP/SITE DATA TABLE/TRACT TABLE
SHEET 02 - TYPICAL LOT DETAILS/GATED ENTRY DETAIL/CROSS SECTION
DETAILS

SHEET 04 - SITE PLAN - SOUTH HALF



DATE: 3/07/16

PRELIMINARY PLAT
FOR
ACOMA COURT

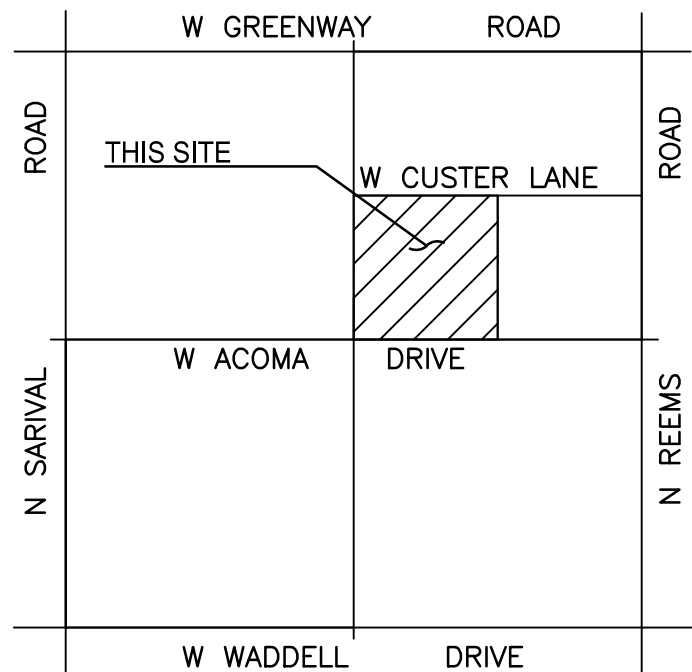
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

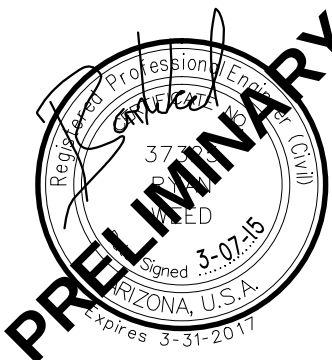
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.R.E.) INDICATES PRIVATE ROADWAY EASEMENT
	THEME WALL
	THEME PANEL
	SECONDARY WALL
	PARTIAL VIEW WALL
	FULL VIEW WALL
	END OF WALL COLUMN
	PROPOSED FIRE HYDRANT

SHEET 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
03 OF 04

DATE: 3/07/16

GREENWAY PARC AT SURPRISE ONE
BOOK 506 OF MAPS, PAGE 29

W MAUI LANE

N 157TH AVENUE

EXIST. F.H.

15' COLLECTOR ROAD BUFFER

30' ROW

22' B/C

EXIST. F.H.

15' COLLECTOR ROAD BUFFER

30' ROW

22' B/C

500' LINE OF SIGHT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

30' ROW

22' B/C

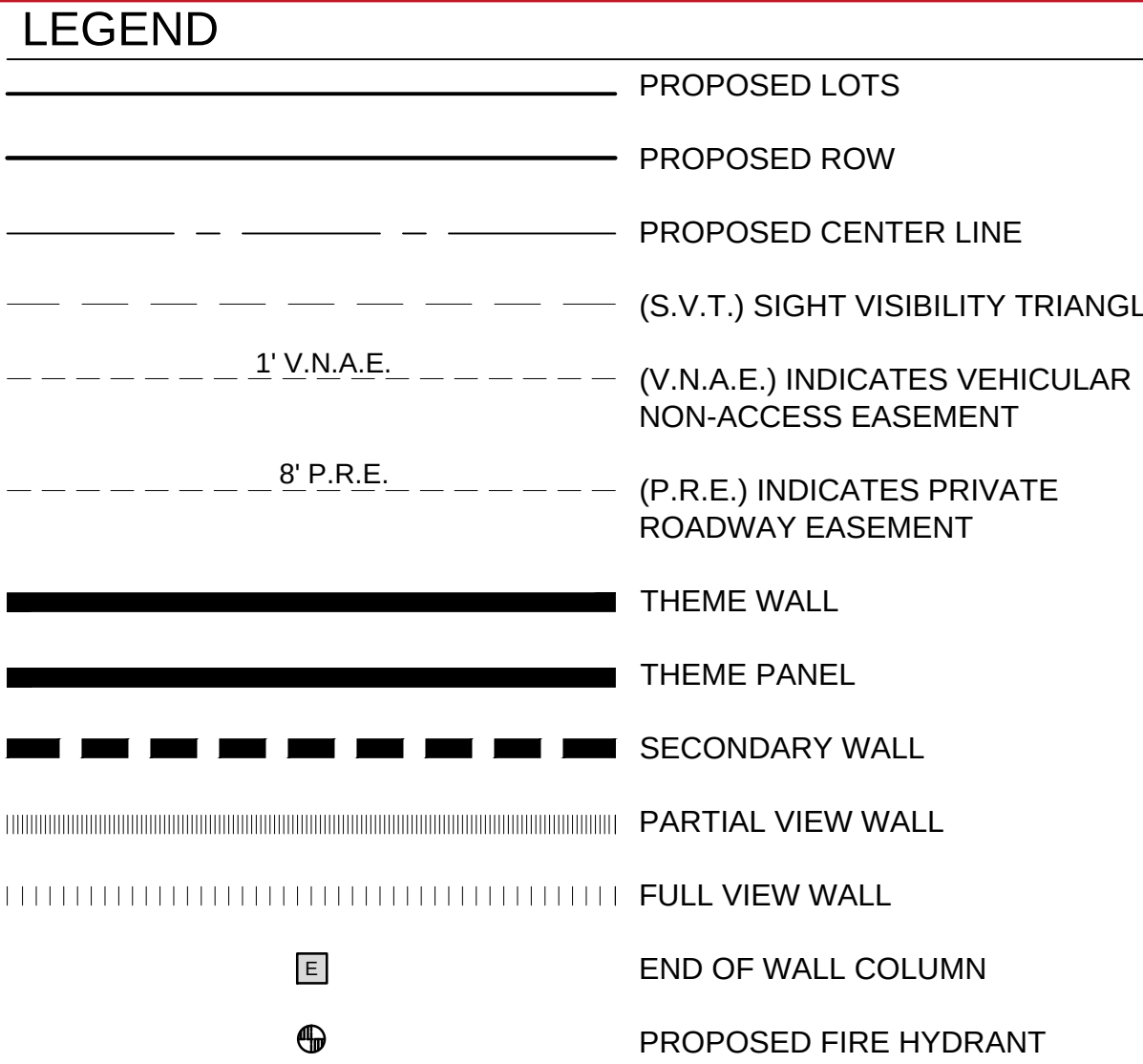
5' SIDEWALK EASEMENT

10' IRRIGATION EASEMENT

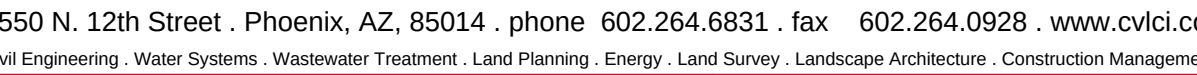
30' ROW

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



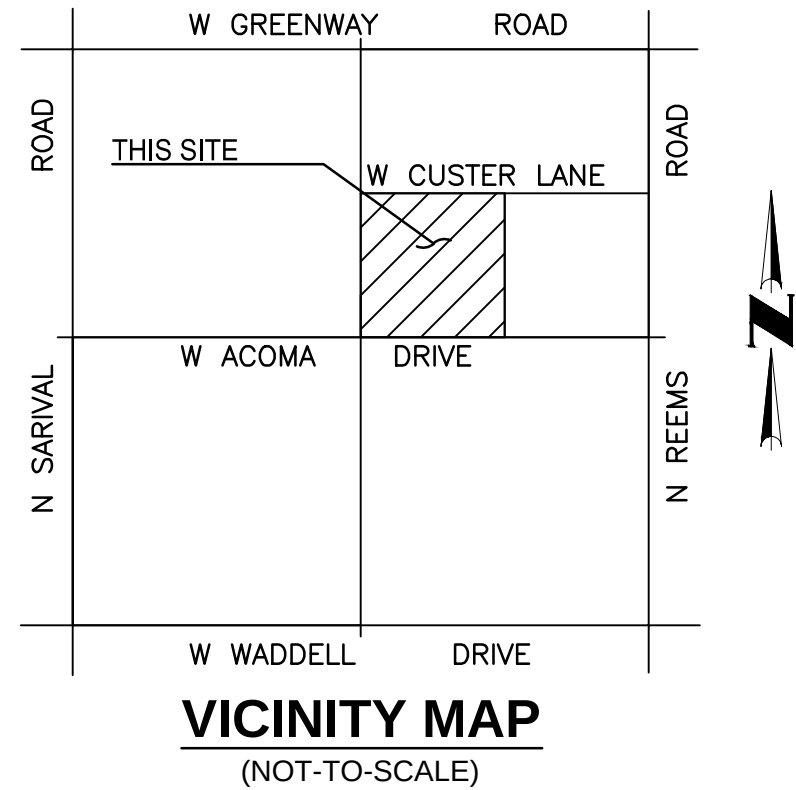
DATE: 3/07/16

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

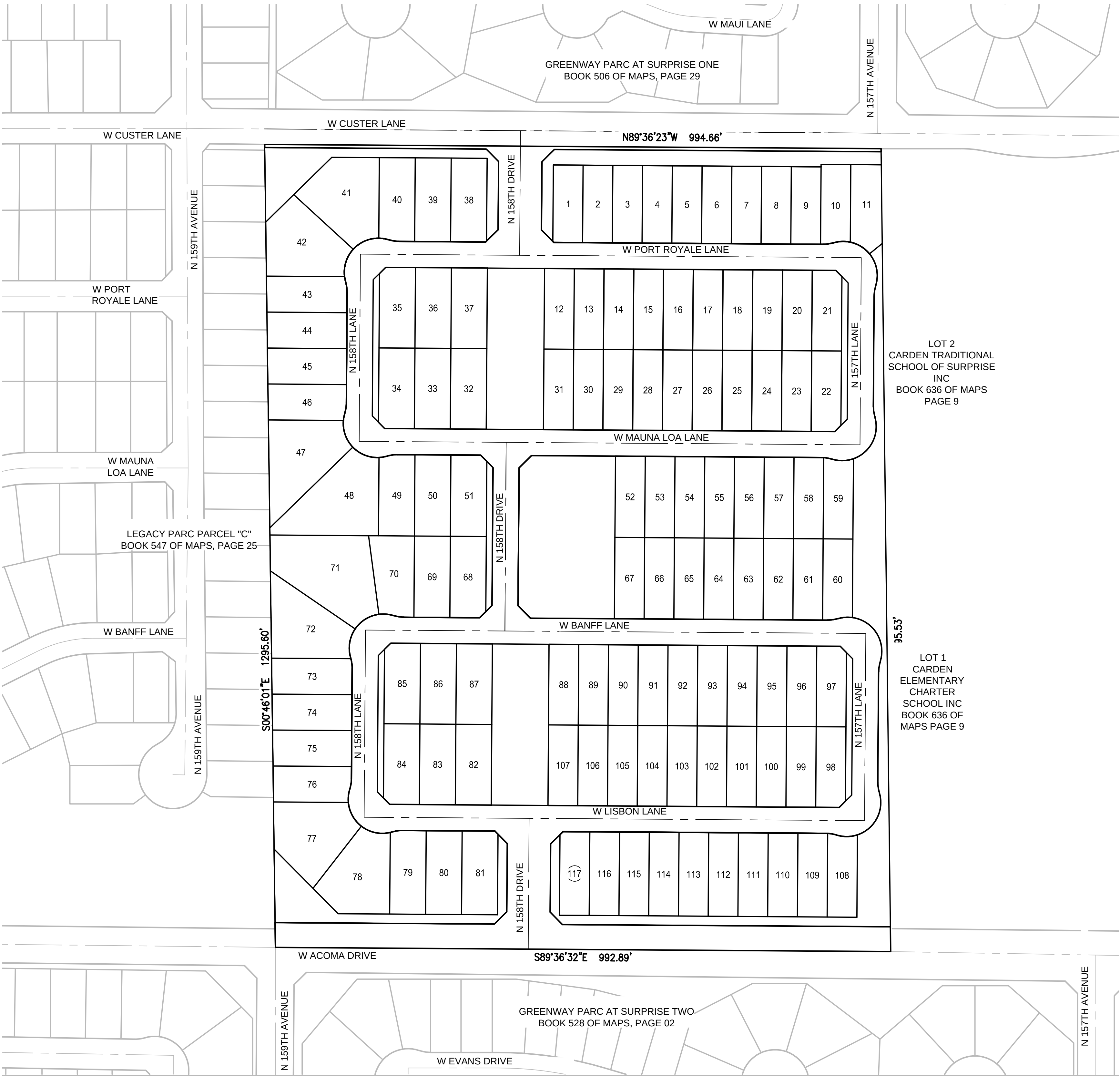
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



SHEET
01 of 01

EXHIBIT 11

DATE: 3/08/16



0 50 100 Feet
SCALE 1" = 100'

Appendix

Appendix A

Conceptual Home Product Floor Plans and Elevations





Acoma Court

SURPRISE, ARIZONA
OCTOBER 16, 2015



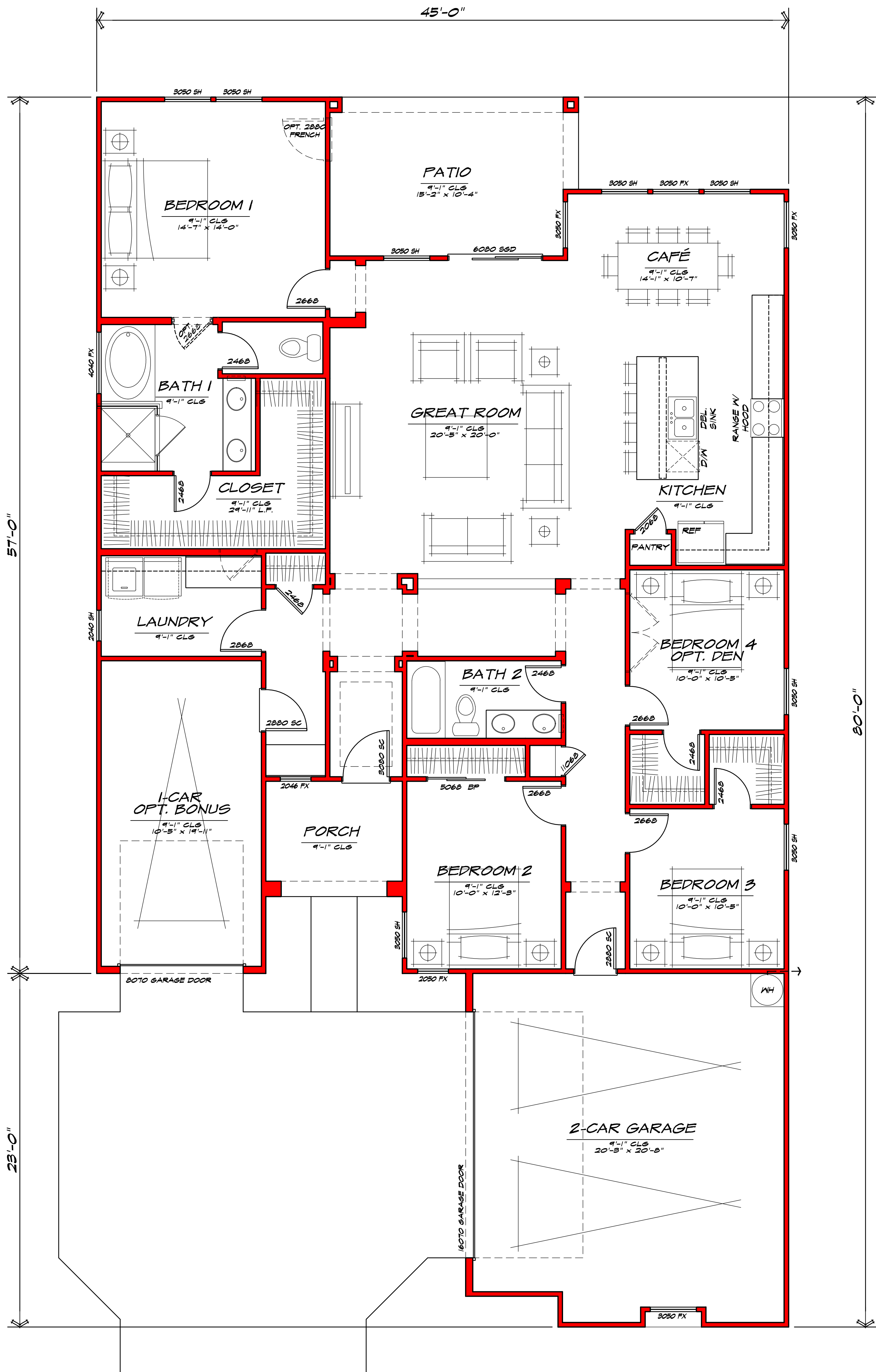
PLAN 1 - DESERT PRAIRIE



PLAN 1 - CRAFTSMAN



PLAN 1 - SPANISH



PLAN 1 - 1988 SQ. FT.

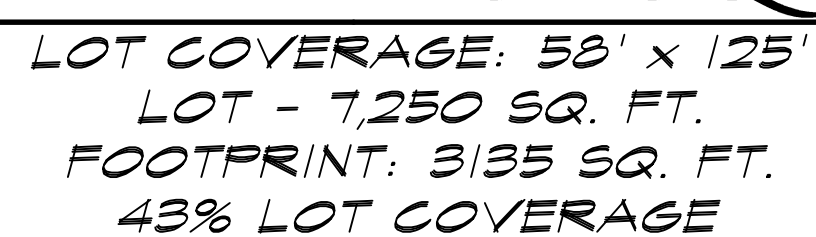
LOT COVERAGE: 53' x 125'
LOT - 7,250 SQ. FT.
FOOTPRINT: 2908 SQ. FT.
40% LOT COVERAGE



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

Acoma Court

SURPRISE, ARIZONA
OCTOBER 15, 2015





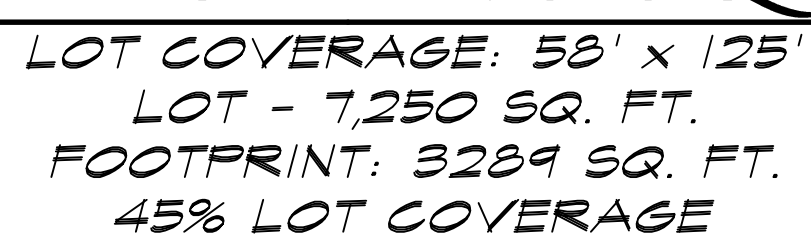
PLAN 3 - DESERT PRAIRIE



PLAN 3 - CRAFTSMAN



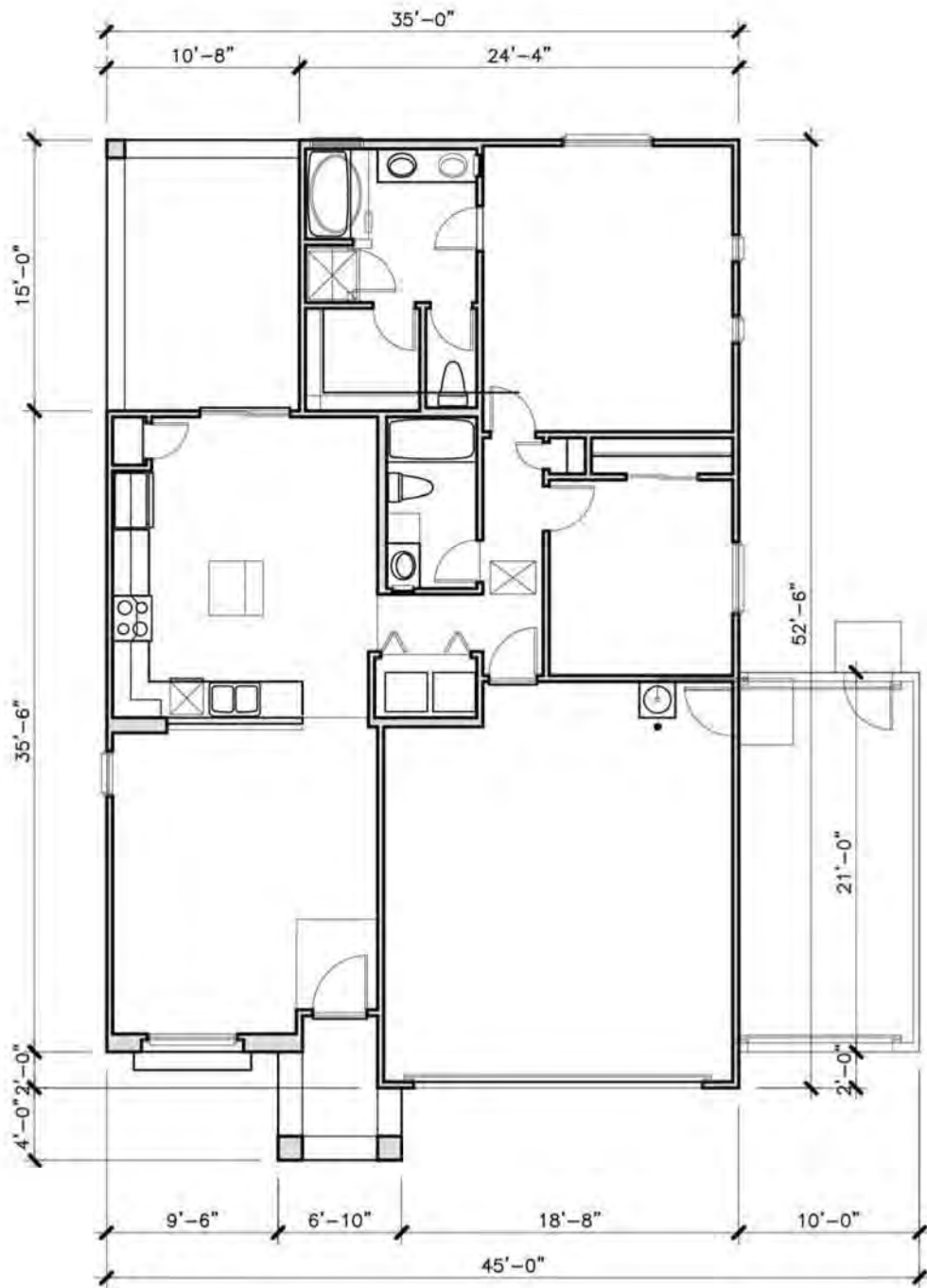
PLAN 3 - SPANISH





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

Acoma Court
SURPRISE, ARIZONA
OCTOBER 16, 2015





FRONT



(3RD BAY GARAGE)

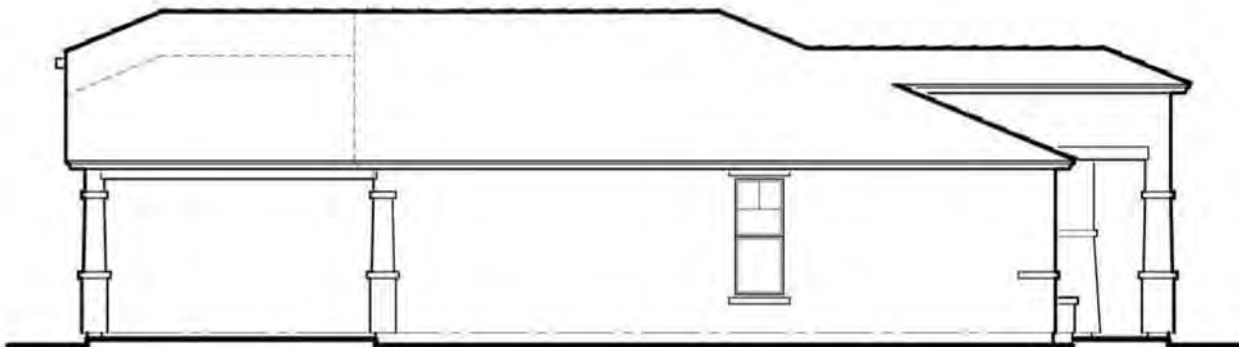
REAR



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)

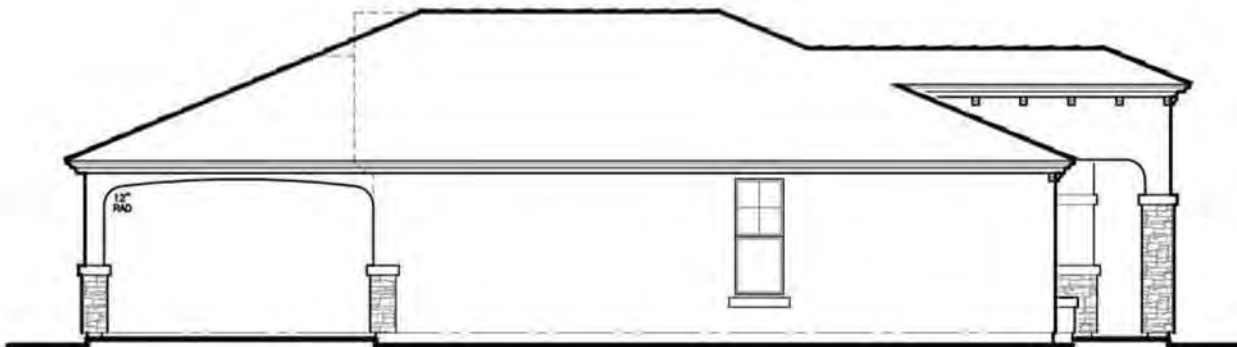
REAR



3RD BAY GARAGE



RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

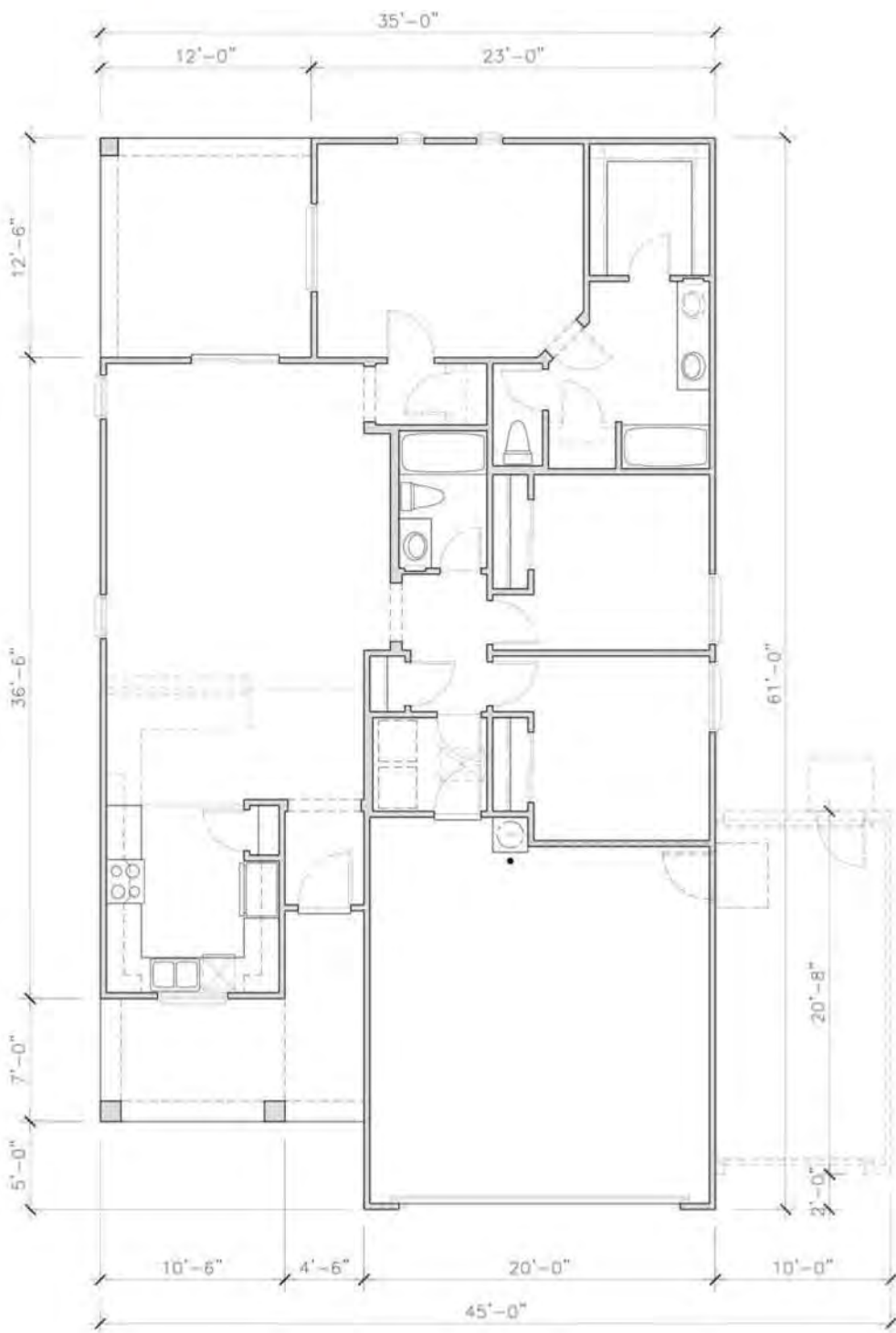
OCTOBER 16, 2015

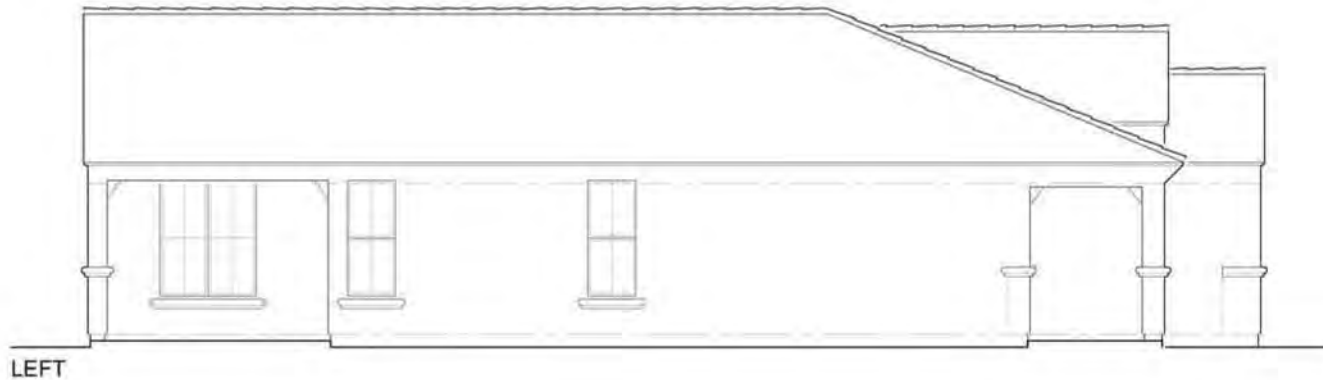
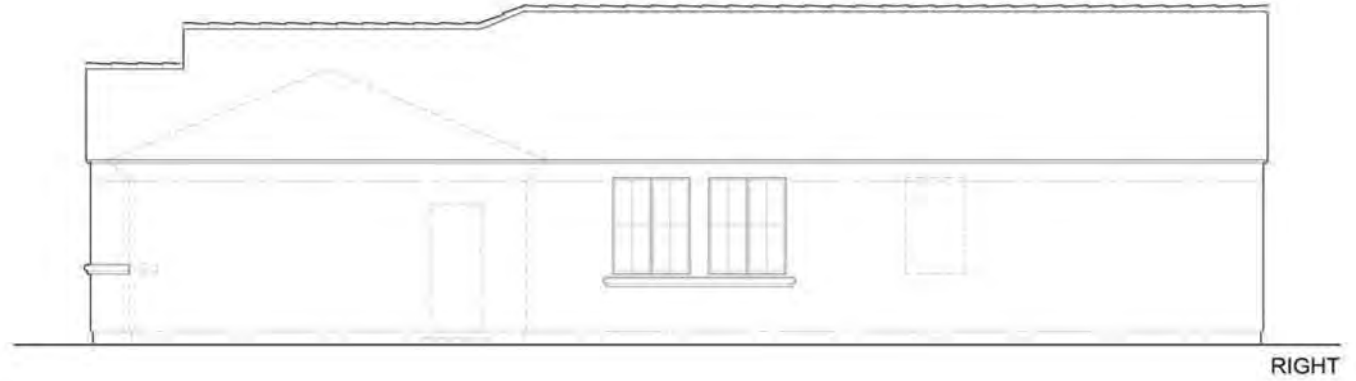
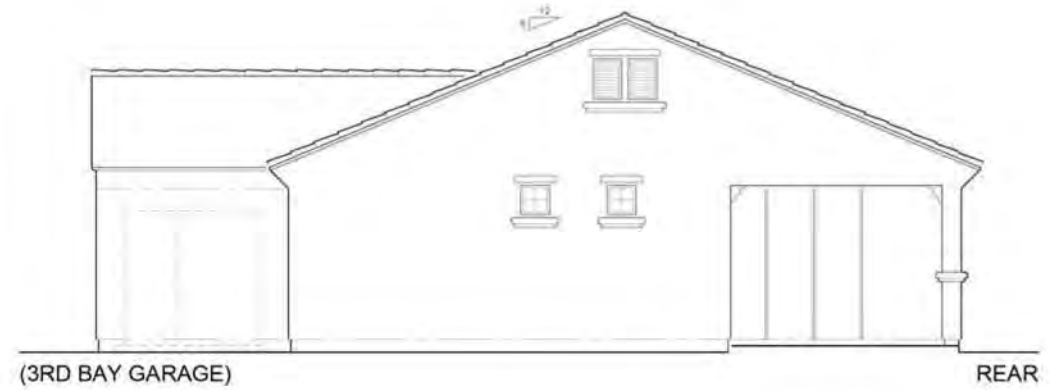
SCALE: 1"=10'0"

PLAN 3500

ELEVATION OPTION F







Acoma Court

SURPRISE, ARIZONA

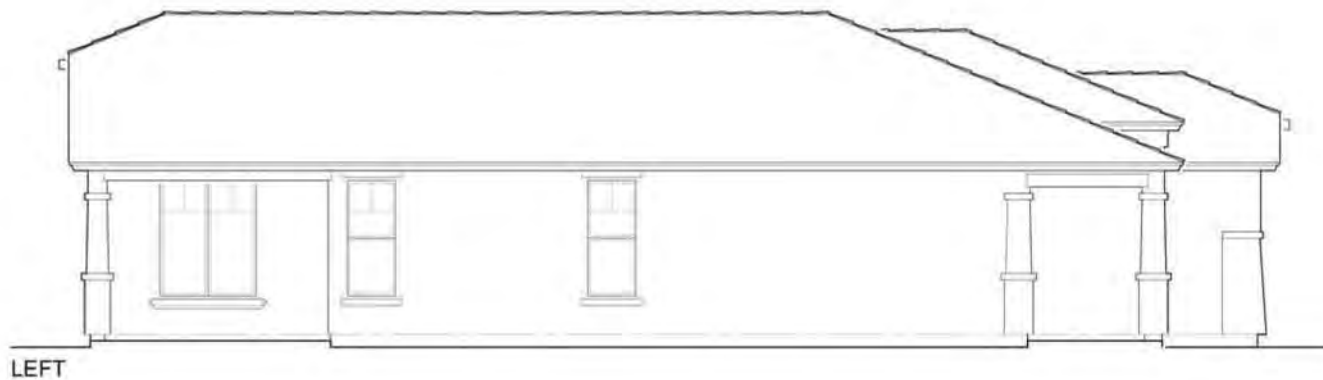
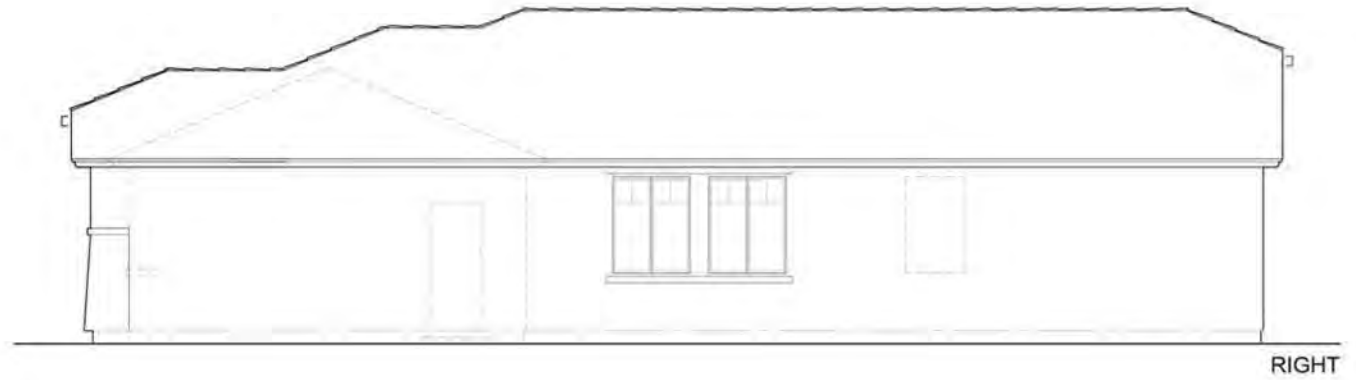
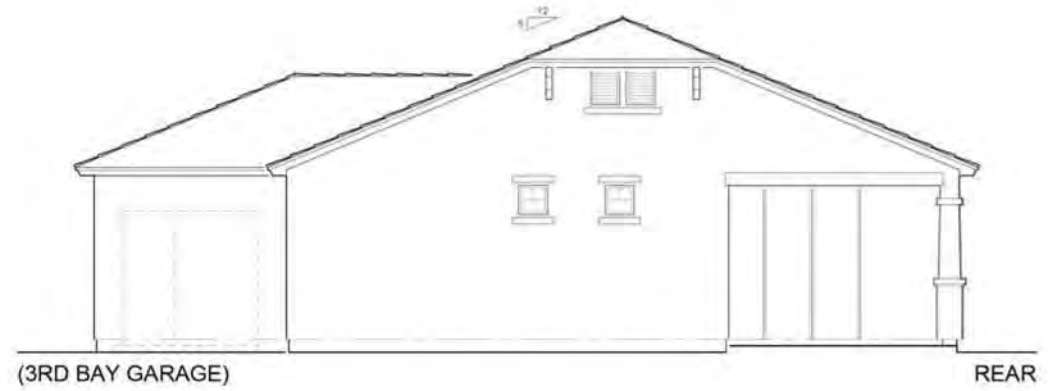
OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION D





Acoma Court

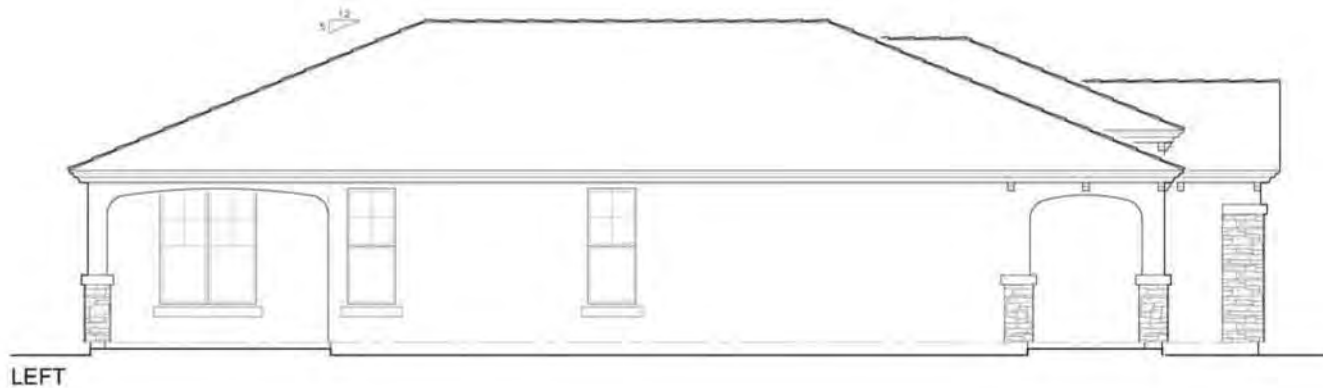
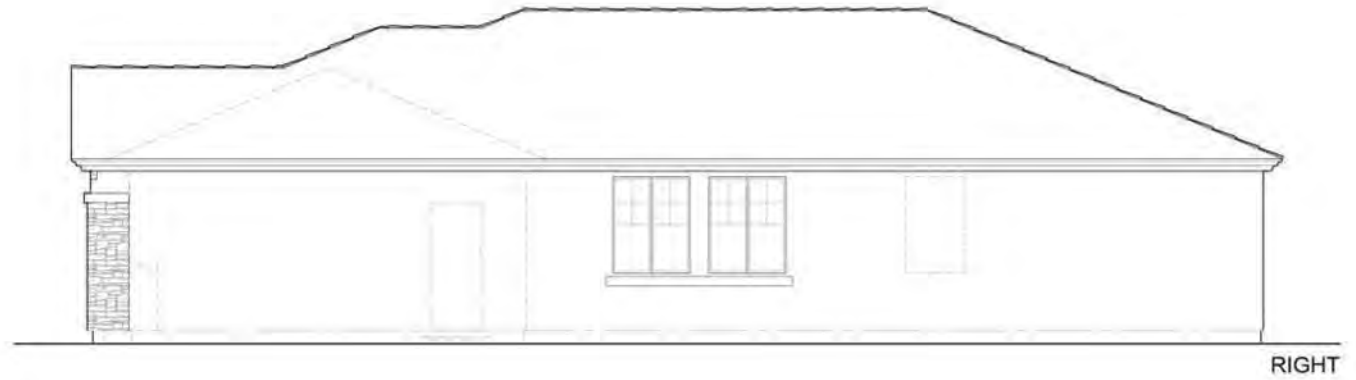
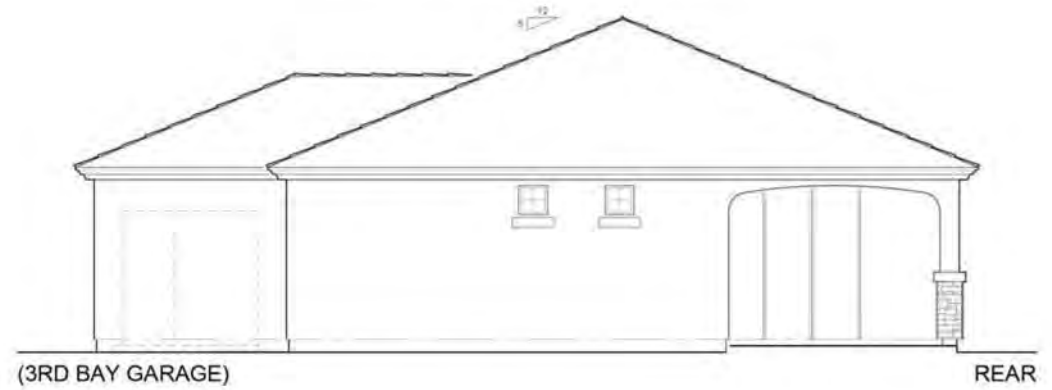
SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION E





Acoma Court

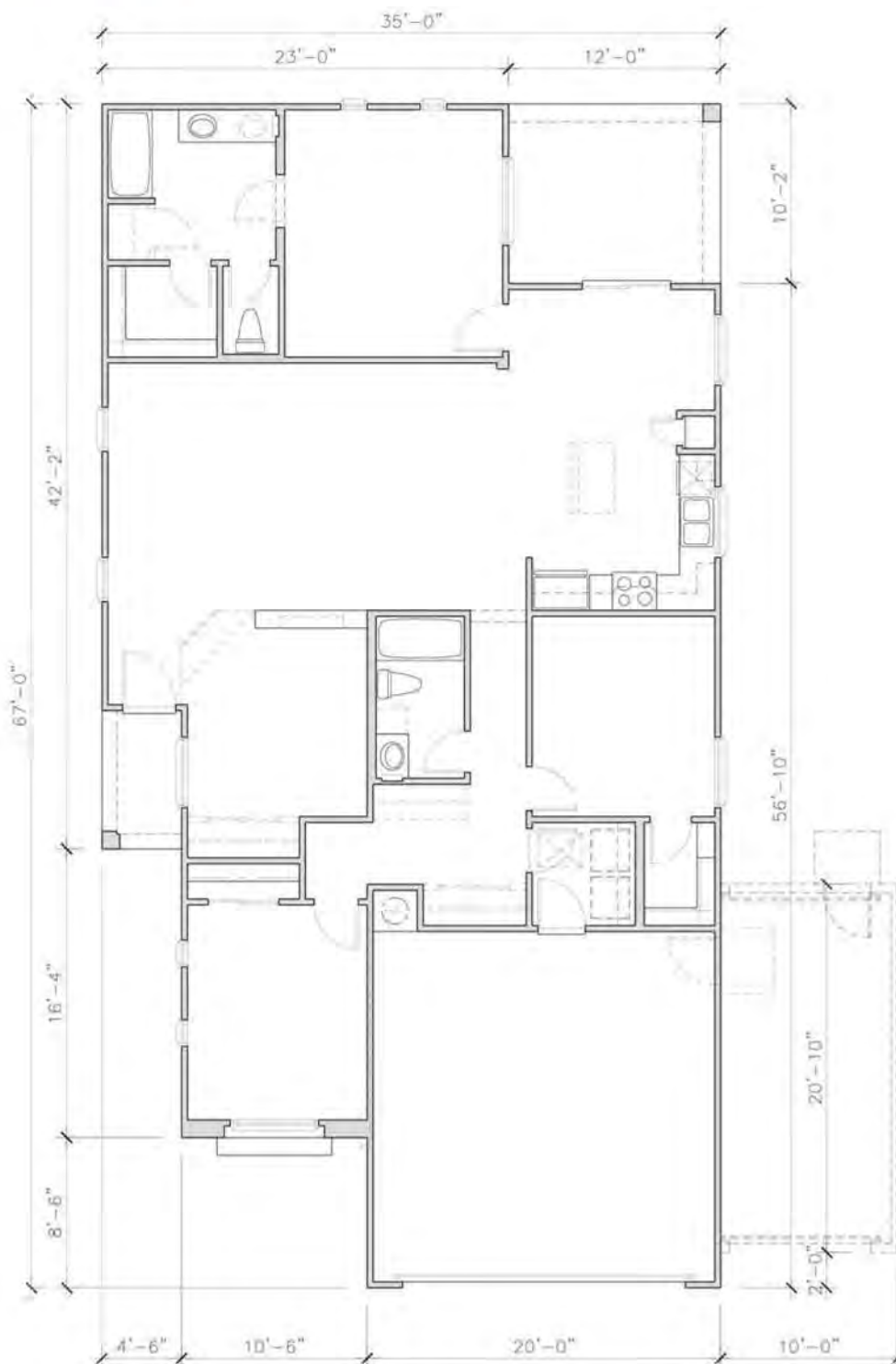
SURPRISE, ARIZONA

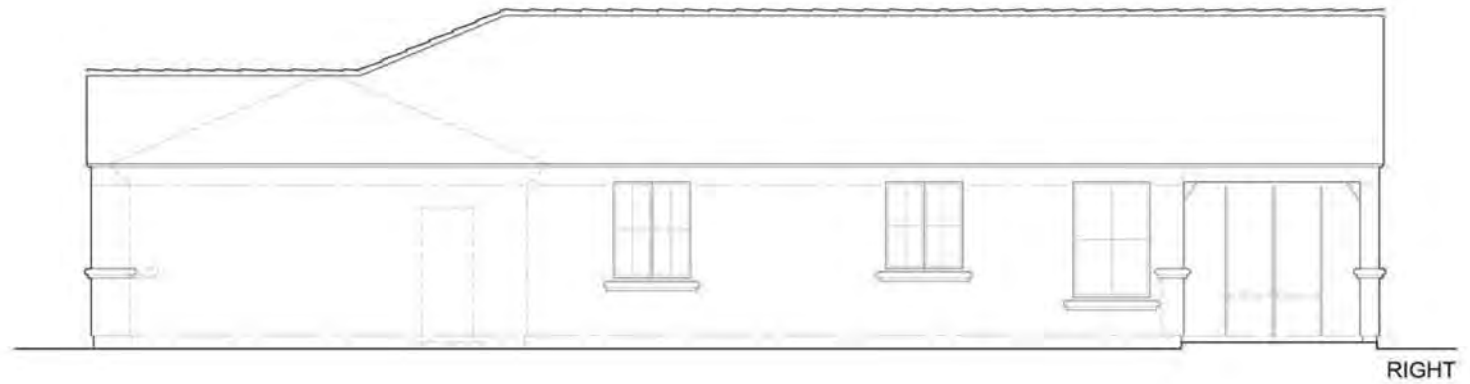
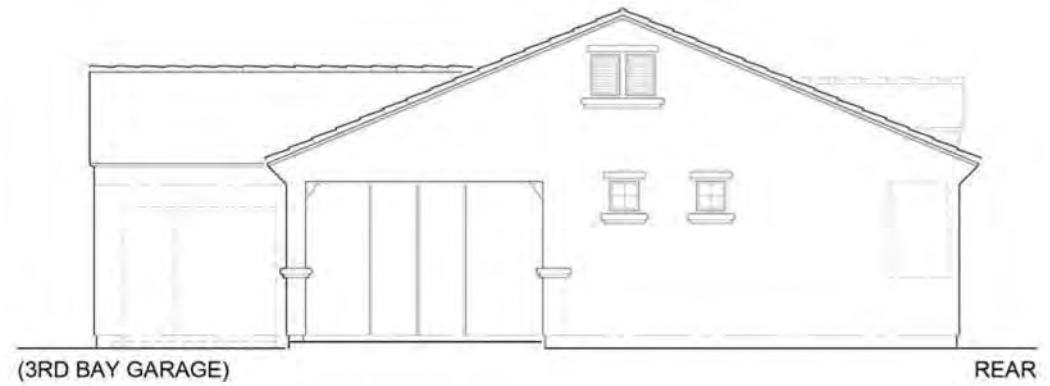
OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3510
ELEVATION OPTION F







Acoma Court

SURPRISE, ARIZONA

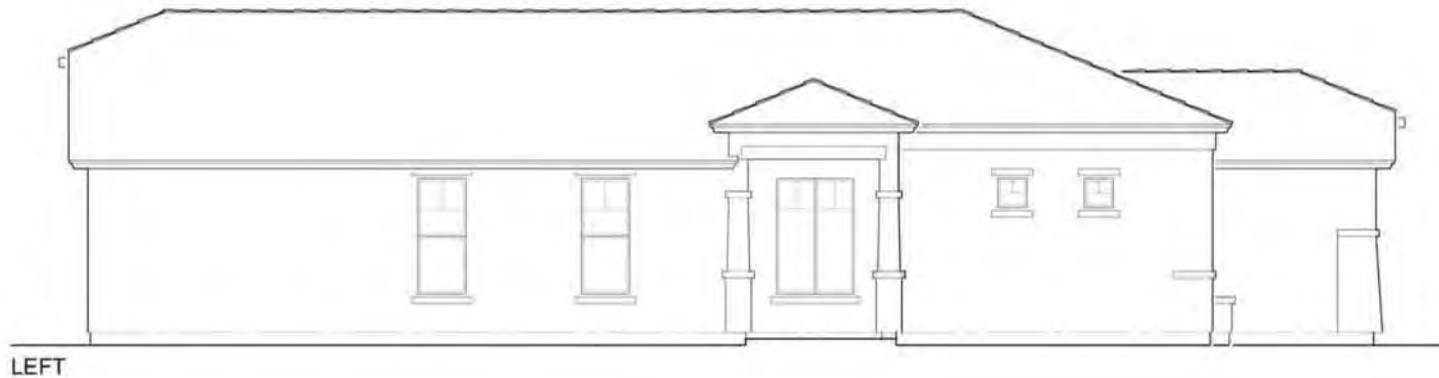
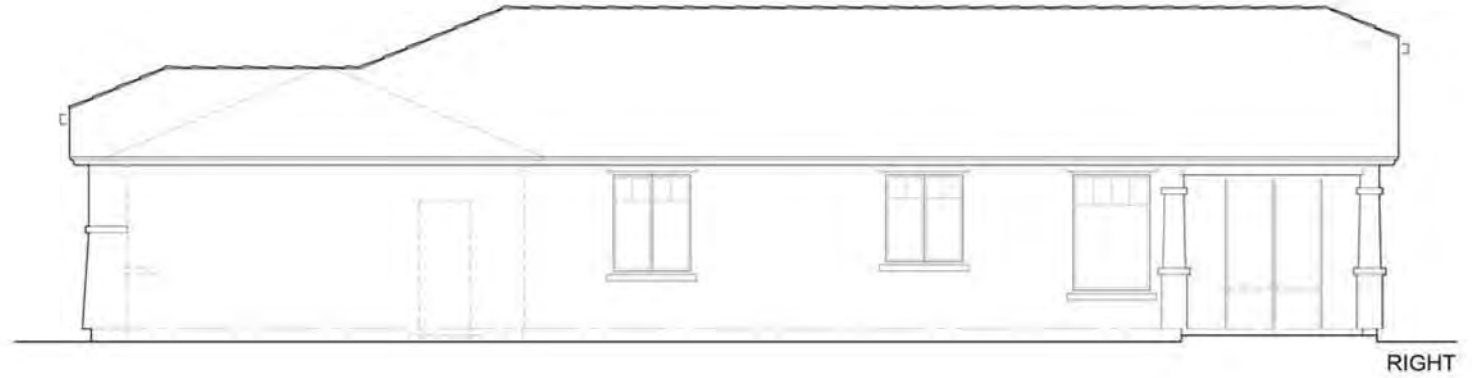
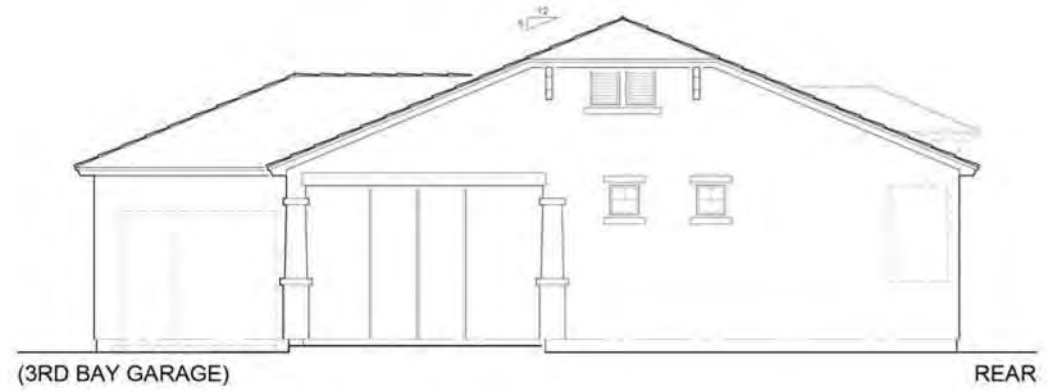
OCTOBER 16, 2015

OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3520
ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

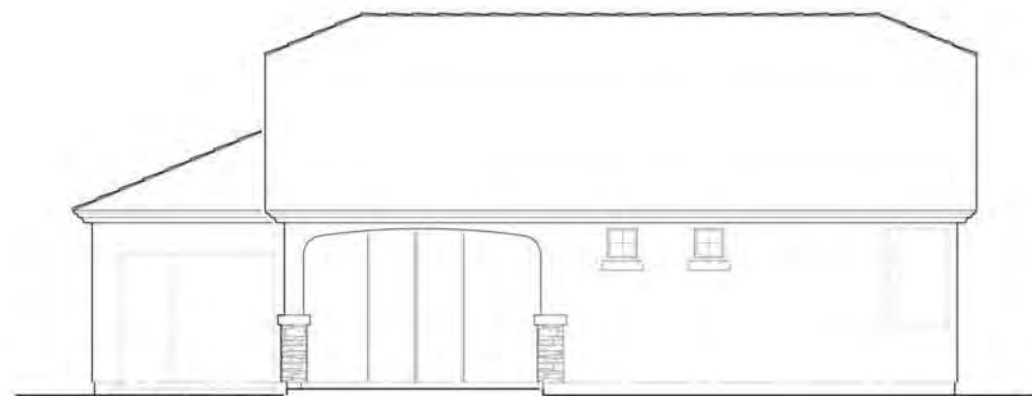
SCALE: 1"=10'0"

PLAN 3520
ELEVATION OPTION E





FRONT



(3RD BAY GARAGE)

REAR



3RD BAY GARAGE



RIGHT



LEFT

Acoma Court

SURPRISE, ARIZONA

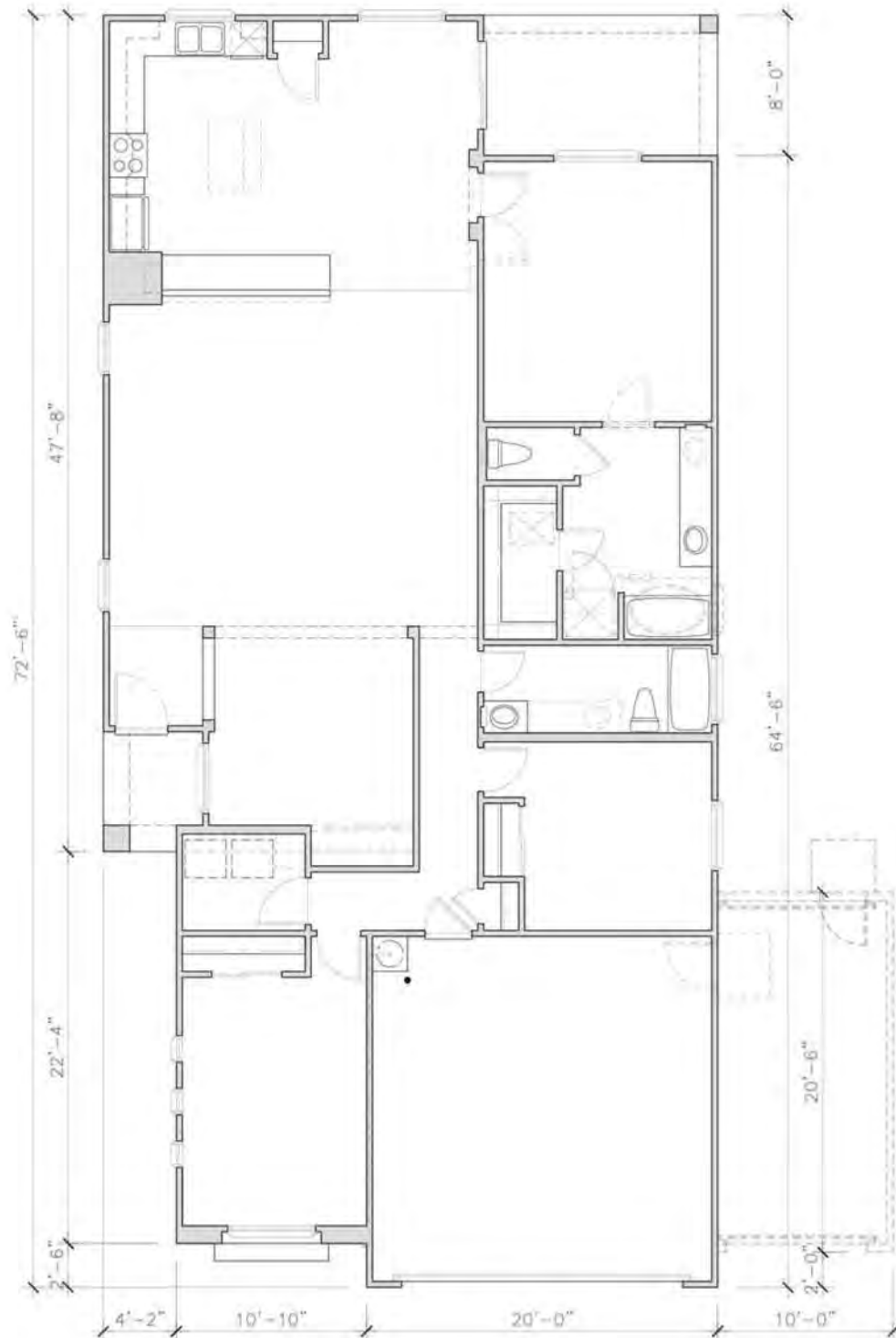
OCTOBER 16, 2015

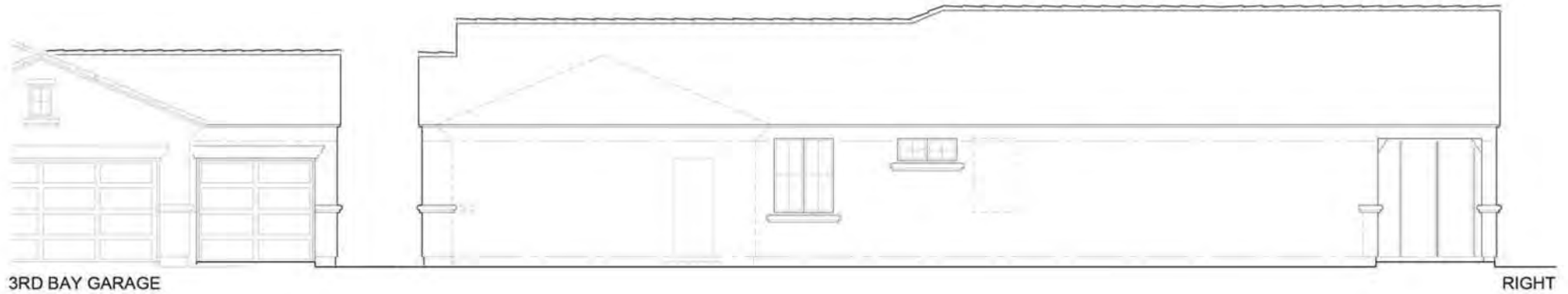
SCALE: 1"=10'0"

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"

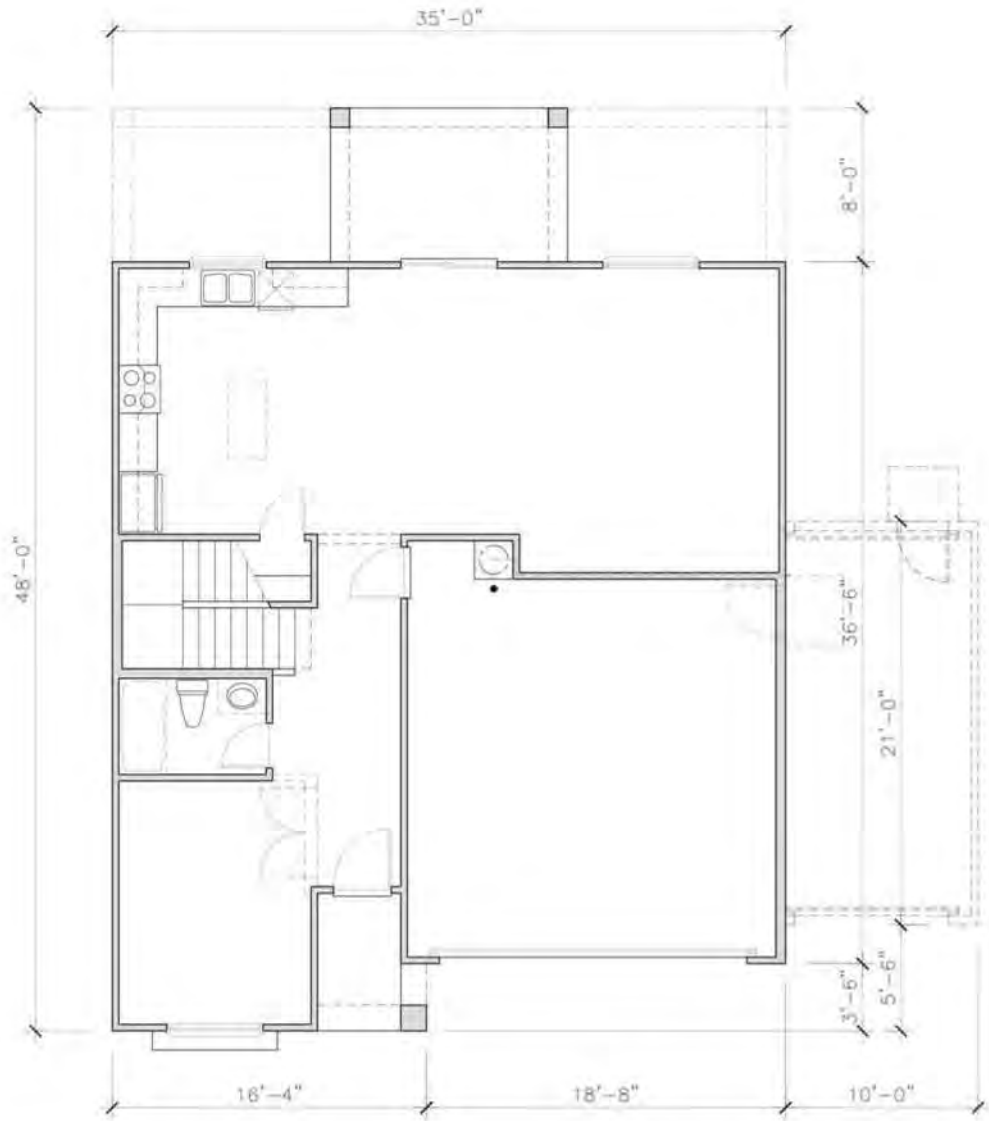
PLAN 3535

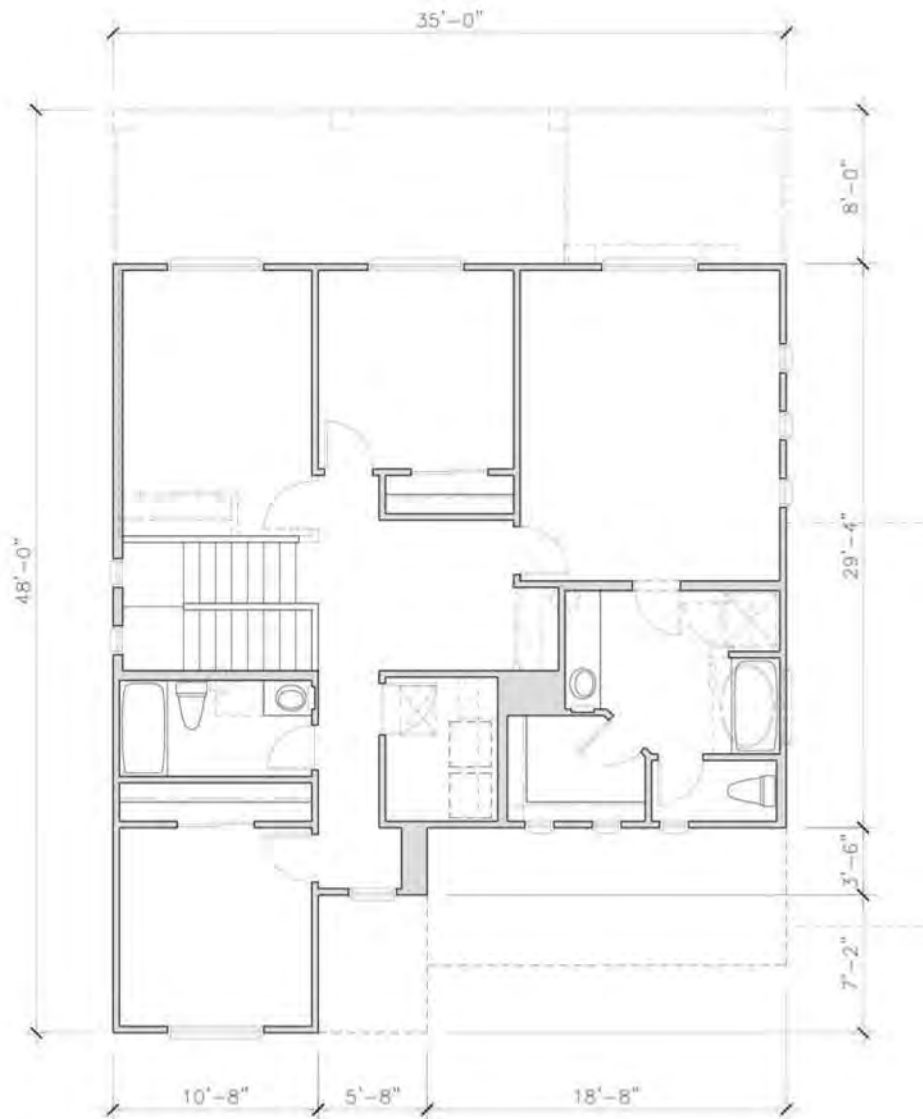
FIRST FLOOR PLAN

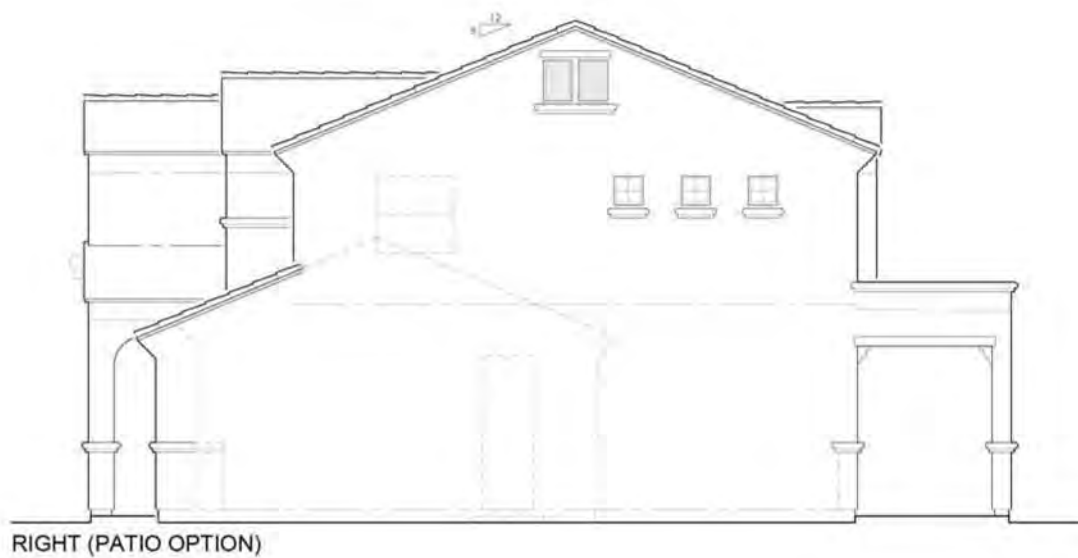
Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015







Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

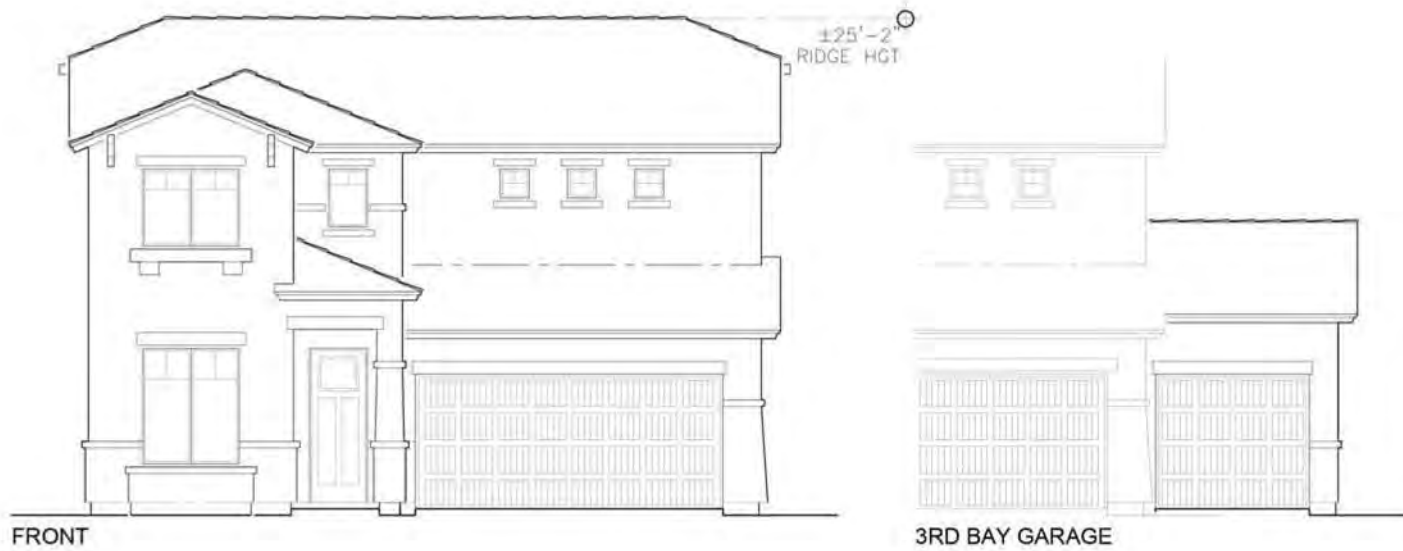
OPTION STONE AVAILABLE

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

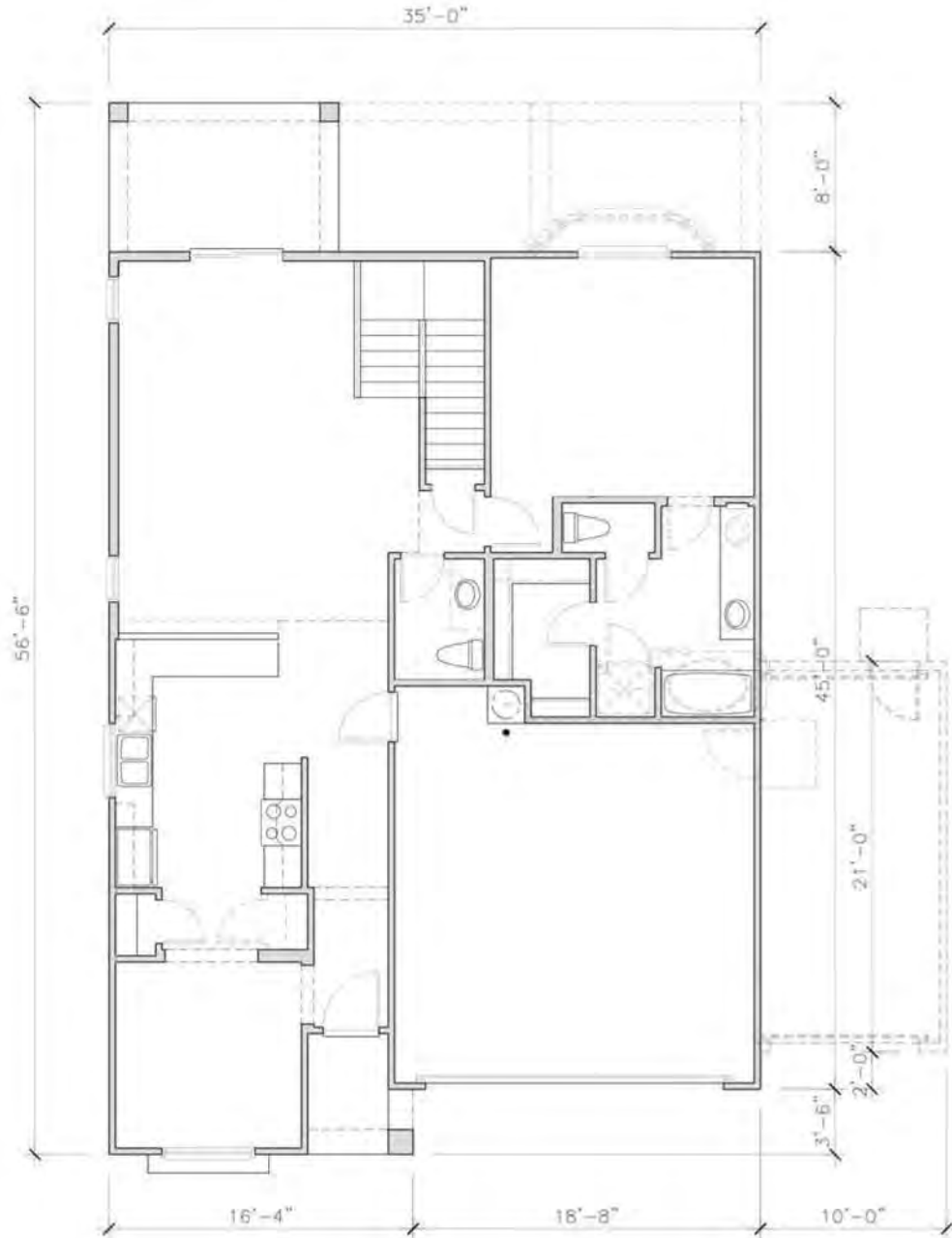
OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3535

ELEVATION OPTION F







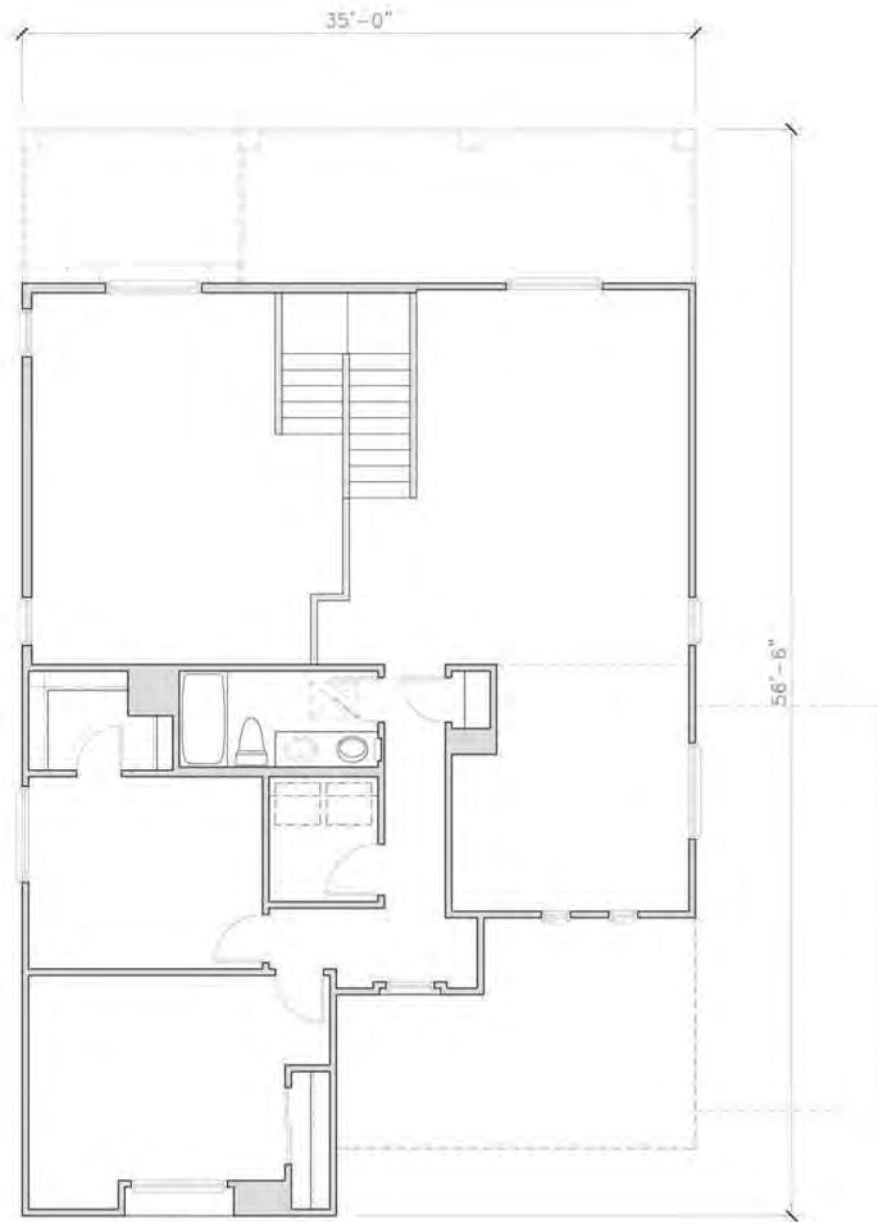
SCALE: 1"=10'0"

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

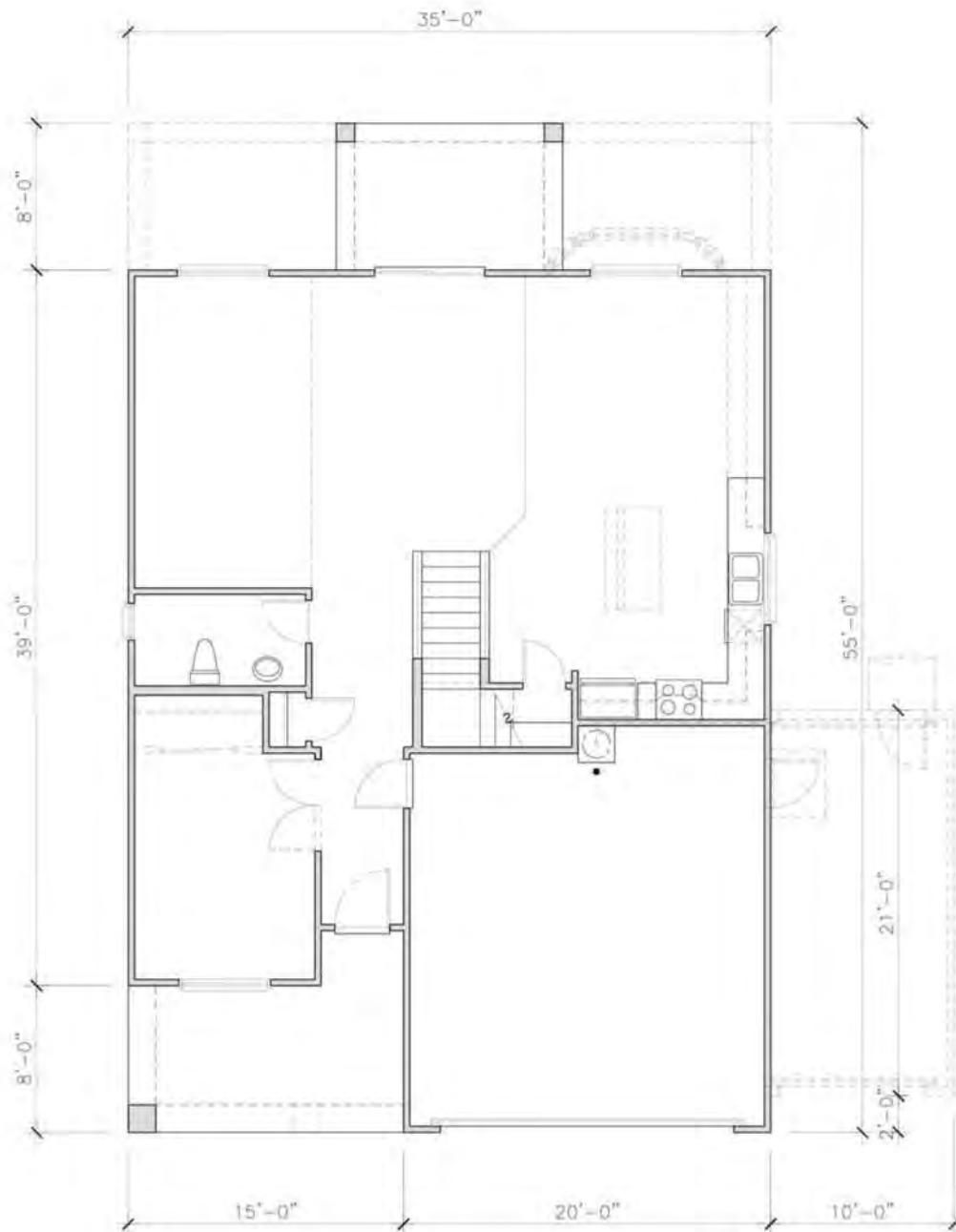
OCTOBER 16, 2015

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

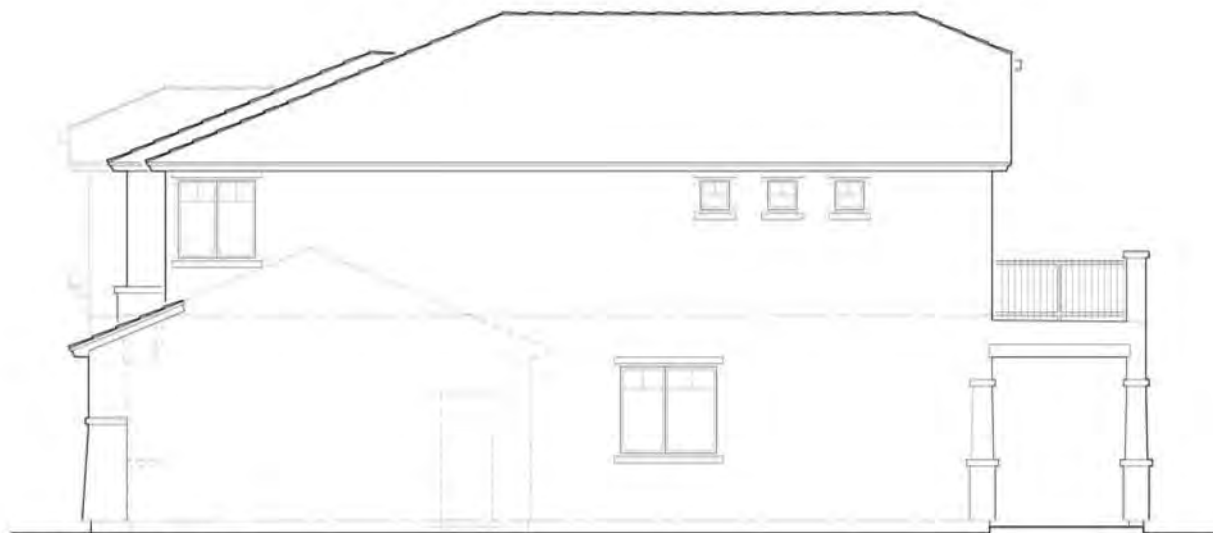




FRONT



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

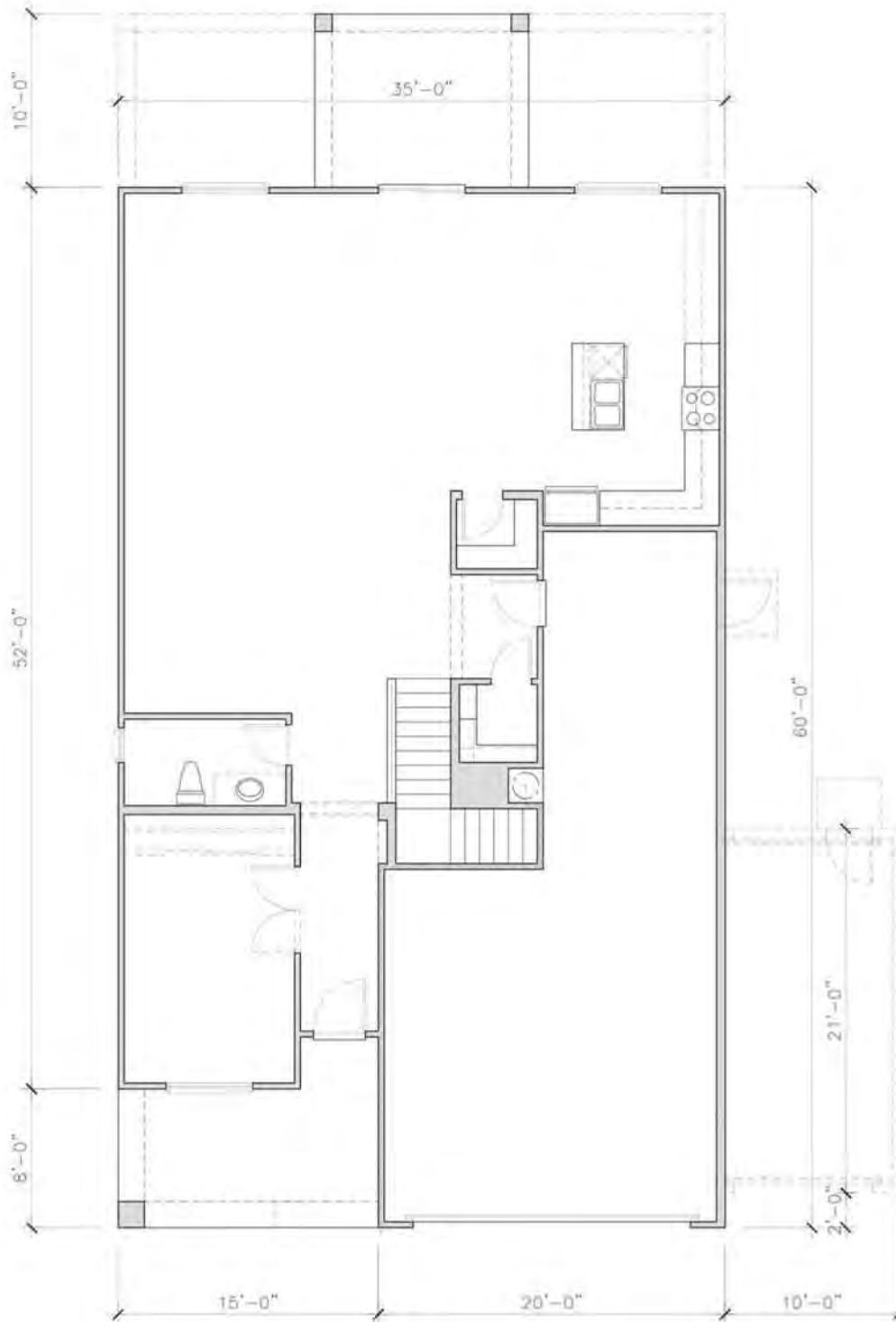
OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3550

ELEVATION OPTION F



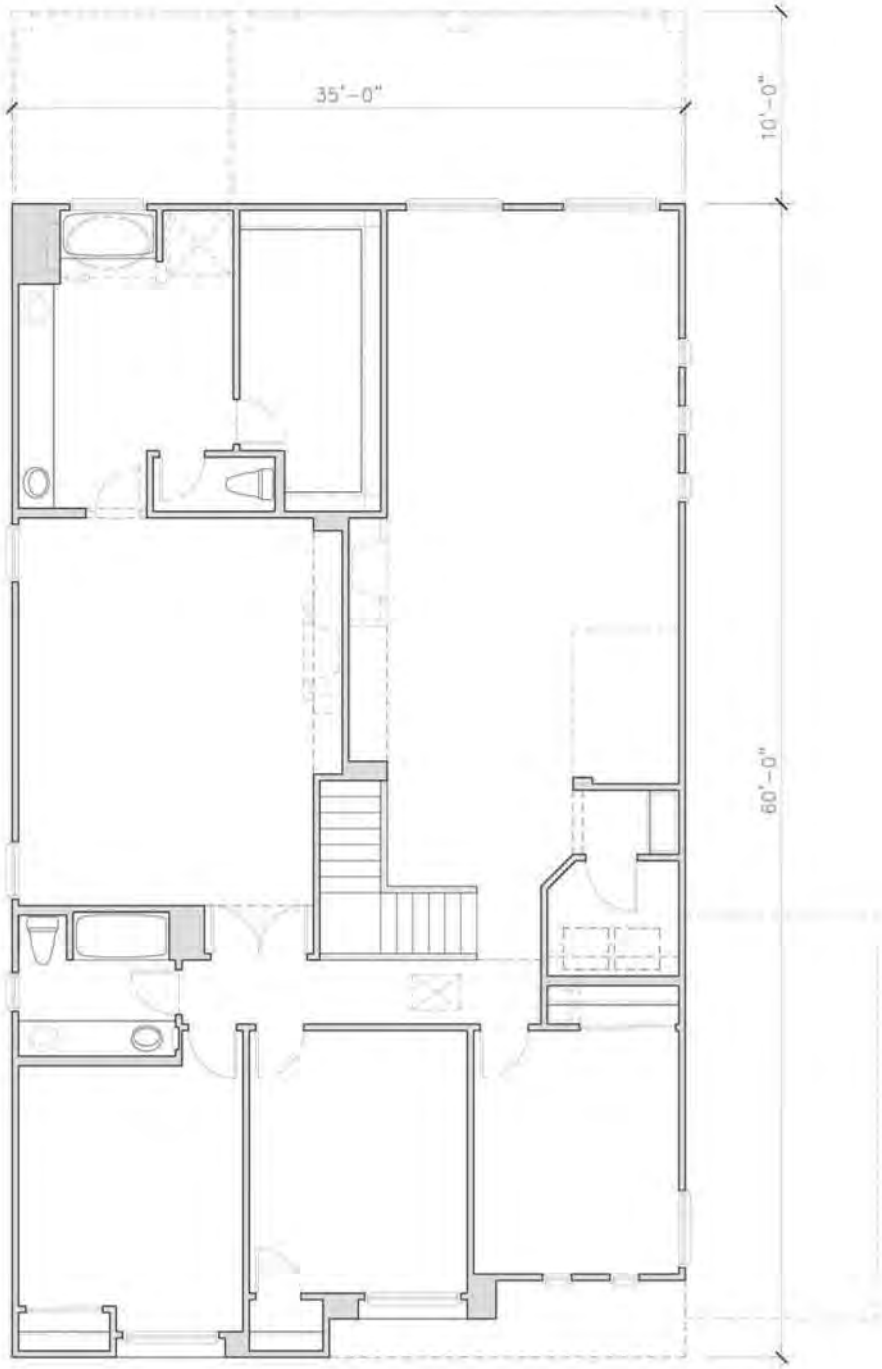




SCALE: 1"=10'0"
PLAN 3560
SECOND FLOOR PLAN

Acoma Court

SURPRISE, ARIZONA
OCTOBER 16, 2015

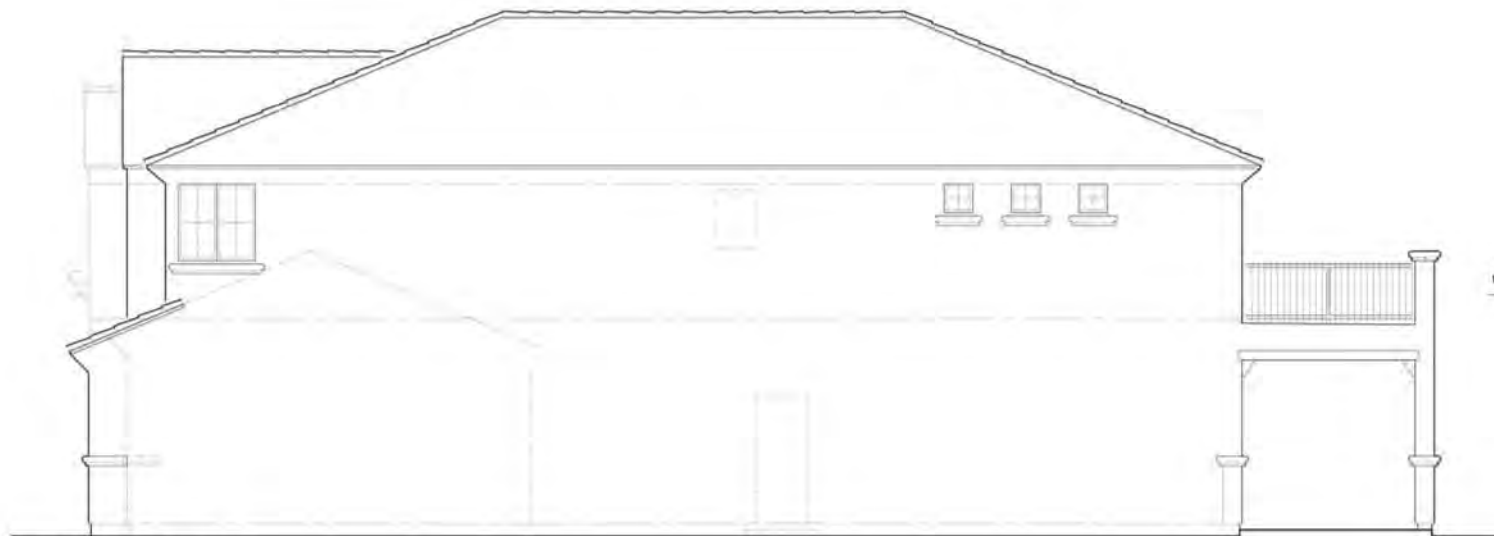




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

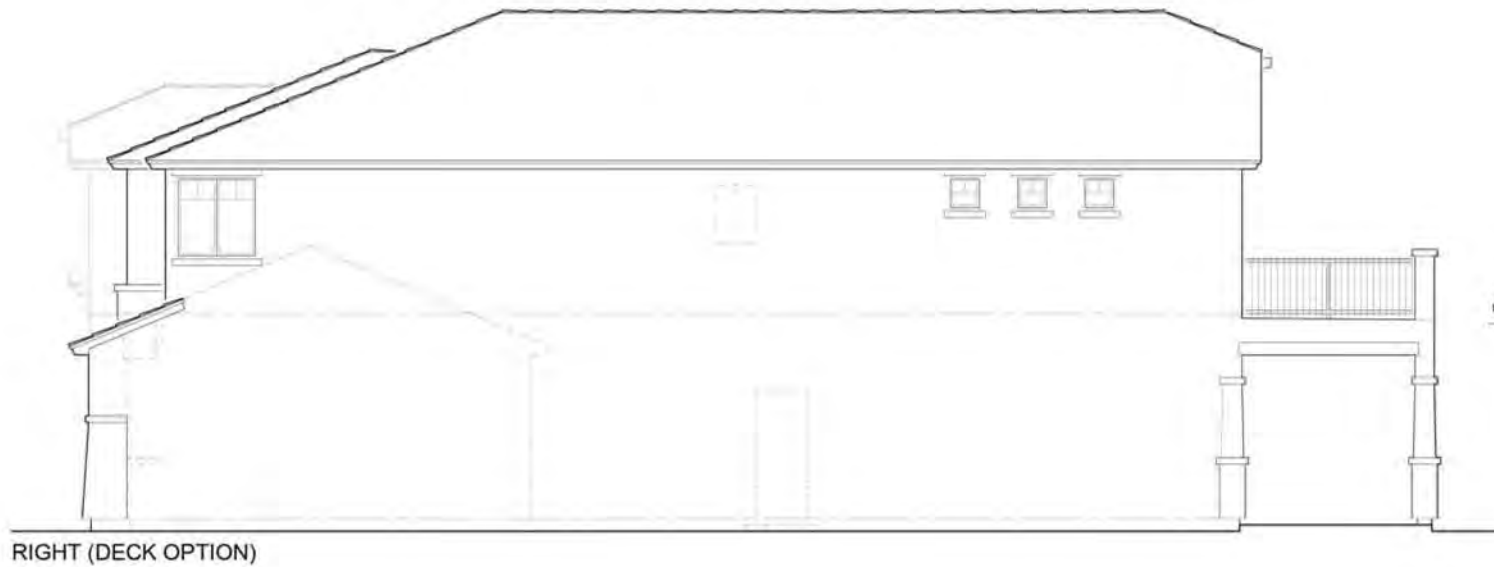
OPTION STONE AVAILABLE

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION D





Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION E

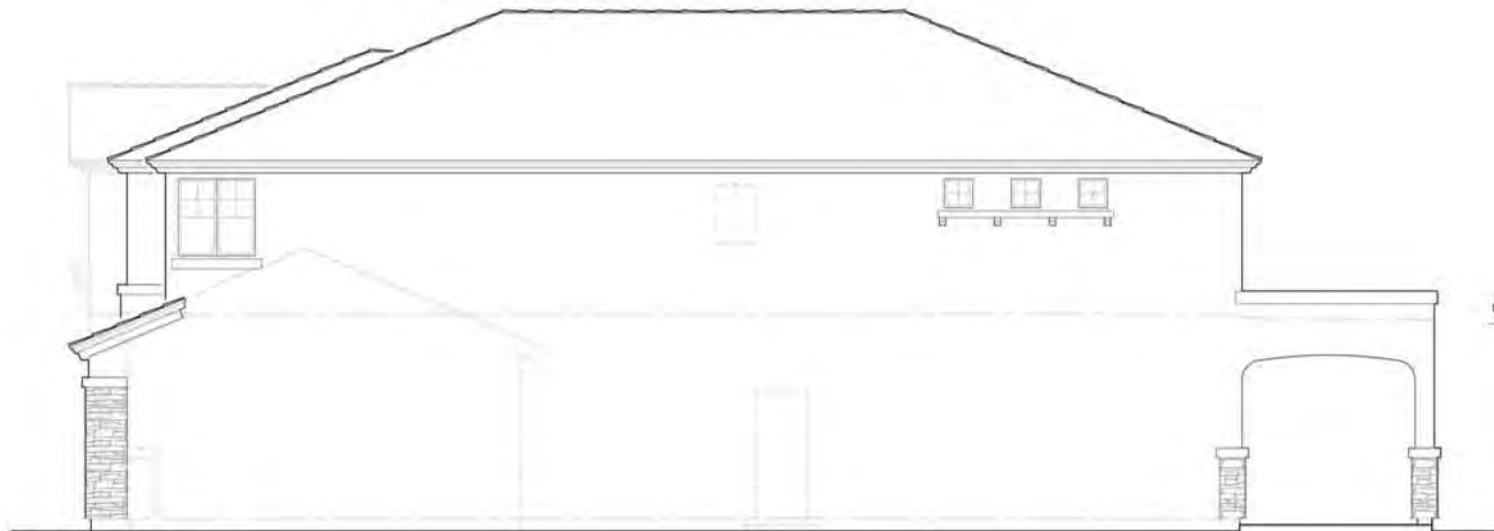




FRONT



3RD BAY GARAGE



RIGHT (DECK OPTION)

Acoma Court

SURPRISE, ARIZONA

OCTOBER 16, 2015

SCALE: 1"=10'0"

PLAN 3560

ELEVATION OPTION F



ORDINANCE 2016-09

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM LOW DENSITY RESIDENTIAL OF 3.38 DWELLING UNITS PER ACRE (PAD) TO LOW DENSITY RESIDENTIAL OF 3.96 DWELLING UNITS PER ACRE (PAD) FOR ACOMA COURT, LOCATED 1,650 FEET WEST OF REEMS ROAD, BOUNDED BY WEST CUSTER LANE TO THE NORTH AND WEST ACOMA DRIVE TO THE SOUTH.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located 1,650 feet west of Reems Road, bounded by West Custer Lane to the north and West Acoma Drive to the south;

WHEREAS, the subject site is zoned Planned Area Development (PAD);

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed Rezone satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the Suburban Neighborhood Character Areas 1 and 2 in the Surprise General Plan 2035; and

WHEREAS, on May 5, 2016, the Planning and Zoning Commission recommended approval of the Acoma Court PAD Amendment with stipulations.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The parcel legally described on Exhibit A and depicted on Exhibit B, known as "Acoma Court" is rezoned from PAD (Low Density Residential of 3.38 dwelling units per acre) to PAD (Low Density Residential of 3.96 dwelling units per acre) subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the project narrative entitled "Acoma Court" consisting of 75 pages dated revised March 8, 2016 and stamped received March 8, 2016, except as modified by this Ordinance.

- B. 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.
- C. The Property owner and successors waive claim for diminution of in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

Section 2. Amendment of Development Standards. Ordinance 07-49, adopted on November 8, 2007, is hereby amended by changing the existing lot standards to those depicted on Exhibit C, and those other standards further described in the narrative entitled “Planned Area Development Major Amendment Preliminary Plat for Acoma Court” dated March 8, 2016, and posted on the city’s web page as part of this zoning case.

Section 3. Not Codified. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 4. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this ____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk
Ordinance No. 2016-09
RFLS #5107
Rev 05/16

Robert Wingo, City Attorney

EXHIBIT A – LEGAL DESCRIPTION FOR PROPERTY

THAT 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, 2281.33 FEET ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 366.23 FEET TO THE CENTER POINT OF SAID SECTION 7;

THENCE NORTH 00 DEGREES 45 MINUTES 35 SECONDS WEST, ALONG THE NORTH-SOUTH MIDSECTION LINE, 1320.65 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER 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:

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, 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.

EXHIBIT B – DEPICTION OF THE PROPERTY TO BE RE-ZONED

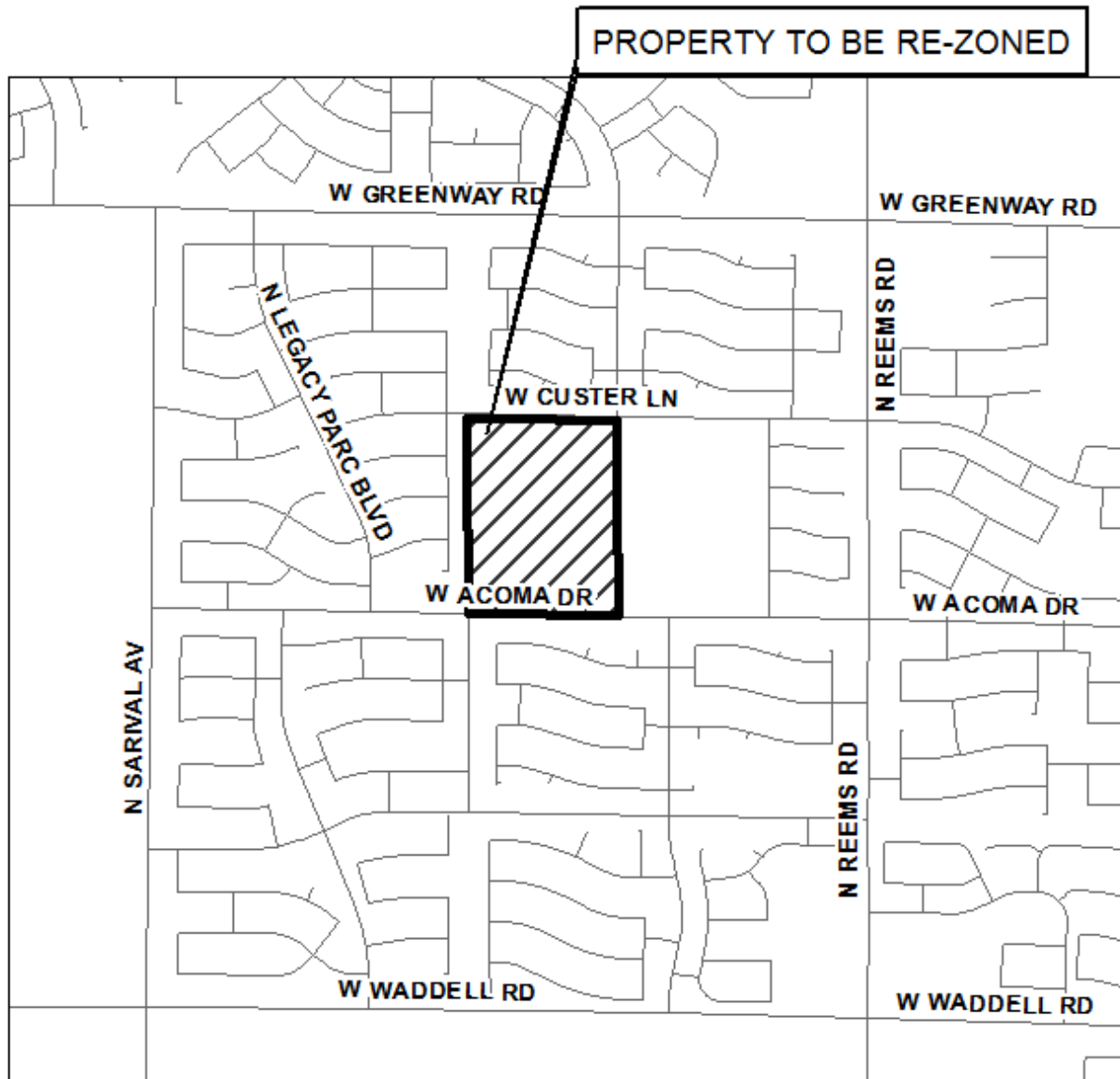


Exhibit C – Lot Standards

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	7,250 sf	6,000 sf
Min. Lot Width	58'	58'	48'
Min. Lot Depth	115'	125'	125'
Max. Lot Coverage	50%	50%	55%

“SNCA” means Suburban Neighborhood Character Area

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

CONFIDENTIALITY NOTICE: This email message and any accompanying data are confidential and intended only for the individual(s) to which it is addressed. This electronic message should not be forwarded or copied in any form without the sender's written permission. If you are not the intended recipient(s), you are hereby notified that the dissemination, distribution, and or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at the email address above, delete this email from your computer, and destroy any copies in any form immediately. Thank You.

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.



**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

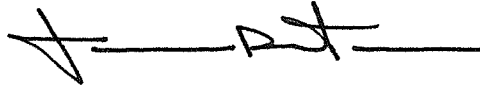
Thank you for the opportunity to provide comments on the Zoning Amendment and Preliminary Plat Application for the Acoma Court PAD. Acoma Court is on 29.55 acres which is located at the northeast corner of Acoma Road and 159th Avenue, between Sarival Avenue and Reems Road. Plans call for the construction 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

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.
0.1

30 Dec 2015 18:27:08 -0000

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

FS15-526

Acoma Court

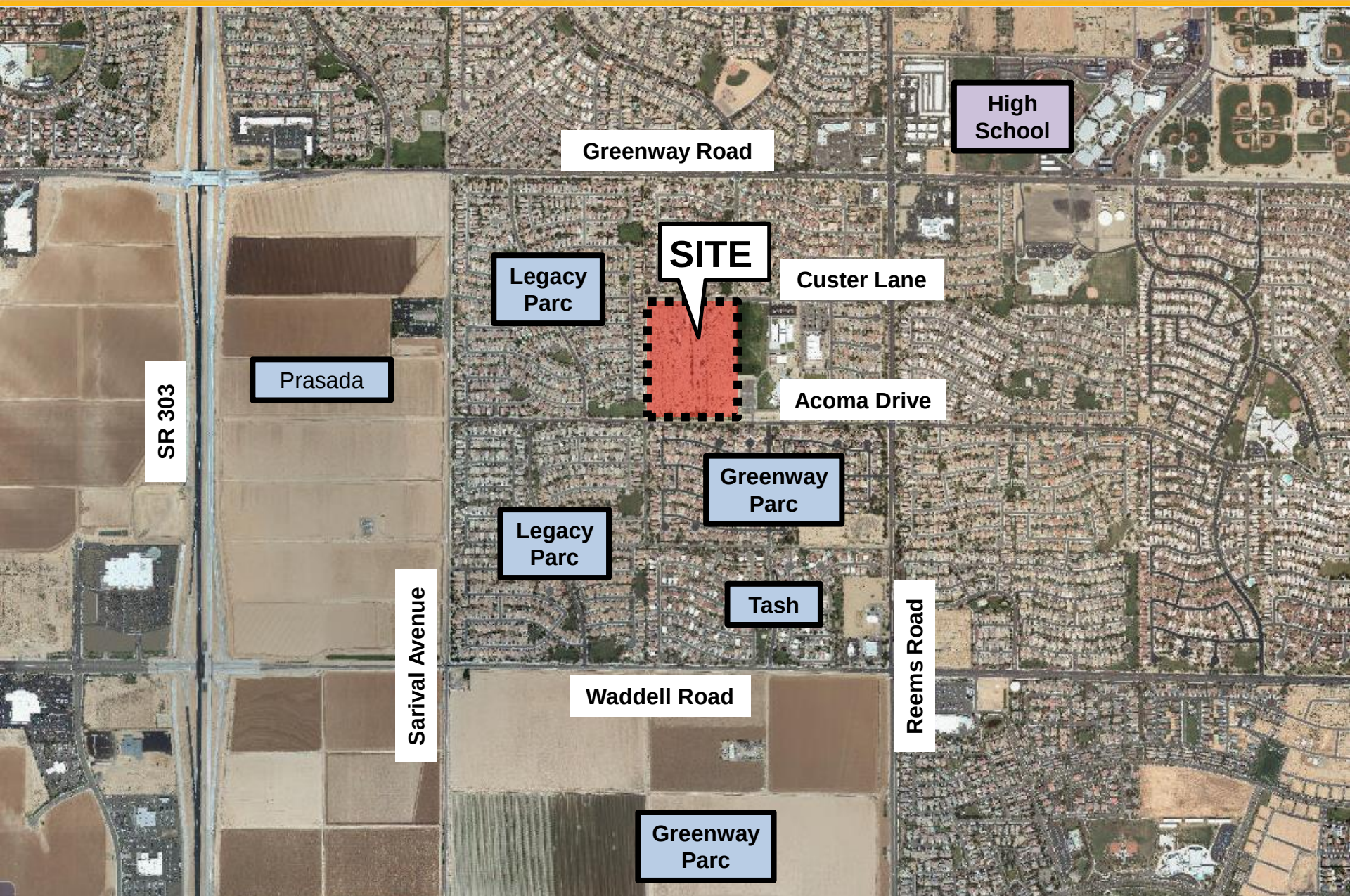
Rezone/PAD Amendment and Preliminary Plat

City Council

May 17, 2016



VICINITY MAP



Greenway Road

High School

SITE

Legacy Parc

Custer Lane

Prasada

Acoma Drive

SR 303

Greenway Parc

Legacy Parc

Tash

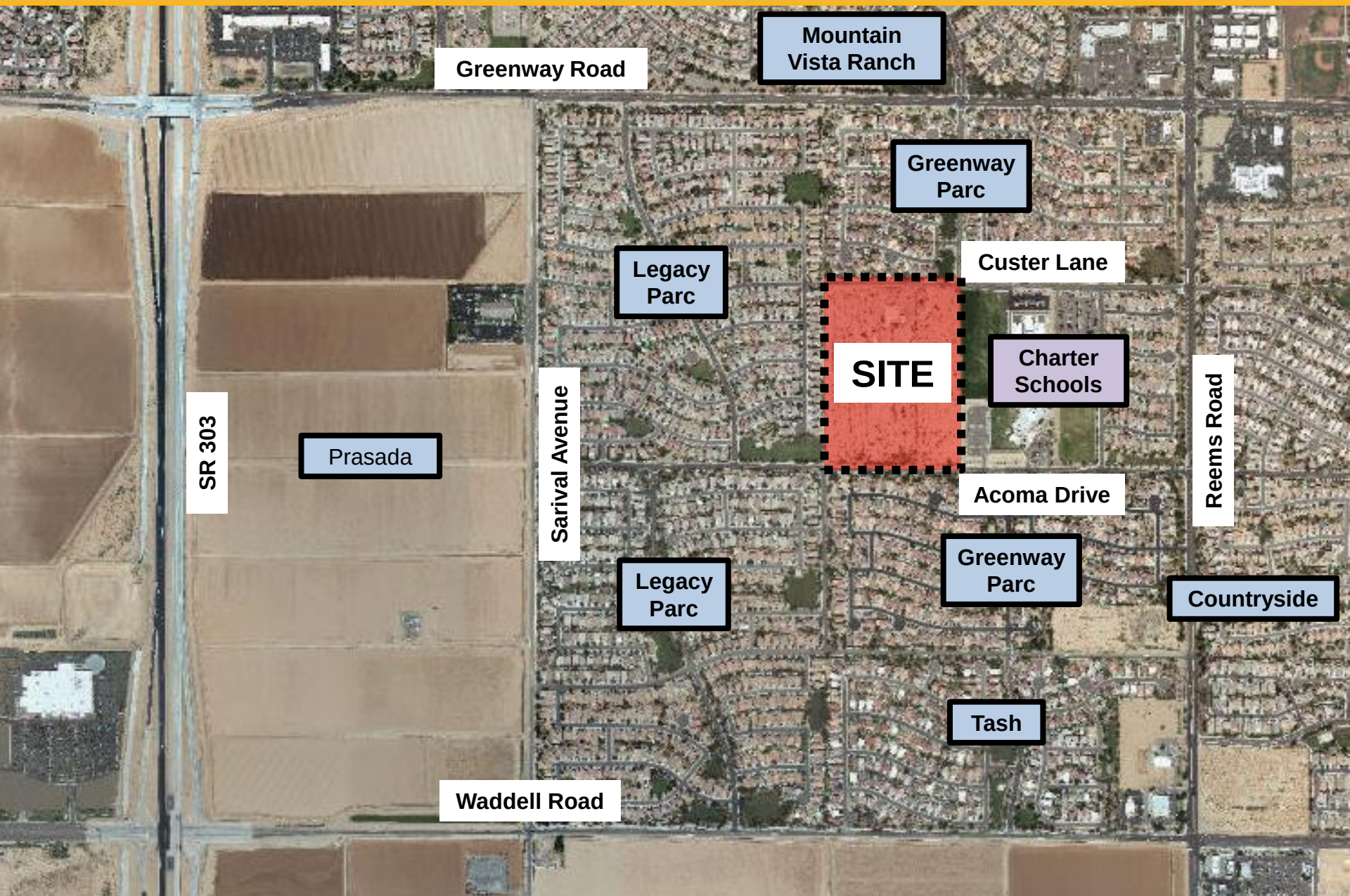
Sarival Avenue

Reems Road

Waddell Road

Greenway Parc

VICINITY MAP



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

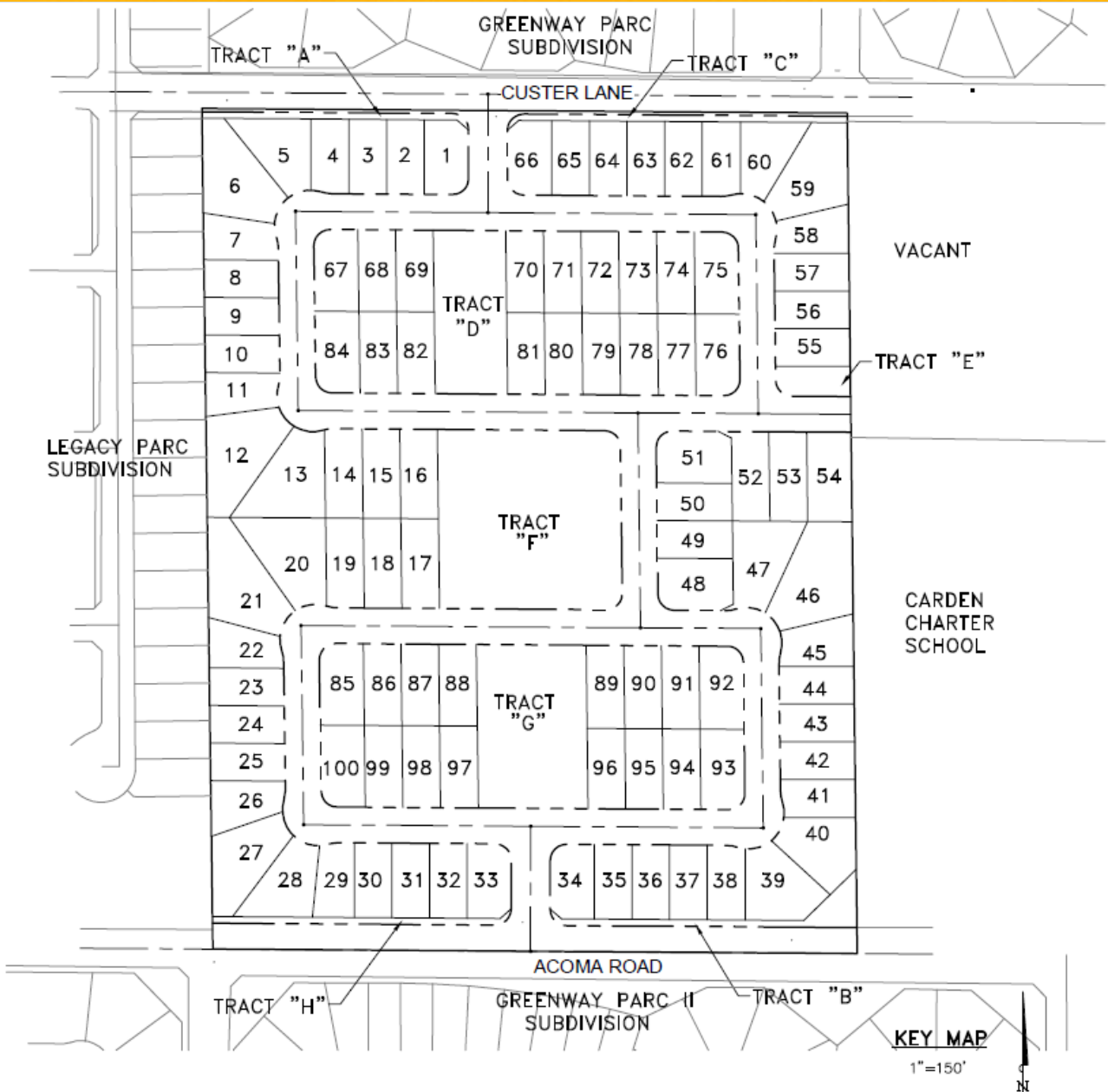
Waddell Road

VICINITY MAP



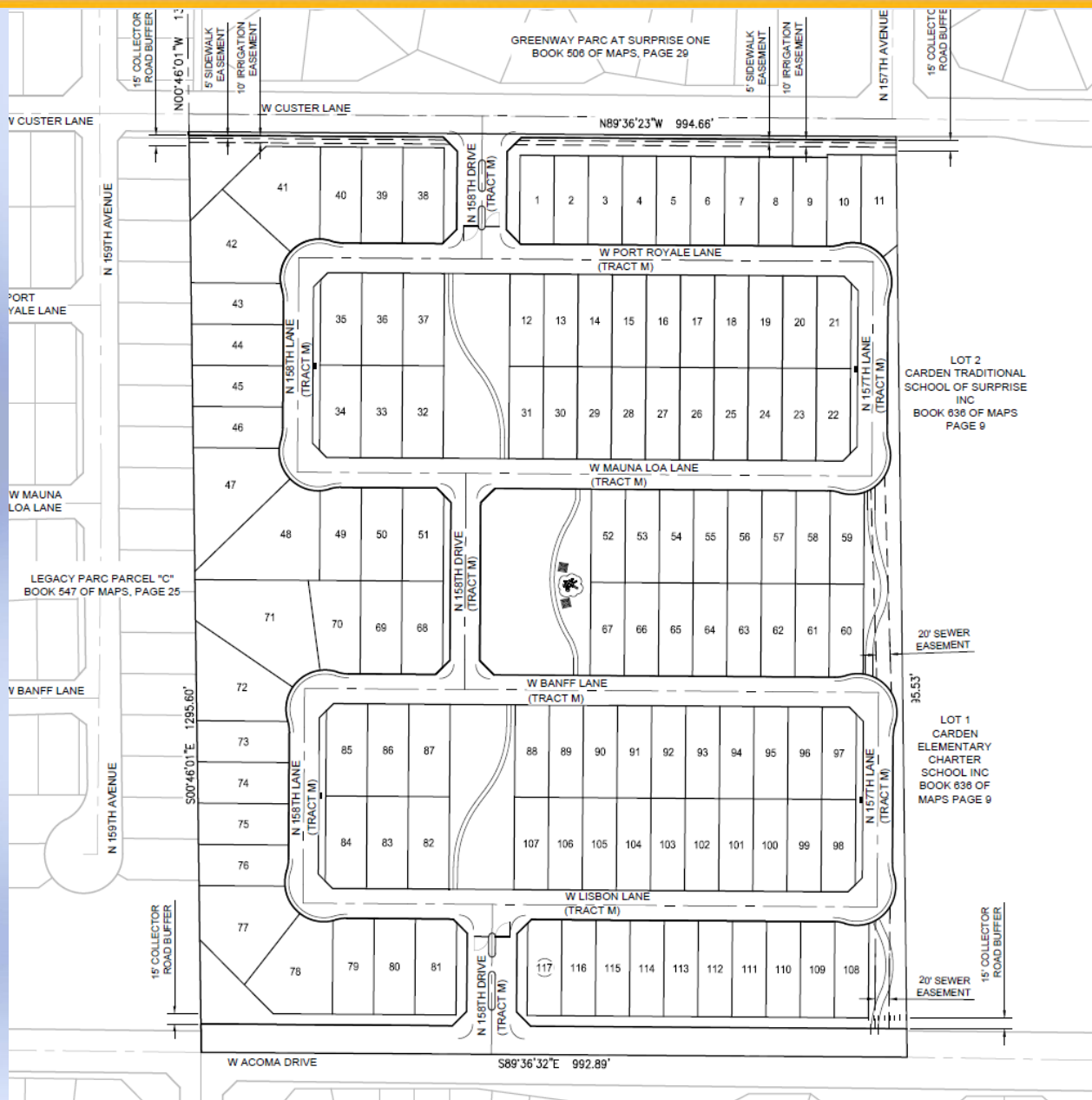
- **PAD Approved November 8, 2007**
- **Preliminary Plat Approved May 14, 2009**
- **100 Single Size (58 by 115 feet) Lots Proposed**
- **Density at 3.38 DU/ac**
- **3.5 Open Space Proposed**
- **Vehicular Connection to the East**
- **Referred to a Previous Zoning Code for:**
 - **Dimensional Requirements**
 - **Uses**

ORIGINAL PAD AND PRELIMINARY PLAT

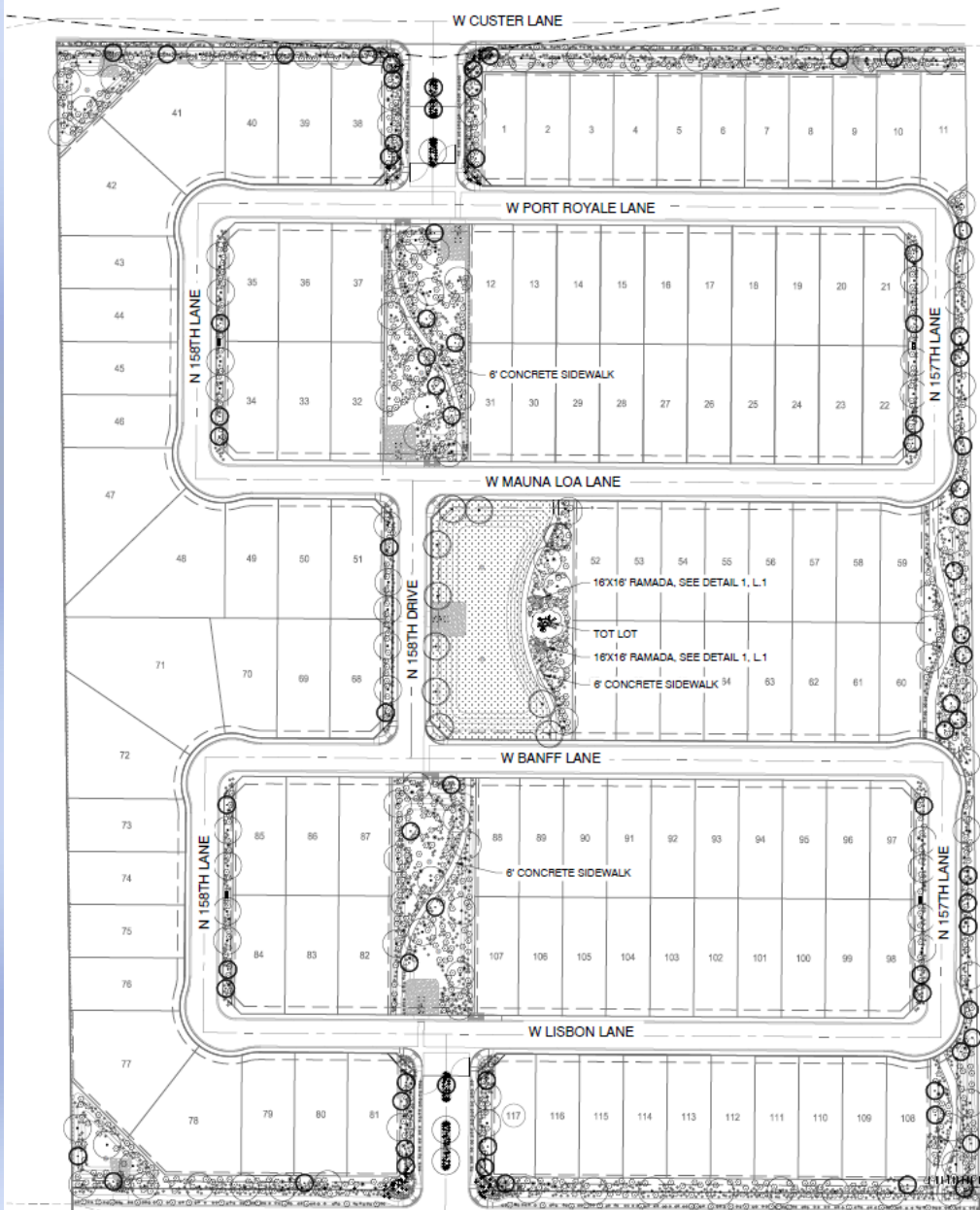


- **Increase to 117 Lots Proposed**
 - **58 by 125 Feet (40 Lots)**
 - **48 by 125 Feet (77 Lots)**
- **Density Increased to 3.96 DU/ac**
- **Open Space Increased to 3.90 Acres**
- **Eliminate Vehicular Connection to the East**
- **Utilizes Current Zoning Code for:**
 - **Dimensional Requirements**
 - **Uses**

PROPOSED PAD AND PRELIMINARY PLAT



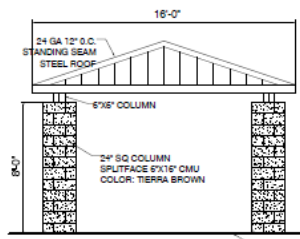
LANDSCAPE PLAN



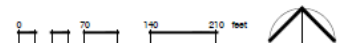
CONCEPT PLANT SCHEDULE

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

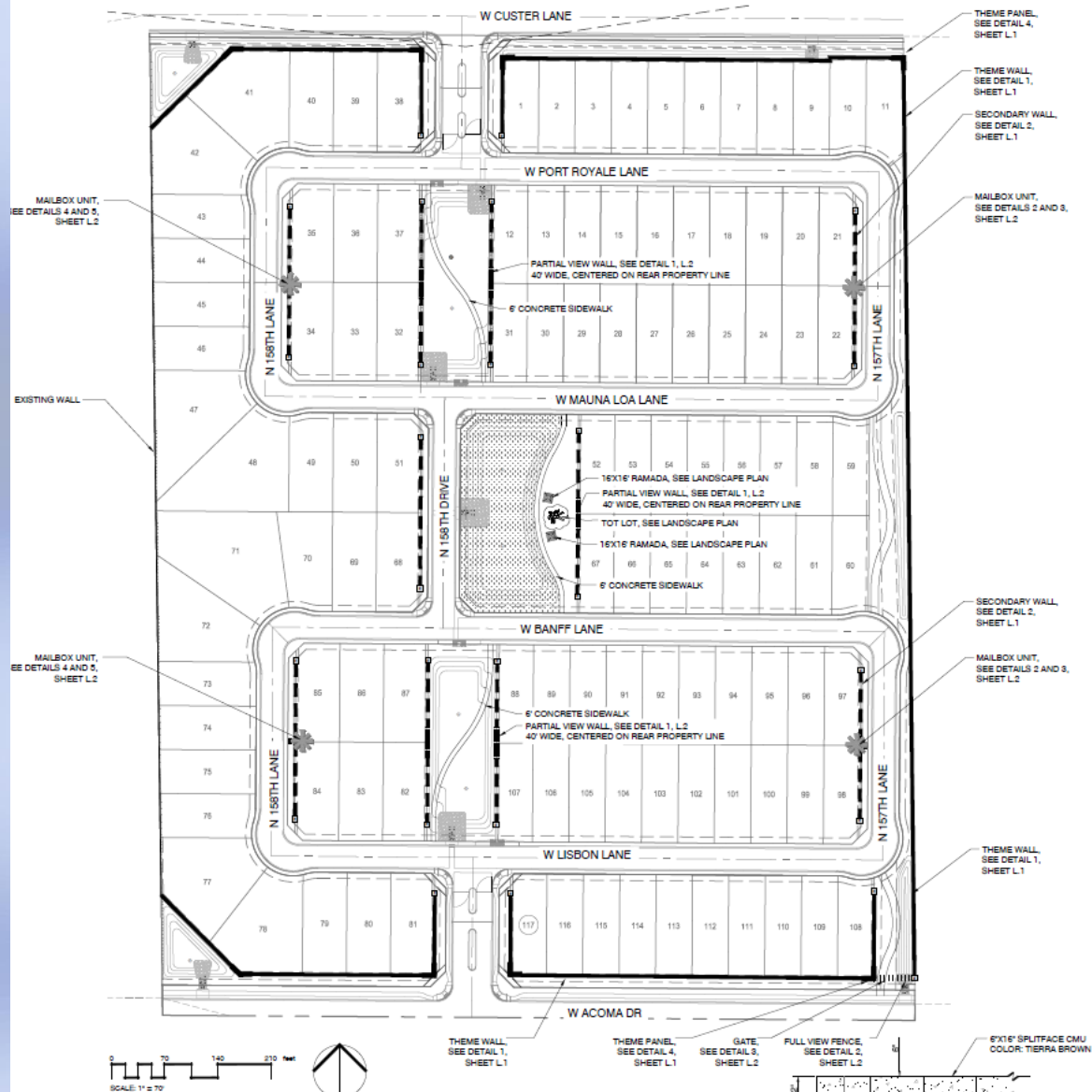


1 16'X16' DENVER-STYLE RAMADA
1/4" = 1'-0" SUB-ADO-09



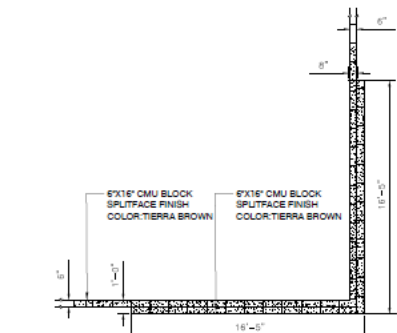
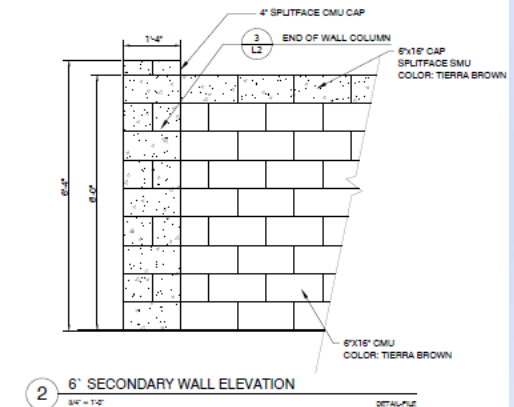
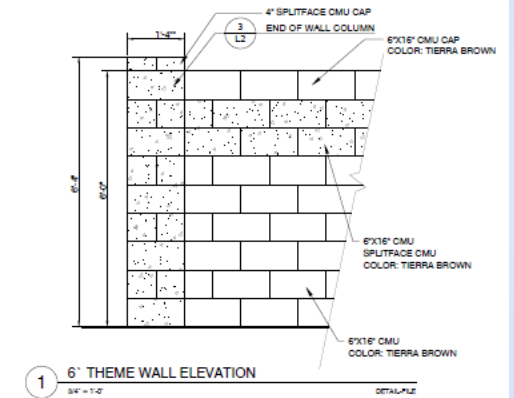
WALL PLAN

PRELIMINARY WALL PLAN FOR ACOMA COURT

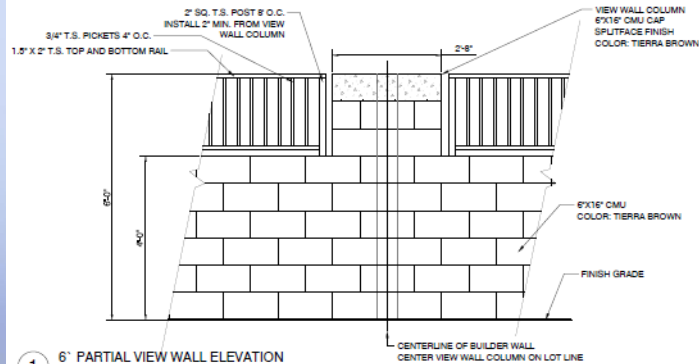


SHEET INDEX:

- L1 PRELIMINARY WALL PLAN
- L2 WALL DETAILS



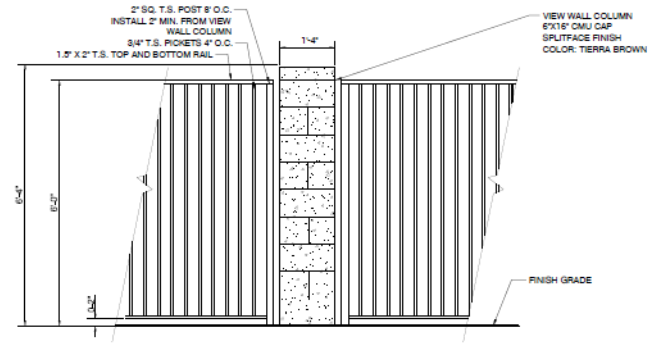
WALL AND GATE PLAN



1 6' PARTIAL VIEW WALL ELEVATION

3/4" = 1'-0"

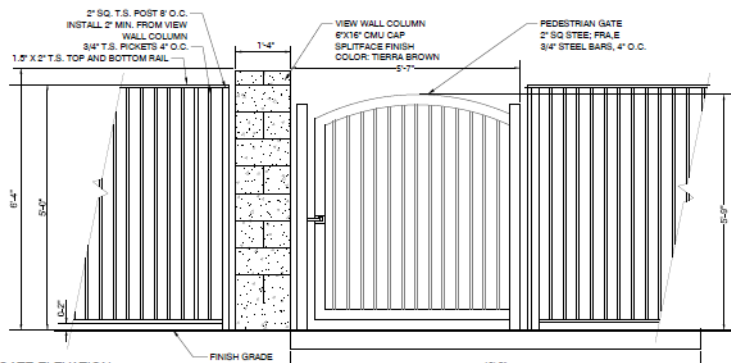
PME-400-01



2 6' VIEW WALL ELEVATION

3/4" = 1'-0"

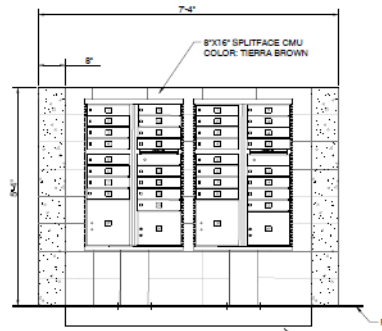
PME-400-14



3 GATE ELEVATION

3/4" = 1'-0"

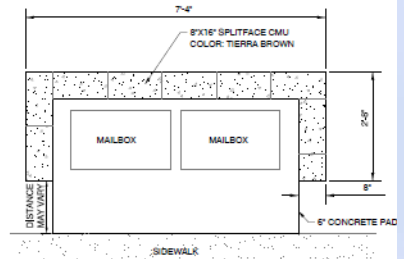
PME-400-13



4 MAILBOX ELEVATION

3/4" = 1'-0"

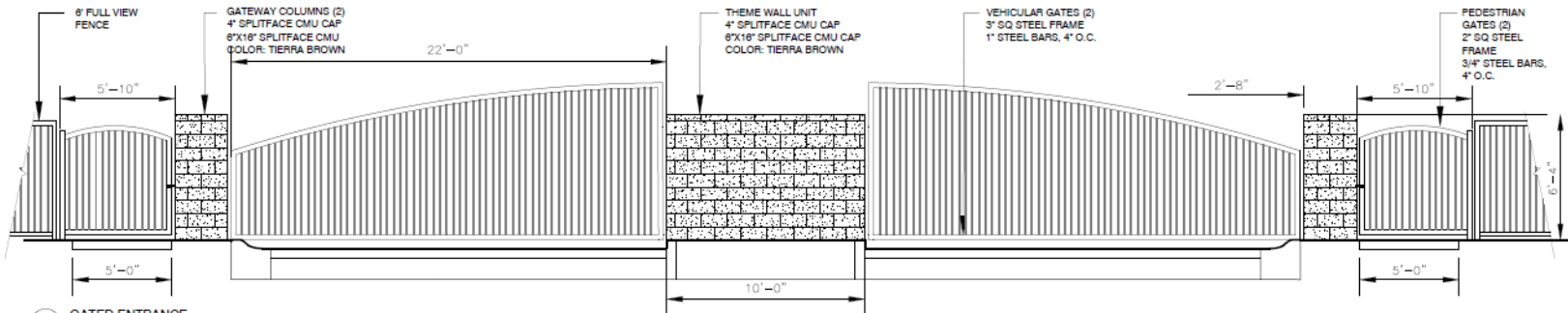
PME-400-07



5 MAILBOX PLAN VIEW

3/4" = 1'-0"

PME-400-05



6 GATED ENTRANCE

3/4" = 1'-0"

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?





CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

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

Agenda Wording:

Presentation and action pertaining to approval of a preliminary plat entitled "Acoma Court" dated March 7, 2016, a 29.55 acre, 117 lot, Low Density Residential subdivision generally located 1,650 feet west of Reems Road and North of West Acoma Drive; Resolution 2016-75.

Motion:

I move to approve Resolution # 2016-75.

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.

Objective Analysis:

The proposed Preliminary Plat will have a positive effect on the surrounding residential development by providing infill on a vacant lot and by constructing to the full width the adjacent streets.

Policy Compliant:

This proposal meets all relevant policies of the City of Surprise.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS15-526 - Acoma Court PP - Staff Report](#)
 - ☐ [01 - FS15-526 - Acoma Court PP - Vicinity Map](#)
 - ☐ [02 - FS15-526 - Acoma Court PP - Preliminary Plat](#)
 - ☐ [03 - FS15-526 - Acoma Court PP - Landscape Plan](#)
 - ☐ [04 - FS15-526 - Acoma Court PP - PowerPoint](#)
 - ☐ [05 - FS15-526 - Acoma Court PP - Public Engagement Form](#)
 - ☐ [Resolution 2016-75 Acoma Court PP](#)
-

PAD AMENDMENT / PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS15-526

Project Name: Acoma Court

Council District: 3 - Mesquite

Meeting Date: May 17, 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

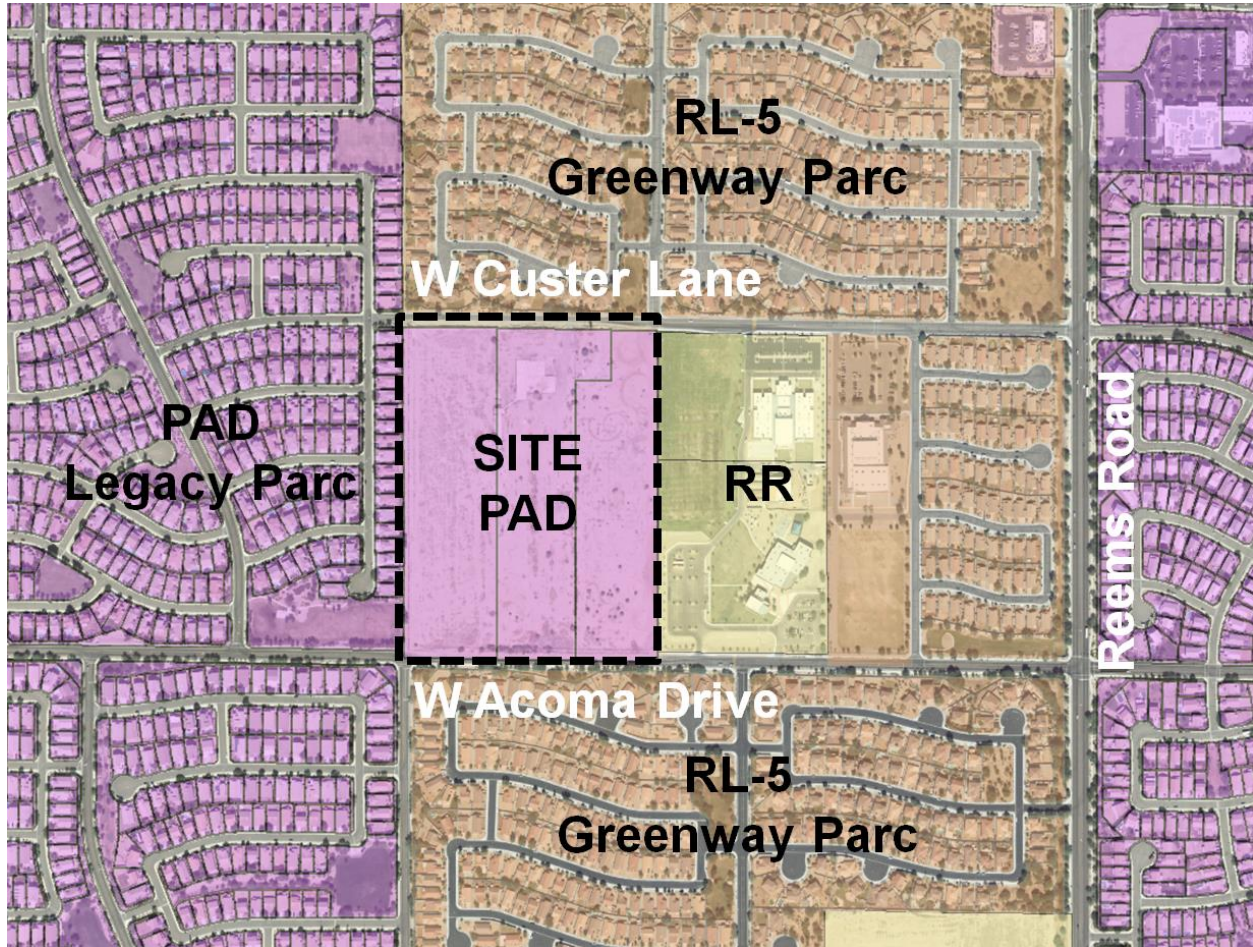
Support/Opposition: Both support and opposition was encountered. Refer to Citizen Participation Report for specific comments.

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.

May 5, 2016: The Planning and Zoning Commission recommended approval of the proposed 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	7,250 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.

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:

If the Mayor and City Council move to **approve** the proposed Rezone/Major PAD Amendment under case **FS15-526**, stipulations 'A' through 'C' as outlined below would be recommended:

- A. Development and use of the site shall be in conformance with the project narrative entitled "Acoma Court" consisting of 75 pages dated revised March 8, 2016 and stamped received March 8, 2016, except as modified by the following stipulations.
- B. 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.
- C. The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

163
164 However, should the Mayor and City Council wish to **deny** of the request, the Mayor and City
165 Council should make its own findings and base its decision on those alternative findings.
166

167 **Preliminary Plat:**
168

169 If the Mayor and City Council move to **approve** the of the proposed Preliminary Plat under case
170 **FS15-526, Stipulations 'A' through 'C'** as outlined below would be recommended:
171

172 A. The comments below from the Traffic Impact Analysis prepared by TRACE Consulting, LLC,
173 dated March 2, 2016, will be revised and submitted with the final plat documents to include
174 the following modifications:

175 1. Page 6, Table 1: The following will be revised:

176 a. Reems Road/Acoma Road, AM Delay will be listed as 14.4.

177 b. Reems Road/Custer Lane, PM Delay will be listed as 20.9 for EBL. The table will
178 report the critical movement, which is EBL in the PM peak period.

179 2. Page 9, Last sentence regarding no future projections. The Traffic Impact Analysis will be
180 revised with the Opening Year being 2017, and apply one year's traffic growth based on
181 2014 ADT from MAG's Transportation Data Management System and City of Surprise
182 2015 counts. The applicant can assume no traffic growth on Reems Road. The applicant
183 should assume a 3% per year traffic volume growth on Greenway Road.

184 3. Page 10, Exhibit 5: The distribution to northbound 157th Avenue will be changed to 3%.

185 4. Page 16, Reems/Custer EBL movement worsens to LOS F in the AM peak hour, as shown
186 in Table 7. This will be acknowledged in the report text, along with the EB approach
187 delay and LOS. This statement will be changed on Page 16.

188
189 B. The comment below from the Preliminary Grading and Drainage Plan prepared by CVL
190 Consultants, dated March 7, 2016 will be revised in the final Grading and Drainage Plan to
191 include the following modification:

192 1. A retention wall is required along the eastern property line.
193

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

196
197 However, should the Mayor and City Council wish to **deny** of the request, the Mayor and City
198 Council should make its own findings and base its decision on those alternative findings.
199
200

201	<u>Attachments:</u>
202	
203	01 – Vicinity Map (3 pages)
204	03 – Preliminary Plat (4 sheets)
205	04 – Preliminary Landscape Plan (3 sheets)
206	05 – PowerPoint – (15 pages)

VICINITY MAP



Greenway Road

High School

SITE

Legacy Parc

Custer Lane

Prasada

Acoma Drive

SR 303

Greenway Parc

Legacy Parc

Tash

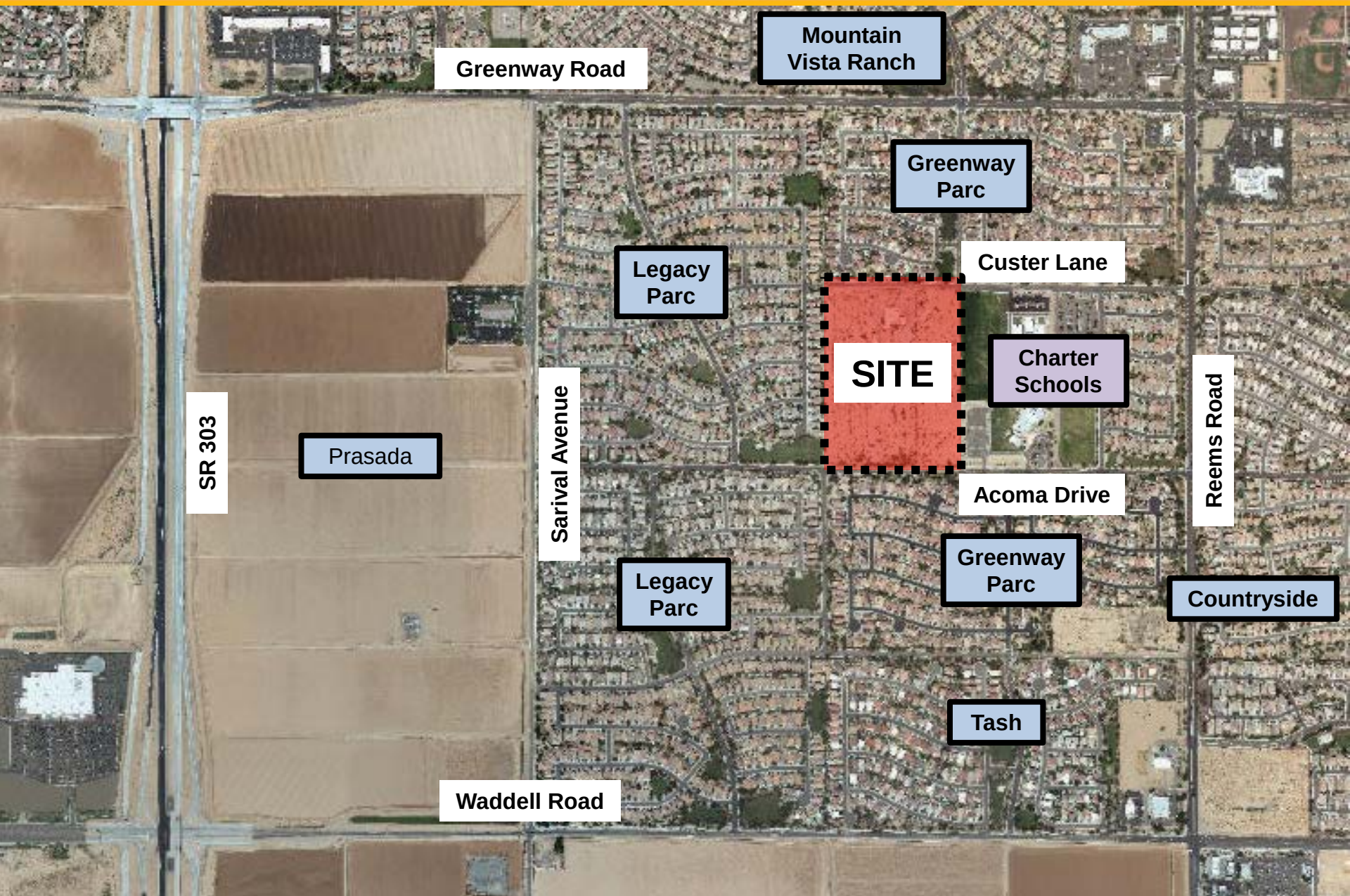
Sarival Avenue

Reems Road

Waddell Road

Greenway Parc

VICINITY MAP



VICINITY MAP



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.

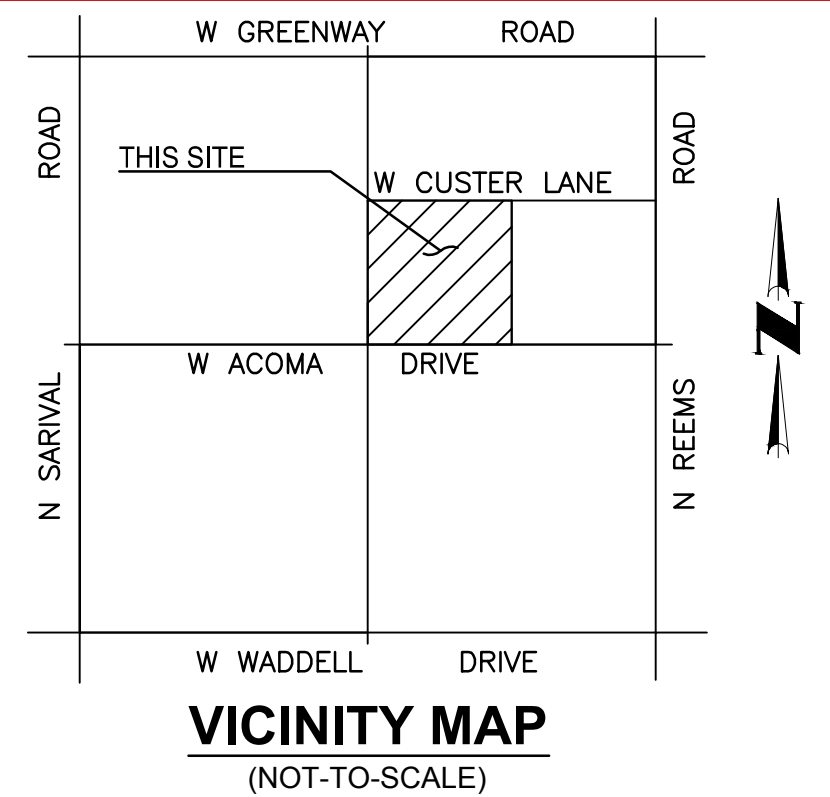
SITE DATA				
GROSS AREA	29.55	AC	1,287,242	SQ FT
NET AREA	28.53	AC	1,242,565	SQ FT
CURRENT ZONING	PAD			
ASSESSORS PARCEL NUMBER (APN#)	501-77-010A			
	501-77-010B			
	501-77-011A			
YIELD	117		100%	
48' X 125'	77		66%	
58' X 125'	40		34%	
GROSS DENSITY	3.96		DUI/AC	
NET DENSITY	4.10		DUI/AC	
PRIVATE 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

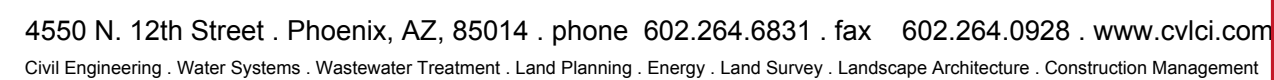
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



_____	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



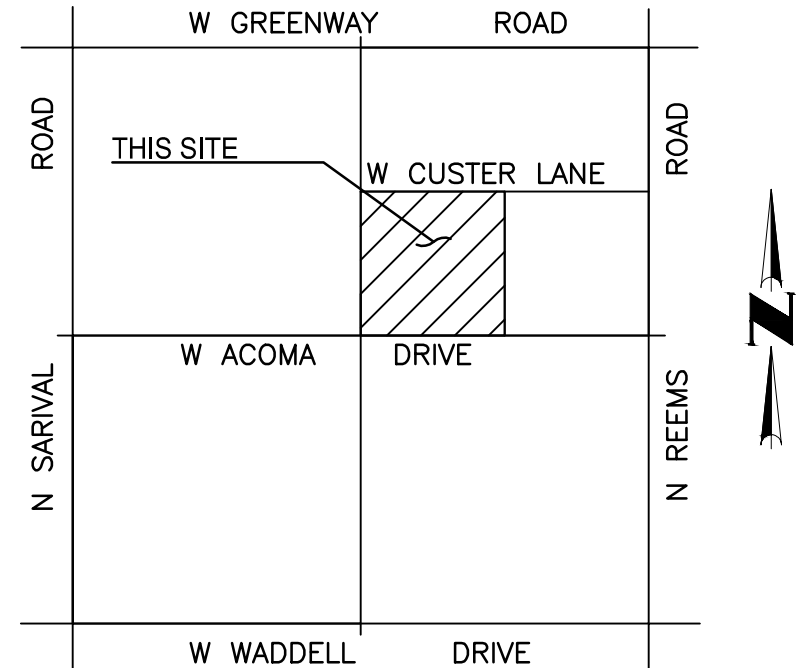
DATE: 3/07/16

PRELIMINARY PLAT
FOR
ACOMA COURT

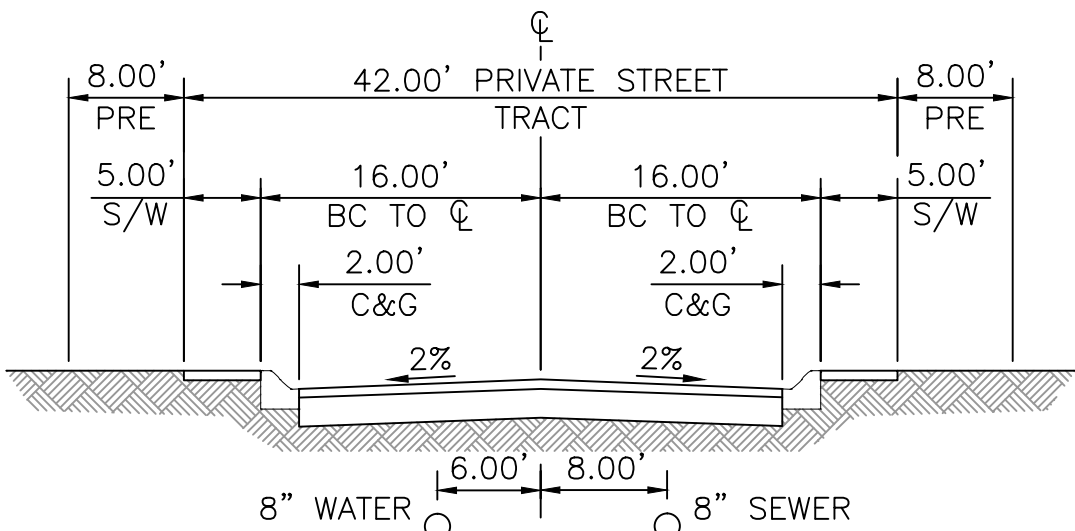
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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



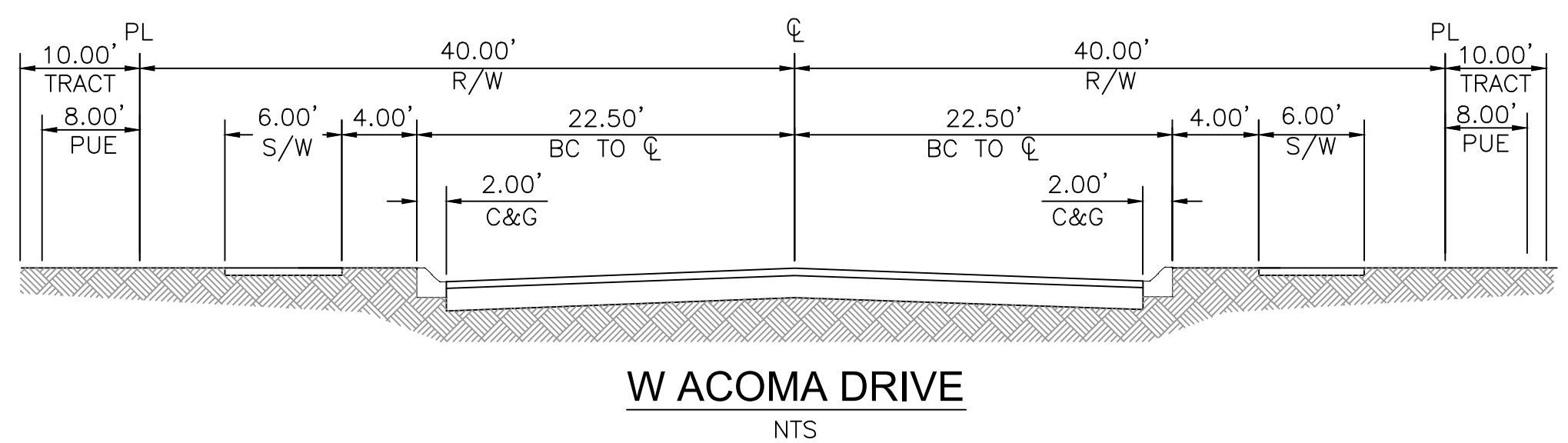
VICINITY MAP
(NOT-TO-SCALE)



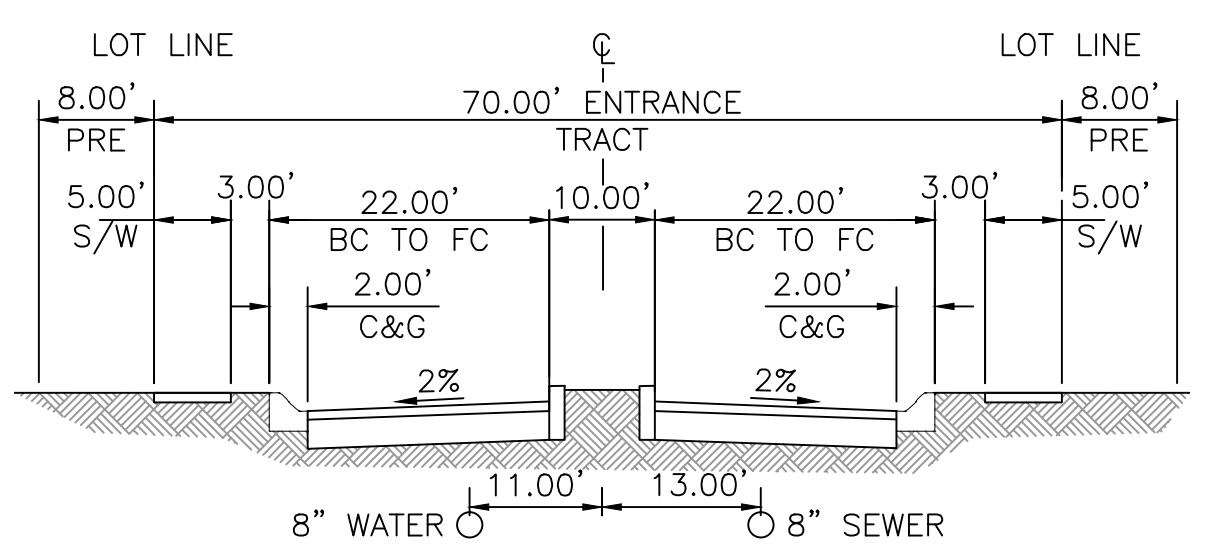
NOTES: HOMEOWNERS ASSOCIATION TO MAINTAIN STREETS, SIDEWALK,
STREET LIGHTS, STREET SIGNS, AND LANDSCAPING.

*-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.

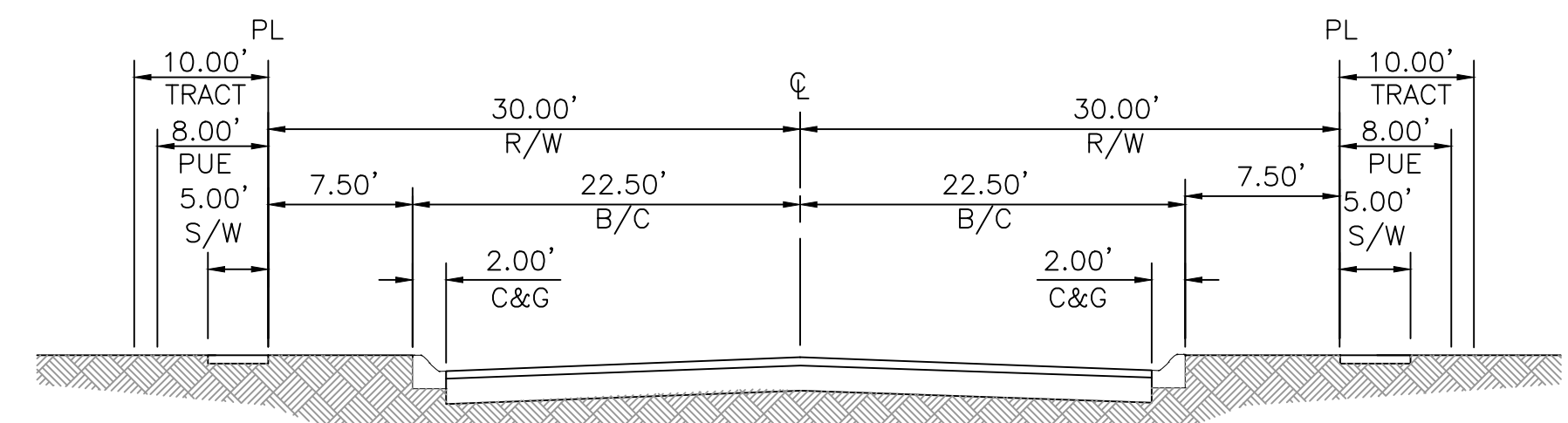
LOCAL STREET - PRIVATE ACCESSWAY
NTS - LOOKING NORTH OR EAST



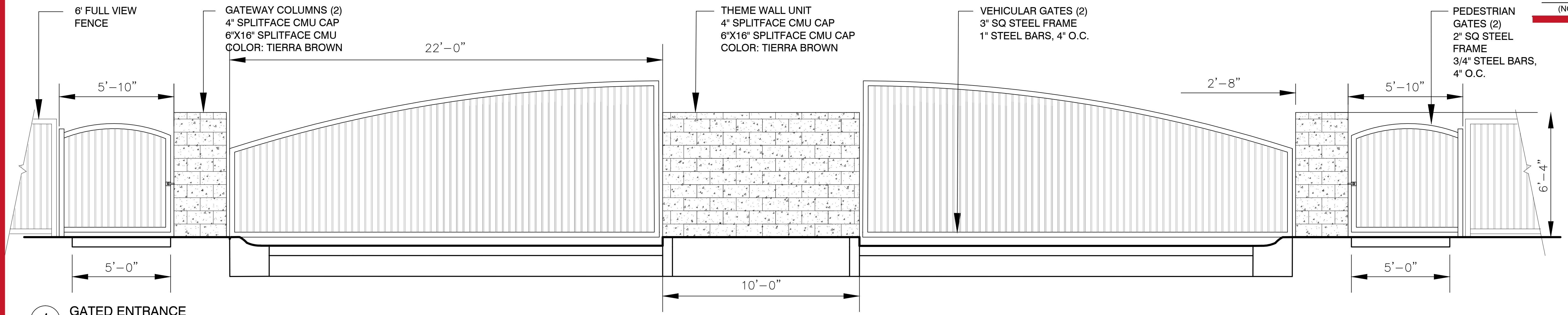
W ACOMA DRIVE
NTS



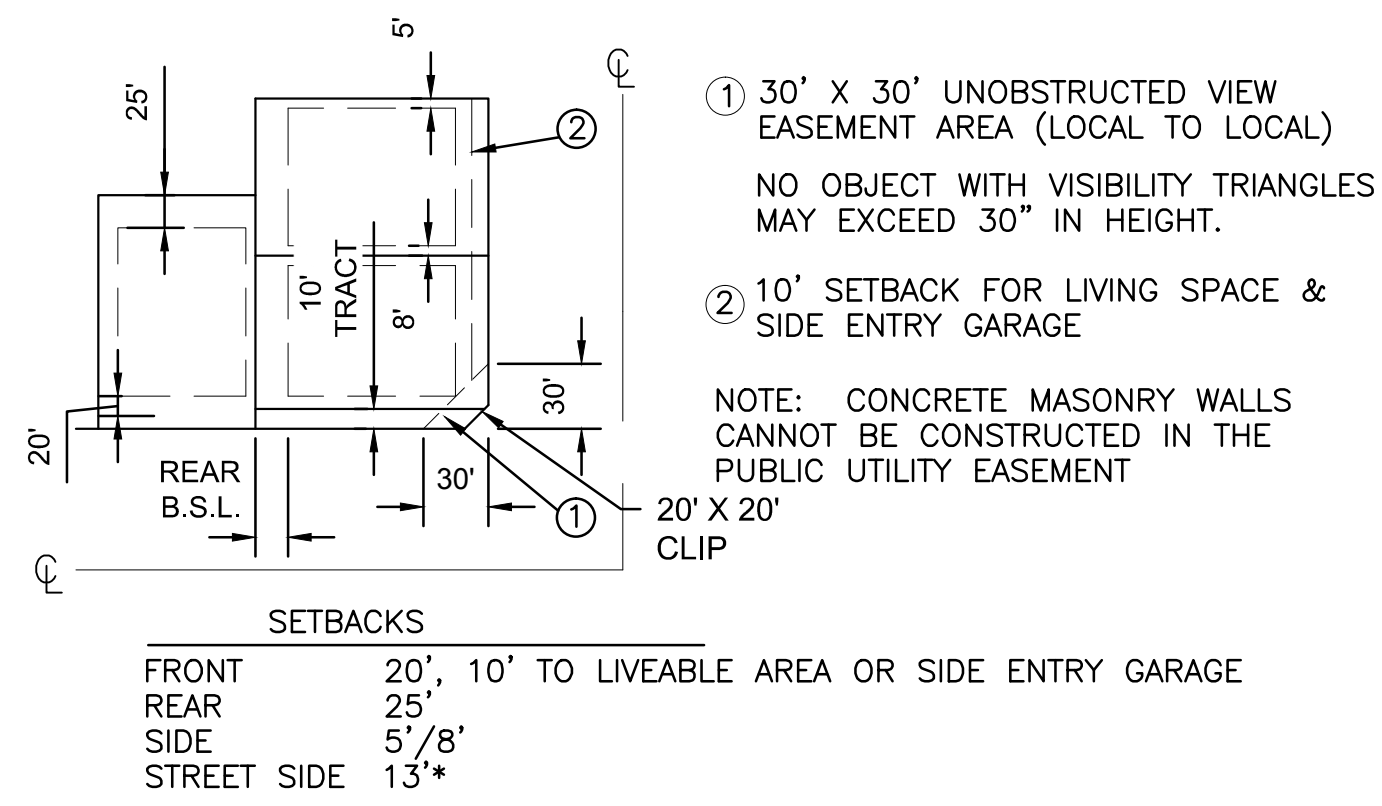
ENTRANCE
NTS - LOOKING NORTH



W CUSTER LANE
NTS

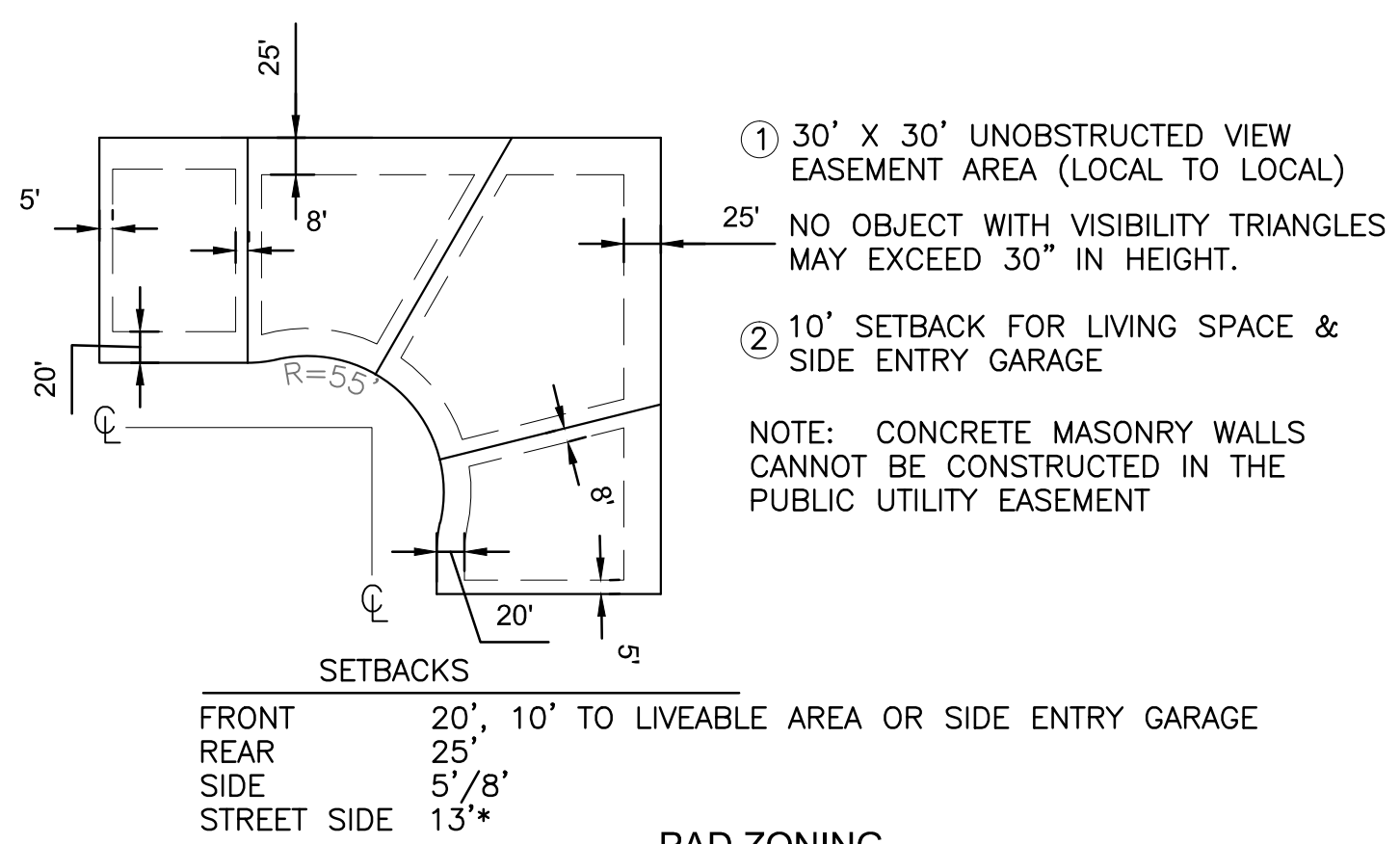


1 GATED ENTRANCE
3/8\"/>



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.

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



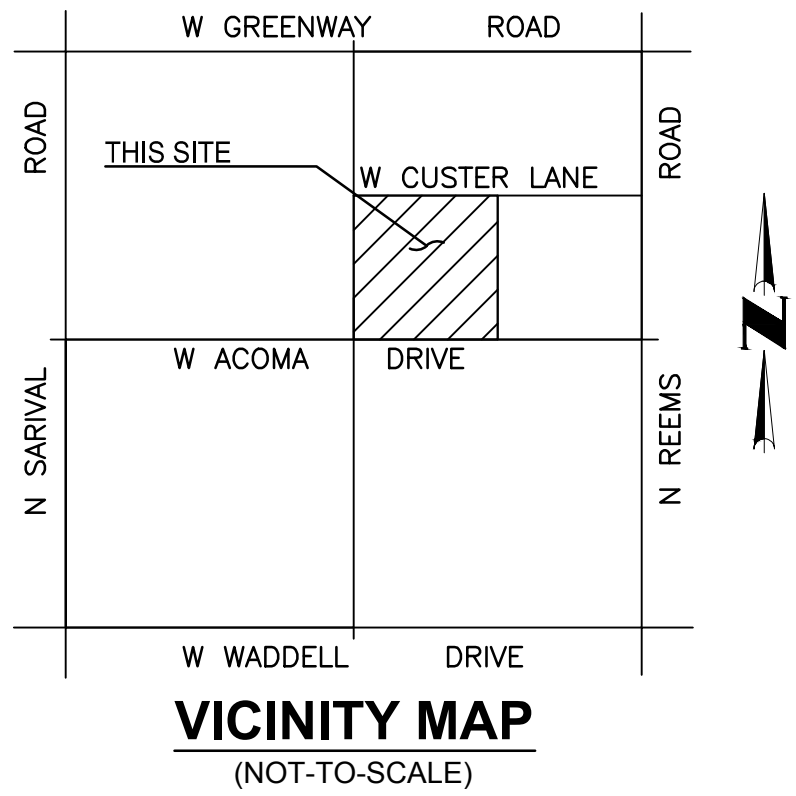
SHEET
02 OF 04

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

N:\010274401\Cadd\Preliminary\PS PRE PLAT 01.dwg

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

MATCHLINE
SHEET 4

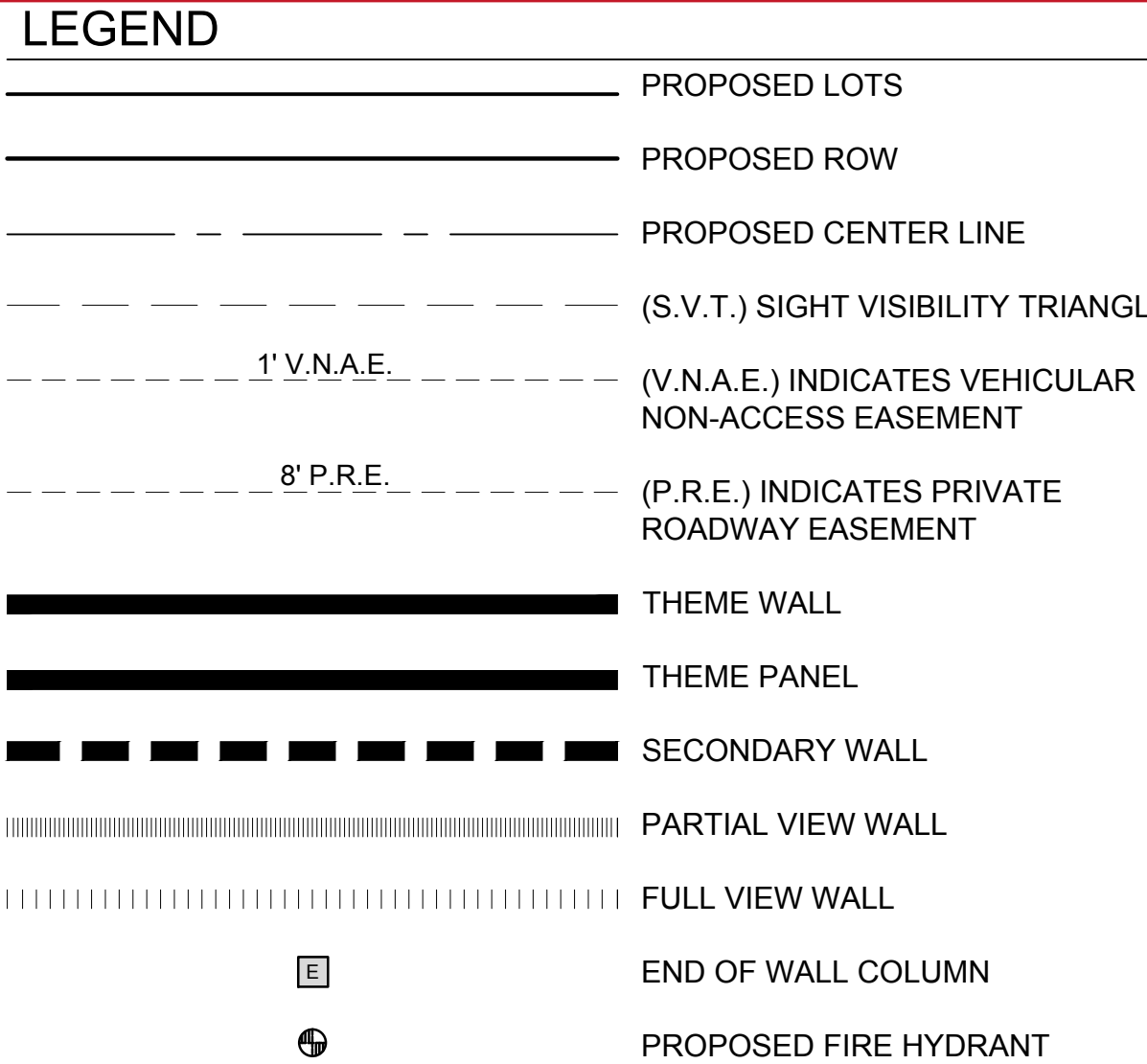
MATCHLINE
SHEET 4

0 25 50 Feet
SCALE 1" = 50'

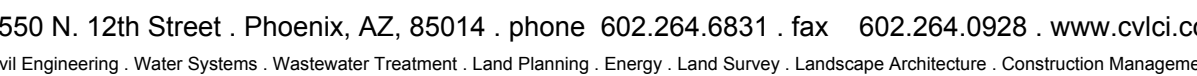
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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



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

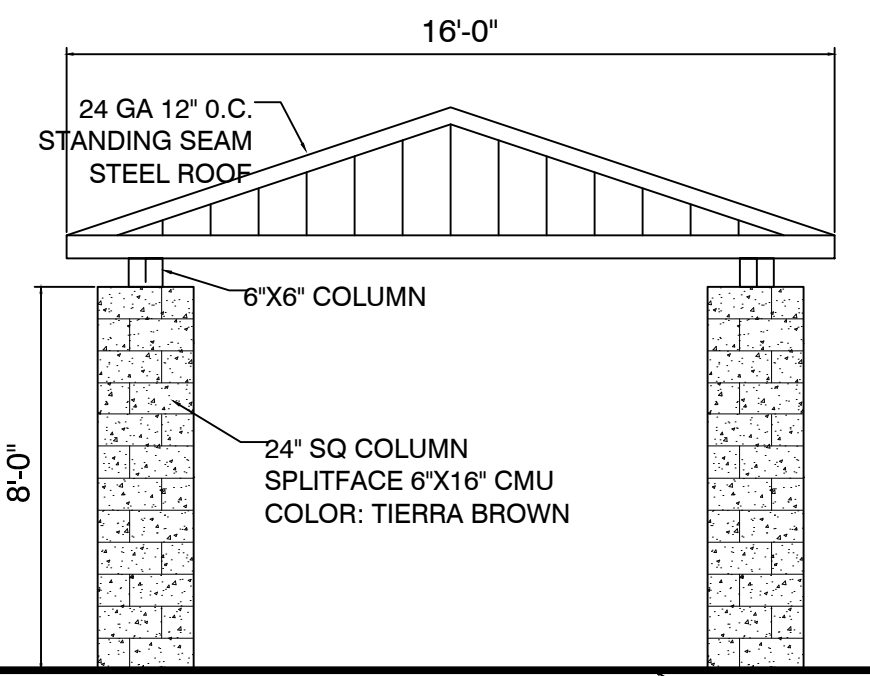
PRELIMINARY LANDSCAPE AND AMENITY PLAN
FOR
ACOMA COURT

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

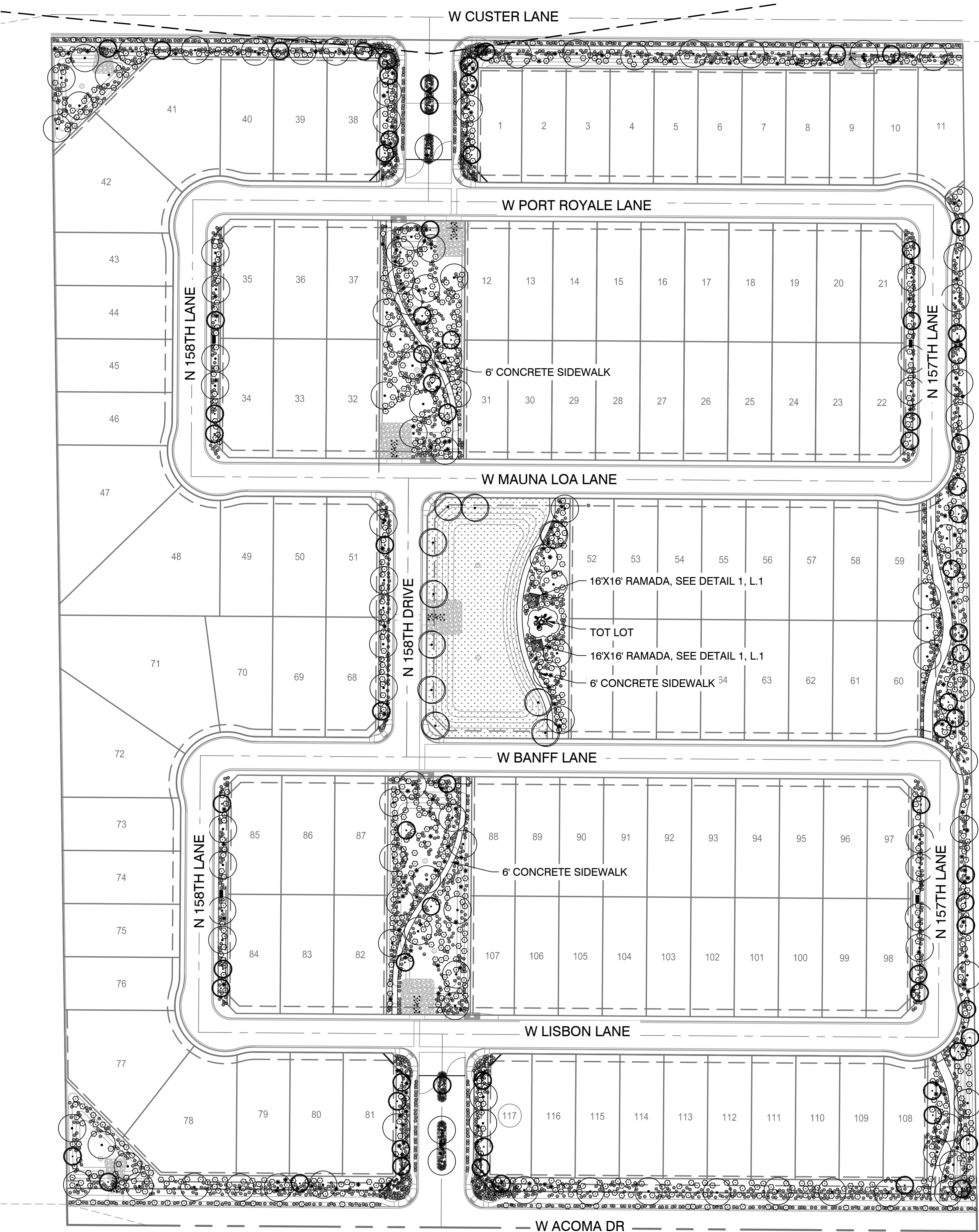
SHEET INDEX:
L1 PRELIMINARY LANDSCAPE PLAN

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).



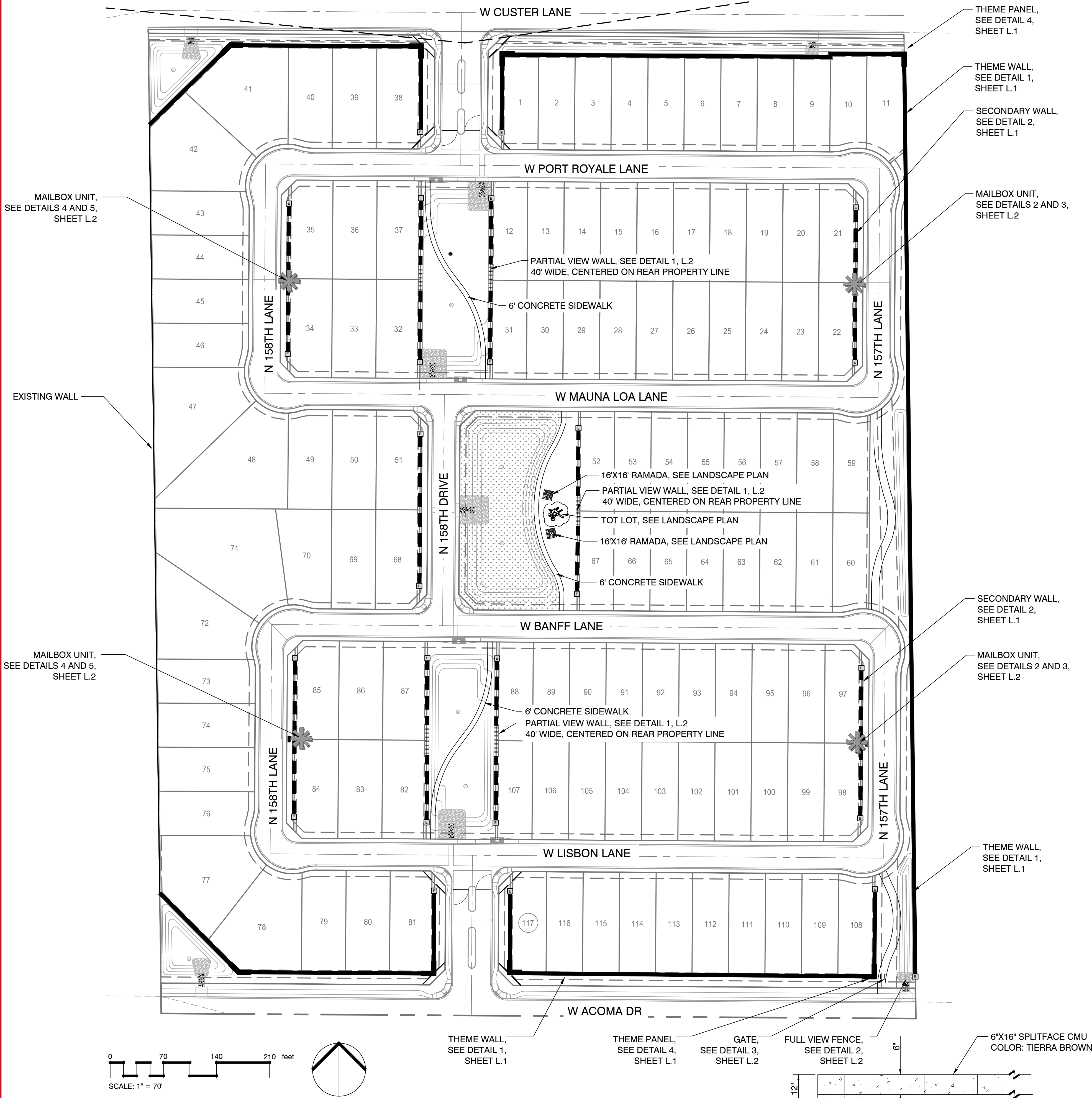
1 16'X16' DENVER-STYLE RAMADA
1/4" = 1'-0"
P-RE-ACO-09



CVL CONSULTANTS logo and contact information.
OWNER/DEVELOPER: GARRETT-WALKER HOMES, LLC
LANDSCAPE ARCHITECT: CVL CONSULTANTS
PROJECT INFORMATION: ACOMA COURT
VICINITY MAP (NOT-TO-SCALE)
REVISION HISTORY table
SEAL & ISSUE section with signature and stamp
DISCIPLINE: LANDSCAPE ARCHITECTURE
PRELIMINARY LANDSCAPE PLAN

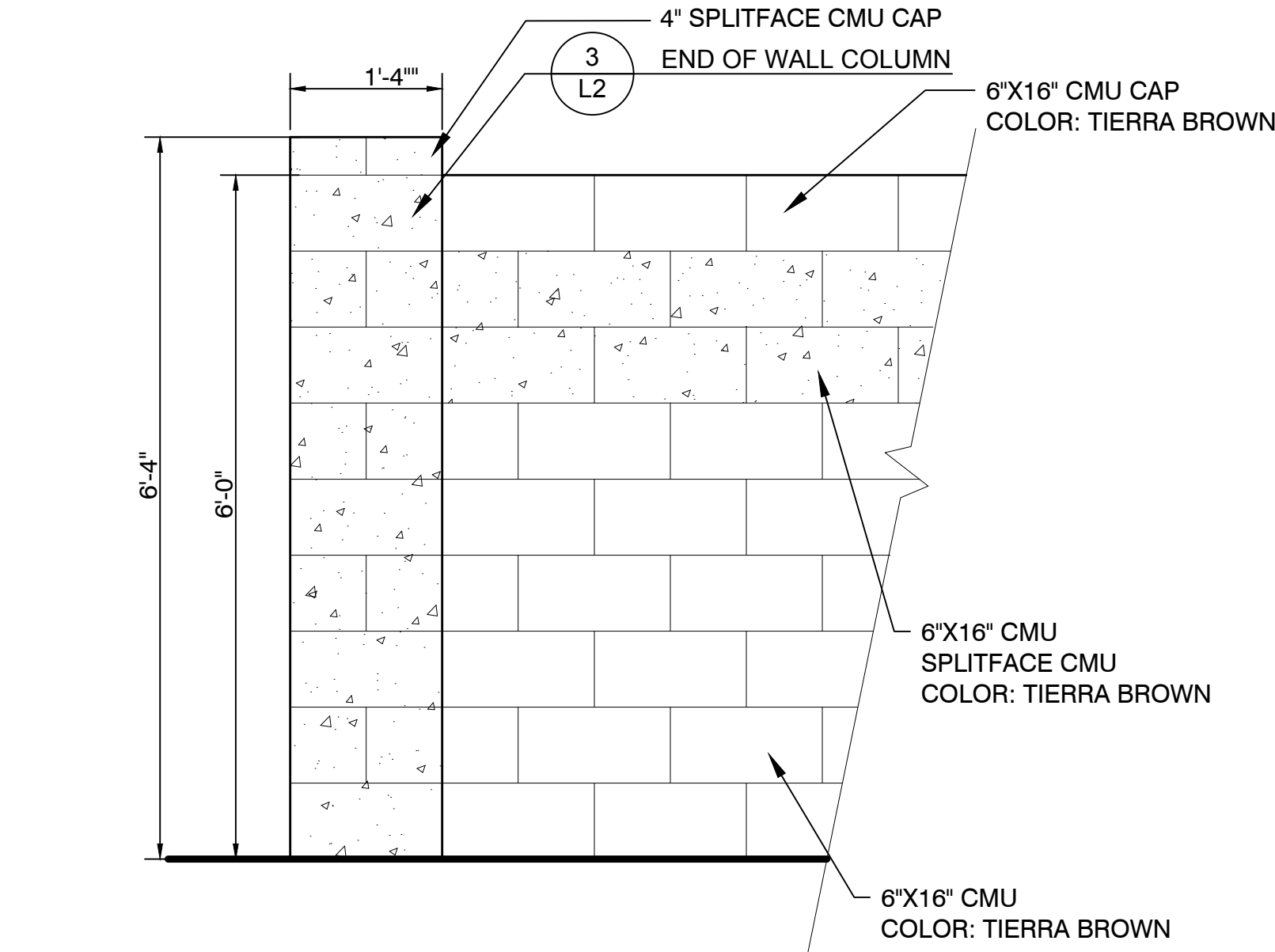
DOCUMENT INFORMATION: Document Creation Date: March 7, 2016
PRINTER INFORMATION: Printed By: Holly Powell
SHEET SET INFORMATION: Sheet Set Name: ###

PRELIMINARY WALL PLAN FOR ACOMA COURT

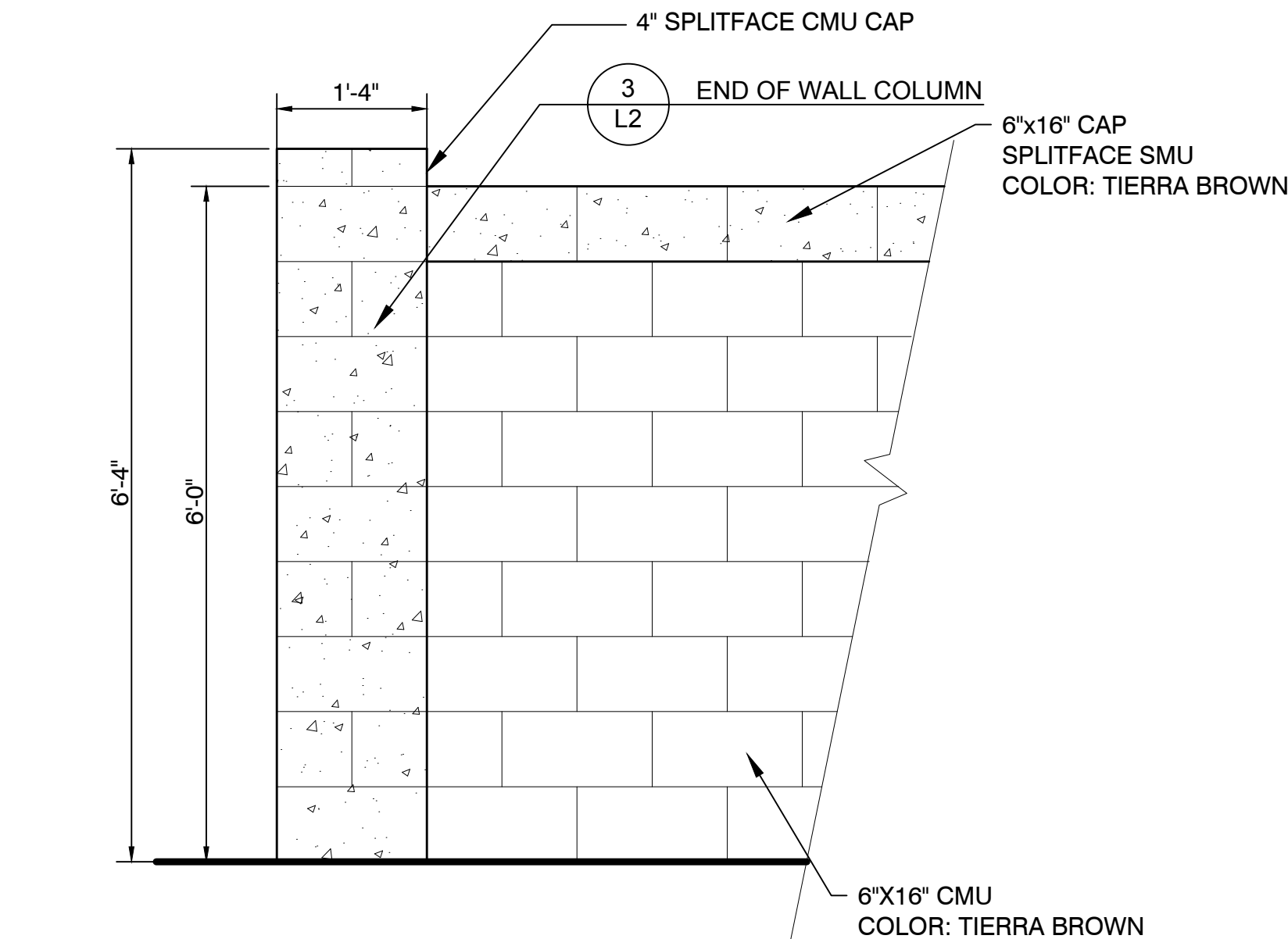


SHEET INDEX:

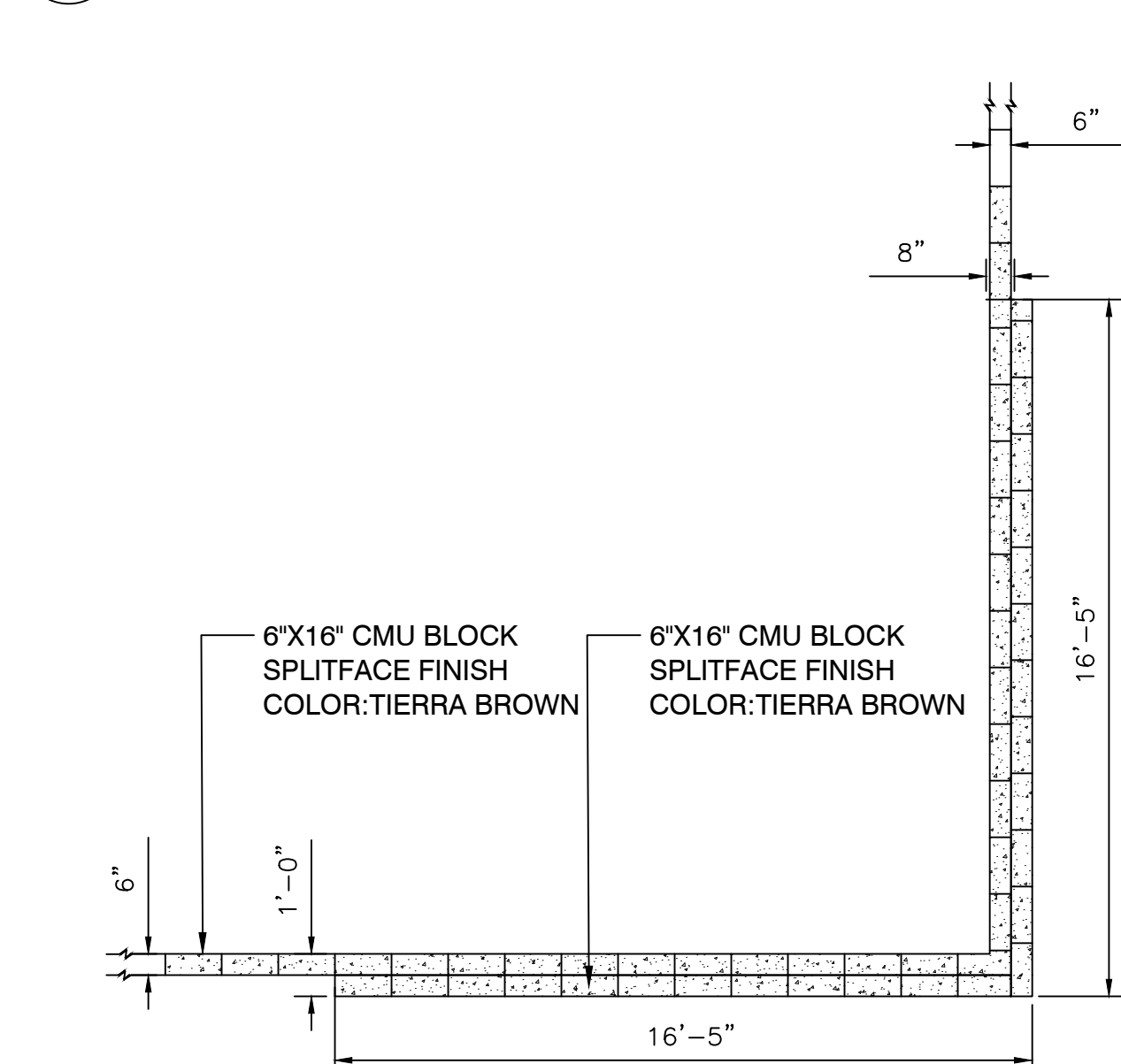
L1 PRELIMINARY WALL PLAN
L2 WALL DETAILS



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



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



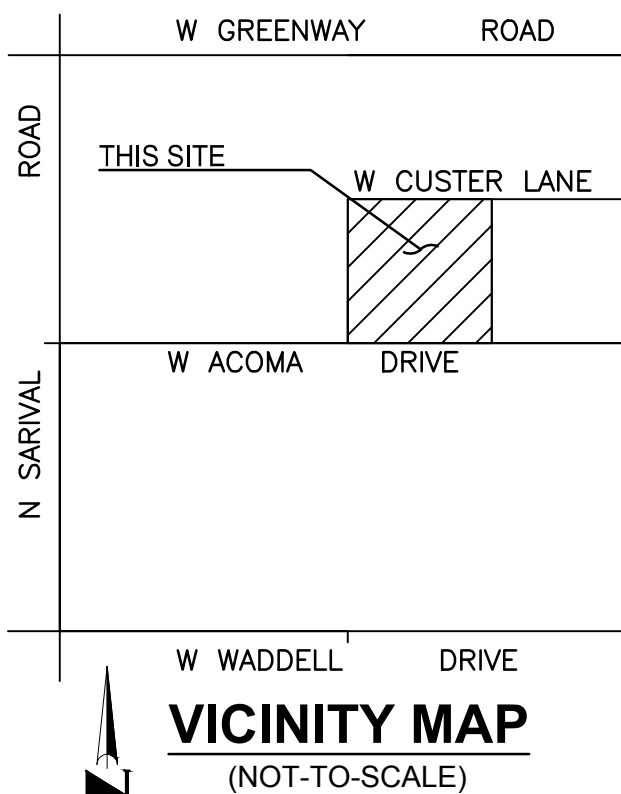
3 END OF WALL COLUMN
3/4" = 1'-0"

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

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@CVLCCI.COM

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



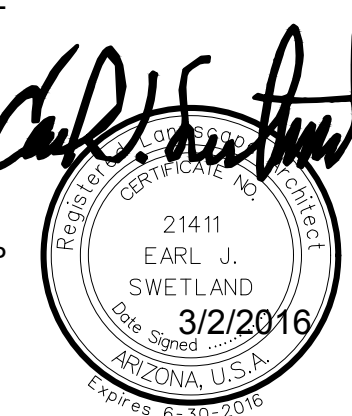
REVISION HISTORY

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		

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

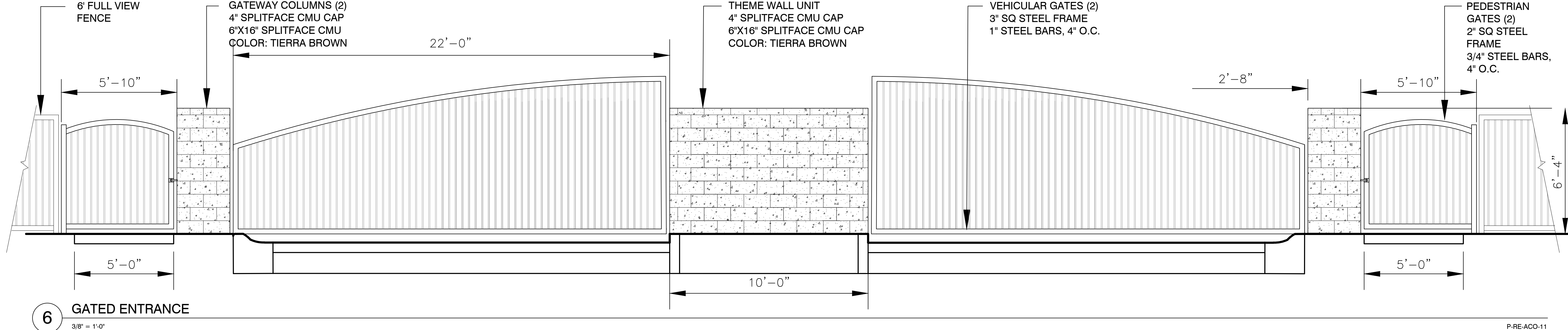
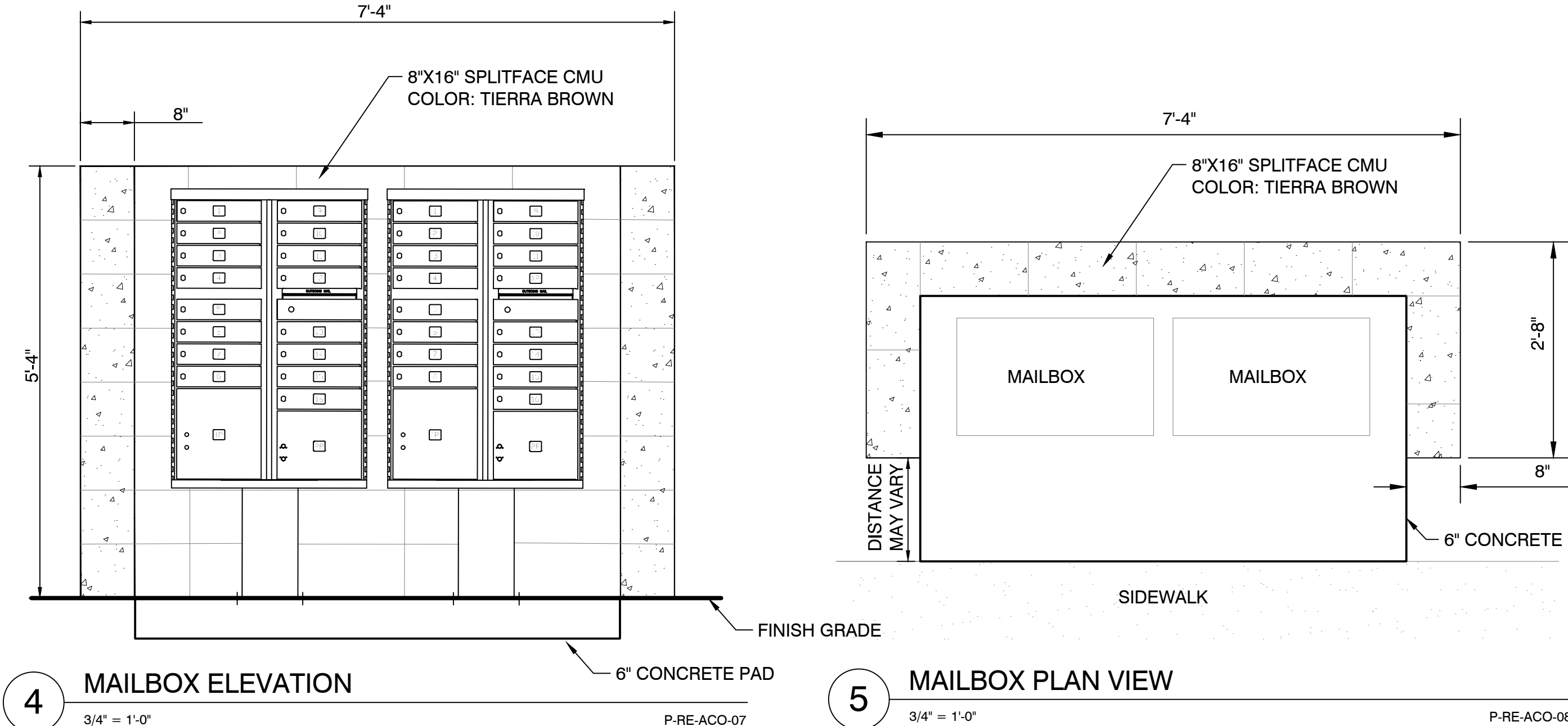
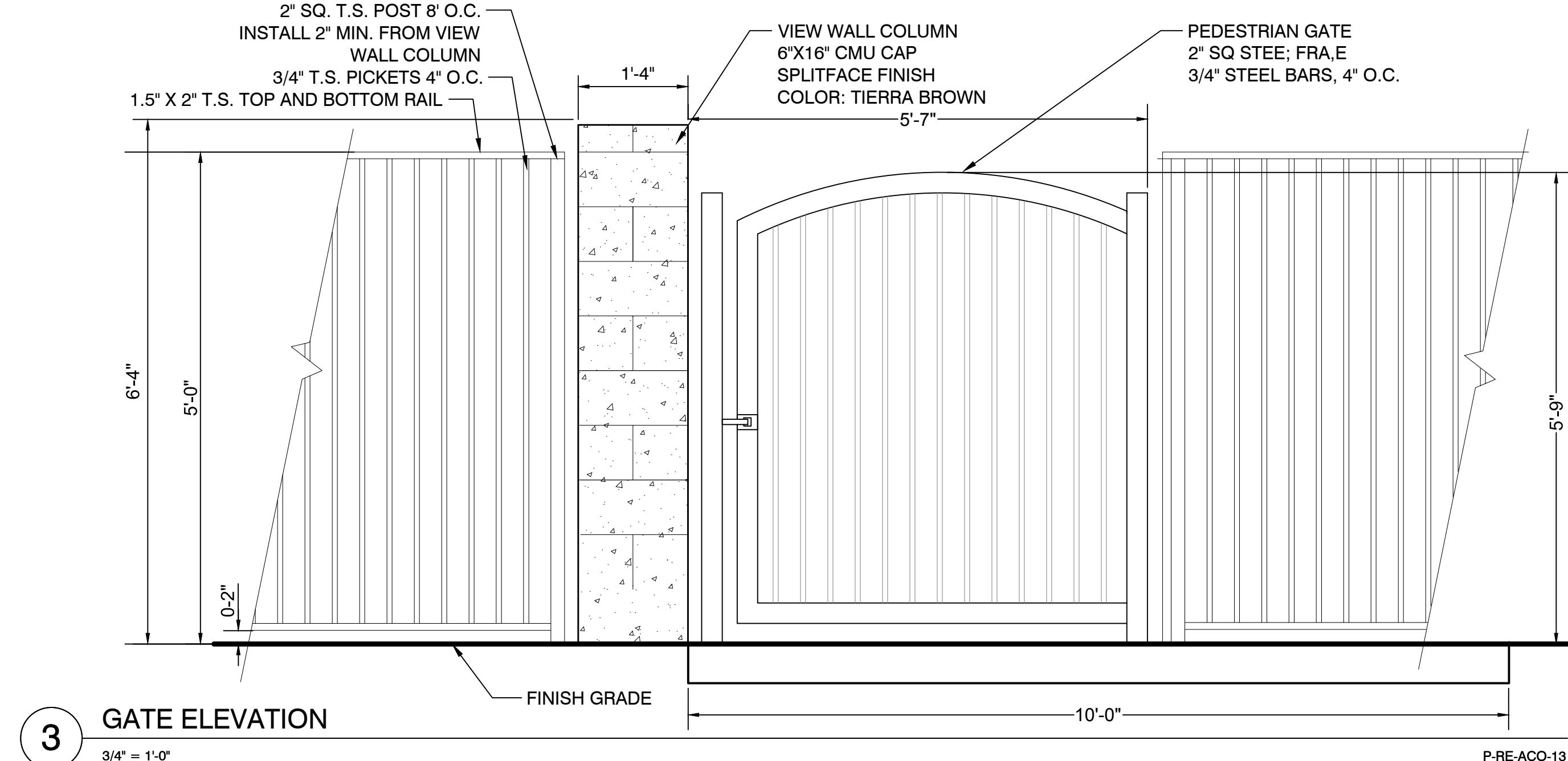
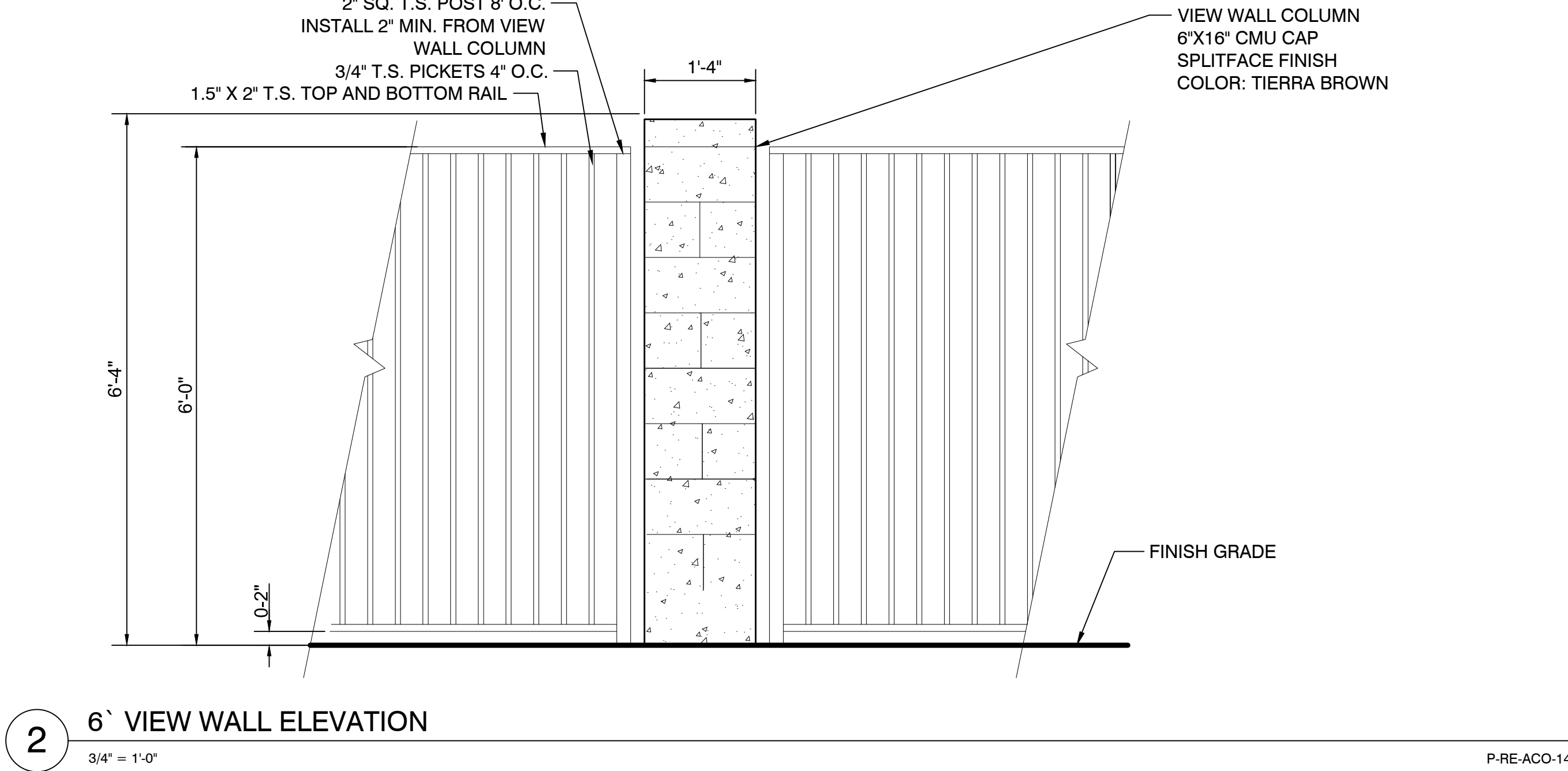
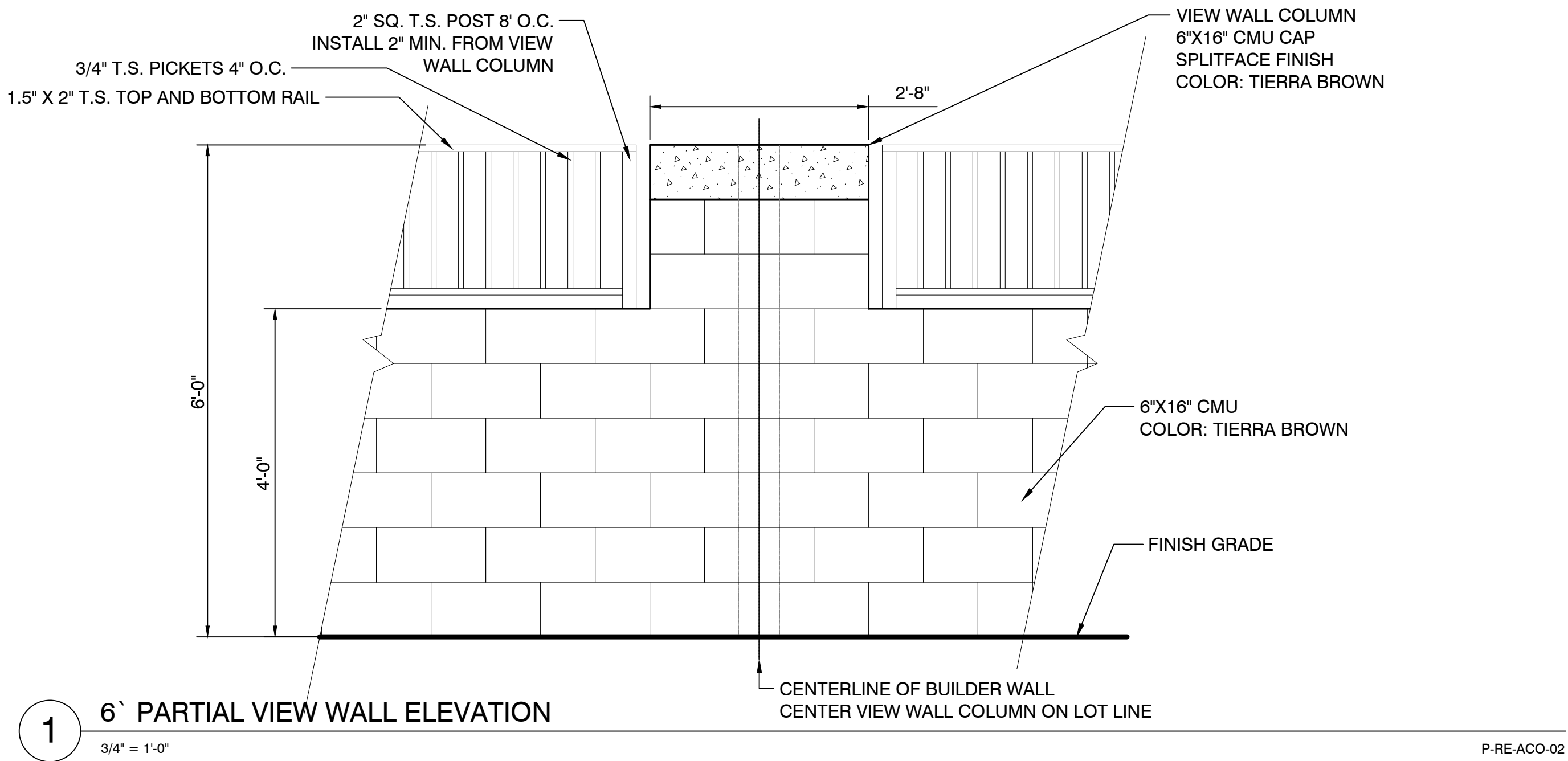
SEAL & ISSUE

DESIGN: ES
DRAWN: RG/HP
CHECK: ES



DISCIPLINE: LANDSCAPE ARCHITECTURE
PRELIMINARY WALL PLAN

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: ###



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

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

VICINITY MAP
(NOT-TO-SCALE)

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

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

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

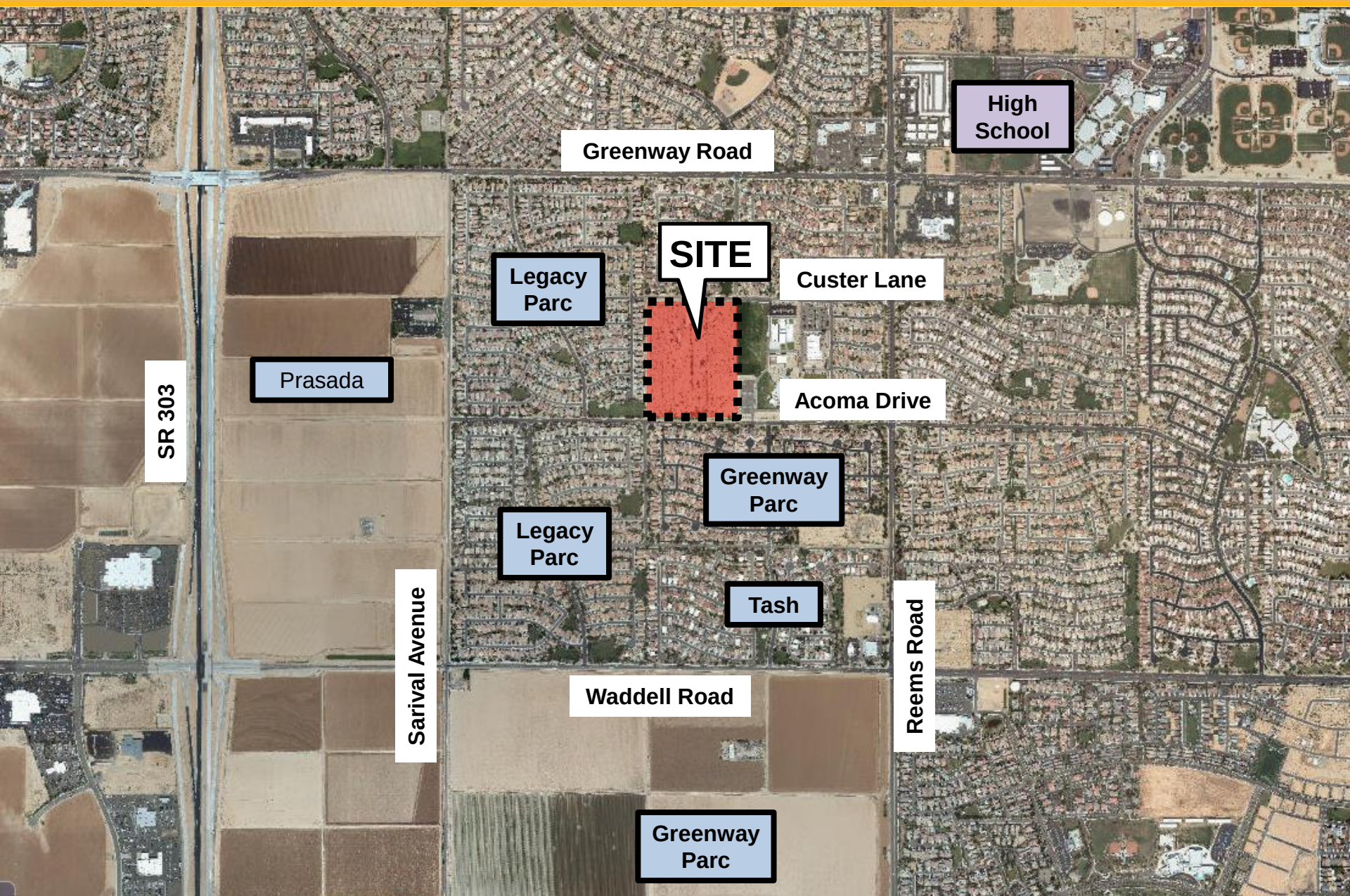
CASE NO. FS15-526

FS15-526
Acoma Court
Rezone/PAD Amendment and Preliminary Plat
City Council

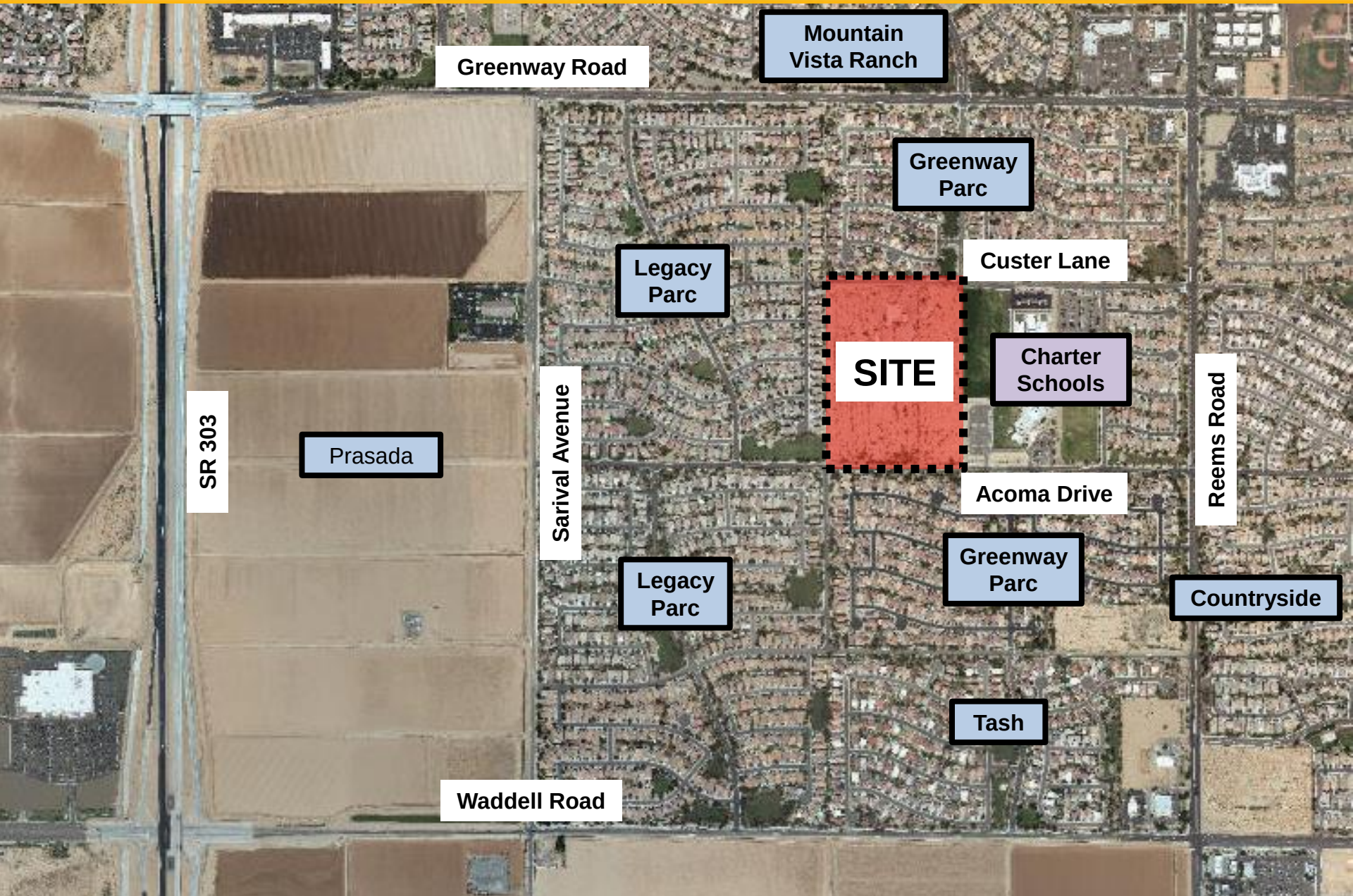
May 17, 2016



VICINITY MAP



VICINITY MAP

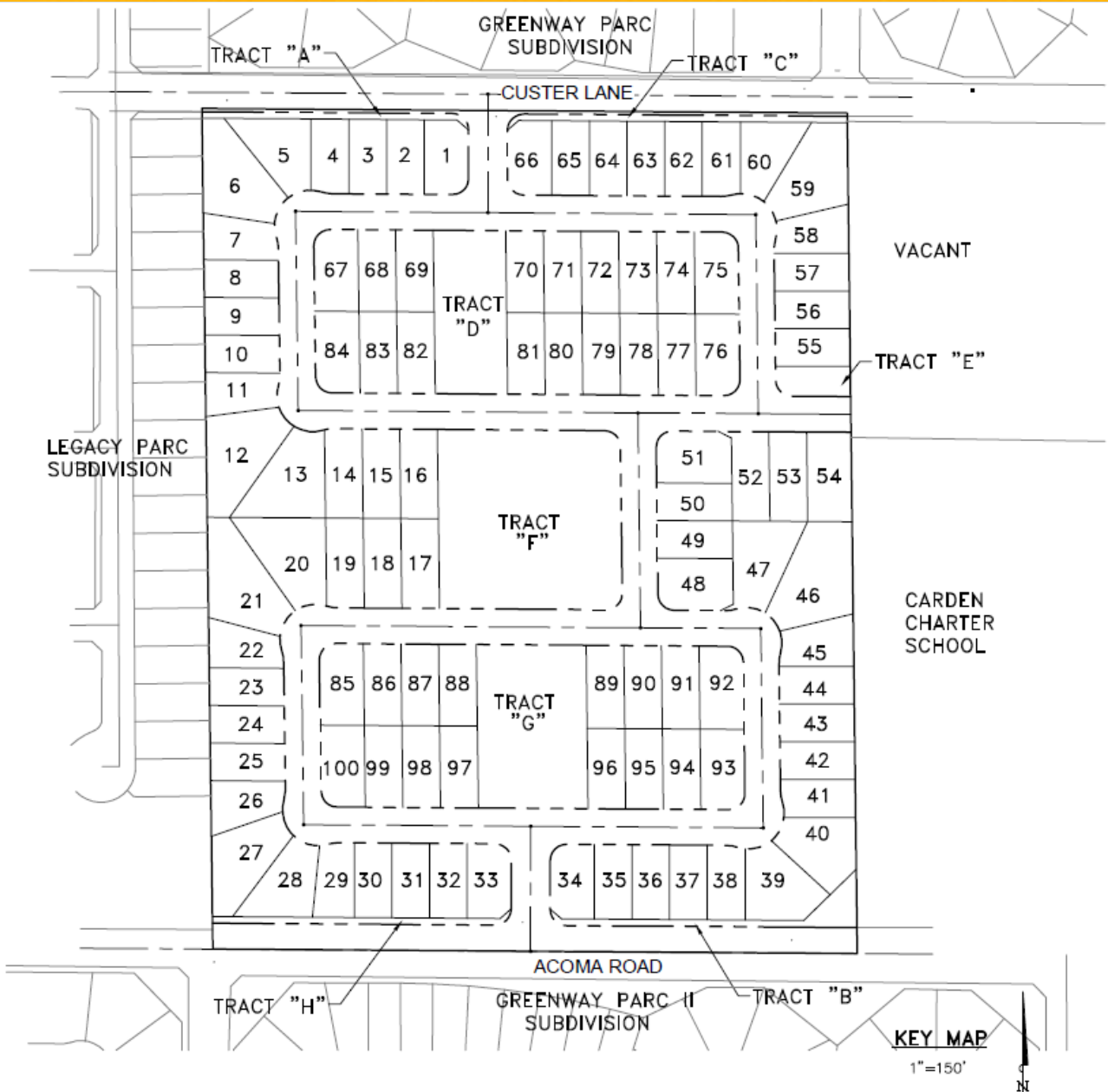


VICINITY MAP



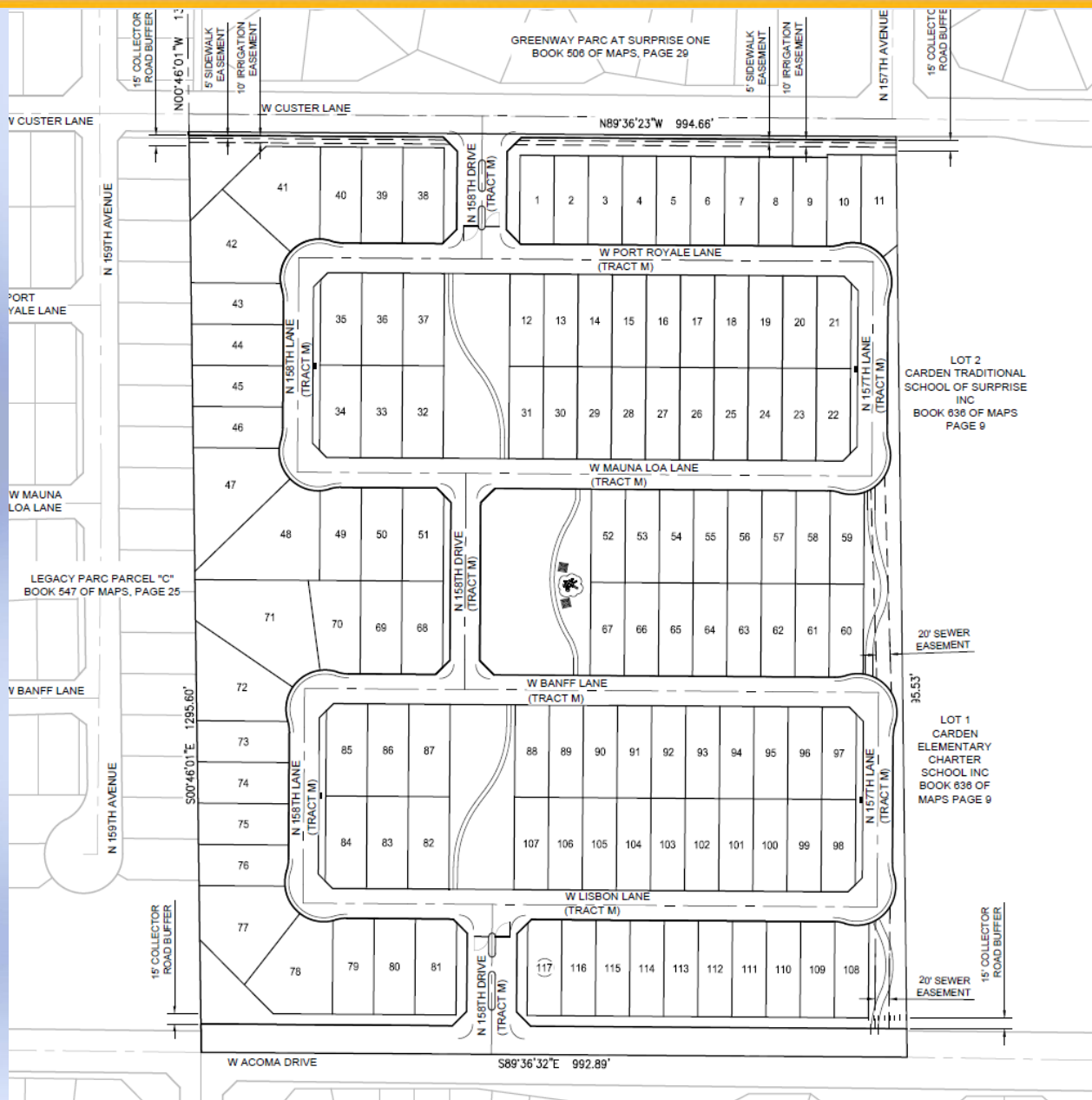
- **PAD Approved November 8, 2007**
- **Preliminary Plat Approved May 14, 2009**
- **100 Single Size (58 by 115 feet) Lots Proposed**
- **Density at 3.38 DU/ac**
- **3.5 Open Space Proposed**
- **Vehicular Connection to the East**
- **Referred to a Previous Zoning Code for:**
 - **Dimensional Requirements**
 - **Uses**

ORIGINAL PAD AND PRELIMINARY PLAT

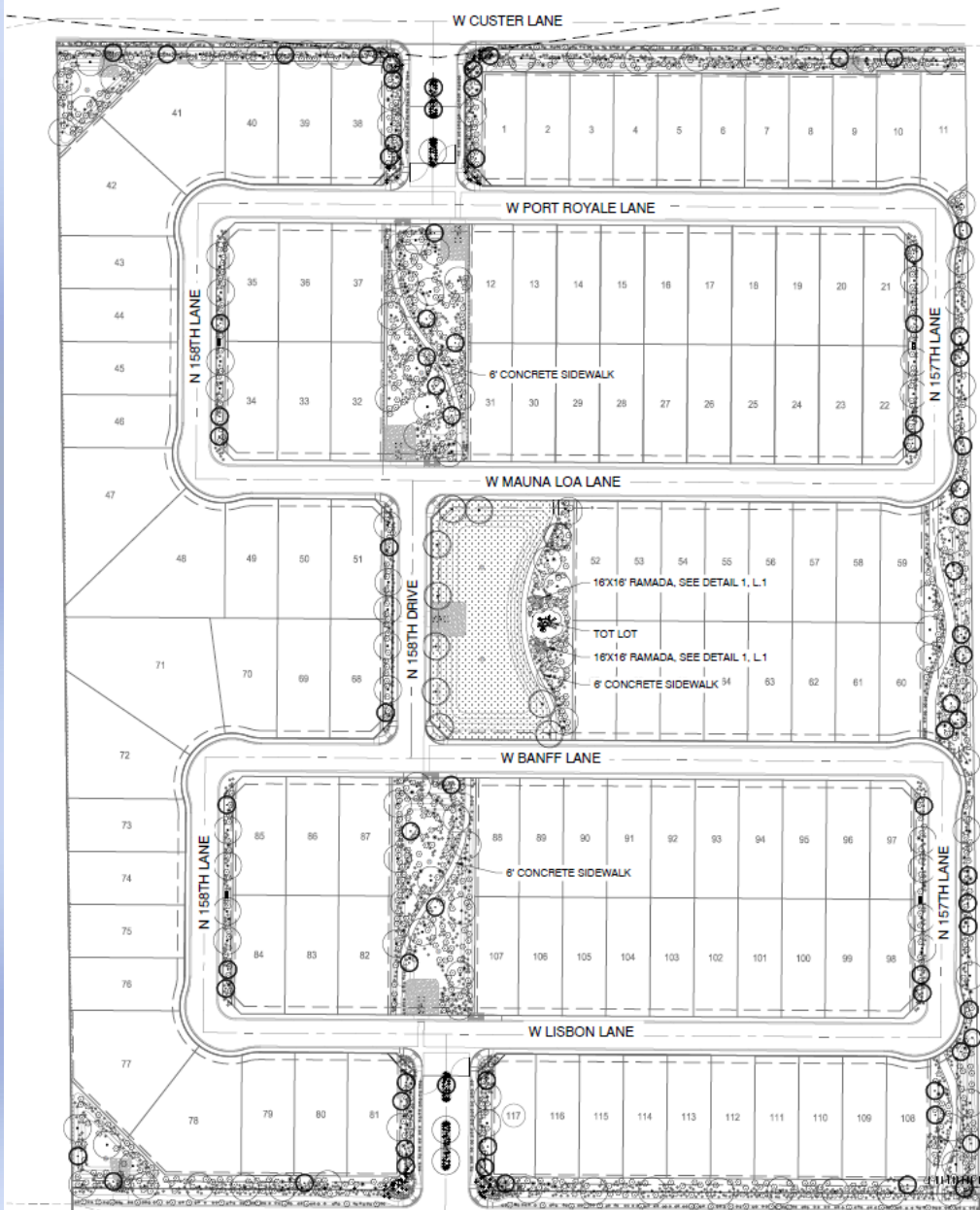


- **Increase to 117 Lots Proposed**
 - **58 by 125 Feet (40 Lots)**
 - **48 by 125 Feet (77 Lots)**
- **Density Increased to 3.96 DU/ac**
- **Open Space Increased to 3.90 Acres**
- **Eliminate Vehicular Connection to the East**
- **Utilizes Current Zoning Code for:**
 - **Dimensional Requirements**
 - **Uses**

PROPOSED PAD AND PRELIMINARY PLAT



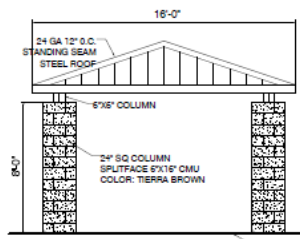
LANDSCAPE PLAN



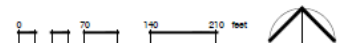
CONCEPT PLANT SCHEDULE

2016-03-04 14:58

	DESERT SHADE TREES FRAXINUS GREGGII / GREGG'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 DMU BUSH LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA MUHLBERGIA CAPILLARIS 'REGAL 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" = 1'-0" SUB-ADO-09



W CUSTER LANE

THEME PANEL, SEE DETAIL 4, SHEET L1

THEME WALL, SEE DETAIL 1, SHEET L1

SECONDARY WALL, SEE DETAIL 2, SHEET L1

MAILBOX UNIT, SEE DETAILS 2 AND 3, SHEET L2

W PORT ROYALE LANE

MAILBOX UNIT, SEE DETAILS 4 AND 5, SHEET L2

PARTIAL VIEW WALL, SEE DETAIL 1, L2
40' WIDE, CENTERED ON REAR PROPERTY LINE

6' CONCRETE SIDEWALK

N 158TH LANE

N 157TH LANE

EXISTING WALL

W MAUNA LOA LANE

15'x16' RAMADA, SEE LANDSCAPE PLAN

PARTIAL VIEW WALL, SEE DETAIL 1, L2
40' WIDE, CENTERED ON REAR PROPERTY LINE

TOT LOT, SEE LANDSCAPE PLAN

16'x16' RAMADA, SEE LANDSCAPE PLAN

6' CONCRETE SIDEWALK

N 158TH DRIVE

W BANFF LANE

SECONDARY WALL, SEE DETAIL 2, SHEET L1

MAILBOX UNIT, SEE DETAILS 2 AND 3, SHEET L2

6' CONCRETE SIDEWALK

PARTIAL VIEW WALL, SEE DETAIL 1, L2
40' WIDE, CENTERED ON REAR PROPERTY LINE

N 158TH LANE

N 157TH LANE

THEME WALL, SEE DETAIL 1, SHEET L1

W LISBON LANE

W ACOMA DR

THEME WALL, SEE DETAIL 1, SHEET L1

THEME PANEL, SEE DETAIL 4, SHEET L1

GATE, SEE DETAIL 3, SHEET L2

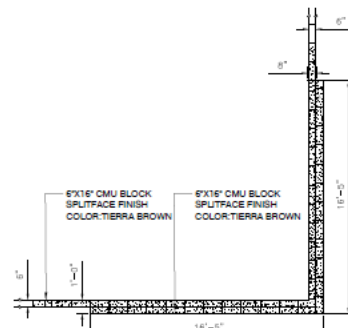
FULL VIEW FENCE, SEE DETAIL 2, SHEET L2

6'x16' SPLITFACE CMU
COLOR: TERRA BROWN

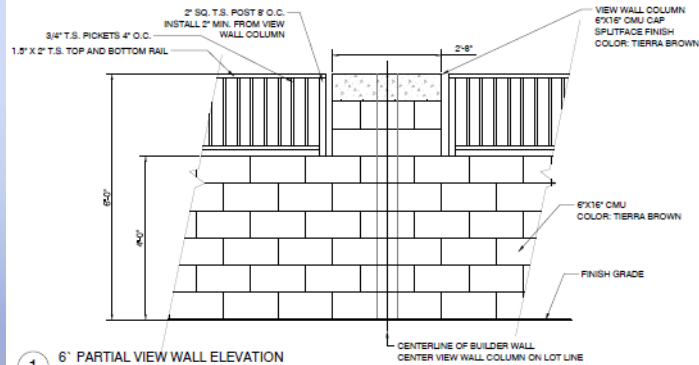
SCALE: 1" = 10'

0 70 140 210 Feet

North Arrow



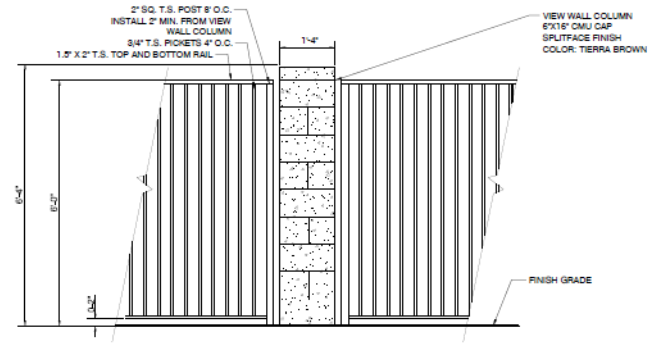
WALL AND GATE PLAN



1 6' PARTIAL VIEW WALL ELEVATION

3/4" = 1'-0"

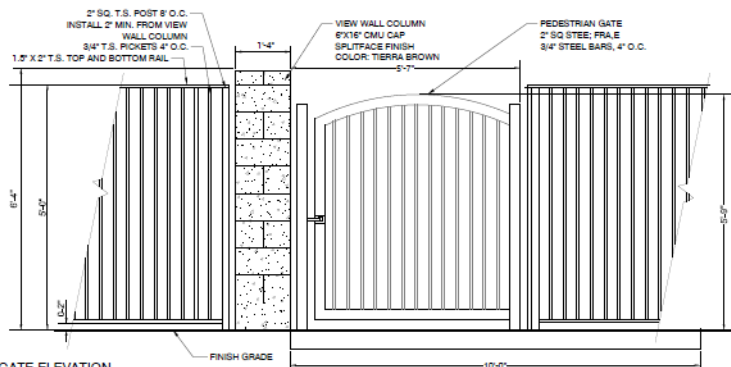
PME-400-03



2 6' VIEW WALL ELEVATION

3/4" = 1'-0"

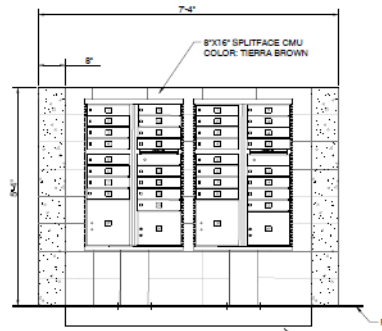
PME-400-04



3 GATE ELEVATION

3/4" = 1'-0"

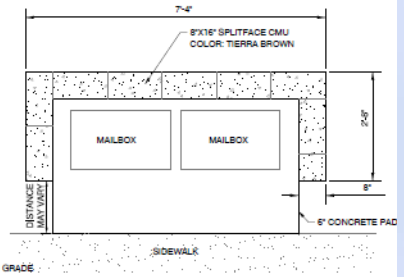
PME-400-05



4 MAILBOX ELEVATION

3/4" = 1'-0"

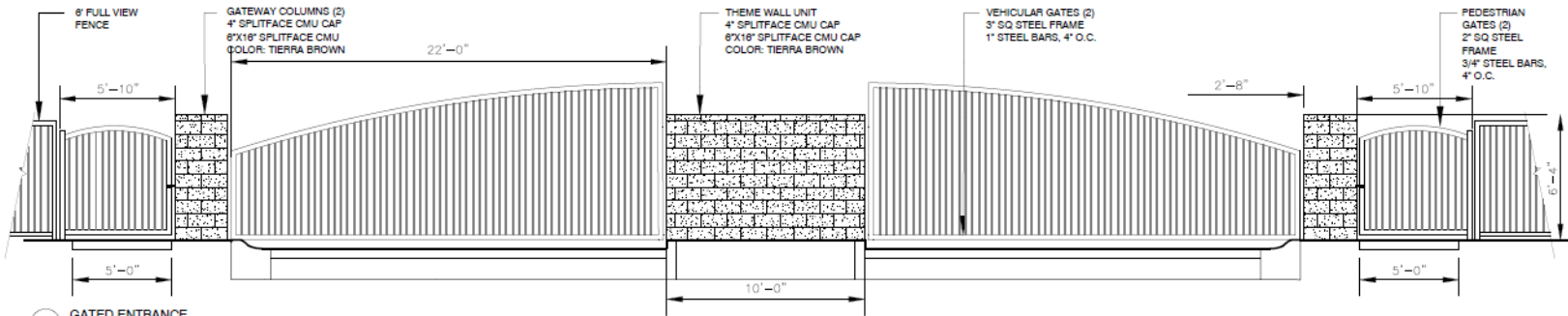
PME-400-07



5 MAILBOX PLAN VIEW

3/4" = 1'-0"

PME-400-08



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?



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

RESOLUTION #2016-75

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PRELIMINARY PLAT ENTITLED "ACOMA COURT," GENERALLY LOCATED WEST OF REEMS ROAD AND NORTH OF ACOMA DRIVE.

WHEREAS, on November 8, 2007 the Mayor and City Council approved the Acoma Court Planned Area Development;

WHEREAS, on May 20, 2015 the applicant filed a request for a PAD Amendment to the Acoma Court PAD and this Preliminary Plat;

WHEREAS, on May 5, 2016 the Planning and Zoning Commission recommended approval of the proposed project; and

WHEREAS, the proposed Preliminary Plat is in compliance with the Surprise Municipal Code and Surprise General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Preliminary Plat entitled "Acoma Court," dated March 7, 2016 is approved, subject to the following conditions:

A. The comments below from the Traffic Impact Analysis prepared by TRACE Consulting, LLC, dated March 2, 2016, will be revised and submitted with the final plat documents to include the following modifications:

1. Page 6, Table 1: The following will be revised:
 - a. Reems Road/Acoma Road, AM Delay will be listed as 14.4.
 - b. Reems Road/Custer Lane, PM Delay will be listed as 20.9 for EBL. The table will report the critical movement, which is EBL in the PM peak period.
2. Page 9, Last sentence regarding no future projections. The Traffic Impact Analysis will be revised with the Opening Year being 2017, and apply one year's traffic growth based on 2014 ADT from MAG's Transportation Data Management System and City of Surprise 2015 counts. The applicant can assume no traffic growth on Reems Road. The applicant should assume a 3% per year traffic volume growth on Greenway Road.
3. Page 10, Exhibit 5: The distribution to northbound 157th Avenue will be changed to 3%.
4. Page 16, Reems/Custer EBL movement worsens to LOS F in the AM peak hour, as shown in Table 7. This will be acknowledged in the report

text, along with the EB approach delay and LOS. This statement will be changed on Page 16.

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

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

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

APPROVED AND ADOPTED this _____ day of _____ 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	Citywide
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to an amendment to the Surprise Municipal Code Chapter 122, Sections 122-56 through 63, and 122-105 regarding Outdoor Storage, Outdoor Display, and Temporary Uses; Ordinance 2016-08.

Motion:

I move to approve 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.

Objective Analysis:

Staff's intent is to modify language in Chapter 122 of the Surprise Municipal Code to update issues surrounding outdoor storage, outdoor display, and temporary uses.

Policy Compliant:

The proposed Zoning Text Amendment is consistent with City and Council policies.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-090 - ZTA OS OD TU - Staff Report](#)
 - ☐ [01 - FS16-090 - ZTA OS OD TU - Legislative Edits Draft](#)
 - ☐ [02 - FS16-090 - ZTA OS OD TU - Clean Edits Draft](#)
 - ☐ [03 - FS16-090 - ZTA OS OD TU - Senate Bill 1504](#)
 - ☐ [04 - FS16-090 - ZTA OS OD TU - Public Engagement Form](#)
 - ☐ [FS16-090 Ordinance 2016-08](#)
-

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 17, 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 was presented to the Planning and Zoning Commission on May 5, 2016. The Commission recommended approval to the City Council. 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)
- 05 Ordinance #2016-08

1 **FS16-090**

2 **Zoning Text Amendment**

3 **Outdoor Storage, Outdoor Display, and Temporary**

4 **Uses**

5 **Legislative Edit**

6 **April 21, 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 SHALL BE 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 SHALL BE A
88 VIOLATION OF 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 SHALL BE A
129 VIOLATION OF 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 SHALL BE A VIOLATION OF THIS ORDINANCE.

Sec. 122-60. - Business Park (BP).

- (a) Purpose. The Business 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 SHALL BE A VIOLATION OF THIS ORDINANCE.

Sec. 122-61. - Industrial Performance (IP).

(a) Purpose. ~~The~~ This industrial ~~P~~ performance (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 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:

DRAFT

- (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 SHALL BE 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. ~~I~~~~G~~~~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 SHALL BE 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

DRAFT

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 SHALL BE 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 FOR A MAXIMUM 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:~~

DRAFT

- 618 a. ~~As a temporary use during construction, remodeling, or redevelopment of~~
619 ~~permanent on-site building and facilities. In addition to specifying and~~
620 ~~limiting the number, size, location, and duration of the storage containers,~~
621 ~~the city manager or designee may require additional measures to ensure~~
622 ~~compatibility with adjacent land uses such as increased setbacks, screen~~
623 ~~walls, landscaping, exterior materials and color.~~
- 624 b. ~~As a temporary use that is periodic, intermittent, or isochronal and~~
625 ~~accessory to a primary permitted use. In addition to specifying and limiting~~
626 ~~the number, size, location, and duration of the storage containers, the city~~
627 ~~manager or designee may require additional measures to ensure~~
628 ~~compatibility with adjacent land uses such as increased setbacks, screen~~
629 ~~walls, landscaping, exterior materials and color.~~
- 630 c. ~~In no case shall such storage containers be located in required landscape~~
631 ~~areas, open space, retention basins, drive aisles, fire lanes, required~~
632 ~~parking spaces, loading zones, or any other location that may cause~~
633 ~~hazardous conditions, constitute a threat to public safety, or create a~~
634 ~~condition detrimental to surrounding land uses and developments.~~
- 635 (d) ~~(e)~~ Construction trailer **S AND PORTABLE STORAGE CONTAINERS** shall be
636 subject to the following requirements:
- 637 (1) ~~The~~ **C**onstruction trailer **(S) AND/OR PORTABLE STORAGE**
638 **CONTAINER(S) UTILIZED FOR CONSTRUCTION PURPOSES** shall remain on
639 site only for the duration of an active permit. Abandoned trailers **AND**
640 **PORTABLE STORAGE CONTAINERS** shall not be permitted on the site.
- 641 (2) The construction trailer **(S)**, **PORTABLE STORAGE CONTAINER(S)**,
642 attendant parking and storage areas shall be located on site so as not to
643 interfere with safe ingress and egress to developed areas or areas under
644 construction.
- 645 (3) The construction trailer **(S)** **AND PORTABLE STORAGE CONTAINER(S)**
646 shall be removed prior to issuance of a final certificate of occupancy.
- 647 (4) **PORTABLE CONSTRUCTION CONTAINERS UTILIZED FOR PURPOSES**
648 **OTHER THAN CONSTRUCTION WILL FOLLOW THE OUTDOOR**
649 **STORAGE REGULATIONS OF THE ZONING DISTRICT WHERE IT IS**
650 **LOCATED.**
- 651 (e) ~~(f)~~ Donation bins shall be subject to the following requirements:
- 652 (1) **DONATION BINS ARE ALLOWED 12 MONTHS OUT OF A CALENDAR**
653 **YEAR WITH A TEMPORARY USE PERMIT OR PRORATED THROUGH**
654 **THE END OF THE CALENDAR YEAR WITH A TEMPORARY USE PERMIT.**
655 **PERMITS FOR DONATION BINS ARE ANNUALLY RENEWABLE. EACH**
656 **RENEWAL REQUIRES A NEW TEMPORARY USE PERMIT APPLICATION**
657 **AND FEE. DONATION BIN TEMPORARY USE PERMITS MUST BE**
658 **RENEWED WITHIN 60 DAYS PRIOR TO THE FIRST DAY OF EVERY**
659 **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) ARIZONA STATE LAW REGARDING DROP BOXES WILL APPLY TO DONATION BINS AS DEFINED IN THIS SECTION.

(3) (4) 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.

(4) (2) Donation bins shall be located on a paved surface.

(5) (3) Donation bins shall not be located within the front or corner side setbacks, required landscaped areas or within required parking spaces.

(6) (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.

(7) (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.

(8) (6) Each donation bin shall have a firmly closing lid.

(9) (7) Each donation bin shall be clearly marked to identify the specific items and materials requested to be collected for donation.

(10) (8) 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 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.~~

(11) (10) 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.

(12) (11) 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.

(13) (12) Donation bins shall have a capacity no greater than seven (7) cubic yards.

- (14) ~~(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.
- (15) ~~(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.
- (16) ~~(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.
- (17) ~~(16)~~ It is the responsibility of the entity obtaining the Temporary Use Permit to maintain the donation bin painted or otherwise un-rusted and undented and in good repair.
- (18) ~~(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.
- (19) ~~(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.
- (20) ~~(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 SHALL BE 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 21, 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.

DRAFT

(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 shall be 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.

- (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 shall be 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 shall be 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 shall be 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.

DRAFT

- 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 shall be 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 shall be a violation of this ordinance.

Sec. 122-62. - Industrial General (IG).

DRAFT

- (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 shall be 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 shall be 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 for a maximum of 32 hours or two (2) times a
513 calendar 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) Construction trailer(s) and/or portable storage container(s) utilized for
522 construction purposes shall remain on site only for the duration of an active
523 permit. Abandoned trailers and portable storage container(s) shall not be
524 permitted on the site.
- 525 (2) The construction trailer(s), portable storage container(s), attendant parking,
526 and storage areas shall be located on site so as not to interfere with safe
527 ingress and egress to developed areas or areas under construction.
- 528 (3) The construction trailer(s) and portable storage container(s) shall be removed
529 prior to issuance of a final certificate of occupancy.
- 530 (4) Portable construction containers utilized for purposes other than construction
531 will follow the outdoor storage regulations of the zoning district where it is
532 located.
- 533 (e) Donation bins shall be subject to the following requirements:
- 534 (1) Donation bins are allowed 12 months out of a calendar year with a Temporary
535 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) Arizona State Law regarding drop boxes will apply to donation bins as defined in this section.
 - (3) 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.
 - (4) Donation bins shall be located on a paved surface.
 - (5) Donation bins shall not be located within the front or corner side setbacks, required landscaped areas or within required parking spaces.
 - (6) 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.
 - (7) 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.
 - (8) Each donation bin shall have a firmly closing lid.
 - (9) Each donation bin shall be clearly marked to identify the specific items and materials requested to be collected for donation.
 - (10) 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.
 - (11) 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.
 - (12) 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.
 - (13) Donation bins shall have a capacity no greater than seven (7) cubic yards.
 - (14) 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

- 577 of the donation bin shall be removed within 24 hours of discovery or
578 notification, whichever occurs first.
- 579 (15) If a donation bin is damaged or vandalized, it must be removed within five (5)
580 business days of discovery or notification. If there is a public health, safety, or
581 welfare concern pursuant to the authority granted to the City, the donation bin
582 must then be removed within 24 hours of discovery or notification.
- 583 (16) It is the joint responsibility of the property owner or authorized agent and the
584 entity obtaining the Temporary Use Permit to keep the area around the
585 donation boxes free of litter and debris, and remove any graffiti within 24
586 hours of discovery or notification, whichever occurs first.
- 587 (17) It is the responsibility of the entity obtaining the Temporary Use Permit to
588 maintain the donation bin painted or otherwise un-rusted and un-dented and
589 in good repair.
- 590 (18) This ordinance authorizes the City and property owner to remove and dispose
591 of any donation bin (including its contents) which is unauthorized,
592 unpermitted, or is otherwise in violation of this ordinance.
- 593 (19) Failure to comply with the requirements of this section may result in
594 revocation of the Temporary Use Permit by the City Manager or designee.
- 595 (20) The City Manager or designee may revoke the Temporary Use Permit issued
596 under the provisions of this section when the Temporary Use Permit is issued
597 in error or on the basis of incorrect, inaccurate, incomplete, or fraudulent
598 information.
- 599 (f) For the purposes of this section, the following definitions apply:
- 600 Commercial center. A location where, regardless of the number of parcels,
601 economic, social, cultural, and administrative services are provided. The
602 commercial center will provide common circulation, parking, and utility facilities
603 that service the commercial center. A commercial center would be a contiguous
604 facility and would not cross public streets.
- 605 Donation bin. Any container, storage unit, or structure, other than a primary
606 building or accessory building(s), that is used for the collection of charitable or
607 for-profit donated items by the general public, including but not limited to clothing,
608 household goods, toys, books, and newspapers.
- 609 Authorized agent. A person who is a principal executive officer or other
610 corporate officer with signatory powers as per the company's by-laws or per a
611 vote of the directors if the company is a corporation; a general partner or
612 proprietor if the company is a partnership or sole proprietorship respectively; or a
613 duly authorized representative, the individual designated on the permit
614 application or permit cover page, if such representative is responsible for the
615 overall operation of the facility and has the authority to sign contracts, permits,
616 permit applications, monitoring results and other documents in the company's
617 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 shall be 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.

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

ORDINANCE 2016-08

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A TEXT AMENDMENT TO THE SUPRRISE UNIFIED DEVELOPMENT CODE RELATING TO OUTDOOR STORAGE, OUTDOOR DISPLAY, AND TEMPORARY USES; INCLUDING A DELAYED EFFECTIVE DATE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, while this text amendment was being discussed by the City of Surprise, the State of Arizona passed legislation that will regulate certain aspects of donation bins;

WHEREAS, the provisions of the City's temporary use permit regulations relating to donation bins were revised to be consistent with the new State regulations;

WHEREAS, the State law will not take effect until 90 days after the end of the current legislative session, which is still in session;

WHEREAS, to align this text amendment with the state legislation it is necessary to delay the effective date of only those provisions of this text amendment related to donation bins; and

WHEREAS, on May 5, 2016, the Planning and Zoning Commission recommended approval of the proposed Text Amendment.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. Sections 122-56, 122-57, 122-58, 122-59, 122-60, 122-61, 122-62, 122-63, and 122-105 of the Surprise Uniform Development Code are hereby amended as described on attached Exhibit A, which is incorporated by this reference.

Section 2. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance is repealed upon the two effective dates of this Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4. The current regulations pertaining to donation bins shall remain in effect, and the new regulations set forth in Exhibit A pertaining to same shall not take effect, until Senate Bill 1504, approved in the Second Regular Session of the fifty – second Legislature of the State of Arizona becomes effective (estimated to occur in August of 2016). The remainder of the provisions in Exhibit A shall take effect in thirty days, or as otherwise prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

1 **FS16-090**
2 **Zoning Text Amendment**
3 **Outdoor Storage, Outdoor Display, and Temporary**
4 **Uses**
5 **Clean Edit**
6 **April 21, 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.

DRAFT

(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 shall be 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.

DRAFT

- (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 shall be 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 shall be 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 shall be 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.

DRAFT

- 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 shall be 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 shall be a violation of this ordinance.

Sec. 122-62. - Industrial General (IG).

DRAFT

- (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 shall be 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 shall be 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 for a maximum of 32 hours or two (2) times a
513 calendar 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) Construction trailer(s) and/or portable storage container(s) utilized for
522 construction purposes shall remain on site only for the duration of an active
523 permit. Abandoned trailers and portable storage container(s) shall not be
524 permitted on the site.
- 525 (2) The construction trailer(s), portable storage container(s), attendant parking,
526 and storage areas shall be located on site so as not to interfere with safe
527 ingress and egress to developed areas or areas under construction.
- 528 (3) The construction trailer(s) and portable storage container(s) shall be removed
529 prior to issuance of a final certificate of occupancy.
- 530 (4) Portable construction containers utilized for purposes other than construction
531 will follow the outdoor storage regulations of the zoning district where it is
532 located.
- 533 (e) Donation bins shall be subject to the following requirements:
- 534 (1) Donation bins are allowed 12 months out of a calendar year with a Temporary
535 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) Arizona State Law regarding drop boxes will apply to donation bins as defined in this section.
 - (3) 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.
 - (4) Donation bins shall be located on a paved surface.
 - (5) Donation bins shall not be located within the front or corner side setbacks, required landscaped areas or within required parking spaces.
 - (6) 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.
 - (7) 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.
 - (8) Each donation bin shall have a firmly closing lid.
 - (9) Each donation bin shall be clearly marked to identify the specific items and materials requested to be collected for donation.
 - (10) 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.
 - (11) 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.
 - (12) 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.
 - (13) Donation bins shall have a capacity no greater than seven (7) cubic yards.
 - (14) 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

- 577 of the donation bin shall be removed within 24 hours of discovery or
578 notification, whichever occurs first.
- 579 (15) If a donation bin is damaged or vandalized, it must be removed within five (5)
580 business days of discovery or notification. If there is a public health, safety, or
581 welfare concern pursuant to the authority granted to the City, the donation bin
582 must then be removed within 24 hours of discovery or notification.
- 583 (16) It is the joint responsibility of the property owner or authorized agent and the
584 entity obtaining the Temporary Use Permit to keep the area around the
585 donation boxes free of litter and debris, and remove any graffiti within 24
586 hours of discovery or notification, whichever occurs first.
- 587 (17) It is the responsibility of the entity obtaining the Temporary Use Permit to
588 maintain the donation bin painted or otherwise un-rusted and un-dented and
589 in good repair.
- 590 (18) This ordinance authorizes the City and property owner to remove and dispose
591 of any donation bin (including its contents) which is unauthorized,
592 unpermitted, or is otherwise in violation of this ordinance.
- 593 (19) Failure to comply with the requirements of this section may result in
594 revocation of the Temporary Use Permit by the City Manager or designee.
- 595 (20) The City Manager or designee may revoke the Temporary Use Permit issued
596 under the provisions of this section when the Temporary Use Permit is issued
597 in error or on the basis of incorrect, inaccurate, incomplete, or fraudulent
598 information.
- 599 (f) For the purposes of this section, the following definitions apply:
- 600 Commercial center. A location where, regardless of the number of parcels,
601 economic, social, cultural, and administrative services are provided. The
602 commercial center will provide common circulation, parking, and utility facilities
603 that service the commercial center. A commercial center would be a contiguous
604 facility and would not cross public streets.
- 605 Donation bin. Any container, storage unit, or structure, other than a primary
606 building or accessory building(s), that is used for the collection of charitable or
607 for-profit donated items by the general public, including but not limited to clothing,
608 household goods, toys, books, and newspapers.
- 609 Authorized agent. A person who is a principal executive officer or other
610 corporate officer with signatory powers as per the company's by-laws or per a
611 vote of the directors if the company is a corporation; a general partner or
612 proprietor if the company is a partnership or sole proprietorship respectively; or a
613 duly authorized representative, the individual designated on the permit
614 application or permit cover page, if such representative is responsible for the
615 overall operation of the facility and has the authority to sign contracts, permits,
616 permit applications, monitoring results and other documents in the company's
617 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 shall be a violation of this ordinance.



CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Sergio Angulo, Community Development
Submitting Department:		District:	1
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of a Major Amendment to the Desert Oasis PAD to modify the Medium Density Residential development standards for a 41.33 acre parcel generally located at the northwest corner of 173rd Avenue and Jomax Road; Ordinance # 2016-10.

Motion:

I move to approve Ordinance #2016-10.

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.

Objective Analysis:

The proposed Major PAD Amendment will have a positive effect on the surrounding residential development by providing infill on a vacant lot.

Policy Compliant:

This proposal meets all relevant policies of the City of Surprise.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

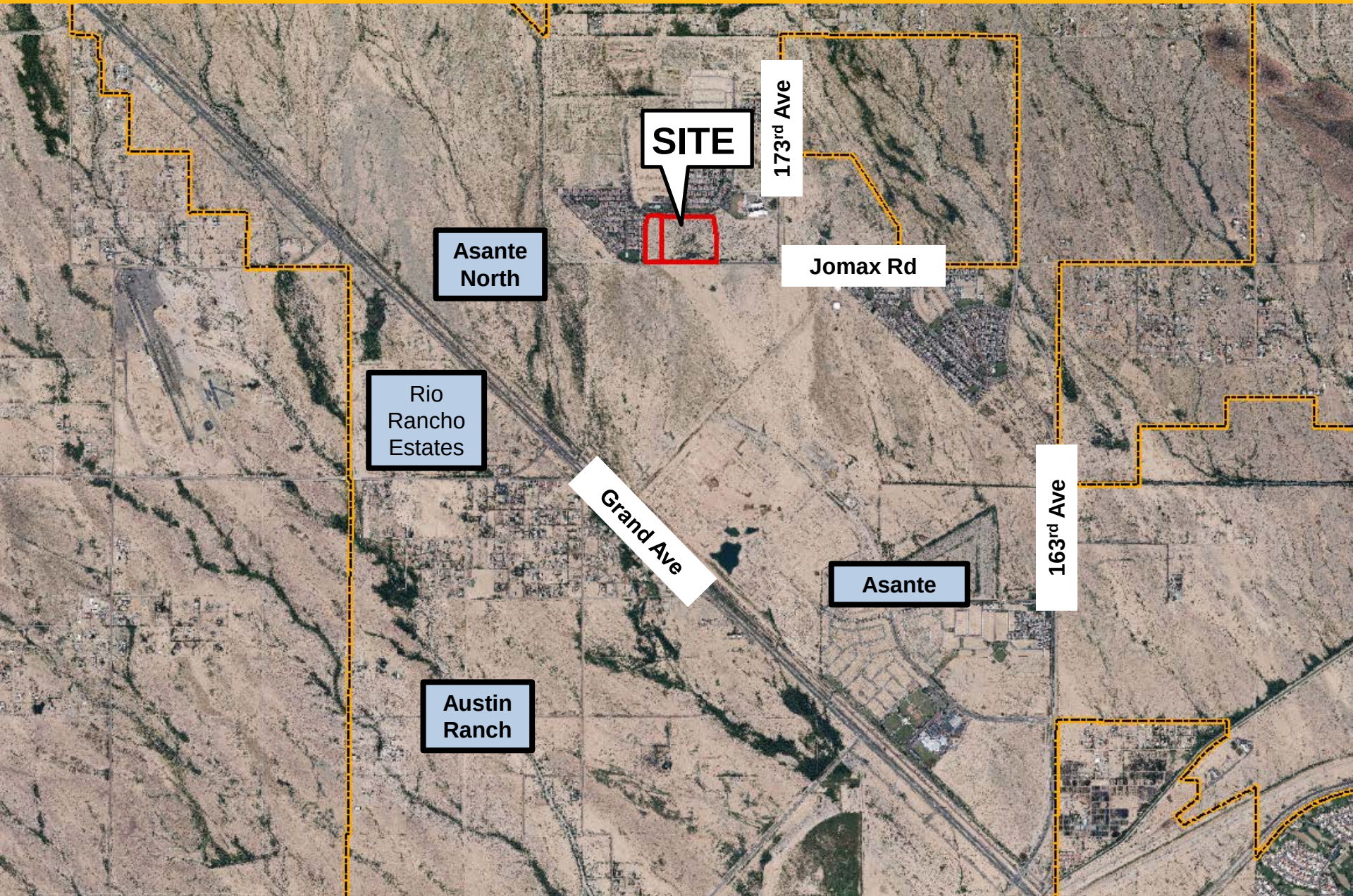
This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [01 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Vicinity Map](#)
 - ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA -Narrative - 1](#)
 - ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA -Narrative - 2](#)
 - ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA -Narrative - 3](#)
 - ☐ [04 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Neighborhood Meeting Report](#)
 - ☐ [05 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Public Engagement Letter](#)
 - ☐ [06 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - LAFB Letter](#)
 - ☐ [07 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Nadaburg School Letter](#)
 - ☐ [08 - FS15-473 - Cortana at Desert Oasis at Surprise - PADA - Presentation](#)
 - ☐ [Staff Report -FS15-473-Cortana at Desert Oasis at Surprise](#)
 - ☐ [Ordinance 2016-10 Cortana at Desert Oasis PADA](#)
-

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



Table of Contents

Project Team.....	3
Introduction.....	3
General Plan.....	4
Description of Request and Phasing.....	4
Historical Data.....	4
Operational Aspect of Use.....	5
Infrastructure.....	8
Conclusion.....	8
Vicinity Map.....	2
Proposed Development Standards.....	3
Primary Amenity Area.....	4
4-Pack Configurartion.....	5
6-Pack Configurartion.....	6
Local Street Section.....	8
Exhibit A: Circulation Plan.....	9
Exhibit B: Zoning Exhibit.....	10
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

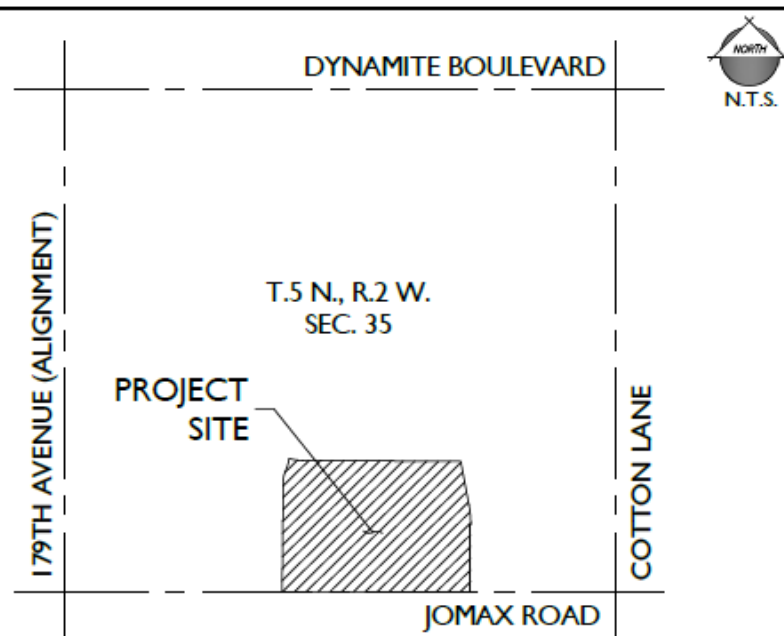


Figure 1 – Vicinity Map

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.

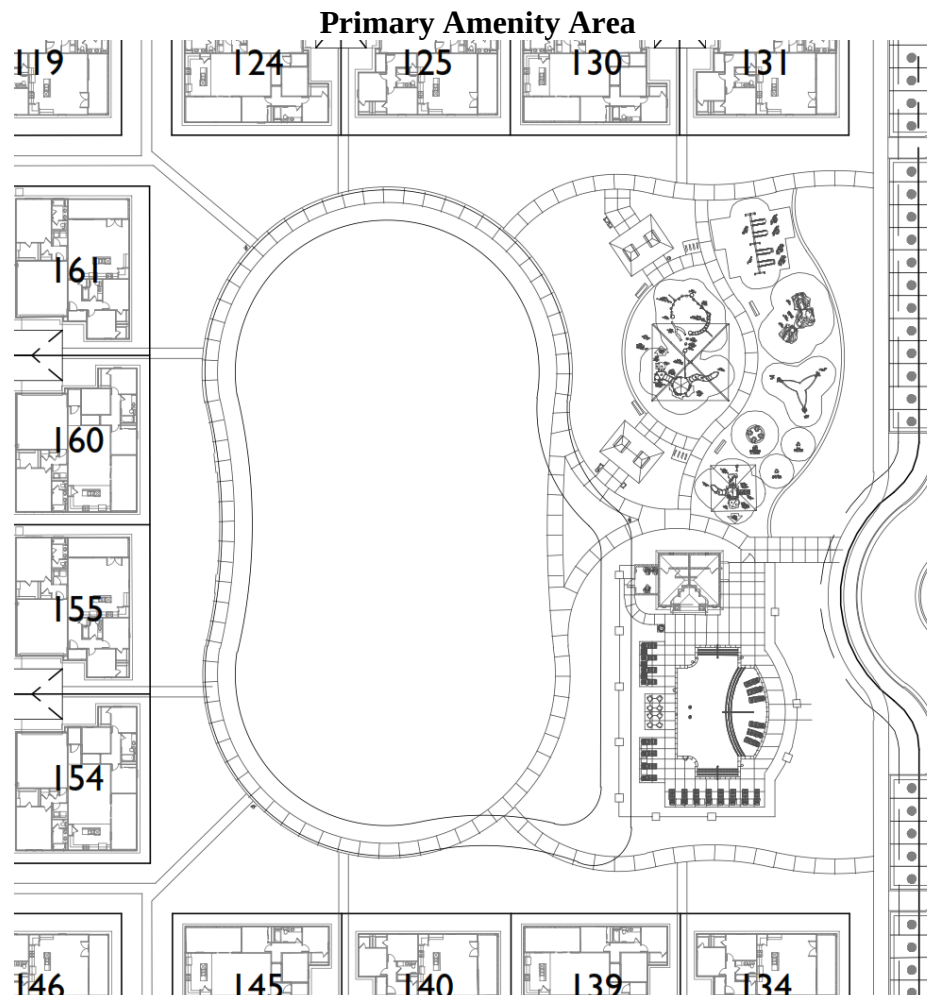


Since the original zoning approval in 2005, the parcel related to this request has seen several development proposals. In 2006, the vision for the property was for 232 residential units utilizing a cluster court configuration similar to what is proposed now. The current proposal however includes a market 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

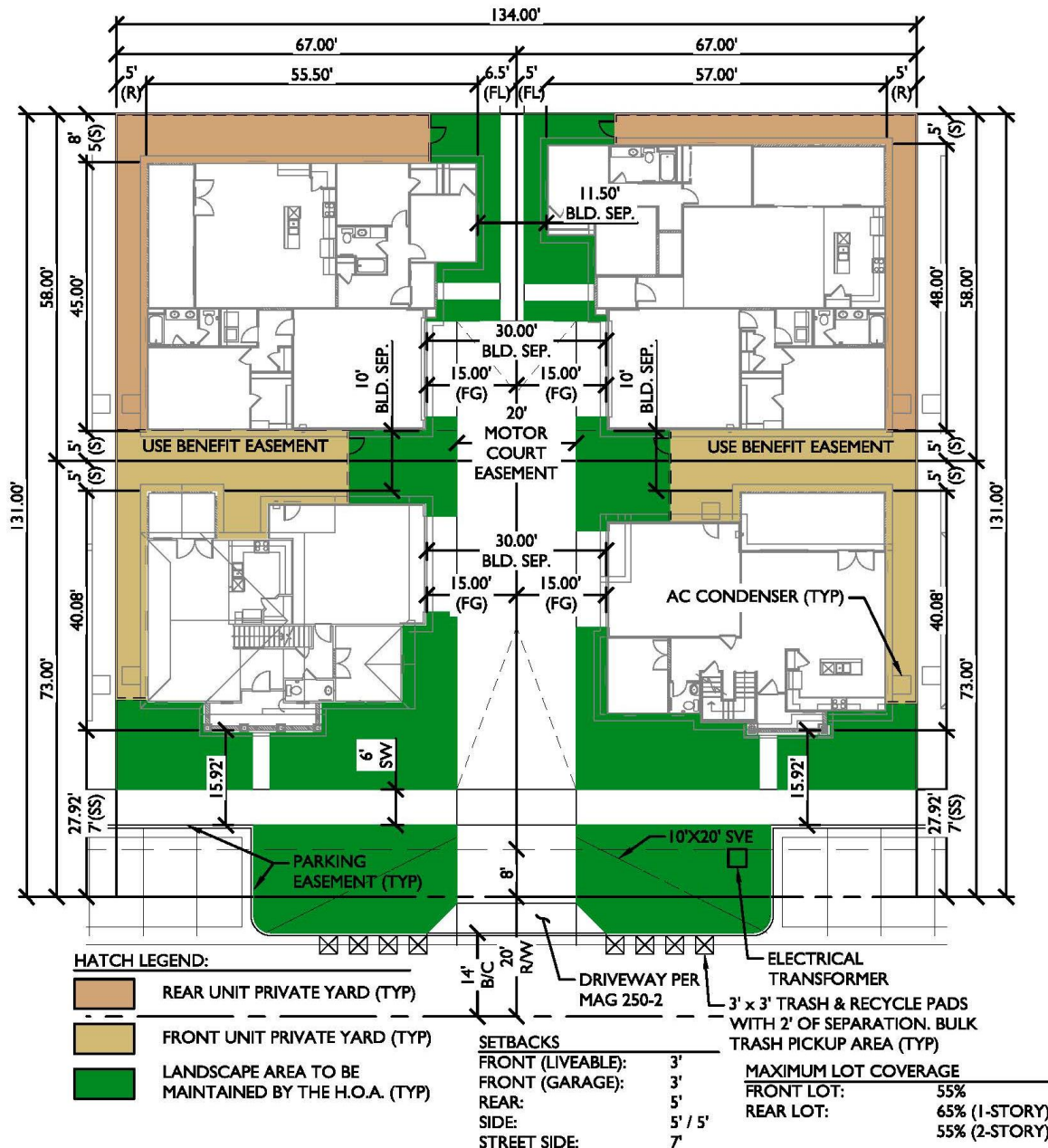


Exhibit: Lot Fit Diagram 4-Pack

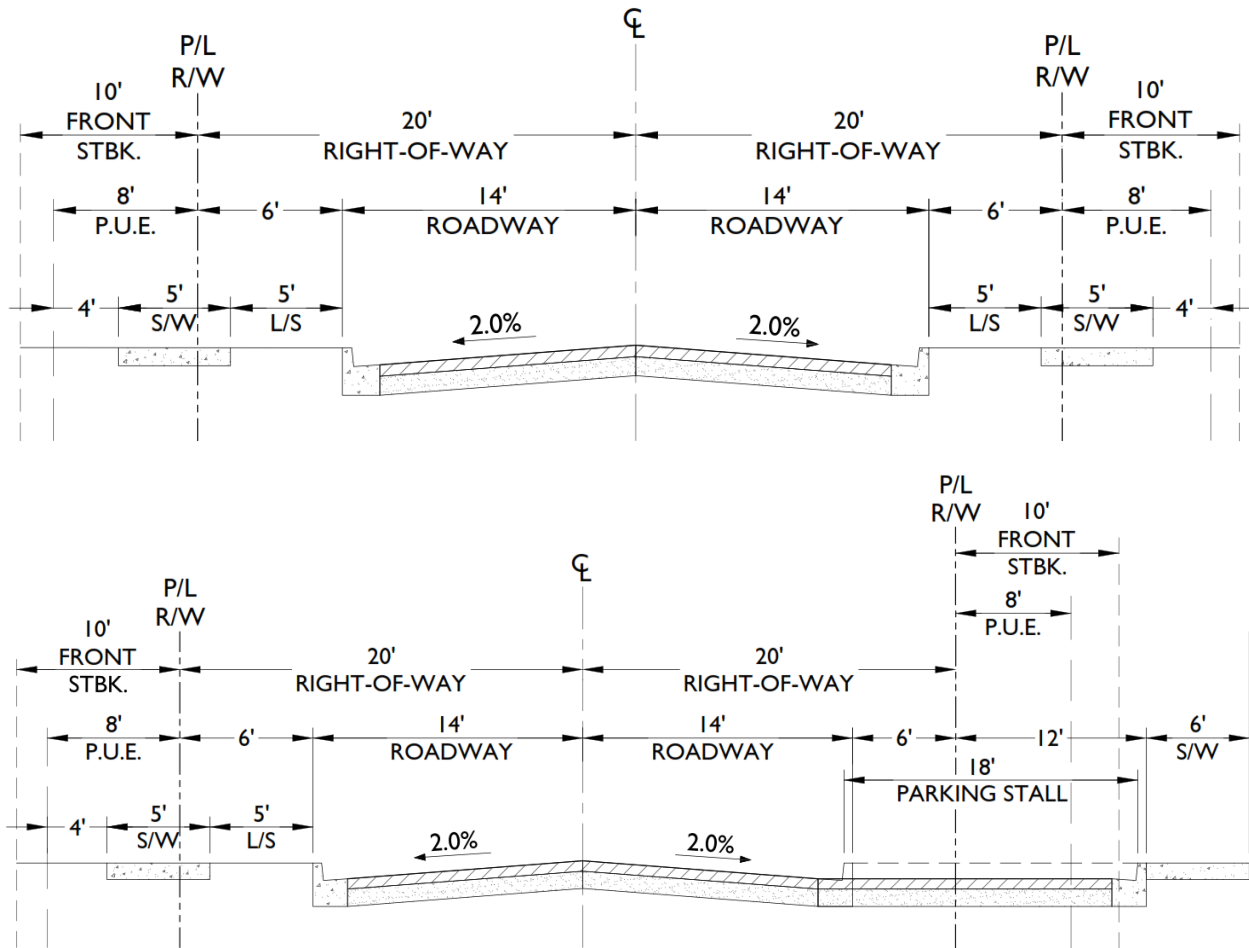
NTS



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

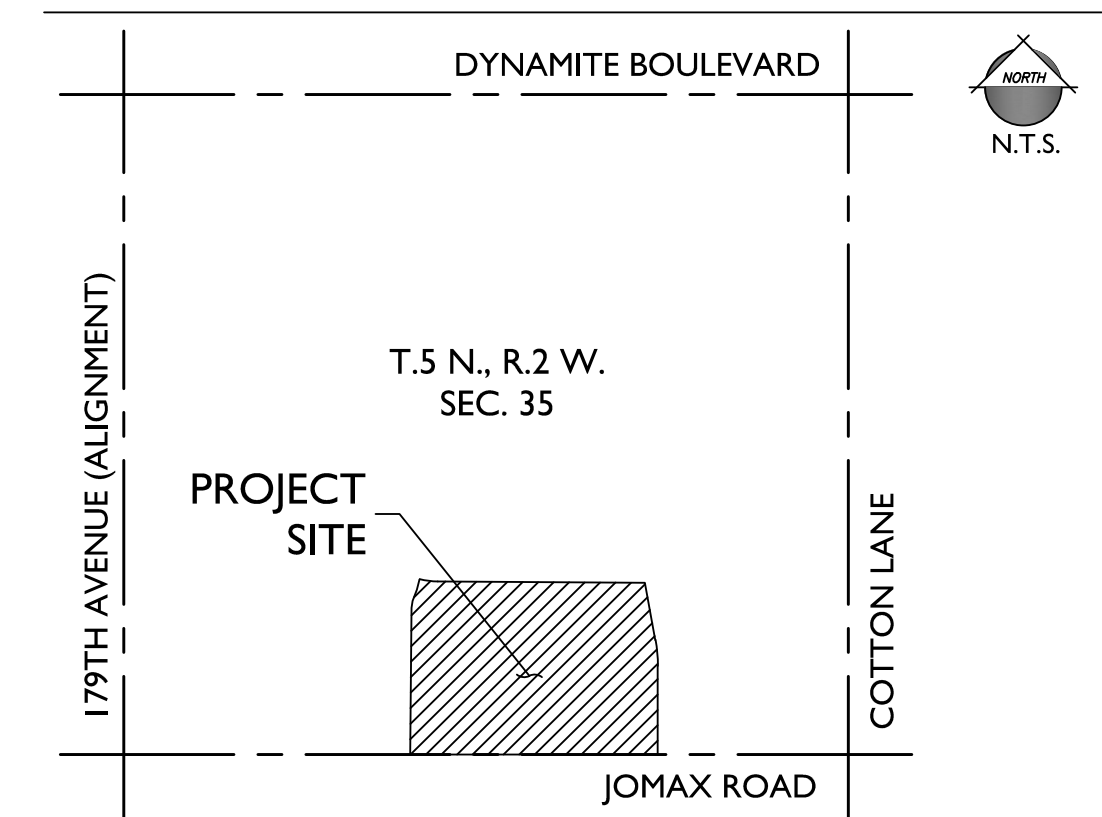
PARKWAY ALIGNMENT

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



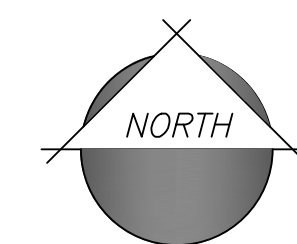
PROJECT TEAM

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 the next meeting.

Not for Construction or Recording

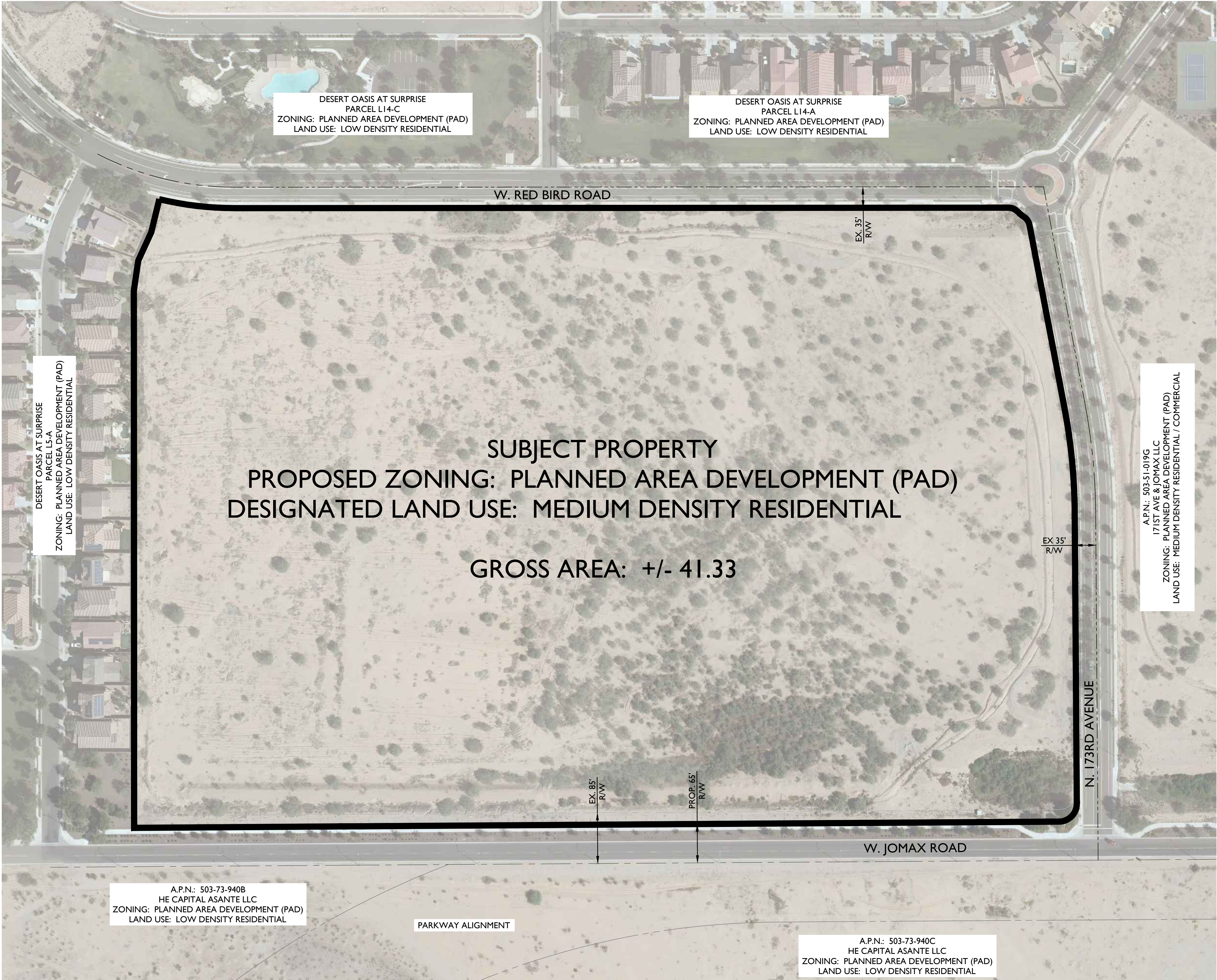
Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
15-296

CP01

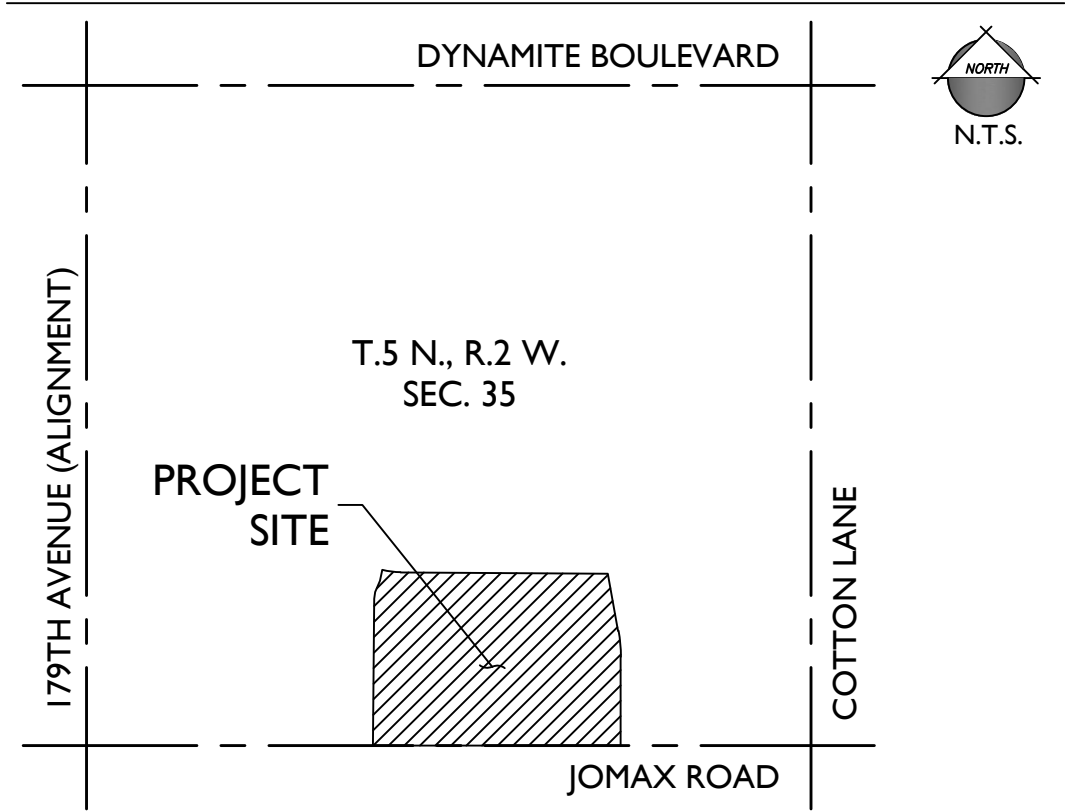
Sheet No.
1
of 1



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

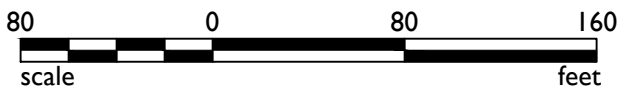
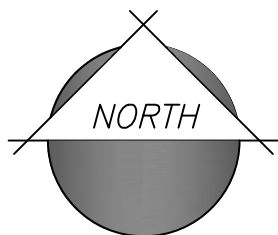


PROJECT TEAM

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
--	---



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 B: Zoning Exhibit

SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL	Revisions:
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 at least two full working days before the public hearing.

State of Arizona
Maricopa County
In Maricopa County: (602)263-1100

Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
15-296

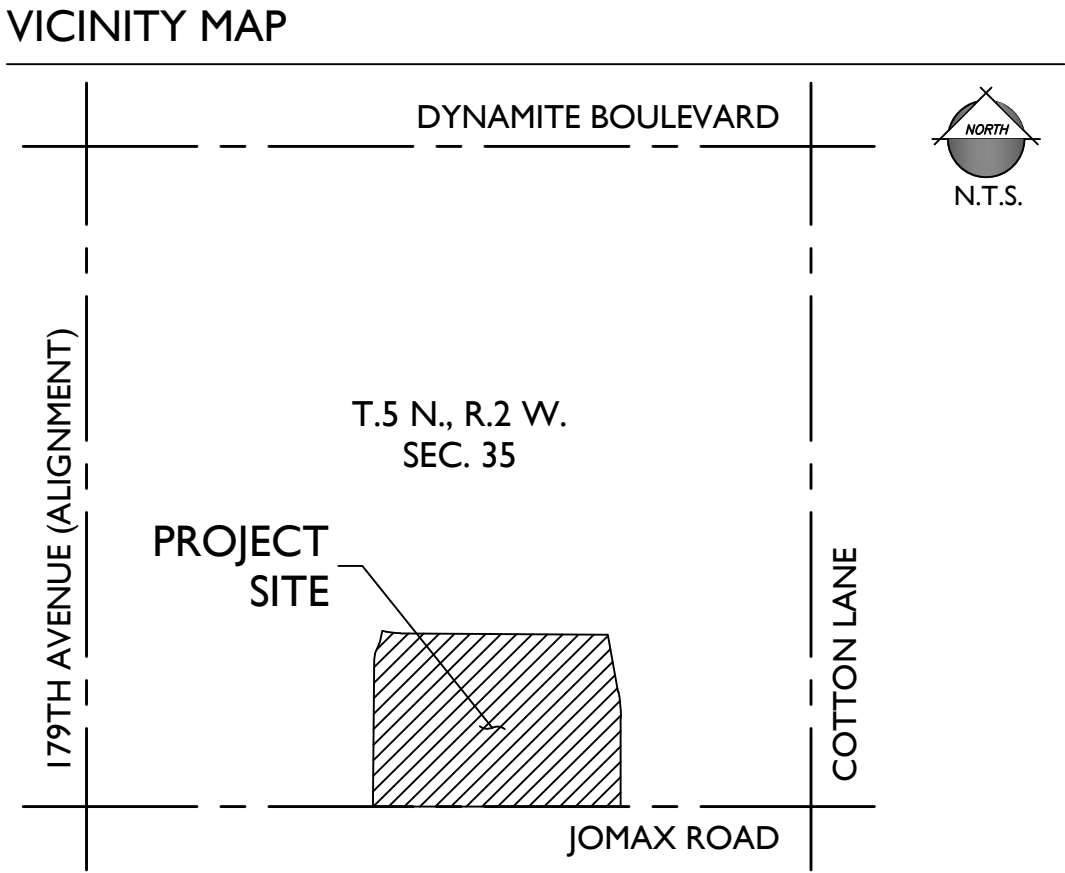
ZE01

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

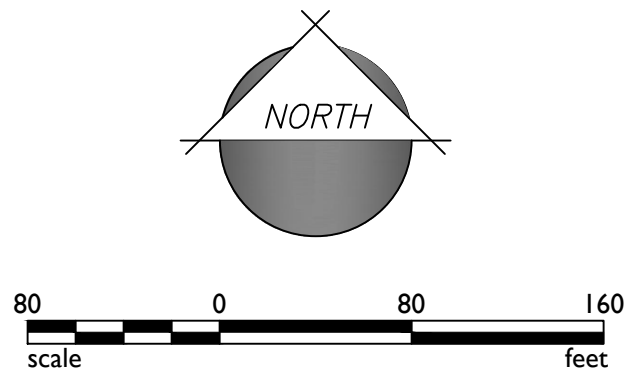
DEVELOPER:
KB HOMES PHOENIX INC.
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: JASON JARVIS

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)
	PADA04-009
	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%	



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	

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

Drawn by: DCH

Design: DCH

Preliminary
Not For
Construction
Or
Recording

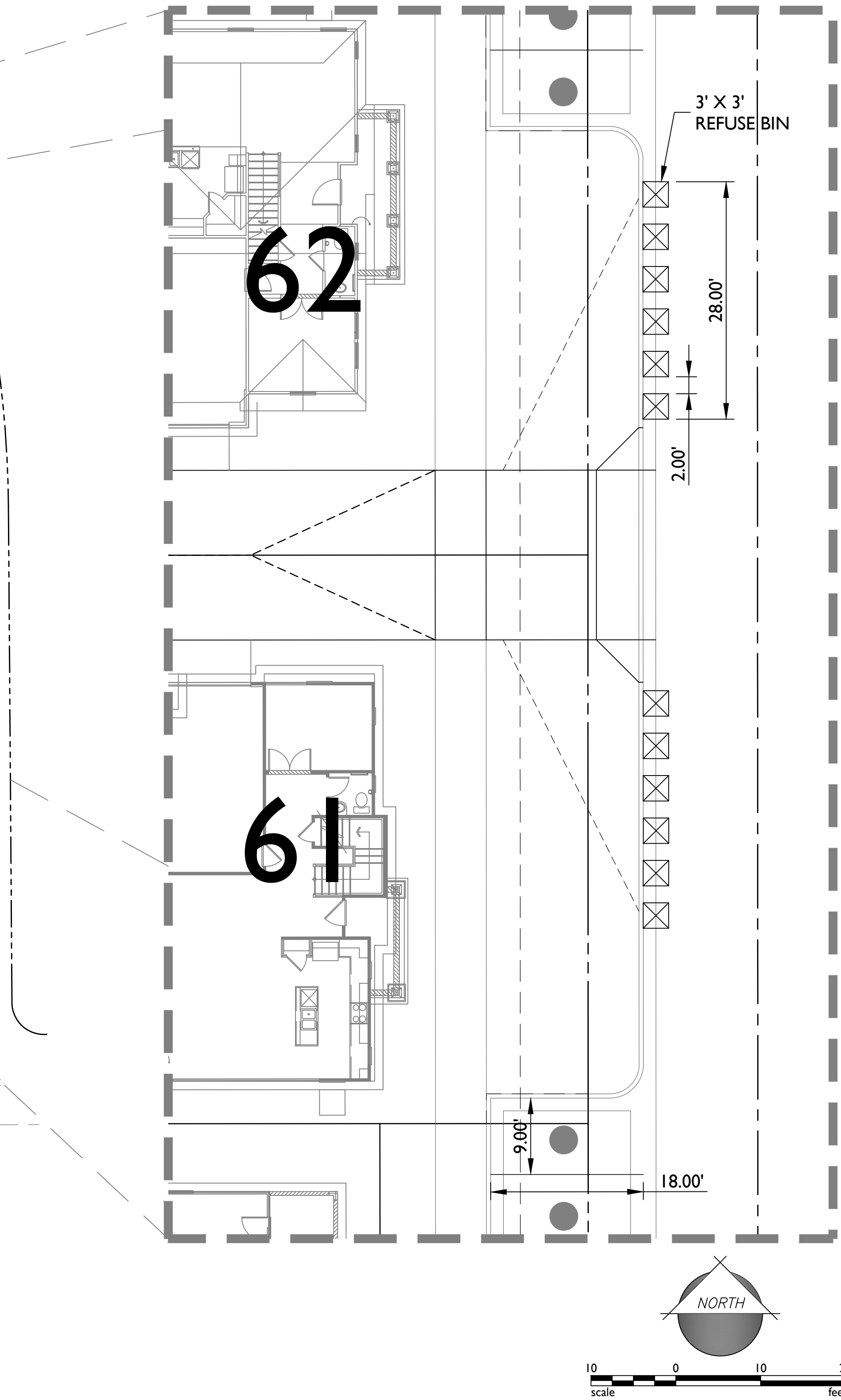
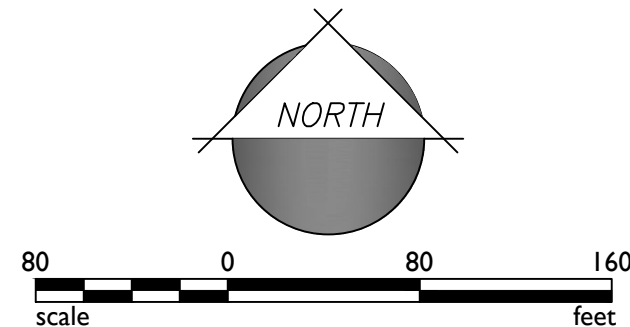
Job No.
15-296

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
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.

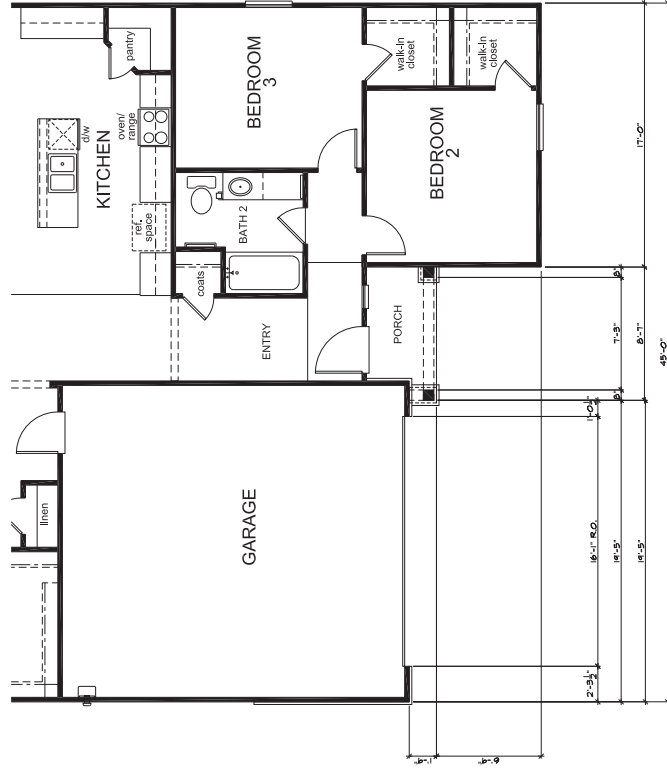
1
of 1

EX01

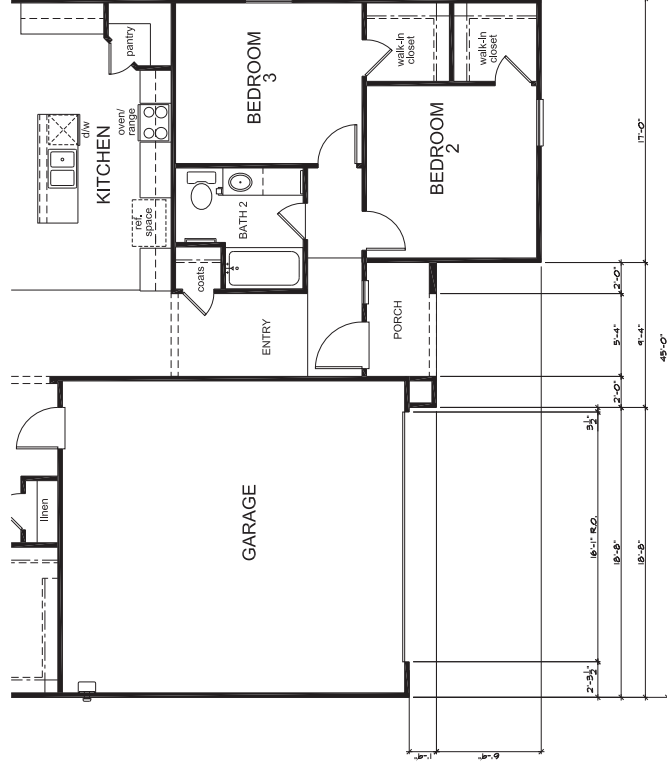


SQUARE FOOTAGE	
FIRST FLOOR AREA	SQ. FT.
TOTAL AREA	1594
GARAGE AREA	1594
PORCH AREA	1594
PATIO AREA	1594
OPT. EXT. PATIO	1594

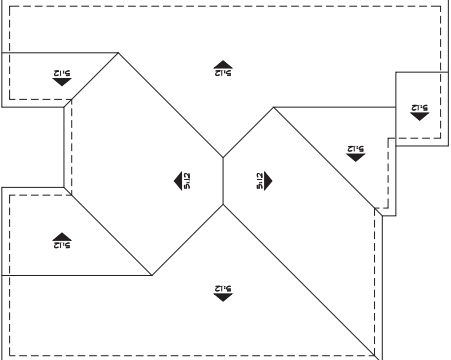
Floor Plan 'A'



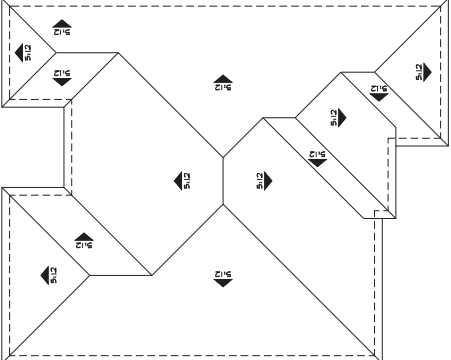
Floor Plan 'D'



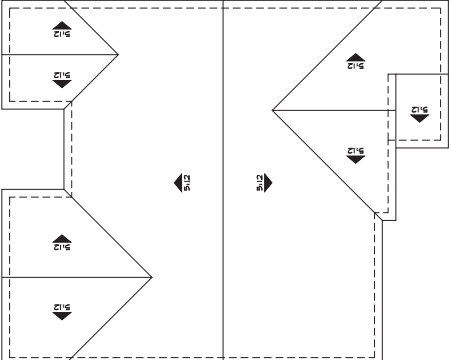
Floor Plan 'B'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'

ORDINANCE 2016-10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING ORDINANCE 2000-18 AND APPROVING AN AMENDMENT TO THE DESERT OASIS PAD MODIFYING THE MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS AND INCREASING THE DENSITY FROM 232 TO 269 LOTS FOR PARCEL L-6, LOCATED WEST OF 173RD AVENUE AND NORTH OF JOMAX ROAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is approximately 41.33 acres and located west of 173rd. Avenue and north of Jomax Road;

WHEREAS, the subject site was zoned Planned Area Development PAD in Ordinance 2000-18, adopted on August 14, 2000 and staff approved a minor amendment to development standards in case PADA 04-409, on August 2, 2006;

WHEREAS, the applicant seeks to modify the applicable zoning regulations to a cluster residential development standard, thereby increasing the density from 232 to 269 residential units;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed PAD amendment satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Zone Change and PAD Amendment is in harmony with the purposes and intent of the Surprise General Plan; and

WHEREAS, on May 5, 2016, the Planning and Zoning Commission recommended approval of the Desert Oasis PAD Amendment with stipulations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. PAD Zoning Classification Continues. The parcel legally described on Exhibit A and depicted on Exhibit B, known as “Cortana at Desert Oasis Parcel L-6” will remain zoned Medium Density, and will be subject to the following stipulations (in addition to any previously attached to this development):

- a. Adjacent to Parcel L5A, all homes shall be single story in height.
- b. In the project narrative and elsewhere as it appears in the case, change the street name from Redbird Lane to Maya Way.
- c. 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.
- d. The Property owner and successors waive claim for diminution of in value if the City takes action to rescind approval of this request due to non-compliance with the stipulations of approval.

Section 2. Amendment of Development Standards. Ordinance 2000-18, amended by PADA 04-409, is hereby amended a second time by changing the existing Medium Density Standards to those Cluster Standards as depicted on Exhibit C, and further described in the Narrative prepared by EPS Group and dated March 21, 2016. If a conflict arises between this Ordinance and the previously adopted development standards applicable to parcel L-6, the development standards adopted by this Ordinance will control.

Section 3. Codification. This ordinance is not of a general nature and will not be codified.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 5. Effective Date. This ordinance will become effective at the time and manner prescribed by law.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED this _____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A – LEGAL DESCRIPTION FOR PROPERTY

BEING A PORTION OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH 89 DEGREES 36 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, 1454.17 FEET;

THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 23 MINUTES 14 SECONDS WEST, 65.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID SECTION 35, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 36 MINUTES 46 SECONDS WEST, ALONG SAID PARALLEL LINE, 1198.50 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 89 DEGREES 36 MINUTES 07 SECONDS WEST, 349.38 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 39 SECONDS WEST, 899.89 FEET;

THENCE NORTH 08 DEGREES 20 MINUTES 07 SECONDS EAST, 50.25 FEET;

THENCE NORTH 24 DEGREES 39 MINUTES 23 SECONDS EAST, 52.34 FEET;

THENCE NORTH 13 DEGREES 35 MINUTES 45 SECONDS EAST, 56.97 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 535.00 FEET, A RADIAL LINE BEARS AT SAID POINT (NORTH 13 DEGREES 35 MINUTES 45 SECONDS EAST);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 127.21 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 37 MINUTES 24 SECONDS;

THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS EAST, 1295.72 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 16.26 FEET THROUGH A CENTRAL ANGLE OF 46 DEGREES 34 MINUTES 03 SECONDS TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET, A RADIAL LINE BEARS AT SAID POINT (NORTH 46 DEGREES 32 MINUTES 24 SECONDS EAST);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 14.58 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 55 MINUTES 31 SECONDS TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE BEARS AT SAID POINT (SOUTH 32 DEGREES 36 MINUTES 53 SECONDS WEST);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 16.26 FEET THROUGH A CENTRAL ANGLE OF 46 DEGREES 34 MINUTES 03 SECONDS;

THENCE SOUTH 10 DEGREES 49 MINUTES 04 SECONDS EAST, 312.30 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 965.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 175.32 FEET THROUGH A CENTRAL ANGLE OF 10 DEGREES 24 MINUTES 33 SECONDS;

THE SOUTH 00 DEGREES 24 MINUTES 31 SECONDS EAST, 487.86 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 47.14 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 17 SECONDS TO THE POINT OF BEGINNING.

EXHIBIT B – DEPICTION OF THE SUBJECT PROPERTY

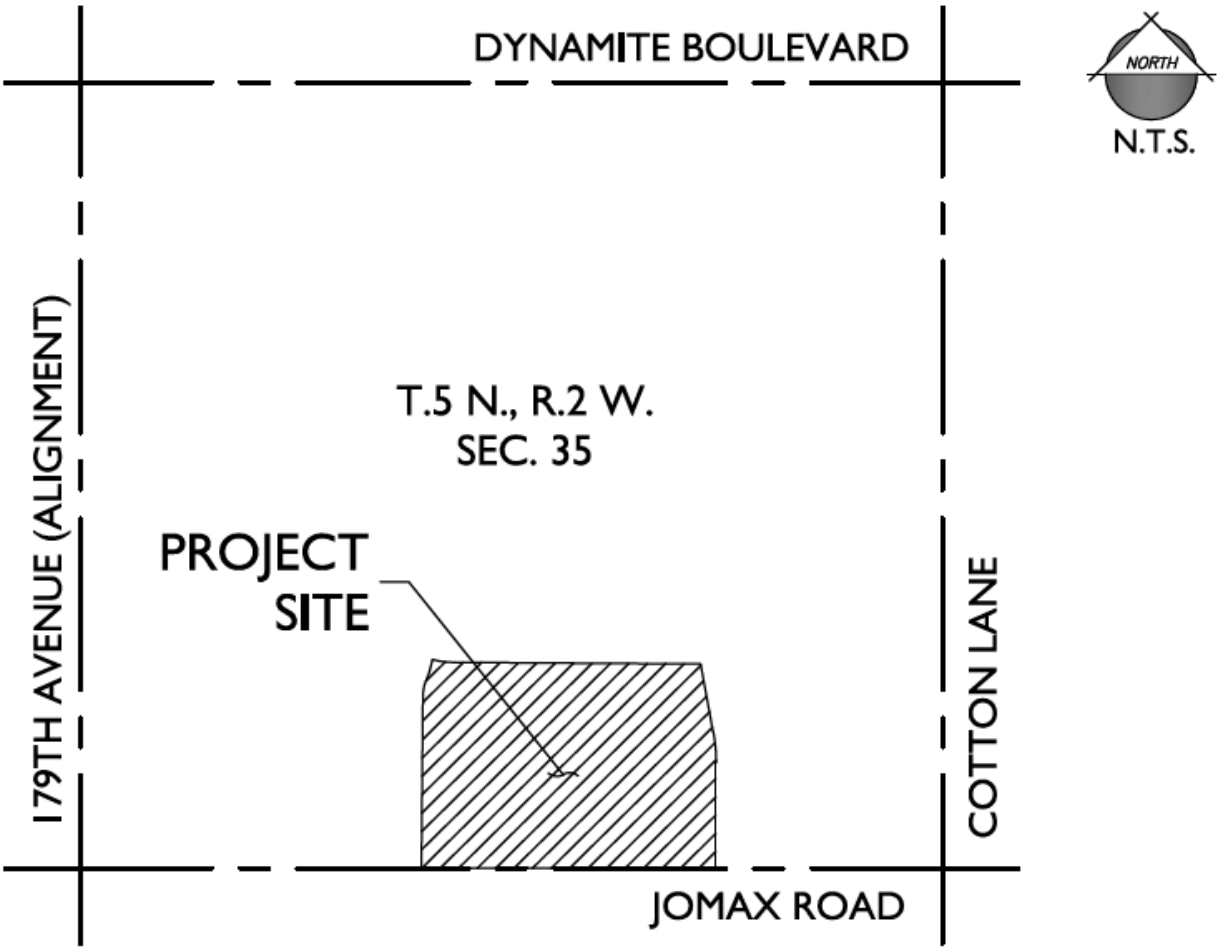


EXHIBIT C
DEVELOPMENT STANDARD CHANGES

	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%

Note 1: 65% proposed for single story units only
Changes are in bold.



LEFT ELEVATION



FRONT ELEVATION

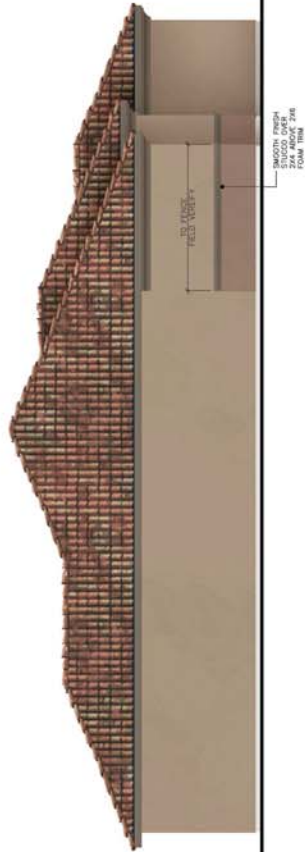


RIGHT ELEVATION

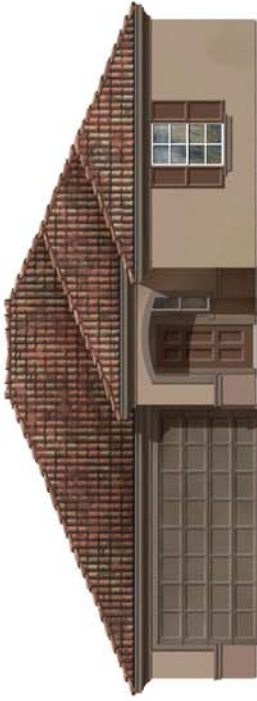


REAR ELEVATION

"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION

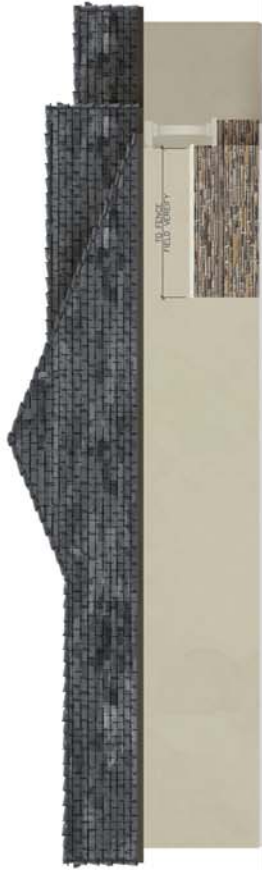


RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

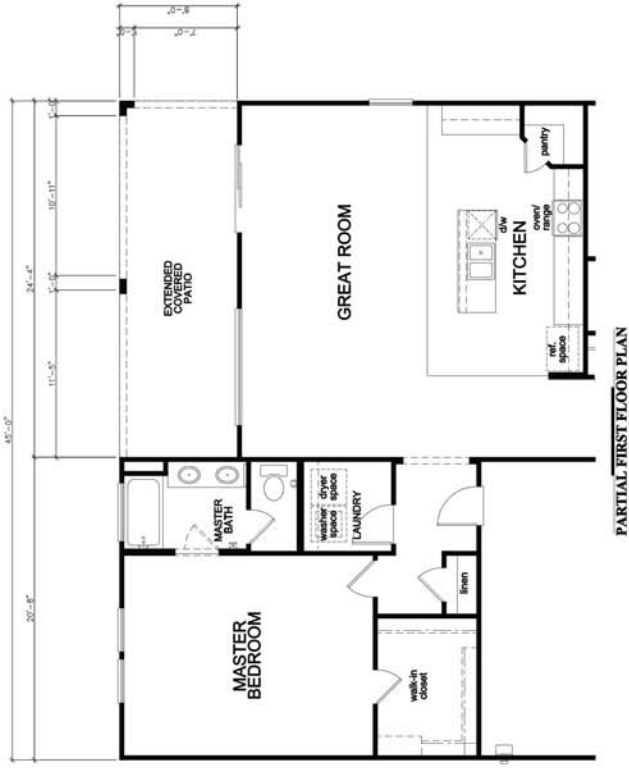
"D" (Craftsman)



REAR ELEVATION



RIGHT ELEVATION



EXTENDED COVERED PATIO OPTION



"A" (Spanish)



"D" (Craftsman)

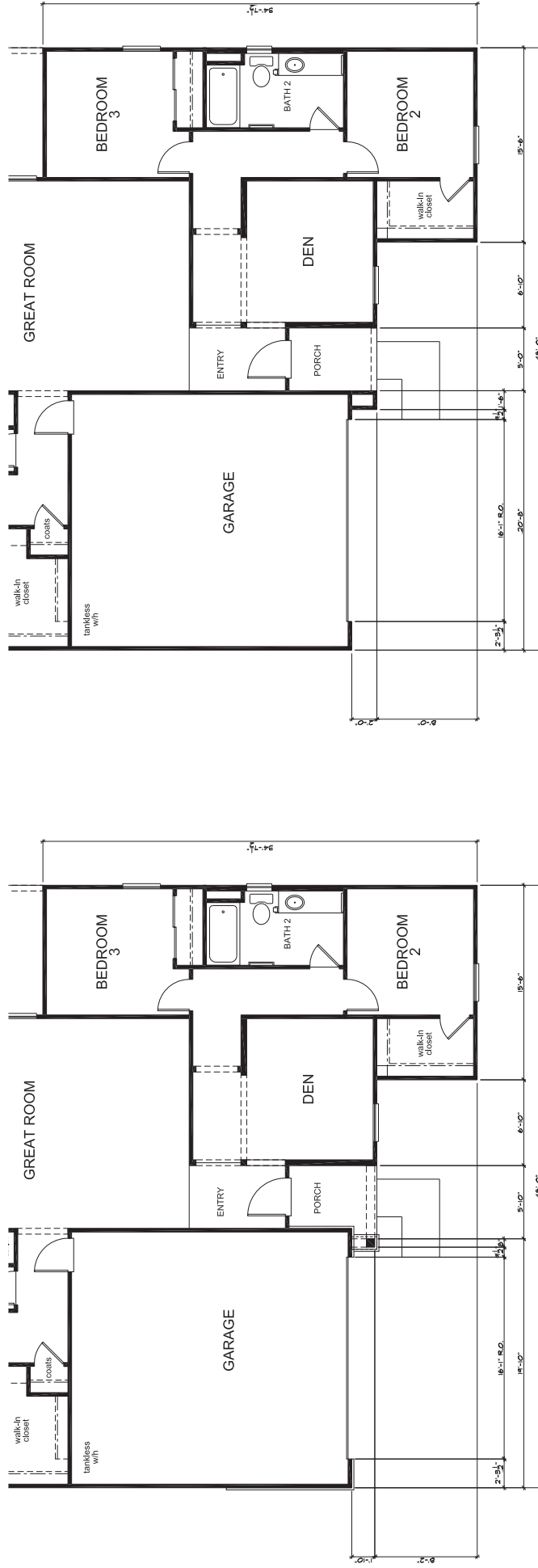


SQUARE FOOTAGE	
FIRST FLOOR AREA	1712 SQ. FT.
TOTAL AREA	1712 SQ. FT.
GARAGE AREA	483 SQ. FT.
PORCH AREA	25 SQ. FT.
PATIO AREA	25 SQ. FT.
OPT. EXT. COVERED PATIO	25 SQ. FT.

Floor Plan 'A'

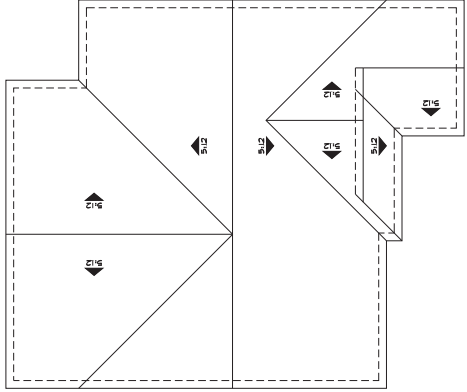
PLAN No.: 148.1712
 JOB No.: 875979992
 DATE: May 18, 2015
 ONE



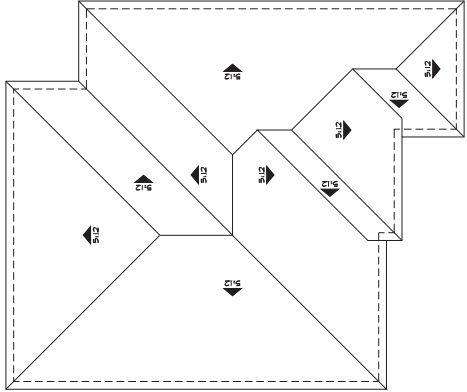


Floor Plan 'D'

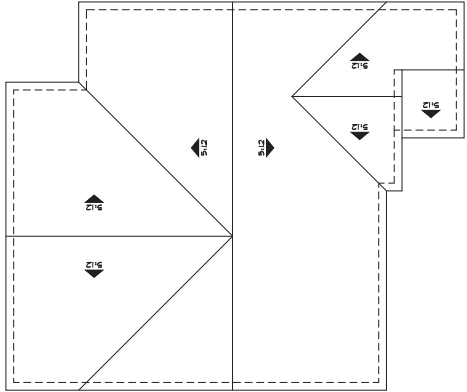
Floor Plan 'B'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION

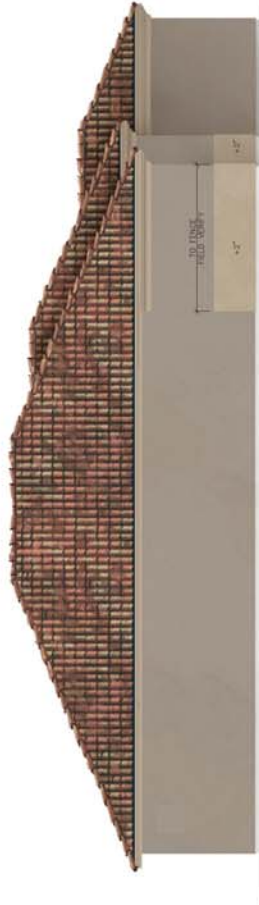


RIGHT ELEVATION



REAR ELEVATION

"A" (SPANISH)



LEFT ELEVATION



FRONT ELEVATION

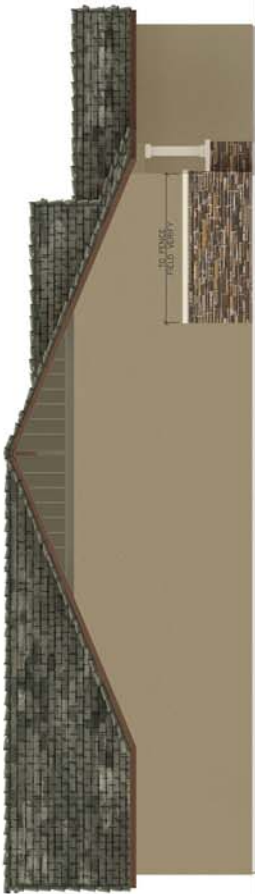


RIGHT ELEVATION



REAR ELEVATION

"B" (SOUTHERN ITALIAN)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"D" (CRAFTSMAN)

REAR ELEVATION

RIGHT ELEVATION



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PUT/PUT OPTION

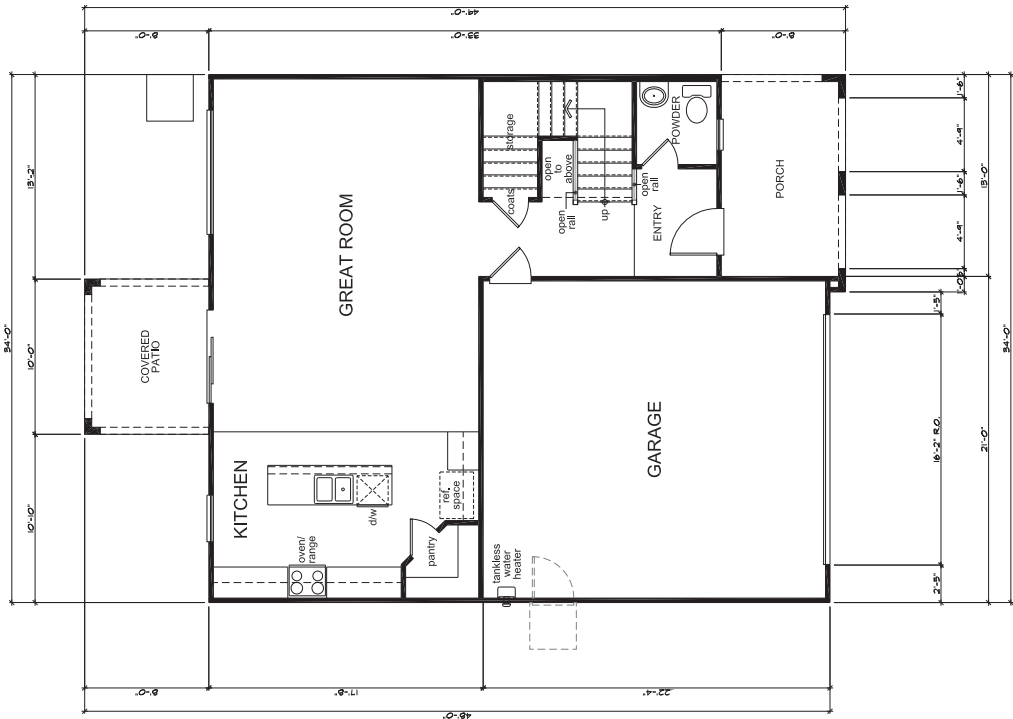


"A" (Spanish)



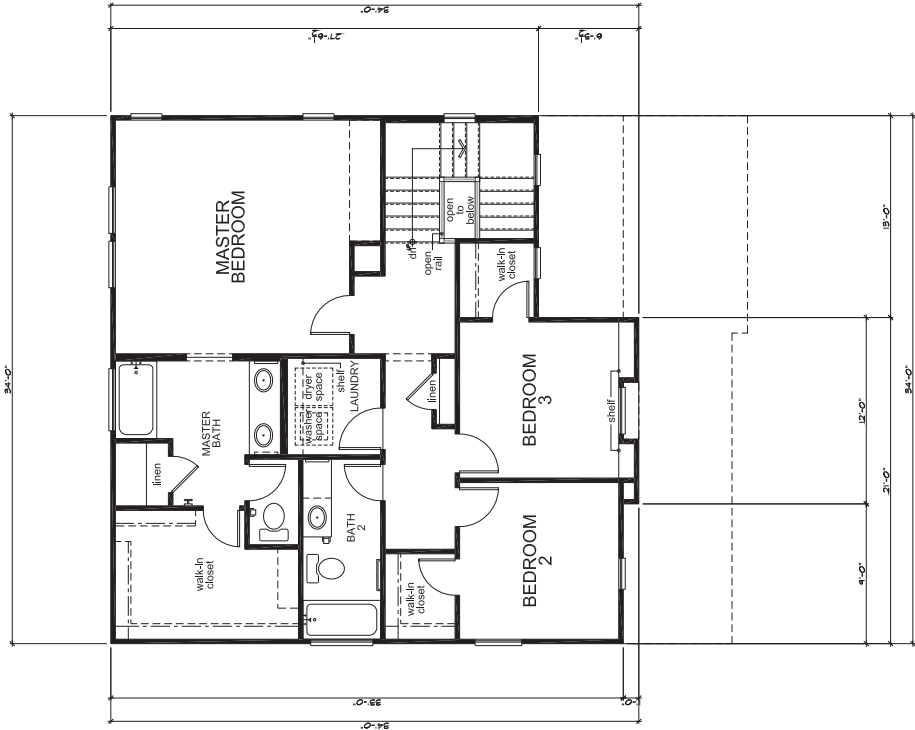
"B" (Southern Italian)

"D" (Craftsman)

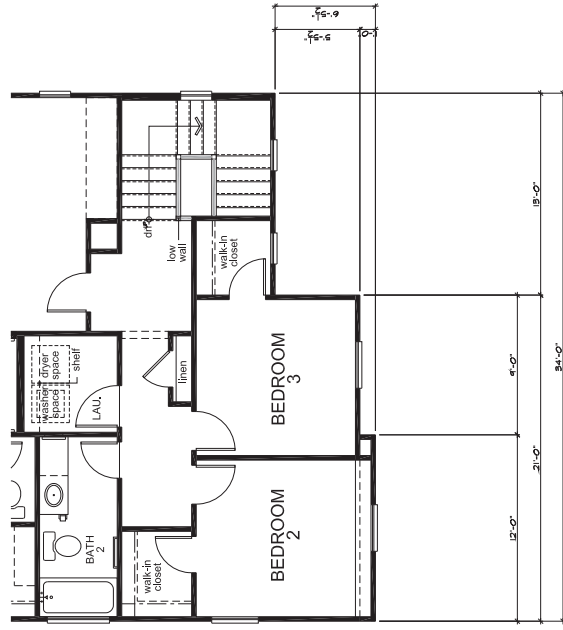


SQUARE FOOTAGE			
PLAN 125110			
FIRST FLOOR AREA	904	50 FT.	50 FT.
SECOND FLOOR AREA	879	50 FT.	50 FT.
TOTAL AREA	1783	50 FT.	50 FT.
PORCH AREA	104	50 FT.	50 FT.
PATIO AREA	104	50 FT.	50 FT.
OPT. EST. COVD. PATIO AREA	94	50 FT.	50 FT.

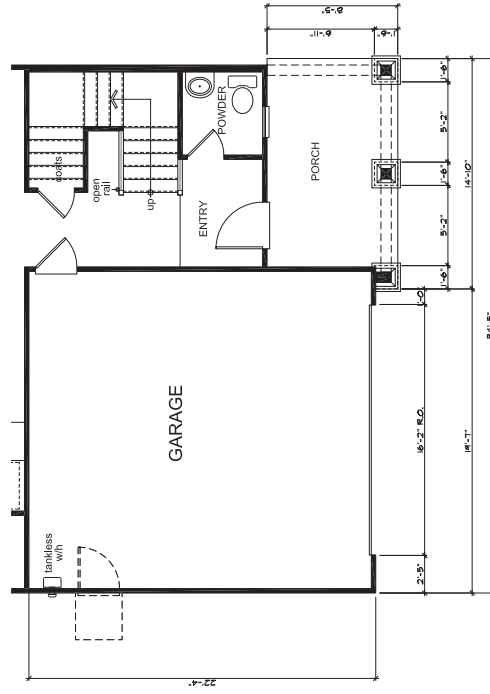
First Floor Plan 'A'



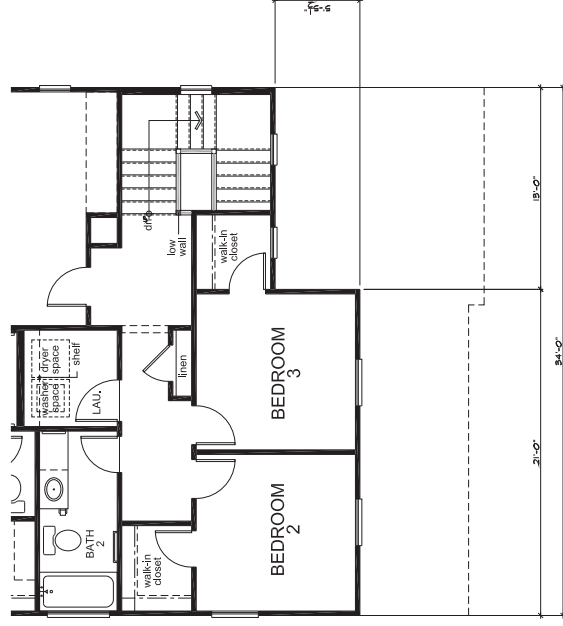
Second Floor Plan 'A'



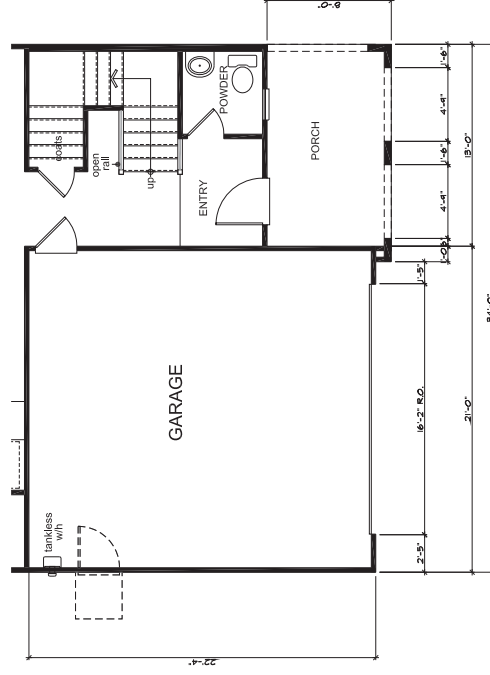
Partial Second Floor Plan 'D'



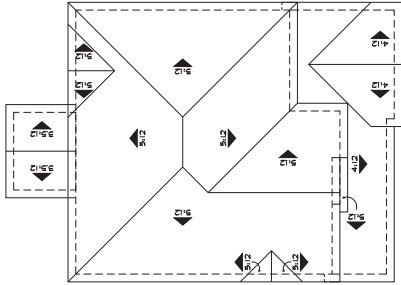
Partial First Floor Plan 'D'



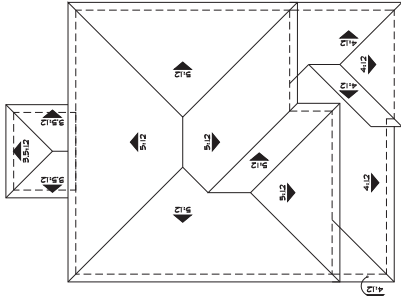
Partial Second Floor Plan 'B'



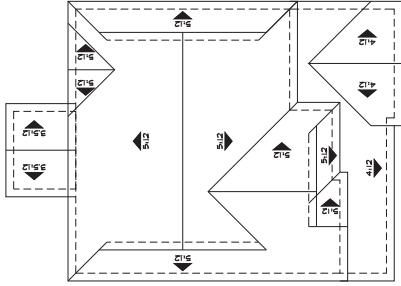
Partial First Floor Plan 'B'



Roof Plan 'A'



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

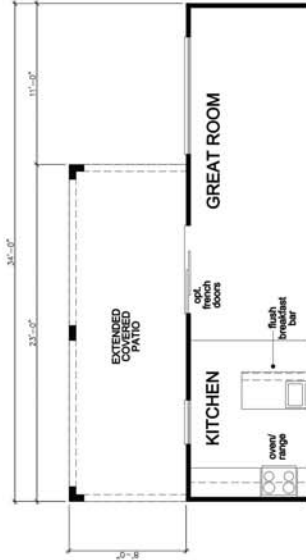
"D" (Craftsman)



PARTIAL REAR ELEVATION



PARTIAL LEFT ELEVATION

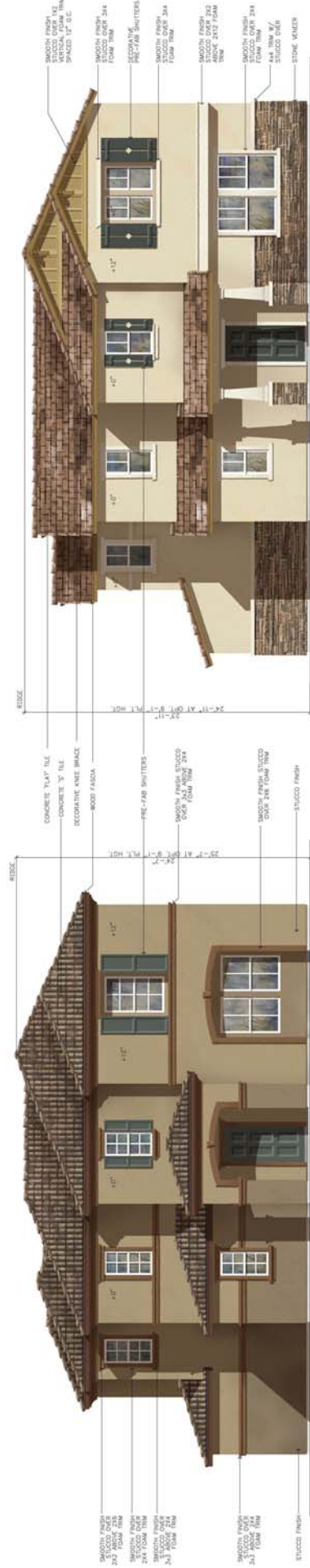


PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION



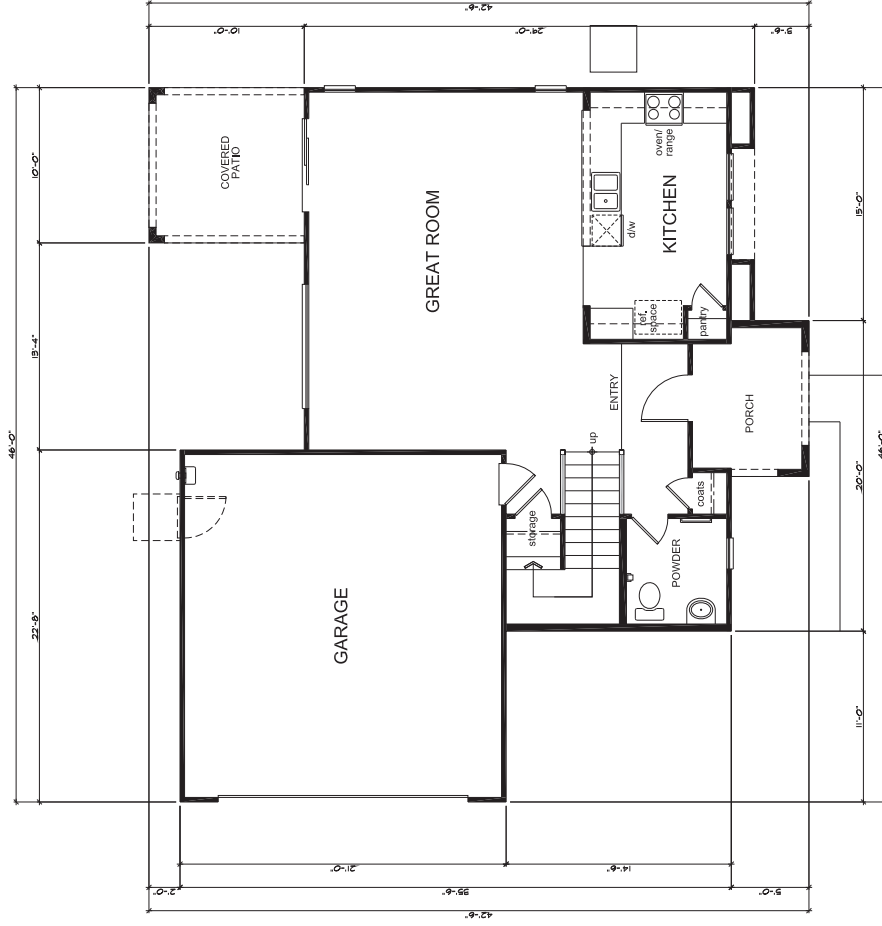
"A" (Spanish)



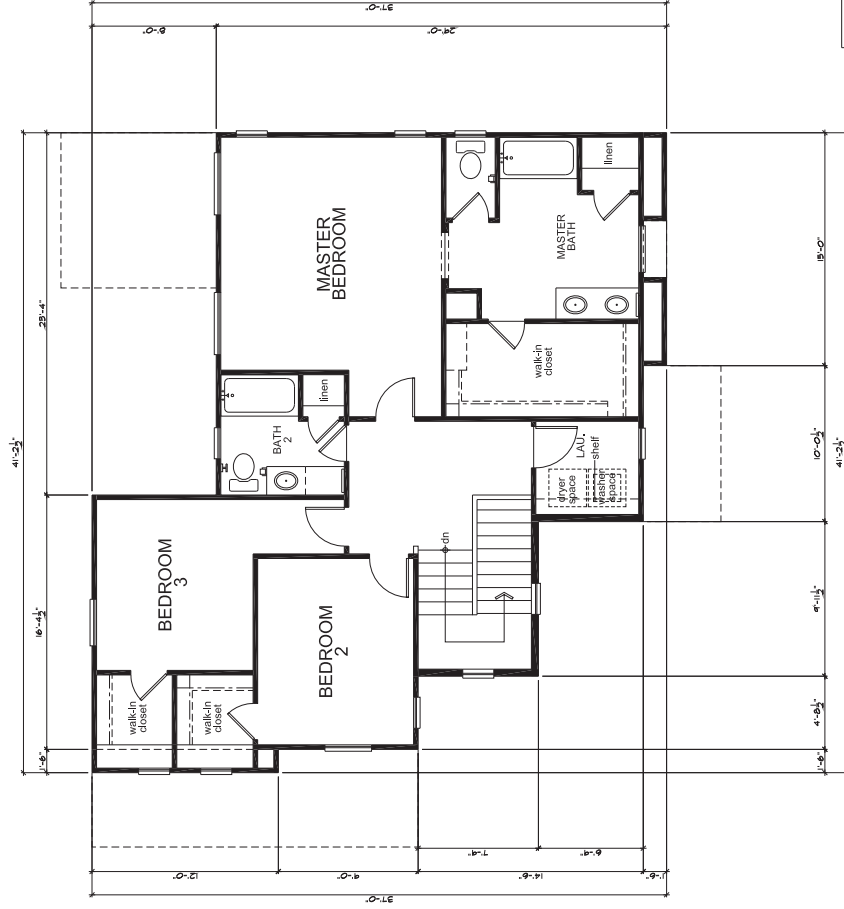
"D" (Craftsman)



"B" (Southern Italian)

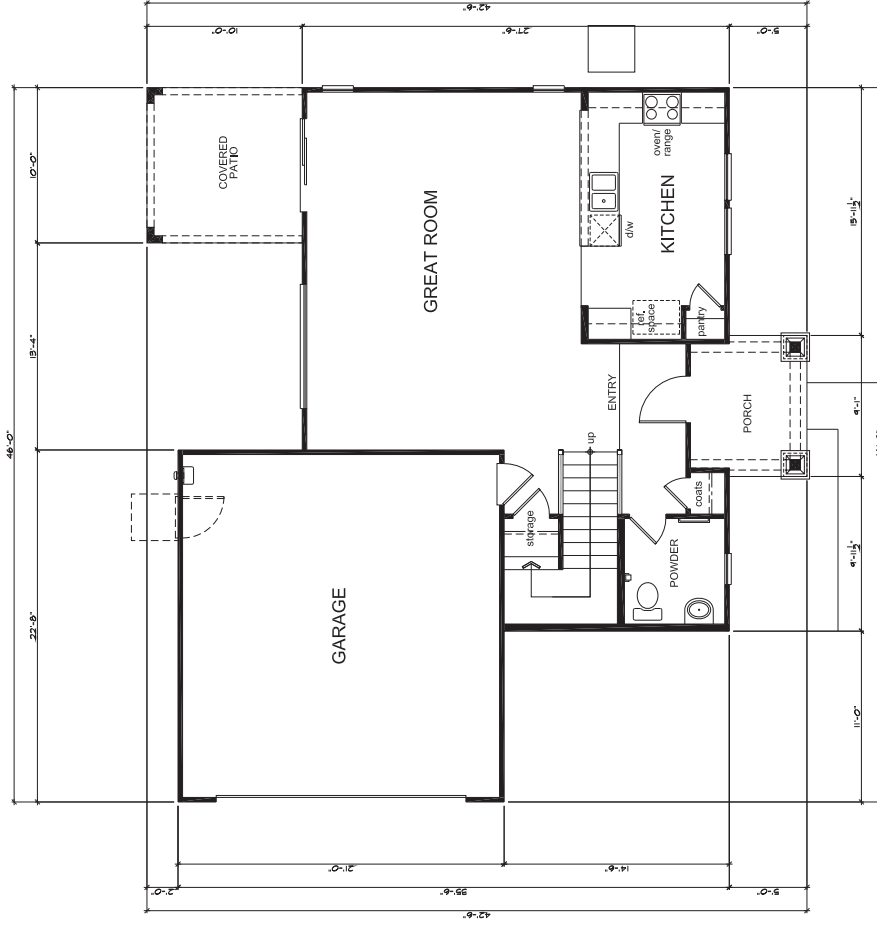


SQUARE FOOTAGE	
PLAN 'B' SUMMARY	
FIRST FLOOR AREA	190 SQ. FT.
SECOND FLOOR AREA	972 SQ. FT.
TOTAL AREA	1162 SQ. FT.
COVERED PATIO AREA	190 SQ. FT.
PORCH AREA	140 SQ. FT.
ELEVATION A'	
ELEVATION B'	10 SQ. FT.
ELEVATION D'	100 SQ. FT.
PATIO AREA	254 SQ. FT.
OPT. EST. COVD. PATIO AREA	254 SQ. FT.

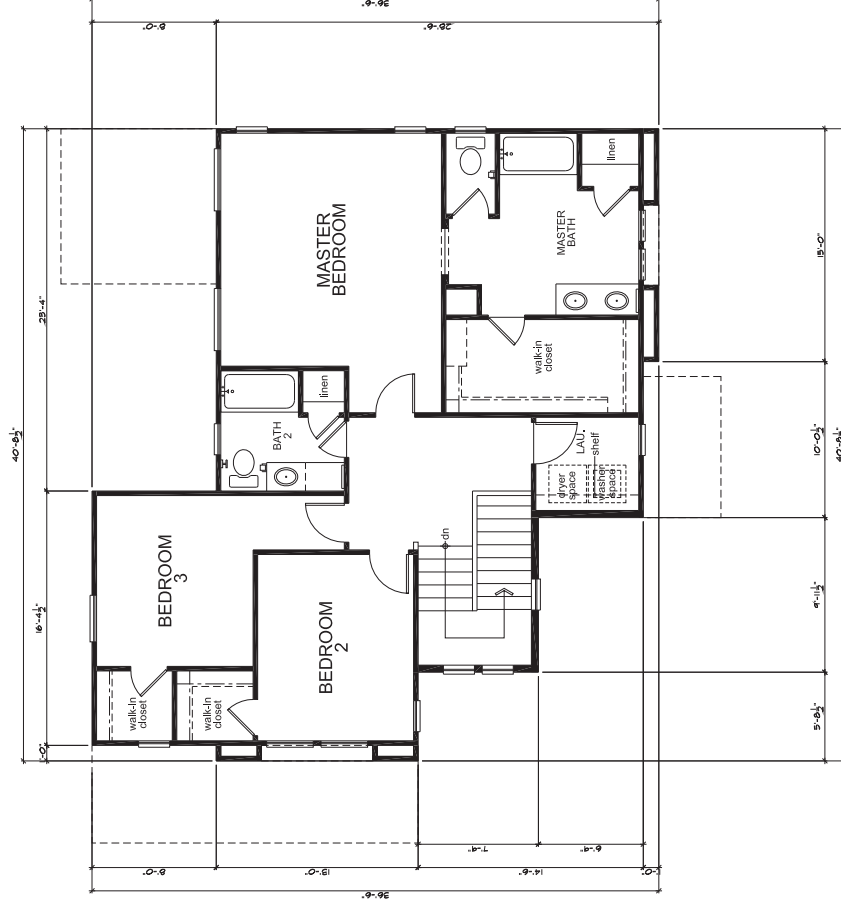


First Floor Plan 'B'

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.
COVERED PATIO AREA	100 SQ. FT.
PORCH AREA	100 SQ. FT.
ELEVATION A'	
ELEVATION B'	
ELEVATION D'	
PATIO AREA	254 SQ. FT.
OPT. EST. COVD. PATIO AREA	254 SQ. FT.



First Floor Plan 'D'

Second Floor Plan 'D'





LEFT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

"A" (Spanish)





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

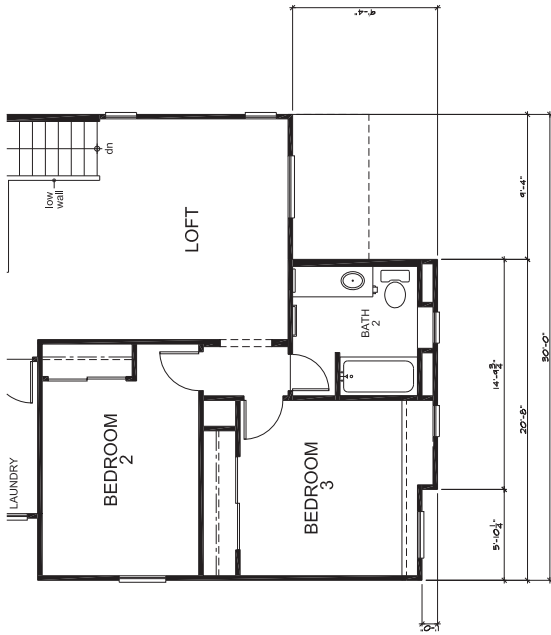


"A" (Spanish)

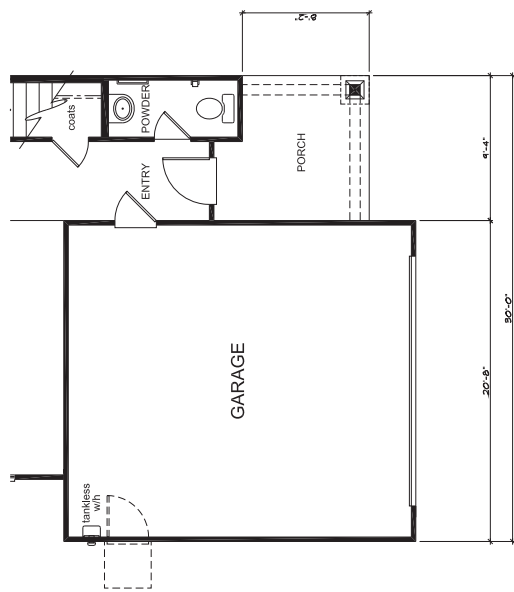


"B" (Southern Italian)

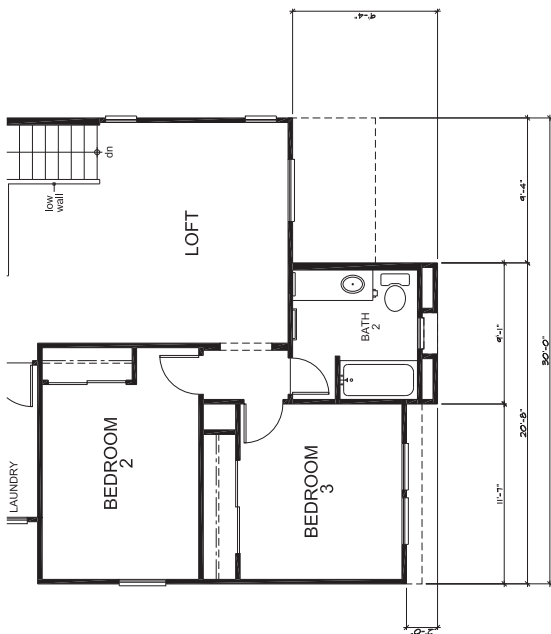
"D" (Craftsman)



Partial Second Floor Plan 'D'



Partial First Floor Plan 'D'

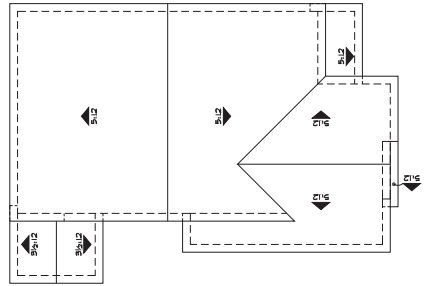


Partial Second Floor Plan 'B'

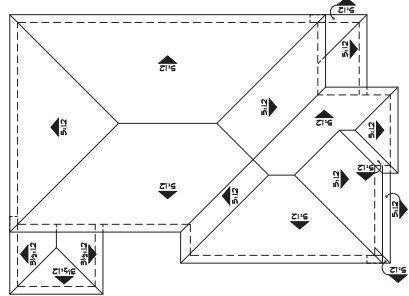


Partial First Floor Plan 'B'

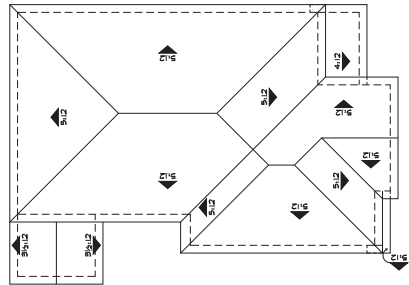
SQUARE FOOTAGE			
PLAN # 2000			
FIRST FLOOR AREA	199	50 FT.	50 FT.
SECOND FLOOR AREA	185	50 FT.	50 FT.
TOTAL AREA	384	50 FT.	50 FT.
GARAGE AREA	40	50 FT.	50 FT.
PORCH AREA	40	50 FT.	50 FT.
ELEVATION A	50	50 FT.	50 FT.
ELEVATION B	50	50 FT.	50 FT.
ELEVATION C	50	50 FT.	50 FT.
ELEVATION D	50	50 FT.	50 FT.
OPT. EXT. COVD. PATIO	100	50 FT.	50 FT.
ALL ELEVATIONS	100	50 FT.	50 FT.



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

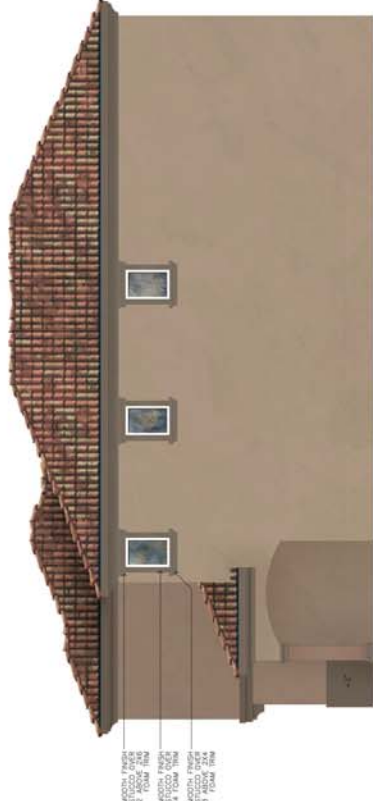
"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

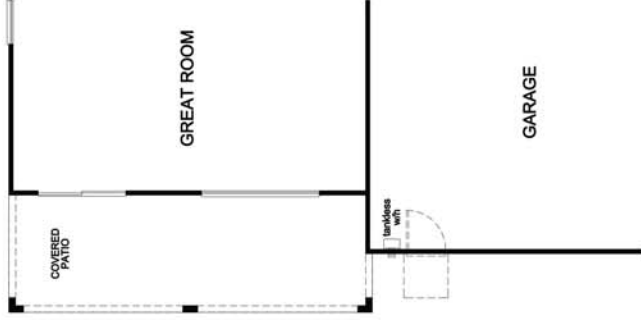
"D" (Craftsman)



PARTIAL REAR ELEVATION (A)



PARTIAL LEFT ELEVATION (A)



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

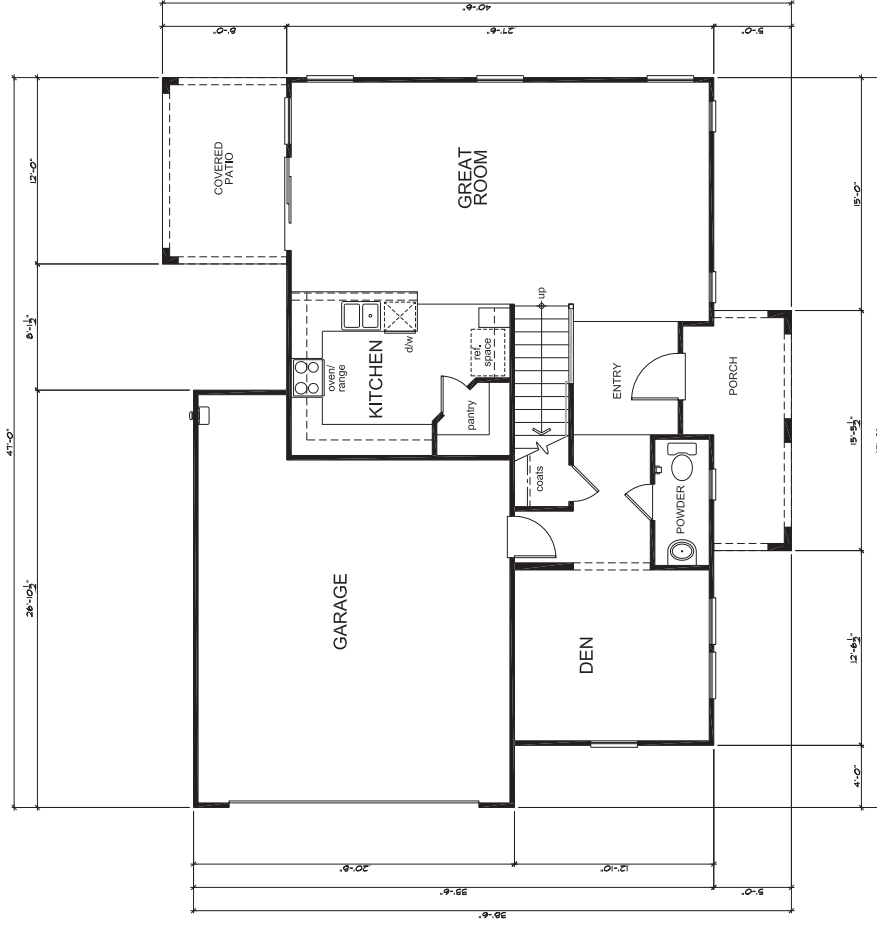


"A" (SPANISH)

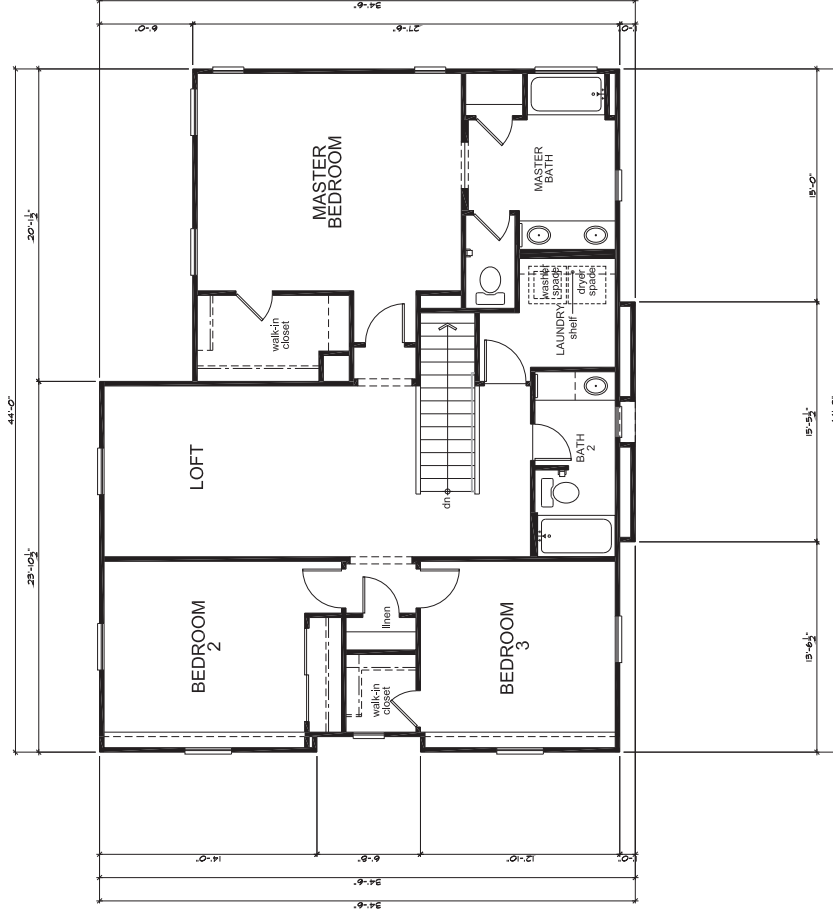


"B" (SOUTHERN ITALIAN)

"D" (CRAFTSMAN)

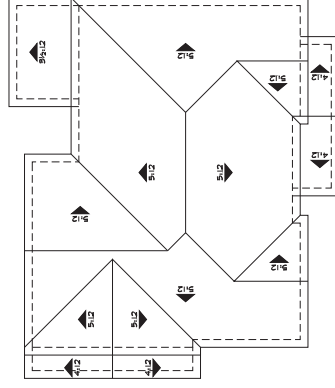
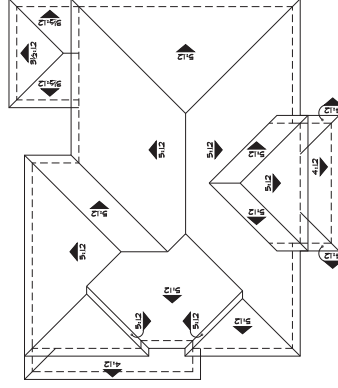
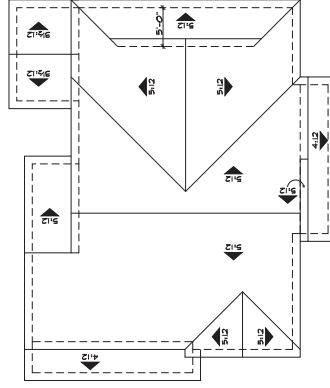


SQUARE FOOTAGE	
PLAN F #2128	
FIRST FLOOR AREA	904
SECOND FLOOR AREA	1739
TOTAL AREA	2680 SQ. FT.
COVERED PATIO AREA	500
PORCH AREA	901
ELEVATION A'	4
ELEVATION B'	4
ELEVATION D'	49
PATIO AREA	500
OPT. EST. COVD. PATIO AREA	500



First Floor Plan 'B'

Second Floor Plan 'B'





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

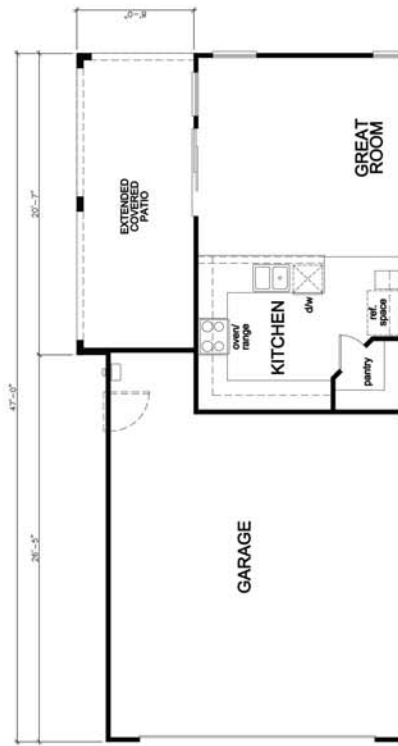
"D" CRAFTSMAN



PARTIAL REAR ELEVATION

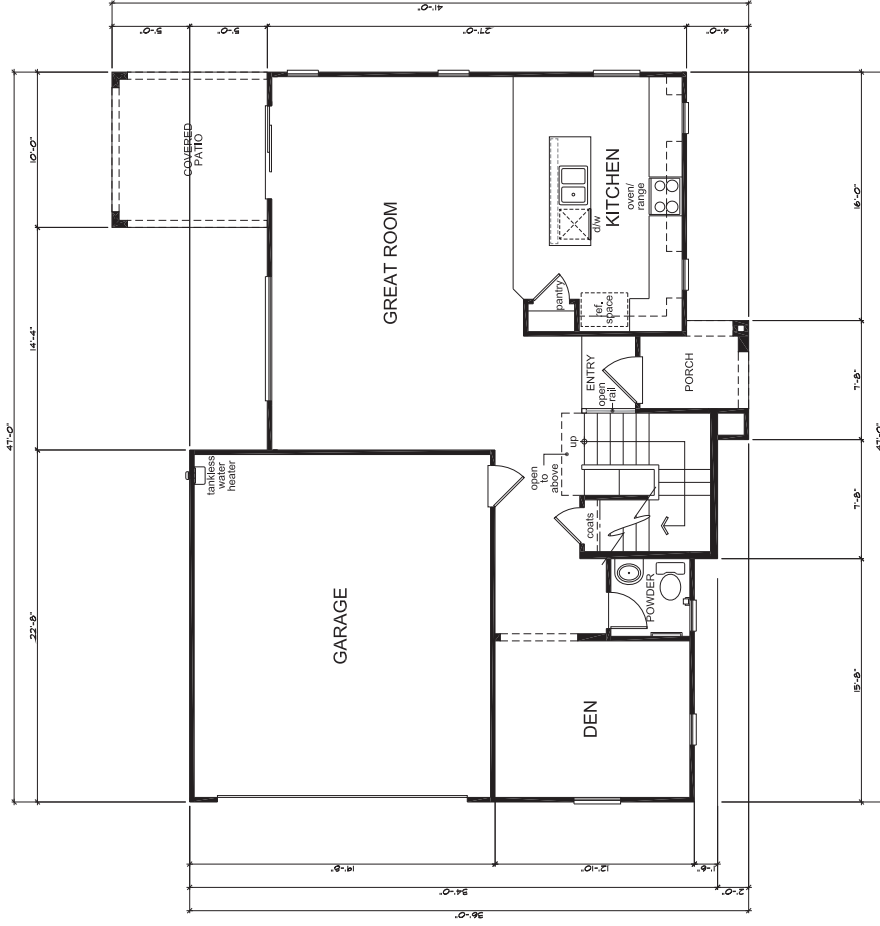


PARTIAL RIGHT ELEVATION

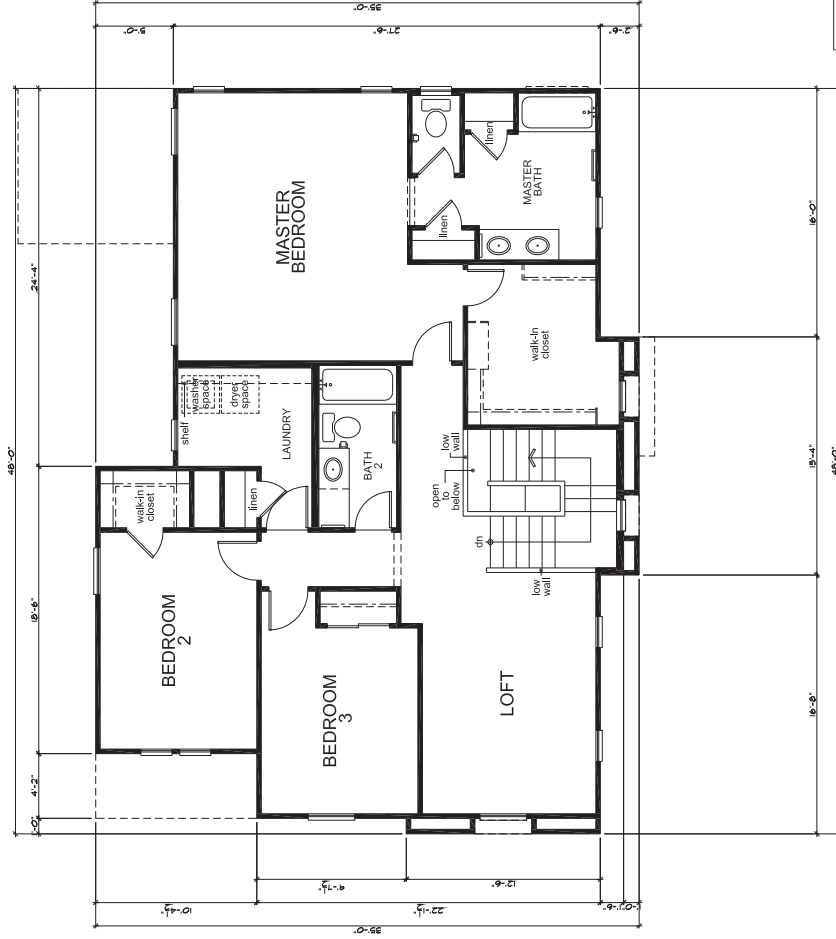


PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

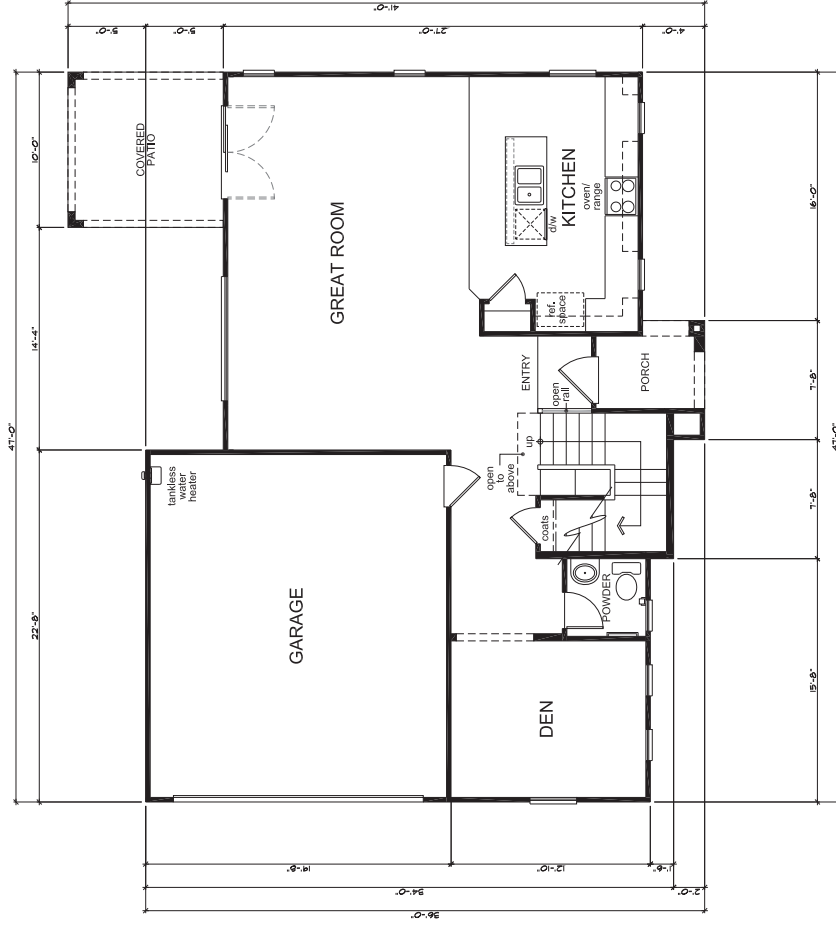


SQUARE FOOTAGE		
PLAN # 20240		
FIRST FLOOR AREA	40	50 FT.
SECOND FLOOR AREA	126	50 FT.
TOTAL AREA	2260	50 FT.
LANDSCAPE AREA	25	50 FT.
ROUGH AREA	31	50 FT.
ELEVATION 'A'		50 FT.
ELEVATION 'B'		50 FT.
ELEVATION 'D'		50 FT.
COVD. PATIO AREA		50 FT.
OPT. EXT. PATIO		50 FT.

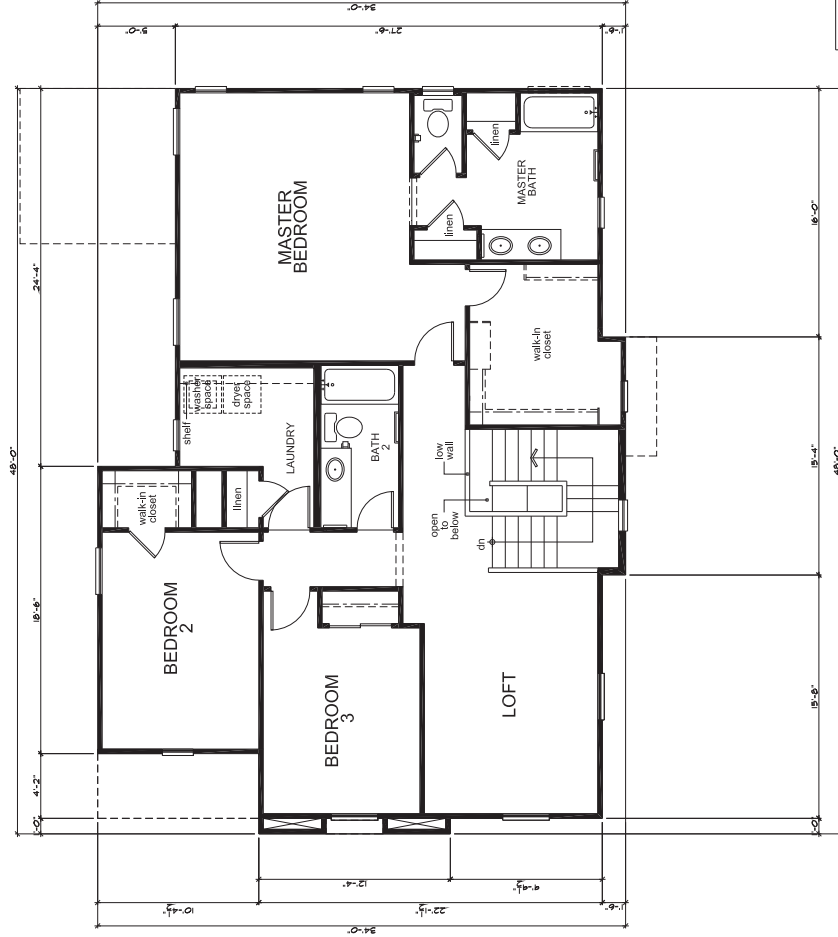


First Floor Plan 'A'

Second Floor Plan 'A'

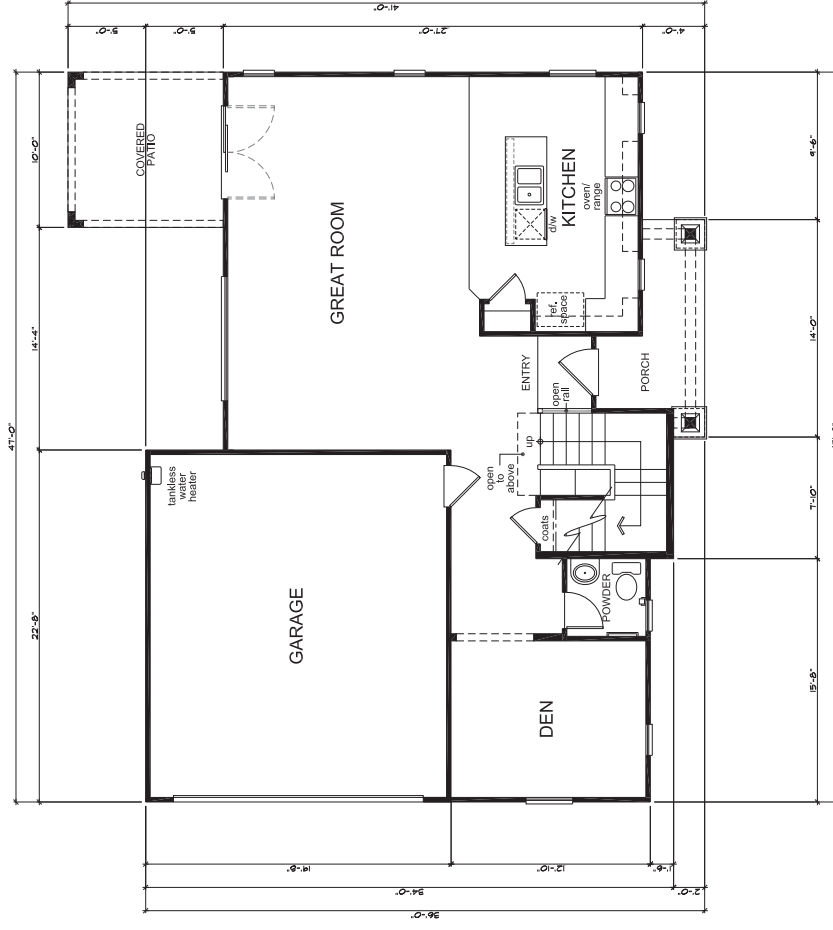


SQUARE FOOTAGE		
PLAN # 202200		
FIRST FLOOR AREA	40	50 FT.
SECOND FLOOR AREA	1264	50 FT.
TOTAL AREA	2260	50 FT.
COVERED PATIO AREA	81	50 FT.
ROUGH AREA	2341	50 FT.
ELEVATION 'A'	41	50 FT.
ELEVATION 'B'	41	50 FT.
ELEVATION 'C'	41	50 FT.
ELEVATION 'D'	41	50 FT.
COVERED PATIO AREA	81	50 FT.
OPT. EXT. PATIO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

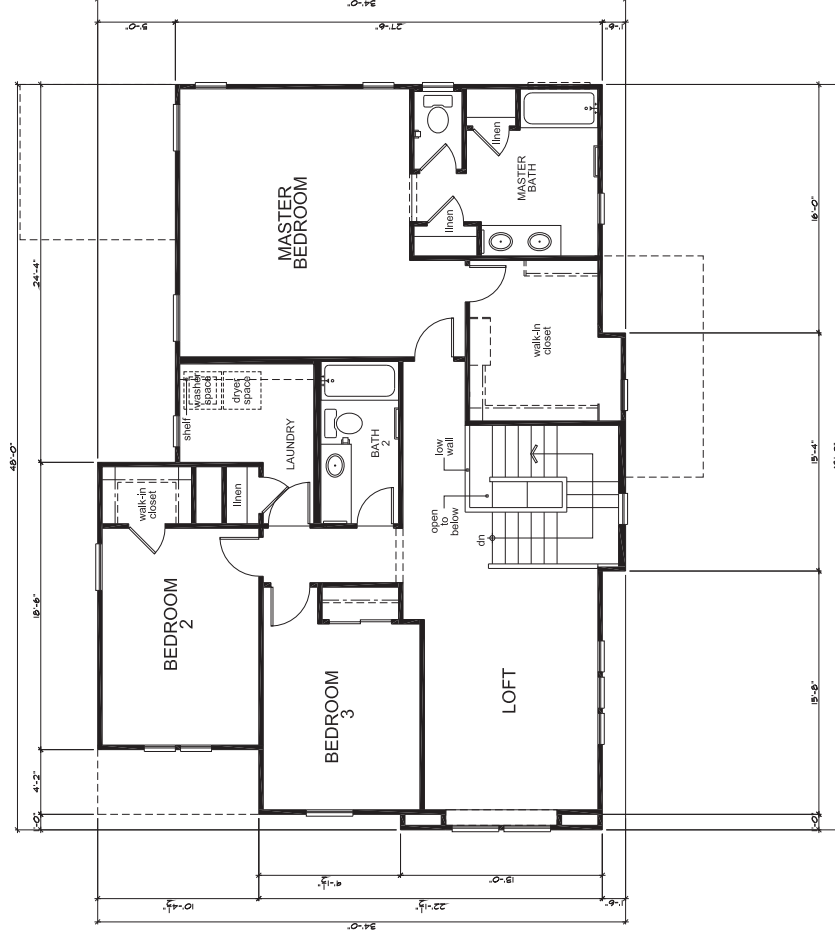


First Floor Plan 'B'

Second Floor Plan 'B'

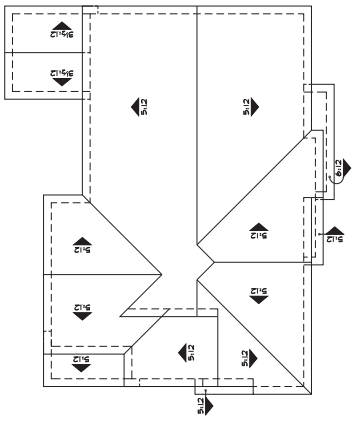


SQUARE FOOTAGE		
PLAN # 20200		
FIRST FLOOR AREA	40	50 FT.
SECOND FLOOR AREA	1264	50 FT.
TOTAL AREA	2260	50 FT.
COVERED PATIO AREA	81	50 FT.
POORCH AREA	16	50 FT.
ELEVATION 'A'	41	50 FT.
ELEVATION 'B'	41	50 FT.
ELEVATION 'C'	41	50 FT.
ELEVATION 'D'	41	50 FT.
OPT. EXT. PATIO	246	50 FT.

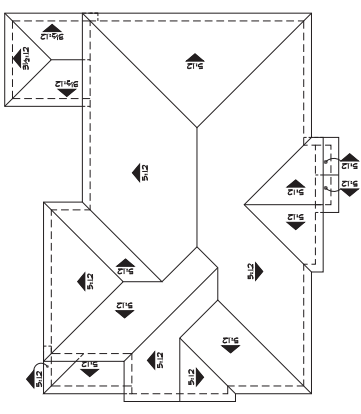


First Floor Plan 'D'

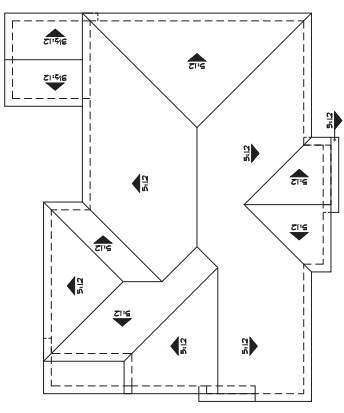
Second Floor Plan 'D'



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

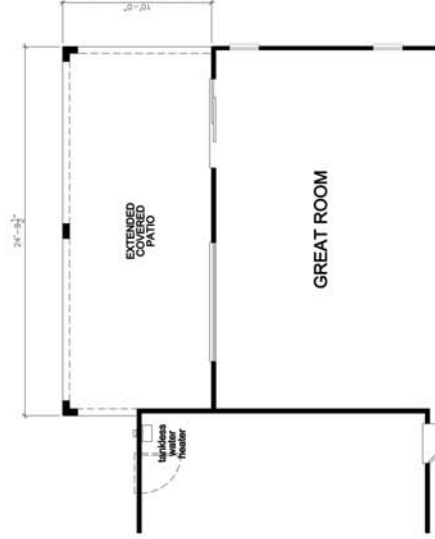
"B" (Southern Italian)



PARTIAL REAR ELEVATION (A)



PARTIAL RIGHT ELEVATION (A)



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION



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. Dancy 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.			
21.			
22.			
23.			
24.			
25.			
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 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
37.			
38.			
39.			
40.			
41.			
42.			
43.			
44.			
45.			
46.			

	Name	Address	Phone
47.	SERGIO ANGULO	CITY OF SURPRISE	
48.			
49.			
50.			
51.			
52.			
53.			
54.			
55.			
56.			
57.			
58.			
59.			
60.			
61.			
62.			
63.			

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).

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



**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

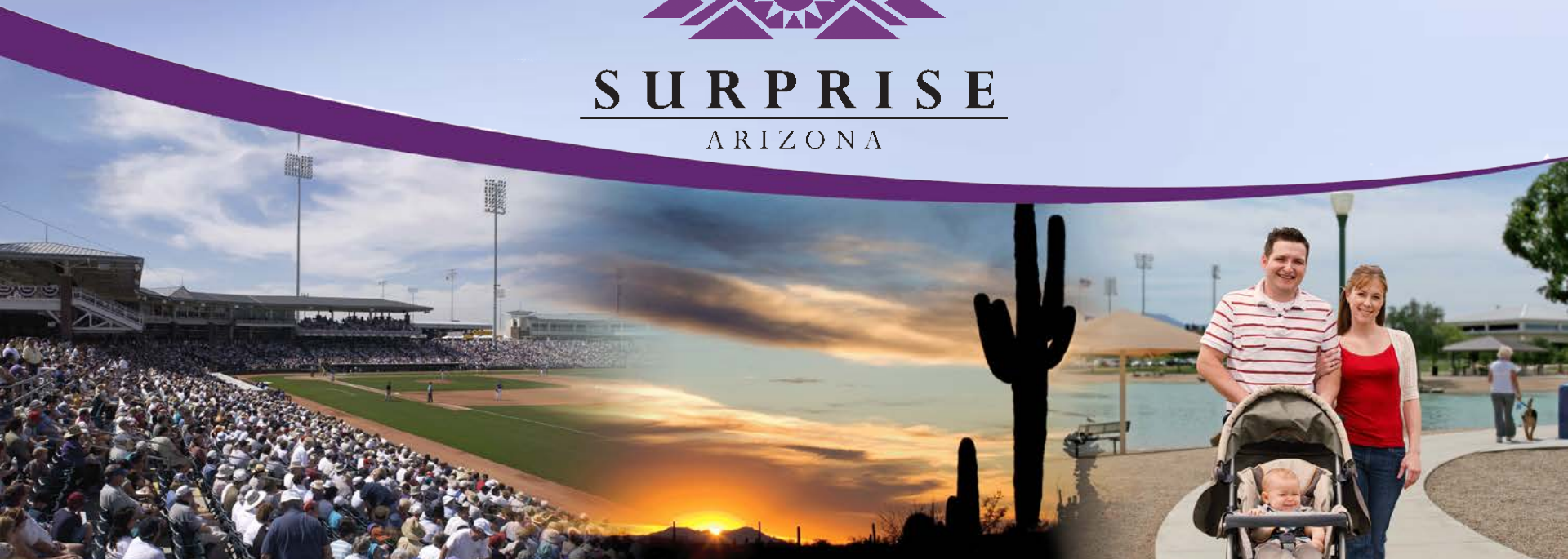
Cortana at Desert Oasis

**Major PAD Amendment and Preliminary Plat
City Council**

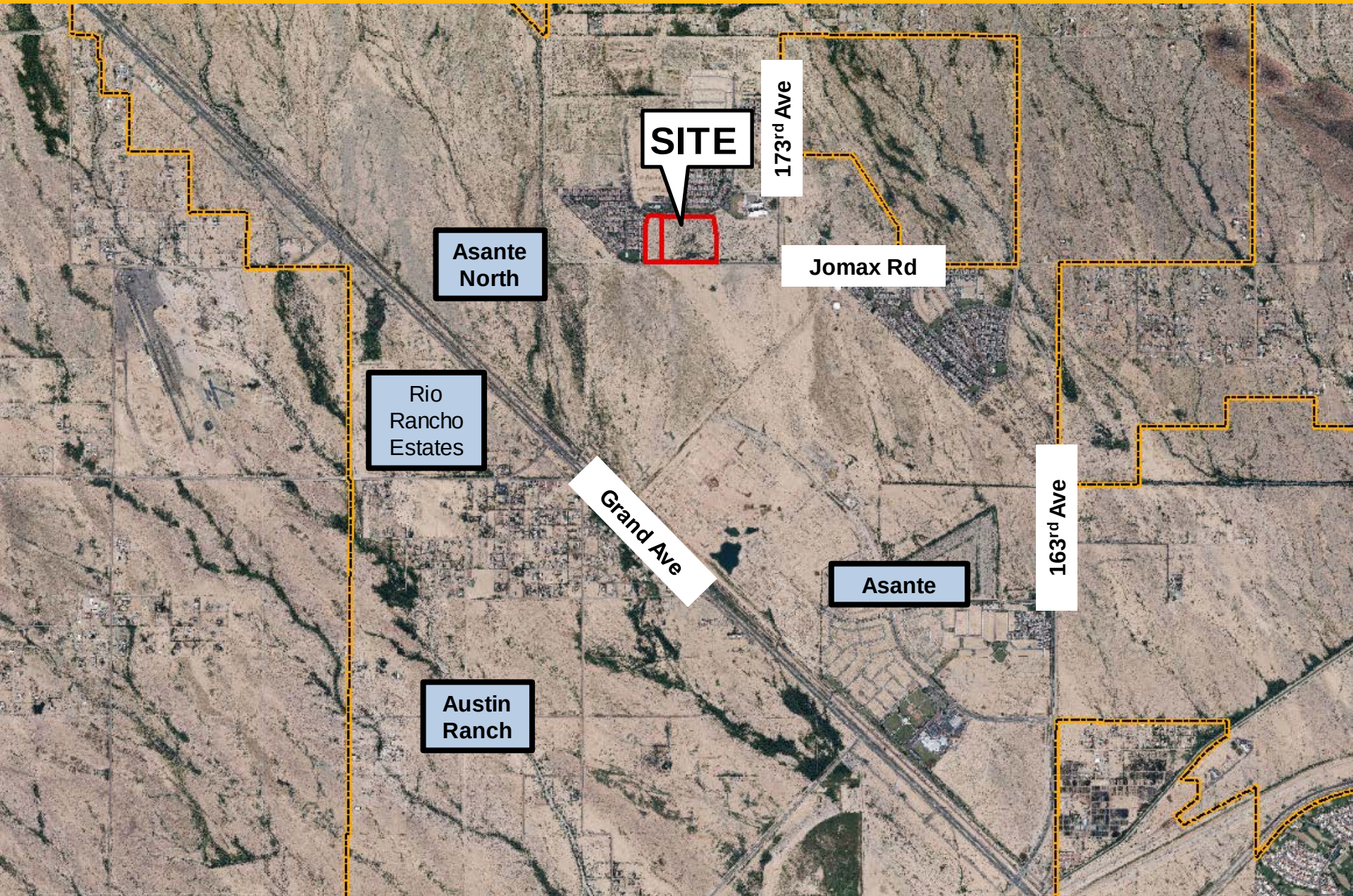
May 17, 2016



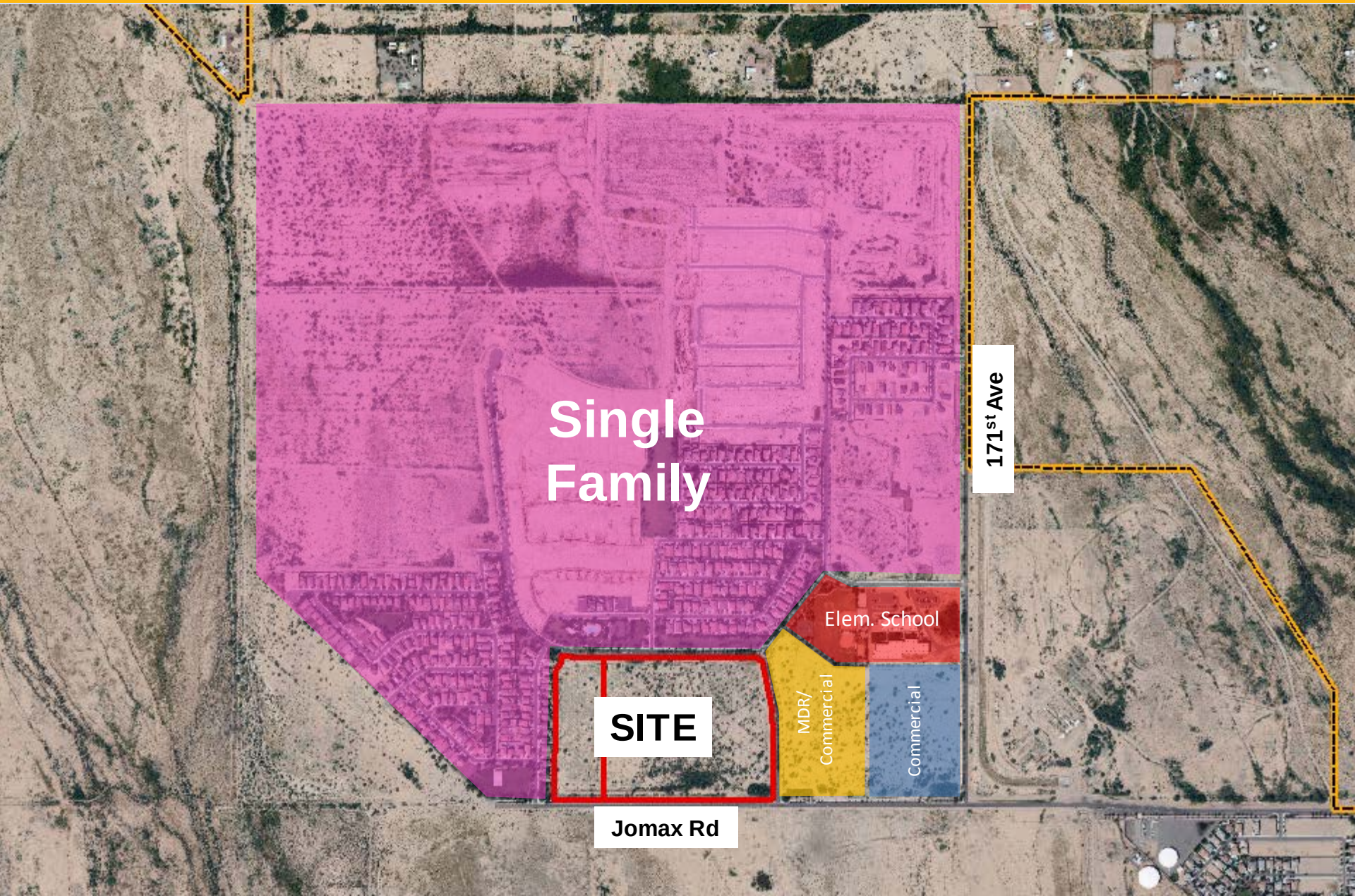
SURPRISE
ARIZONA



VICINITY MAP



VICINITY MAP



Single
Family

SITE

Elem. School

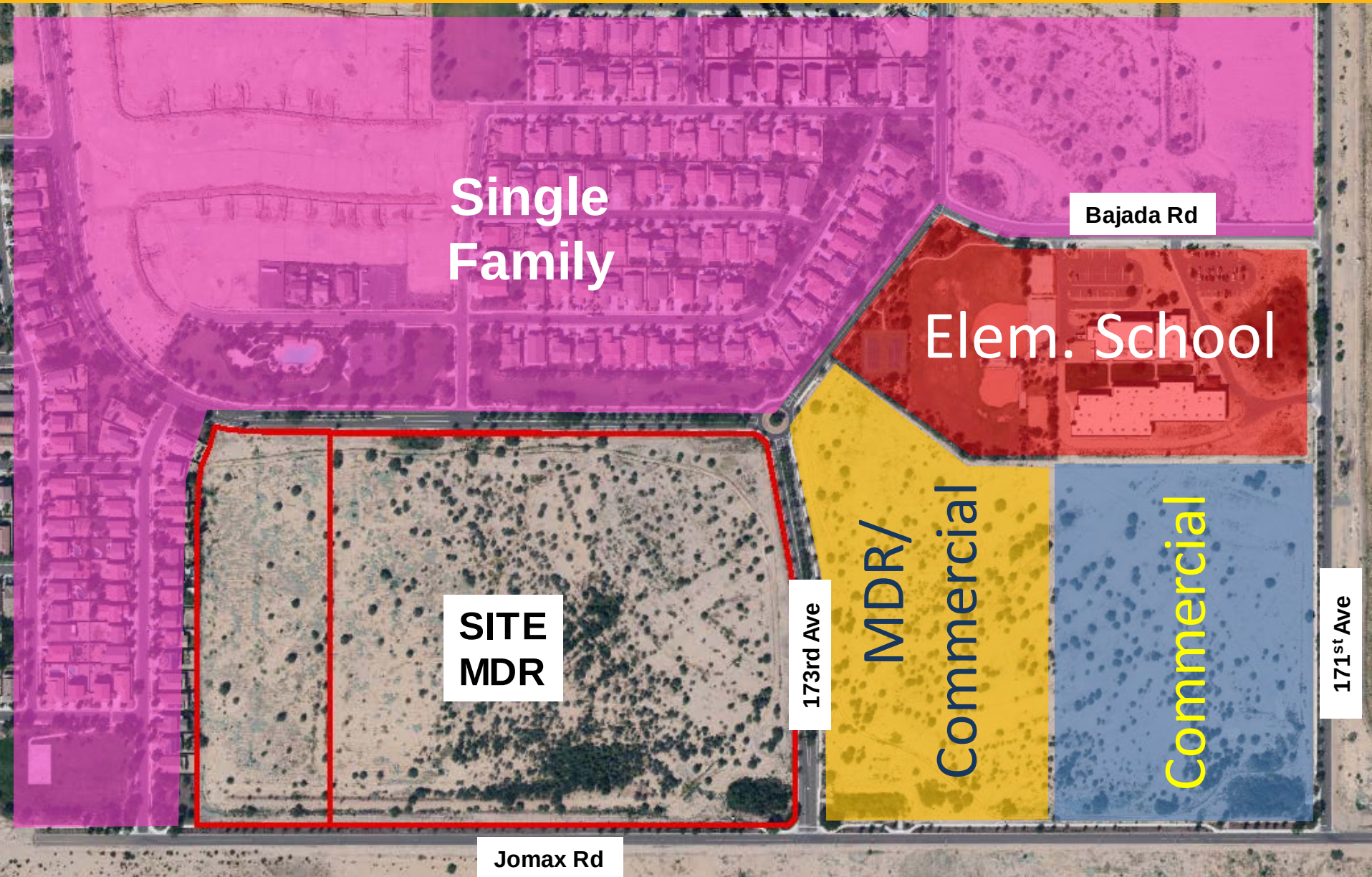
MDR/
Commercial

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

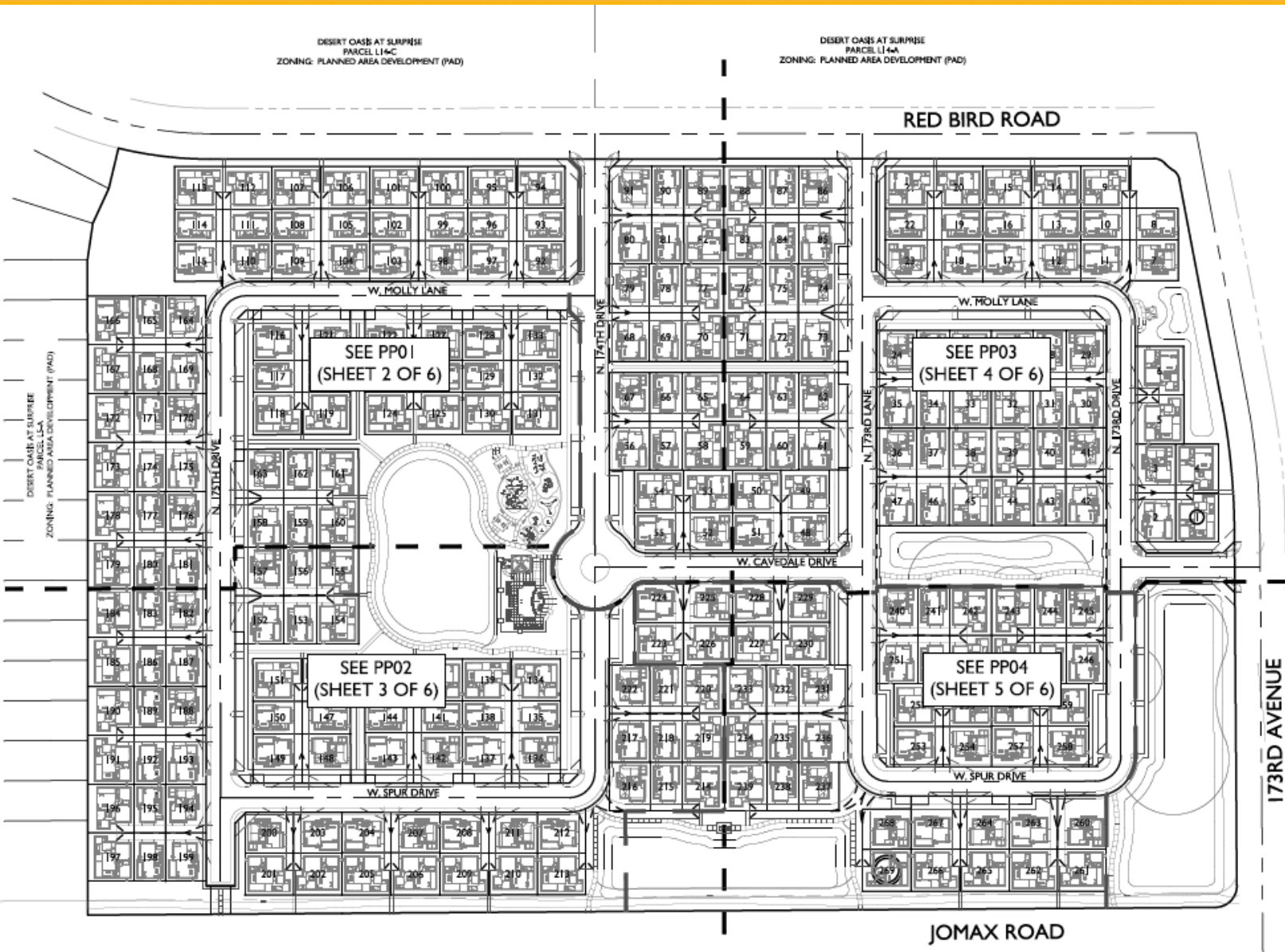
- **269 Lots Proposed**
- **4-pack & 6-pack w/ Shared Driveway**
- **Density Increased to 6.5 DU/ac**
- **Open Space 8.49 Acres (20.5%)**

PROPOSED PRELIMINARY PLAT

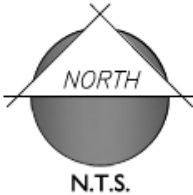


DESERT OASES AT SURPRISE
PARCEL L14C
ZONING: PLANNED AREA DEVELOPMENT (PAD)

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



A.P.N.: 503-51-0190
171ST AVE & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)



A.P.N.: 503-75-0408
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)

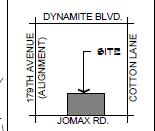
LANDSCAPE PLAN



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

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

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 - 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)
SISBOO TREE (DALBERGIA SISBOO)
DESERT MUSEUM PALM VERDE (PARKINSONIA HYBRID)
RED PISH PISTACHE (PISTACHIA CHINENSIS RED PISH)
MAGNIFIC 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 (GALLANDORA SPECIES)
BRITTLERUSH (ENCELIA FARINOSA)
CASSIA (CASSIA SPECIES)
RHU BUSH (EREMOPHILA SPECIES)
TEXAS BASS (BOUQUETILLUM SPECIES)
DEERGRASS (MUHLBERGIA SPECIES)
JUBOBA (BOMMONDIA CHINENSIS)
BAJA RUBELLA (RUBELLA PENINSULARIS)
SALVIA (SALVIA SPECIES)
TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)
ARIZONA YELLOW BELLS (TECOMA SPECIES)
ORANGE JUBILEE (TECOMA SPECIES)

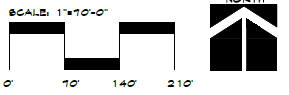
ACCENT PLANTS - 5 GAL. MIN.
ABAYE (ABAYE SPECIES)
ALOE (ALOE SPECIES)
CARNESEA GIGANTEA (SABURAO CACTUS)
DESERT BROOM (DASYLIRION PEBBLER)
HEDECHOS CACTUS (ECHINOCEBUS ENGELMANNI)
BARREL CACTUS (FEROCACTUS INDIZENI)
GIANT HESPERALOE (HESPERALOE FUNIFERA)
RED YUCCA (HESPERALOE PARVIFLORA)
PRICKLY PEAR (OPUNTIA SPECIES)
LADY SLIPPER (FECULANTUS MACROCARPUS)
YUCCA (YUCCA SPECIES)

GROUND COVER - 5 GAL. MIN.
DESERT CARPET ACACIA (ACACIA REDOLENS DESERT CARPET)
ASPARAGUS FERN (ASPARAGUS DENSIFLORUS)
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

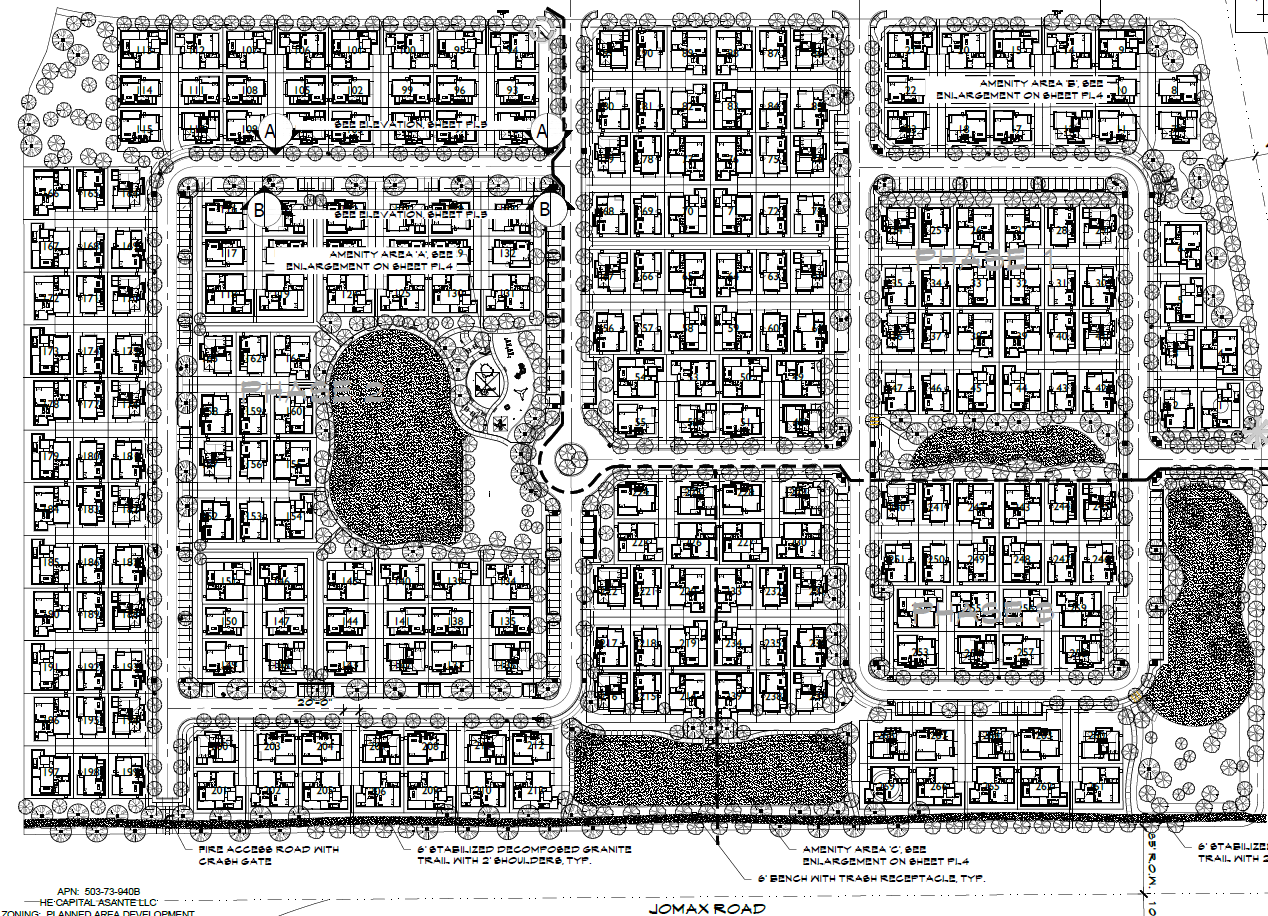
MIDWINTER HYBRID BERMUDA SOG (OR HYDROSEED VAR. BLACKJACK)

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



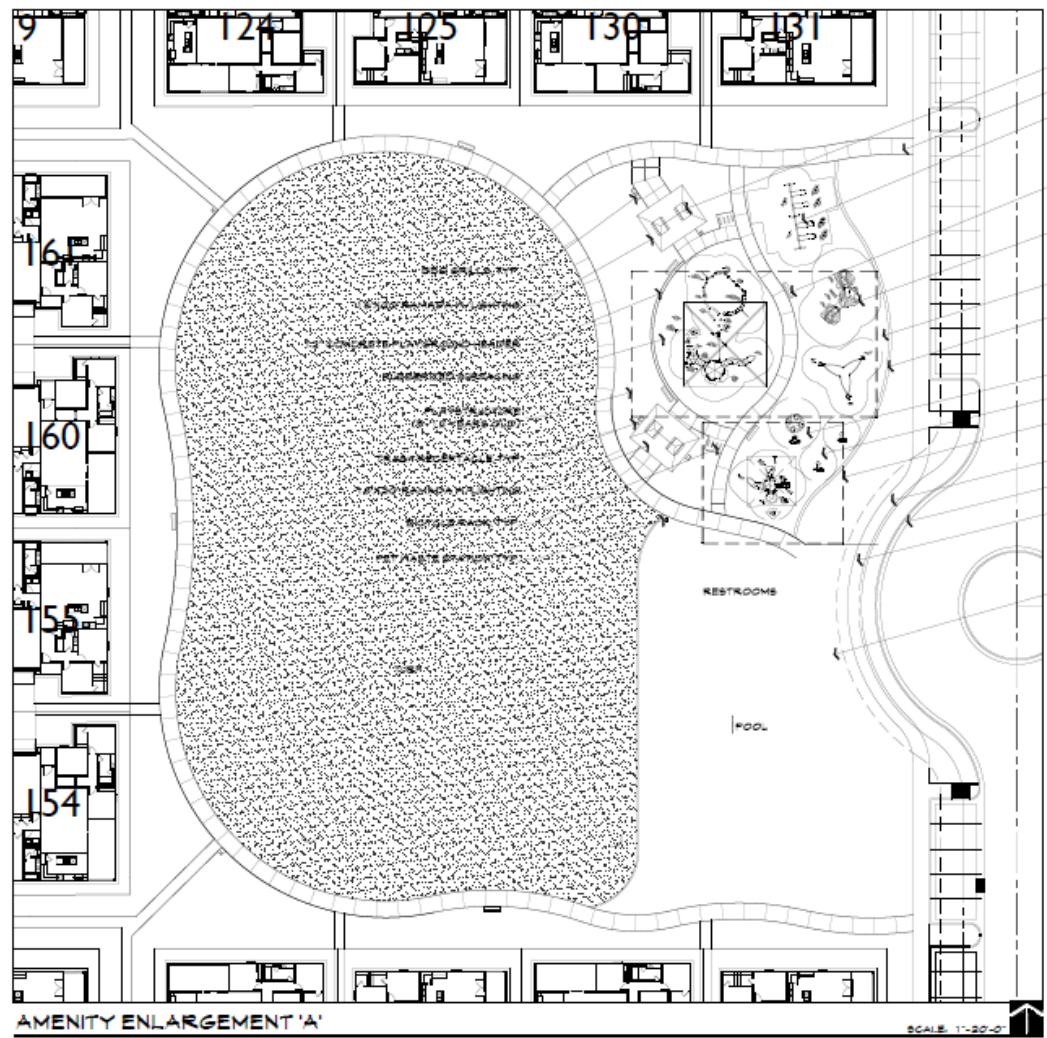
OVERALL LANDSCAPE LAYOUT

CORTANA @ DESERT OASIS

SHEET: PL1

SURPRISE, AZ
MARCH 22, 2018

AMENITY PLAN

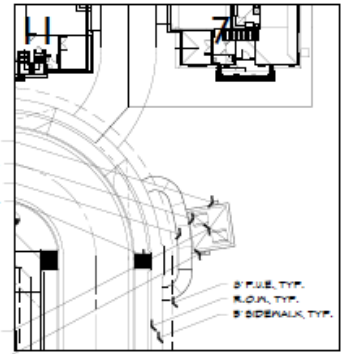
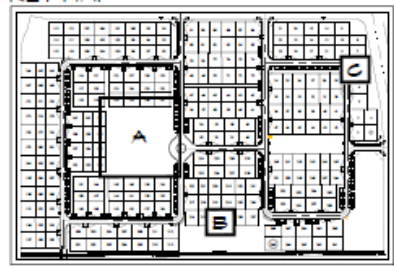


AMENITY ENLARGEMENT 'A'

SCALE: 1"=20'-0"

- PICNIC TABLE, TYP.
- 5' CONCRETE SIDEWALK
- SPRINKLER
- 6' BENCH, TYP.
- ROCK CLIMBING BOULDERS
- ENGINEERED WOOD FENCE
- 12" CONCRETE PLAYGROUND HEADER
- TEN SPIN SPINNER
- 2-5 YEARS OLD
- P.U.E., TYP.
- R.O.A., TYP.
- 6' SIDEWALK, TYP.
- POOL FENCE, TYP.

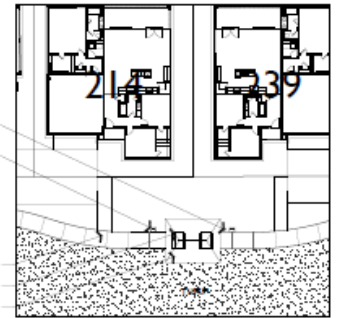
KEY MAP



AMENITY ENLARGEMENT 'B'

SCALE: 1"=20'-0"

- TRASH CAN, TYP.
- BBQ GRILL, TYP.



AMENITY ENLARGEMENT 'C'

SCALE: 1"=20'-0"

CIRCULATION PLAN



LAND USE: LOW DENSITY RESIDENTIAL



APN: 503551-019G
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

PIRE ACCESS ROAD WITH
CRASH GATE

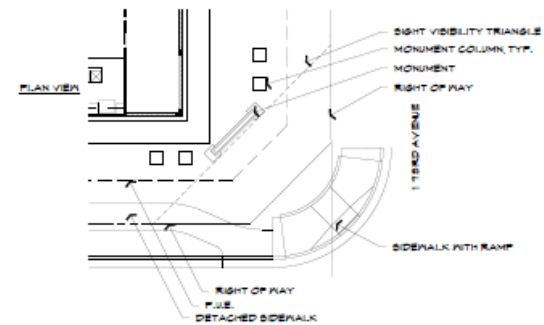
6" BENCH WITH TRASH RECEPTACLE TYP.

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

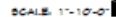
JOMAX ROAD

179th AVENUE

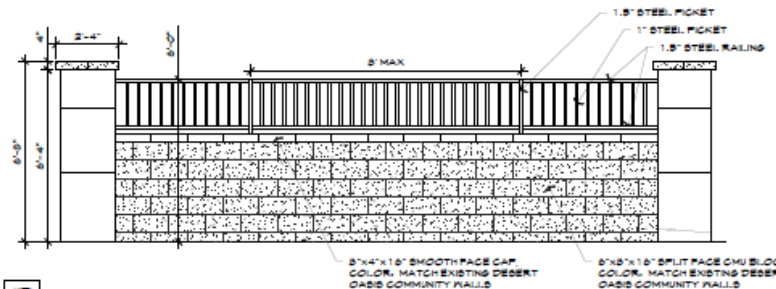
APN: 503-51-019G
171st AVE. & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT



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

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

Exhibit: Lot Fit Diagram 4-Pack
NTS

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

Planning and Zoning Commission Public Hearing – May 5, 2106

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?

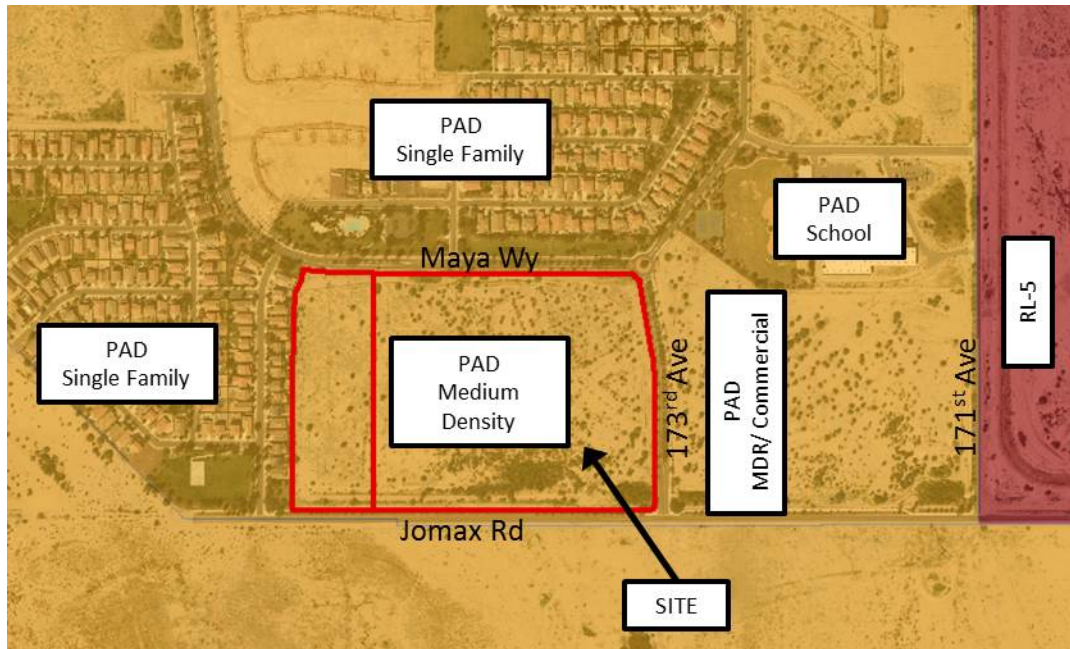




MAJOR PAD AMENDMENT / PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

1	Case:	FS15-473
2	Project Name:	Cortana at Desert Oasis
3	Council District:	1 - Acacia
4	Meeting Date:	May 17, 2015
5	Planner:	Sergio Angulo, Planner I
6	Owner:	KB Home Phoenix, Inc.
7	Applicant:	EPS Group, Inc.
8	Requests:	1) Amendment to the Desert Oasis Planned Area Development (PAD)
9		to modify the existing development standards for the Medium
10		Density Residential product.
11		2) 269-Lot Preliminary Plat
12	Site Location:	Desert Oasis Parcel L-6
13		Northwest corner of 173 rd Avenue and Jomax Road
14	Site Size:	41.33 acres (approx.)
15	Density:	6.5 Dwelling Units per Acre (DU/Ac)
16	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
17	Support/Opposition:	There has been opposition from neighboring property owners
18		mainly regarding access and traffic issues that may be exacerbated
19		by the development of the parcel.
20	<u>Project Description:</u>	
21		Dan Auxier, of EPS Group, Inc., on behalf of KB Homes Phoenix, Inc., seeks approval of a Major PAD
22		Amendment to modify the Medium Density Residential development standards and implement
23		these standards for a 269-lot Preliminary Plat.
24	<u>Existing Zoning:</u>	



History:

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

September 14, 2000: The City Council approved the Desert Oasis at Surprise PAD.

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

May 5, 2016: The Planning and Zoning Commission recommended approval of the proposed project with several conditions.

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 increase 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 issue 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 on the northwest corner of Jomax Road and 173rd Avenue in Desert Oasis. The site is bounded by existing single family homes to the west (Desert Oasis Parcel L-5) and north (Desert Oasis Parcel L-14), vacant single family residentially zoned parcel to the south (Asante North) and vacant Medium Density Residential/Commercial to the east (Parcel L-7).

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 four (4) and six (6) dwelling units as shown in the 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

60 The increase in density for this parcel will not affect the overall density of Desert Oasis. The PAD
61 envisioned 316 dwelling units for Parcel L-6 and a total of 1,186 dwelling units in all medium and
62 high density designated parcels. This project is the first of four (4) medium density residential
63 parcels to go under development and with the proposed 269 lots it falls within the total approved
64 density in the Desert Oasis PAD.

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

74 The project proposes three (3) access points – the primary entrance will be located on 173rd Avenue
75 and two (2) secondary entrances on Maya Way. Emergency access easement will be provided on
76 175th Drive and Jomax Road; that will provide access for emergency vehicles only. A neighborhood
77 park will be located within this subdivision which will include amenities such as ramadas with BBQ
78 areas, a children's playground and a community pool. There will be additional open space areas
79 with BBQ and sitting amenities dispersed throughout the subdivision.

80 A standard 5' concrete sidewalk will be located along the interior streets, with a 5' landscape strip
81 that will separate the sidewalk from the street's curb. The applicant proposes pedestrian
82 connectivity from the sidewalks to the open space areas and to a 10' wide multi-purpose trail along
83 Jomax Road. There will also be pedestrian access from the existing sidewalks along Jomax Road,
84 173rd Avenue, and Maya Way to the interior of the subdivision.

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

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

96 **Utility and Services Table:**

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

97 **Conformance with Adopted Plans:**

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

103 **Reviewing Agencies:**

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

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

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

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

113 **Findings:**

114 **Major PAD Amendment:**

- 115
 - The proposed Major PAD Amendment is consistent with the Surprise General Plan 2035.
- 116
 - The reviewing agencies have indicated no objections to the request.

117 **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:

On May 5, 2016 the Planning and Zoning Commission recommended **approval** of the Major PAD Amendment proposed under case **FS15-473** to the City Council, subject to stipulations 'a' through 'd'.

- All residential units adjacent to the existing residential parcel L5-A will be one-story in height.
- In the project Narrative and elsewhere as it appears, change the street name from Redbird Lane to Maya Way.
- 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.
- The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this request due to non-compliance with the stipulations of approval.

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

Preliminary Plat:

On May 5, 2016 the Planning and Zoning Commission recommend **approval** of the proposed Preliminary Plat under case **FS15-473** to the City Council, subject to stipulations 'a' through 'f' as outlined below:

- 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:
 - Label the parking easements on the following lots:
 - Sheet 3: 148 and 157
 - Sheet 4: 73
- 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:
 - Sheet PL1

- 151 a. Change the total number of lots from 268 to 269.
152 2. Sheet PL3
153 a. Show the stone detail on theme walls, columns, and monument signs as shown
154 in the plans dated 3/1/2016.
155 c. In the preliminary plat, change the street name from Redbird Lane to Maya Way.
156 d. Add a legal left turn lane to westbound Maya Way at 174th Drive.
157 e. Non- compliance with the stipulations of approval of this case will be treated as a violation
158 in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
159 f. The Property owner and successors waive claim for diminution in value if the City takes
160 action to rescind approval of this request due to non-compliance with the stipulations of
161 approval.
162

163 However, should the Mayor and City Council wish to **deny** of the request, the Mayor and City
164 Council should make its own findings and base its decision on those alternative findings.

165 **Attachments:**

- 166 01 – Vicinity Map (1 page)
167 02 – PAD Amendment and Preliminary Plat Narrative (71 pages)
168 03 – Ordinance 2016-10 (7 pages)
169 04 – Preliminary Plat (6 pages)
170 05 – Preliminary Landscape Plan (5 pages)
171 06 – Citizen Participation Report (10 pages)
172 07 – Public Engagement (1 page)
173 08 – Luke AFB comments (1 page)
174 09 – Nadaburg School District Letter (1 page)



CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Sergio Angulo, Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of a preliminary plat entitled "Cortana at Desert Oasis at Surprise" dated March 21, 2016, a 41.33 acre, 269 lot, Medium Density Residential subdivision generally located west of 173rd Avenue and north of Jomax Road; Resolution # 2016-74.

Motion:

I move to approve Resolution # 2016-74.

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.

Objective Analysis:

The proposed preliminary plat will have a positive effect on the surrounding residential development by providing infill on a vacant lot.

Policy Compliant:

This proposal meets all relevant policies of the City of Surprise.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

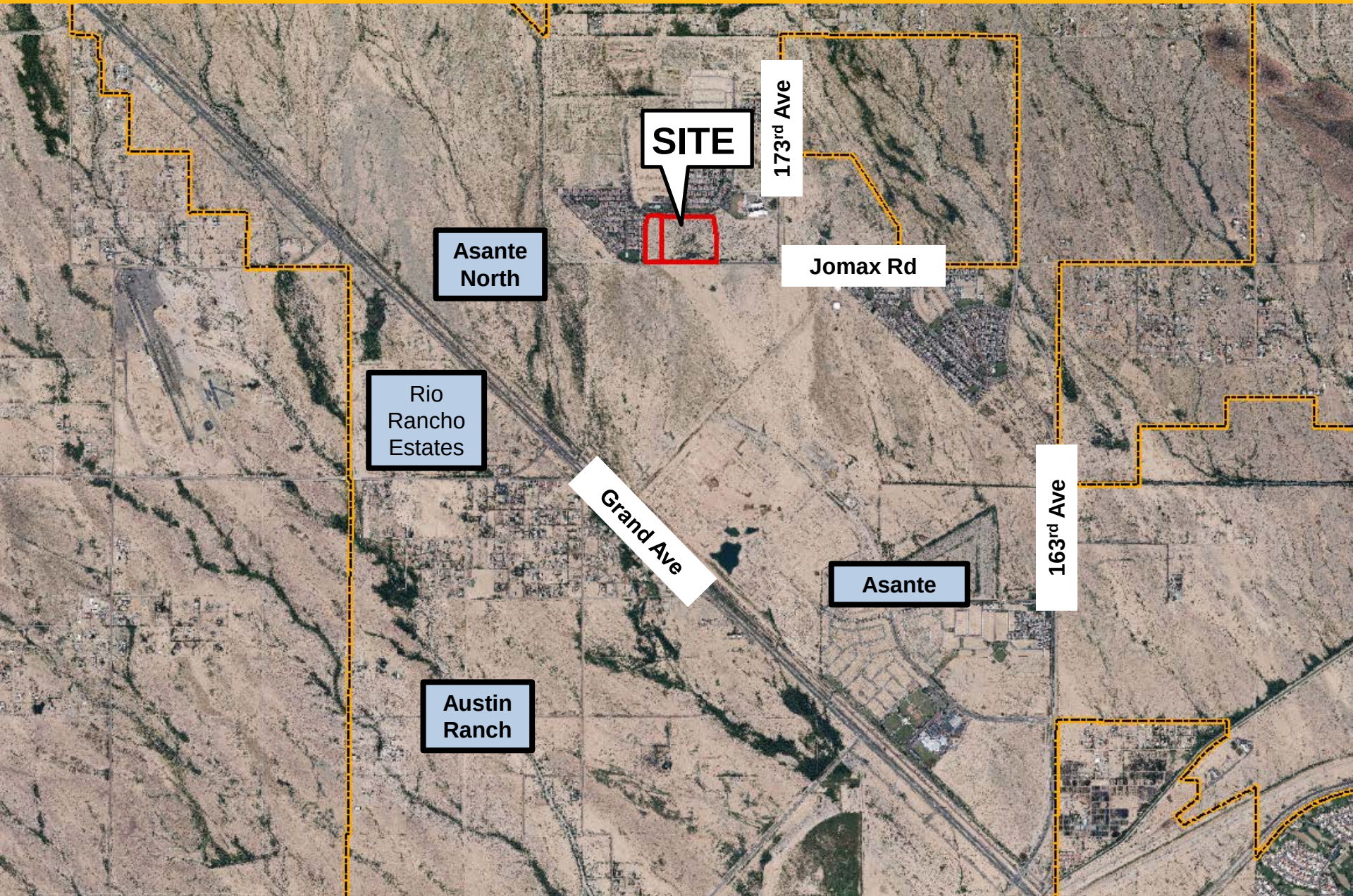
This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [01 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Vicinity Map](#)
 - ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PP -Narrative - 1](#)
 - ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PP -Narrative 2](#)
 - ☐ [02 - FS15-473 - Cortana at Desert Oasis at Surprise - PP -Narrative - 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 - Landscape Plan](#)
 - ☐ [05 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Luke Letter](#)
 - ☐ [06 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Nadaburg Letter](#)
 - ☐ [06 - FS15-473 - Cortana at Desert Oasis at Surprise - PP- PowerPoint](#)
 - ☐ [07 - FS15-473 - Cortana at Desert Oasis at Surprise - PP - Public Engagement Form](#)
 - ☐ [Staff report for FS15-473 Cortana at Desert Oasis Preliminary Plat](#)
 - ☐ [Rsolution 2016-74](#)
-

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



Table of Contents

Project Team.....	3
Introduction.....	3
General Plan.....	4
Description of Request and Phasing.....	4
Historical Data.....	4
Operational Aspect of Use.....	5
Infrastructure.....	8
Conclusion.....	8
Vicinity Map.....	2
Proposed Development Standards.....	3
Primary Amenity Area.....	4
4-Pack Configurartion.....	5
6-Pack Configurartion.....	6
Local Street Section.....	8
Exhibit A: Circulation Plan.....	9
Exhibit B: Zoning Exhibit.....	10
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

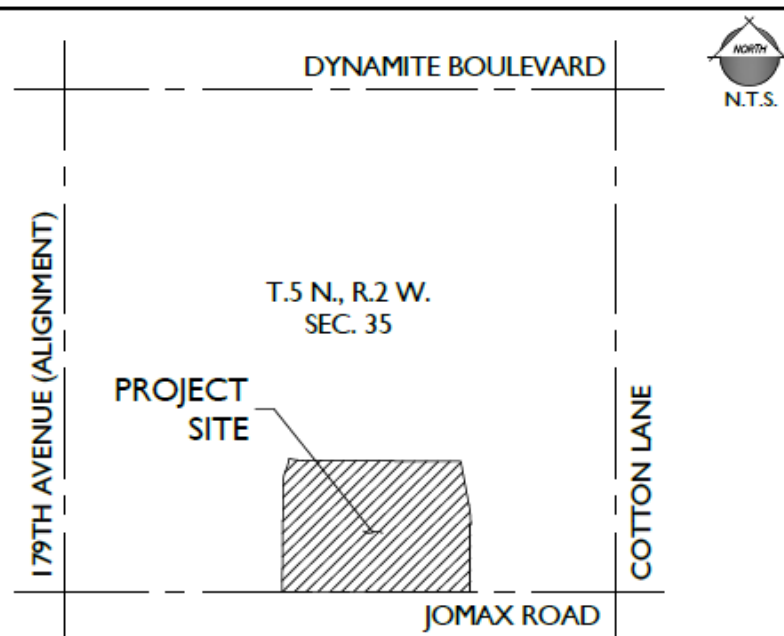


Figure 1 – Vicinity Map

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.

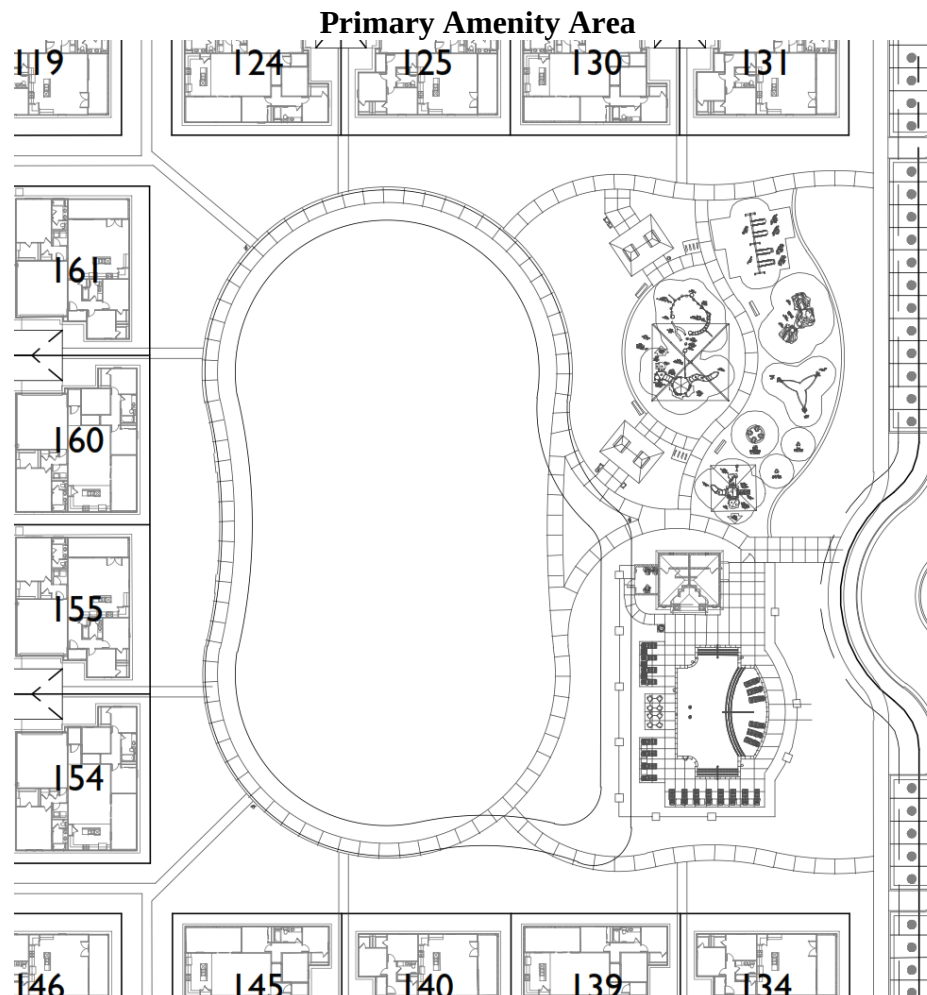


Since the original zoning approval in 2005, the parcel related to this request has seen several development proposals. In 2006, the vision for the property was for 232 residential units utilizing a cluster court configuration similar to what is proposed now. The current proposal however includes a market 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

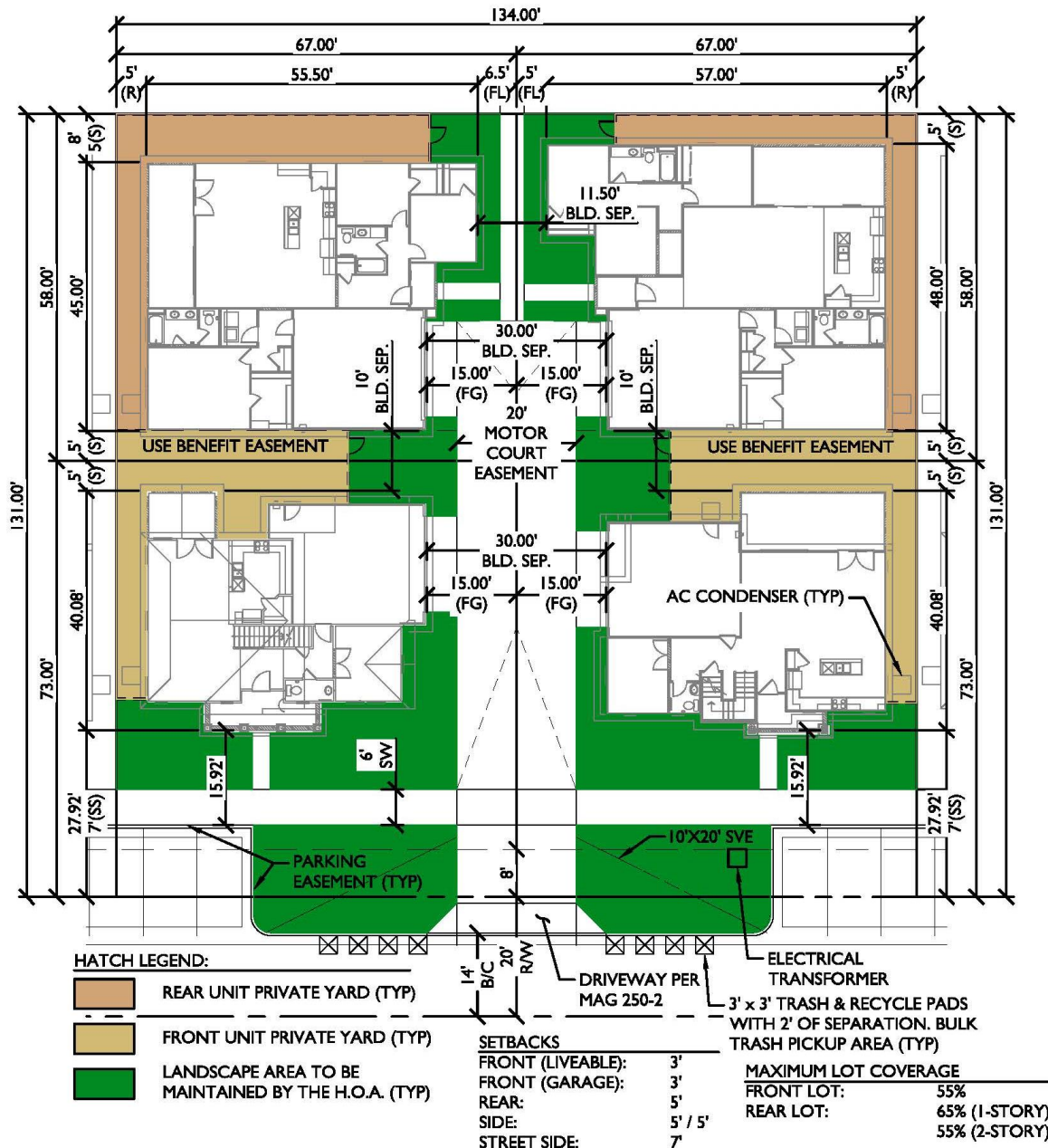


Exhibit: Lot Fit Diagram 4-Pack

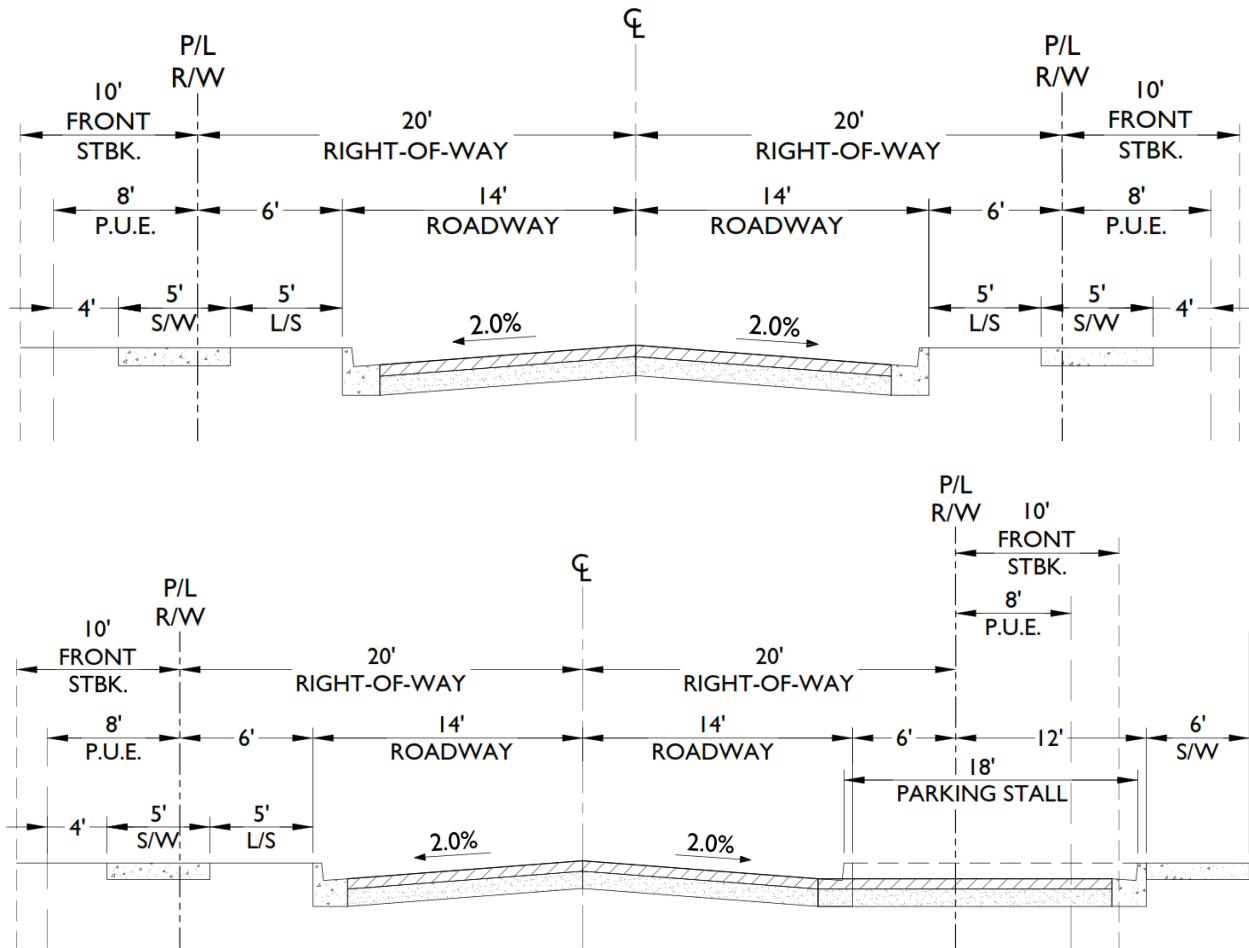
NTS



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

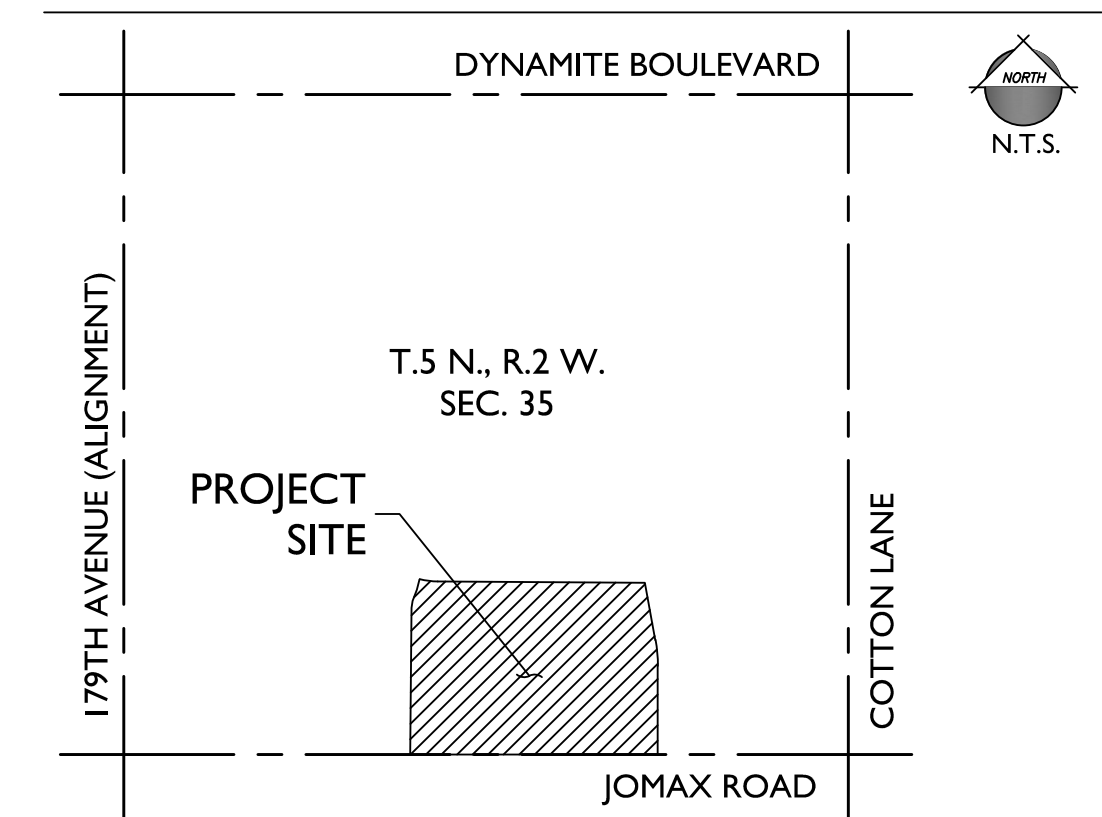
PARKWAY ALIGNMENT

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



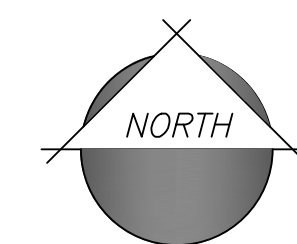
PROJECT TEAM

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! At least two business days before you begin excavation.

Drawn by: DCH

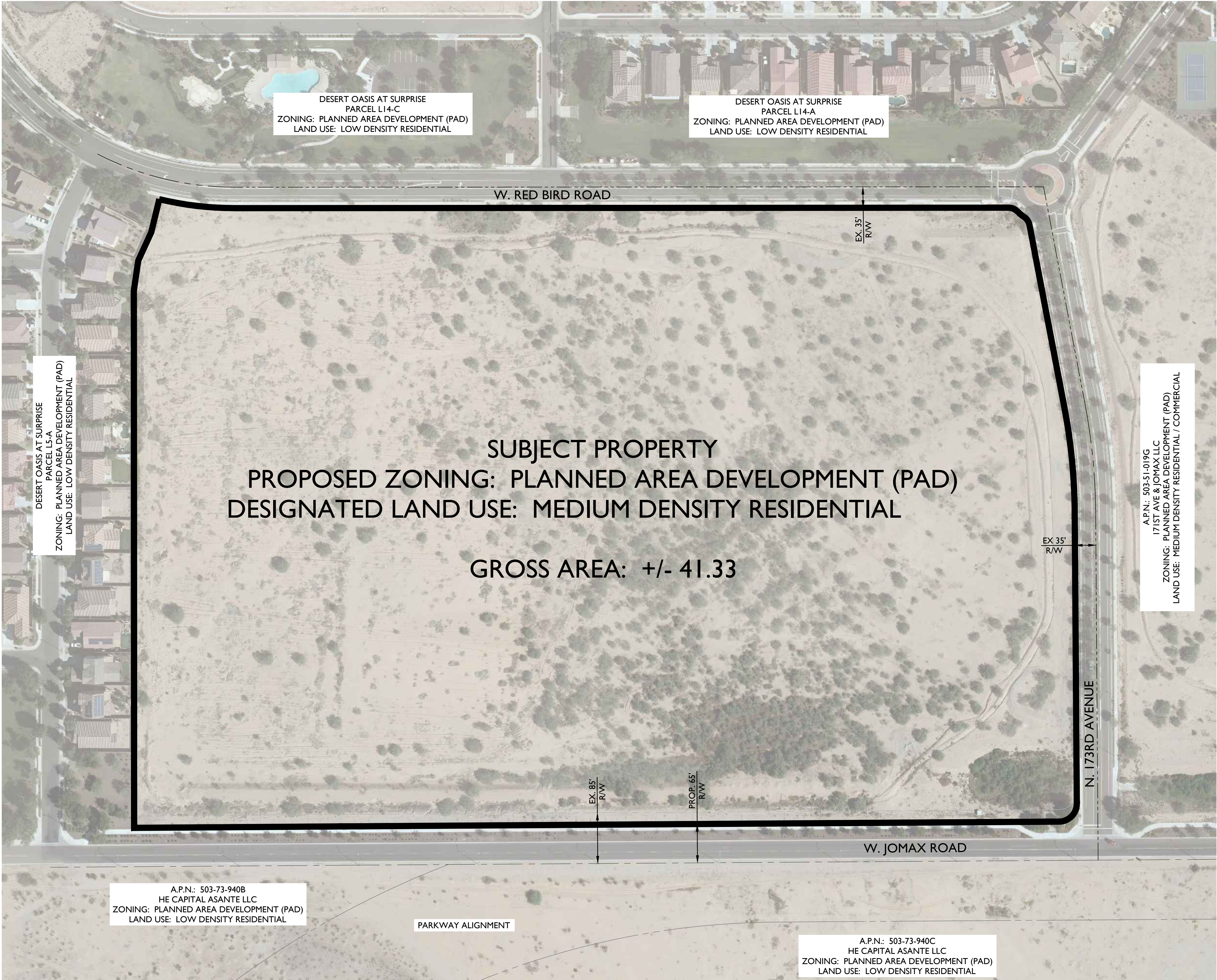
Design: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
15-296

CP01

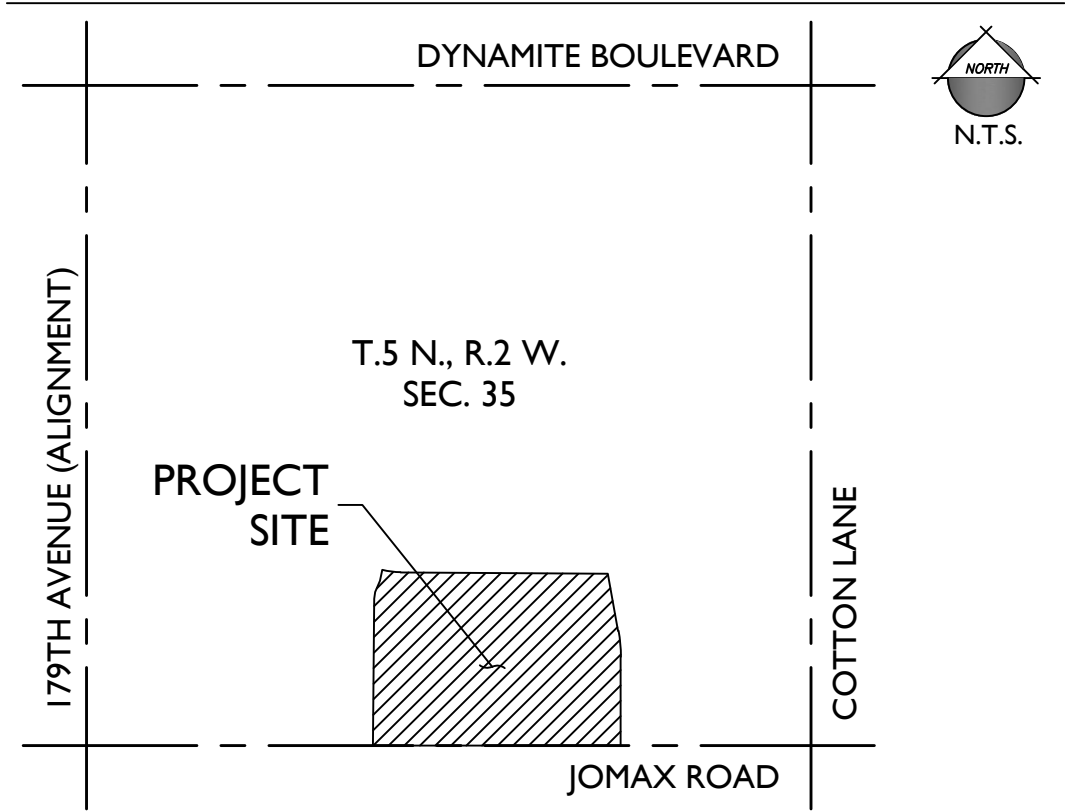
Sheet No.
1
of 1



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

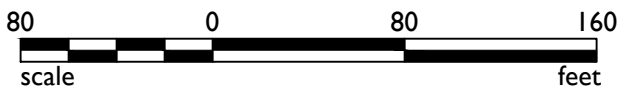
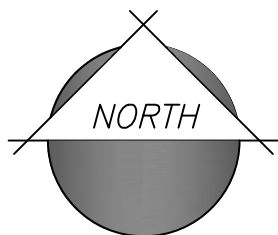


PROJECT TEAM

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

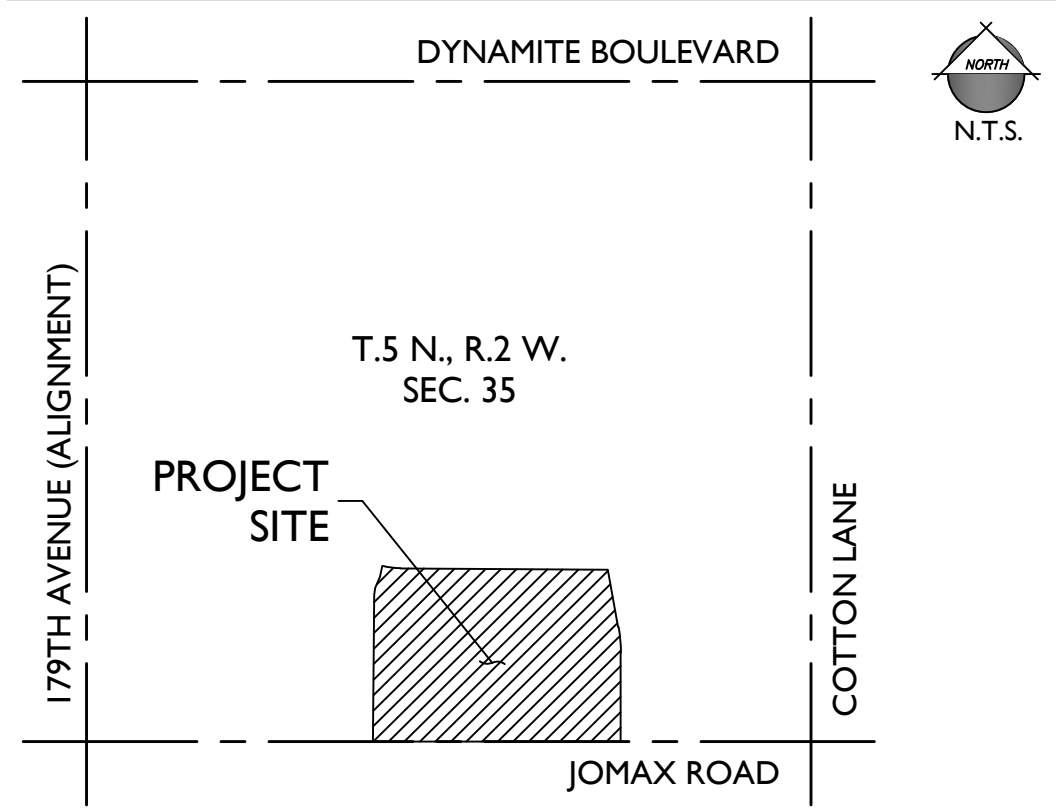
Preliminary
Not For
Construction
Or
Recording



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

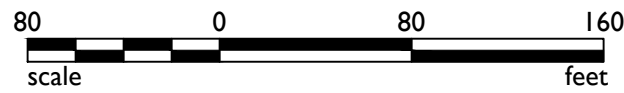
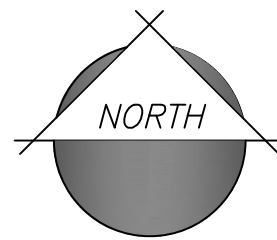
DEVELOPER:
KB HOMES PHOENIX INC.
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: JASON JARVIS

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

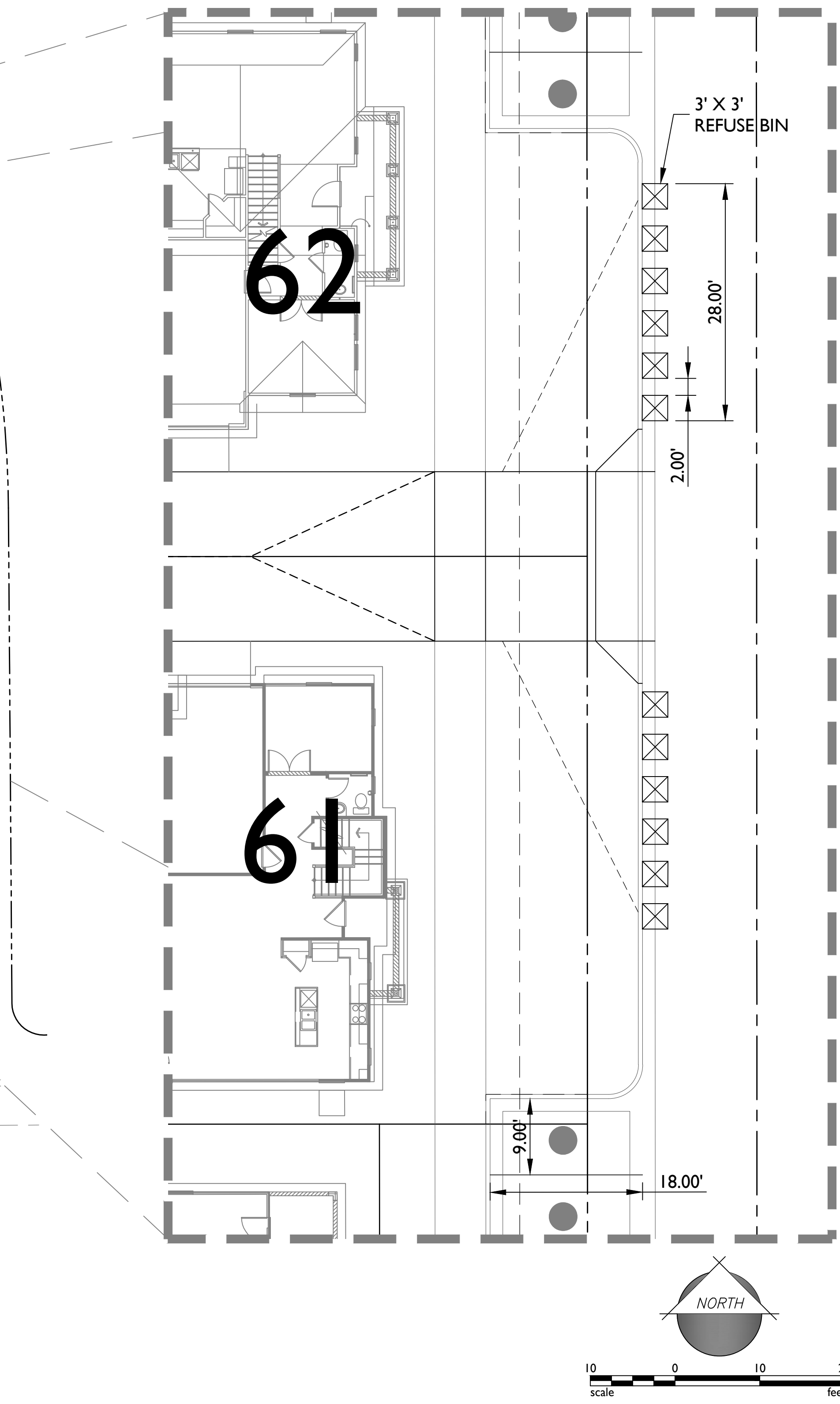
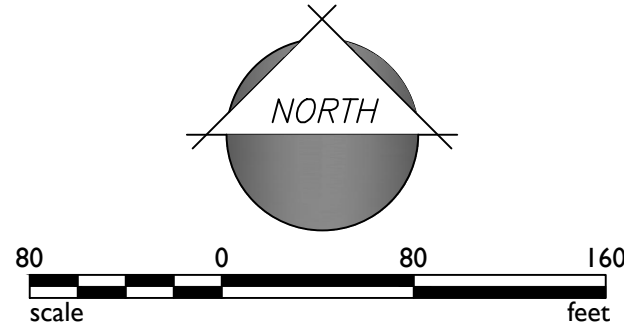
A.P.N.	503-51-022D; 019L
EXISTING GENERAL PLAN:	NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD)
PROPOSED ZONING:	(ORDINANCE NO. 00-18)
RELATED CASE NO.'S:	PLANNED AREA DEVELOPMENT (PAD)
	PADA04-409
	PADA06-024
GROSS AREA:	+/- 41.33 ACRES
NET AREA:	+/- 36.89 ACRES
NO. OF LOTS	
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%	





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

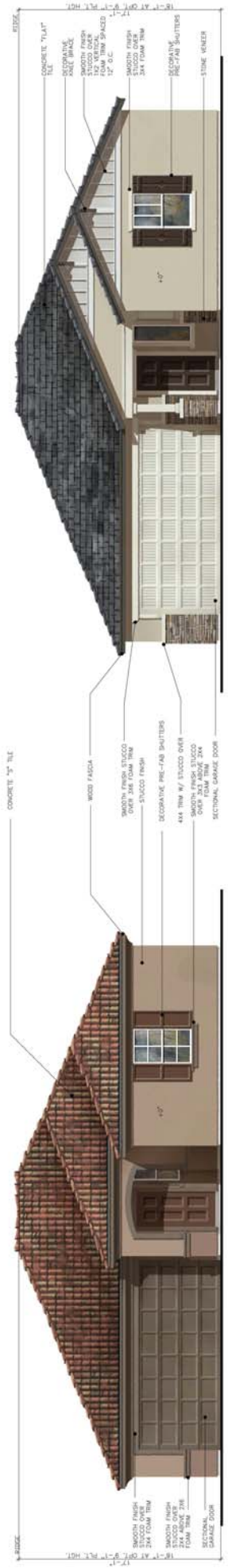
Sheet No.

1 of 1

EX01



"A" (Spanish)



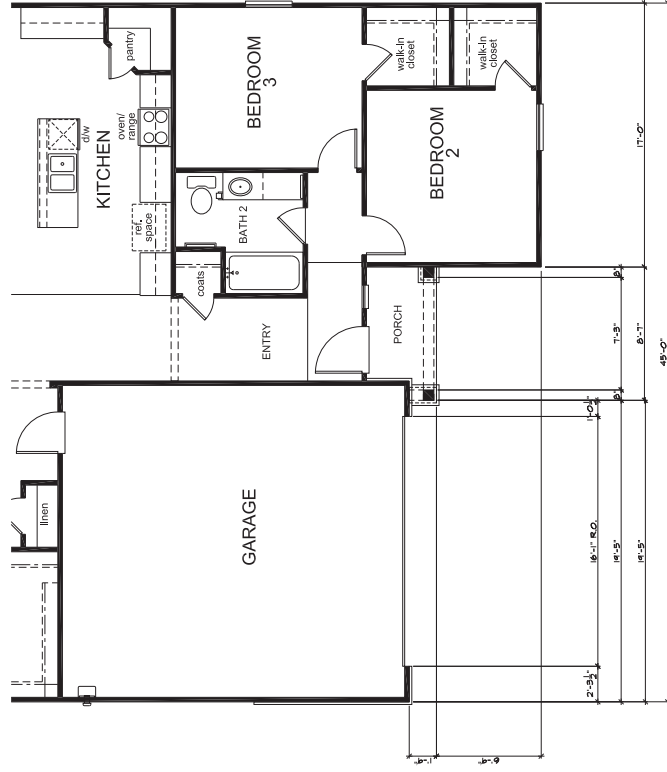
"B" (Southern Italian)

"D" (Craftsman)

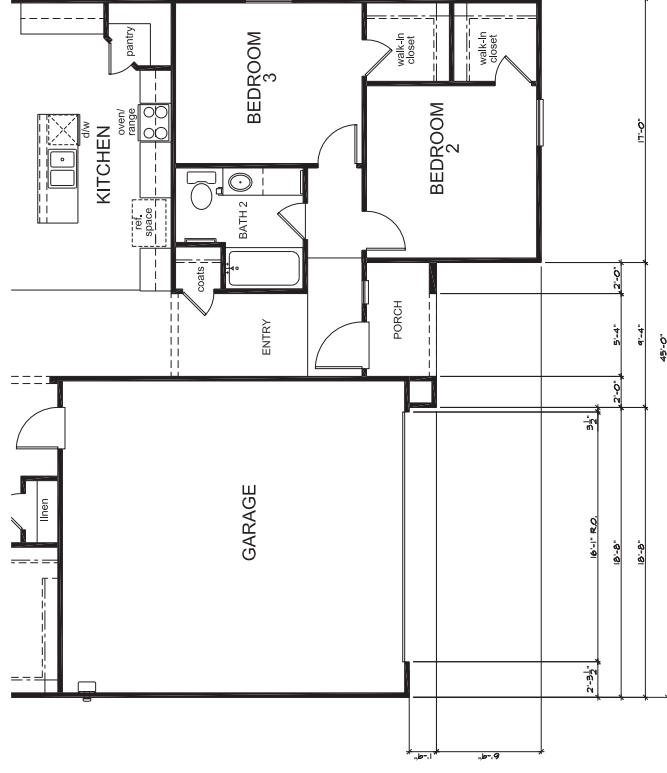


SQUARE FOOTAGE		PLAN # R1539	
FIRST FLOOR AREA	1594	SQ. FT.	1594
TOTAL AREA	1594	SQ. FT.	1594
GARAGE AREA	159	SQ. FT.	159
PORCH AREA	35	SQ. FT.	35
PATIO AREA	34	SQ. FT.	34
OPT. EXT. PATIO	185	SQ. FT.	185

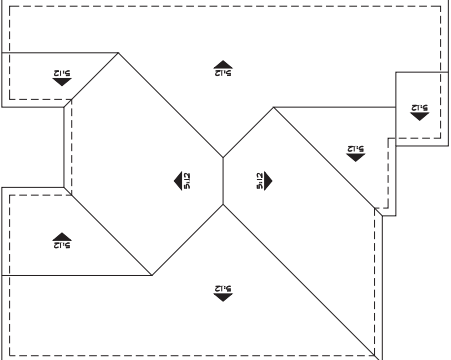
Floor Plan 'A'



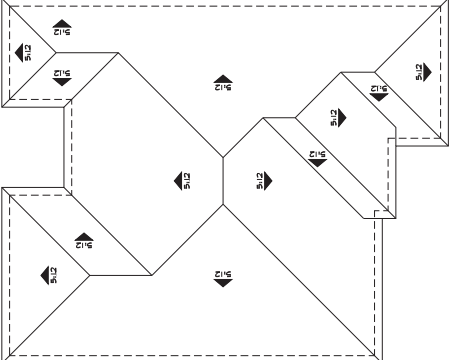
Floor Plan 'D'



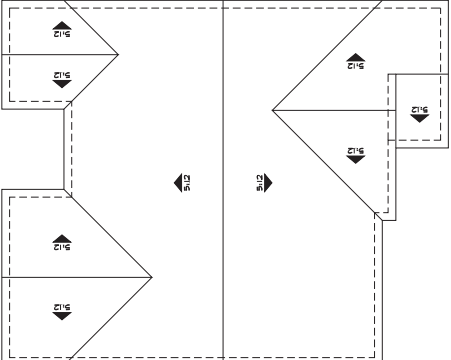
Floor Plan 'B'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'

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 MAYOR AND CITY COUNCIL

1 **Case:** **FS15-473**

2 **Project Name:** Cortana at Desert Oasis

3 **Council District:** 1 - Acacia

4 **Meeting Date:** **May 17, 2015**

5 **Planner:** Sergio Angulo, Planner I

6 **Owner:** KB Home Phoenix, Inc.

7 **Applicant:** EPS Group, Inc.

8 **Requests:** 1) Amendment to the Desert Oasis Planned Area Development (PAD)
9 to modify the existing development standards for the Medium
10 Density Residential product.

11 2) 269-Lot Preliminary Plat

12 **Site Location:** Desert Oasis Parcel L-6
13 Northwest corner of 173rd Avenue and Jomax Road

14 **Site Size:** 41.33 acres (approx.)

15 **Density:** 6.5 Dwelling Units per Acre (DU/Ac)

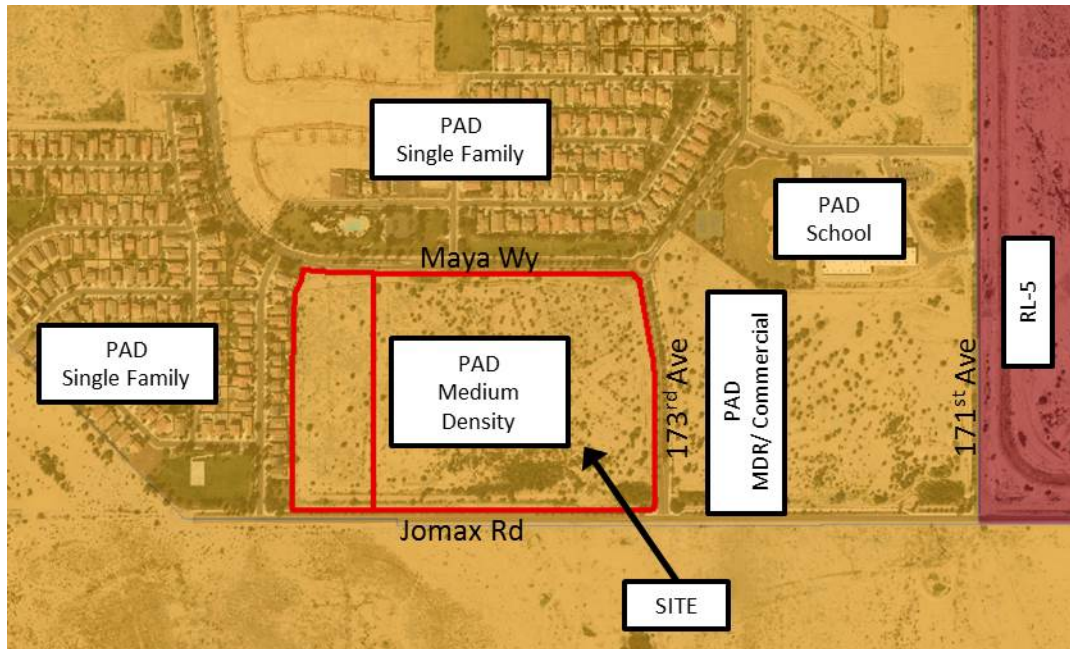
16 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

17 **Support/Opposition:** There has been opposition from neighboring property owners
18 mainly regarding access and traffic issues that may be exacerbated
19 by the development of the parcel.

20 **Project Description:**

21 Dan Auxier, of EPS Group, Inc., on behalf of KB Homes Phoenix, Inc., seeks approval of a Major PAD
22 Amendment to modify the Medium Density Residential development standards and implement
23 these standards for a 269-lot Preliminary Plat.

24 **Existing Zoning:**



History:

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

September 14, 2000: The City Council approved the Desert Oasis at Surprise PAD.

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

May 5, 2016: The Planning and Zoning Commission recommended approval of the proposed project with several conditions.

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 increase 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 issue 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 on the northwest corner of Jomax Road and 173rd Avenue in Desert Oasis. The site is bounded by existing single family homes to the west (Desert Oasis Parcel L-5) and north (Desert Oasis Parcel L-14), vacant single family residentially zoned parcel to the south (Asante North) and vacant Medium Density Residential/Commercial to the east (Parcel L-7).

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 four (4) and six (6) dwelling units as shown in the 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

60 The increase in density for this parcel will not affect the overall density of Desert Oasis. The PAD
61 envisioned 316 dwelling units for Parcel L-6 and a total of 1,186 dwelling units in all medium and
62 high density designated parcels. This project is the first of four (4) medium density residential
63 parcels to go under development and with the proposed 269 lots it falls within the total approved
64 density in the Desert Oasis PAD.

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

74 The project proposes three (3) access points – the primary entrance will be located on 173rd Avenue
75 and two (2) secondary entrances on Maya Way. Emergency access easement will be provided on
76 175th Drive and Jomax Road; that will provide access for emergency vehicles only. A neighborhood
77 park will be located within this subdivision which will include amenities such as ramadas with BBQ
78 areas, a children's playground and a community pool. There will be additional open space areas
79 with BBQ and sitting amenities dispersed throughout the subdivision.

80 A standard 5' concrete sidewalk will be located along the interior streets, with a 5' landscape strip
81 that will separate the sidewalk from the street's curb. The applicant proposes pedestrian
82 connectivity from the sidewalks to the open space areas and to a 10' wide multi-purpose trail along
83 Jomax Road. There will also be pedestrian access from the existing sidewalks along Jomax Road,
84 173rd Avenue, and Maya Way to the interior of the subdivision.

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

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

96 **Utility and Services Table:**

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

97 **Conformance with Adopted Plans:**

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

103 **Reviewing Agencies:**

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

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

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

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

113 **Findings:**

114 **Major PAD Amendment:**

- 115
 - The proposed Major PAD Amendment is consistent with the Surprise General Plan 2035.
- 116
 - The reviewing agencies have indicated no objections to the request.

117 **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:

On May 5, 2016 the Planning and Zoning Commission recommended **approval** of the Major PAD Amendment proposed under case **FS15-473** to the City Council, subject to stipulations 'a' through 'd'.

- All residential units adjacent to the existing residential parcel L5-A will be one-story in height.
- In the project Narrative and elsewhere as it appears, change the street name from Redbird Lane to Maya Way.
- 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.
- The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this request due to non-compliance with the stipulations of approval.

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

Preliminary Plat:

On May 5, 2016 the Planning and Zoning Commission recommend **approval** of the proposed Preliminary Plat under case **FS15-473** to the City Council, subject to stipulations 'a' through 'f' as outlined below:

- 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:
 - Label the parking easements on the following lots:
 - Sheet 3: 148 and 157
 - Sheet 4: 73
- 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:
 - Sheet PL1

- 151 a. Change the total number of lots from 268 to 269.
152 2. Sheet PL3
153 a. Show the stone detail on theme walls, columns, and monument signs as shown
154 in the plans dated 3/1/2016.
155 c. In the preliminary plat, change the street name from Redbird Lane to Maya Way.
156 d. Add a legal left turn lane to westbound Maya Way at 174th Drive.
157 e. Non- compliance with the stipulations of approval of this case will be treated as a violation
158 in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
159 f. The Property owner and successors waive claim for diminution in value if the City takes
160 action to rescind approval of this request due to non-compliance with the stipulations of
161 approval.
162

163 However, should the Mayor and City Council wish to **deny** of the request, the Mayor and City
164 Council should make its own findings and base its decision on those alternative findings.

165 **Attachments:**

- 166 01 – Vicinity Map (1 page)
167 02 – PAD Amendment and Preliminary Plat Narrative (71 pages)
168 03 – Ordinance 2016-10 (7 pages)
169 04 – Preliminary Plat (6 pages)
170 05 – Preliminary Landscape Plan (5 pages)
171 06 – Citizen Participation Report (10 pages)
172 07 – Public Engagement (1 page)
173 08 – Luke AFB comments (1 page)
174 09 – Nadaburg School District Letter (1 page)

RESOLUTION #2016-74

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PRELIMINARY PLAT ENTITLED "CORTANA AT DESERT OASIS AT SURPRISE," GENERALLY LOCATED WEST OF 173RD AVENUE AND NORTH OF JOMAX ROAD.

WHEREAS, on September 14, 2000 the Mayor and City Council approved the Desert Oasis Planned Area Development;

WHEREAS, on November 24, 2015 the applicant filed a request for a Major PAD Amendment and this Preliminary Plat;

WHEREAS, on May 5, 2016 the Planning and Zoning Commission recommended approval of the proposed project with several conditions; and

WHEREAS, the proposed Preliminary Plat is in compliance with the Surprise Municipal Code and Surprise General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Preliminary Plat entitled "Cortana at Desert Oasis at Surprise," dated March 21, 2016 is approved, subject to the following conditions:

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:
 - i. Sheet 3: 148 and 157
 - ii. 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
 - i. Change the total number of lots from 268 to 269.
2. Sheet PL3
 - i. Show the stone detail on theme walls, columns, and monument signs as shown in the plans dated 3/1/2016.

c. In the preliminary plat, change the street name from Redbird Lane to Maya Way.

d. Add a legal left turn lane to westbound Maya Way at 174th Drive.

e. 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.

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

APPROVED AND ADOPTED this _____ day of _____ 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



LEFT ELEVATION



FRONT ELEVATION

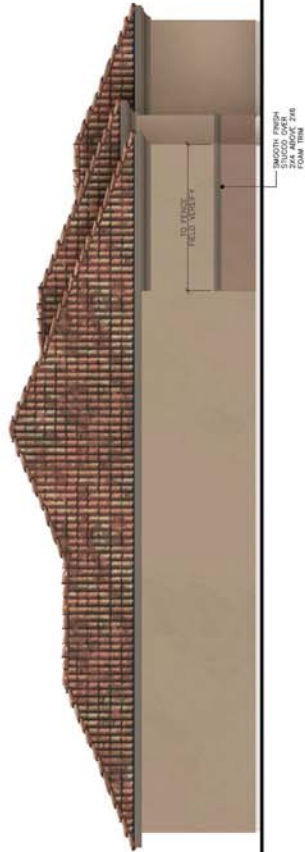


RIGHT ELEVATION

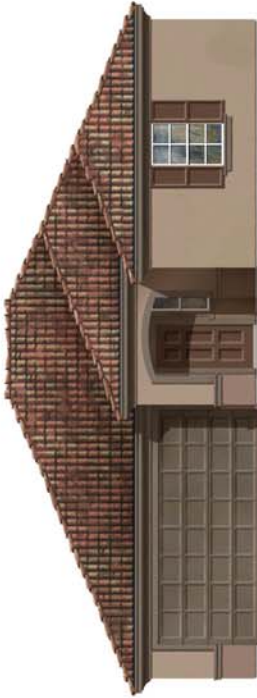


REAR ELEVATION

"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION

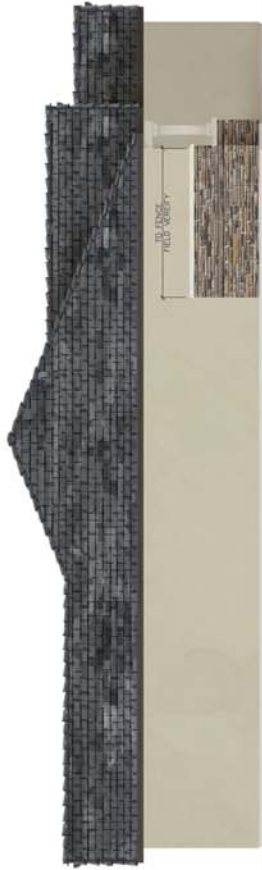


RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

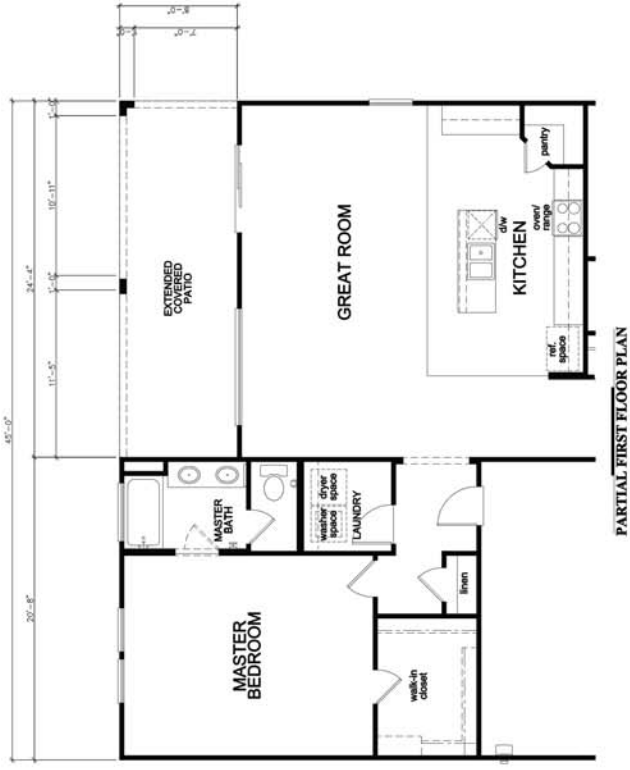
"D" (Craftsman)



REAR ELEVATION



RIGHT ELEVATION



EXTENDED COVERED PATIO OPTION



"A" (Spanish)



"B" (Southern Italian)

"D" (Craftsman)

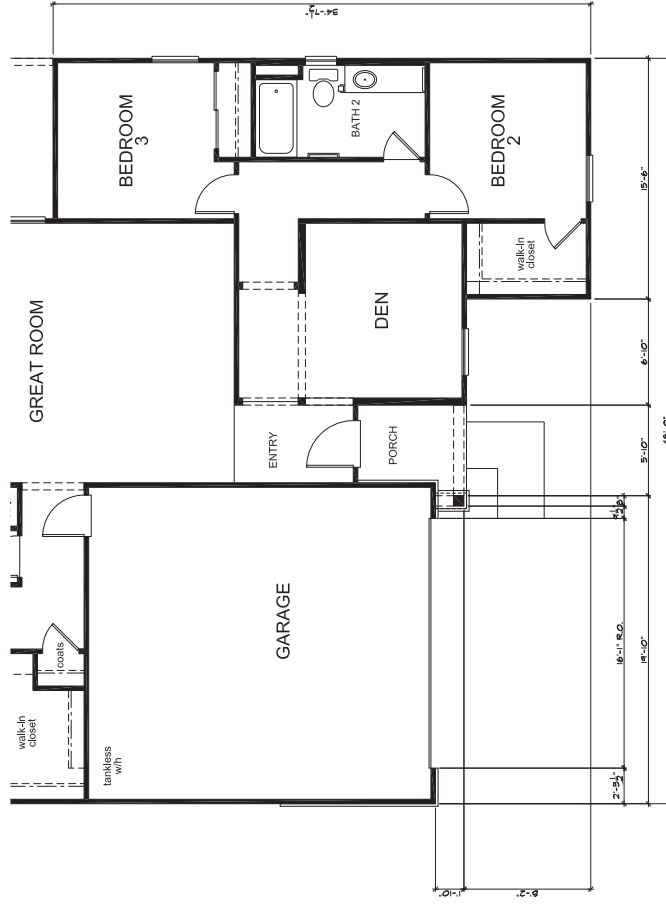
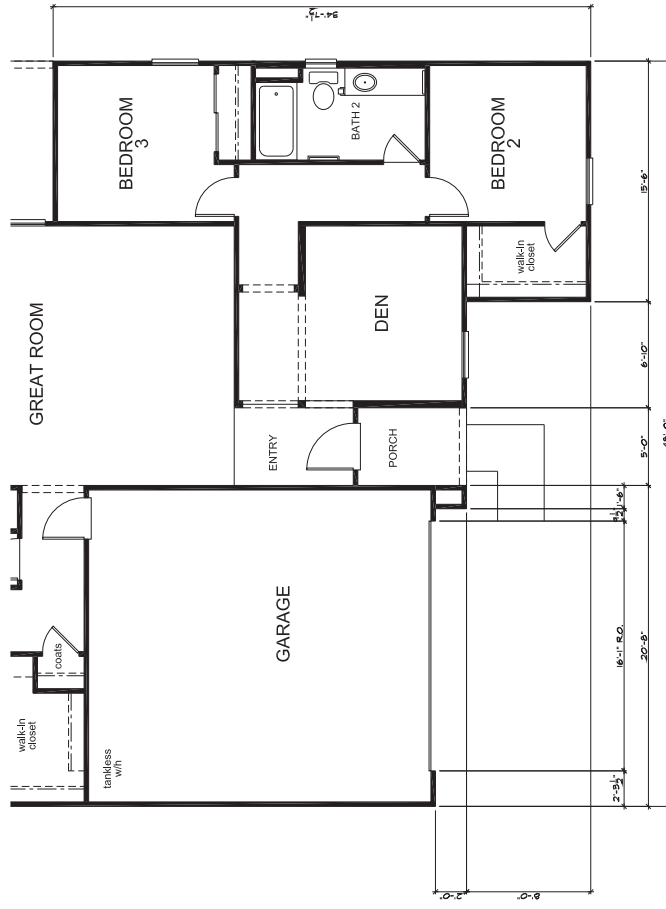


SQUARE FOOTAGE	
FIRST FLOOR AREA	1712 SQ. FT.
TOTAL AREA	1712 SQ. FT.
GARAGE AREA	400 SQ. FT.
PORCH AREA	25 SQ. FT.
PATIO AREA	25 SQ. FT.
OPT. EXT. COVERED PATIO	25 SQ. FT.

Floor Plan 'A'

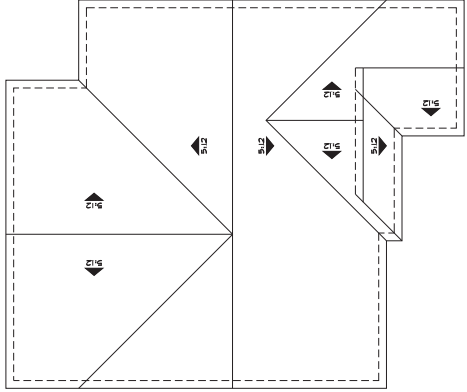
PLAN No.: 148.1712
 JOB No.: 875979992
 DATE: May 18, 2015
 ONE



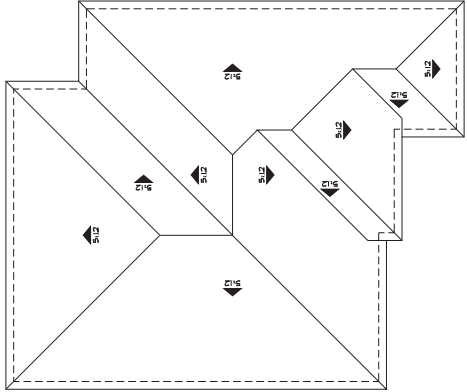


Floor Plan 'B'

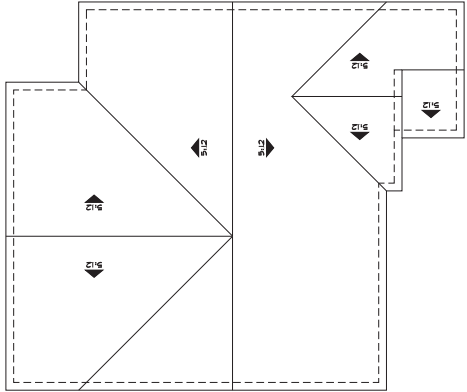
Floor Plan 'D'



Roof Plan 'D'



Roof Plan 'B'



Roof Plan 'A'



LEFT ELEVATION



FRONT ELEVATION

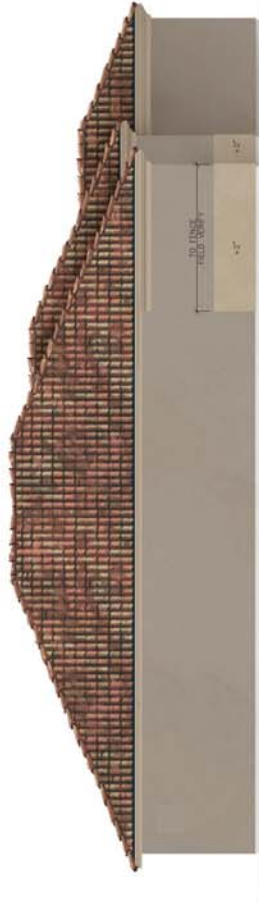


RIGHT ELEVATION



REAR ELEVATION

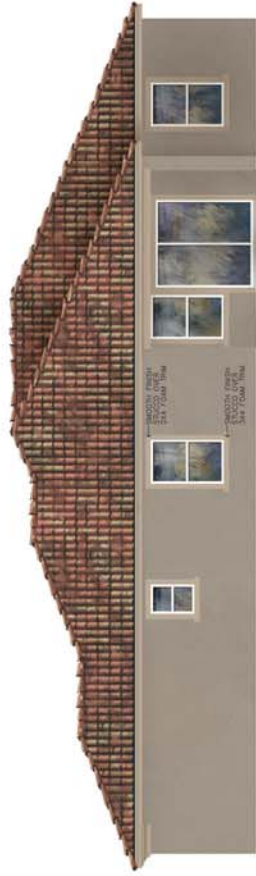
"A" (SPANISH)



LEFT ELEVATION



FRONT ELEVATION

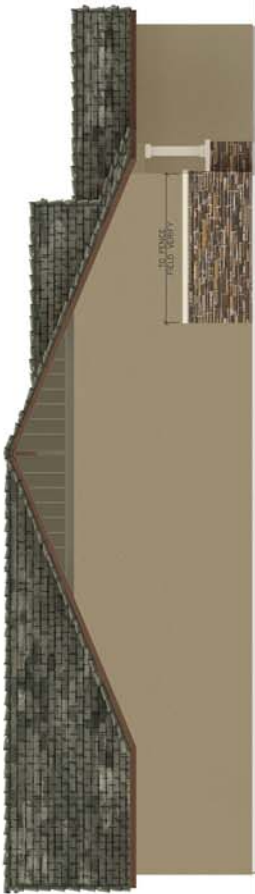


RIGHT ELEVATION



REAR ELEVATION

"B" (SOUTHERN ITALIAN)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"D" (CRAFTSMAN)



EXTENDED COVERED PATIO OPTION

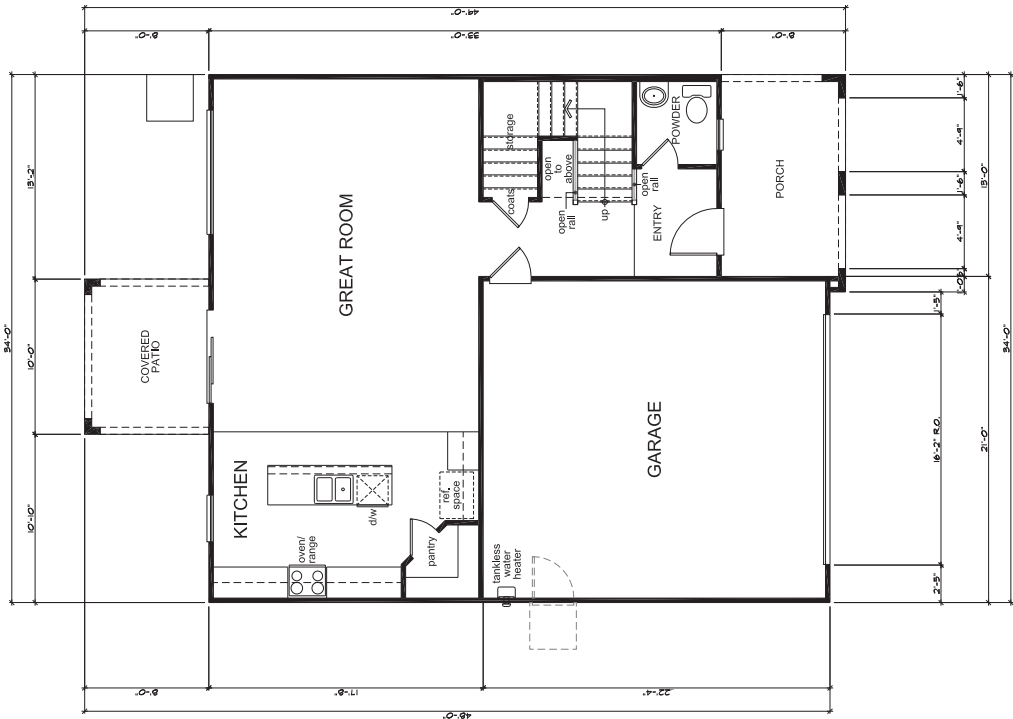


"A" (Spanish)

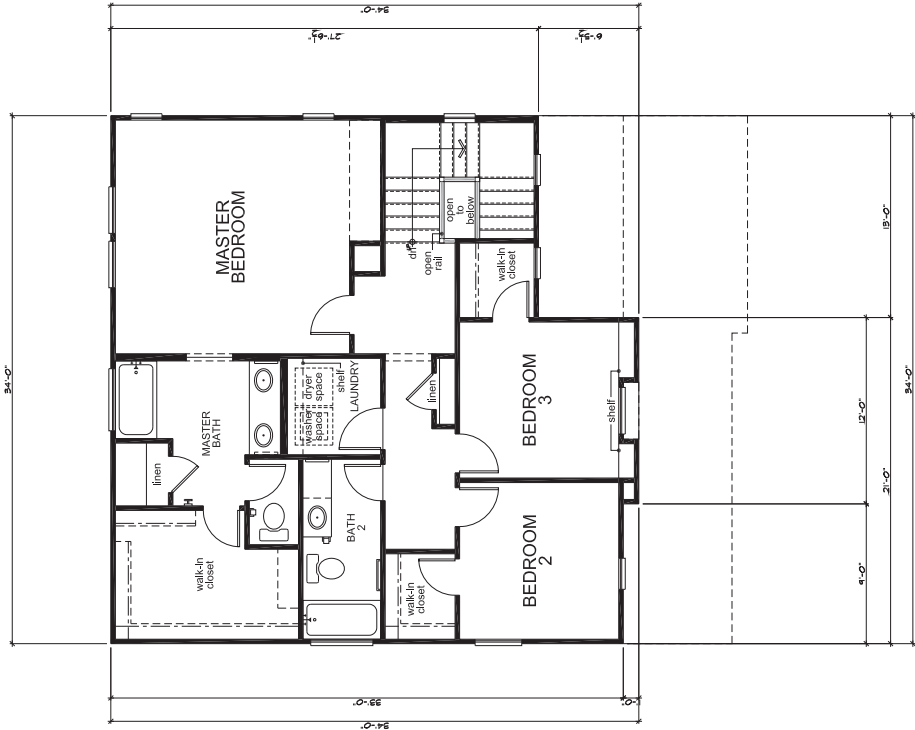


"B" (Southern Italian)

"D" (Craftsman)



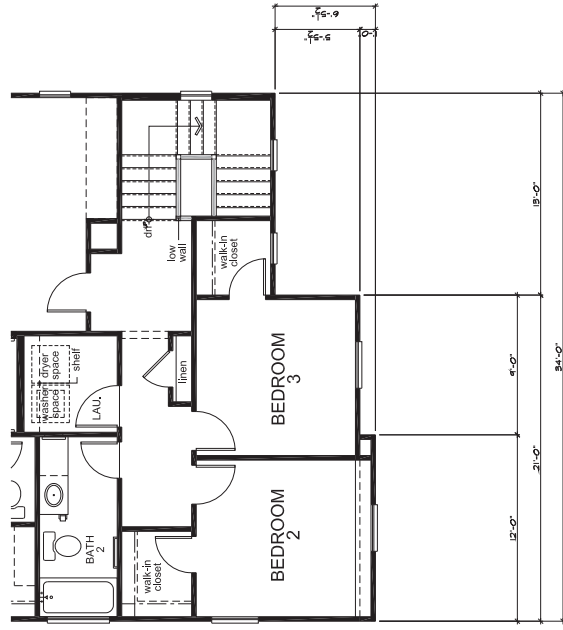
SQUARE FOOTAGE			
PLAN 125110			
FIRST FLOOR AREA	904	50 FT.	50 FT.
SECOND FLOOR AREA	879	50 FT.	50 FT.
TOTAL AREA	1783	50 FT.	50 FT.
COVERED PATIO AREA	150	50 FT.	50 FT.
PORCH AREA	104	50 FT.	50 FT.
PATIO AREA	80	50 FT.	50 FT.
OPT. EXT. COVD. PATIO AREA	94	50 FT.	50 FT.



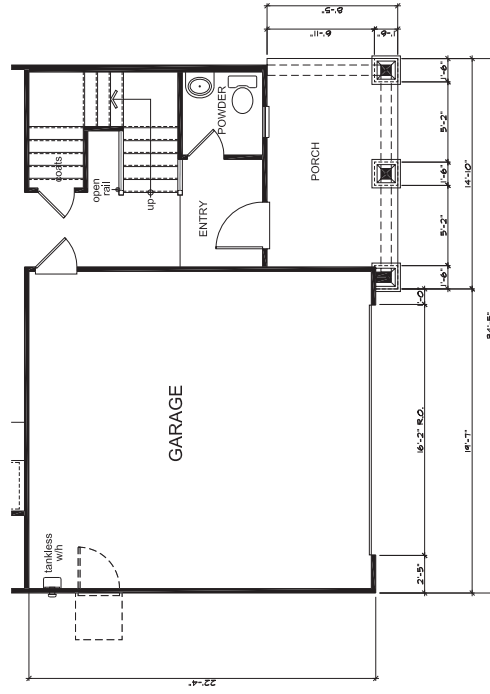
First Floor Plan 'A'

Second Floor Plan 'A'

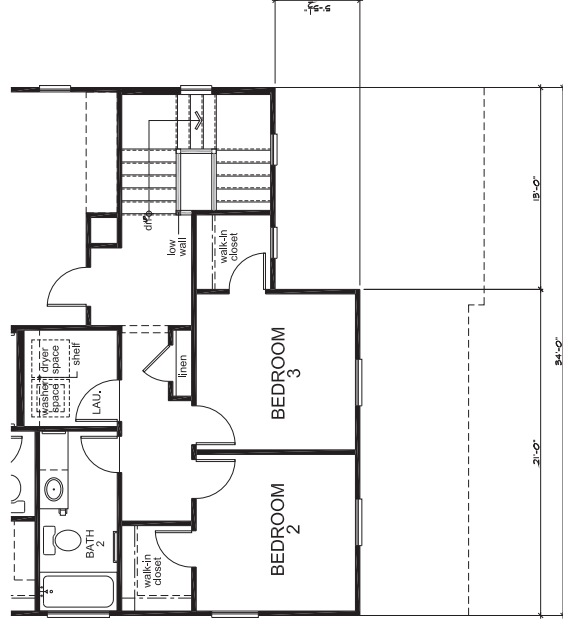




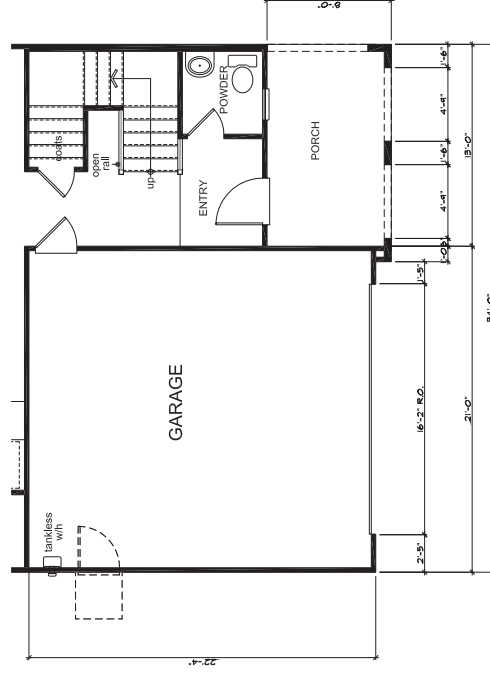
Partial Second Floor Plan 'D'



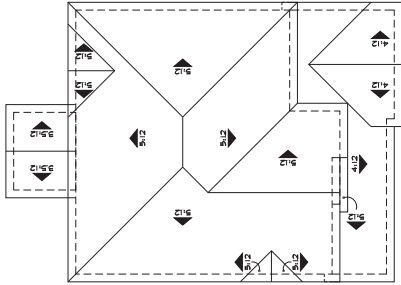
Partial First Floor Plan 'D'



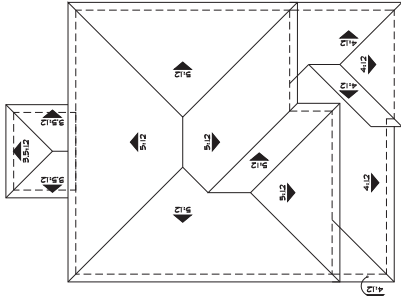
Partial Second Floor Plan 'B'



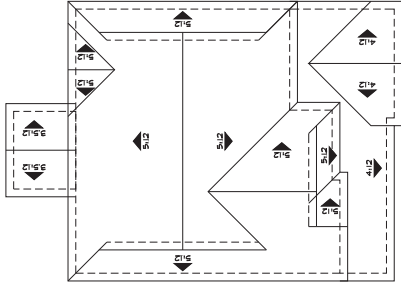
Partial First Floor Plan 'B'



Roof Plan 'A'



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

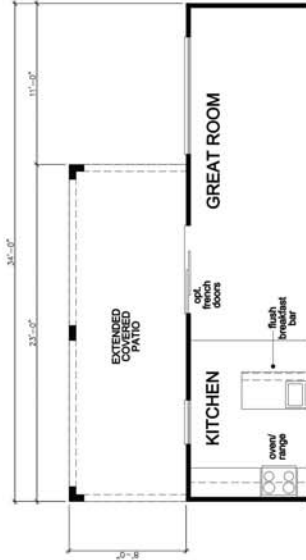
"D" (Craftsman)



PARTIAL REAR ELEVATION



PARTIAL LEFT ELEVATION

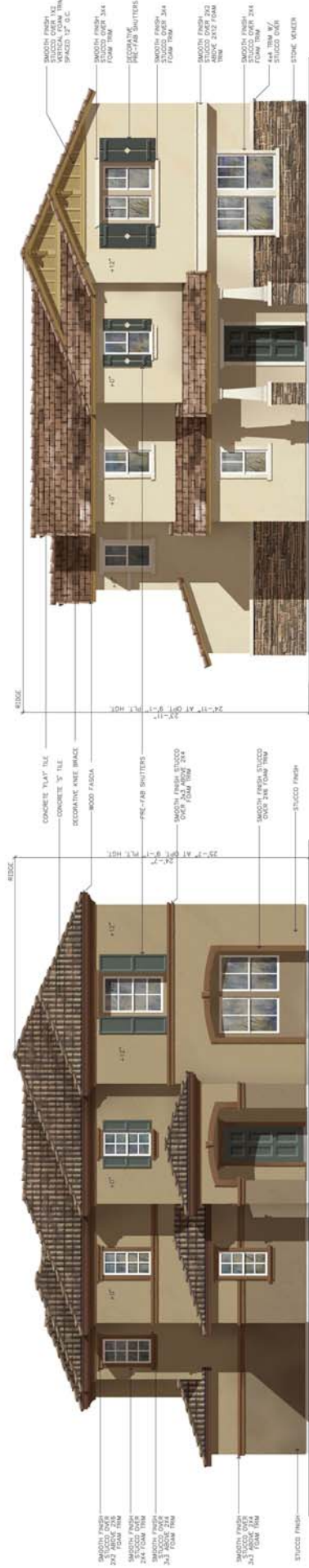


PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION



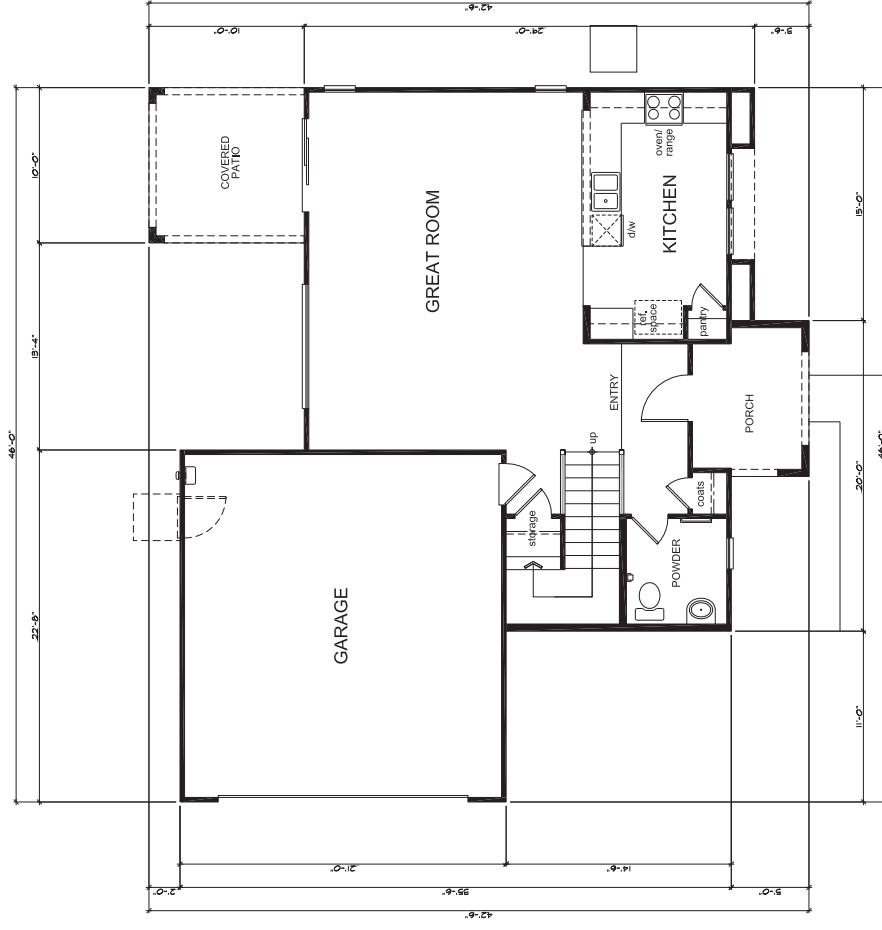
"A" (Spanish)



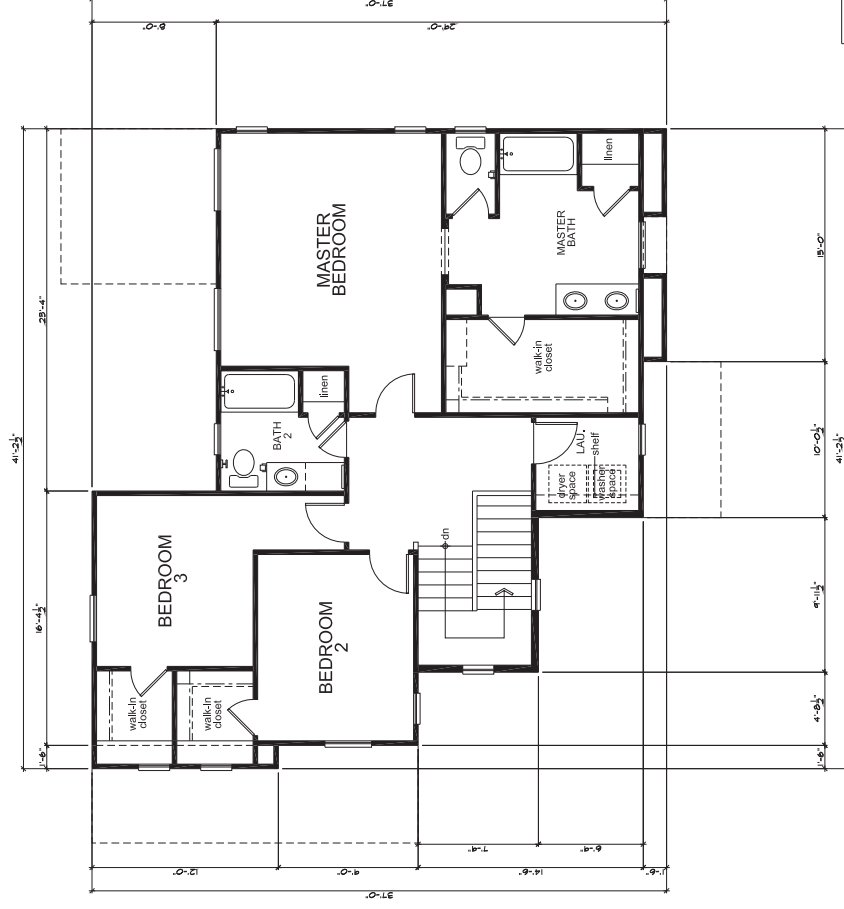
"D" (Craftsman)



"B" (Southern Italian)

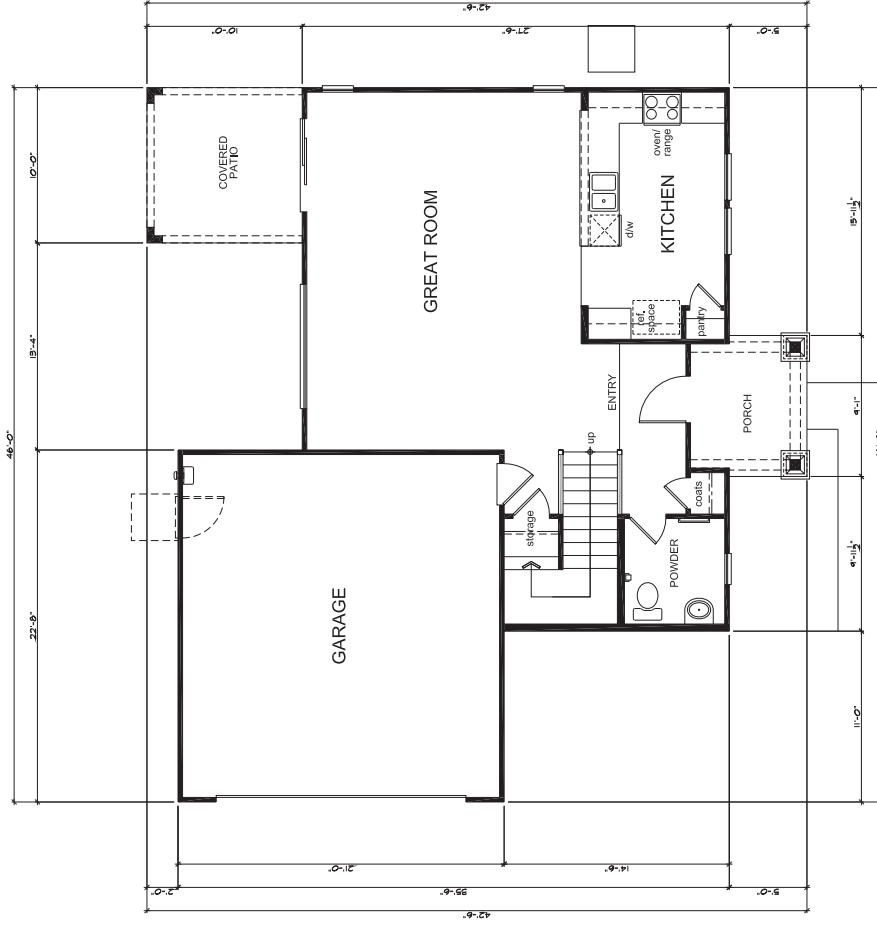


SQUARE FOOTAGE	
PLAN 'B' SUMMARY	
FIRST FLOOR AREA	740 SQ. FT.
SECOND FLOOR AREA	972 SQ. FT.
TOTAL AREA	1,712 SQ. FT.
COVERED PATIO AREA	120 SQ. FT.
PORCH AREA	55 SQ. FT.
ELEVATION A'	100 SQ. FT.
ELEVATION B'	100 SQ. FT.
ELEVATION D'	100 SQ. FT.
PATIO AREA	254 SQ. FT.
OPT. EST. COVD. PATIO AREA	254 SQ. FT.



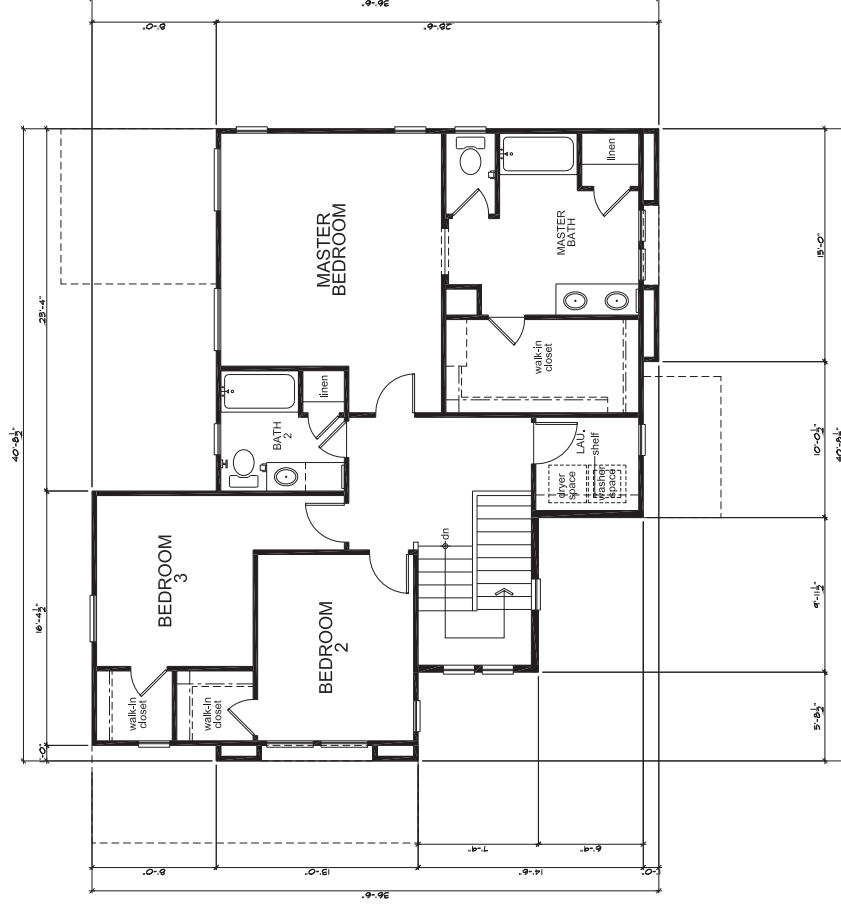
First Floor Plan 'B'

Second Floor Plan 'B'

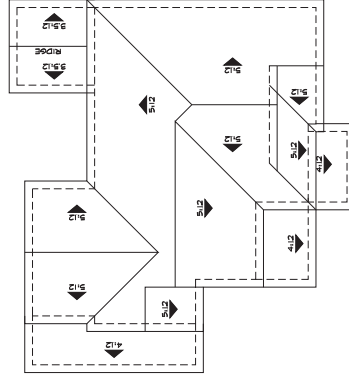


SQUARE FOOTAGE	
PLAN 'D' SUMMARY	
FIRST FLOOR AREA	740 SQ. FT.
SECOND FLOOR AREA	972 SQ. FT.
TOTAL AREA	1,712 SQ. FT.
BASEMENT AREA	1,000 SQ. FT.
PORCH AREA	100 SQ. FT.
PATIO AREA	100 SQ. FT.
OPT. EST. COVD. PATIO AREA	254 SQ. FT.

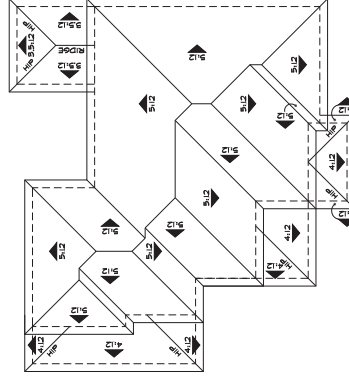
First Floor Plan 'D'



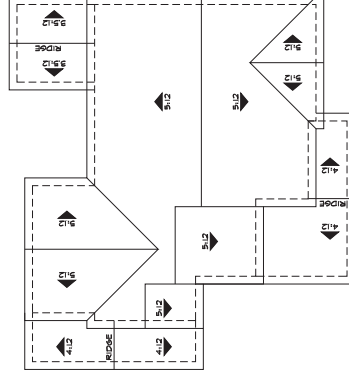
Second Floor Plan 'D'



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

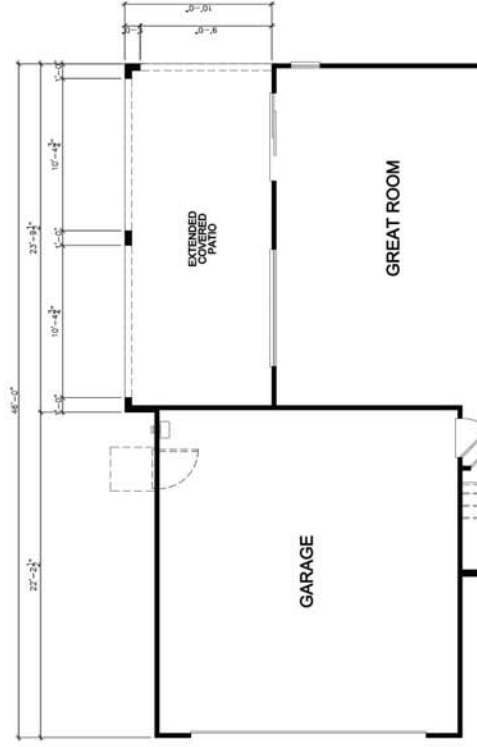
"D" (Craftsman)



REAR ELEVATION



RIGHT ELEVATION



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION



"A" (Spanish)

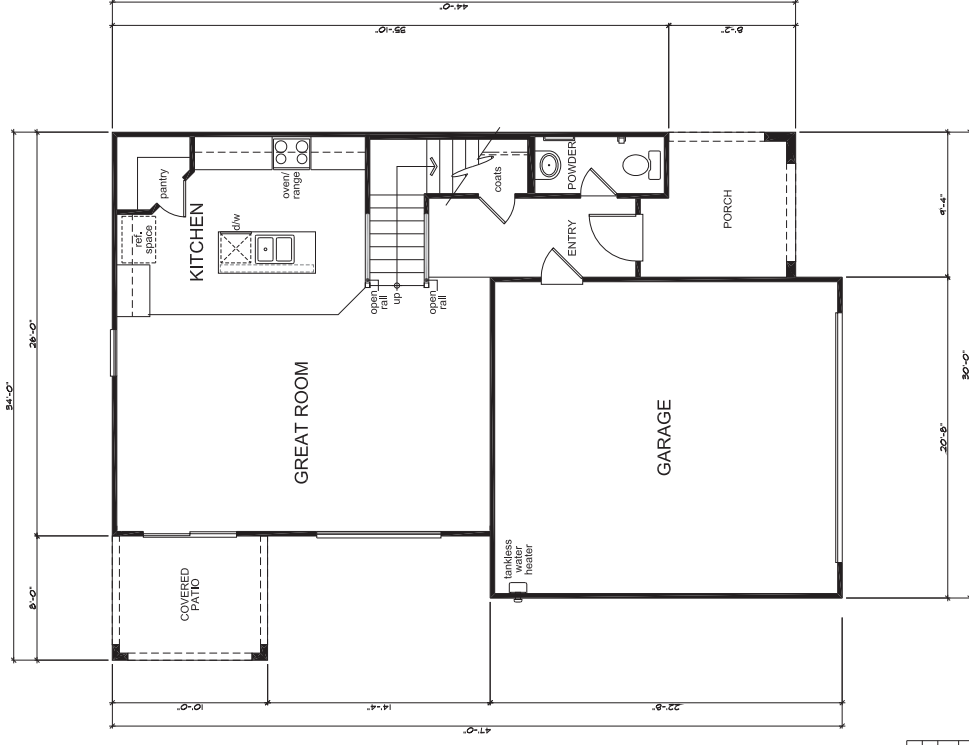


"B" (Southern Italian)



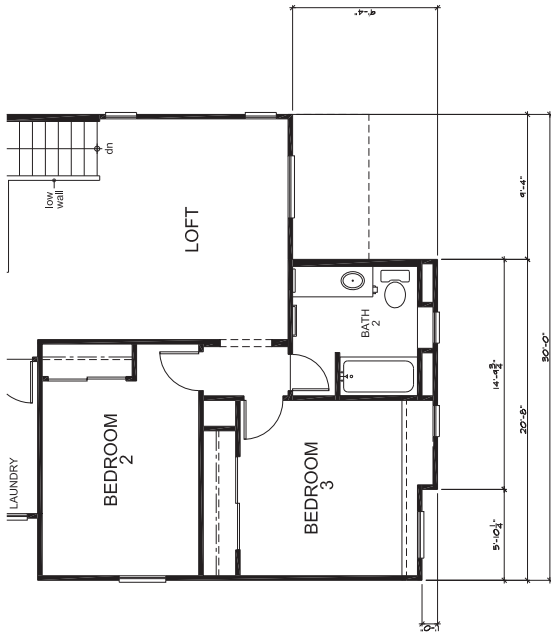


Second Floor Plan 'A'

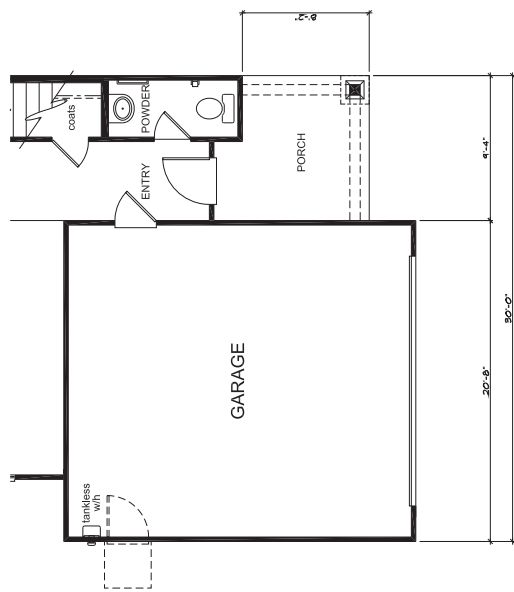


First Floor Plan 'A'

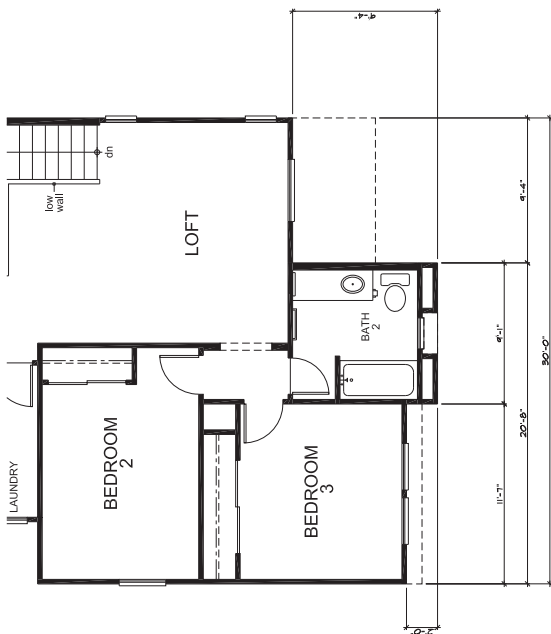
SQUARE FOOTAGE			
PLAN # 21003			
FIRST FLOOR AREA	1195	50 FT.	50 FT.
SECOND FLOOR AREA	1195	50 FT.	50 FT.
TOTAL AREA	2390	50 FT.	50 FT.
GARAGE AREA	684	50 FT.	50 FT.
PORCH AREA	39	50 FT.	50 FT.
COVERED PATIO AREA	80	50 FT.	50 FT.
OPT. EXT. COVERED PATIO	191	50 FT.	50 FT.



Partial Second Floor Plan 'D'



Partial First Floor Plan 'D'

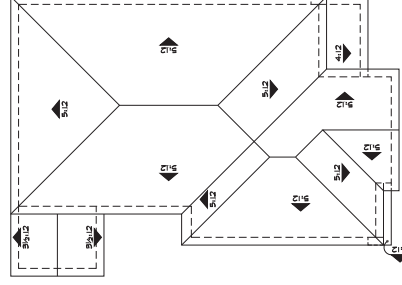
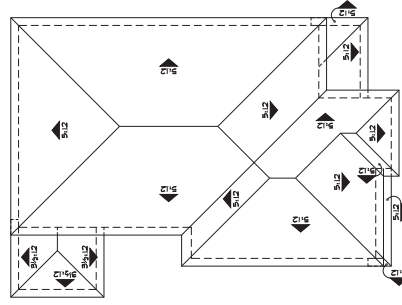
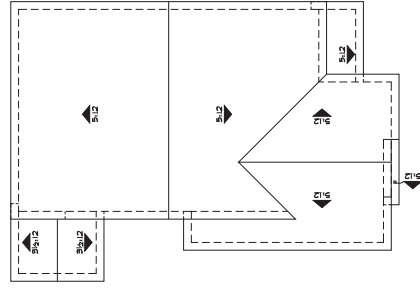


Partial Second Floor Plan 'B'



Partial First Floor Plan 'B'

SQUARE FOOTAGE			
PLAN # 24005			
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

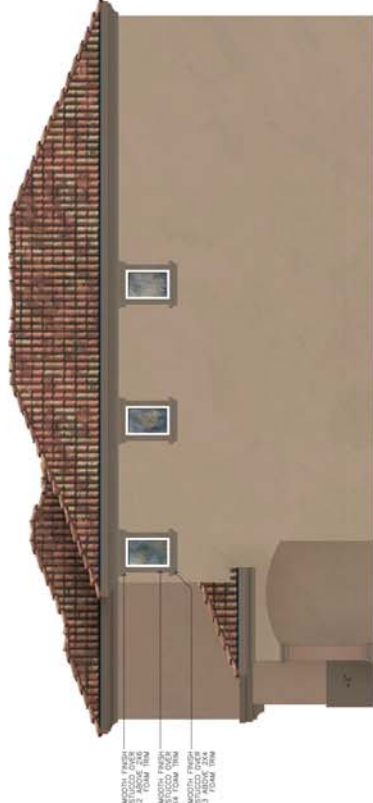
"A" (Spanish)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

"B" (Southern Italian)



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

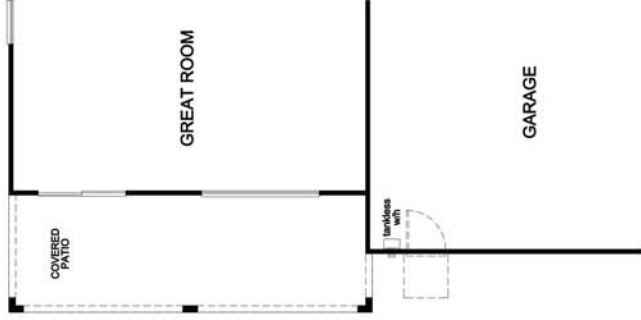
"D" (Craftsman)



PARTIAL REAR ELEVATION (A)



PARTIAL LEFT ELEVATION (A)



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

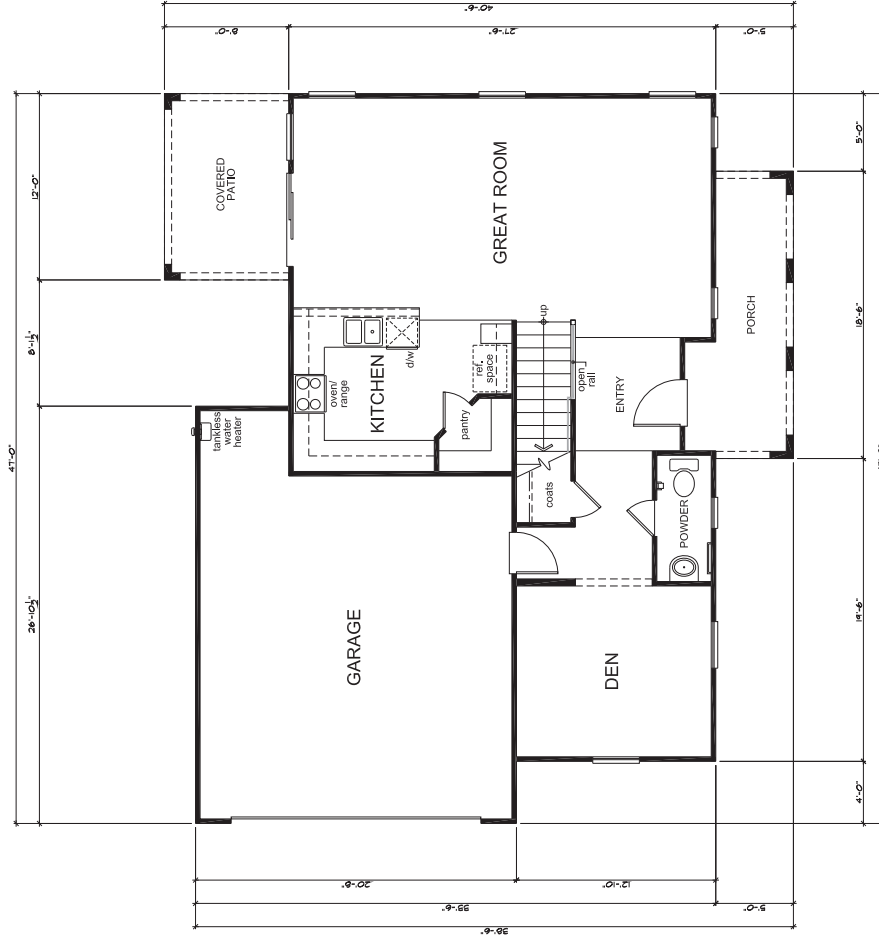


"A" (SPANISH)



"B" (SOUTHERN ITALIAN)

"D" (CRAFTSMAN)

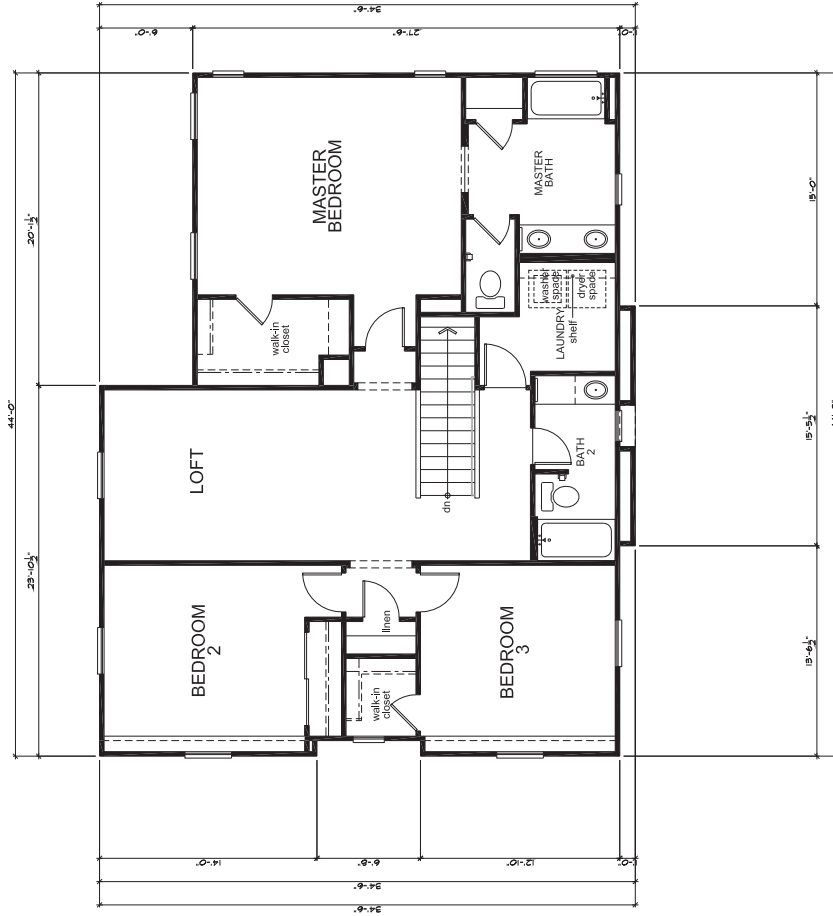
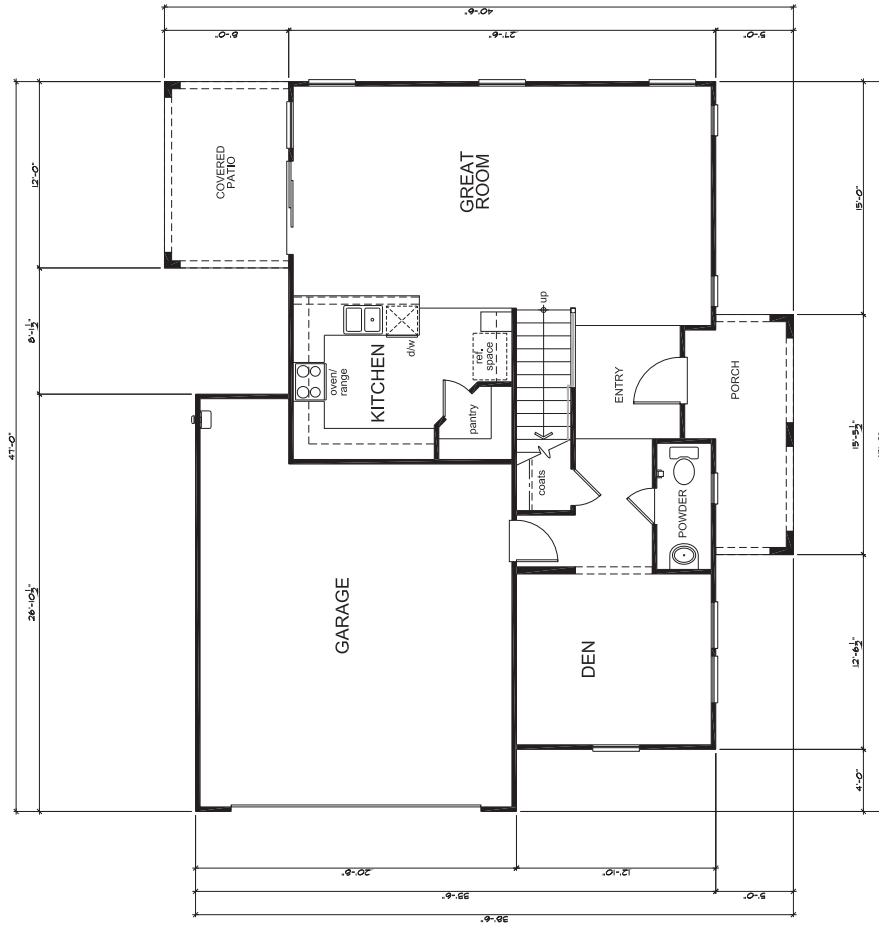


SQUARE FOOTAGE	
PLAN F #2121	
FIRST FLOOR AREA	904
SECOND FLOOR AREA	1739
TOTAL AREA	2680
PORCH AREA	907
COVERED PATIO AREA	41
PATIO AREA	49
OPT. EST. COVERED PATIO AREA	92



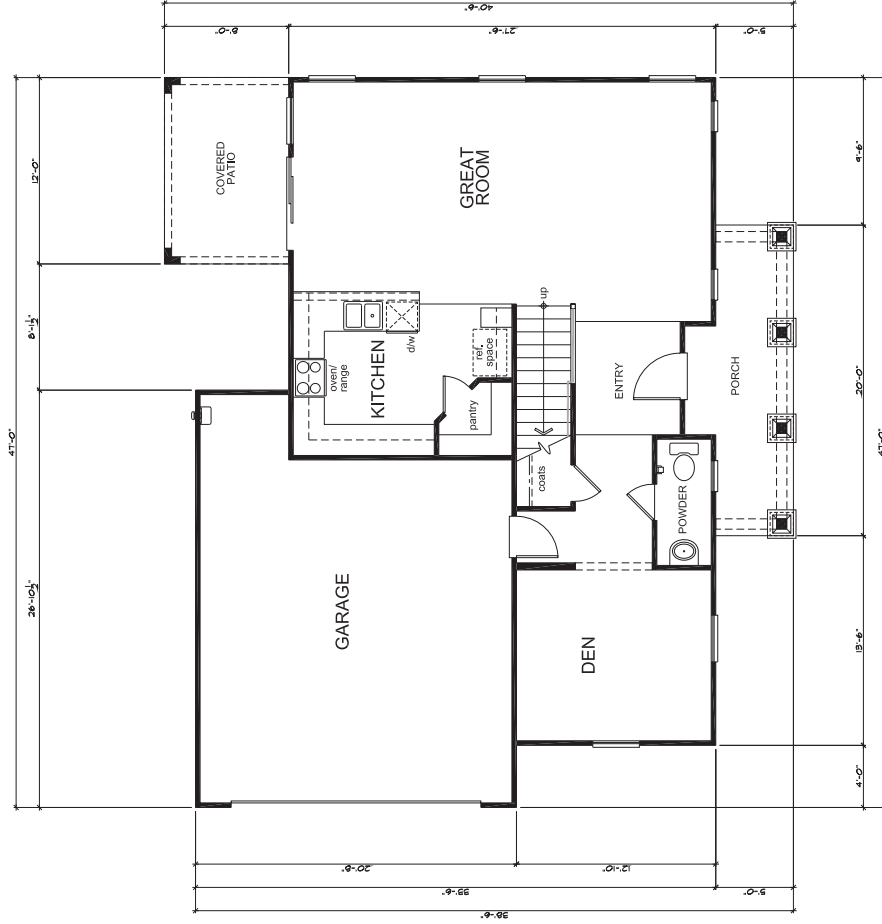
First Floor Plan 'A'

Second Floor Plan 'A'

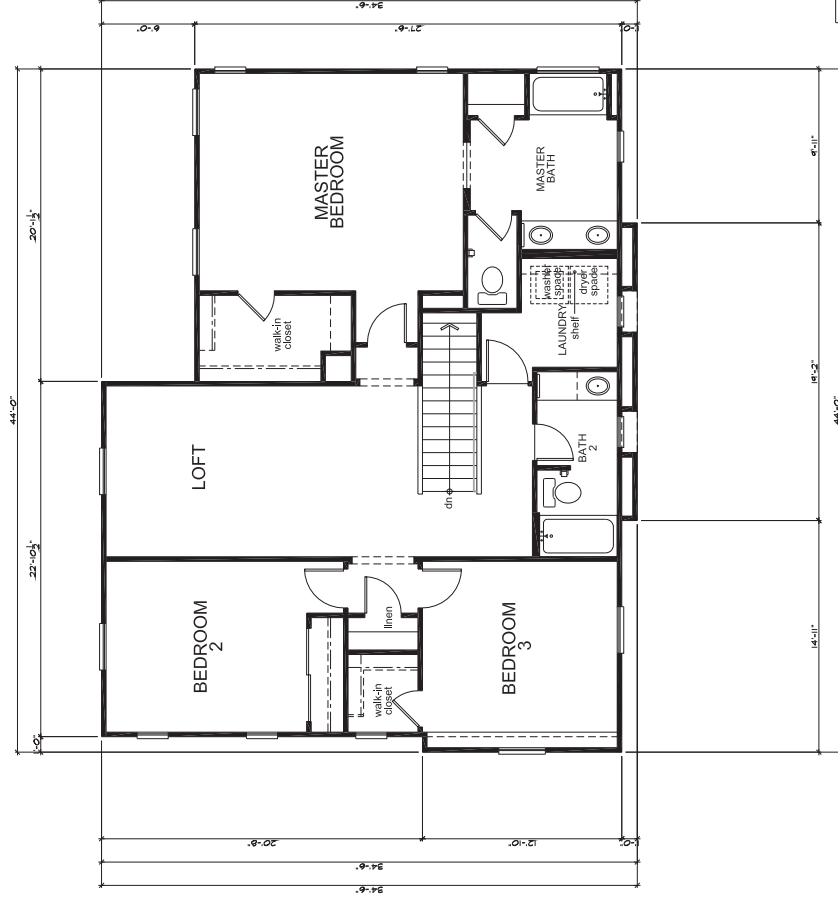


First Floor Plan 'B'

Second Floor Plan 'B'

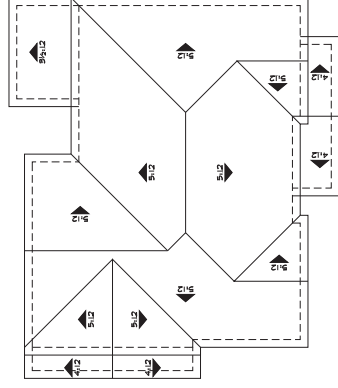
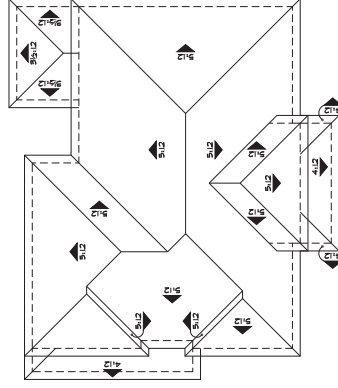
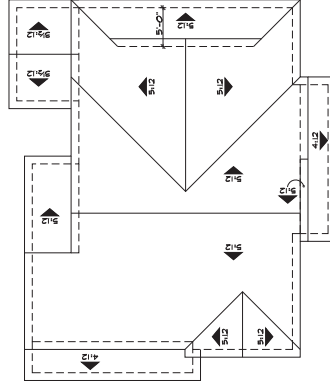


SQUARE FOOTAGE		PLAN F #2128	
FIRST FLOOR AREA	904	50 FT.	50 FT.
SECOND FLOOR AREA	1739	50 FT.	50 FT.
TOTAL AREA	2680	50 FT.	50 FT.
PORCH AREA	90	50 FT.	50 FT.
PATIO AREA	4	50 FT.	50 FT.
OPT. EST. COVD. PATIO AREA	92	50 FT.	50 FT.



First Floor Plan 'D'

Second Floor Plan 'D'





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

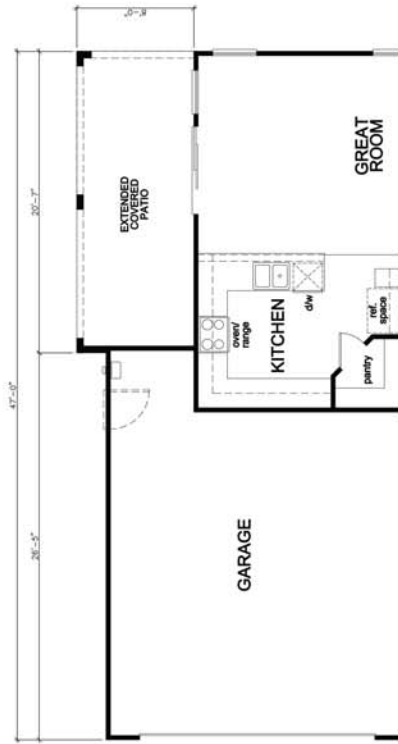
"D" CRAFTSMAN



PARTIAL REAR ELEVATION

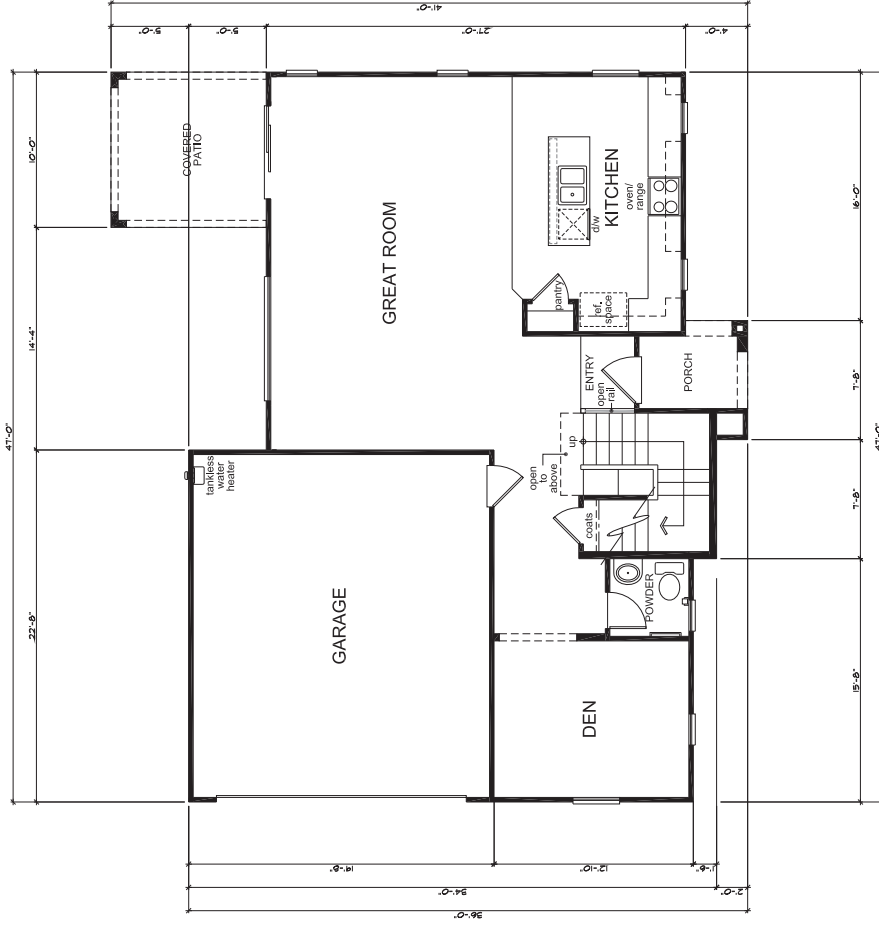


PARTIAL RIGHT ELEVATION

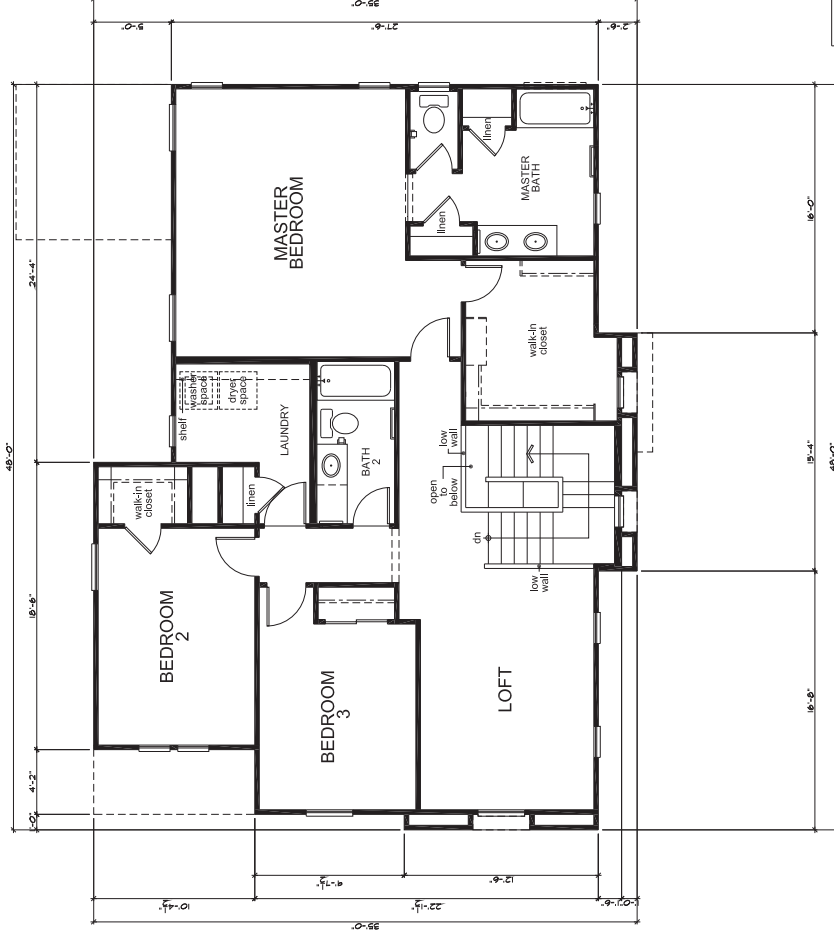


PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION

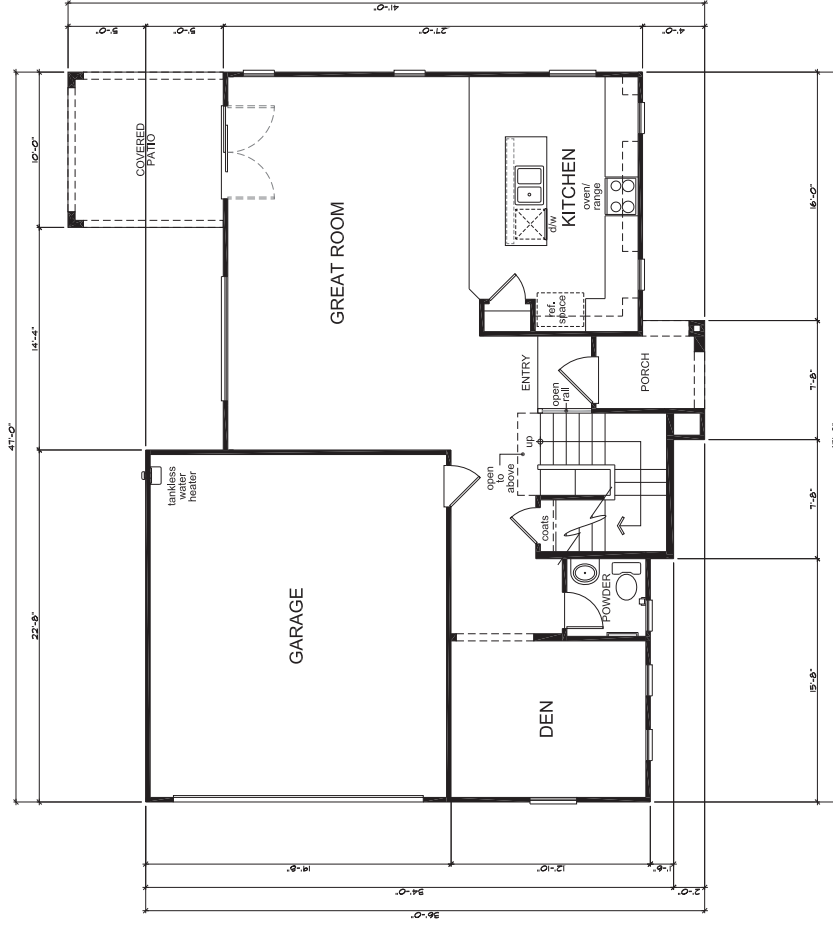


SQUARE FOOTAGE		
PLAN # 20240		
FIRST FLOOR AREA	40	50 FT.
SECOND FLOOR AREA	1264	50 FT.
TOTAL AREA	2260	50 FT.
COVERED PATIO AREA	144	50 FT.
ROUGH AREA	31	50 FT.
ELEVATION 'A'	41	50 FT.
ELEVATION 'B'	41	50 FT.
ELEVATION 'C'	41	50 FT.
ELEVATION 'D'	41	50 FT.
COVERED PATIO AREA	144	50 FT.
OPT. EXT. PATIO	246	50 FT.



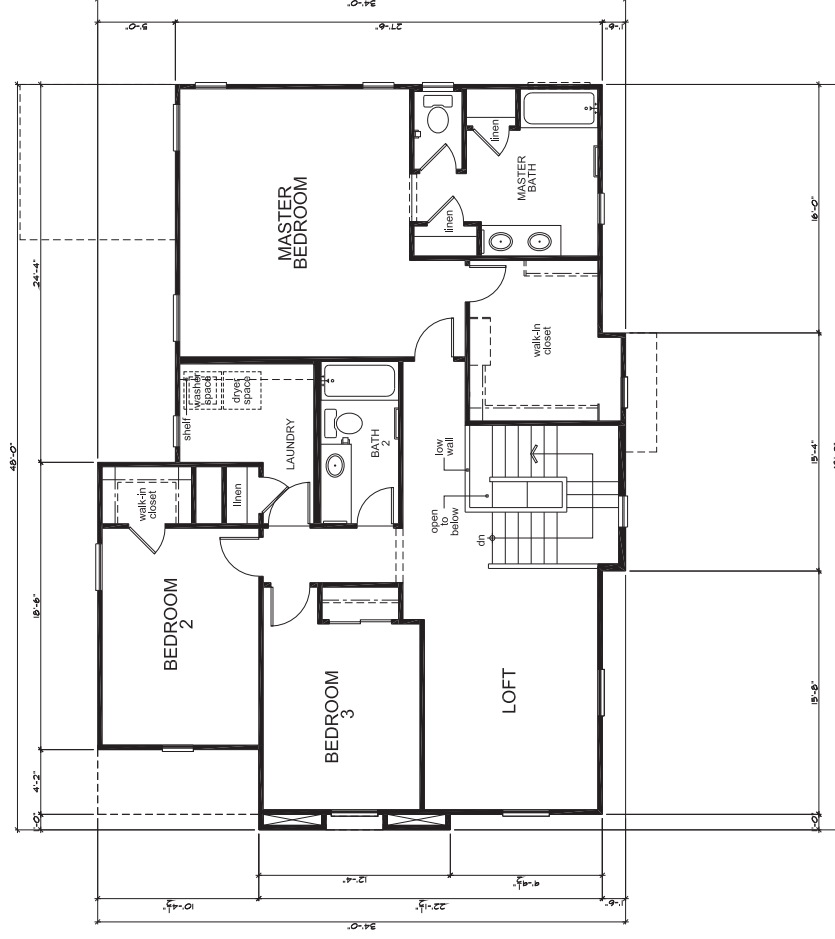
First Floor Plan 'A'

Second Floor Plan 'A'

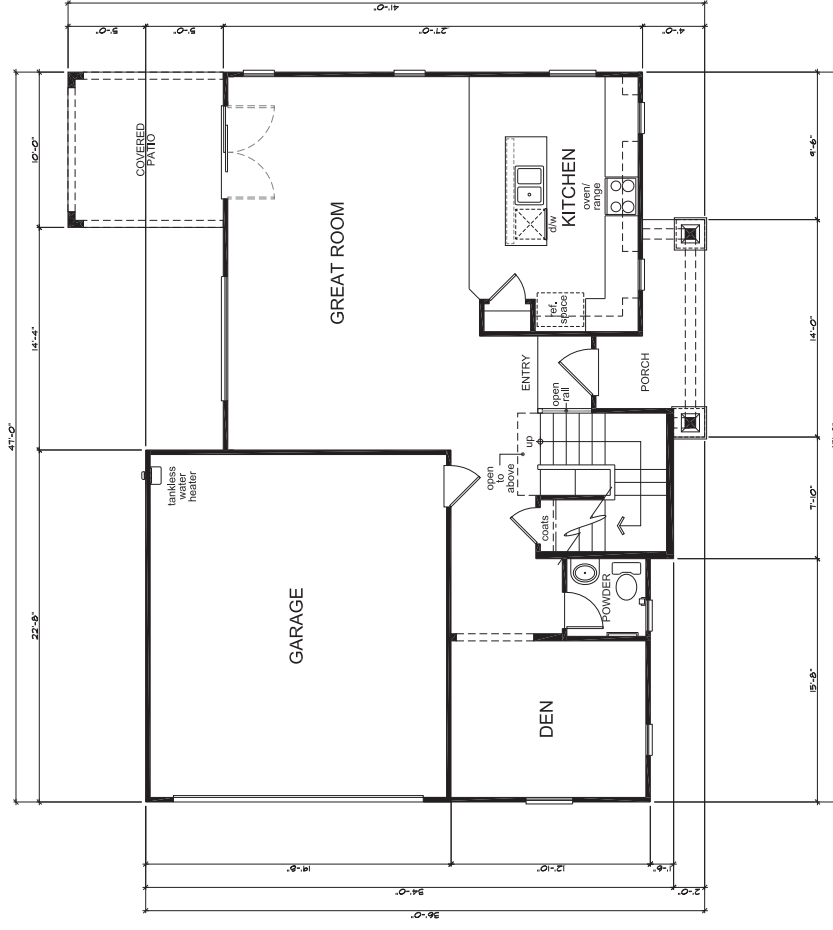


SQUARE FOOTAGE		
PLAN # 202200		
FIRST FLOOR AREA	40	50 FT.
SECOND FLOOR AREA	1264	50 FT.
TOTAL AREA	2260	50 FT.
COVERED PATIO AREA	81	50 FT.
ROUGH AREA	2341	50 FT.
ELEVATION 'A'	41	50 FT.
ELEVATION 'B'	41	50 FT.
ELEVATION 'C'	41	50 FT.
ELEVATION 'D'	41	50 FT.
COVD. PATIO AREA	81	50 FT.
OPT. EXT. PATIO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

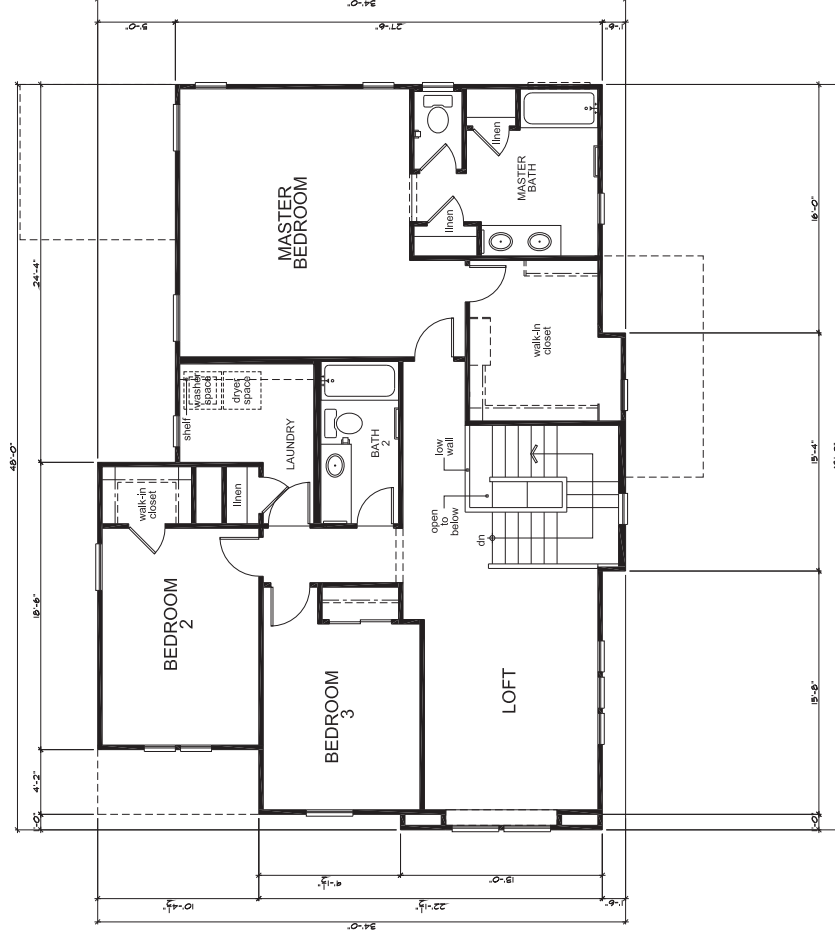
First Floor Plan 'B'



Second Floor Plan 'B'

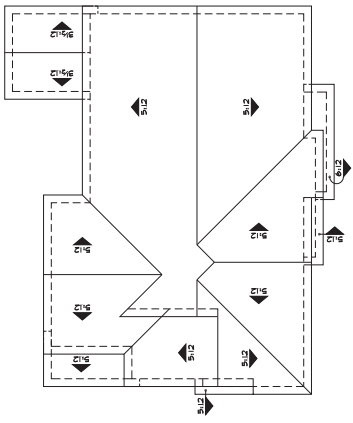


SQUARE FOOTAGE		
PLAN # 20200		
FIRST FLOOR AREA	40	50 FT.
SECOND FLOOR AREA	1264	50 FT.
TOTAL AREA	2260	50 FT.
COVERED PATIO AREA	81	50 FT.
ROUGH AREA	2341	50 FT.
ELEVATION 'A'	41	50 FT.
ELEVATION 'B'	41	50 FT.
ELEVATION 'C'	41	50 FT.
ELEVATION 'D'	41	50 FT.
OPT. EXT. RATIO	246	50 FT.

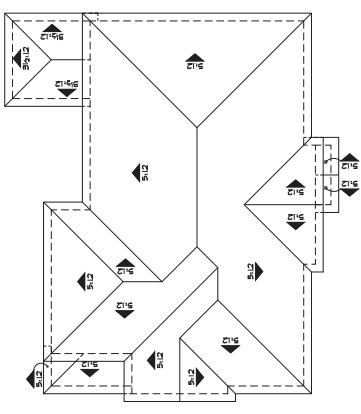


First Floor Plan 'D'

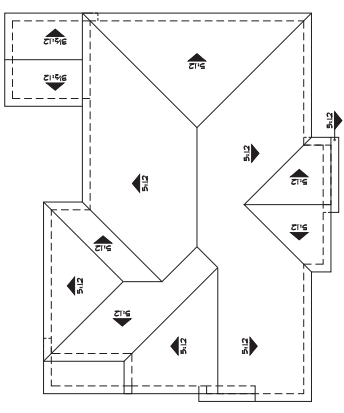
Second Floor Plan 'D'



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

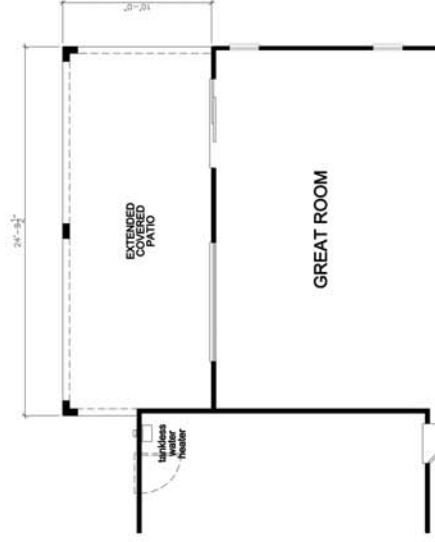
"D" (Craftsman)



PARTIAL REAR ELEVATION (A)

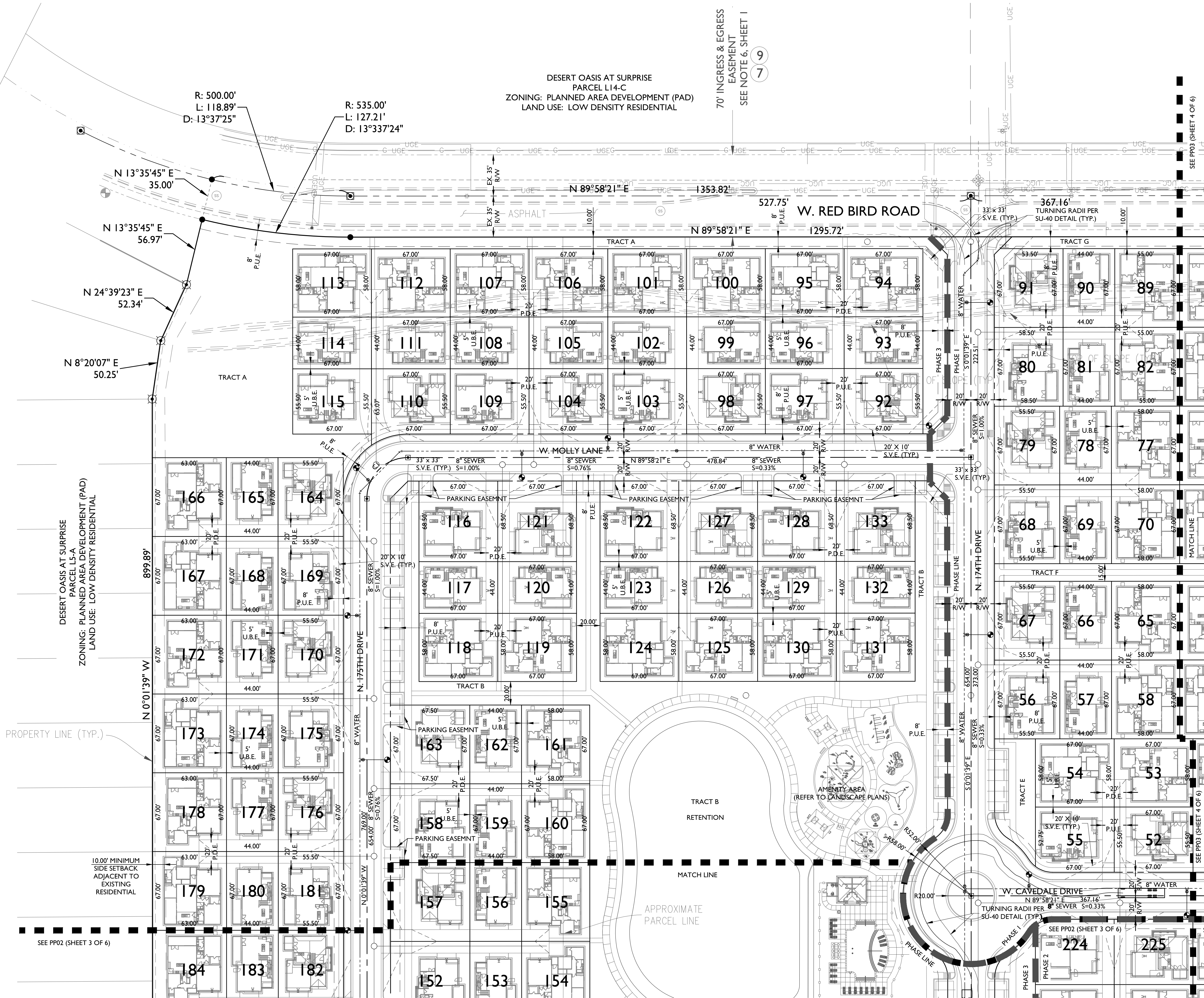


PARTIAL RIGHT ELEVATION (A)

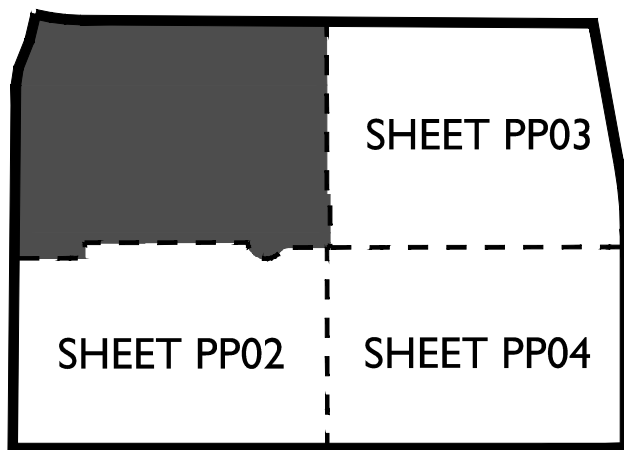


PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO OPTION



KEY MAP

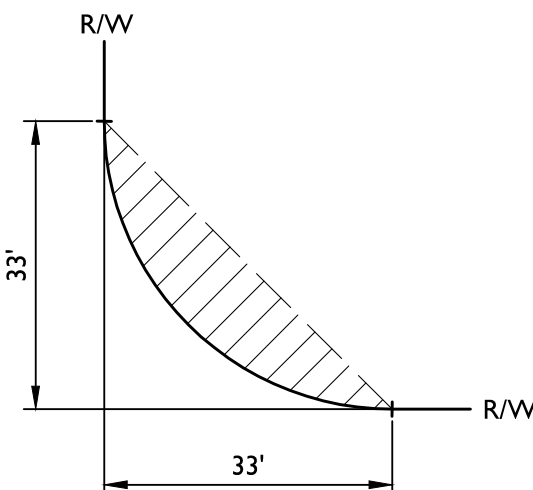


LINE LEGEND



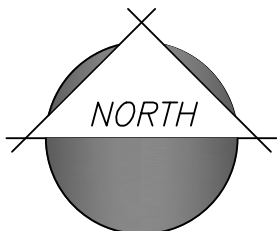
SCHEDULE B DOCUMENTS

- 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"
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"



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
Revisions: 15-296
PP01

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 but nothing says
before the design recreation
ARIZONA
Official Record 15-296-01 (15-296-01)
In Maricopa County (002263-1100)

Designer: JH
Drawn by: DCH

Expires: 12/31/2018
Job No. 15-296
Sheet No. 2 of 6

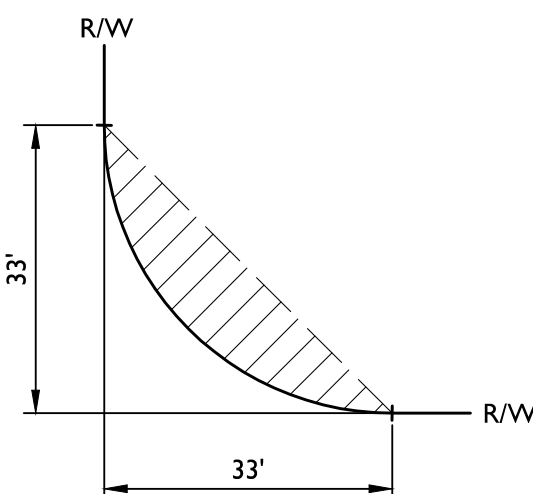
A diagram showing a sheet layout with four sheets: SHEET PP01, SHEET PP03, SHEET PP04, and a shaded area.



- MATCH LINE
 PHASE LINE

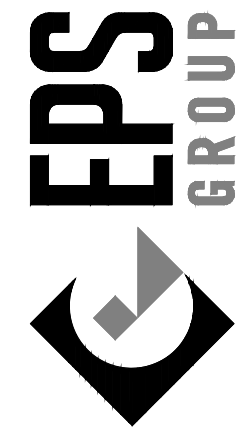
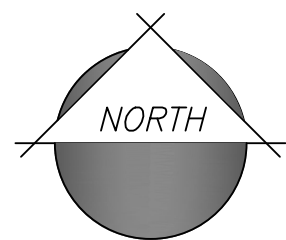
SCHEDULE B DOCUMENTS

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"



CORTANA AT DESERT OASIS AT SURPRISE

Surprise, AZ

PRELIMINARY PLAT

Project:

Revisions:

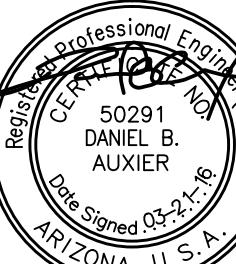
SEPTEMBER 25, 2015 - PRE-APPLICATION SUBMITTAL
NOVEMBER 24, 2015 - 1ST PRE-PLAT SUBMITTAL
JANUARY 27, 2016 - 2ND PRE-PLAT SUBMITTAL
MARCH 1, 2016 - 3RD PRE-PLAT SUBMITTAL
MARCH 21, 2016 - 4TH PRE-PLAT SUBMITTAL

Call at least two full working days before you begin excavation.

ARIZONA 811

Arizona One Stop, Inc.

Designer: JH
Drawn by: DCH

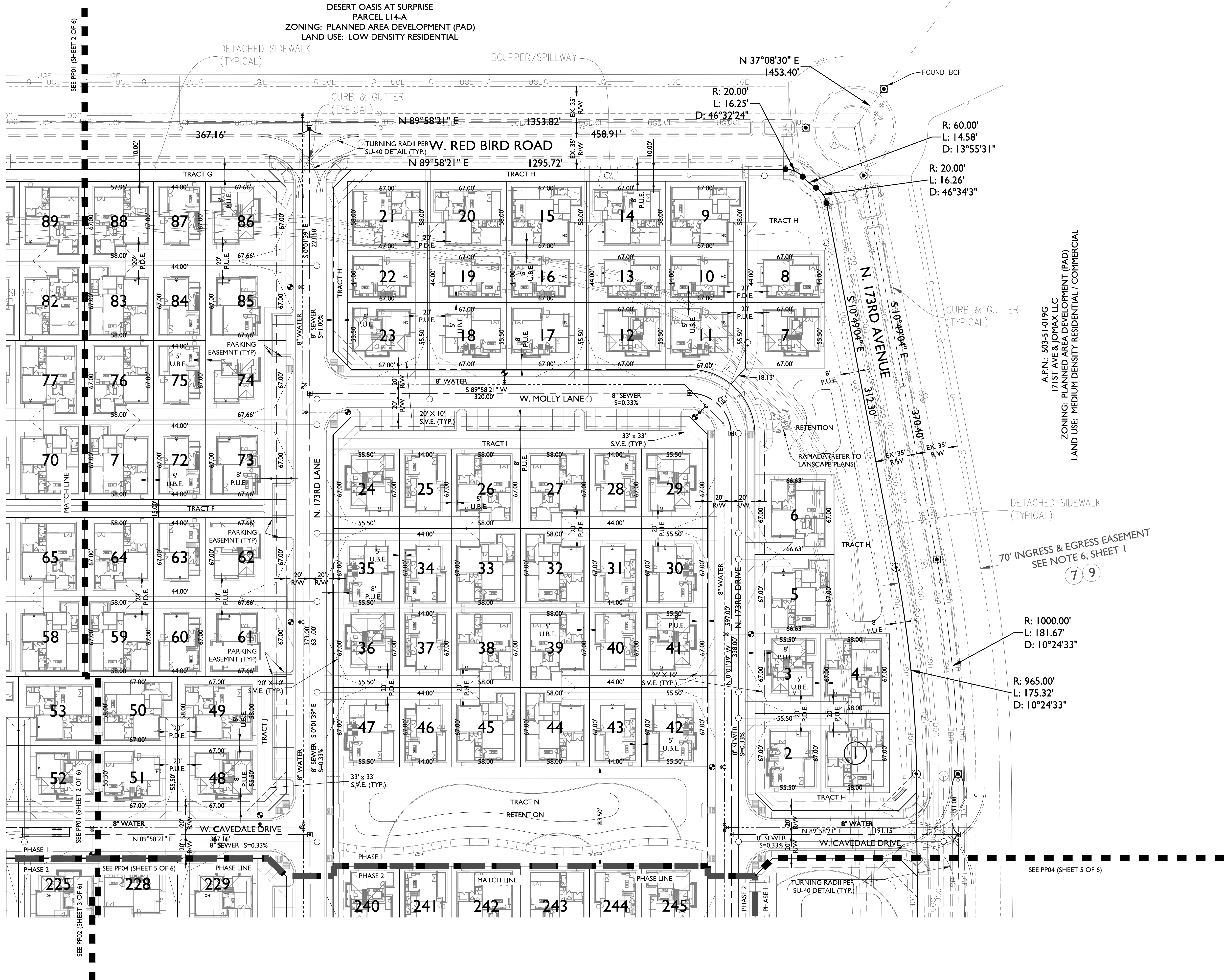


Expires:12/31/2018

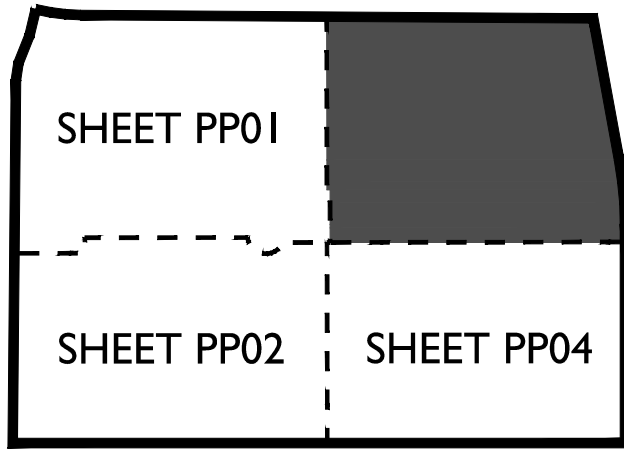
Job No.
15-296

PP02

Sheet No
3
of 6



KEY MAP

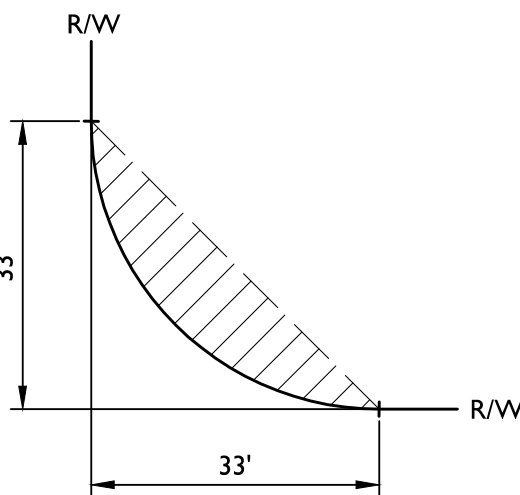


LINE LEGEND

- MATCH LINE
- PHASE LINE

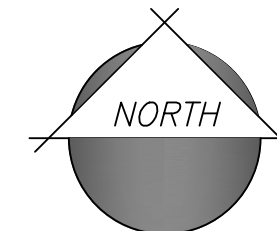
SCHEDULE B DOCUMENTS

- 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"



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:
SEPTMBER 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

Revisions:
JH
DCH

Call it first two but not making any
before the final recordation

Design:
Drawn by:

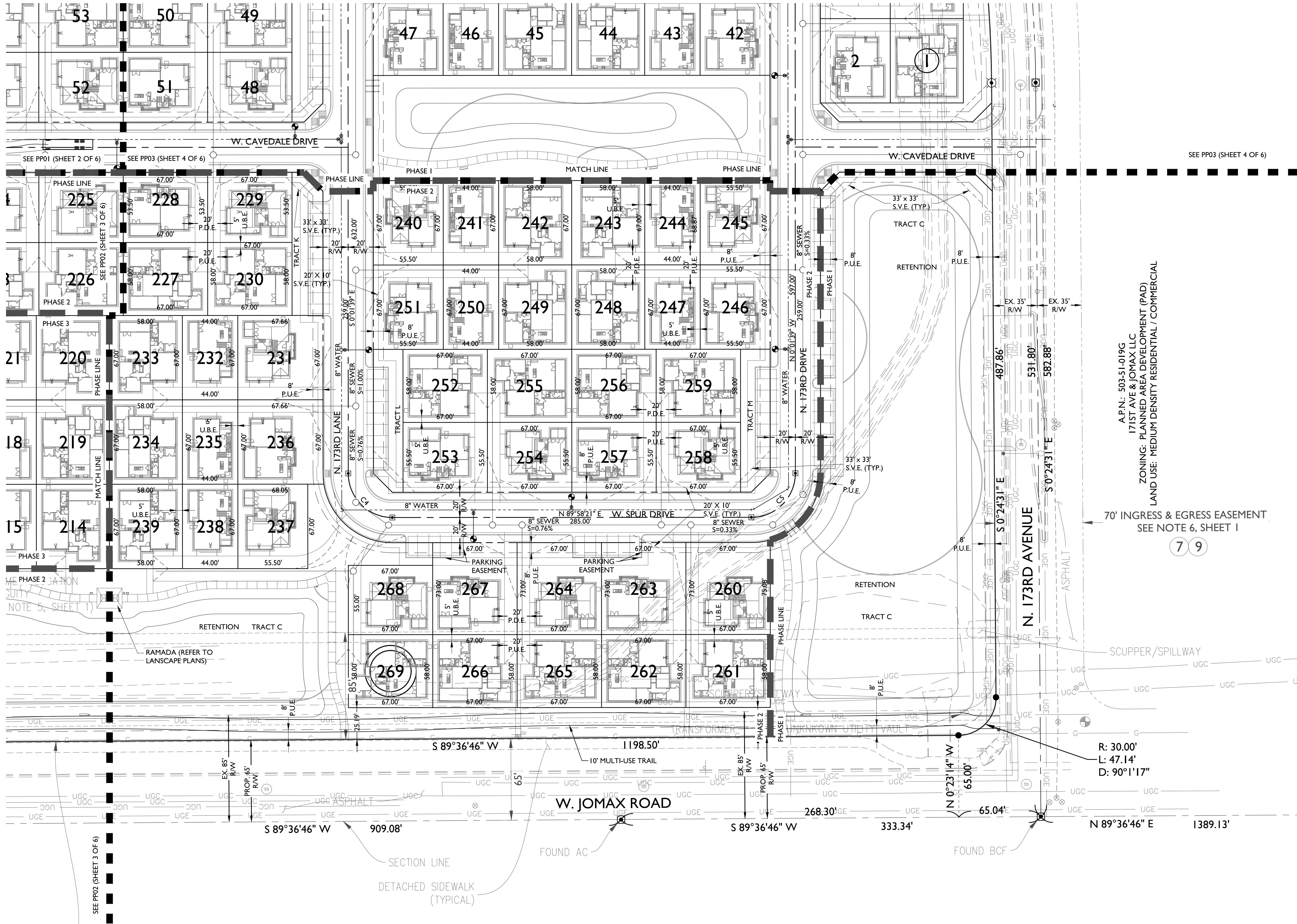
50291
DANIEL B.
AUXIER
State Signed 03-21-16
ARIZONA, U.S.A.

Expires: 12/31/2018

Job No.
15-296

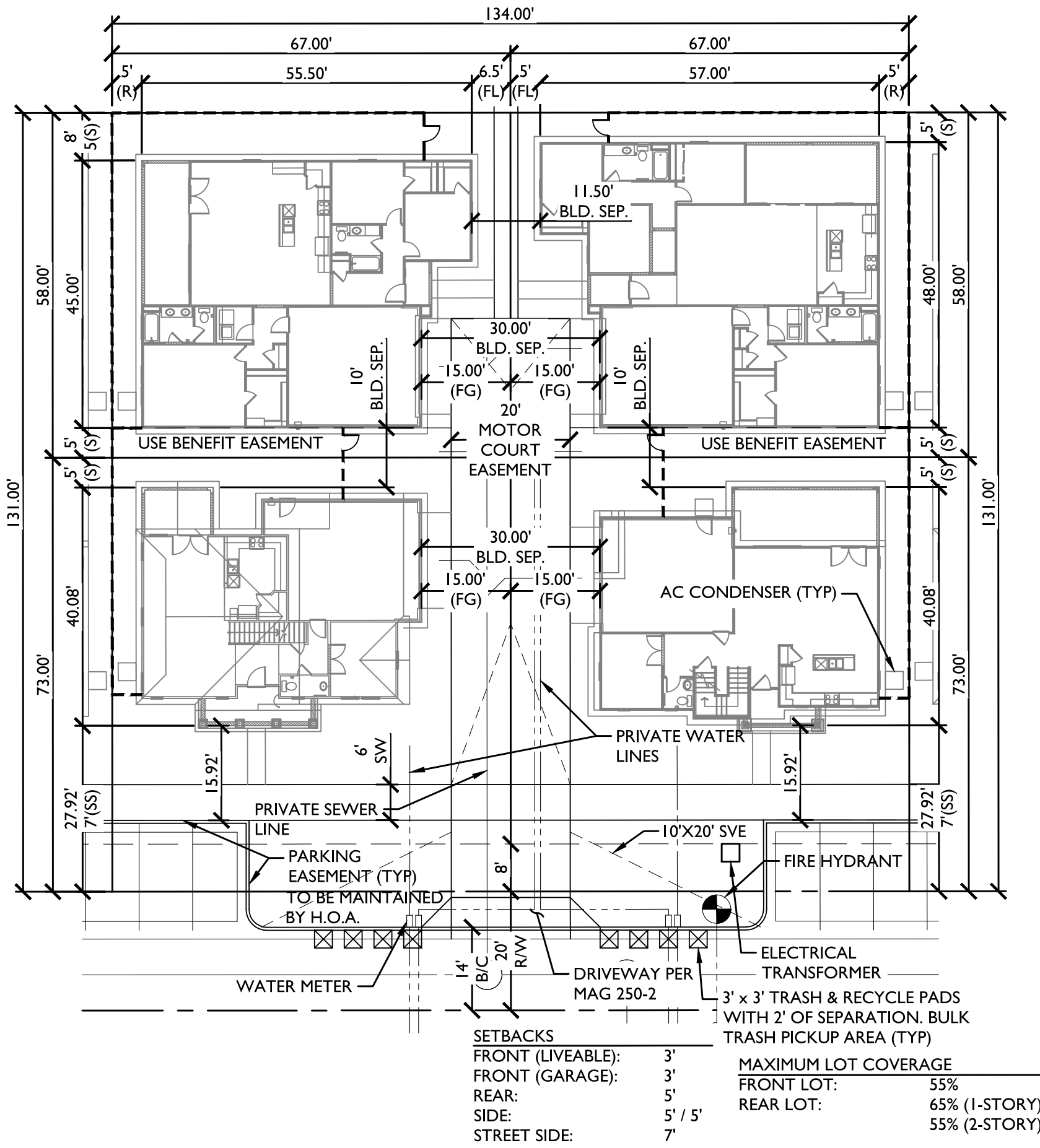
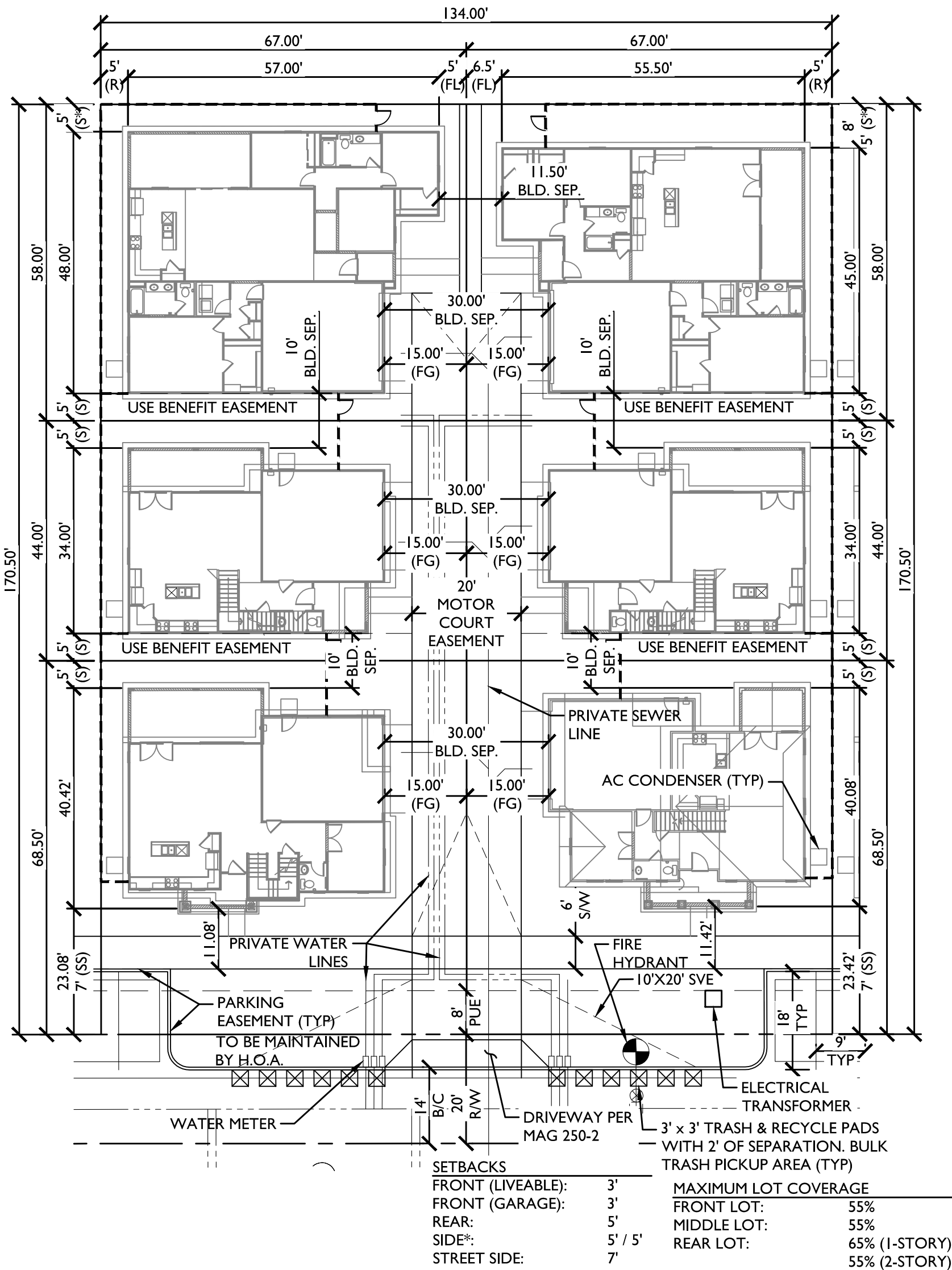
PP03

Sheet No.
4
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



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

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

Professional Engineer Seal: DANIEL B. AUXIER, 50291, State of Arizona, U.S.A., Expires: 12/31/2018

Job No. 15-296

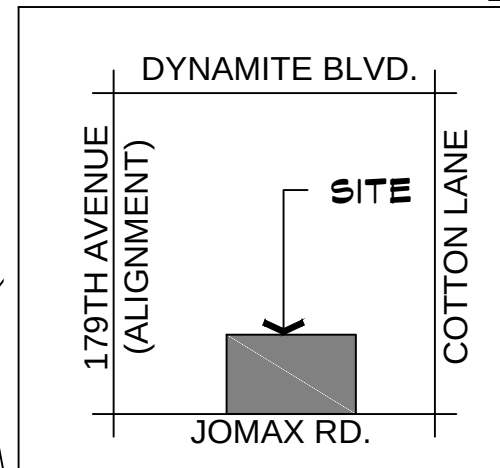
PP05

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

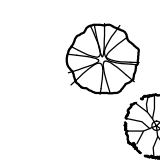


PRIMARY ENTRY MONUMENT
SEE DETAIL 'A', SHEET PL3

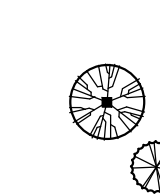


SECONDARY ENTRY MONUMENT
SEE DETAIL 'B', SHEET PL3

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 LENTISCUS)
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 (ECHINOCEBUS 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

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



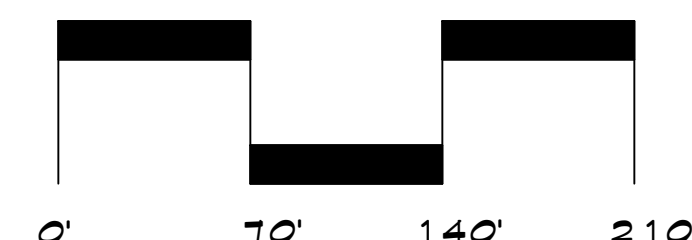
OVERALL LANDSCAPE LAYOUT

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

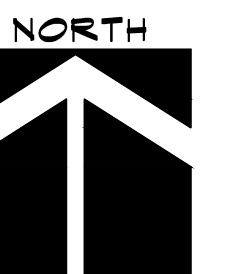
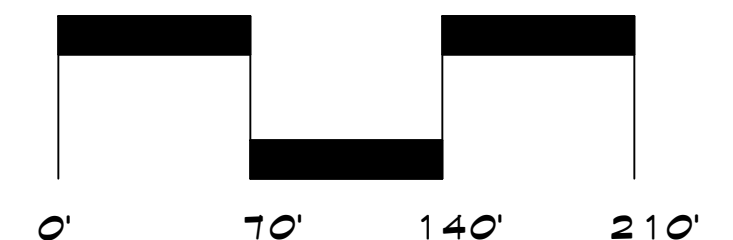
CORTANA

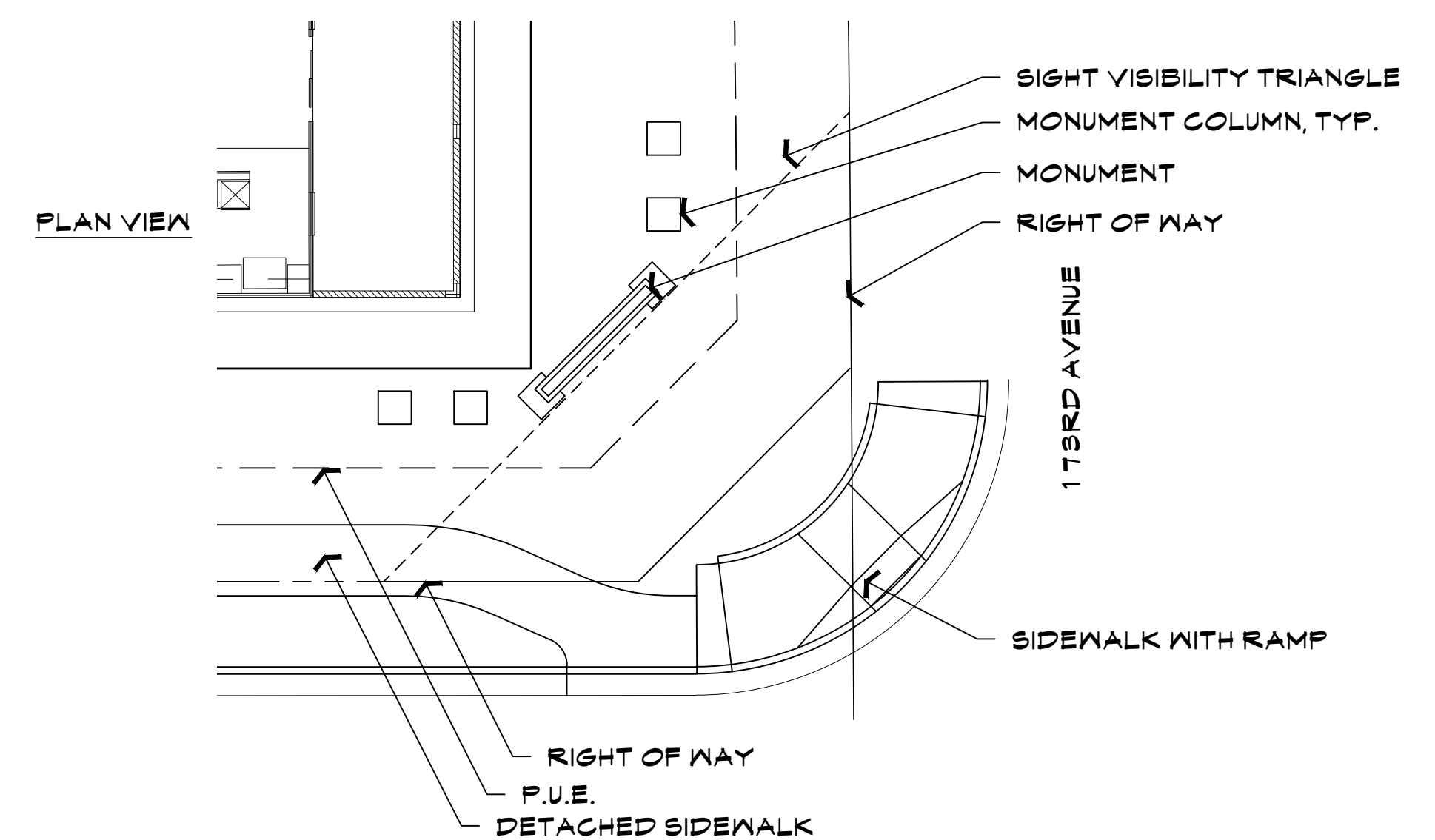
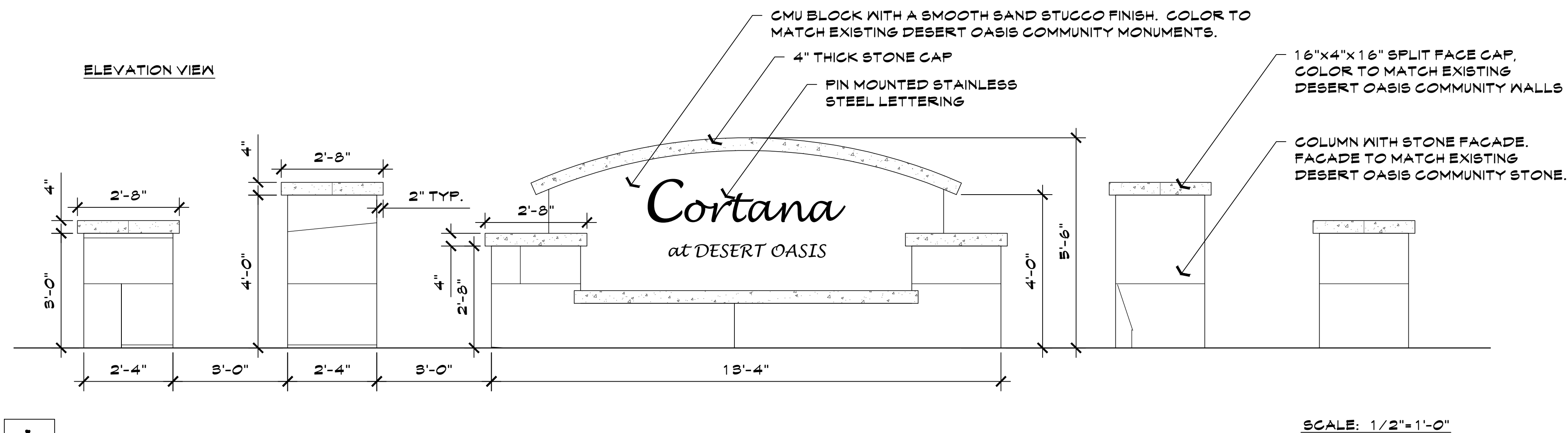
© DESERT OASIS

SHEET: PL2

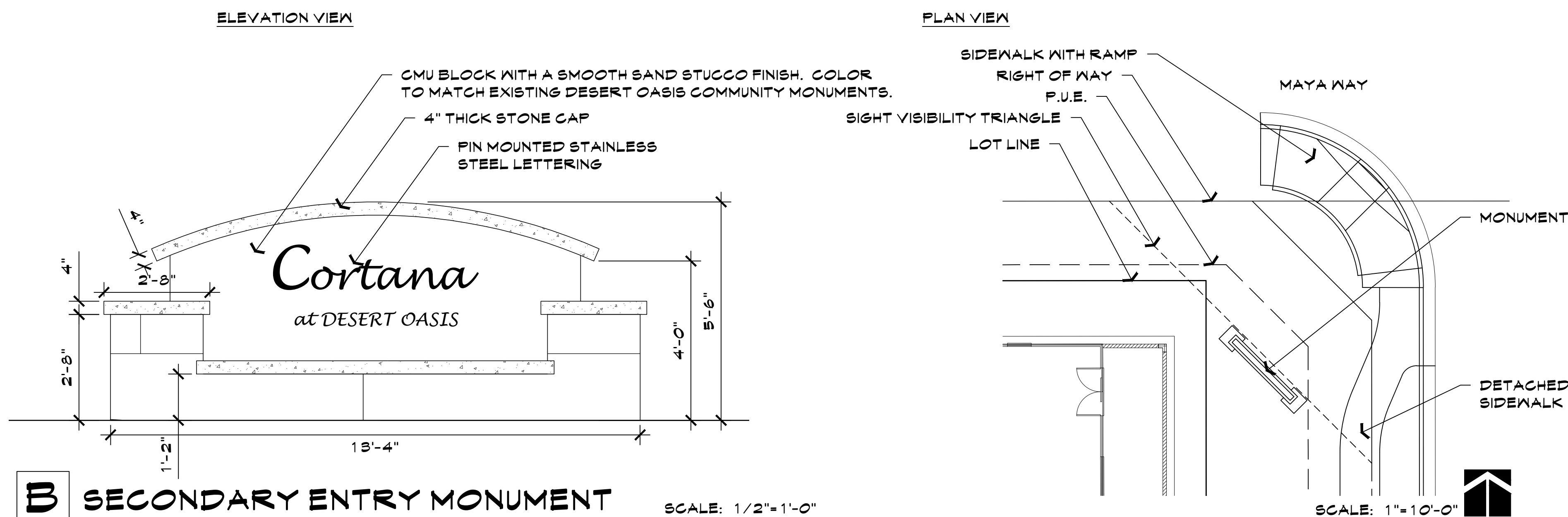
SURPRISE, AZ
MARCH 22, 2016

SCALE: 1"=70'-0"

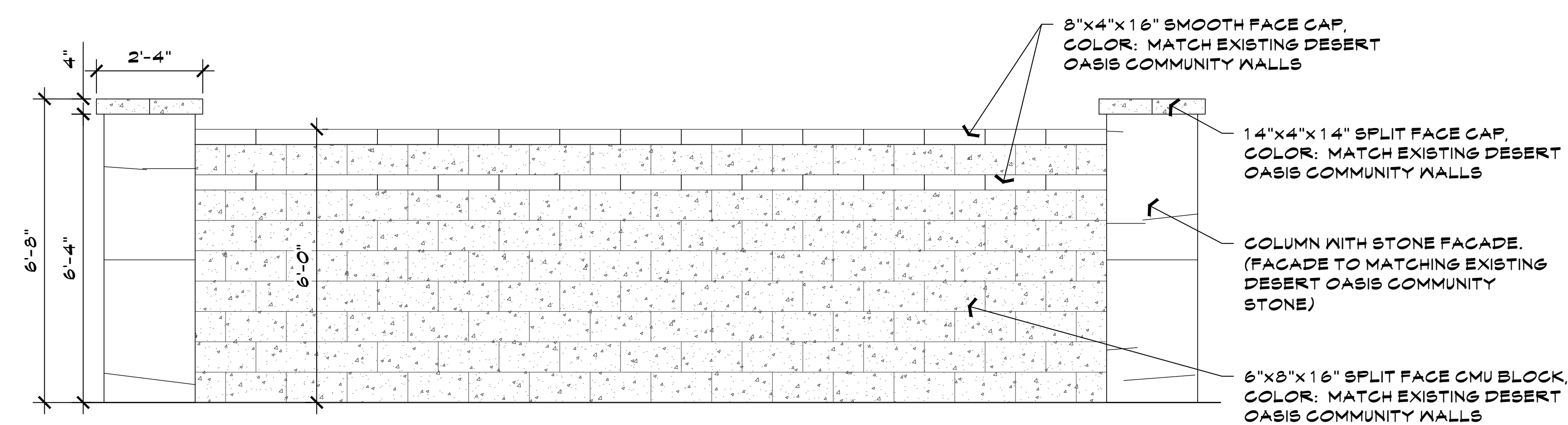




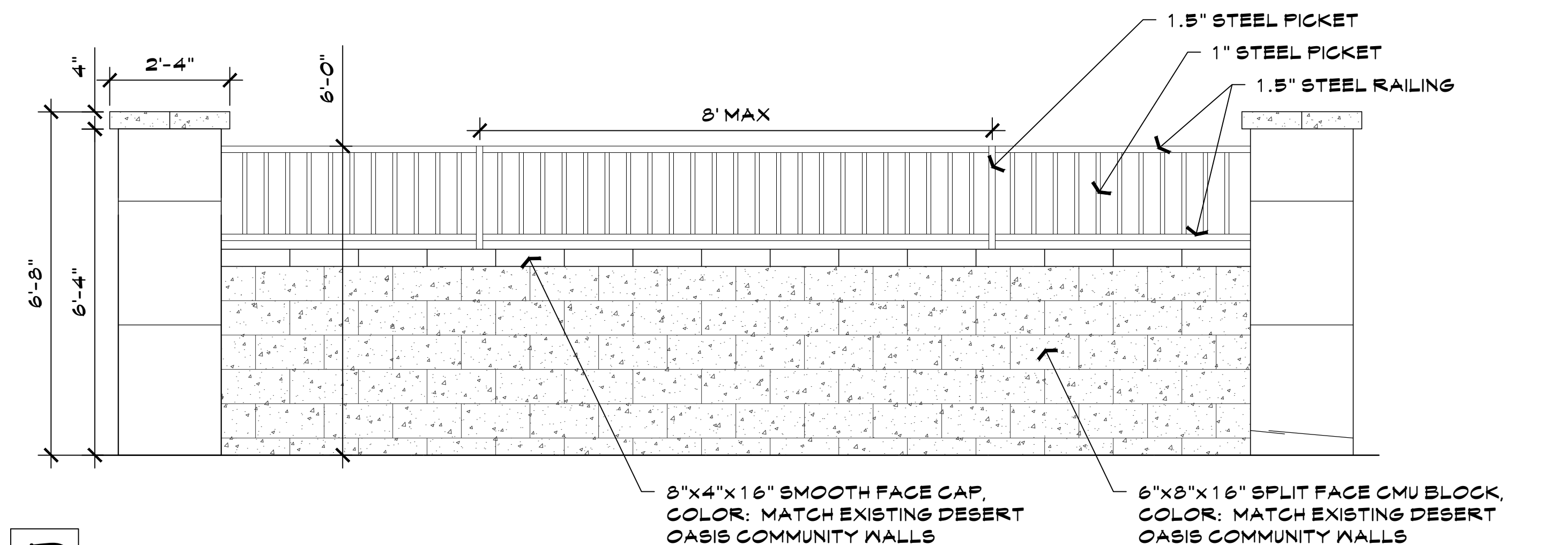
A PRIMARY ENTRY MONUMENT



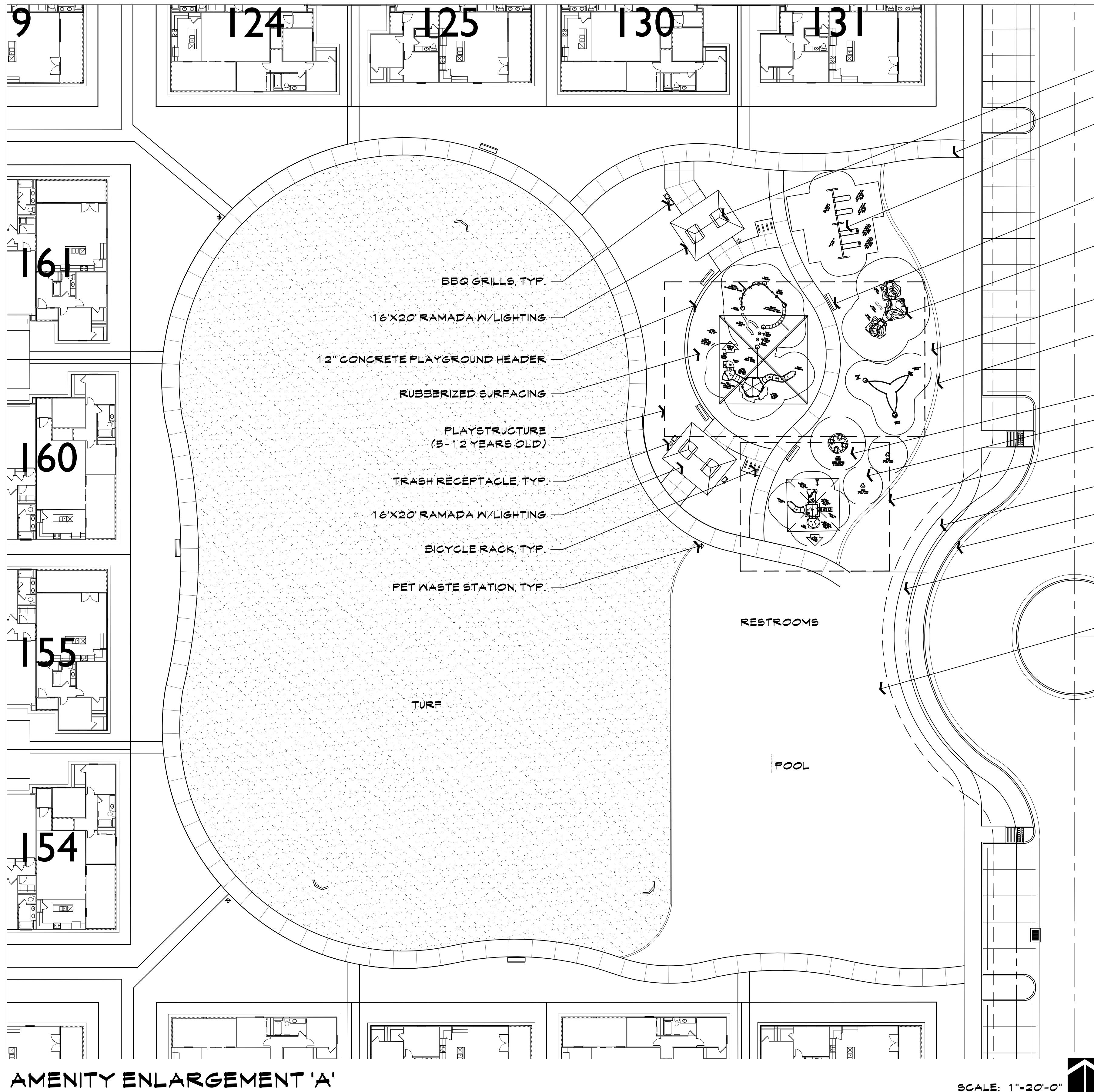
B SECONDARY ENTRY MONUMENT



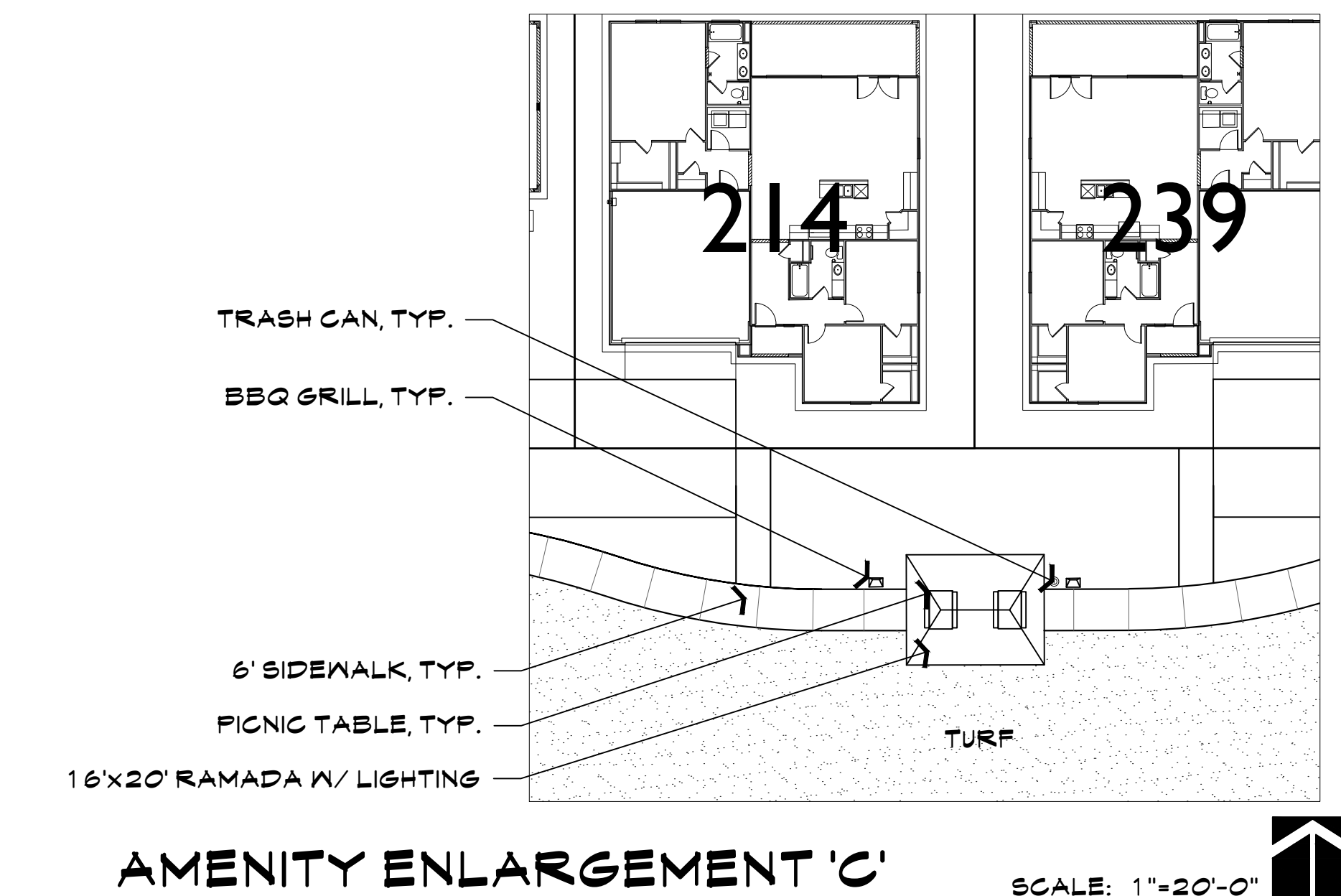
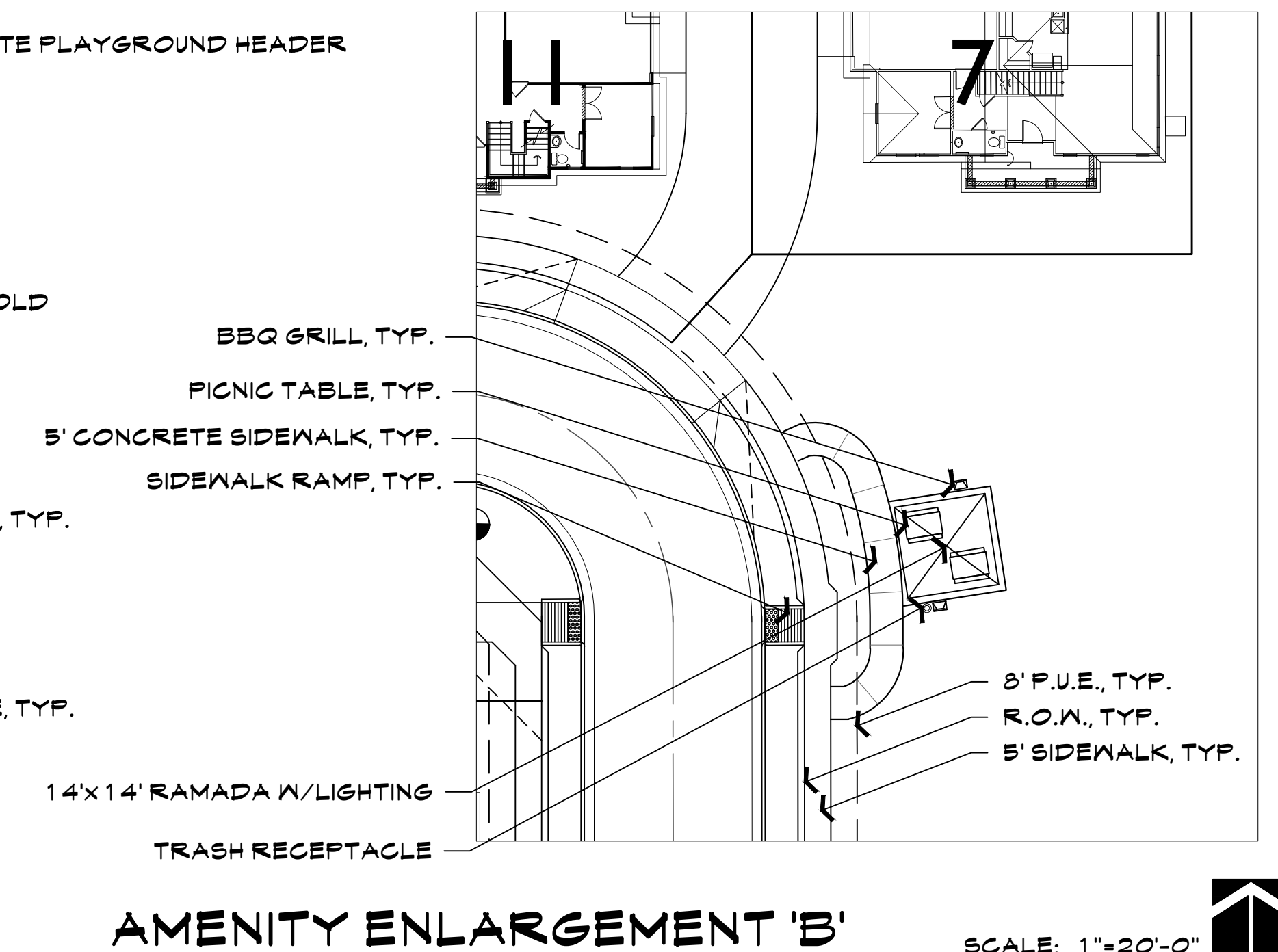
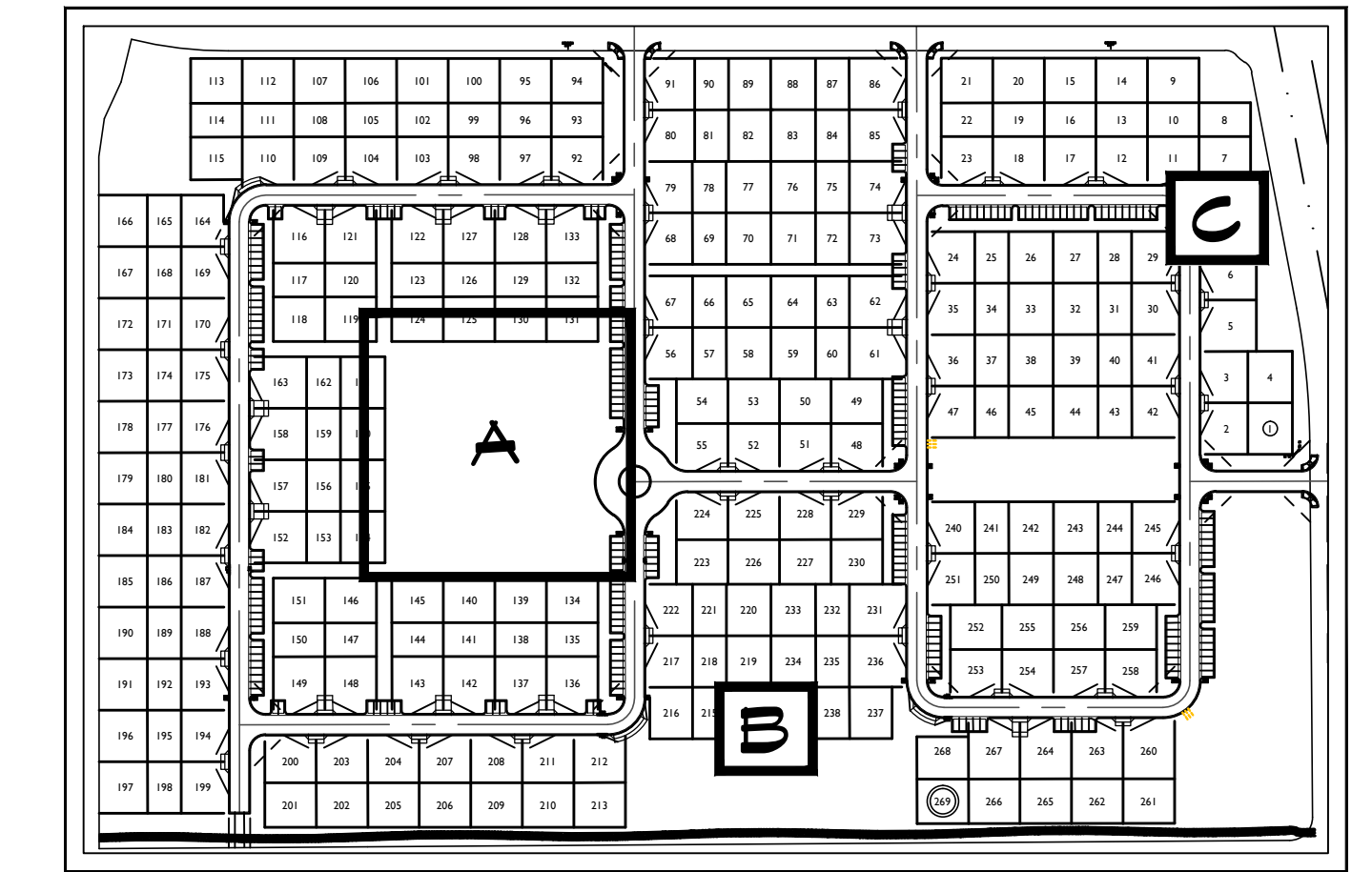
C PRIMARY THEME WALL & COLUMN

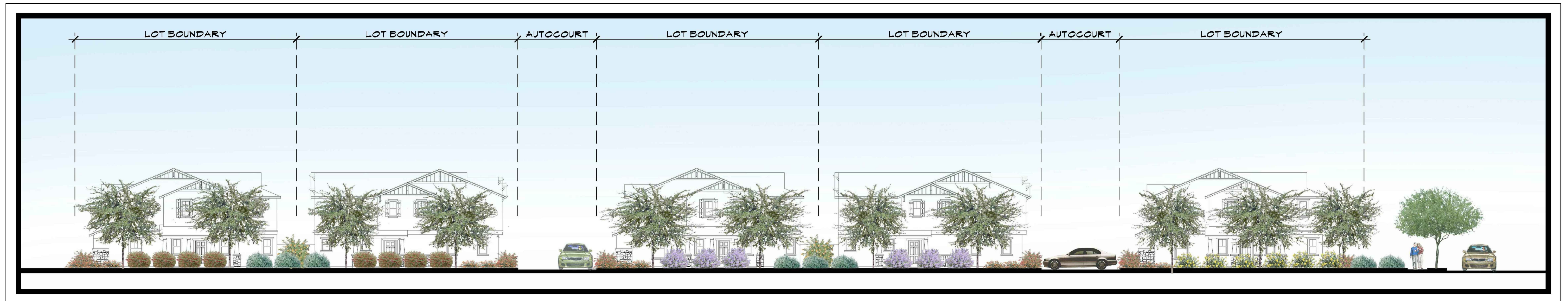


D PRIMARY VIEW WALL

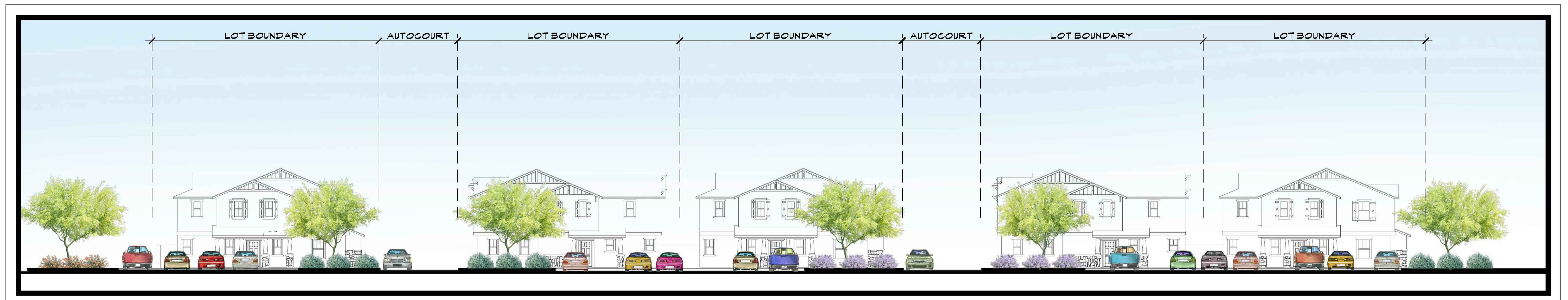


KEY MAP





ELEVATION 'A-A' NO STREETSIDE PARKING



ELEVATION 'B-B' WITH STREETSIDE PARKING



**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

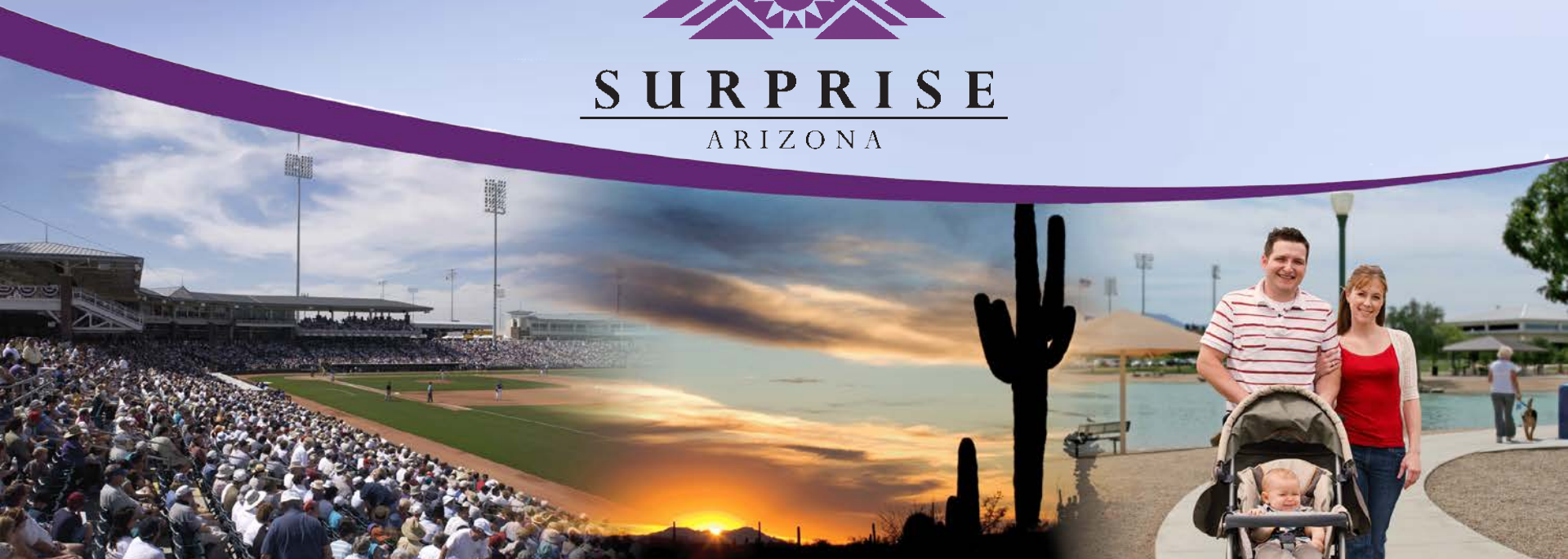
Cortana at Desert Oasis

**Major PAD Amendment and Preliminary Plat
City Council**

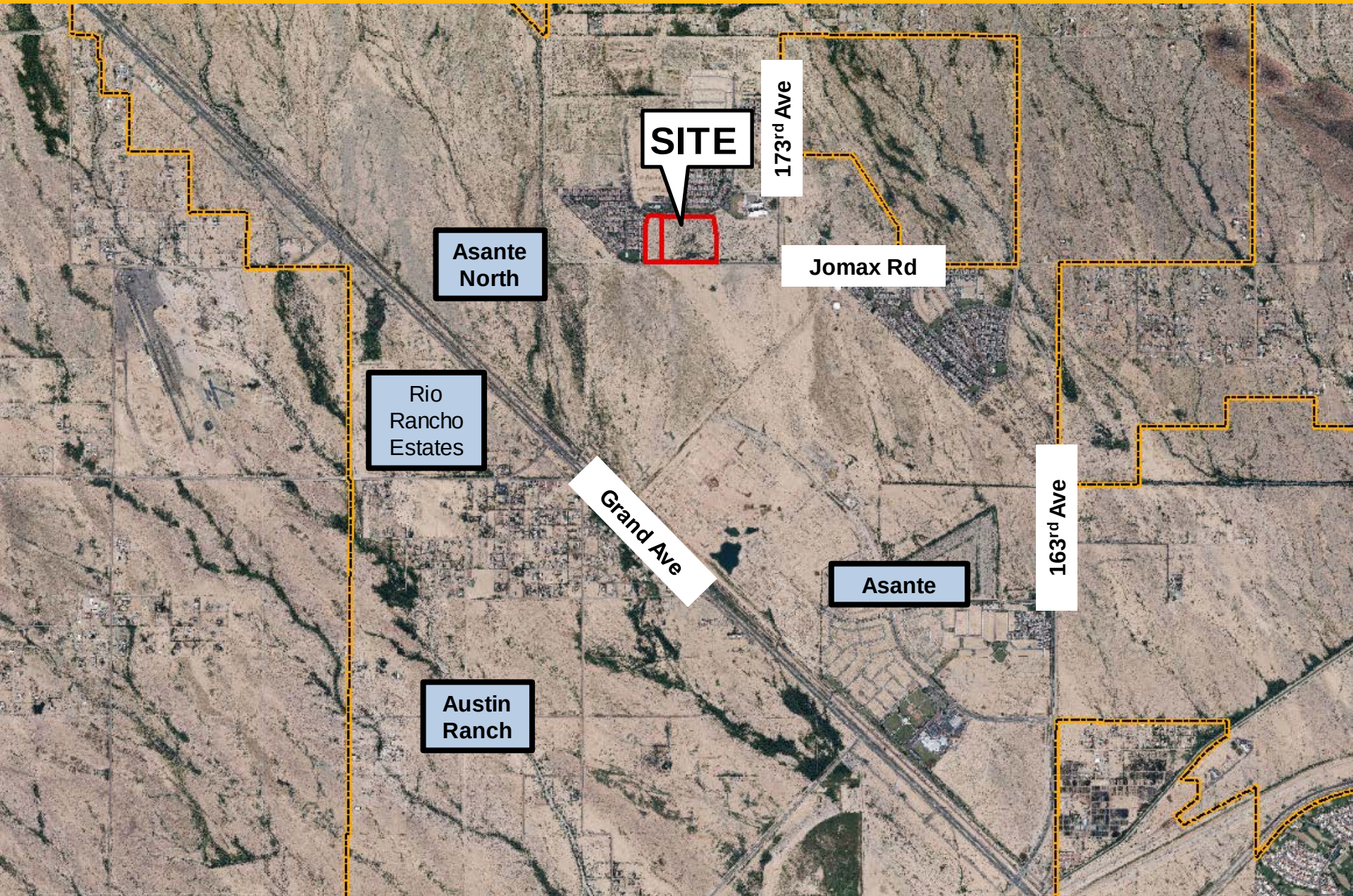
May 17, 2016



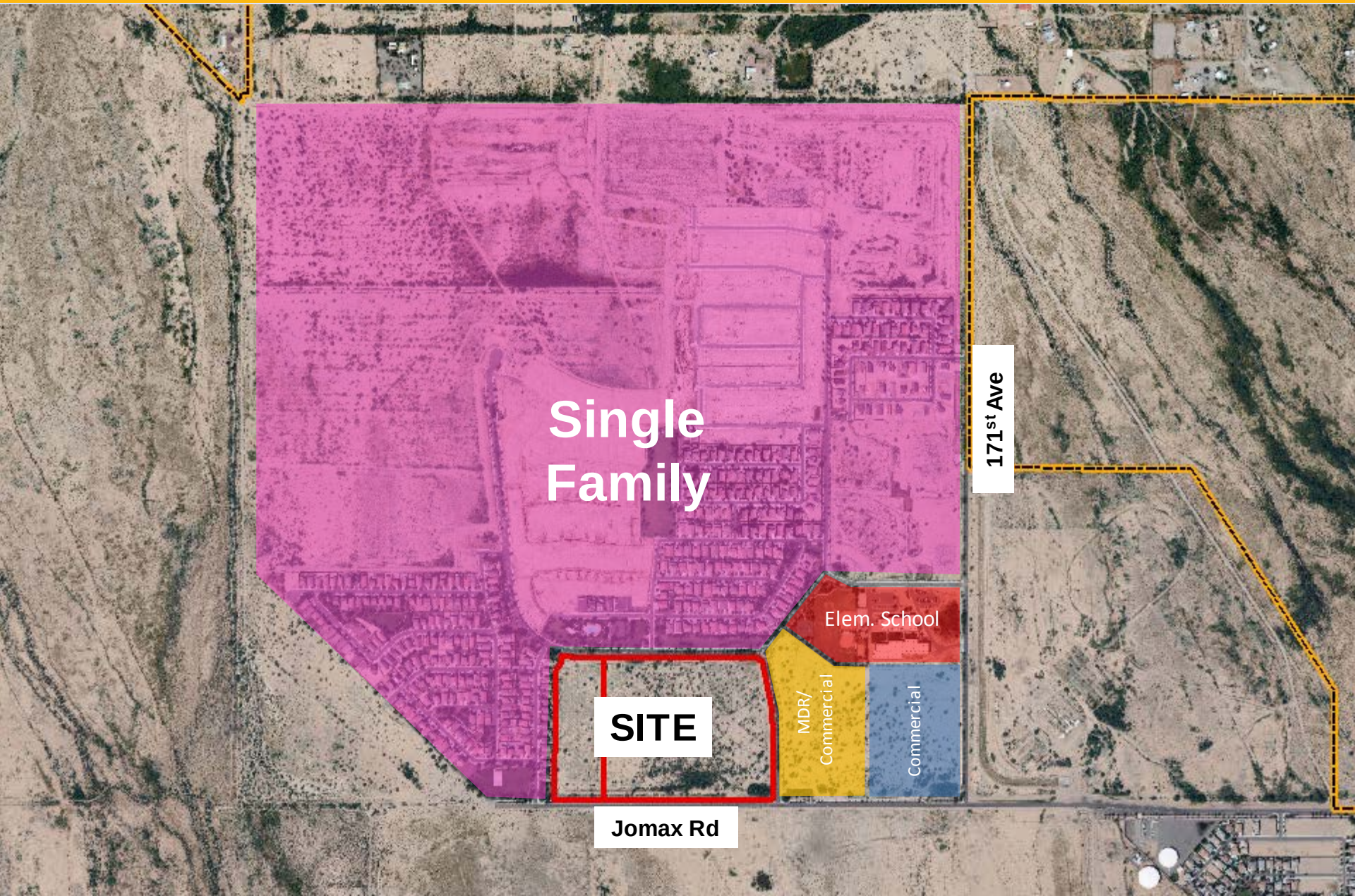
SURPRISE
ARIZONA



VICINITY MAP



VICINITY MAP



Single
Family

171st Ave

Elem. School

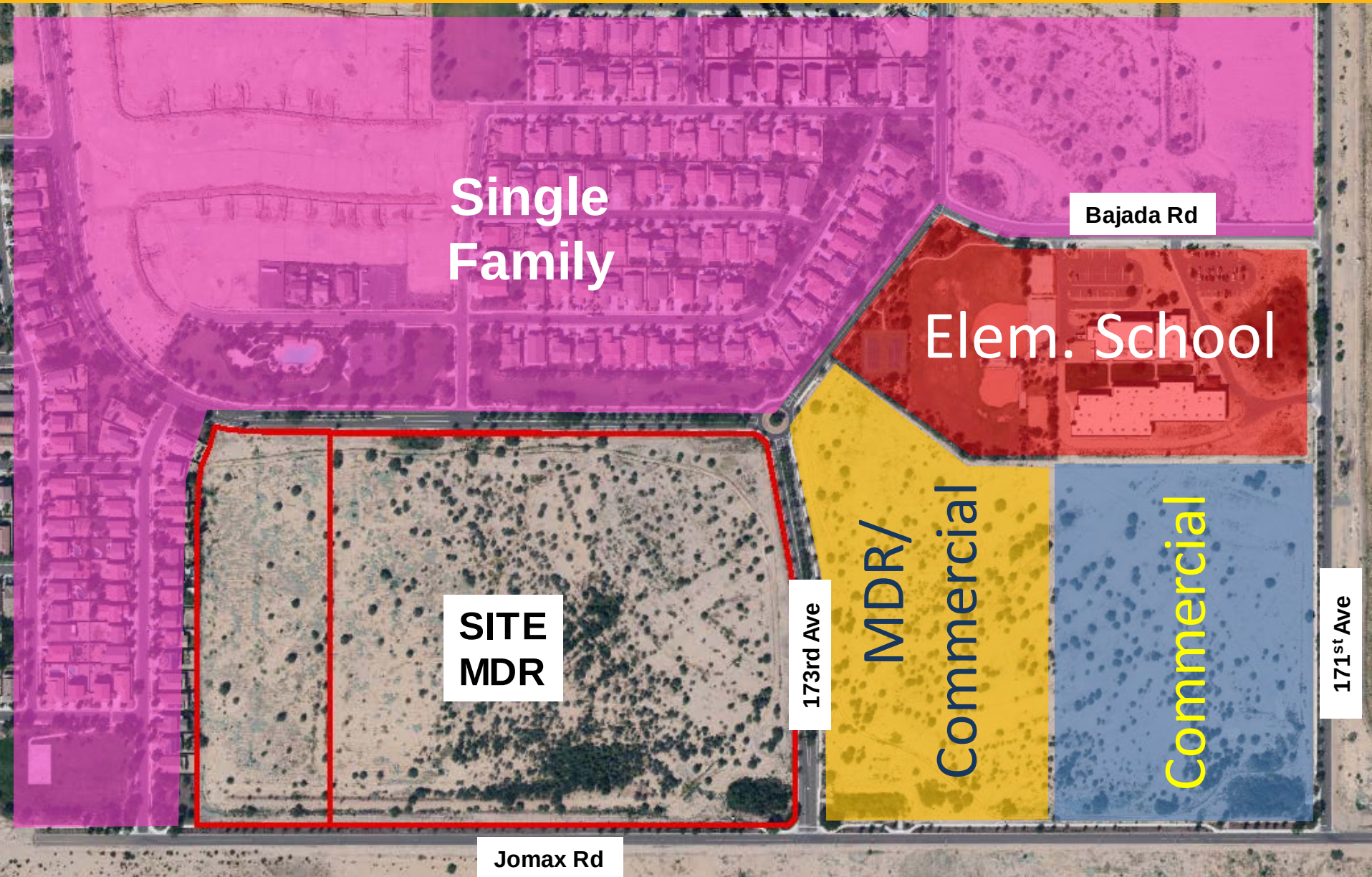
SITE

MDR/
Commercial

Commercial

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

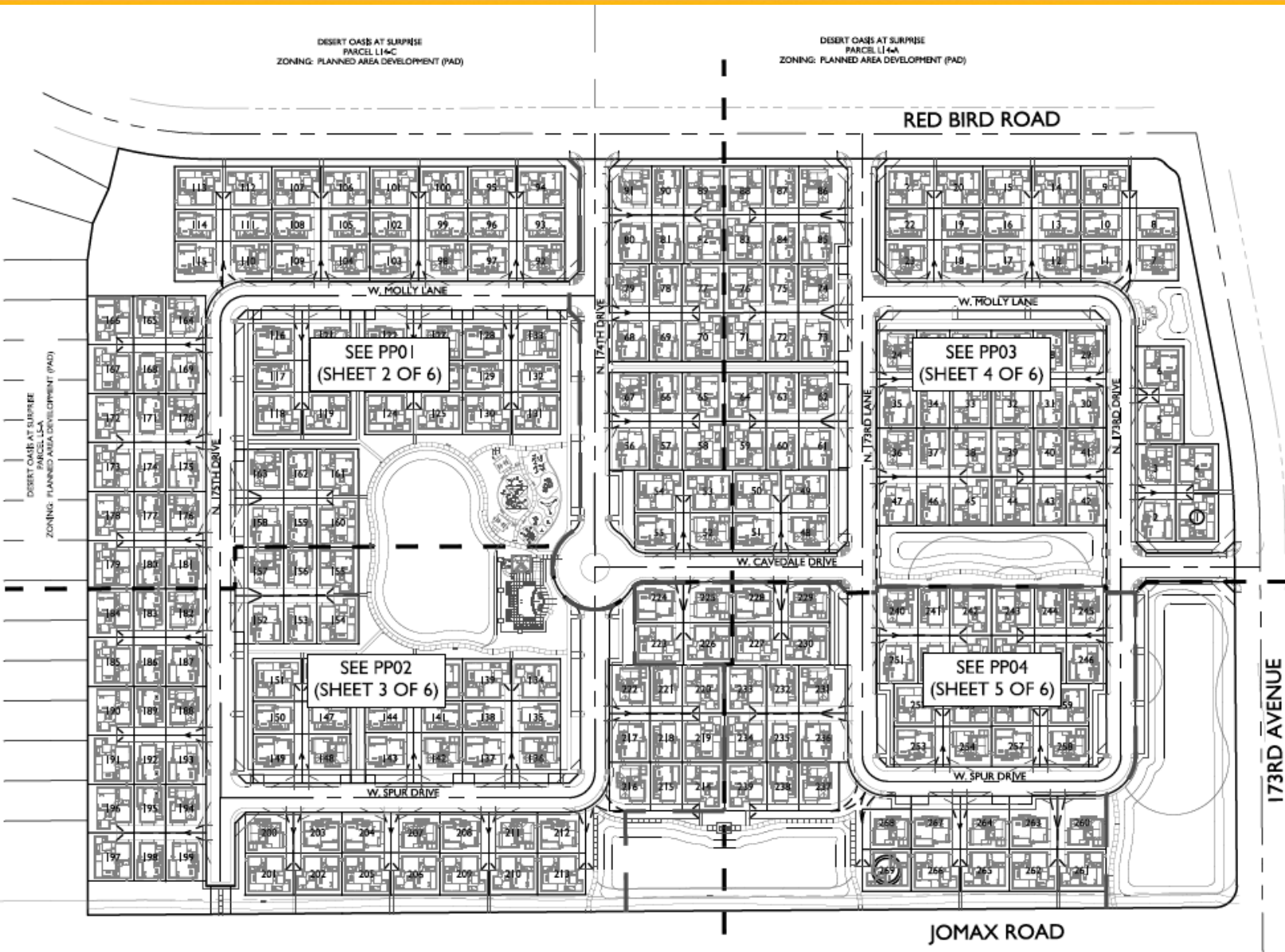
- **269 Lots Proposed**
- **4-pack & 6-pack w/ Shared Driveway**
- **Density Increased to 6.5 DU/ac**
- **Open Space 8.49 Acres (20.5%)**

PROPOSED PRELIMINARY PLAT

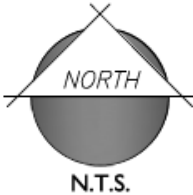


DESERT OASES AT SURPRISE
PARCEL L14C
ZONING: PLANNED AREA DEVELOPMENT (PAD)

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



A.P.N.: 503-51-0190
171ST AVE & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)



A.P.N.: 503-75-0408
HE CAPITAL ASANTE LLC
ZONING: PLANNED AREA DEVELOPMENT (PAD)

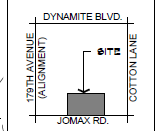
LANDSCAPE PLAN



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

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

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 - 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)
SISBOO TREE (DALBERGIA SISBOO)
DESERT MUSEUM PALM VERDE (PARKINSONIA HYBRID)
RED FISH FISTACHE (FISTAGIA CHINENSIS RED FISH)
MAGNIFIC TREE (FISTAGIA LENTIGUS)
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 (GALLANDORA SPECIES)
BRITTELEBUSH (ENCELIA FARINOSA)
CASSIA (CASSIA SPECIES)
RHU BUSH (EREMOPHILA SPECIES)
TEXAS BASS (BOUGAINVILLEA SPECIES)
DEERGRASS (MUHLBERGIA SPECIES)
JOJOBA (SIMMONDSIA CHINENSIS)
BAJA RUBELLA (RUBELLA PENINSULARIS)
SALVIA (SALVIA SPECIES)
TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)
ARIZONA YELLOW BELLS (TECOMA SPECIES)
ORANGE JUBILEE (TECOMA SPECIES)

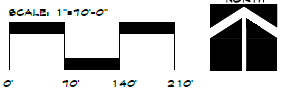
ACCENT PLANTS - 5 GAL. MIN.
ABAYE (ABAYE SPECIES)
ALOE (ALOE SPECIES)
CARNESEA GIGANTEA (SAGUARO CACTUS)
DESERT BROOM (DASYLIRION FRIESENII)
HEDECHER CACTUS (ECHINOCEBUS ENGELMANNI)
BARREL CACTUS (FEROCACTUS INDIZENI)
GIANT HESPERALOE (HESPERALOE FUNIFERA)
RED YUCCA (HESPERALOE PARVIFLORA)
PRICKLY PEAR (OPUNTIA SPECIES)
LADY SLIPPER (FEDULANTHUS MACROCARPUS)
YUCCA (YUCCA SPECIES)

GROUND COVER - 5 GAL. MIN.
DESERT CARPET ACACIA (ACACIA REDOLENS DESERT CARPET)
ASPARAGUS FERN (ASPARAGUS DENSIORUS)
DESERT HYDRANTHUS (ACACIA 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

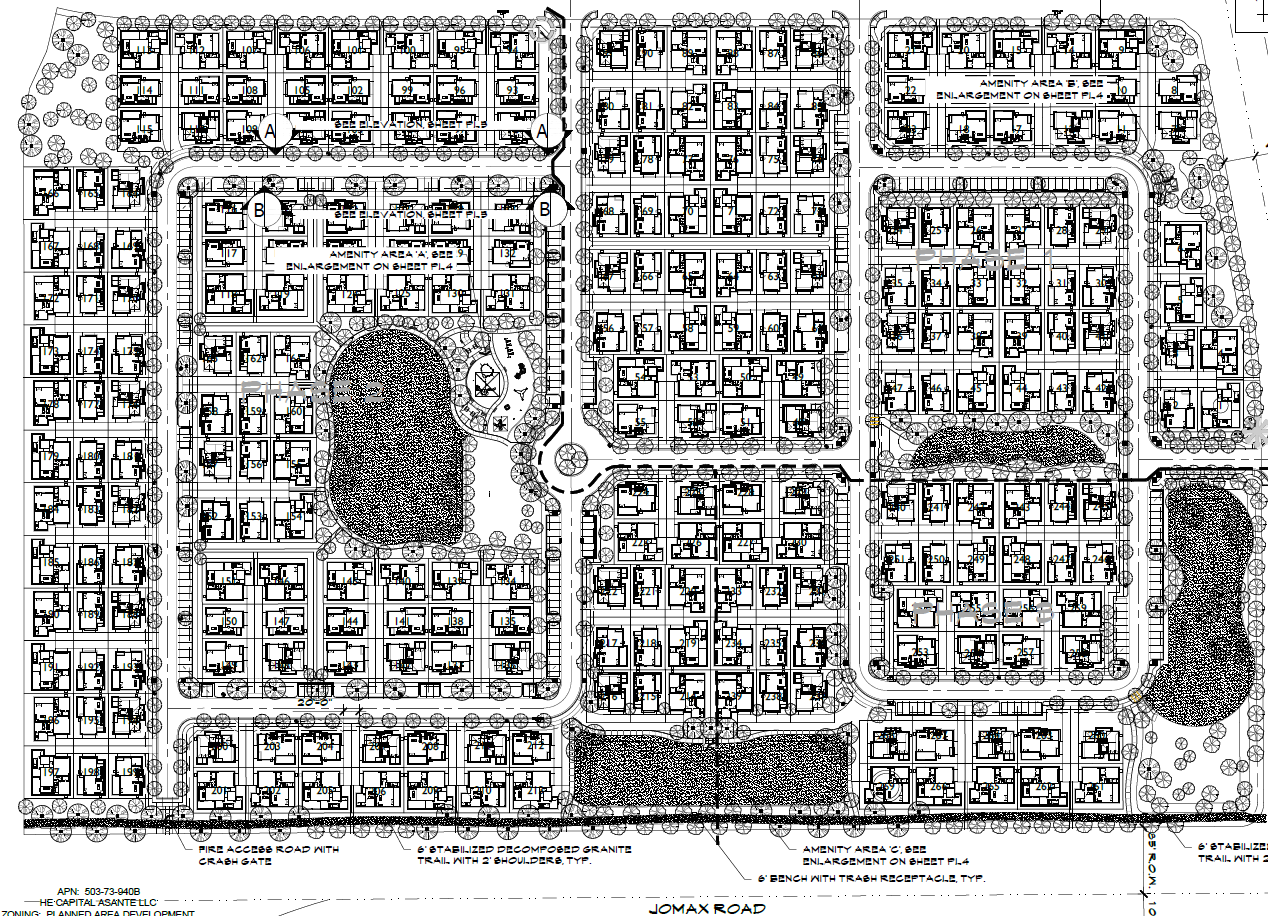
MIDWINTER HYBRID BERMUDA SOG (OR HYDROSEED VAR. BLACKJACK)

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

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



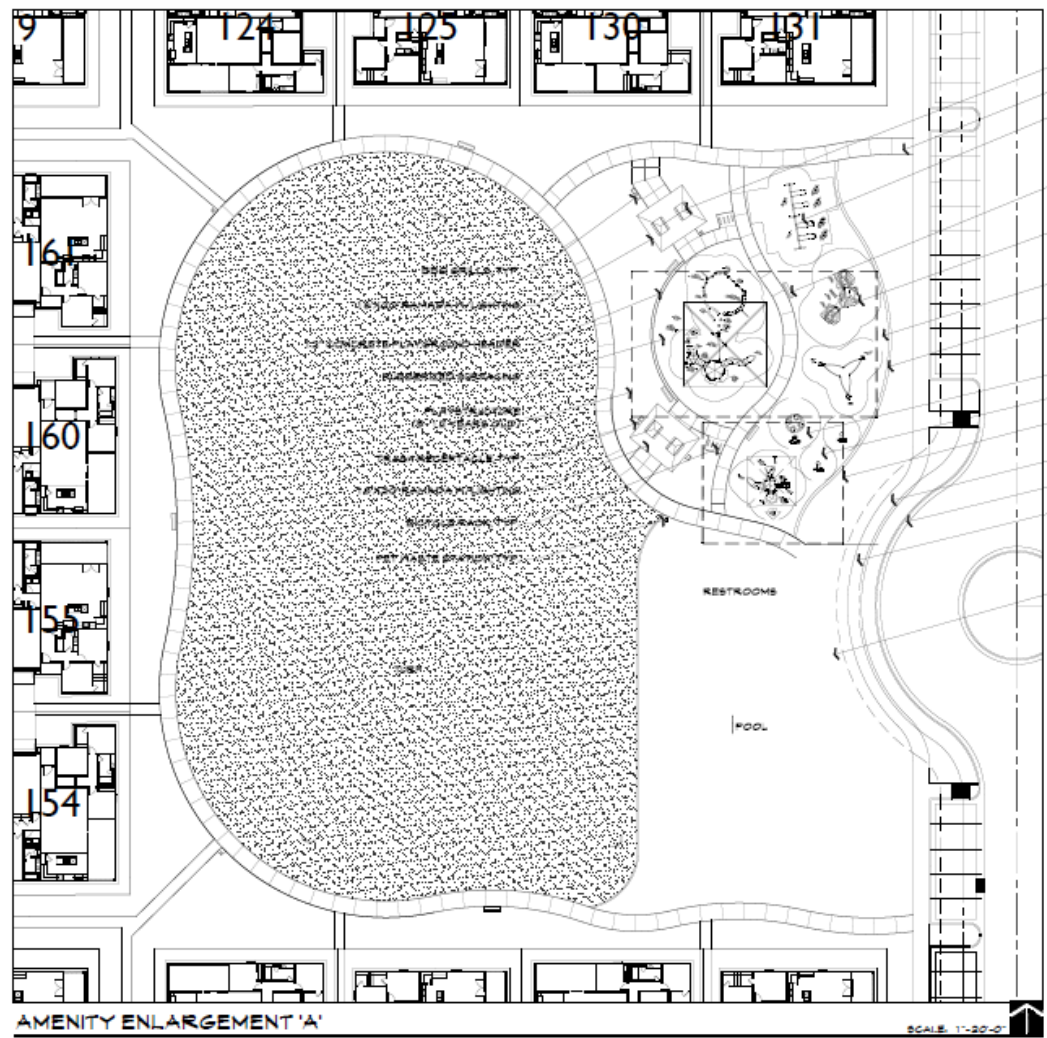
OVERALL LANDSCAPE LAYOUT

CORTANA @ DESERT OASIS

SHEET: PL.1

SURPRISE, AZ
MARCH 22, 2018

AMENITY PLAN

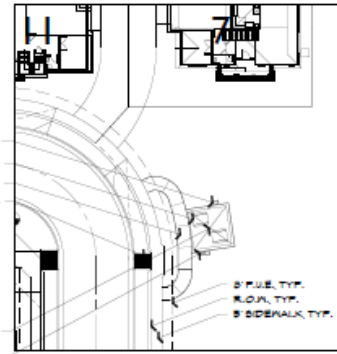
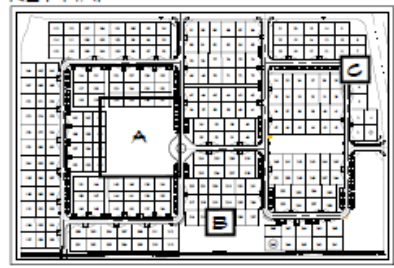


AMENITY ENLARGEMENT 'A'

SCALE: 1"=20'-0"

- PICNIC TABLE, TYP.
- 5' CONCRETE SIDEWALK
- SPRINKLER
- 6' BENCH, TYP.
- ROCK CLIMBING BOULDERS
- ENGINEERED WOOD FIBER
- 12" CONCRETE PLAYGROUND HEADER
- TEN SPIN SPINNER
- 2-5 YEARS OLD
- P.U.E., TYP.
- R.O.A., TYP.
- 6' SIDEWALK, TYP.
- POOL FENCE, TYP.
- 14'X14' RAMADA P.V. LIGHTING
- TRASH RECEPTACLE

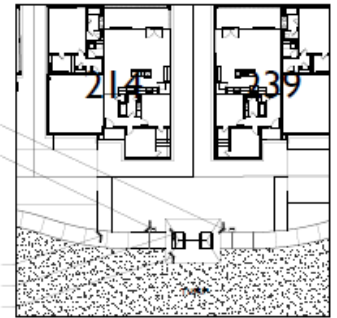
KEY MAP



AMENITY ENLARGEMENT 'B'

SCALE: 1"=20'-0"

- TRASH CAN, TYP.
- BBQ GRILL, TYP.
- 5' SIDEWALK, TYP.
- PICNIC TABLE, TYP.
- 10'X20' RAMADA P.V. LIGHTING



AMENITY ENLARGEMENT 'C'

SCALE: 1"=20'-0"

CIRCULATION PLAN



LAND USE: LOW DENSITY RESIDENTIAL



APN: 503551-019G
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

FIRE ACCESS ROAD WITH
CRASH GATE

6' BENCH WITH TRASH RECEPTACLE, TYP.

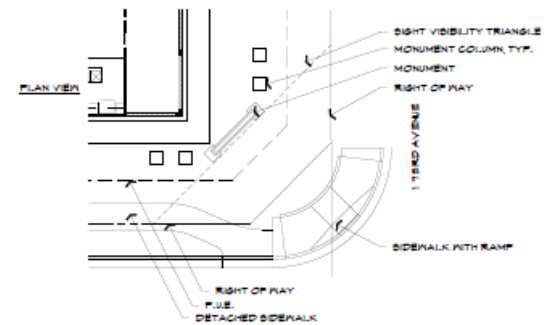
6' STABILIZED DECOMPOSED GRANITE
TRAIL WITH 2' SHOULDERS, TYP.

179th AVENUE

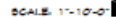
JOMAX ROAD

APN: 503-73-040B
HE CAPITAL ASANTE LLC

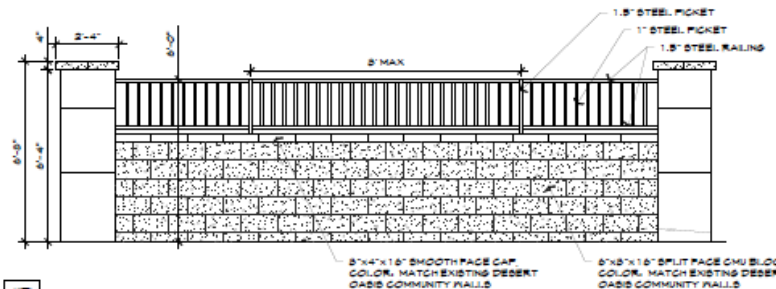
APN: 503-51-019G
171st AVE. & JOMAX LLC
ZONING: PLANNED AREA DEVELOPMENT



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

NOTE:
ALL BROUGHT 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

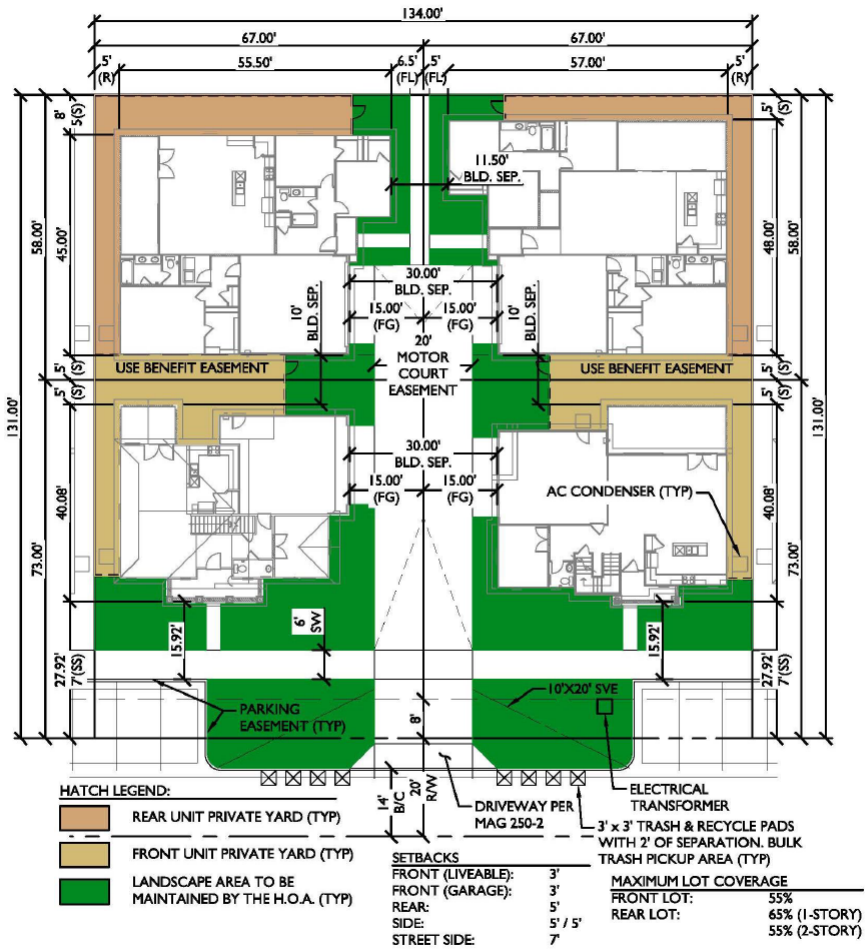


Exhibit: Lot Fit Diagram 4-Pack
NTS

6-Pack Configuration

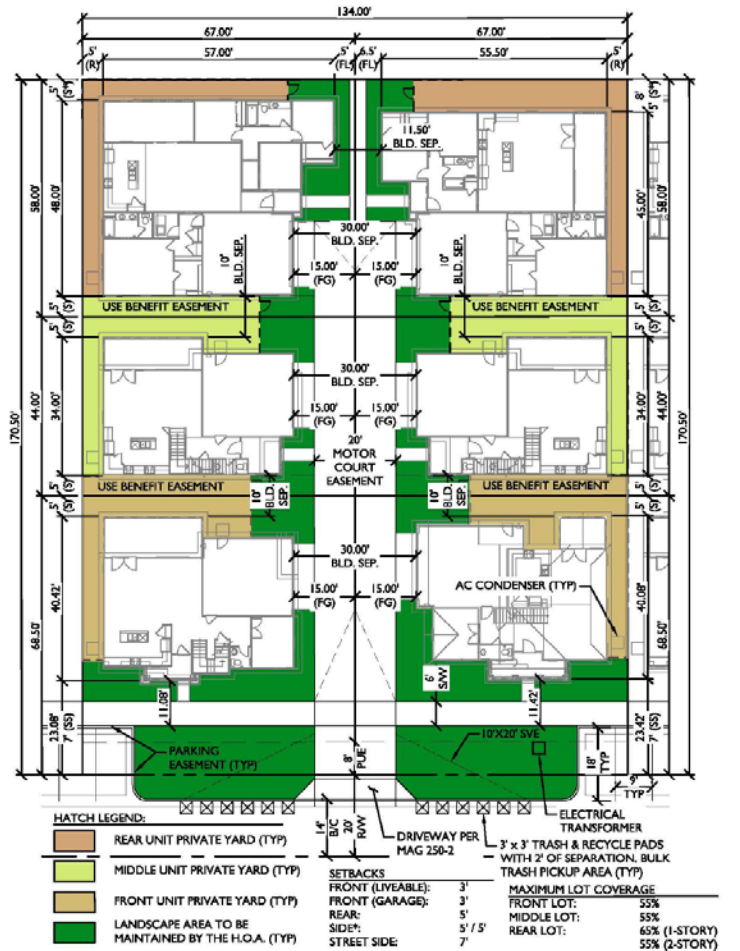


Exhibit: Lot Fit Diagram 6-Pack
NTS
*ALL SIDE SETBACKS ABUTTING THE ADJACENT RESIDENTIAL DEVELOPMENT SHALL BE A MINIMUM OF 10'.

February 11, 2016

Concerns:

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

Planning and Zoning Commission Public Hearing – May 5, 2106

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?





CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Terry Lowe, Water Resource Management Director
Submitting Department:	Water Resource	District:	Citywide
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to adoption of the rates for stormwater services, including available credits for commercial customers, and setting an effective date of November 1, 2016; Resolution # 2016-60.

Motion:

I move to approve Resolution # 2016-60.

Background:

Pursuant to state law, there are several steps the City must complete to consider and adopt changes to its utility rates.

1. The Notice of Intention to adjust utility rates was adopted by Council with a public hearing date set no sooner than 30 days after adoption of Notice. Council adopted Notice of intention on April 5, 2016.
2. The Notice must be advertised in a newspaper of general circulation including the date and time of the public hearing. The notice was published in the Daily News Sun on April 19, 2016 thru April 23, 2016 and Surprise Today on April 20, 2016.
3. The Comprehensive Water, Wastewater Utility Rate Study and the new schedule of proposed rates were filed with the City Clerk's office on April 5, 2016. The new schedule of proposed rates was made available online at the City's main internet page on March 17, 2016.

There are no fee increases in the miscellaneous charges associated with the Utility fees.

Tonight's public hearing and formal adoption are the final steps in the rate change process. If adopted the attached new rates will become effective November, 1, 2016 and each June 30th through 2021 for all services outlined in the report and schedule.

Objective Analysis:

Establishing the Stormwater Utility fund this will allow fees and charges for Stormwater services to go

to a dedicated Stormwater fund rather than being funded by General Fund, HURF Fund and Sewer Fund.

Policy Compliant:

This item is compliant with City policy for enterprise funds to achieve cost recovery.

Financial Impact:

The proposed rates are designed to generate ongoing revenue to allow the cost for providing stormwater utility services to be fully recovered through the associated user fees. A delay in the proposed rate increase will reduce the efforts of the service to be self-sufficient and maintain the system for regulatory compliance which could add an undue burden on the General Fund in future years.

Budget Impact:

The Stormwater Utility has been included in the FY2017 budget for \$1,200,000 as contingency. If approved, future budget amendments will be necessary prior to the implementation date of November 1, 2016.

FTE Impact:

This item has no FTE impact in FY2017. There will be FTE increases in future years based on rate study and growth projections. Those FTE increases will be programmed as part of the annual budget process.

ATTACHMENTS:

Click to download

- ☐ [RES 2016-60 Stormwater](#)
 - ☐ [Notice of New Stormwater Utility Fee Rate Increase](#)
 - ☐ [Affidavit of Publication Stormwater Utility Rates](#)
-

RESOLUTION # 2016-60

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY
OF SURPRISE, ARIZONA, ESTABLISHING NEW RATES FOR
STORMWATER UTILITY SERVICES.**

WHEREAS, the stormwater utility service was established by Council with Ordinance #2016-04 on March 15, 2016;

WHEREAS, the city has a fiduciary responsibility to ensure that the rates charged to its customers fully recover the total cost of operating the stormwater system, capital improvement, capital replacement, operations, maintenance, general administration, fiscal policy attainment, cash reserve management, and debt repayment;

WHEREAS, all provisions of A.R.S §9-511.01 regarding the setting of any stormwater utility rate or rate component, fee or service charge have been met;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the "Utility Rates" attached as *Exhibit A*, is adopted as the schedule of rates for stormwater services and miscellaneous utility charges for the City of Surprise service areas.

Section 2. This resolution shall become effective November 1, 2016 after its adoption and for all services billed thereafter.

APPROVED AND ADOPTED this ____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

STORMWATER RATE SCHEDULE

RESOLUTION # 2016-60 Exhibit A

Monthly Rate Per Equivalent Dwelling Unit (EDU)	FY2017	FY2018	FY2019	FY2020	FY2021
	\$2.00	\$2.00	\$2.00	\$2.00	\$2.75

Classifications	Number of EDU's	Unit of Measure
Residential		
Single Family Residence	1	Per Residence
Non-Residential		
RV Park	1	Per Pad
Commercial/Industrial	1	Per 3,420 Square Feet of Impervious Area
Schools/Churches	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Impervious Area	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Farmed Area (Fee applied only to 10% of total farmed area)	1	Per 3,420 Square Feet of Farmed Area

Undeveloped Land is exempt from Stormwater Utility Fee.

Improved Land Stormwater Utility Fee is based on land use classification rates above.

Non-residential classifications may qualify for the commercial credit program detailed below.

Non-residential EDU calculations are rounded to the nearest one-hundredth and subject to a minimum of 1 EDU per parcel.

Commercial Credit Programs

Infrastructure Program (Up to 25% Credit)

1. > 10% Above Standard Requirements	5% Credit
2. > 25% Above Standard Requirements	10% Credit
3. > 35% Above Standard Requirements	15% Credit
4. > 50% Above Standard Requirements	20% Credit
5. Creative means to achieve Above Standard Requirements	5% Credit

Regulatory Credit Program (Up to 13% Credit)

School Education Credit (participate in County Program)	8% Credit
Public Participation	5% Credit
Partnership Donations	5% Credit
Industrial AZPDES Credit	5% Credit
Bonus: Participate in any 2	3% Credit

Notice of New Stormwater Utility Fees

Pursuant to Arizona Revised Statutes (A.R.S) § 9-499.15 notice is hereby given that the City of Surprise intends to discuss and take action to establish the following stormwater utility fees at the Regular City Council Meeting May 17, 2016 6:00 p.m.:

Monthly Rate Per Equivalent Dwelling Unit (EDU)	FY2017	FY2018	FY2019	FY2020	FY2021
	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.75

* The total monthly stormwater fee per resident is subject to the following classifications and credit programs:

Classifications

Residential	EDU's	
Single Family Residence	1	Per Residence
Non-Residential		
RV Park	1	Per Pad
Commercial/Industrial	1	Per 3,420 Square Feet of Impervious Area
Schools/Churches	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Impervious Area	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Farmed Area (Fee applied only to 10% of total farmed area)	1	Per 3,420 Square Feet of Farmed Area

Improved Land Stormwater Utility Fee is based on land use classification rates above.

Undeveloped Land is exempt from Stormwater Utility Fee.

Commercial Credit Programs

Infrastructure Credit Program (Up to 25% Credit)

1. > 10% Above Standard Requirements	5% Credit
2. > 25% Above Standard Requirements	10% Credit
3. > 35% Above Standard Requirements	15% Credit
4. > 50% Above Standard Requirements	20% Credit
5. Creative means to achieve Above Standard Requirements	5% Credit

Regulatory Credit Program (Up to 13% Credit)

School Education Credit (participate in County Program)	8% Credit
Public Participation	5% Credit
Partnership Donations	5% Credit
Industrial AZPDES Credit	5% Credit
Bonus: Participate in any 2	3% Credit

Additional information may be obtained by contacting Terry Lowe, Water Resource Management Director at 623-222-6000.

Daily News-Sun

10102 Santa Fe Drive Sun City, Arizona 85351
623.977.8351 Fax 623.876.2589

Affidavit of Publication

I, Penny Cross, Legal Clerk, am authorized by the publisher as agent to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily News-Sun is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201.A & B. I solemnly swear that the notice as per copy attached, was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s):

DATES OF PUBLICATION:

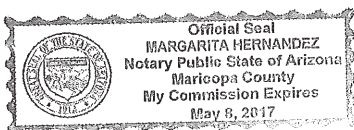
- | | | |
|----------|----------|----------------|
| 1) APRIL | 19, 2016 | DAILY NEWS SUN |
| 2) APRIL | 20, 2016 | DAILY NEWS SUN |
| 3) APRIL | 20, 2016 | SURPRISE TODAY |
| 4) APRIL | 21, 2016 | DAILY NEWS SUN |
| 5) APRIL | 22, 2016 | DAILY NEWS SUN |
| 6) APRIL | 23, 2016 | DAILY NEWS SUN |

Penny Cross
Legal Clerk

State of Arizona

County of Maricopa

Subscribed and sworn to before me, in my presence, this 25TH day of APRIL, 2016



Margarita Hernandez

Notary Public

Ad caption: NOTICE PUBLIC HEARING

AD# 17420663

\$101.62

Note: The customer is responsible for filing this document with the appropriate office.

**Notice of Public Hearing Regarding City's
Intention to Set Stormwater Utility Rates**

The City of Surprise hereby gives notice pursuant to Arizona Revised Statute section 9-511.01 of a public hearing to be held at the regularly scheduled City Council meeting on May 17, 2016 at 6 p.m. in the City Hall Council Chambers, 16000 N. Civic Center Plaza, Surprise AZ in connection with the City's intention to consider a resolution to establish Stormwater utility charges for November 1, 2016 through June 30, 2021. At the public hearing the City will accept verbal and written comments concerning the proposed utility rate resolution. The comprehensive utility rate study report is available at the City Clerk's office and available online at <http://www.surpriseaz.gov/>.

Publish: April 19, 20, 21, 22, 23, 2016 / 17420663



CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD	District:	Citywide
Staff Recommendations:	No Action		

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

Agenda Wording:

Presentation and discussion pertaining to the White Tank Mountains Conservancy.

Motion:

Discussion only.

Background:

The City was approached in 2016 to join the White Tank Mountains Conservancy.

Objective Analysis:

Positive impacts are that the City would work with the surrounding communities and other partners on protecting and conserving the White Tank Mountains for future generations.

Policy Compliant:

The Policy is compliant with the City and Council policy of stewardship and tourism.

Financial Impact:

The one-time cost of joining the White Tank Mountains Conservancy is \$25,000.

Budget Impact:

Funding for this item is included in the FY2017 Tentative Budget within the Community Development Department's General Fund services budget.

FTE Impact:

This item does not have an impact on current staff levels.

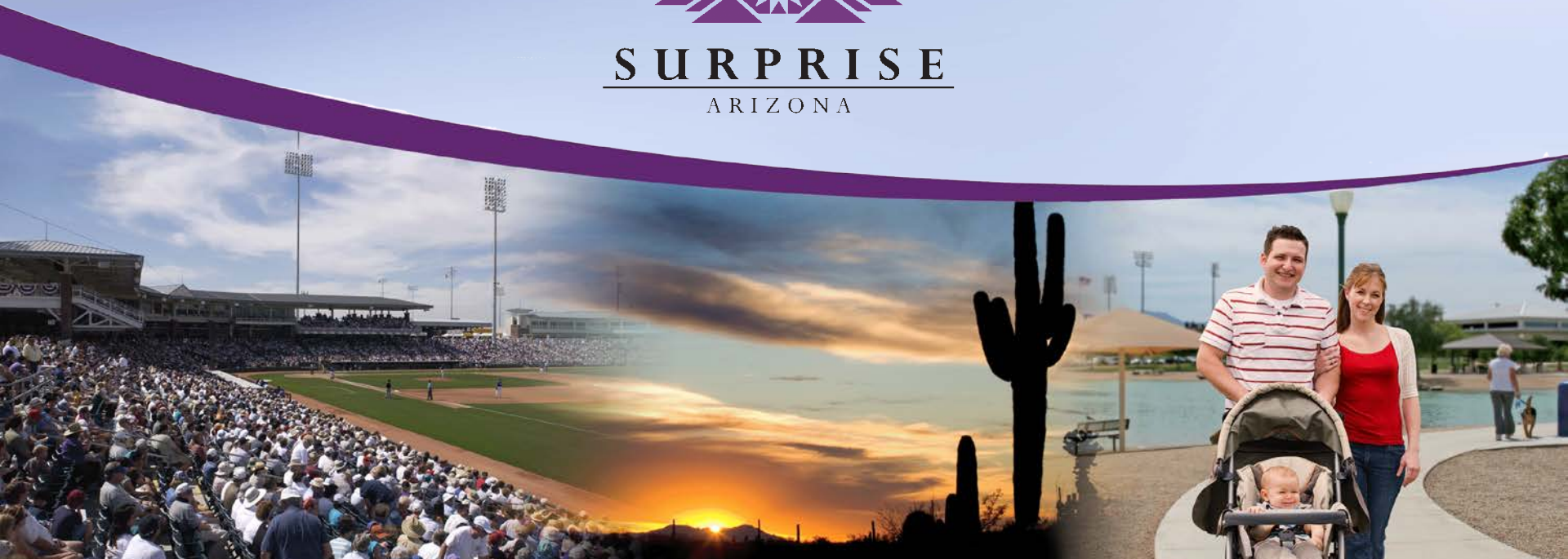
ATTACHMENTS:

Click to download

☐ [White Tank Mountains Conservancy - Presentation](#)

White Tank Mountains Conservancy

May 17, 2016



White Tank Mountain Conservancy



What is it?

- 501(c)(3) Organization
- The mission is to preserve the resources in the White Tank Mountains for posterity
- Coalition of partners which include:
 - Sonoran Institute, DMB, City of Buckeye, Maricopa County, Westmarc, Maricopa Trail & Park Foundation, Central Arizona Conservation Alliance

Areas of Focus

- Regional Planning and Partnerships
- Stewardship and Volunteerism
- Advocacy and Public Policy
- Research, Education and Training
- Tourism and Public Attraction

City Participation

- \$25,000 one time membership fee
- Included in the FY 2017 Tentative Budget

Questions & Comments



CITY OF SURPRISE
Regular City Council Meeting

May 17, 2016 @ 6:00:00 PM

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

Council Meeting Date:	May 17, 2016	Contact Person:	Terry Lowe, Director, Water Resource Manager
Submitting Department:	Water Resource	District:	Internal
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action amending the Fiscal Year 2016 Budget by reallocating appropriations to proportionately allocate the Training Center project #21608 between the sewer and water funds, and reallocate appropriations from the Entry Gate and Block Wall project #21516 to the Training Center Project #21608 to complete the new Campus Entry Drive and site specific infrastructure in conjunction with scheduled school opening; Resolution # 2016-66.

Motion:

I move to approve Resolution # 2016-66.

Background:

Project #21516, SPA1 WRF North Entrance Gate and Block Wall, was approved in FY15. Project #21608, Surprise Gateway Training Center (SGTC) was approved in FY16. As the SGTC project evolved, it became apparent that the dynamic of the SPA1 Water Reclamation Facility (WRF) was changing from a treatment plant to a Training and Operations Campus. To facilitate the needs of the Campus, a proper entry and additional parking was designed. To meet the SGTC project schedule and be open for Fall 2016 classes, including the entry drive and site improvements as part of the SGTC is required. The modification to the construction manager at risk contract to include this increased scope of work is also included in this item.

Objective Analysis:

Pro: The SPA1 Campus will be complete for the start of Fall 2016 Classes, and restrict access to the WRF site.

Con: The south entrance of the SPA1 WRF is currently utilized by Water Resource Management (WRM) staff. Allowing students to utilize this entrance will give them access to the entire WRF site which should be restricted to WRM staff.

Policy Compliant:

The SGTC project is compliant with the City Council's Strategic Plan updated in 2013.

Financial Impact:

Total project costs through FY2016 for the Training Center project will decrease by \$37,400 within the Sewer fund and increase by \$1,737,400 within the Water fund for a total increase of \$1,700,000 from \$3,824,900 to \$5,524,900.

Total project costs through FY2016 for the North Entrance Gate and Block Wall project will decrease by \$1,200,000 within the Sewer fund and \$500,000 within the Water fund for a total decrease of \$1,700,000 from \$2,172,000 to \$472,000.

Budget Impact:

The amendment reallocates appropriations of \$1,237,400 within the Sewer Operations Fund from the Training Center project to contingency and \$1,237,400 within the Water Operations Fund from contingency to the Training Center in order to proportionately allocate project costs. The amendment also reallocates appropriations of \$1,700,000 within the Sewer and Water Operations funds from the North Entrance Gate and Block Wall project to the Training Center project in order to meet the necessary timelines for the completion of the Training Center. Additionally, these reallocations do not increase or decrease the approved total annual budget for FY2016.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

Click to download

☐ [Resolution 2016-66](#)

RESOLUTION # 2016-66

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2016 BUDGET BY REALLOCATING APPROPRIATIONS OF \$1,237,400 WITHIN THE SEWER OPERATIONS FUND FROM THE TRAINING CENTER PROJECT TO CONTINGENCY AND \$1,237,400 WITHIN THE WATER OPERATIONS FUND FROM CONTINGENCY TO THE TRAINING CENTER PROJECT TO PROPORTIONATELY ALLOCATE PROJECT COSTS BETWEEN THE SEWER AND WATER OPERATIONS FUNDS AND REALLOCATING APPROPRIATIONS OF \$1,700,000 FROM THE NORTH ENTRANCE GATE AND BLOCK WALL PROJECT TO THE TRAINING CENTER PROJECT AND AMEND THE CONTRACT TO CONSTRUCT THE TRAINING FACILITY TO INCLUDE THE NEW CAMPUS ENTRYWAY AND SITE SPECIFIC INFRASTRUCTURE.

WHEREAS, the FY2016 adopted budget includes funding for the Training Center project, the North Entrance Gate and Block Wall project, and contingency for the Sewer and Water Operations Funds;

WHEREAS, the Training Center project will benefit both sewer and water future operations;

WHEREAS, the project costs should be allocated proportionately to the Sewer and Water Operations Funds;

WHEREAS, the Training Center project is on a tight timeline for completion in order to be operational by the new fall schedule school year;

WHEREAS, to meet the deadline for completion of the entryway and infrastructure that will become part of the Training Center project, a modification and increase of the scope of work of the Construction Manager at Risk contract #COS16-005 is needed so as to not cause unnecessary expense or delay;

WHEREAS, the FY2016 budget was adopted by Council Resolution #2015-53 on June 2, 2015;

WHEREAS, this action will necessitate a budget amendment;

WHEREAS, awards that exceed the allocated expenditure or deviate from the identified description and/or scope shall require city council approval; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2015 through June 30, 2016.

APPROVED AND ADOPTED this ____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2016-66
Exhibit A

The FY2016 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget.

Fund / Project	Current Appropriation	Increase (Decrease)	Amended Appropriation
Sewer Operations Fund, #21608 Training Center	\$3,149,900	(\$37,400)	\$3,112,500
Water Operations Fund, #21608 Training Center	675,000	1,737,400	2,412,400
Sewer Operations Fund, Contingency #20001 One-time	2,139,100	1,237,400	3,376,500
Water Operations Fund, Contingency	2,000,000	(1,237,400)	762,600
Sewer Operations Fund, #21516 North Entrance Gate and Block Wall	1,560,300	(1,200,000)	360,300
Water Operations Fund, #21516 North Entrance Gate and Block Wall	570,000	(500,000)	70,000
	<u>\$10,094,300</u>	<u>\$0</u>	<u>\$10,094,300</u>

The fund/project changes are as follows:

- The amendment reallocates appropriations of \$1,237,400 within the Sewer Operations Fund from project #21608 Training Center to contingency and \$1,237,400 within the Water Operations Fund from contingency to project #21608 Training Center in order to proportionately allocate project costs between funds without exceeding the approved total annual budget for FY2016.
- The amendment reallocates appropriations of \$1,700,000 within the Sewer and Water Operations funds from project #21516 North Entrance Gate and Block Wall to project #21608 Training Center in order to meet the necessary timelines for the completion of Training Center without exceeding the approved total annual budget for FY2016.

- The total project budget for #21608 Training Center will be revised to:

Fund	Amount
Sewer Operations Fund	\$3,112,500
Water Operations Fund	2,412,400
Total	\$5,524,900

- The total project budget for #21516 North Entrance Gate and Block Wall will be revised to:

Fund	Amount
Sewer Operations Fund	\$360,300
Water Operations Fund	70,000
Total	\$430,300