



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

Thursday, August 17, 2017 @ 6:00 PM
 COUNCIL CHAMBERS

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	<u>Consideration and action approving the August 3, 2017 Planning and Zoning Commission minutes.</u>	Approve Lorraine Nevarez - Community Development
#2	District 5	<u>Presentation and action approving a Site Plan for In-N-Out Burger located on the southwest corner of Bell Road and Civic Center Drive within the Surprise Center Planned Area Development (PAD).</u>	Approve Hobart Wingard - Community Development
#3	District 6	<u>Consideration and action regarding a Site Plan for the Christopher Todd Collection at Marley Park.</u>	Approve Robert Kuhfuss - Community Development
#4	District 5	<u>Consideration and action on the Site Plan to allow for a new Hilton Garden Inn Hotel with a Restaurant in Stadium Village located on the southeast corner of Stadium Way and Young Street.</u>	Approve Sergio Angulo - Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/
			PRESENTED BY
#5	District 1	<u>Consideration and action on a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.</u>	Approve Sergio Angulo - Community Development
#6	District 1	<u>Consideration and action on a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue.</u>	Approve Sergio Angulo - Community Development
#7	District 1	<u>Consideration and action on a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD) generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.</u>	Approve Sergio Angulo - Community Development

OTHER BUSINESS:

#8	District Internal	<u>Discussion and direction pertaining to future agenda items.</u>	No Action Eric Fitzer - Community Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

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



CITY OF SURPRISE
Planning and Zoning Commission

August 17, 2017 @ 6:00:00 PM

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Board Meeting Date:	August 17, 2017	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action approving the August 3, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the August 3, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Minutes - August 3, 2017 Meeting](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 3, 2017 / 6:00 PM

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

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on August 3, 2017.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Mitchell Rosenbaum, Commissioners Dennis Bash, Matthew Keating, Dennis Smith, Gisele Norberg and Eric Cultum.

STAFF PRESENT:

Community Development Director Eric Fitzer, Assistant Community Director Lloyd Abrams, Deputy City Attorney Ellen Van Riper, Planner Robert Kuhfuss, Planner Shirley Phan, Planner Joshua Mike, Planner Hobart Wingard and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the July 20, 2017 Planning and Zoning Commission minutes.

Vice Chair Rosenbaum made a motion to approve the July 20, 2017 Planning and Zoning Commission minutes. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 2 – District 4 – Consideration and action on the Site Plan for 55-foot monopalm for Verizon Wireless on a vacant lot towards the northeast corner of the existing Safeway shopping center in Surprise Crossings located in the northeast corner of Litchfield and Waddell Roads.

Shirley Phan, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Map coverage
- Future site locations
- Types of monopalms

Commissioner Norberg made a motion to approve the Site Plan for a 55-foot monopalm for Verizon Wireless on a vacant lot toward the northeast corner of the existing Safeway shopping center in Surprise crossing located on the northeast corner of Litchfield and Waddell Road. Commissioner Keating seconded the motion. Motion passes with 7 votes in favor.

Item 3 – Citywide – Presentation and discussion of the status of General Plan implementation anticipated work plan for fiscal year 2018 development code update and establishment of new design standards.

Lloyd Abrams, Assistant Director, and Joshua Mike, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- New design standards are a great addition

Item 4 – Citywide – Presentation and discussion regarding a proposed Text Amendment to Chapter 113, Signs of the Surprise Municipal Code.

Robert Kuhfuss, planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Temporary Signs
- Small A Frame Signs

- Number of small A-Frame signs
- Large A-Frame Signs
- Banner signs
- Tear drop signs
- Sign walkers
- Sign clutter
- Generic signage
- Comparison of different cities regarding number of A-Frame signs
- Small A-frame signs per corner
- HOA authority regarding signage
- Contact information on small A-Frame signs
- Small A-Frame signs on private property
- Code enforcement of signs
- Restraints on the use of small A-Frame signs
- Location of A-Frame signs
- Landscape issues
- Monument signs
- Increasing the height of the sign
- Number of Large A-Frame signs
- Uses of A-Frame signs for marketing businesses
- Small post signs
- Large post signs
- Political signs
- Seasonal signs
- City post signs
- Home builder signs

Chair Chapman opened the call to the public for item 4.

Brian Starr, pastor, shared with the Commission that the number of parishioners has decreased because the use of A-Frames signs is not allowed. It's difficult to reach others without signs. The church was using A-frame signs to notify its parishioners of services and after service the church would remove the signs.

Jack Towers, shared he appreciated the Commission's comments. Mr. Towers noted that A-frame signs are tools realtors use to make their business successful. Realtors are individuals running their own business. The sign code regarding temporary A-frame signs needs to be more flexible. Mr. Towers hopes to get this issue resolved soon.

Raymond Grim, resident/business owner and Chair of the Public Affairs Committee with the Regional Chamber of Commerce notes the City has done a great job reaching out to the community regarding the changes to the sign code. Mr. Grim shared a survey was done by the Regional Chamber of Commerce that showed 60% of businesses depend on signage. This is an important item for businesses. Mr. Grim suggested the Commission consider two ordinances one for residential and commercial.

Diana Fry, Marketing Manager, Garrett Walker Homes, notes their surveys show buyers are finding their homes by visible signage. Ms. Fry is strategic in her sign usage to bring in business. Directional signage is important.

Peggy Powell, resident/realtor, would like to see directional signs. Generic signs are not feasible for this type of business. Ms. Powell likes the idea of different ordinances as suggested by Mr. Grim.

Dave Gibson, realtor, notes that 45% of his business is from adequate signage for open houses. This is a critical portion of his business. Mr. Gibson notes generic signage would be a logistic nightmare. He likes the idea of having one sign per corner.

Liz Recchia, West Maricopa Association of Realtors, shared there should be adequate, visible and legible signage. A-Frame signs are the most cost effective tool realtors have and use for their business to be successful. There needs to be adequate and appropriate access to right-of-ways. The language regarding code enforcement should be revisited for adequate due process regarding violations. Generic signage may jeopardize realtor licenses; state law should be reviewed.

Michelle Alesky, business owner, has lost business because of inadequate signage/advertisement of her business. Ms. Alesky would like this issue resolved quickly. Ms. Alesky noted she might have to close her business. Businesses cannot wait until the end of the year for resolution.

Nate Brill, realtor, shared that his business has earned 24 million in sales. Without the proper tools his business will be hugely impacted. Restricting signage is not feasible. This is also affecting other businesses. Without proper signage business cannot be successful.

Josh Brill, realtor, shared it takes an amount of effort to put up signs. It is first impressions that make a difference in the business.

John Paris, suggested sign clutter is not a real thing. Nobody is speaking about the customers that benefit from adequate signage. Mr. Paris notes we might be creating an issue that doesn't even really exist.

Jason Hanson, shared his concerns about seasonal events. He would like to know the rules regarding seasonal events. Mr. Hanson mentioned signs that are put out in advance helps generate business for his event.

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

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion pertaining to future agenda items.

Chair Chapman asked about a landscape update as it relates to signs and buildings.

Commissioner Bash asked for an update regarding the joint meeting with City Council.

Director Fitzer noted management is looking at possible dates in September during the day.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 9:35 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

August 17, 2017 @ 6:00:00 PM

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Board Meeting Date:	August 17, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Presentation and action approving a Site Plan for In-N-Out Burger located on the southwest corner of Bell Road and Civic Center Drive within the Surprise Center Planned Area Development (PAD).

Motion:

I move to approve a Site Plan for In-N-Out Burger located on the southwest corner of Bell Road and Civic Center Drive within the Surprise Center Planned Area Development (PAD) proposed under case FS17-253, subject to stipulations (a) through (c).

Background:

In-N-Out Burger seeks approval of a Site Plan to allow a 3,867-square foot drive through restaurant generally located at the southwest corner of Bell Road and Civic Center Drive within the Surprise Center PAD. The project proposes a 3,867-square foot building, 71 parking spaces, a 20-vehicle drive through queue lane, right-of-way improvements along Bell Road and Civic Center drive, and continuous parking lot screen walls.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-253 - In-N-Out Burger at Surprise Center Site Plan - Staff Report](#)
- ☐ [01 - FS17-253 - In-N-Out Burger at Surprise Center Site Plan - Vicinity Map](#)
- ☐ [02 - FS17-253 - In-N-Out Burger at Surprise Center Site Plan - Master Site Plan](#)
- ☐ [03 - FS17-253 - In-N-Out Burger at Surprise Center Site Plan - Site Plan](#)

- ☐ [04a - FS17-253 - In-N-Out Burger at Surprise Center Site Plan - Elevations](#)
- ☐ [04b - FS17-253 - In-N-Out Burger at Surprise Center Site Plan - Elevations](#)
- ☐ [05 - FS17-253 - In-N-Out Burger at Surprise Center Site Plan - Landscape](#)
- ☐ [06 - FS17-253 - In-N-Out Burger at Surprise Center Site Plan - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Hobart Wingard, Planner II

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-253

Project Name: In-N-Out Burger

Council District: District 5 – Palm

Meeting Date: August 17, 2017

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov
Brandon DeLucas (Planning Intern)

Owner: Surprise Center Development Company, LLC

Applicant: In-N-Out Burger

Request: Site Plan approval for a new 3,867-square foot fast food restaurant with building, drive-through, parking, covered patio area, and landscaping

Site Location: Generally, on the Southwest corner of Bell Road and Civic Center Drive within the Surprise Center Planned Area Development (PAD).

Site Size: Approximately 1.61 acres

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

Support/Opposition: None received by staff

Staff Recommendation: Staff recommends the Commission approve the proposed Site Plan for the In-N-Out drive through restaurant subject to stipulations (a) through (c).

PROJECT DESCRIPTION:

In-N-Out Burger seeks approval of a Site Plan to allow a 3,867-square foot drive through restaurant generally located at the southwest corner of Bell Road and Civic Center Drive within the Surprise Center PAD. The project proposes a 3,867-square foot building, 71 parking spaces, a 20-vehicle drive through queue lane, right-of-way improvements along Bell Road and Civic Center drive, and continuous parking lot screen walls.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surroundings:

Sun Village PAD PAD – Built Golf Course		Sun Village PAD PAD Residential – Built Residential
Surprise Center PAD PAD Commercial - Vacant	Surprise Center PAD PAD Commercial - Vacant	Surprise Center PAD PAD Commercial - Built
Surprise Center PAD PAD Commercial - Vacant		

BACKGROUND:

June 12, 1980: The Mayor and City Council approved an Annexation for the subject property under Ordinance 80-03.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center, under case PAD00-105.

October 29, 2015: Staff met with the applicant for concept review to discuss the subject project during a regularly scheduled Concept review meeting under Case CR15-391.

December 15 2016: Planning and Zoning approved the Master site plan for the Civic Center commercial center under Case FS16-429.

December 20, 2016: The City Council approved the Final Plat for the Thompson Thrift, also known as Civic Center, under Case FS16-429.

May 18, 2017: The applicant filed a request for a Site Plan under Case FS17-253, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a Site Plan to allow a new 3,867 square foot drive-through restaurant on lot four (4) for the Thompson Thrift at Surprise Center commercial center (Civic Center), within the Surprise Center Planned Area Development (PAD). The facility will be constructed on a currently vacant parcel and would be built as part of phase three (3) of the Civic Center commercial center. The In-N-Out Burger facility will join the currently under construction commercial center that is planning to include Raising Canes, Pieology, Tokyo Joe's, Menchie's, and Starbucks leaving two (2) vacant parcels out of the six (6) that were platted in December of 2016.

Access to the site is gained by shared entrances from Bell Road, Civic Center Drive, and Elm Street. The access off of Bell Road, that is part of the overall current construction, will allow right-in and right-out movements only. Access from Civic Center Drive will accommodate right-in and right-out movements while the entrance from Elm Street will provide full access.

Specific to the site, 72 vehicle parking spaces, supplemented by a reciprocal parking agreement, will be provided and screened by a three (3) foot tall parking screen wall similar to that will envelop the entire commercial center. The drive-through lane associated with the In-N-Out facility wraps around the northern and eastern edge and surpasses the code requirements for drive-through facilities. The queuing is proposed to be approximately 400 feet long, accommodating approximately 20 vehicles. Pedestrian routes cross the facility in coherence with the Surprise Center PAD.

The architecture originally provided a stacked stone wainscoting, large blank massing, and a smaller covered patio area. Staff worked with the applicant to match the brick finish of the overall commercial center. Faux windows were provided in large massing areas, and the patio cover extended to the entrance. The architecture, colors, and materials of the In-N-Out facility conform to the requirements of the Surprise Center PAD as they are of a Mediterranean style and have been closely coordinated with the adjacent Surprise Center commercial buildings. Overhangs and shading elements help to articulate the mass of the building and provide elements of shade and texture. Towers, arches, brick veneers, and other decorative features are included to help reinforce the Mediterranean theme.

Landscaping of the facility is drought resistant and constant with the density and plant palate of the surrounding development.

UTILITY AND SERVICES TABLE:

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

113 **CONFORMANCE WITH ADOPTED PLANS:**

114
115 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
116 within the Commerce and Office Character Area within the Surprise Center Sub Area, which
117 supports uses such as that proposed.

118
119 **REVIEWING AGENCIES:**

120
121 **Luke Air Force Base (LAFB):** In an email dated May 31, 2017, LAFB indicates no impact to their flying
122 mission, but advises the applicant review sound attenuation requirements and engage in a strong
123 notification program with respect to the air base and its operations.

124 **Maricopa Water District (MWD):** In an email dated May 22, 2017 MWD provided no comments as
125 the proposal lies outside of the current boundaries of MWD.

126 **Arizona Department of Transportation (ADOT):** In an email dated May 22, 2017, ADOT does not
127 have any objections to the proposal as it is at least ¼ mile from any proposed or existing highway
128 facility.

129
130 **Flood Control District of Maricopa County (FDCX):** In an email dated June 1, 2017, the FDCX
131 indicated that the parcel is located on FEMA FIRM Panel Number 1240L in Zone X, not in the SFHA.
132 No other comments were received from the FDCX.

133
134 **SUMMARY:**

135
136 Staff believes the proposed Site Plan is consistent with the manner and intent of the Surprise
137 Center PAD Zoning District in which it occupies. Staff recommends stipulations that, once fulfilled,
138 will allow the site to be developed in accordance with the requirements of the City of Surprise.

139
140 **FINDINGS:**

- 141
142
 - The proposed Site Plan demonstrates compliance with the General Plan.

143
 - The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise

144
 - Center PAD.

145
 - The reviewing agencies and city staff have indicated no objections to the request.

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RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan, subject to stipulations (a) through (c) as outlined below:

(a) Parking lot light fixtures will be consistent with the design used at the Surprise Center Commercial Center.

(b) Crosswalk signage will be added along the western edge of property on the parking island between parking stalls 64 and 63.

(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.

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

Attachments:

- 01 - Vicinity Maps
- 02 - Master Site Plan
- 03 - Site Plan
- 04 - Elevations
- 05 - Landscape Plan

VICINITY MAP

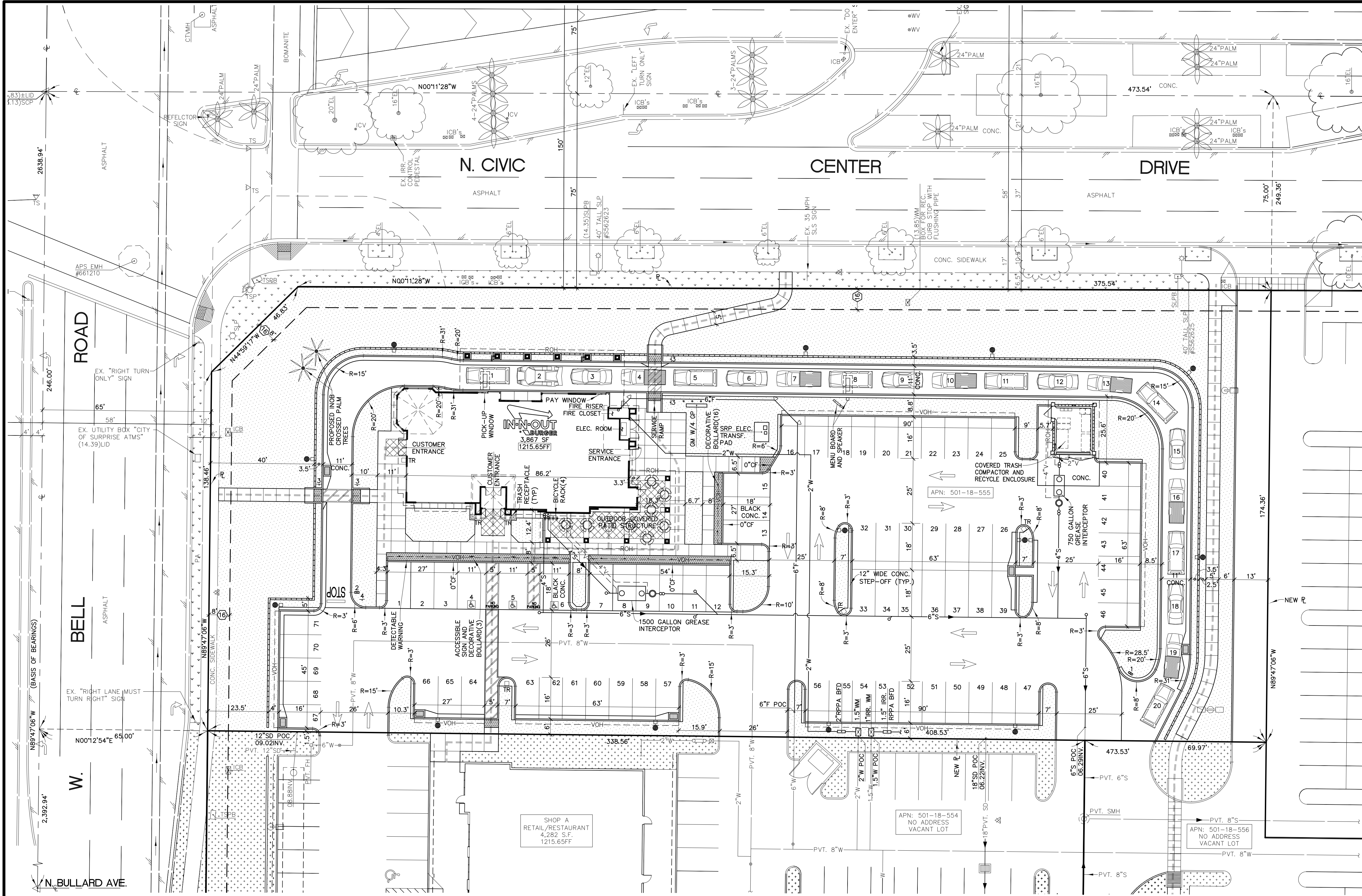


VICINITY MAP

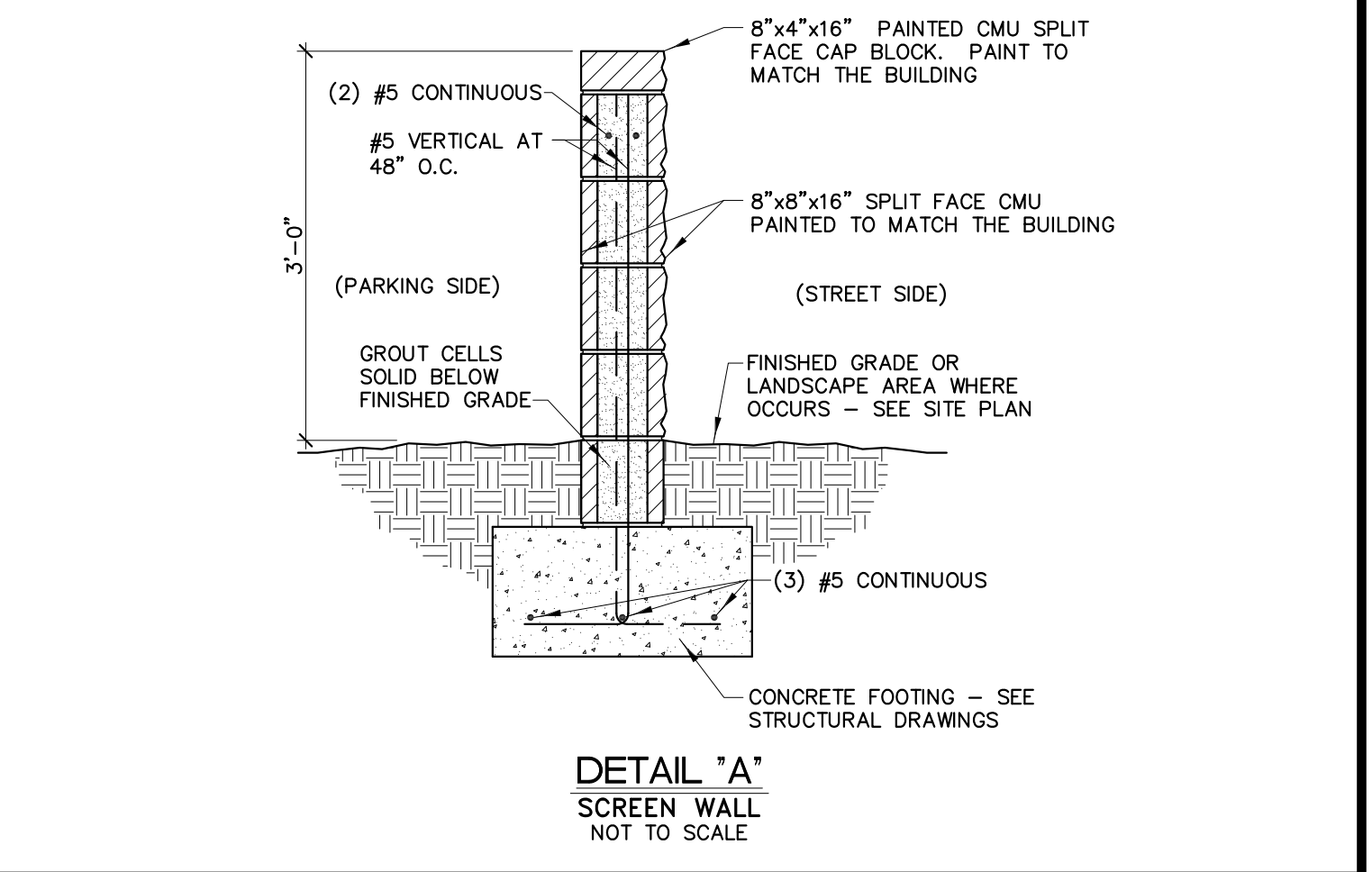


VICINITY MAP



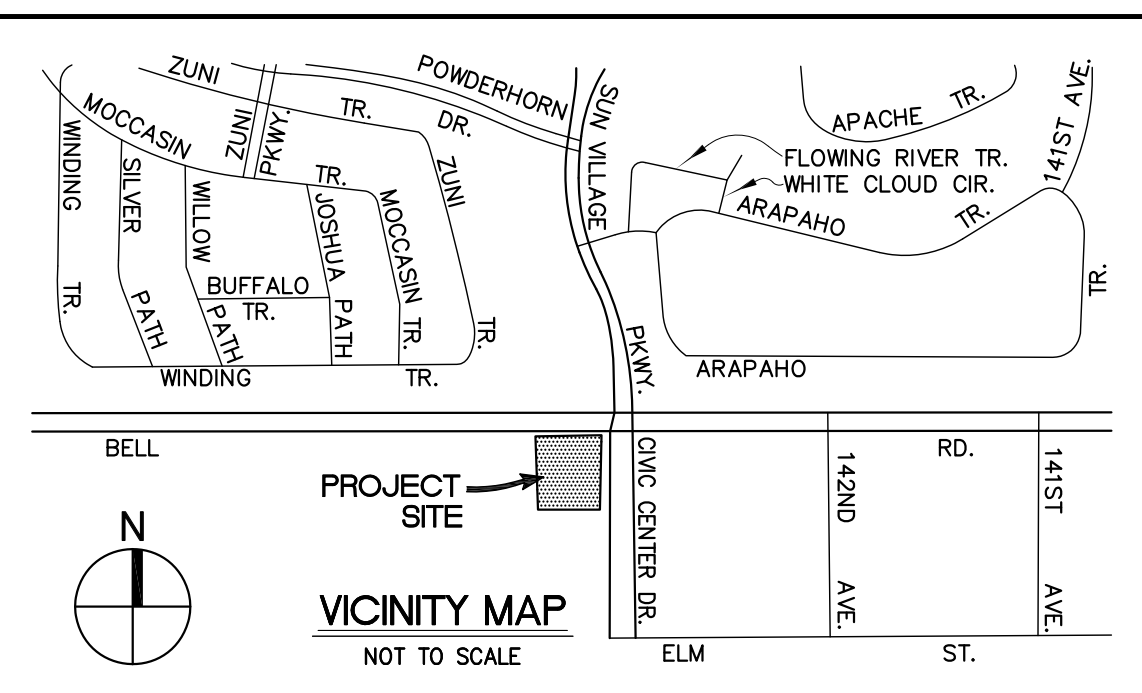


GENERAL NOTES		
1.	IN-N-OUT BURGER PROPOSED GROSS SITE AREA = 70,093 SQUARE FEET, OR 1.609 ACRES.	
2.	CITY ZONING: SURPRISE CENTER PAD (PLANNED AREA DEVELOPMENT) CITY GENERAL PLAN LAND USE DESIGNATION: SPECIAL PLANNING AREA SPA 1	
3.	PROPOSED ONSITE LANDSCAPE AREAS TOTAL 22,839 S.F. OR 33% OF GROSS THE SITE AREA. CITY REQUIRED ONSITE LANDSCAPE AREAS TOTAL 7,009 S.F. OR 10% OF THE GROSS SITE AREA.	
4.	EXISTING AND PROPOSED LANDSCAPE AREA IN THE STREET RIGHT OF WAY IS 3,631 S.F.	
5.	IN-N-OUT BURGER BUILDING AREA = 3,867 S.F. INDOOR SEATING = 82 SEATS. OUTDOOR SEATING = 28 SEATS (7 TABLES).	
6.	GENERAL PARKING TABLE SUMMARY	PROVIDED
3,867 S.F. BUILDING		58
OUTDOOR SEATING TABLES (9 TABLES AT 64 S.F. = 576 S.F.)		15
TOTAL (1 SPACE PER 53.7 S.F. OF BUILDING AREA)		72
7.	IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE	
DESCRIPTION		PROVIDED
1. STANDARD SPACES (9'x18')		26
2. STANDARD SPACES (9'x16' PLUS 2' VOH)		42
3. ACCESSIBLE SPACE (16'x18' PLUS 2' VOH)		2
4. ACCESSIBLE VAN (16'x18' PLUS 2' VOH)		1
5. CLEAN AIR/VAN POOL/EV (9'x18') AND (9'x16' PLUS 2' VOH)		0
6. LOADING SPACE (0 REQUIRED)		0
7. RECREATIONAL VEHICLE (12'x38')		0
8. TOTAL		71
9. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG VEHICLE)		20
10. SHORT-TERM TYPE 3 BICYCLE PARKING WITHIN DESIGNATED BIKE RACK		4
11. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED "SECURA" LOCKER ON A CONCRETE SLAB PROVIDED BY SUNSHINE U-LOCK CORPORATION OR EQUIVALENT.		0
8. PROPOSED LIGHTING FROM THE SITE MAY NOT SHINE INTO ADJACENT PARCELS NOR MAY IT GLARE ONTO ROADWAYS.		
9. ASSESSOR'S PARCEL NUMBER: 501-18-555		
10. FLOOR AREA RATIO: 0.06		



PARTIAL LEGEND	
	NEW 24'x36' CONCRETE DRAIN BOX WITH AN INLET GRATE AND A FLOGARD-PLUS FOSSIL FILTER INSERT FOR PRE-TREATMENT OF STORMWATER RUNOFF.
	PROPOSED 22'-6" TALL (UNLESS OTHERWISE NOTED) FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL TO BE INSTALLED AND MAINTAINED BY INOB.
	PROPOSED 22'-6" TALL (UNLESS OTHERWISE NOTED) FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER.
	YELLOW TRUNCATED DOMES DETECTABLE WARNING STRIP.
	VEHICLE DETECTOR LOOP.
	OUTDOOR SEATING PATIO TABLE WITHOUT AN UMBRELLA.
	ADA ACCESSIBLE PATH OF TRAVEL.
1	NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN BY SEPARATE PERMIT.
2	NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN BY SEPARATE PERMIT.
3	NEW PEDESTRIAN CROSSWALK SIGN.
VOH	2' VEHICLE OVERHANG.
	NEW 3' TALL SITE SCREEN WALL PER DETAIL "A" ON SHEET C30.
	PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ONSITE CONSISTING OF APPROXIMATELY 22,839 SQUARE FEET.
	PROPOSED DEVELOPER INSTALLED AND MAINTAINED LANDSCAPE PLANTER AND IRRIGATION SYSTEM OFFSITE.
	PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPE PLANTER AND IRRIGATION SYSTEM WITHIN THE OFFSITE STREET PARKWAY CONSISTING OF APPROXIMATELY 3,631 SQUARE FEET.
INOB	IN-N-OUT BURGER.
TR	PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
	AN 8.00' WIDE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT TO THE PUBLIC PER FINAL PLAT.
	STOP SIGN, BAR AND LEGEND.

LEGAL DESCRIPTION	
LOT 4 OF THOMPSON THRIFT AT SURPRISE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1303 OF MAPS, PAGE 48.	
CITY ENTITLEMENT DRAWING SHEET INDEX	
NO.	SHEET TITLE
C30	CITY ENTITLEMENT NEW SITE PLAN
LPP.1	CITY ENTITLEMENT LANDSCAPE PLANTING PLAN
LPP.2	CITY ENTITLEMENT LANDSCAPE PLANT PALETTE



DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JIM LOCKINGTON
PHONE: 626 813-8289
FAX: 626 338-9173
JLockington@innout.com

Underground Service Alert
Call: Toll Free
811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS

1	
2	
3	
4	
5	

GHA PROJECT NO. 150128

Architecture/Development
Parkway Plaza I
14110 Dallas Parkway, Ste. 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

CIVIL ENGINEER:

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
402 WEST ARROW HWY., SUITE 4, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
Mark S. Lamoureux
R.C.E. 47203

Expires 03-31-2020

IN-N-OUT BURGER

SOUTHWEST CORNER OF BELL
ROAD AND CIVIC CENTER DRIVE
SURPRISE, AZ. 85016

CITY ENTITLEMENT NEW
SITE AND UTILITY PLAN

C30



2 SOUTH ELEVATION
A9.0 SCALE: 1/4" = 1'-0"



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

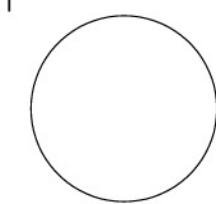
ELEVATIONS A9

SHEET OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT BURGER.
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SURPRISE, AZ
SWQ BELL RD. & CIVIC CENTER PKWY

DATE	REVISIONS



(SWWQ BELL RD. & CIVIC CENTER PKWY) SURPRISE, AZ



10-11-16



2 NORTH ELEVATION
A8.0 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
A8.0 SCALE: 1/4" = 1'-0"



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

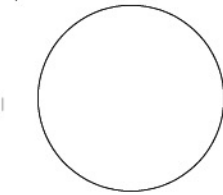
ELEVATIONS A8 DESIGN-2

SHEET OF 1

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SURPRISE, AZ
SWQ BELL RD. & CIVIC CENTER PKWY

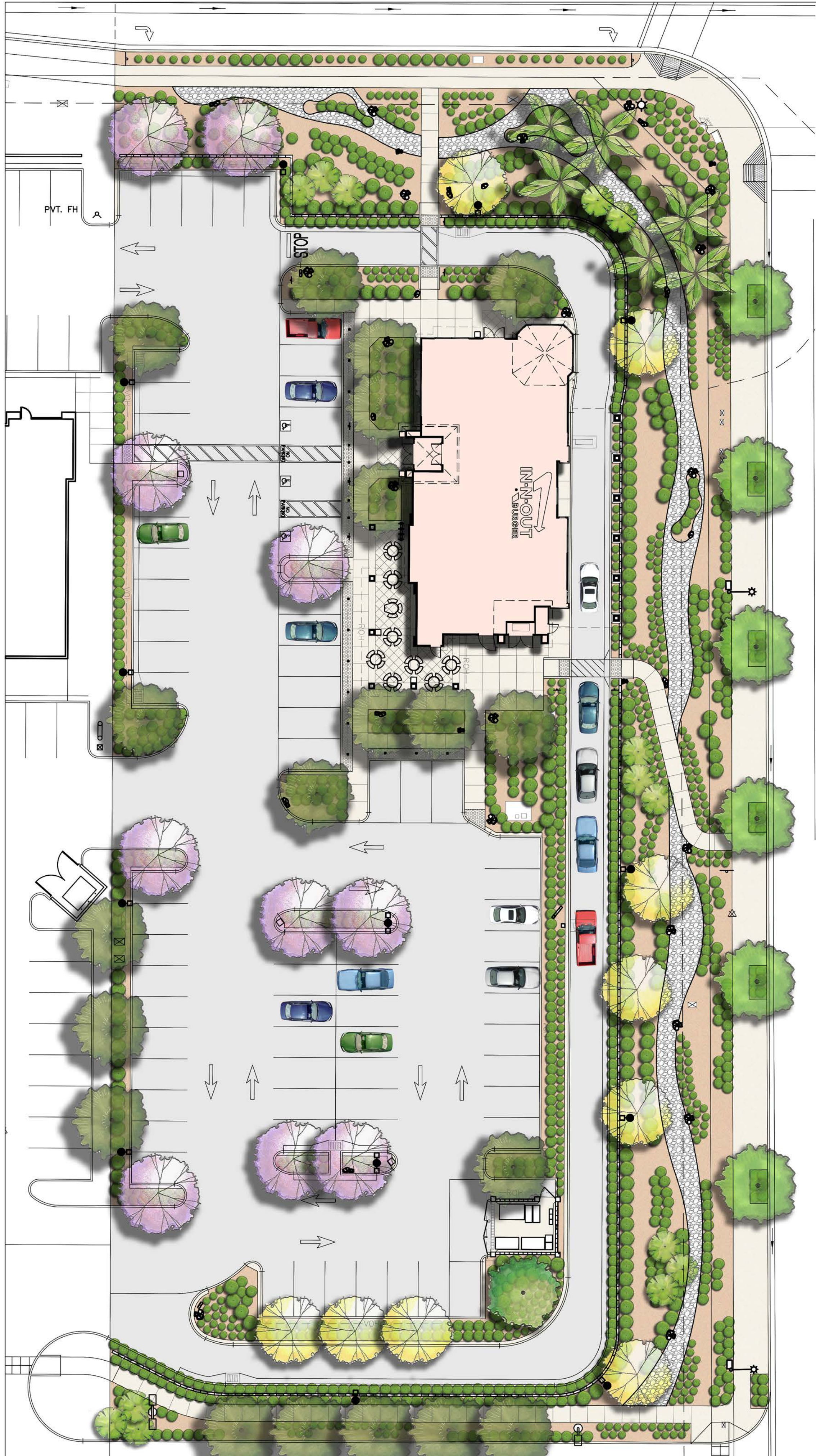
DATE	REVISIONS



(SWWQ BELL RD. & CIVIC CENTER PKWY) SURPRISE, AZ



06-20-17



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ CALIPER	SPACING	REMARKS
TREES					
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX	PER PLAN	STANDARDS - MATCHED/ MIN. CALIPER PER CITY STANDARDS
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM	36" BOX	PER PLAN	STANDARDS - MATCHED/ MIN. CALIPER PER CITY STANDARDS
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX/ PER 2" MIN. CALIPER	PLAN	STANDARDS - MATCHED. 8' HT. MN. AND 2" CALIPER MEASURED 4' ABOVE GROUND
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	PER PLAN	MULTI-TRUNK MIN. 8' HT. AND 1.5" CALIPER
	PHOENIX DACTYLIFERA	DATE PALM	GROUP OF 8', 16' AND 24' BTH	PER PLAN	STANDARDS - MATCHED MATCH
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GROUP OF 3 (6'-10', 14' BTH & 20' BTH CROSS PALMS	PER PLAN	SKIN TRUNKS TO MIN 8' BELOW HEAD
	EXISTING TREE(S) TO REMAIN. PROTECT IN PLACE. ANY OFFSITE TREES WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE KIND AND SIZE.				
SHRUBS					
	AGAVE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	36" O.C.	TRIANGULAR SPACING
	CALLIANDRA CALIFORNICA	RED FAIRY DUSTER	5 GAL.	48" O.C.	TRIANGULAR SPACING
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	TRIANGULAR SPACING
	DASYLIRION WHEELERI	SPOON YUCCA	5 GAL.	48" O.C.	TRIANGULAR SPACING
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	30" O.C.	TRIANGULAR SPACING
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	36" O.C.	TRIANGULAR SPACING
	LEUCOPHYLLUM 'TEXANUM'	TEXAS RANGER	5 GAL.	48" O.C.	TRIANGULAR SPACING
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	36" O.C.	TRIANGULAR SPACING
	OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR CACTUS	5 GAL.	48" O.C.	TRIANGULAR SPACING
	RUELLIA BRITTONIANA	RUELLIA	5 GAL.	36" O.C.	TRIANGULAR SPACING
	RUELLIA BRITTONIANA 'KATIE'	DWARF RUELLIA	5 GAL.	24" O.C.	TRIANGULAR SPACING
	LANTANA 'GOLD MOUND'	MOUNDING LANTANA	1 GAL.	36" O.C.	TRIANGULAR SPACING
	GAILS GOLD GAIL MATERIALS TEL: (951) 667-6106	3/4" MINUS SCREENED STABILIZED DECOMPOSED GRANITE AT A 3" DEPTH	TO BE INSTALLED IN ALL PLANTERS		
	ROCK WITH WEED BARRIER AS INDICATED TO BE 4"-12" DIA. ROUNDED TIGHTLY INSTALLED.	SOUTHWEST BOULDER AND STONE TYPE: ARIZONA COBBLE TEL: 877-792-7625			

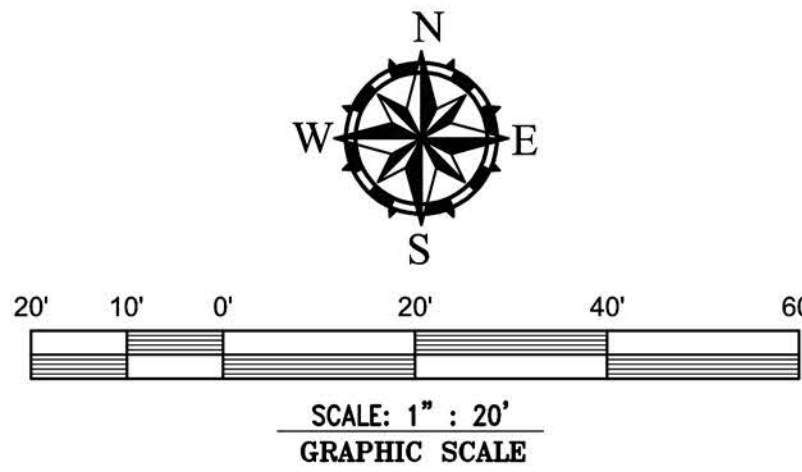
- NOTE:
- NO FLOWERING SHRUBS ADJACENT TO DRIVE-THRU
 - CONTRACTOR SHALL ALLOT 10 - 2'X4', 20 - 3' X 3', AND 15 - 1'X 2' SIERRA SELECT BOULDERS. CONTRACTOR SHALL CONTACT IN-N-OUT PERSONNEL FOR FIELD LOCATION OF SAID BOULDERS. REFER TO BOULDER DETAIL.
 - QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR SHALL VERIFY COUNT.
 - ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY IN-N-OUT REPRESENTATIVE AND LANDSCAPE ARCHITECT.

CITY OF SURPRISE NOTES:

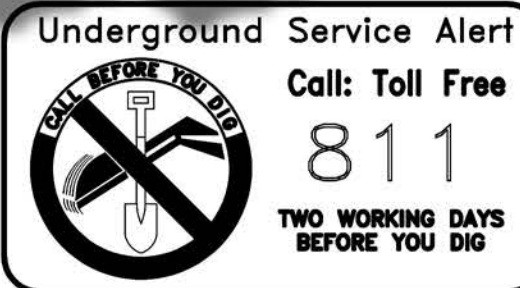
- A MINIMUM OF TEN (10) PERCENT OF THE SITE IS TO BE LANDSCAPED.
- ALL TREES AND PLANT MATERIAL SHALL CONFORM TO THE ARIZONA DEPARTMENT OF WATER RESOURCES PLANT MATERIAL LIST.
- 15 GALLON TREES WILL HAVE A MINIMUM TRUNK HEIGHT SIX (6) FEET AND A MINIMUM ONE AND ONE HALF (1.5) INCH CALIPER MEASURED FOUR (4) FEET ABOVE THE GROUND. MULTI-TRUNK TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF FIVE (5) FEET AND A MINIMUM AVERAGE CALIPER OF (1) INCH.
- 24-INCH BOX TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF EIGHT (8) FEET AND A MINIMUM TWO (2) INCH CALIPER MEASURED FOUR (4) FEET ABOVE THE GROUND. MULTI-TRUNK TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF EIGHT (8) FEET AND A MINIMUM AVERAGE CALIPER OF ONE AND ONE-HALF (1.5) INCHES.
- STREETSCAPES SHRUBBERY REQUIRES A MINIMUM OF 15 FEET (5) GALLONS.
- TREE OVERHANG ABOVE STREETS WITH A MINIMUM SIZE OF (15) VERTICAL CLEARANCE TO LOWEST BRANCHES.
- ANY SHRUB WITH THORNS, NETTLES, OR SPIKES WILL BE PLACE AS FAR BACK FROM THE WALK WAY AS THEY ARE TALL.
- ALL TREES SHALL COMPLY WITH CITY OF SURPRISE MINIMUM STANDARDS.

SQUARE FOOTAGE NOTE:

TOTAL PLANTING AREA: 22,839 SF
TOTAL GROSS SITE AREA: 70,093 SF
TOTAL LANDSCAPE AREA: 33%



DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JIM LOCKINGTON
PHONE: 626 813-8289
FAX: 626 338-9173
JLockington@innout.com



REVISIONS

△	
△	
△	
△	
△	

GHA PROJECT NO. 150128
GHA
Architecture/Development
Parkway Plaza I
14110 Dallas Parkway, Ste. 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

LANDSCAPE ARCHITECT:
IDG
INTEGRATED DESIGN GROUP, LLP.
Landscape Architecture & Planning
1308 Monte Vista Ave, Suite 6 Upland, CA, 91786
Telephone: 909-946-6400 Facsimile: 909-946-6498
idg@earthlink.net

DOUGLAS V. DIGGS

R.L.A. 60516

JULY 31, 2017
DATE



IN-N-OUT BURGER
SOUTHWEST CORNER OF BELL
ROAD AND CIVIC CENTER DRIVE
SURPRISE, AZ. 85016

**LANDSCAPE PLANTING PLAN
COLOR RENDERING**

LPP.1



SURPRISE
ARIZONA

IN-N-OUT BURGER AT SURPRISE CENTER

Site Plan – August 17, 2017

VICINITY MAP



VICINITY MAP



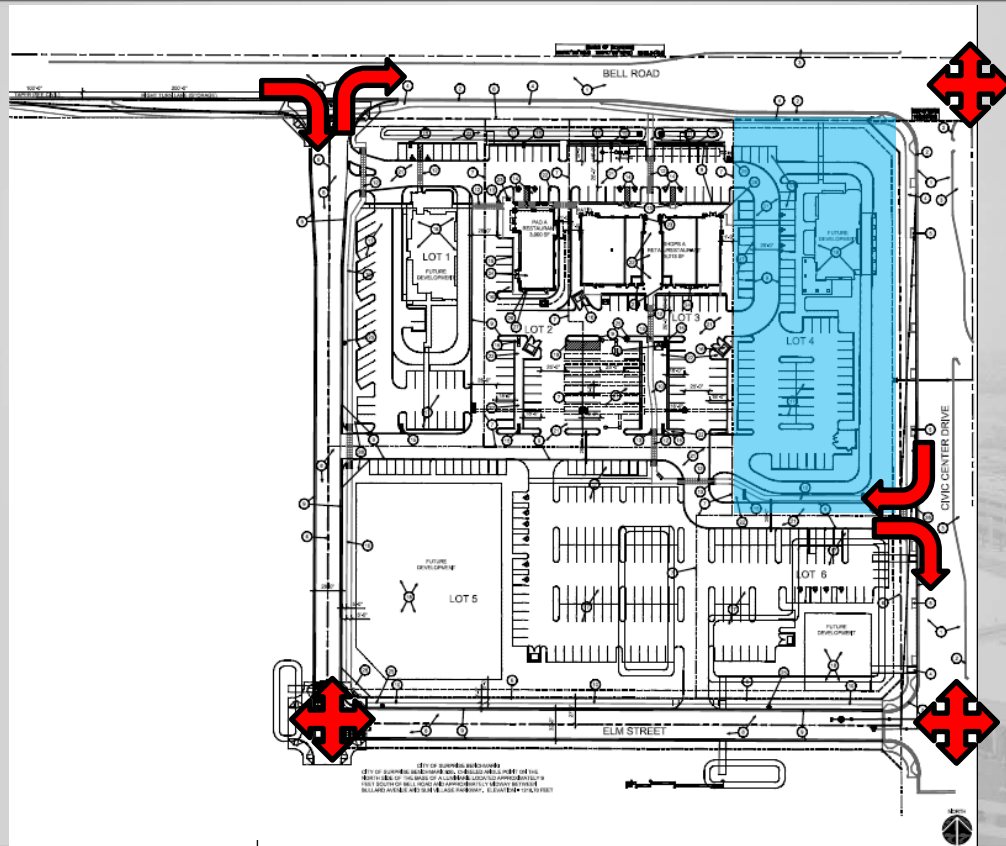
VICINITY MAP





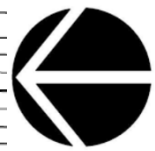
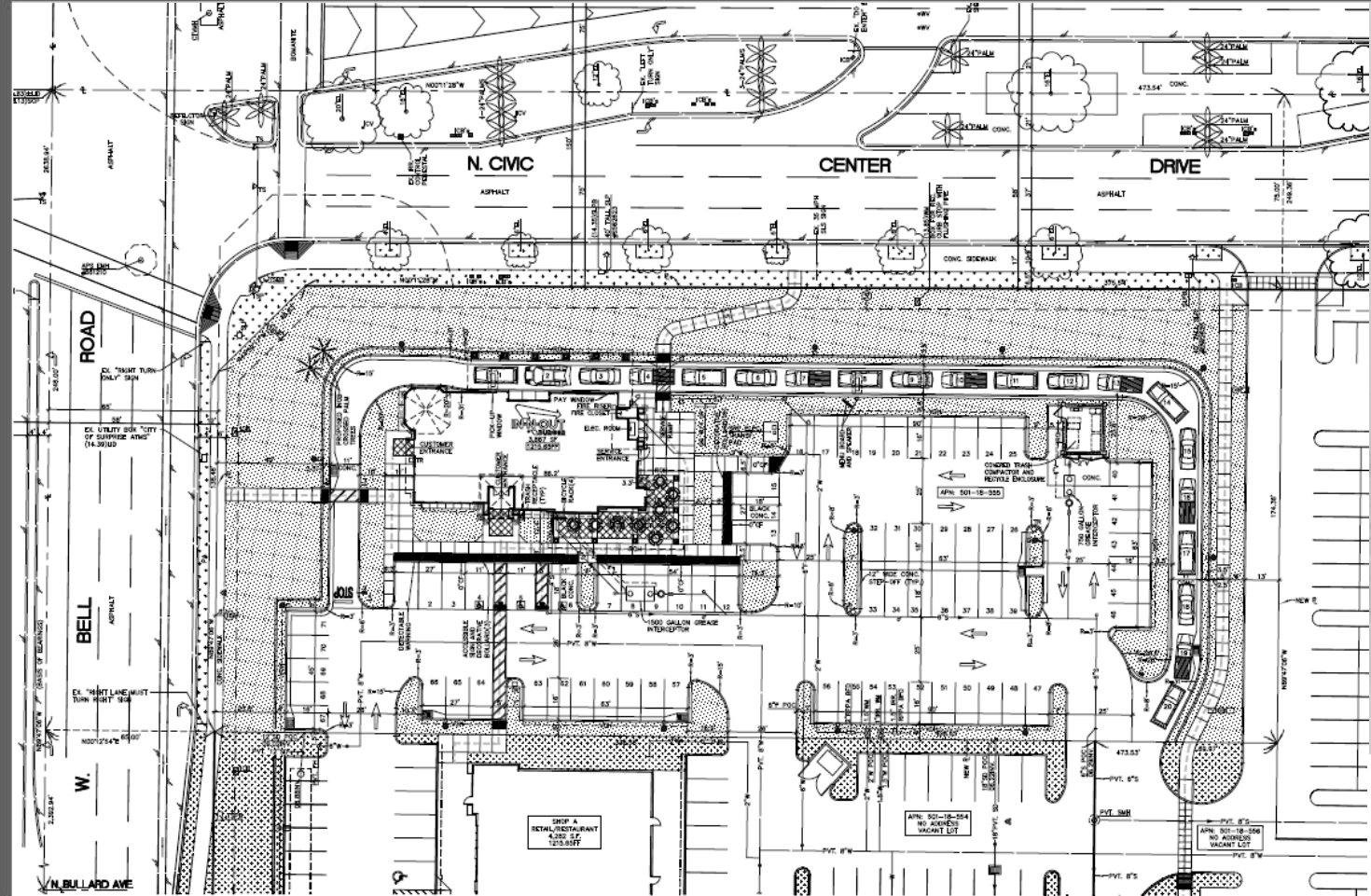
MASTER SITE PLAN

FS17-253
In-N-Out



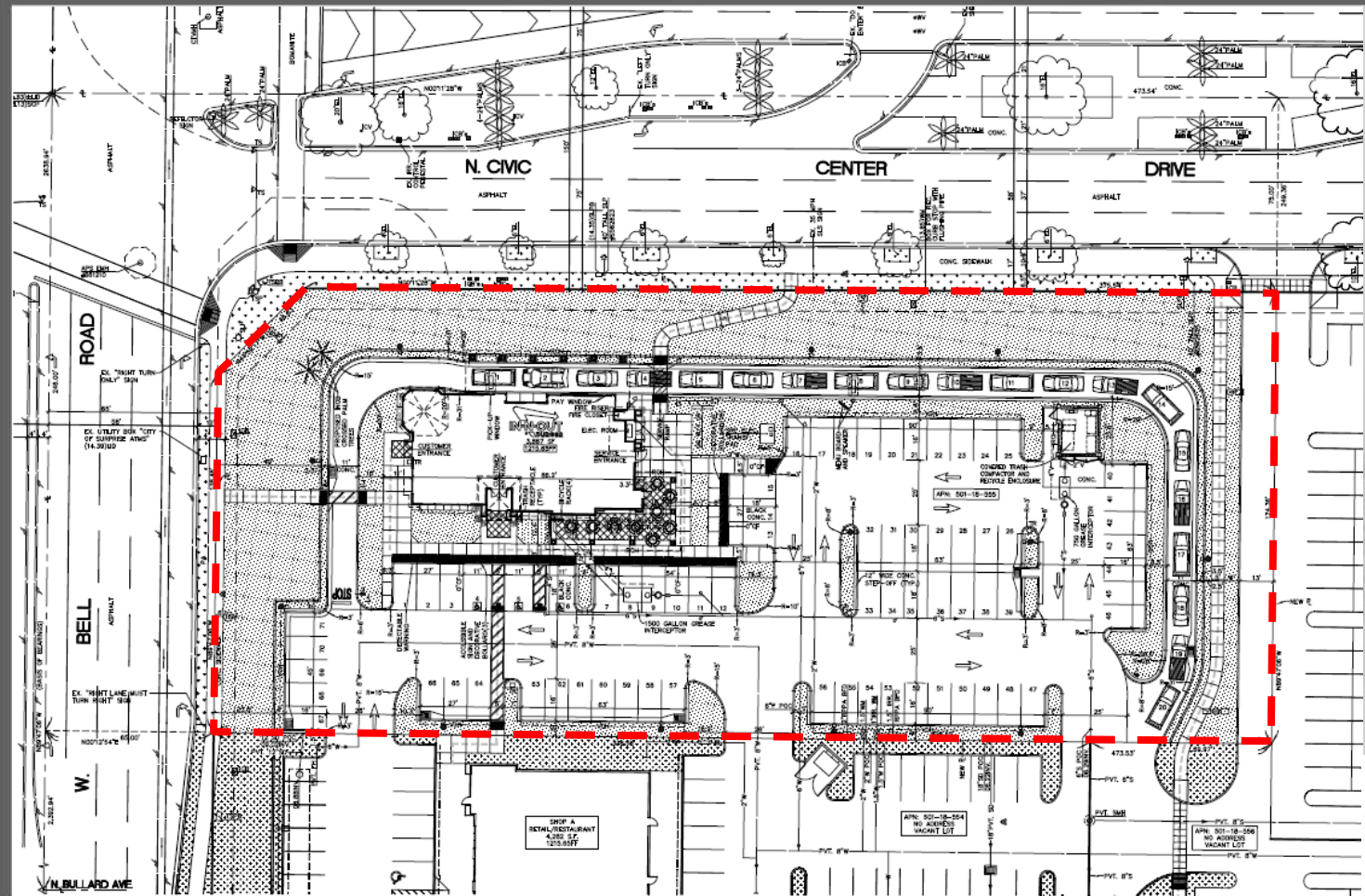
FS17-253
In-N-Out

SITE PLAN



FS17-253
In-N-Out

SITE PLAN

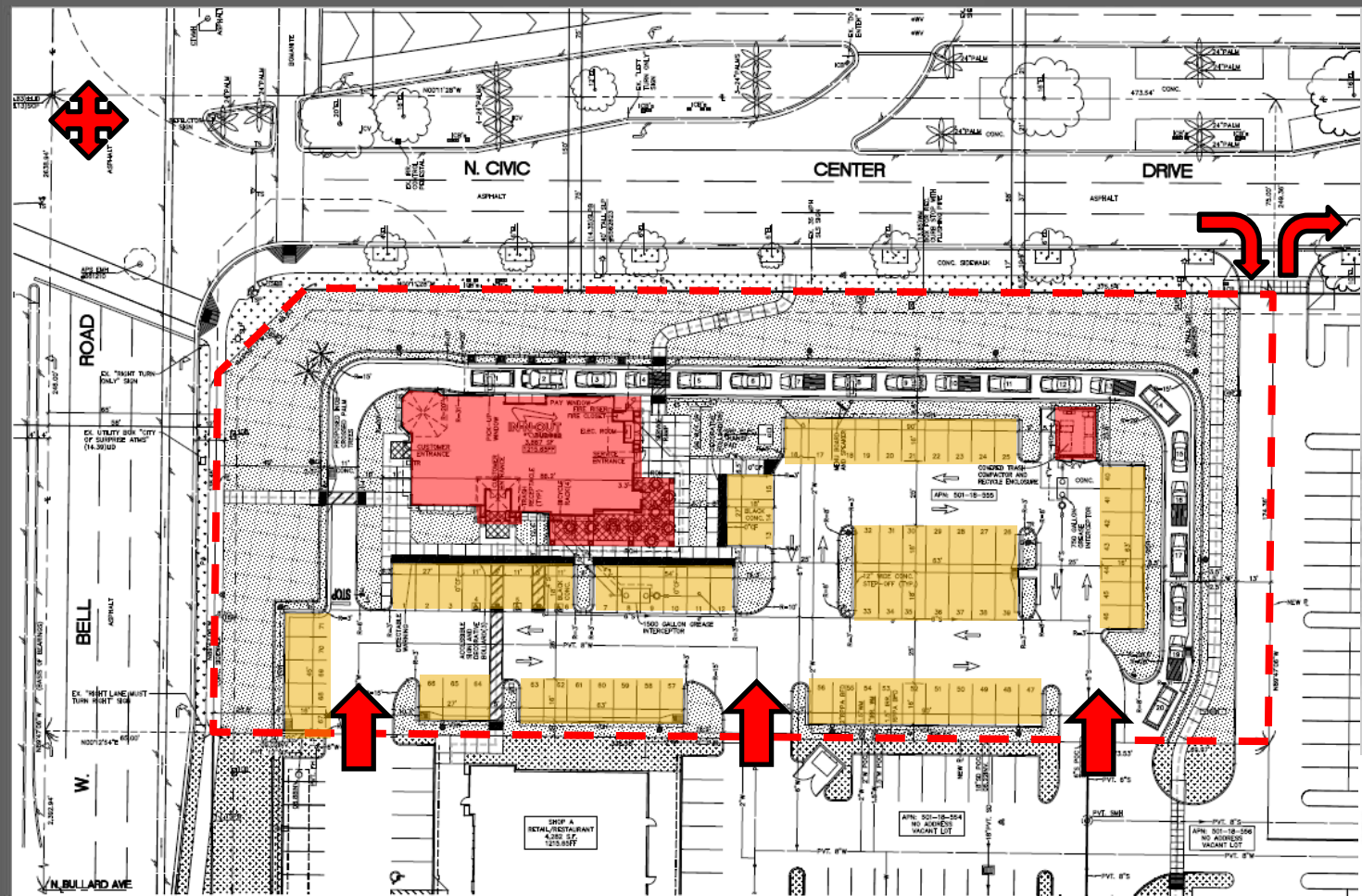




The site plan illustrates the proposed layout for the City of Sunnyvale Police Station. The building is a large, rectangular structure with a red-shaded interior, indicating the main building footprint. The plan includes various rooms such as the Main Entrance, Reception, Office, Conference Room, and Training Room. It also shows a large parking lot with numbered spaces, a bus stop, and a transit stop. The plan is detailed with dimensions, setbacks, and other site-specific information.

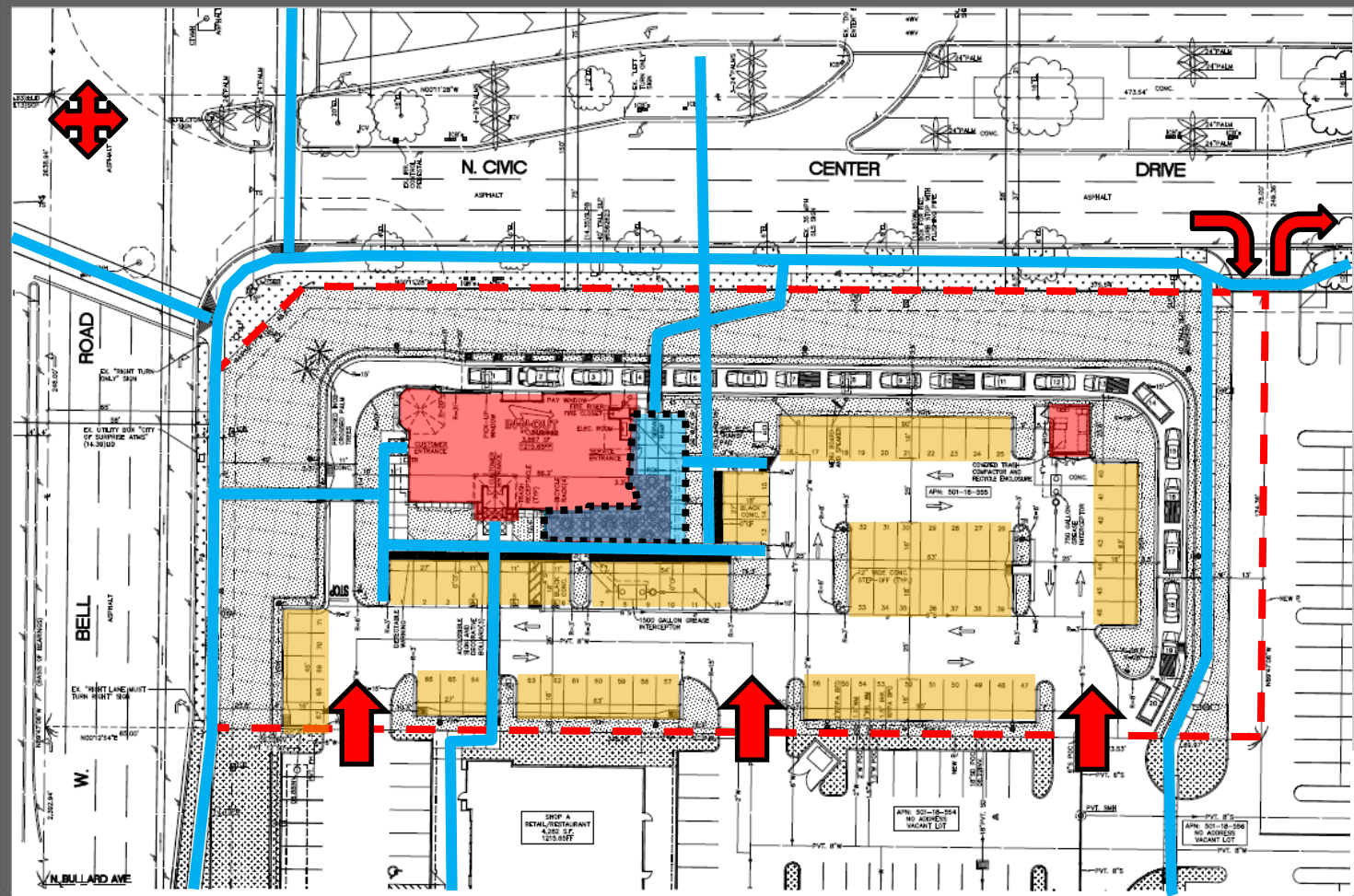
FS17-253
In-N-Out

SITE PLAN



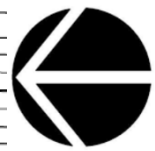
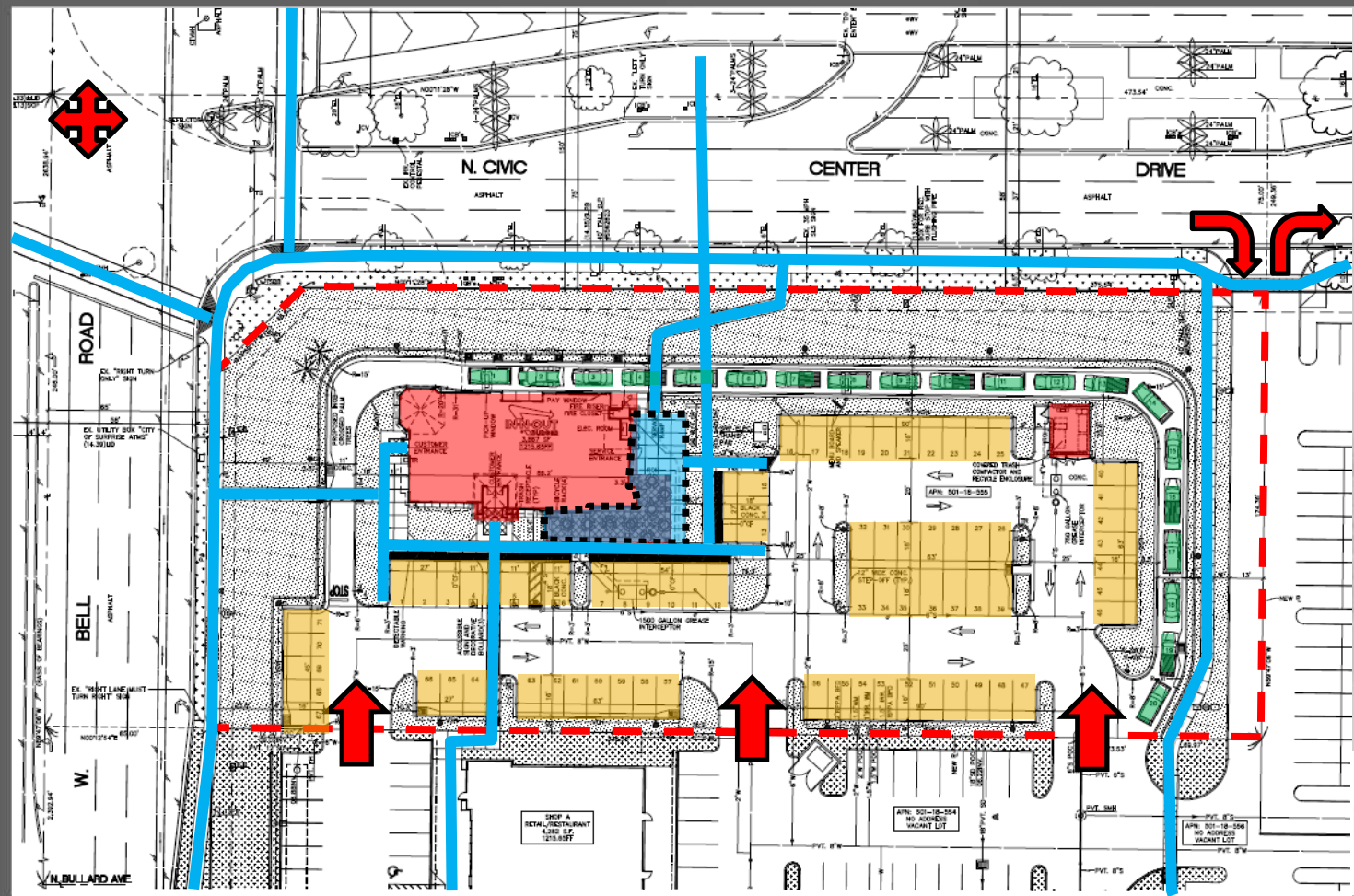
FS17-253
In-N-Out

SITE PLAN



FS17-253
In-N-Out

SITE PLAN





Along Bell Road

**FS17-253
In-N-Out**

ELEVATIONS

Interior - West





South – Parking Area

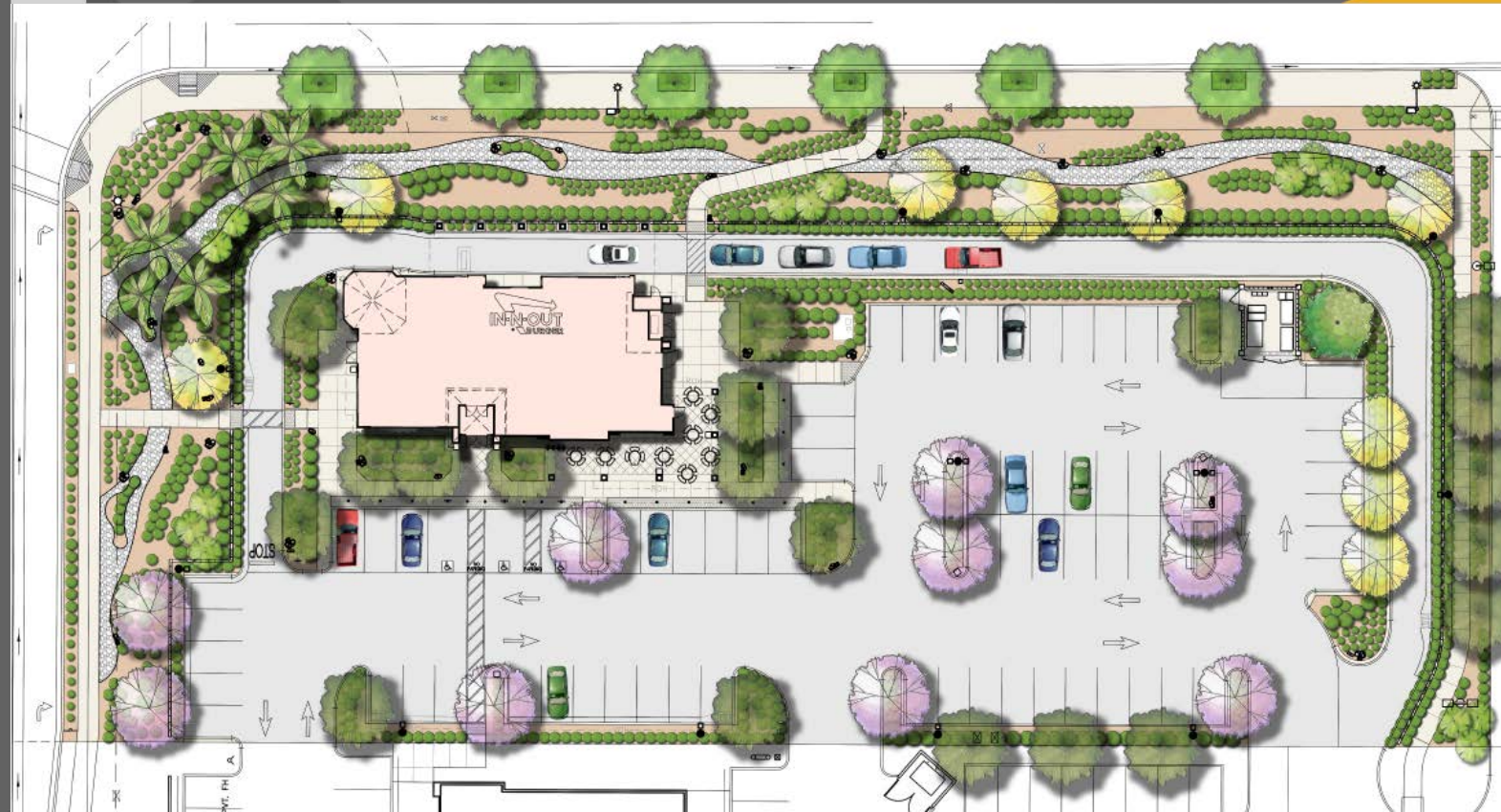
**FS17-253
In-N-Out**

ELEVATIONS

Along Civic Center Drive



LANDSCAPE





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

August 17, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 17, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action regarding a Site Plan for the Christopher Todd Collection at Marley Park.

Motion:

Motion to approve the requested Site Plan Zone subject to stipulations “a” through “e” as listed in the Staff Report.

Background:

Bruce Larson of Westland Resources seeks approval of a Site Plan to allow a 173 unit multi-family rental community in the Marley Park PAD. The proposed community will be sited on a currently vacant pad located along the south side of Old Oak Lane and west of Whisperwood Drive in Marley Park. Though not required, the applicant presented the project to the Marley Park Community Association on February 27, 2017. Considerable opposition to the proposed development has been expressed. The applicant revised the development proposal to address many of the concerns expressed by the community; however, the applicant feels they are unable to address all of the issues and some opposition to the proposal remains as of the writing of this report.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-164 - Christopher Todd Collection at Marly Park - Staff Report](#)
- ☐ [01 - FS17-164 - Christopher Todd Collection at Marly Park - Case Map](#)

- ☐ [02 - FS17-164 - Christopher Todd Collection at Marly Park - Vicinity Map](#)
- ☐ [03 - FS17-164 - Christopher Todd Collection at Marly Park - Site Plan](#)
- ☐ [04 - FS17-164 - Christopher Todd Collection at Marly Park - Preliminary Landscape Plan](#)
- ☐ [05 - FS17-164 - Christopher Todd Collection at Marly Park - Wall Elevations](#)
- ☐ [06 - FS17-164 - Christopher Todd Collection at Marly Park - Building Elevations](#)
- ☐ [07 - FS17-164 - Christopher Todd Collection at Marly Park - Color and Materials Boards](#)
- ☐ [08 - FS17-164 - Christopher Todd Collection at Marly Park - Opposition as of August 4, 2017](#)
- ☐ [09 - FS17-164 - Christopher Todd Collection at Marly Park - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, AICP

1	Case:	FS17-164
2		
3	Project Name:	Christopher Todd Collection at Marley Park
4		
5	Council District:	6
6		
7	Meeting Date:	August 17, 2017
8		
9	Planner:	Robert H. Kuhfuss, AICP
10		
11		
12	Owner:	Winifred Stevens Foundation
13		
14	Applicant:	Bruce Larson of Westland Resources, Inc.
15		
16	Request:	Site Plan for a 173 dwelling unit multi-family project in the PAD
17		zoning district (Marley Park)
18		
19	Site Location:	South side of Old Oak Lane, west of Whisperwood Drive
20		
21	Site Size:	14.77 gross acres (approx.)
22		
23	Density:	11.71 D.U./Ac.
24		
25	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
26		
27	Support/Opposition:	Considerable opposition received
28		
29	Staff Recommendation:	Staff recommends the Commission approve the proposed Site Plan,
30		subject to stipulations 'a'-'e'.

Project Description:

Bruce Larson of Westland Resources seeks approval of a Site Plan to allow a 173 unit multi-family rental community in the Marley Park PAD. The proposed community will be sited on a currently vacant pad located along the south side of Old Oak Lane and west of Whisperwood Drive. Site improvements will include 64 one-bedroom units and 109 two-bedroom units. Each of the two-bedroom units will be freestanding, while the one-bedroom units will be of a duplex style. Each unit will be single-story and will include a small fenced-in yard area for the resident's exclusive use. The project will include 341 on-site parking spaces. Most, but not all, of the parking will be covered, with opportunities for garage parking. Other improvements include a business office, fitness center, pool, turf recreation area, pedestrian connectivity, landscaping, signage and supporting infrastructure. A related Final Plat is scheduled for review by the City Council on September 5, 2017.

Existing Zoning:

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



PAD (Single-Family Residential)	PAD (Single-Family Residential)	PAD (Single-Family Residential)
PAD (High Density Residential)	PAD (High Density Residential)	PAD (Single-Family Residential)
PAD (High Density Residential)	PAD (High Density Residential)	PAD (Single-Family Residential)

50 **Background:**

51
52 **October 25, 2000:** The City Council approved the original Marley Park PAD under case PAD00-091.

53
54 **September 26, 2002:** The City Council approved a Major Amendment to the Marley Park PAD
55 under case PADA02-104.

56
57 **December 15, 2016:** The subject request was discussed at a regularly scheduled Concept Review
58 meeting under case CR16-532.

59
60 **February 27, 2017:** The applicant presented the project to the Marley Park Community Association.

61
62 **March 30, 2017:** The applicant filed a request for a Major Site Plan Review under case FS17-164,
63 the subject case.

64
65 **Citizen Outreach:**

66
67 Though not required, the applicant presented the project to the Marley Park Community
68 Association on February 27, 2017. Numerous residents from the Marley Park community were
69 present and voiced considerable opposition. Additional meetings between the developer, staff and
70 Marley Park community leadership to discuss the project occurred on June 2, 2017, June 14, 2017
71 and August 1, 2017.

72
73 During the processing of this case, staff received numerous items of opposition. Concerns over use,
74 traffic, density, character of development, open space, parking, and the exclusion of Section 8
75 housing, were expressed. These items of opposition are included as an attachment to this report,
76 with the salient points discussed throughout the body of this text. The applicant revised the
77 development proposal to address many of the concerns expressed by the community; however, the
78 applicant feels they are unable to address all of the issues and some opposition to the proposal
79 remains as of the writing of this report.

80
81 **Analysis and Discussion:**

82
83 The proposed residential community will consist of 64 one-bedroom units and 109 two-bedroom
84 units for a total of 173 units. The one-bedroom units will be individual freestanding buildings, while
85 the two-bedroom units will be of a duplex configuration. All units will have a small, private fenced-
86 in yard. The complex will be under single ownership and management; however, the development
87 may be converted to condominiums at later date should ownership so choose.

Access to the site will be from two locations along Old Oak Lane. The main entrance will be generally centered across the site and located in alignment with 150th Avenue. This access will be open to the public and will lead to a small parking area in front of the business office. To the east and west of this parking area will be located a rolling access gate that will restrict vehicular access to the interior of the site to residents only. From either of these two gates, an internal loop road will provide access to the parking areas serving the cottages. Secondary vehicular access will be located near the west end of the site onto Old Oak Lane. The secondary access gate will provide for fire ingress/egress and resident egress and only.

The zoning code requires 1.5 parking spaces for each one-bedroom unit and 2.0 parking spaces for each two-bedroom unit. Based on these ratios, 314 parking spaces are required; however, the applicant is providing 341 spaces, which exceeds minimum requirement by 27 spaces. For the total parking spaces provided, 178 will be covered and 24 will be located within fully enclosed garages.

Number of Units	Type of Unit	Parking Ratio	Number of Parking Spaced Required	Number of Parking Spaces Provided	Difference
64	1-Bedroom	1.5 / Unit	96	-	
109	2-Bedroom	2.0 / Unit	218	-	
		Total	314	341	+27

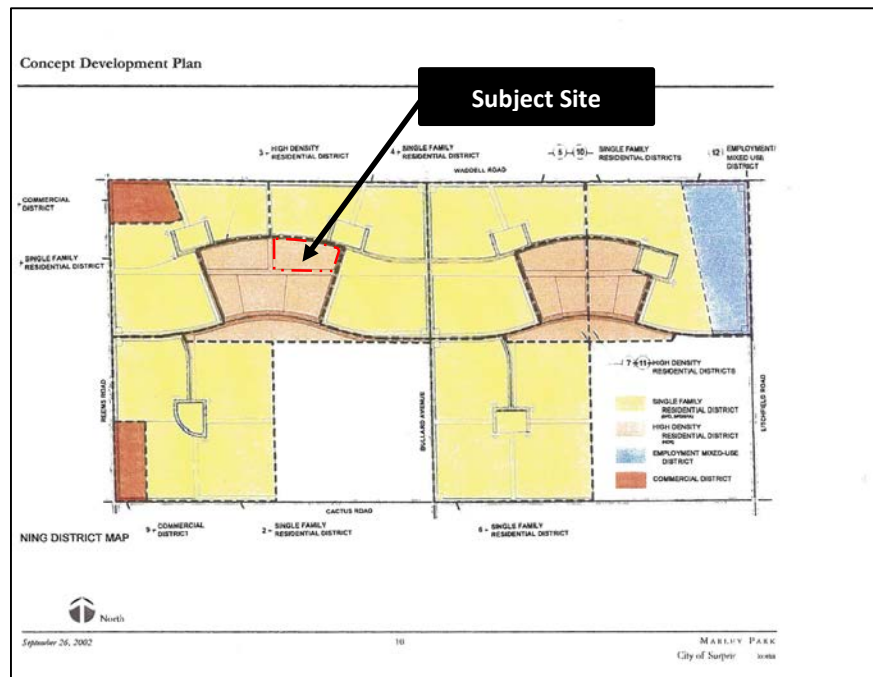
Many who expressed opposition to the project voiced concerns that the project might be under-parked and that parking might spill out into the adjacent neighborhoods, especially when visitors are taken into consideration. Staff understands these concerns; however, the project will provide more on-site parking than is required for a multi-family development and it is assumed that the parking ratios as stated in the code account for visitor parking. Staff also notes that per the Marley Park PAD, additional on-street parking will be available along Old Oak Lane adjacent to the site, although residents have expressed a desire to not encourage said parking.

The applicant provided a preliminary landscape plan, which depicts lush landscaping; however, the plant palette is not consistent with the PAD and does not meet the requirements of the DMB, master developer. The applicant is working to correct this deficiency and staff has included a recommended stipulation addressing the issue.

The following image is a portion of the Concept Development Plan for the Marley Park PAD, which indicates the four different zoning categories used throughout Marley Park. These are Single-Family Residential (SFD/SFA), High Density Residential (HDR), Employment Mixed Use, and Commercial. The subject property lies within the HDR region, which allows residential densities of up to 22 D.U./Ac. While some residents who expressed opposition to the project did so based on the multi-family use, at 11.71 D.U./Ac., the subject proposal is consistent with the density allowed by the approved zoning.

[See image following page.]

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133



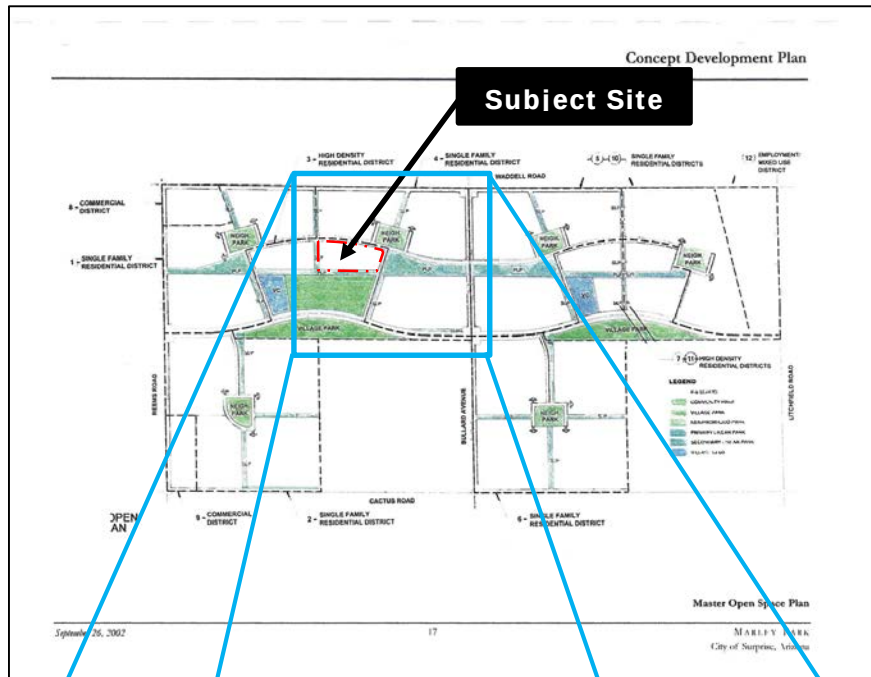
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135

136 The following two images, also part of the Concept Development Plan for Marley Park, depict the
137 approved Master Open Space Plan. Of interest are the Primary Linear Parks (PLP) and the
138 Secondary Linear Parks (SLP) running adjacent to the subject site. Based on the approved PAD, the
139 east/west PLP, should extend from Reems Road to Bullard Avenue and beyond. Some residents
140 who oppose the project argue that the applicant should incorporate a ribbon of open space along
141 the project's southern edge. Staff understands the desirability of an east/west open space corridor
142 along the site's southern boundary; however, to place the corridor on the subject property would
143 place an inequitable burden on the developer and would potentially create a CPTED issue given the
144 proximity of the school's northern fence line. Further, while it may appear that the southern
145 boundary of the subject site bisects the PLP, as a conceptual plan, the exact boundaries are not
146 finalized and the integrity of this linear park was lost with the development of the existing
147 residential areas and the existing school.

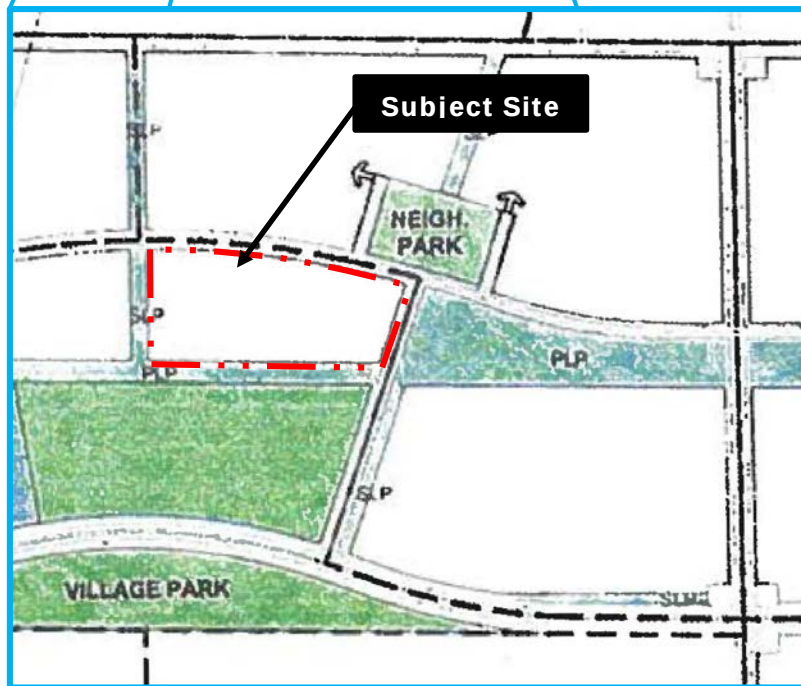
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[See images following page.]

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Based on the preceding discussion staff does not seek the extension of the east/west open space connection; however, the applicant will provide pedestrian connectivity through the site between the southern two rows of residential units. The applicant has also agreed to provide a north/south open space connection along the site's western boundary, which would be in keeping with the SLP as shown on the approved Master Open Space Plan. This north/south open space connection within the SLP will be well-landscaped and will include a meandering sidewalk extending from Old Oak Lane to the existing park. The pedestrian path will be located within a public easement and will be illuminated using 3' tall bollards for nighttime safety. Several cottage units will either back up to or side onto this open space, with the wall configuration as discussed below. Additional pedestrian connections are located along Old Oak Lane and Whisperwood Drive, although the applicant exploring the feasibility of more pedestrian connections in deference to community concerns.



To the west of the subject site are several existing residences, which will also side onto this new open space corridor. The adjacent residential community includes open space tracts that will abut at right angles to the new open space corridor being provided by the applicant, and the residents will have the right to use the new sidewalk if they wish; however, the applicant has stated they will not bear the expense of providing sidewalk connections to the west. The following aerial view captures the relationship between the subject site's western boundary, and the existing residences and associated open space.

[See image following page.]

193



194
195

196 Some members of the opposition argue that the proposed development does not provide
197 adequate open space relative to the requirements of the PAD. Included in the PAD document is a
198 “Land Use Summary by District” (see below), which requires 36.2 acres of open space for the 81.5-
199 acre area known as District 3 as identified in the Zoning District Map discussed earlier in this report
200 (see Page 5 of this report). An evaluation of District 3 reveals a total of approximately 33.4 acres of
201 existing open space, which suggests the proposed development must include at least 2.8 acres of
202 open space in order to fulfill the District 3 open space requirements of the PAD. Based on the
203 information provided on the site plan, the applicant will provide approximately 6.3 acres of open
204 space, not including the individual yard space attributable to each cottage unit. This exceeds the
205 PAD requirement by approximately 3.5 acres.
206

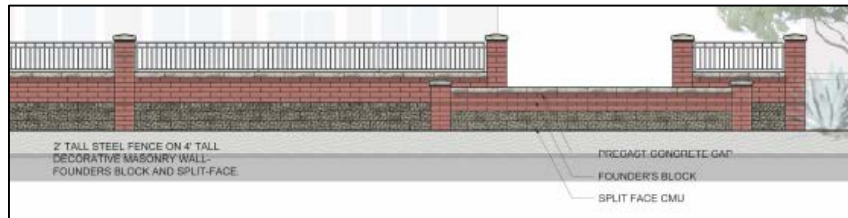
Land Use Summary by District

District	Residential	Open Space	Roadways	School	Commercial	Employment/ Mixed Use	Acres	Density	Units
1 - Single Family Residential District	74.1	19.8	8.7				102.6	4.2	430
2 - Single Family Residential District	122.4	9.8	10.2				142.4	4.6	654
3 - High Density Residential District	27.4	36.2	7.9	10.0			81.5	4.3	348
4 - Single Family Residential District	84.5	14.9	14.0				113.4	4.5	506
5 - Single Family Residential District	87.9	14.4	13.9				116.2	4.5	528
6 - Single Family Residential District	137.1	10.8	11.9				159.8	4.8	760
7 - High Density Residential District	20.6	21.0	4.7				46.3	5.9	274
10- Single Family Residential District	53.5	3.7	2.2				59.4	2.9	172
11 - High Density Residential District	22.2	14.6					36.8	3.0	110
Subtotal	629.7	145.2	73.5	10.0			858.4	4.4	3,782
8 - Commercial			2.2		15.0		17.2		
9 - Commercial			2.2		15.0		17.2		
12 - Employment/Mixed Use			6.6			57.2	63.8		
Total	629.7	145.2	84.5	10.0	30.0	57.2	956.6	3.95	3,782

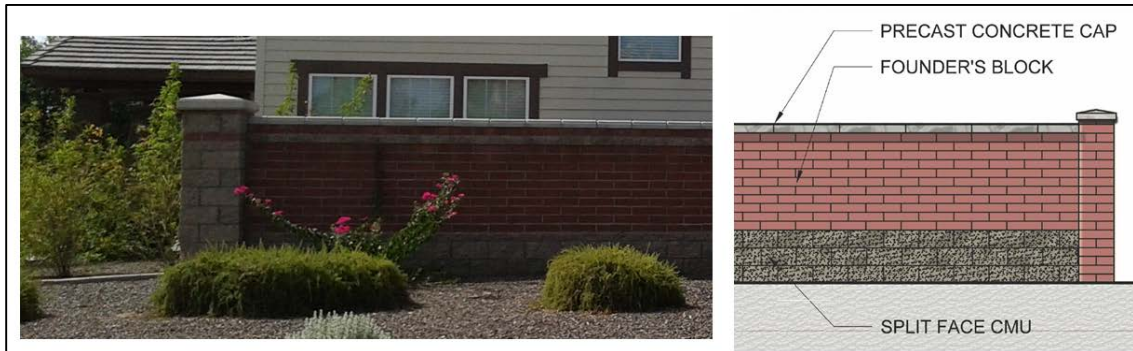
207
208
209
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213

The applicant proposes four wall configurations for the project as follows:

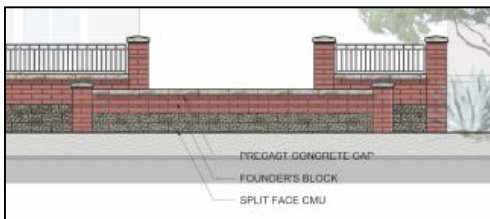
- 1) 6' themed view wall consisting of 2' of decorative wrought iron on top of 4' of masonry and anchored by a themed columns. The masonry will consist of a combination of Founders Block (which is exclusive to the Marley Park community and found throughout), split-face CMU, and decorative concrete caps. This wall configuration will be utilized mostly along Old Oak Lane and Whisperwood Drive, although the same configuration will be used at both ends of the southern boundary of the site as well as certain segments of the western edge near the pedestrian pathway.



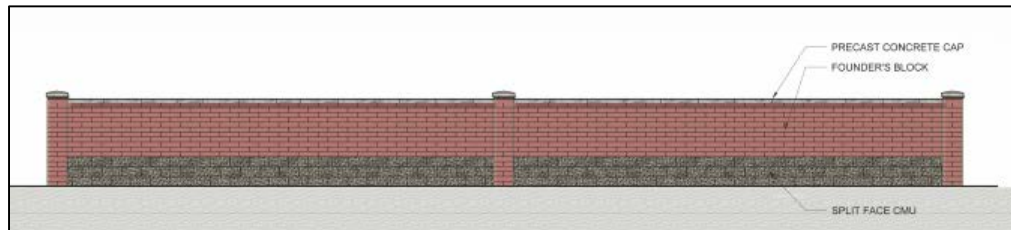
Staff notes the proposed wall configuration is generally consistent with the existing theme walls in Marley Park, but does not match exactly; however, according to the applicant, this design was provided by DMB, the master developer for Marley Park.



- 2) 3' themed screen wall, also constructed of Founder's Block, split-face CMU, decorative concrete caps and themed columns. This configuration will be utilized along Old Oak Lane and Whisperwood Drive, in addition to certain segments of the western edge near the pedestrian pathway, to provide additional visual interest along those edges.



- 238 3) 6' themed screen wall, constructed of Founder's Block, split-face CMU, decorative concrete
239 caps and themed columns. This wall configuration will be utilized along the southern
240 boundary of the site, adjacent to the solar panels of the existing school yard.
241



- 242
243
244 4) A fourth wall configuration is being used to define the individual yard space of each unit;
245 however, the details of that wall configuration are unclear based on the submitted plans. In
246 as much as many of the existing walls located adjacent to Old Oak Lane are constructed of
247 smooth-face CMU with a stucco or mortar-wash finish (see image below), staff is
248 comfortable with using that same design for the yard walls, provided said walls are not used
249 in lieu of the aforementioned theme walls. The staff-recommended stipulations address
250 this issue.
251



252
253
254 The applicant also proposes an entry monument near the main entrance of the development;
255 however, the exact details of this monument are not articulated in the submittal. The staff-
256 recommended stipulations also address this issue.
257

258 Two architecture styles, Craftsman and Territorial Ranch, are proposed for the project. As
259 presented, each of these architectural styles will include two color schemes; however, DMB
260 requested the applicant provide a third color scheme for each architectural style, in addition to
261 adding certain architectural embellishments. Since there are two different floor plans, with two
262 architectural styles, using three color palettes, twelve different configurations will be present,
263 thereby providing considerable visual interest. Staff notes that while the architectural styles for the
264 individual residential buildings are called-out on the site plan, the plans do not indicate which
265 residential building will receive which color scheme. The staff-recommended stipulations address
266 this issue.
267

While the front elevations are well-articulated and reflective of their respective architectural styles, the rear and side elevations as presented have minimal visual interest. The applicant is working to include additional architectural embellishments such as window shutter treatments, wood corbels, gridded window mullions, and pediments as appropriate on the side and rear cottage elevations where adjacent to the edge of the site. In addition to the individual residential buildings, the applicant proposes using Craftsman style architecture using a third color scheme on the common buildings, which include the entry portico, business office, and fitness center. The following table summarizes the architectural offerings as proposed, with the additional color schemes highlighted.

Building or Building Type	Style	Color Scheme
Cottages, Unit 1 (1 Bedroom)	Craftsman	1
Cottages, Unit 1 (1 Bedroom)	Craftsman	2
Cottages, Unit 1 (1 Bedroom)	Craftsman	3
Cottages, Unit 1 (1 Bedroom)	Territorial Ranch	1
Cottages, Unit 1 (1 Bedroom)	Territorial Ranch	2
Cottages, Unit 1 (1 Bedroom)	Territorial Ranch	3
Cottages, Unit 2 (2 Bedroom)	Craftsman	1
Cottages, Unit 2 (2 Bedroom)	Craftsman	2
Cottages, Unit 2 (2 Bedroom)	Craftsman	3
Cottages, Unit 2 (2 Bedroom)	Territorial Ranch	1
Cottages, Unit 2 (2 Bedroom)	Territorial Ranch	2
Cottages, Unit 2 (2 Bedroom)	Territorial Ranch	3
Portico	Craftsman	3
Office	Craftsman	3
Fitness Building	Craftsman	3

Some residents expressed a desire for front-facing architecture, which was echoed by staff during first review; however, as the applicant points out, this is not a requirement of the PAD and many of the homes that front onto Old Oak Lane to not front onto the street, but side onto it. Further, to orient the individual cottages towards the street would encourage on-street parking, which the residents seek to avoid. While the individual units will not face the street, the additional architectural embellishments discussed above will provide considerable visual interest.

Some of those in opposition expressed concerns over increased traffic, especially given the proximity to the school. Staff notes, however, that the proposed development will be slightly more than half of the allowed density and will only generate a fraction of the traffic as would be the case if the project were to develop at the allowed 22 D.U./Ac. Also, the Marley Park community as a whole developed at a density far less than is permitted under the PAD. Further, the applicant submitted a Traffic Impact Analysis, which was found to be consistent with the City's requirements. Some members of the opposition requested the city conduct its own independent traffic analysis; however, to do so would be contrary to common development practices and would place a considerable financial burden on the taxpayers of the City of Surprise.

Utility and Services Table:

Electric:	APS
Water:	Surprise
Wastewater:	Surprise
Refuse:	TBD
Natural Gas:	SWG
Irrigation:	N/A
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 densities from 0 to 22+ dwelling units per acre. At 11.71 dwelling units per acre, the proposed development most closely aligns with the Urban Neighborhood Type. The General Plan, as a “living” document, has evolved since the time the original PAD was approved; however, the proposed development is consistent with the zoning of the property, which was deemed to be consistent with the General Plan at the time the Marley Park PAD was approved by City Council.

Reviewing Agencies:

The subject request was routed to the standard city reviewing agencies, in addition to Luke Air Force Base, Maricopa Water District, and Arizona Department of Transportation who indicate no objections to the requests. The request was also routed to Flood Control District of Maricopa County, who clarified the property is located on FIMA FIRM Panel # 1660 and is located within Flood Zone X. This fact is reflected on the associated Final Plat.

Summary:

Considerable neighborhood opposition has been expressed, much of which having been addressed by the applicant. Staff believes the proposed Site Plan is consistent with the Marley Park PAD except for the deficiencies discussed above. The recommended stipulations are geared towards addressing those deficiencies.

Findings:

- The proposed Site Plan is consistent with the Marley Park PAD except as discussed in this staff report.
- Any discrepancies between the proposed Site Plan and the Marley Park PAD are addressed through the recommended stipulations of approval.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve the Site Plan proposed under case **FS17-164**, subject to stipulations 'a' through 'e' as outlined below:

- a. Development of the site shall be consistent with the Site Plan entitled "Christopher Todd Communities at Marley Park" consisting of one (1) full size sheet, prepared by Westland Resources and stamped received July 14, 2017, except that within 30-days of approval by the Planning and Zoning Commission, the applicant shall submit a revised Site Plan that clearly ties the various plans and elevations ("C1 Craftsman 1", "C2 Craftsman 2", "T1 Territorial 1" and "T2 Territorial 2) to the appropriate Elevation Sheets, and clearly depicts the Color Scheme to be used on each cottage building.
- b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan entitled "Cottages at Marley Park" consisting of one (1) full size sheet, prepared by Westland Resources and stamped July 14, 2017, except that within 30-days of approval by the Planning and Zoning Commission, the applicant shall submit a Final Landscape Plan that depicts landscape materials and configurations consistent with the Marley Park PAD and the approved by the Master Developer.
- c. Perimeter walls used on the site shall be consistent with the wall elevation plan entitled "Cottages at Marley Park Wall Elevations", consisting of one (1) full size sheet, prepared by Westland Resources and stamped July 14, 2017, except that within 30-days of approval by the Planning and Zoning Commission, the applicant shall submit a revised wall elevation plan that:
 1. Clearly shows a masonry wall configuration for the individual yard spaces associated with each cottage unit in a manner that is consistent with the existing walls utilized within the Marley Park PAD; however, this configuration shall not be used in lieu of any themed wall on the project.
 2. Clearly shows the entry monument configuration that is consistent with the architectural style used within the Marley Park PAD.
- d. Elevations shall be consistent with the Elevations entitled "Christopher Todd Communities at Marley Park" consisting of eight (8) full size sheet, prepared by Barduson Architects and stamped received July 14, 2017, except that within 30 days of approval by the Planning and Zoning Commission, the applicant shall submit a revised plan that:
 1. Shows the correct page numbering sequence.

2. Include architectural embellishments including but not limited to gridded window mullions, window shutters, corbels, pediments, and wainscot in a manner consistent with the front elevations for units that are located along the edge of the site.

3. Include three color options for each architectural style being used for the cottages.

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.

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

Attachments:

- 01 – FS17-164 Vicinity Map
- 02 – FS17-164 Case Map
- 03 – FS17-164 Site Plan
- 04 – FS17-164 Preliminary Landscape Plan
- 05 – FS17-164 Wall Elevations
- 06 – FS17-164 Building Elevations
- 07 – FS17-164 Color and Material Boards
- 08 – FS17-164 Opposition

Christopher Todd Collection Site Plan Review



Vicinity Map

FS17-164

Christopher Todd Collection
Site Plan Review



Subject Site

Waddell Road

Bullard Avenue

Litchfield Road

Cactus Road

Reems Road

Sarival Avenue



CHRISTOPHER TODD
COMMUNITIES AT
MARLEY PARK

SITE PLAN YIELD

GROSS ACREAGE	± 14.77 AC
NET ACREAGE	± 13.36 AC
DENSITY	11.71 DU/GROSS AC

PROJECT DATA
YIELD DATA

UNIT TYPE	YIELD	TOTAL # BEDS	MIX %
1 BEDROOM	64	64	37
2 BEDROOM	109	218	63
	173	282	100

APN NUMBER 501-39-013L

LOT COVERAGE ALLOWED PER PAD N/A
LOT COVERAGE PROVIDED (NET) 27%

CURRENT ZONING PAD
PROPOSED ZONING PAD

PARKING REQUIRED:
64 1-BEDROOM x 1.5 PARKING SPACES = 96 SPACES
109 2-BEDROOM x 2 PARKING SPACES = 218 SPACES
TOTAL PARKING REQUIRED = 314 SPACES
PARKING PROVIDED = 341 SPACES

ACCESSIBILITY PARKING:
REQUIRED PER ADA 8
PROVIDED 8

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

DENSITY:
ALLOWED PER PAD 22 DU/AC
PROVIDED 173 UNITS/14.77 GROSS ACRES=11.71 DU/ACRE

OPEN SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION:
POOL/RAMADA 11,515 SF
PASSIVE RECREATION FIELD 16,089 SF
AMENITY OPEN SPACE (SUM) 27,604 SF
OPEN SPACE WALKING AREA 226,219 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM*) 253,823 SF
74% OF OPEN SPACE, 1,467 SF/UNIT

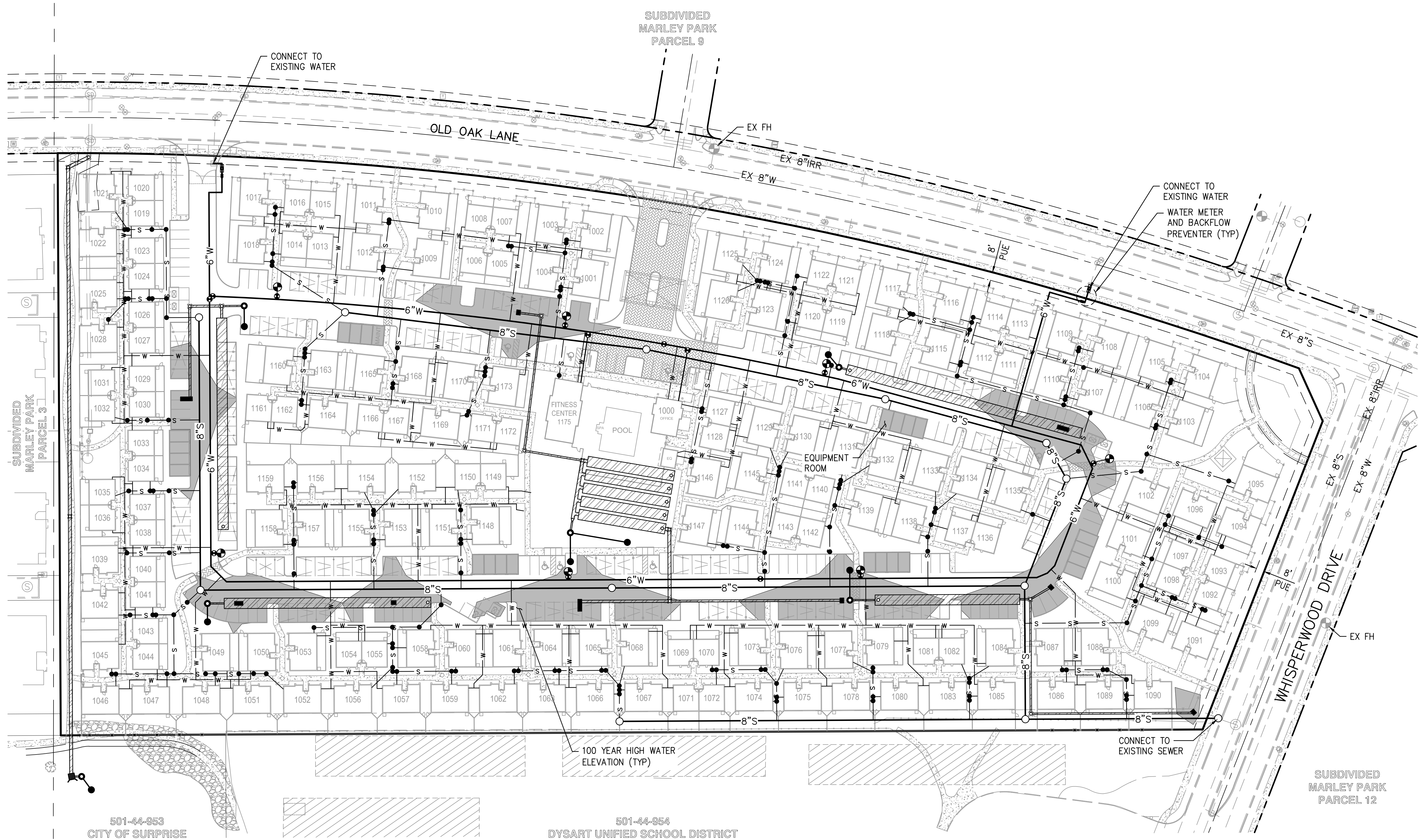
PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 70,410 SF
21% OF OPEN SPACE, 407 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 18,506 SF
5% OF OPEN SPACE, 107 SF/UNIT

NOTE:
1. ANY PERIMETER OFF-SITE IMPROVEMENTS ARE TO BE COMPLETED WITH FIRST PHASE OF CONSTRUCTION.
2. ALL DWELLING UNITS ARE SEPARATED BY A MINIMUM OF 6' AND FIRE SPRINKLED FOR FIRE PROTECTION.
3. ALL STREET CURVES AND TURNS INTO COMMON DRIVEWAYS COMPLY WITH AASHTO SU-40.



CHRISTOPHER TODD
COMMUNITIES AT
MARLEY PARK



LEGEND

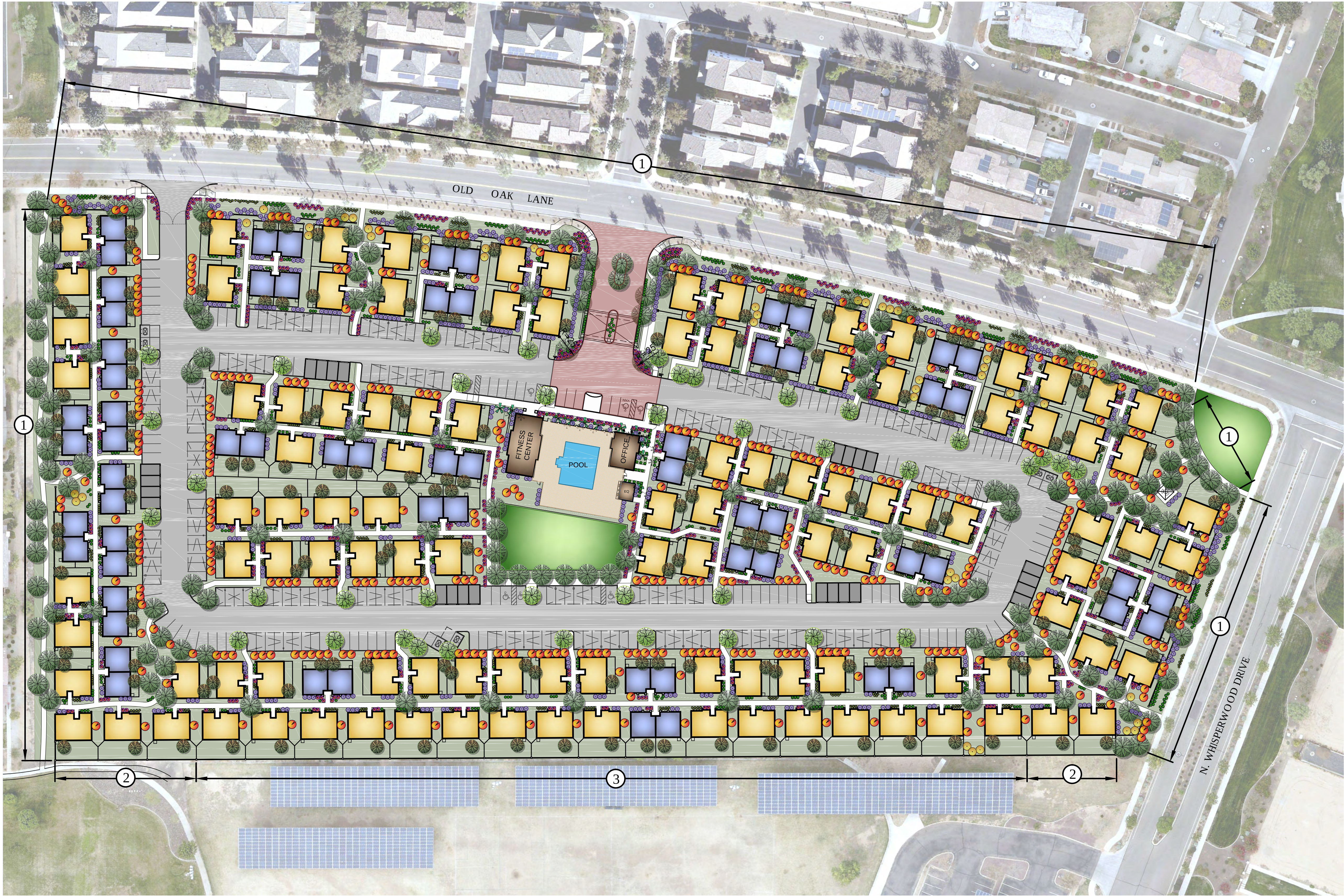
- FIRE HYDRANT
- TAP SLEEVE & VALVE
- PRIVATE WATERLINE
-
- PRIVATE SEWERLINE MAIN
-
- EX 8\"/>
- EX 8\"/>
- EX 8\"/>
- STORM DRAIN
- CATCH BASIN
- MANHOLE
- SEWER CLEANOUT
- WATER METER BOX
- DRYWELL
- INTERCEPTOR
- PUBLIC UTILITY EASEMENT
- EXISTING WATER METER
- EXISTING IRRIGATION VALVE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE CABINET
- EXISTING STREET LIGHT
- EXISTING UTILITY JUNCTION BOX
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE

UTILITY PLAN

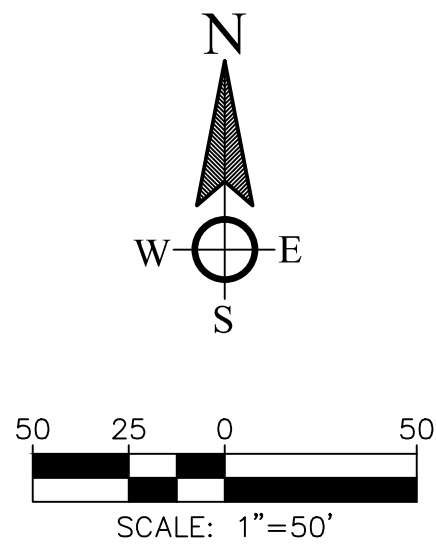


2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000
WestLand Resources

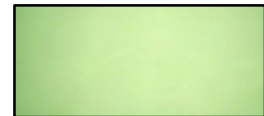




PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
SMALL TREES		
	<i>Caesalpinia cacalaco</i> 'Smoothie'™	Cascalote
	<i>Lysiloma watsonii</i>	Featherbush
	<i>Pistacia lentiscus</i>	Mastic Tree
MEDIUM TREES		
	<i>Chilopsis linearis</i> 'Lopur' PPAF Dazzlewine	Desert Willow-Dazzlewine
	<i>Jacaranda mimosifolia</i>	Jacaranda
	<i>Parkinsonia praecox</i>	Palo Brea
LARGE TREES		
	<i>Ficus microcarpa</i>	Indian Laurel Fig
	<i>Pistacea Chinensis</i> 'RED PUSH'	Red Push Pistache
	<i>Ulmus parvifolia</i> sempervirens	Chinese Evergreen Elm
SMALL SHRUBS		
	<i>Carissa macrocarpa</i> 'Prostrata'	Prostrate Natal Plum
	<i>Euphorbia rigida</i>	Gopher Plant
	<i>Gaura lindheimeri</i> 'Whirling Butterflies'	White Gaura
	<i>Justicia brandegeana</i>	Shrimp Plant
	<i>Ruellia brittoniana</i> 'Katie'	British Ruellia
MEDIUM SHRUBS		
	<i>Bougainvillea</i> x Torch Glow	Torch Glow Bush Bougainvillea
	<i>Calliandra californica</i>	Red Baja Fairy Duster
	<i>Justicia spicigera</i>	Mexican Honeysuckle
	<i>Nerium oleander</i> 'Petite Salmon'	Petite Salmon Oleander
LARGE SHRUBS		
	<i>Caesalpinia pulcherima</i>	Red Bird of Paradise
	<i>Tacoma</i> x 'Orange Jubilee'	Orange Jubilee Yellow Bells
	<i>Vauquelinia californica</i>	Arizona Rosewood
ACCENTS		
	<i>Agave Ocahui</i>	Ocahui Agave
	<i>Aloe barbadensis</i>	Barbados Aloe
	<i>Asclepias subulata</i>	Desert Milkweed
	<i>Cereus peruvianus</i>	Peruvian Apple Cactus
	<i>Dasyliiron quadrangulatum</i>	Toothless Sotol
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Lophocereus schottii</i> monstrore	Totem Pole Cactus
	<i>Pedilanthus macrocarpus</i>	Slipper Flower
	<i>Cycas revoluta</i>	Sago Palm
	SMALL GROUND COVERS	
	<i>Dalea capitata</i>	Lemon Dalea
	<i>Bulbine frutescens</i> 'Orange'	Orange Stalked Bulbine
	<i>Lantana camara</i> 'New Gold'	New Gold Lantana
	<i>Vinca major</i>	Periwinkle
LARGE GROUND COVERS		
	<i>Acacia redolens</i> 'Desert Carpet'	Desert Carpet Acacia
	<i>Dalea greggii</i>	Trailing Indigo Bush

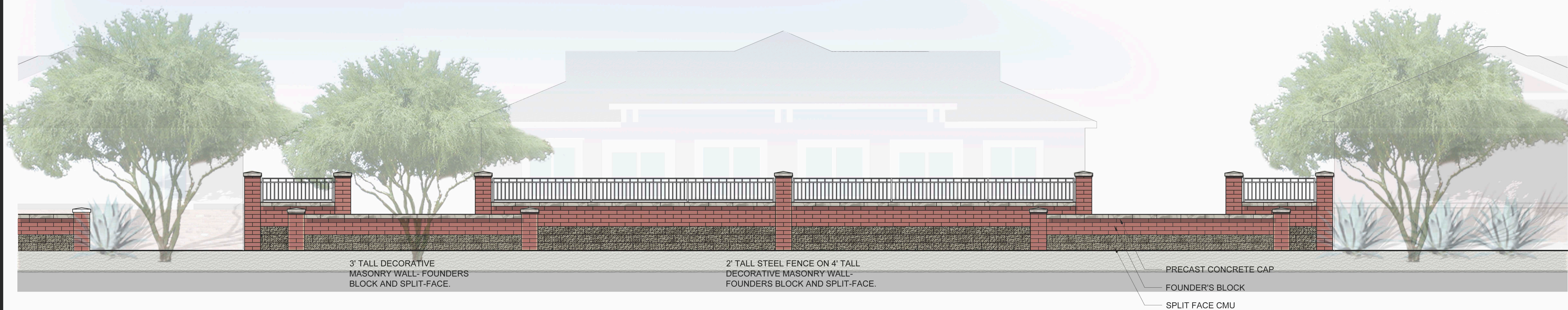


- KEY NOTES**
- ① 2' TALL STEEL FENCE ON 4' TALL DECORATIVE MASONRY WALL- FOUNDERS BLOCK AND SPLIT-FACE WITH 3' WALL SECTIONS. SEE ELEVATION.
 - ② 2' TALL STEEL FENCE ON 4' TALL DECORATIVE MASONRY WALL- FOUNDERS BLOCK AND SPLIT-FACE.
 - ③ 6' WALL- FOUNDERS BLOCK OVER SPIT-FACE BLOCK. SEE ELEVATION

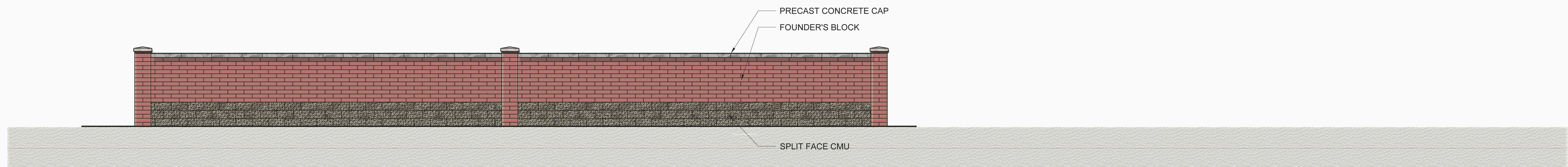
- LEGEND**
-  TURF AREA
 -  DECOMPOSED GRANITE
 -  STAMPED COLORED CONCRETE

COTTAGES AT MARLEY PARK

PRELIMINARY LANDSCAPE PLAN

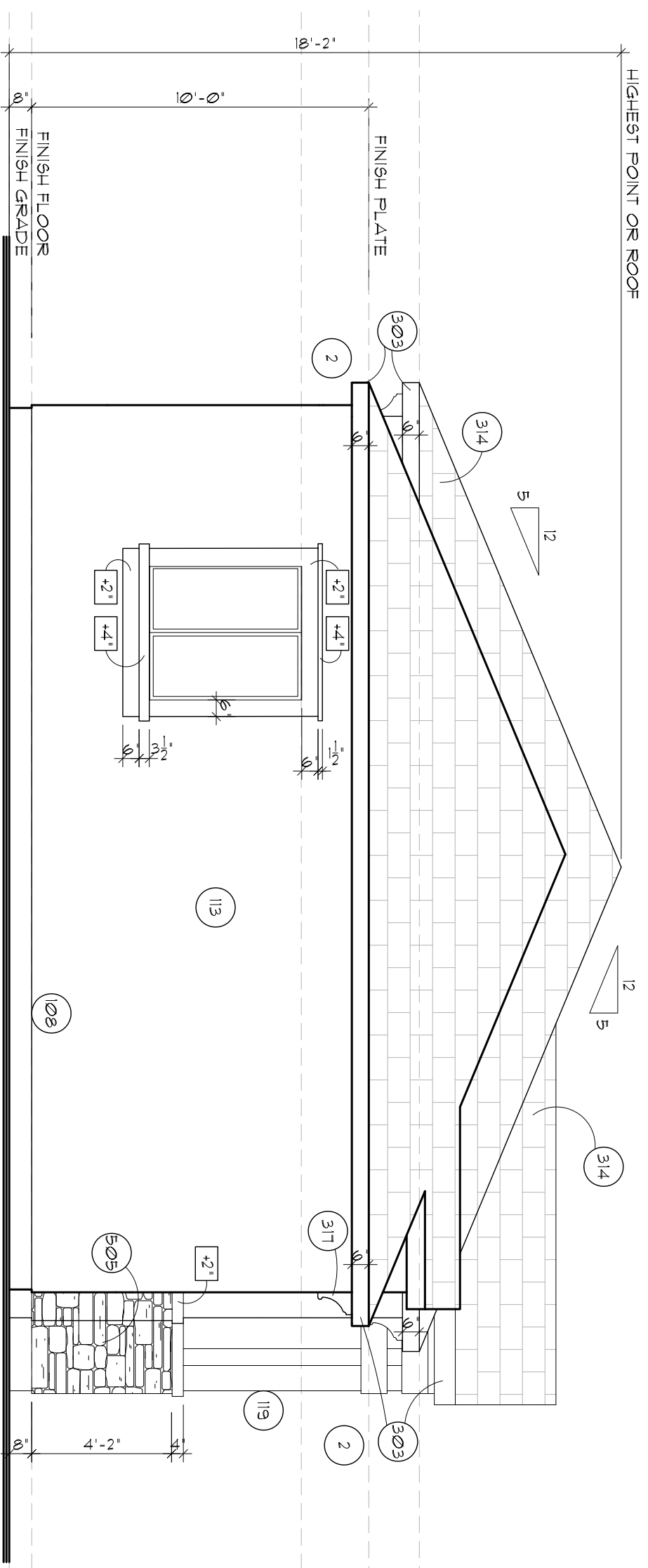


1 ELEVATION: NORTH & EAST PROPERTY LINES
SCALE: 1/4" = 1'-0"



2 ELEVATION: 6' TALL DECORATIVE MASONRY WALL
SCALE: 1/4" = 1'-0"

CRAFTSMAN STYLE



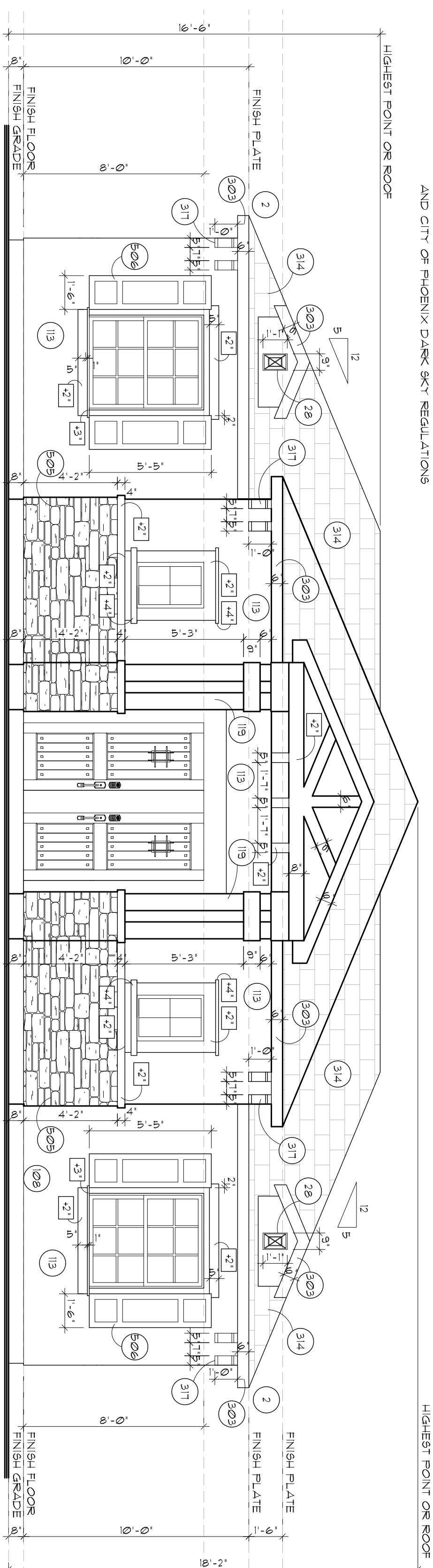
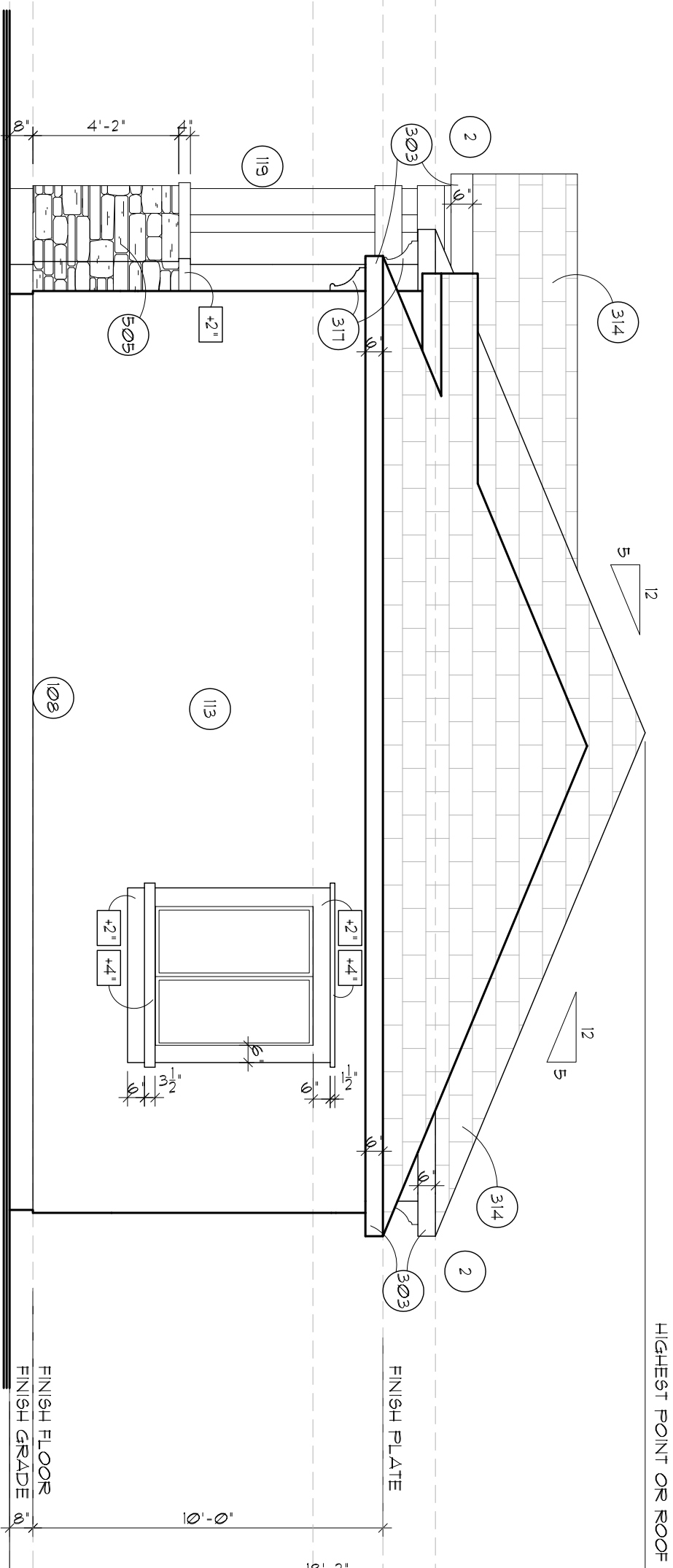
LEFT ELEVATION "B"

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD.

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'0" AFF. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH 2007 IABCA AND CITY OF PHOENIX DARK SKY REGULATIONS

RIGHT ELEVATION "B"

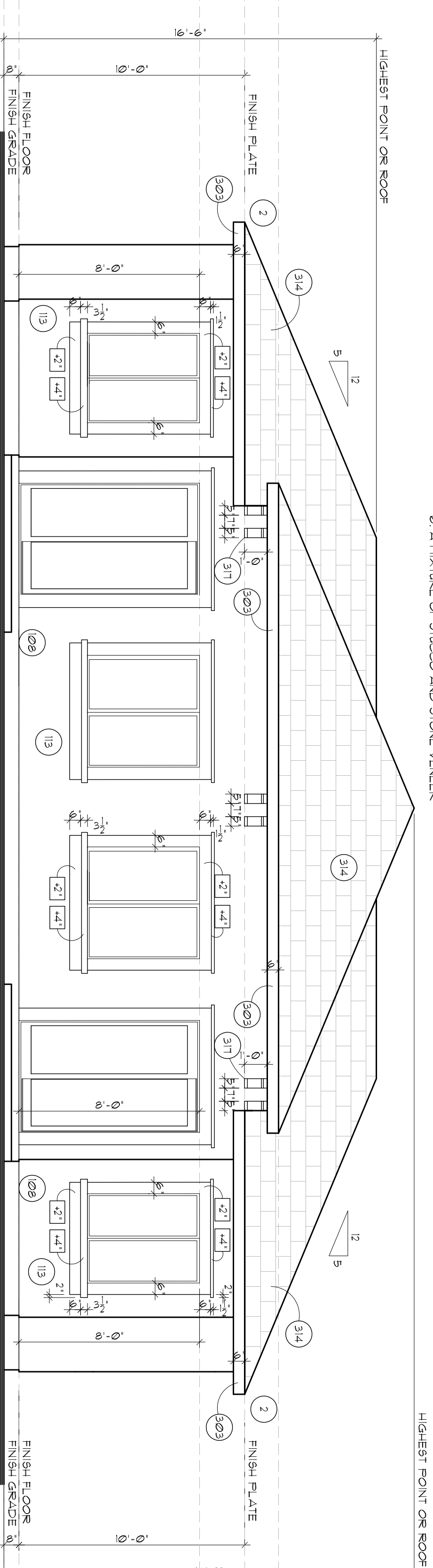


FRONT ELEVATION "B"

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

MARLEY PARK ARCHITECTURAL CRITERIA

- THE FOLLOWING CRITERIA HAVE BEEN DEVELOPED TO SUPPORT THE FOLLOWING FROM THE MARLEY PARK ARCHITECTURAL CRITERIA AND GUIDELINES.
1. CORBELS, OUTLOOKERS, AND CUTOOT BRACKETS
 2. ACCENT SHUTTERS
 3. WOOD TRIM AND SHIRROUNDS AT WINDOWS
 4. WOOD TRIM AND SHIRROUNDS AT DOORS
 5. GABLE END DETAILING
 6. A MIXTURE OF STUCCO AND STONE VENEER



REAR ELEVATION "B"

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

MATERIAL AND COLOR LEGEND
CRAFTSMAN - SCHEME 1



PT-1 PAINT (FIELD COLOR)

THESE MATERIALS AND COLORS ARE THE EXTERIOR FINISHES FOR THE EXTERIOR WALLS, ROOF, AND FLOORS. ALL MATERIALS AND COLORS MUST BE APPROVED BY THE ARCHITECT.



PT-2 PAINT (TRIM)

THESE MATERIALS AND COLORS ARE THE EXTERIOR FINISHES FOR THE EXTERIOR WALLS, ROOF, AND FLOORS. ALL MATERIALS AND COLORS MUST BE APPROVED BY THE ARCHITECT.



PT-3 PAINT (ACCENT)

THESE MATERIALS AND COLORS ARE THE EXTERIOR FINISHES FOR THE EXTERIOR WALLS, ROOF, AND FLOORS. ALL MATERIALS AND COLORS MUST BE APPROVED BY THE ARCHITECT.

MATERIAL AND COLOR LEGEND
CRAFTSMAN - SCHEME 2



PT-1 PAINT (FIELD COLOR)

THESE MATERIALS AND COLORS ARE THE EXTERIOR FINISHES FOR THE EXTERIOR WALLS, ROOF, AND FLOORS. ALL MATERIALS AND COLORS MUST BE APPROVED BY THE ARCHITECT.



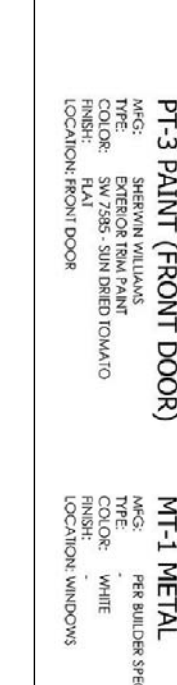
PT-2 PAINT (TRIM)

THESE MATERIALS AND COLORS ARE THE EXTERIOR FINISHES FOR THE EXTERIOR WALLS, ROOF, AND FLOORS. ALL MATERIALS AND COLORS MUST BE APPROVED BY THE ARCHITECT.



PT-3 PAINT (ACCENT)

THESE MATERIALS AND COLORS ARE THE EXTERIOR FINISHES FOR THE EXTERIOR WALLS, ROOF, AND FLOORS. ALL MATERIALS AND COLORS MUST BE APPROVED BY THE ARCHITECT.



PT-4 PAINT (ACCENT)

THESE MATERIALS AND COLORS ARE THE EXTERIOR FINISHES FOR THE EXTERIOR WALLS, ROOF, AND FLOORS. ALL MATERIALS AND COLORS MUST BE APPROVED BY THE ARCHITECT.

MASTER KEYNOTES

1. 2x4 STUD WALL
2. 6x6 STUD WALL
3. INTERIOR BEARING WALL - SEE READING PLANS
4. MIN. 1.5" SET-F. CLOSING SET-F. LATCHING SOLID WOOD UN. GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
5. WOOD SHEDDING BOTTOM OF FLOOR
6. DOUBLE TOP PLATE
7. PAINT CONCRETE 9" MIN. BELOW TO VACH. BLDG.
8. 2x4 MIN. BELOW TO VACH. BLDG.
9. 1/2" GYPSUM BOARD 5/4" RESISTANT ON CEILING
10. SLOPE TOP 1/4" PLF
11. STUCCO
12. GUTTER
13. GUTTER
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100. GUTTER

1. WATER HEATER PLANT
2. FLOOR MATERIAL CHANGE
3. A/C PAD - SEE MECHANICAL PLANS
4. 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
5. EXTERIOR GY. BOARD 1/2" - SEE READING PLANS
6. EXTERIOR GY. BOARD 1/2" - SEE READING PLANS
7. ROOF SLOPE - SEE EXT. ELEVATIONS
8. PRE-FAB TRUSSES 24" OC. UNO (SEE ROOF FRAMING PLAN)
9. GUTTER TRUSSES - SEE FRAMING
10. 1X RAFTERS - SEE FRAMING
11. 2X RAFTERS - SEE FRAMING
12. 2X RAFTERS - SEE FRAMING
13. 2X RAFTERS - SEE FRAMING
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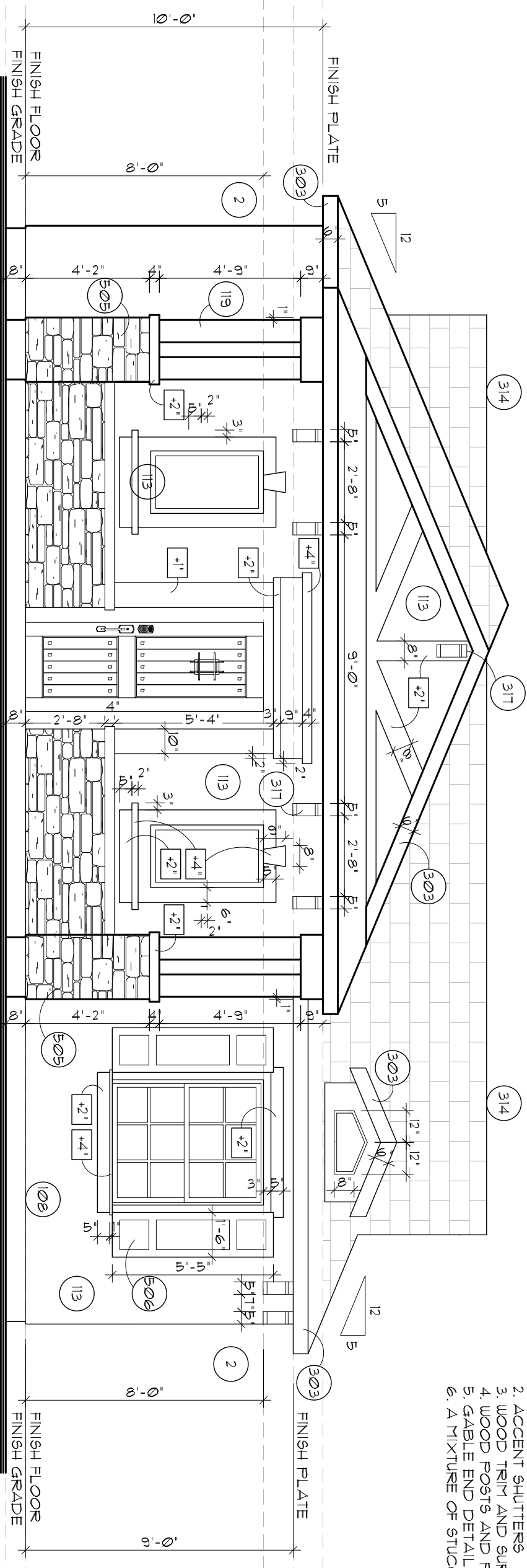
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1. GENERAL ELEVATION NOTES
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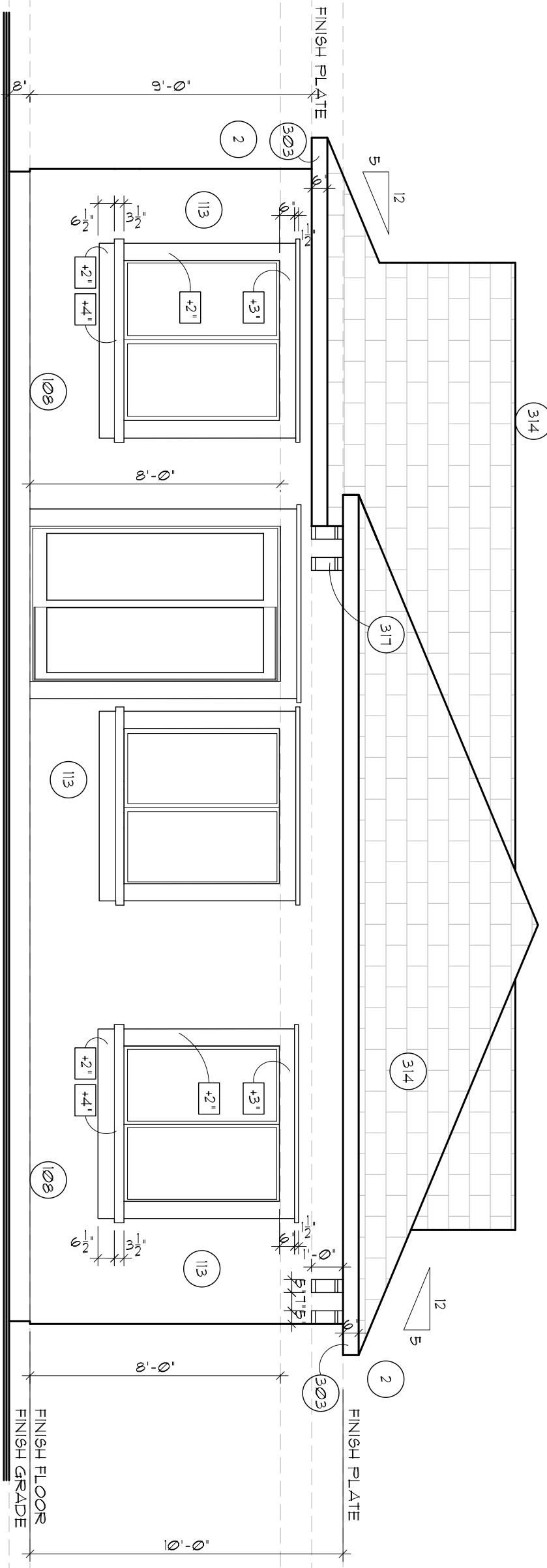
CRAFTSMAN STYLE



- MARLEY PARK ARCHITECTURAL CRITERIA
- THESE CRAFTSMAN ELEVATIONS HAVE INCORPORATED THE FOLLOWING FROM THE MARLEY PARK ARCHITECTURAL CRITERIA AND GUIDELINES:
1. CORBELS, OUTLOOKERS, AND CUTOOT BRACKETS
 2. WOOD TRIM AND SHROUNDS AT WINDOWS
 3. WOOD TRIM AND SHROUNDS AT WINDOWS
 4. WOOD POSTS AND PIER COLUMNS
 5. CABLE END DETAILING AND STONE VENEER
 6. A MIXTURE OF STUCCO AND STONE VENEER

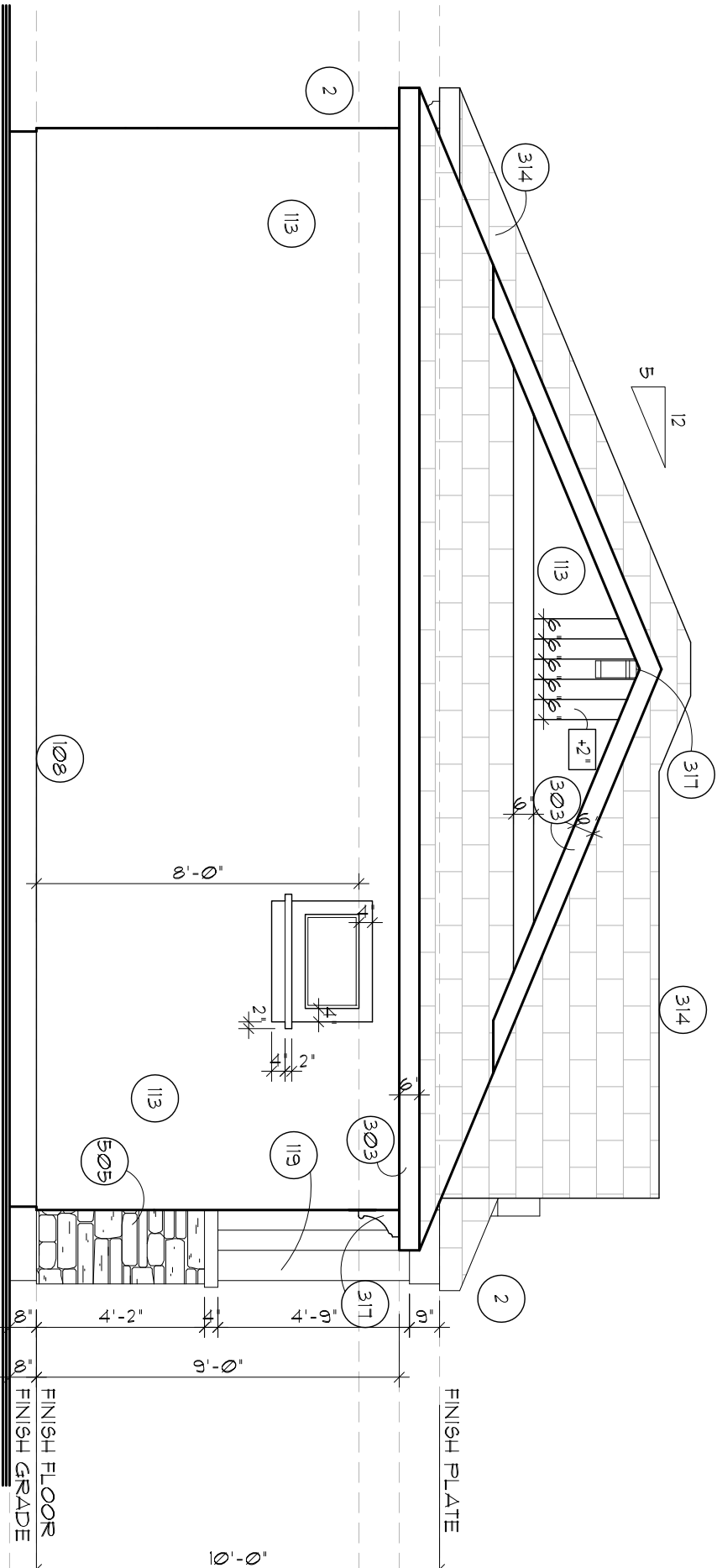
FRONT ELEVATION "B"

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



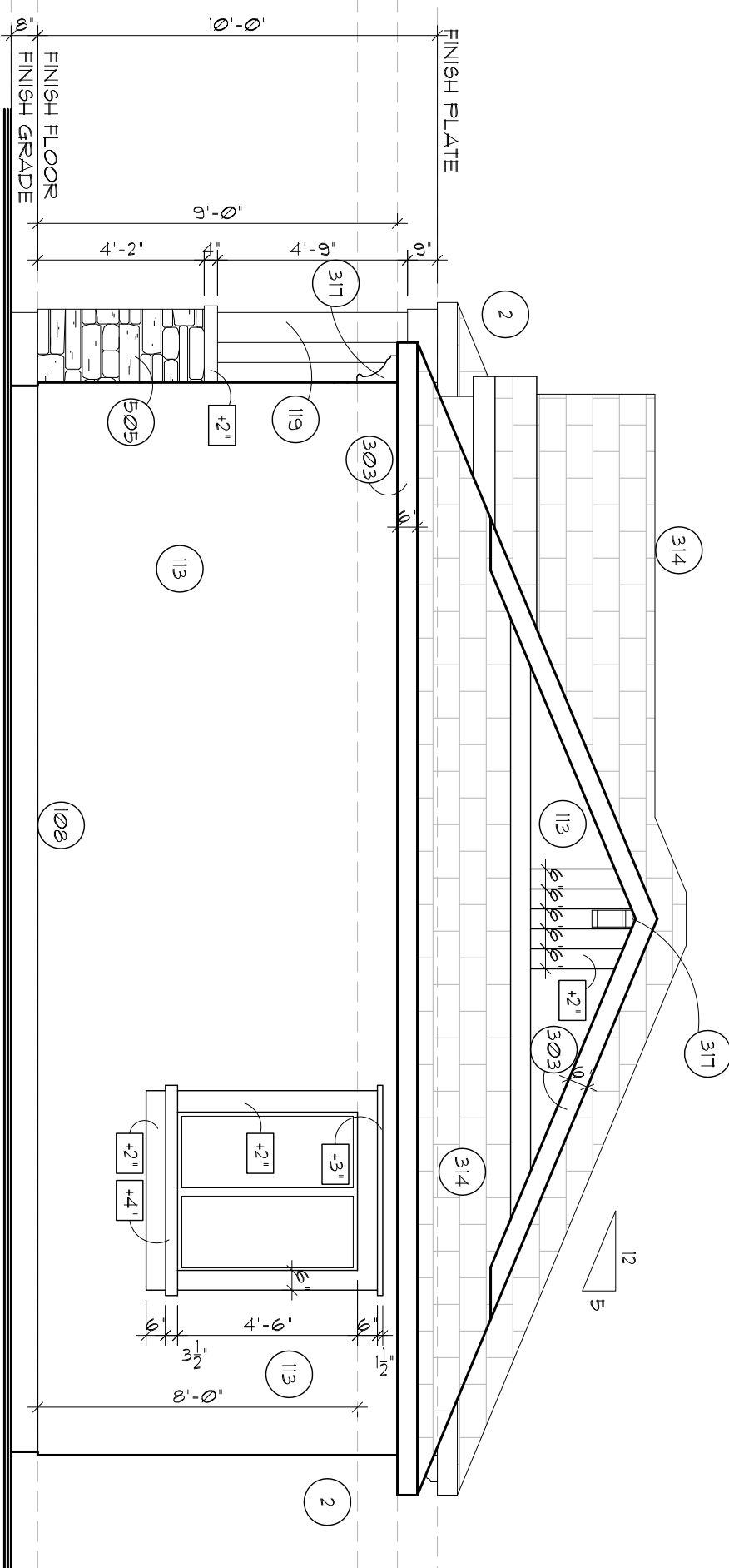
REAR ELEVATION "B"

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



LEFT ELEVATION "B"

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



RIGHT ELEVATION "B"

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

MATERIAL AND COLOR LEGEND

CRAFTSMAN - SCHEME 1

PT-1 PAINT (FIELD COLOR)	PT-2 PAINT (TRIM)
PT-1 PAINT (FIELD COLOR) NAME: SHERRIN WALLACE COLOR: PT-101 CRYSTAL LOCATION: FIELD COLOR	PT-2 PAINT (TRIM) NAME: SHERRIN WALLACE COLOR: PT-201 CRYSTAL LOCATION: TRIM
RP-1 SHINGLES	BR-1 BRICK
RP-1 SHINGLES NAME: SHERRIN WALLACE COLOR: RP-101 CRYSTAL LOCATION: SHINGLES	BR-1 BRICK NAME: SHERRIN WALLACE COLOR: BR-101 CRYSTAL LOCATION: BRICK
MT-1 METAL	MT-1 METAL
MT-1 METAL NAME: SHERRIN WALLACE COLOR: MT-101 CRYSTAL LOCATION: METAL	MT-1 METAL NAME: SHERRIN WALLACE COLOR: MT-101 CRYSTAL LOCATION: METAL

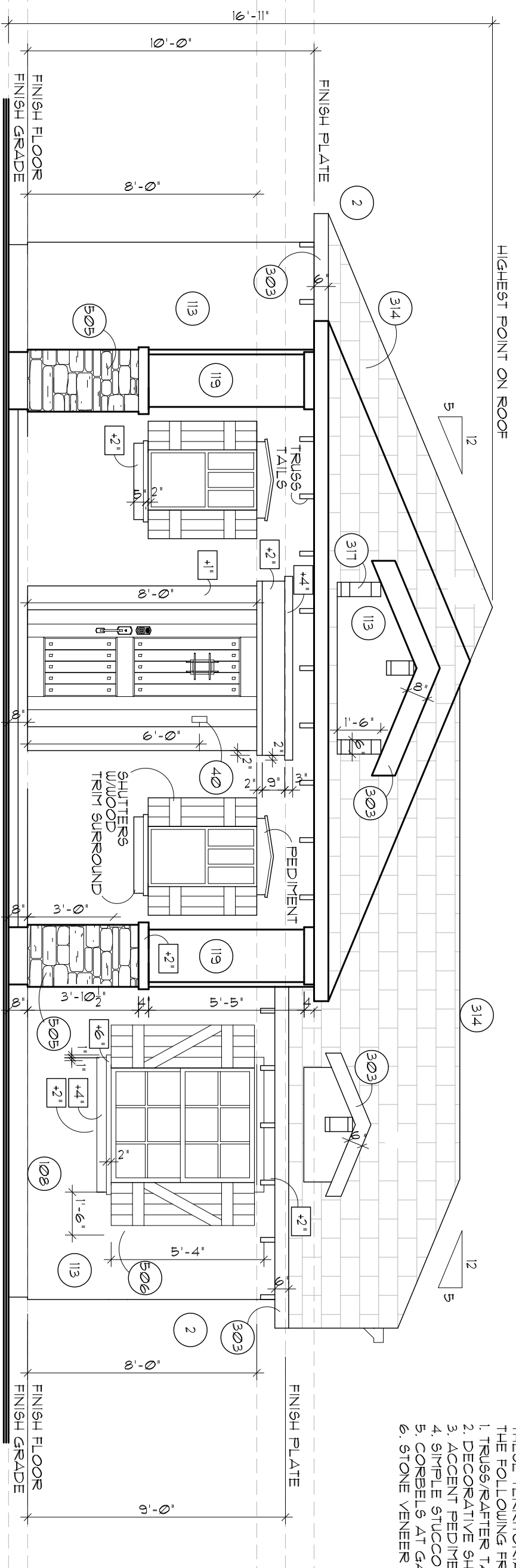
MATERIAL AND COLOR LEGEND

CRAFTSMAN - SCHEME 2

PT-1 PAINT (FIELD COLOR)	PT-2 PAINT (TRIM)
PT-1 PAINT (FIELD COLOR) NAME: SHERRIN WALLACE COLOR: PT-101 CRYSTAL LOCATION: FIELD COLOR	PT-2 PAINT (TRIM) NAME: SHERRIN WALLACE COLOR: PT-201 CRYSTAL LOCATION: TRIM
RP-1 SHINGLES	BR-1 BRICK
RP-1 SHINGLES NAME: SHERRIN WALLACE COLOR: RP-101 CRYSTAL LOCATION: SHINGLES	BR-1 BRICK NAME: SHERRIN WALLACE COLOR: BR-101 CRYSTAL LOCATION: BRICK
MT-1 METAL	MT-1 METAL
MT-1 METAL NAME: SHERRIN WALLACE COLOR: MT-101 CRYSTAL LOCATION: METAL	MT-1 METAL NAME: SHERRIN WALLACE COLOR: MT-101 CRYSTAL LOCATION: METAL

MASTER KEYNOTES	
101 2x4 STUD WALL	
102 6x8 STUD WALL	
103 INTERIOR BEARING WALL - SEE FRAMING PLANS	
104 MIN. 1 1/2" SELF CLOSING SELF LATCHING SOLID WOOD	
105 WOOD TRIM AND SHROUNDS AT WINDOWS	
106 DOUBLE TOP PLATE	
107 PAINT CONCRETE 9" MIN. BELOW TO MATCH E.D.G.	
108 2x6 BRICK WALL AT 2x4 WALL, R-15 AT 2x6 WALL	
109 1/2" GYPSUM BOARD 5/8" RESISTANT ON CEILING	
110 SLOPE TOP 1/4" PLF	
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TERRITORIAL RANCH



- MARLEY PARK ARCHITECTURAL CRITERIA
- THESE TERRITORIAL RANCH ELEVATIONS HAVE INCORPORATED THE FOLLOWING CRITERIA FROM THE TERRITORIAL ARCHITECTURAL CRITERIA AND GUIDELINES.
1. TRUSS RAFTER TAILS
 2. DECORATIVE SHUTTERS WITH WOOD TRIM SURROUNDS
 3. ACCENT PEDIMENT ABOVE WINDOWS AT FRONT ELEVATION
 4. SHUTTERS NEW SURROUND
 5. CORBELS AT GABLE ENDS
 6. STONE VENEER

FRONT ELEVATION "C"

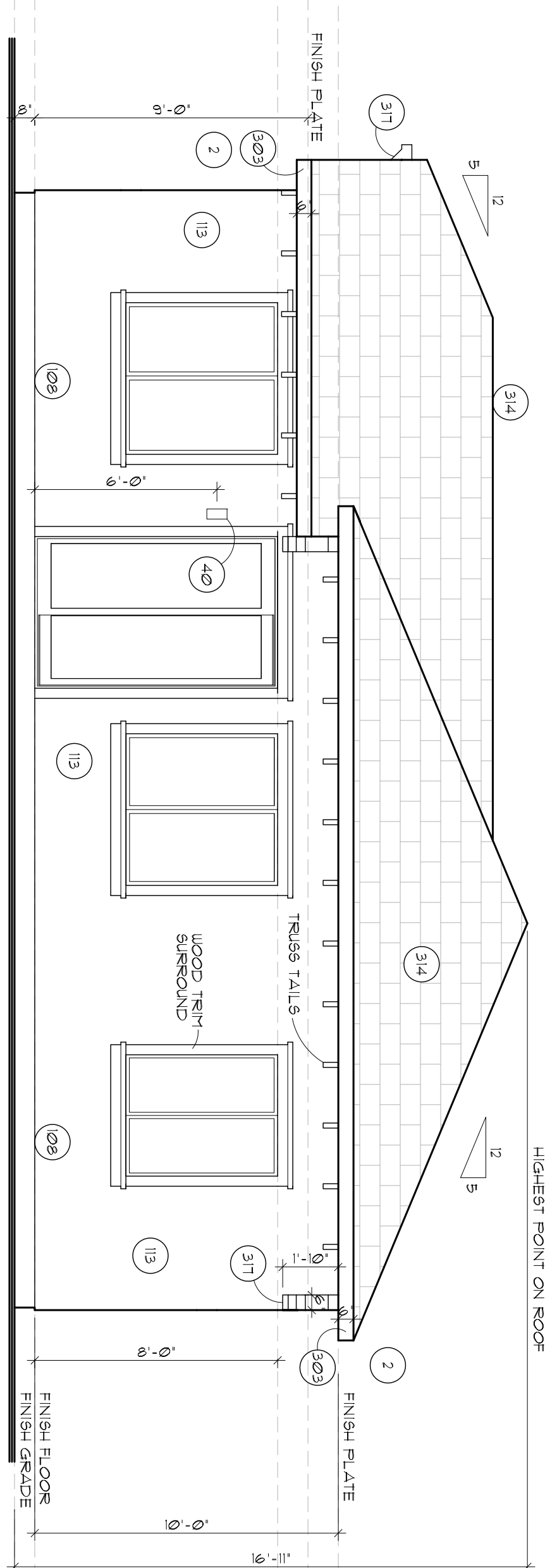
SCALE 1/4" = 1'-0"

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD.

EXTERIOR LIGHTING NOTE:
CELLING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

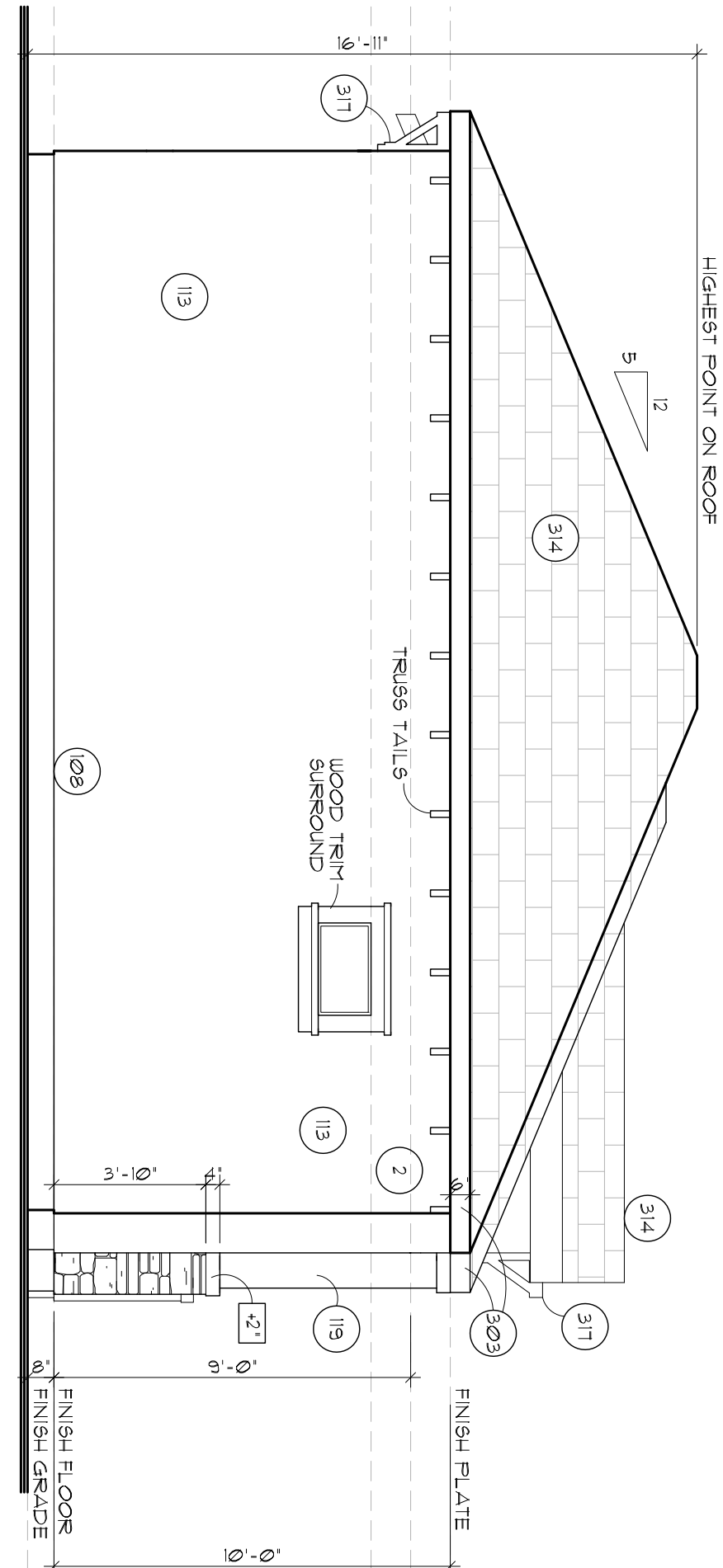
OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST CORRELATE WITH SOUTHERN EXTERIOR LIGHTING FIXTURES. ALL LIGHTS MUST BE MOUNTED 6'-0" A.F.F.

ARCHITECTURAL
GRAPHIC SCALE



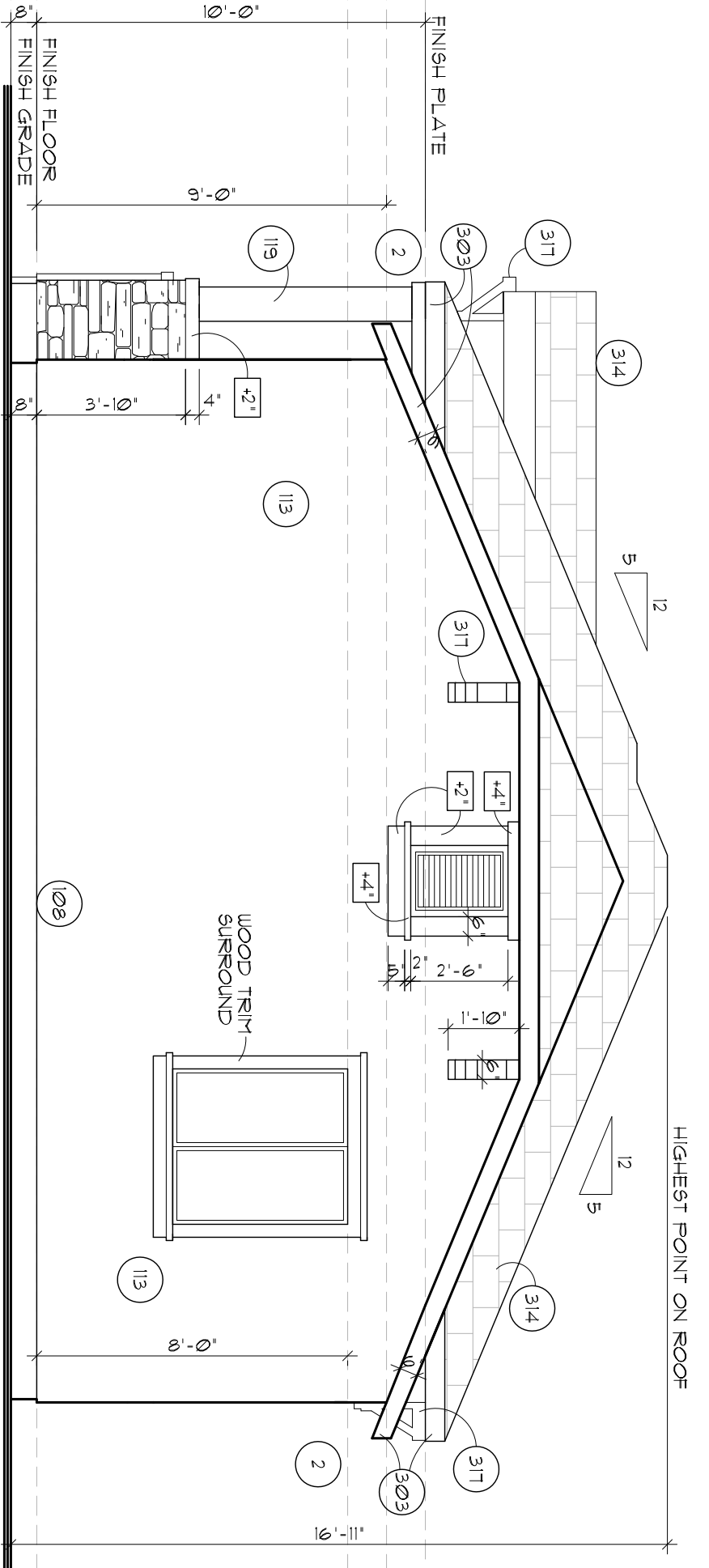
REAR ELEVATION "C"

SCALE 1/4" = 1'-0"



LEFT ELEVATION "C"

SCALE 1/4" = 1'-0"



RIGHT ELEVATION "C"

SCALE 1/4" = 1'-0"

MATERIAL AND COLOR LEGEND

TERRITORIAL RANCH - SCHEME 1

PT-1 PAINT (FIELD COLOR)	PT-2 PAINT (ACCENT)
PT-1 PAINT (FIELD COLOR) MATERIAL: SHIMMER WILKINS COLOR: SW 7008 DUNE PLATE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND	PT-2 PAINT (ACCENT) MATERIAL: SHIMMER WILKINS COLOR: SW 7002 WHITE WINE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND
PT-1 SHINGLES	MT-1 METAL
PT-1 SHINGLES MATERIAL: SHIMMER WILKINS TYPE: SHINGLES COLOR: SW 7008 DUNE PLATE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND	MT-1 METAL MATERIAL: SHIMMER WILKINS TYPE: METAL COLOR: SW 7002 WHITE WINE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND
PT-1 PAINT (TRIM)	BR-1 BRICK
PT-1 PAINT (TRIM) MATERIAL: SHIMMER WILKINS COLOR: SW 7008 DUNE PLATE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND	BR-1 BRICK MATERIAL: SHIMMER WILKINS TYPE: BRICK COLOR: SW 7002 WHITE WINE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND

MATERIAL AND COLOR LEGEND	TERRITORIAL RANCH - SCHEME 2
PT-1 PAINT (FIELD COLOR) MATERIAL: SHIMMER WILKINS COLOR: SW 7008 DUNE PLATE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND	PT-2 PAINT (ACCENT) MATERIAL: SHIMMER WILKINS COLOR: SW 7002 WHITE WINE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND
PT-1 SHINGLES	MT-1 METAL
PT-1 SHINGLES MATERIAL: SHIMMER WILKINS TYPE: SHINGLES COLOR: SW 7008 DUNE PLATE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND	MT-1 METAL MATERIAL: SHIMMER WILKINS TYPE: METAL COLOR: SW 7002 WHITE WINE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND
PT-1 PAINT (TRIM)	BR-1 BRICK
PT-1 PAINT (TRIM) MATERIAL: SHIMMER WILKINS COLOR: SW 7008 DUNE PLATE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND	BR-1 BRICK MATERIAL: SHIMMER WILKINS TYPE: BRICK COLOR: SW 7002 WHITE WINE LOCATION: WINDOW SURROUND LOCATION: WINDOW SURROUND

MASTER KEYNOTES	
01 2x4 STUD WALL	02 6x8 STUD WALL
03 6x8 STUD WALL	04 INTERIOR BEARING WALL - SEE READING PLANS
05 1x3/8" SELF CLOSING SELF LATCHING SOLID WOOD	06 1x3/8" SELF CLOSING SELF LATCHING SOLID WOOD
07 DOUBLE TOP PLATE	08 PAINT CONCRETE 9" MIN. BELOW TO MATCH E.D.G.
09 2x8" STEEL BRACKET ON 2x4 WALL, R-19 AT 2x6 WALL	10 1/2" GYPSUM BOARD 5/8" GYPSUM BOARD ON CEILING
11 SLOPE TOP 1/4" PLF	12 SLOPE TOP 1/4" PLF
13 SLOPE TOP 1/4" PLF	14 SLOPE TOP 1/4" PLF
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revisions

03/23/2017

06/06/2017

CHRISTOPHER TODD COMMUNITIES

MARLEY PARK CITY OF SURPRISE

Christopher Todd Camelback, LLC

Todd Wood

2600 N 44th Street

Suite A200

Phoenix AZ 85008

(480) 285-1300

UNIT 2

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21892 STEVEN W. BARBUDSON

21892 STEVEN W. BARBUDSON

21892 STEVEN W. BARBUDSON

3702 east Kachina drive

Phoenix

Arizona 85044

480 233 7777

480 460 2263

date: 07/12/2017

project no: 1604

barbudson architects

granting design community

A4C

ELEVATIONS-C

CRAFTSMAN STYLE

MECHANICAL EQUIPMENT NOTE:

1. MECHANICAL EQUIPMENT: ALL EQUIPMENT

IS ENCLOSED IN REAR VENT

EXTERIOR LIGHTING NOTE:

EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'-0" AFF.

EXTERIOR LIGHTING SHALL BE MOUNTED AT C.G. HEIGHT

SECTION FLOOR PLAN

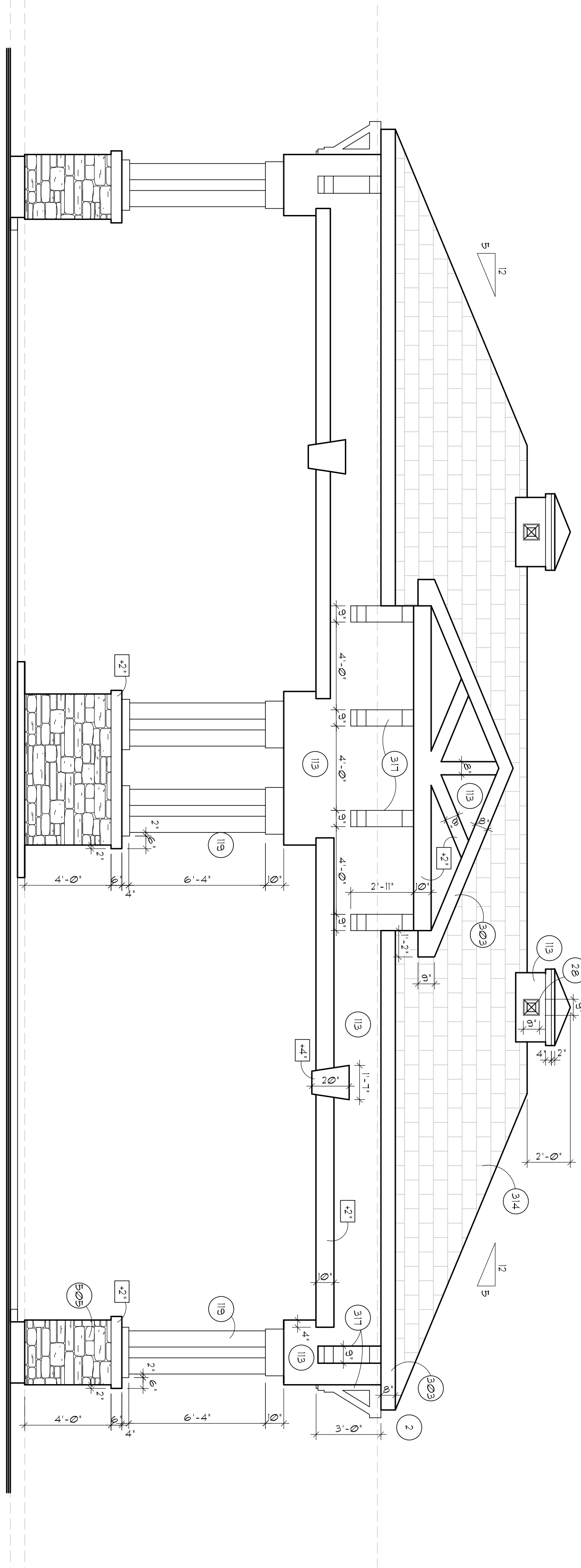
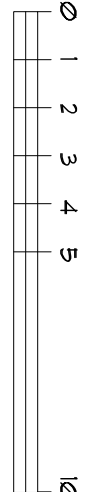
OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH BOTTAABA

AND CITY OF PHOENIX DARK SKY REGULATIONS

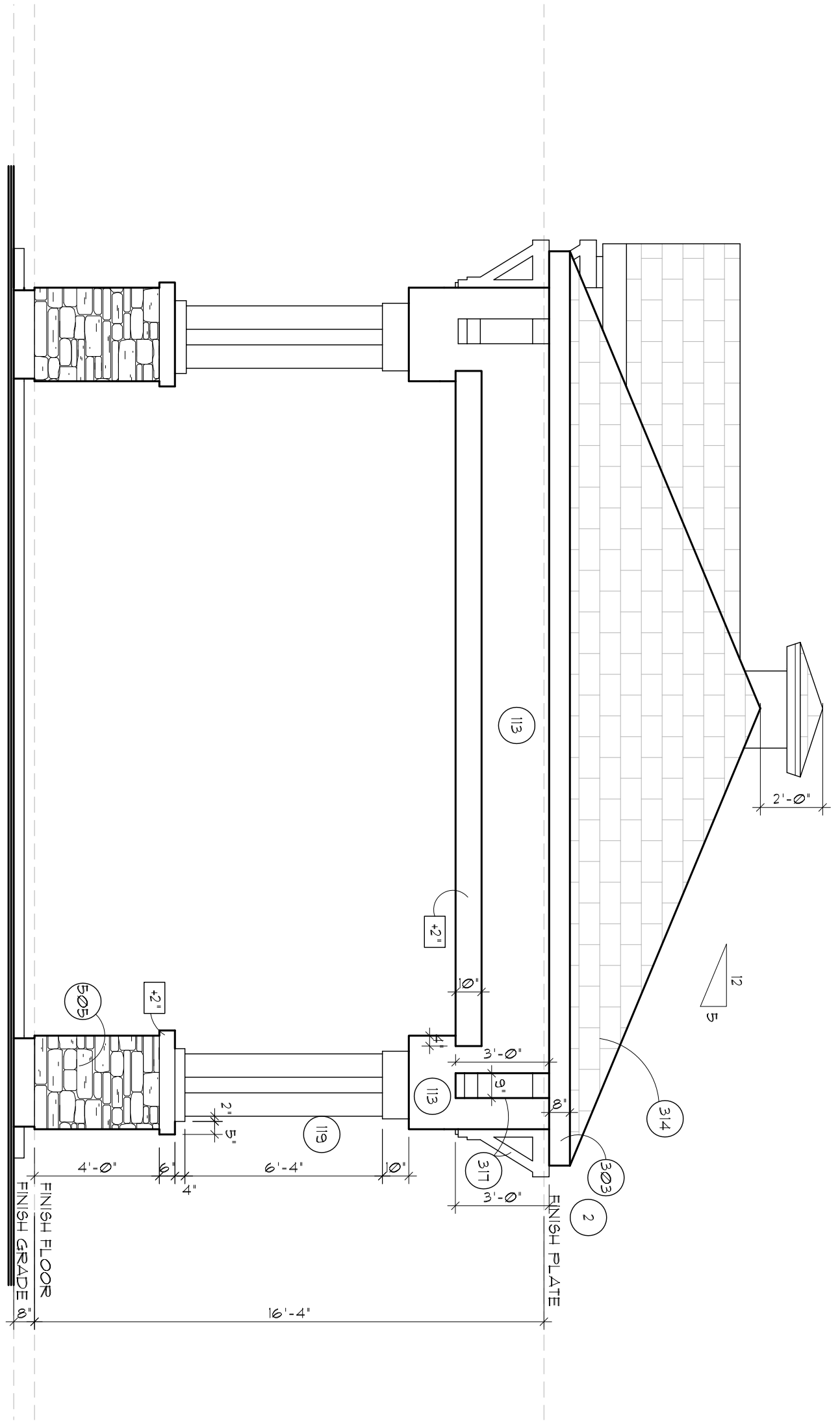
MATERIAL AND COLOR LEGEND

CRAFTSMAN - SCHEME 3



FRONT ELEVATION "B"

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



RIGHT ELEVATION "B"

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

MASTER KEYNOTES	
01	2x4 STUD WALL
02	6x8 POST WALL
03	INTERIOR BEARING WALL - SEE FRAMING PLANS
04	MIN. 1 1/8" SELF CLOSING SELF LATCHING SOLID WOOD
05	WALLS AND SLEEP OR 20 MIN. FIRE RATED DOORS
06	DOUBLE TOP PLATE
07	PAINT SCREED TO MIN. 3/4" BELOW FIN. FLOOR (6-11/16")
08	PAINT CONCRETE STEIN BELOW TO MATCH B.L.D.G.
09	2x6 SHEET BLOCK ON AT 2x4 WALL, R-19 AT 2x6 WALL
10	1/2" GYPSUM BOARD 5/4x RESISTANT ON CEILING
11	SLOPE TOP 1/4" PLF
12	DOOR
13	WALL
14	DOOR
15	WALL
16	WALL
17	WALL
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revisions	
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Christopher Todd Communities	
MARLEY PARK	
CITY OF SURPRISE	
Christopher Todd Camelback, LLC Todd Wood 2600 N 44th Street Suite A200 Phoenix AZ 85008 (480) 285-1300	
PORTICO	
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barduson architects [practicing design community]	
3702 east kachina drive phoenix az 85044 t 480 233 7777 f 480 460 2263 date: 07/12/2017 project no: 1604	
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CRAFTSMAN STYLE

MECHANICAL EQUIPMENT NOTE:

THIS IS A VENTED MECHANICAL EQUIPMENT. ALL EQUIPMENT

IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:

EXTERIOR WALL MOUNTED LIGHTING SHALL BE LOCATED @ 6' AFF. FROM FINISH GRADE. ALL LIGHTING SHALL BE MOUNTED AT 6'-6" HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING FIXTURES MUST CORRELATE WITH SCOTLSEA AND CITY OF PHOENIX DARK SKY REGULATIONS

MATERIAL AND COLOR LEGEND

CRAFTSMAN - SCHEME 3



PT-1 PAINT (FIELD COLOR)
NAME: HARVEST YELLOW
TYPE: EXTERIOR WALL PAINT
COLOR: HARVEST YELLOW
LOCATION: FIELD COLOR



RF-1 SHINGLES
NAME: BROWN
TYPE: SHINGLES
COLOR: BROWN
LOCATION: ROOF



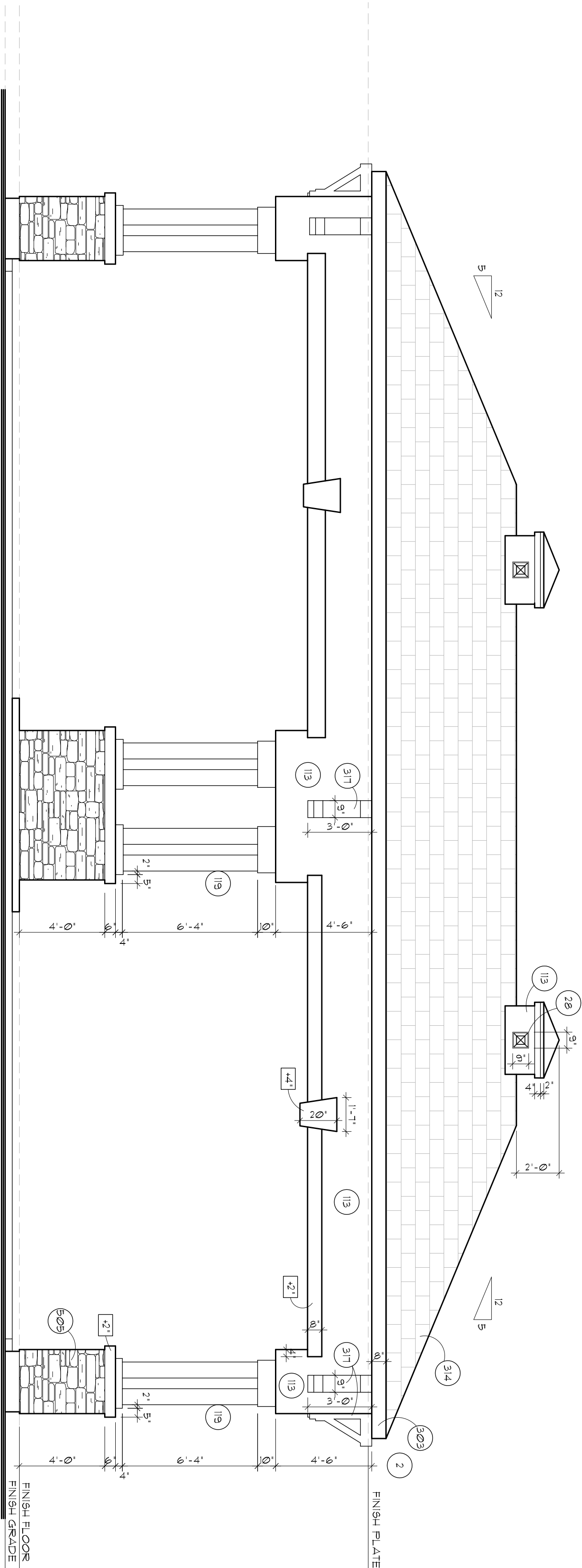
BK-1 BRICK
NAME: BROWN
TYPE: BRICK
COLOR: BROWN
LOCATION: ROOF



PT-3 PAINT (ACCENT)
NAME: DARK BROWN
TYPE: EXTERIOR WALL PAINT
COLOR: DARK BROWN
LOCATION: NEW DOOR SIDINGS

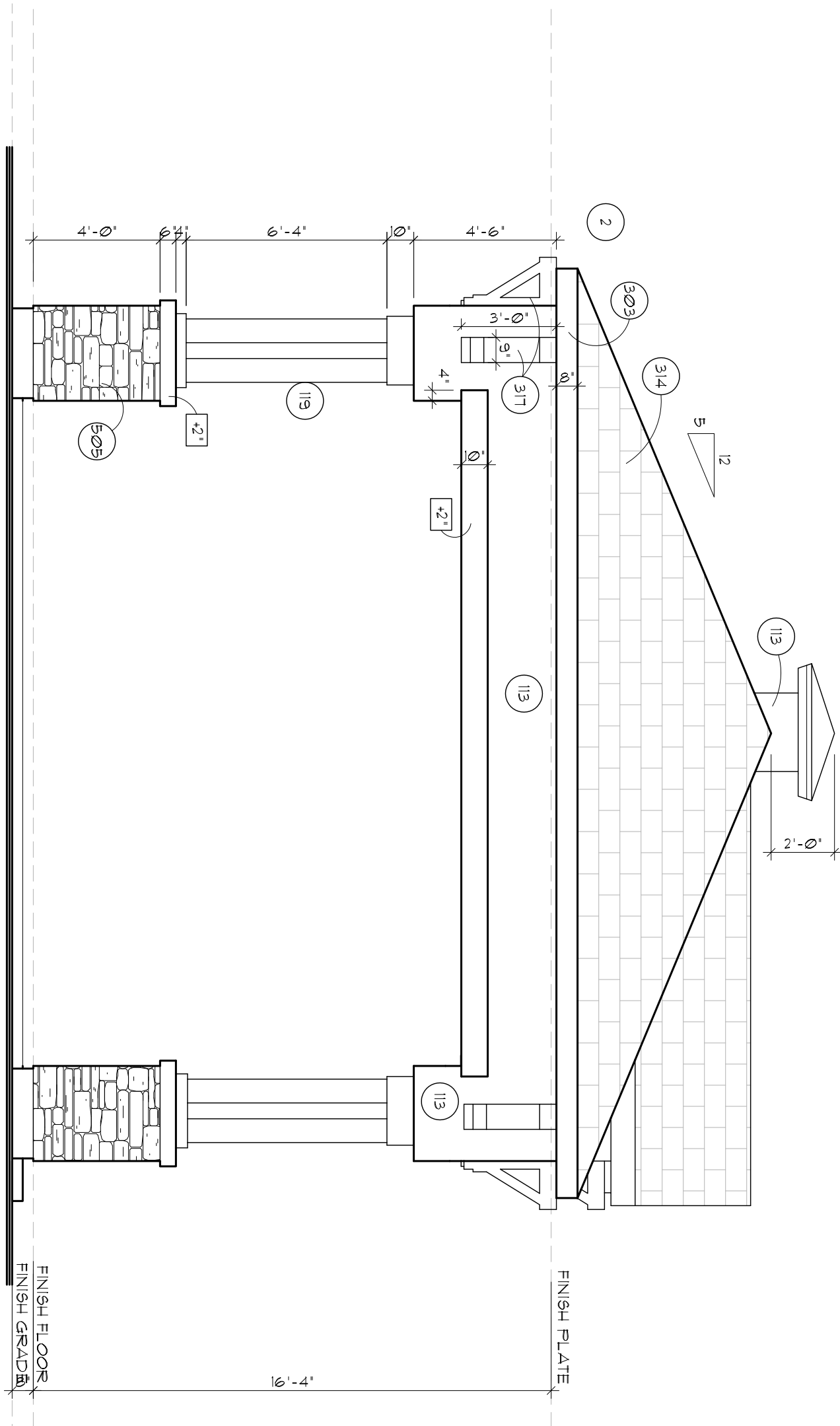


MT-1 METAL
NAME: DARK BROWN
TYPE: METAL
COLOR: DARK BROWN
LOCATION: WINDOW



REAR ELEVATION "B"

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



LEFT ELEVATION "B"

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

MASTER KEYNOTES	
01	2x4 STUD WALL
02	6x8 POST WALL
03	6x8 POST WALL
04	INTERIOR BEARING WALL - SEE FRAMING PLANS
05	MIN. 1.5/8" SELF CLOSING SELF LATCHING SOLID WOOD
06	WALLS AND SLEEP OR 20 MIN. FIRE RATED DOORS
07	DOUBLE TOP PLATE
08	PAINT SCREED 9" MIN. 3/4" BELOW FIN. FLOOR-6" (11/4")
09	DEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6" (11/4")
10	3x6 BUILT UP JOIST ON 2x4 WALL, R-19 AT 2x6 WALL
11	1/2" GYPSUM BOARD 5/4x9 RESISTANT ON CEILING
12	SLOPE TOP 1/4" PLF
13	DOOR
14	DOOR
15	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 1/2" TYPE X
16	BRICK VENTILATION SCREENS SHALL BE SEPARATED BY 2" FROM
17	LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR
18	ADDITIONAL 1/2" STRUCTURE SHEETING THE SEPARATION
19	BOARD OR 2" BOARD PROTECTED BY NOT LESS THAN 1/2" GYPSUM
20	CRITICAL FINISHED DIMENSION (SEE DIMENSION NOTE
21	ONLINE - SEE INTERIOR ELEVATIONS
22	CONCRETE - SEE FRAMING PLAN
23	WATER HEATER PLACEMENT, ICC ESR-2730
24	WATER HEATER PLACEMENT, ICC ESR-2730
25	FLOOR MATERIAL CHANGE
26	A/C PAD - SEE MECHANICAL PLANS
27	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
28	PROVIDE 5/8" TYPE X GYPSUM BOARD GARAGE SIDE
29	ROOF SLOPE - SEE EXTERIOR ELEVATIONS
30	ROOF SLOPE - SEE EXTERIOR ELEVATIONS
31	ROOF SLOPE - SEE EXTERIOR ELEVATIONS
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revisions

1	03/23/2017
2	06/06/2017

**CHRISTOPHER
TODD
COMMUNITIES**

**MARLEY
PARK**

CITY OF SURPRISE

Christopher Todd
Camelback, LLC
Todd Wood
2600 N 44th Street
Suite A200
Phoenix AZ 85008
(480) 285-1300

OFFICE

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33702 east kachina drive
phoenix
arizona 85044

T	480 233 7777
F	480 460 2263

date: 07/12/2017
project no: 1604

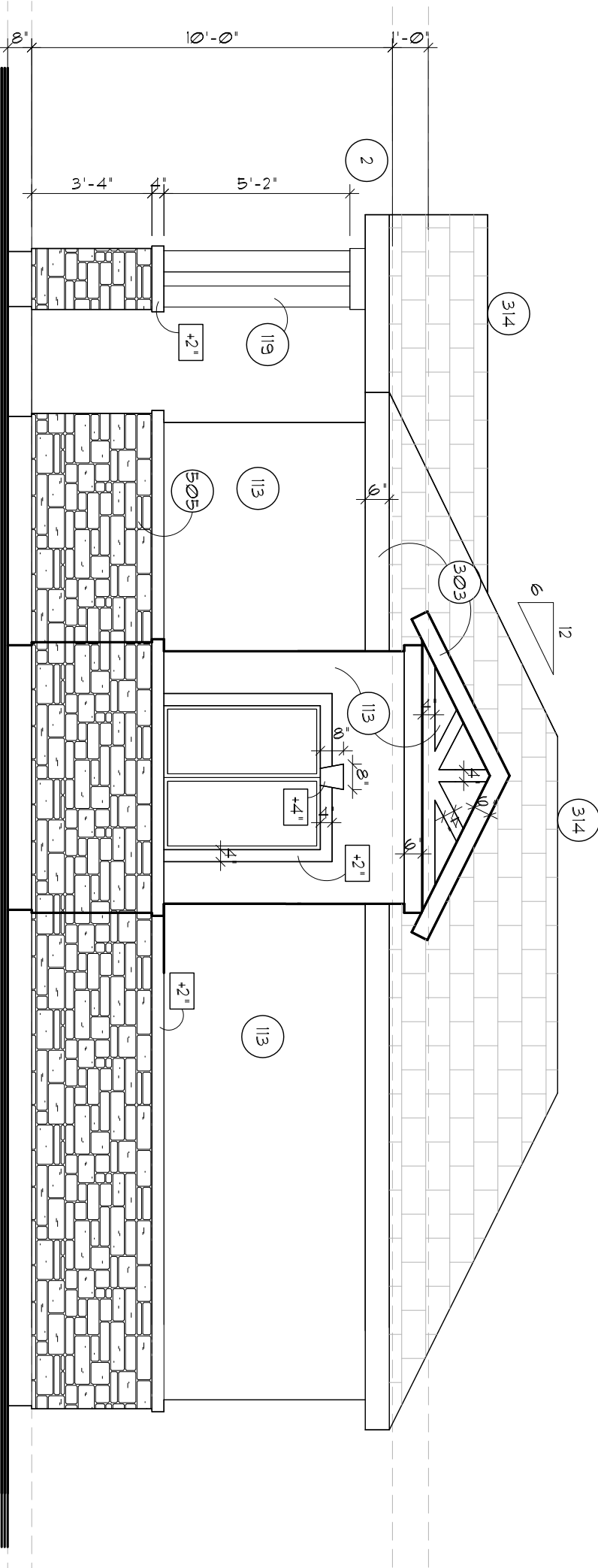
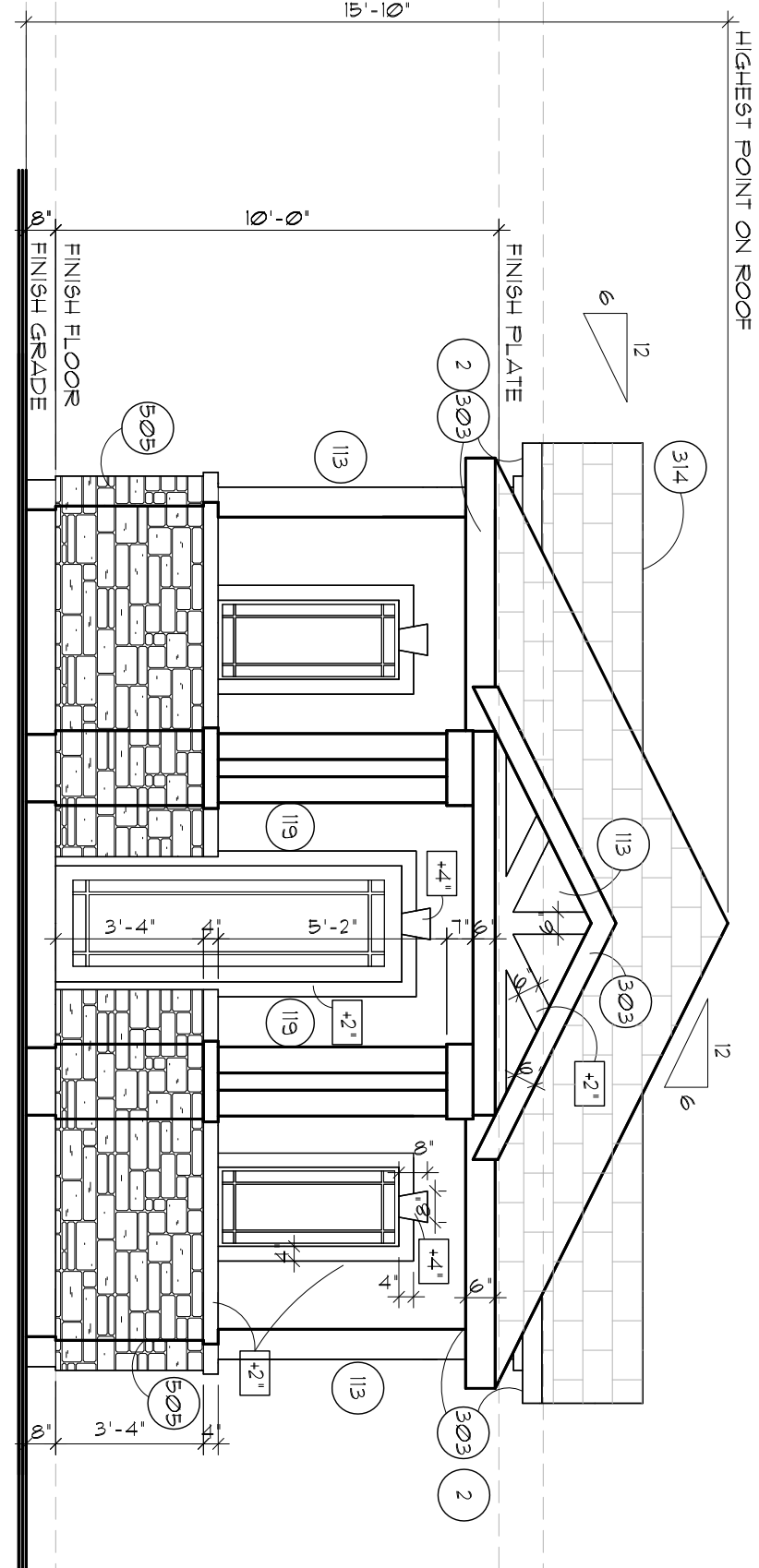
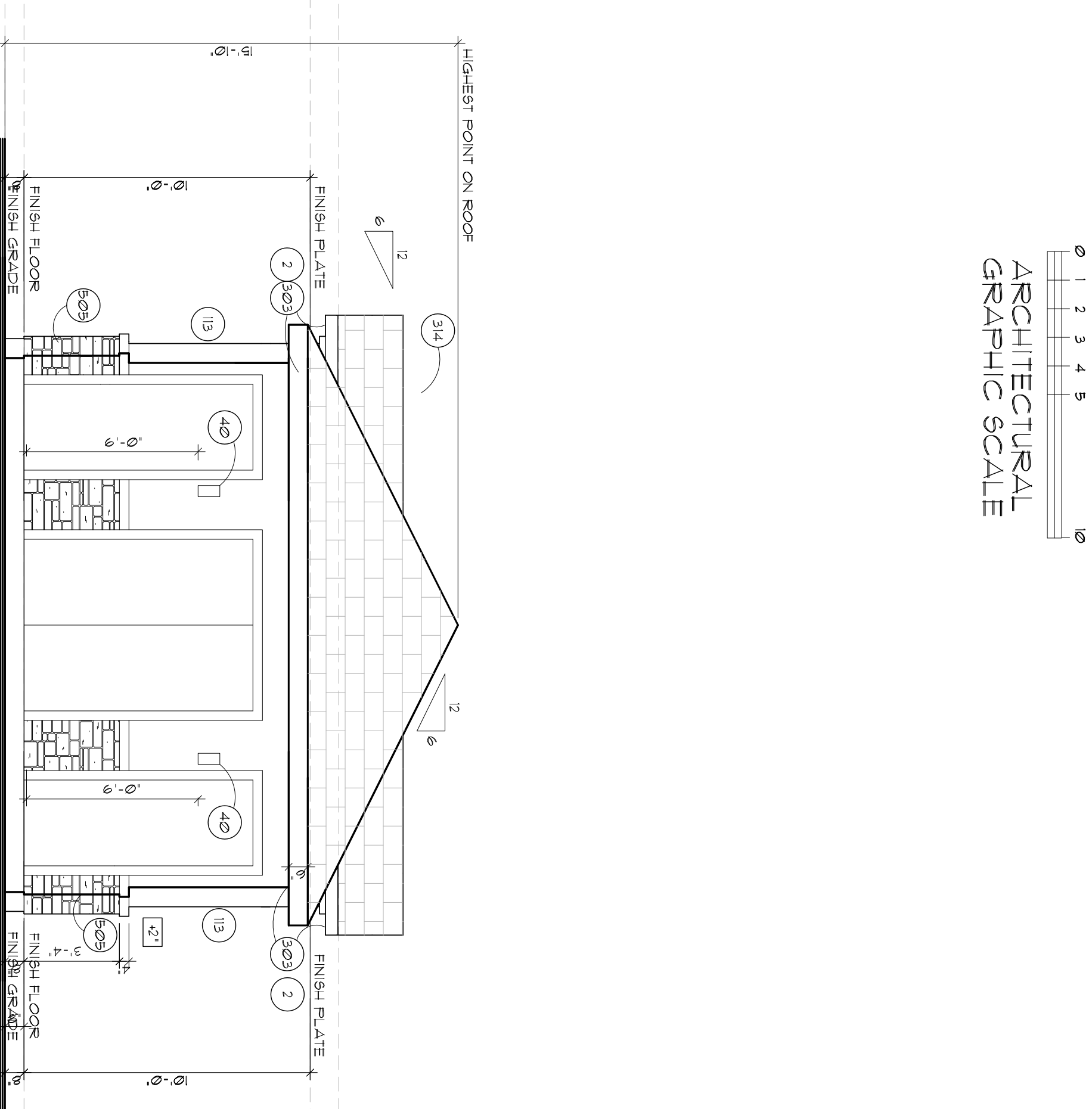
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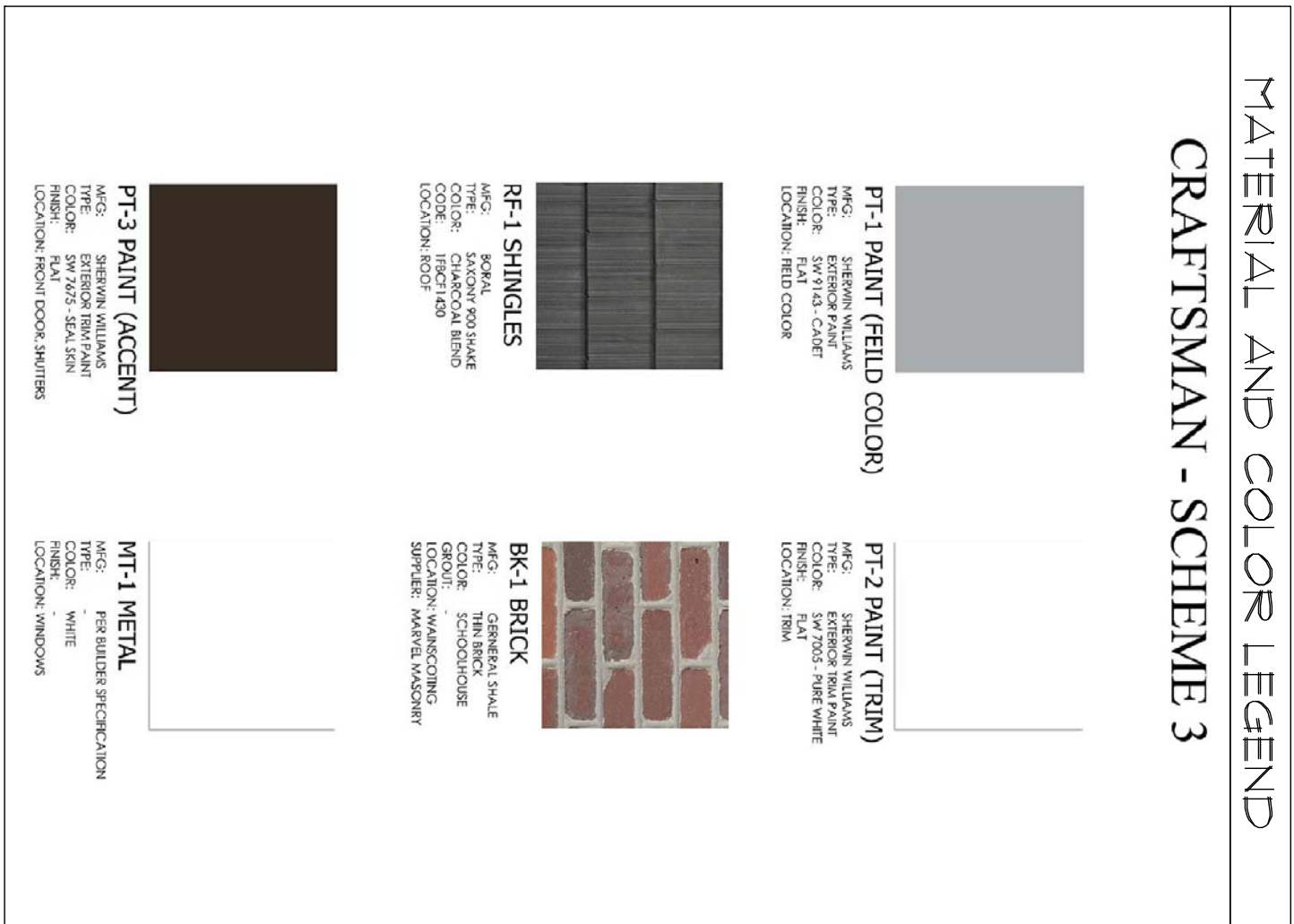
LEFT ELEVATION "B"

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

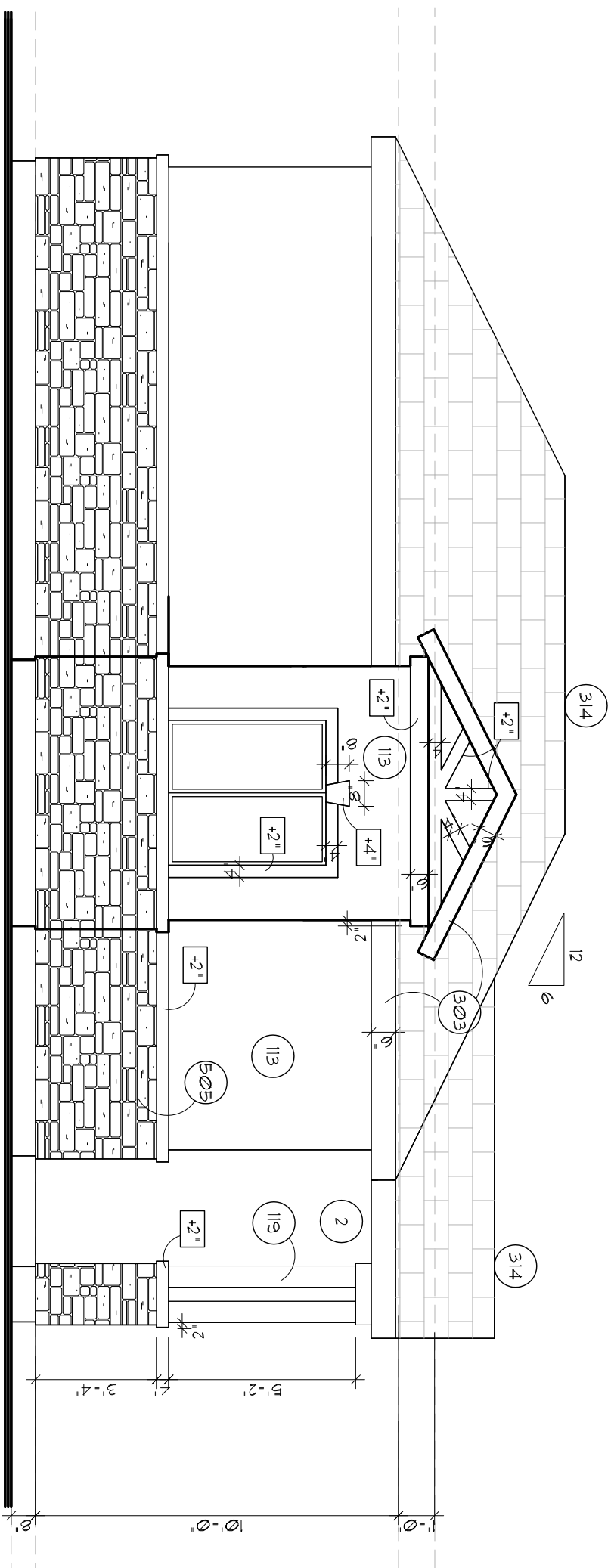


FRONT ELEVATION "B"

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



ARCHITECTURAL
GRAPHIC SCALE



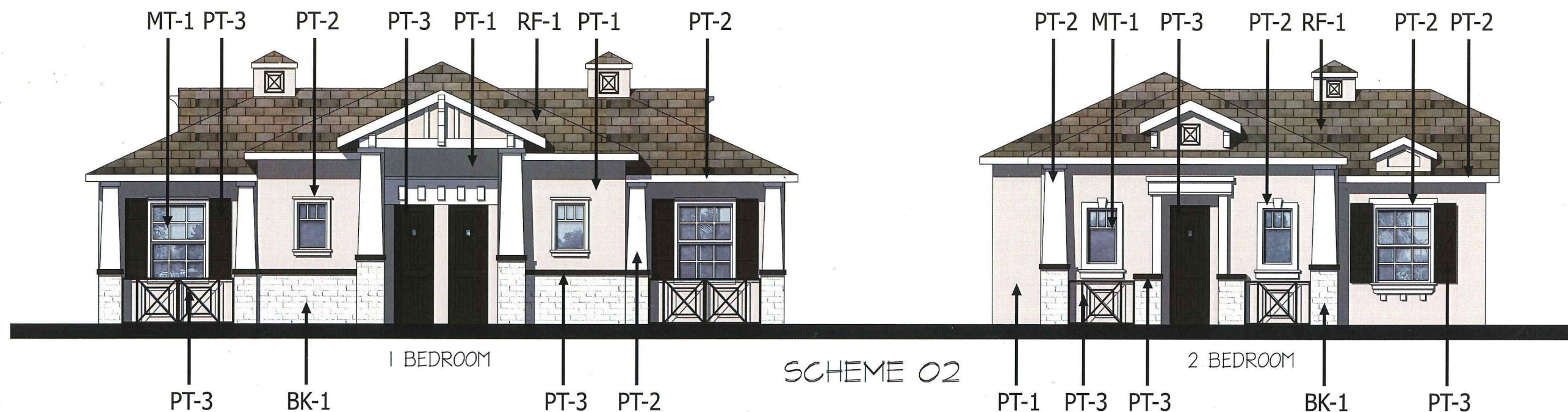
REAR ELEVATION "B"

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

MASTER KEYNOTES	
1	2x8 STUD WALL
2	2x6 STUD WALL
3	6" PLUMB WALL
4	INTERIOR BEARING WALL - SEE FRAMING PLANS
5	W/ GASKETS AND SHEET OR 10 MIN FIRE RATED JOINTS
6	DOUBLE TREATED BOTTOM PLATE
7	DOUBLE TREATED TOP PLATE
8	1" MIN. BEARING JOINTS 1/2" MIN. JOINTS 1/4" MIN. JOINTS 1/8" MIN. JOINTS 1/16" MIN. JOINTS 1/32" MIN. JOINTS 1/64" MIN. JOINTS 1/128" MIN. JOINTS 1/256" MIN. JOINTS 1/512" MIN. JOINTS 1/1024" MIN. JOINTS 1/2048" MIN. JOINTS 1/4096" MIN. JOINTS 1/8192" MIN. JOINTS 1/16384" MIN. JOINTS 1/32768" MIN. JOINTS 1/65536" MIN. JOINTS 1/131072" MIN. JOINTS 1/262144" MIN. JOINTS 1/524288" MIN. JOINTS 1/1048576" MIN. JOINTS 1/2097152" MIN. JOINTS 1/4194304" MIN. JOINTS 1/8388608" MIN. JOINTS 1/16777216" MIN. JOINTS 1/33554432" MIN. JOINTS 1/67108864" MIN. JOINTS 1/134217728" MIN. JOINTS 1/268435456" MIN. JOINTS 1/536870912" MIN. JOINTS 1/1073741824" MIN. JOINTS 1/2147483648" MIN. JOINTS 1/4294967296" MIN. JOINTS 1/8589934592" MIN. JOINTS 1/17179869184" MIN. JOINTS 1/34359738368" MIN. JOINTS 1/68719476736" MIN. JOINTS 1/137438953472" MIN. JOINTS 1/274877906944" MIN. JOINTS 1/549755813888" MIN. JOINTS 1/1099511627776" MIN. JOINTS 1/2199023255552" MIN. JOINTS 1/4398046511104" MIN. JOINTS 1/8796093022208" MIN. JOINTS 1/17592186044416" MIN. JOINTS 1/35184372088832" MIN. JOINTS 1/70368744177664" MIN. JOINTS 1/140737488355328" MIN. JOINTS 1/281474976710656" MIN. JOINTS 1/562949953421312" MIN. JOINTS 1/1125899906842624" MIN. JOINTS 1/2251799813685248" MIN. JOINTS 1/4503599627370496" MIN. JOINTS 1/9007199254740992" MIN. JOINTS 1/18014398509481984" MIN. JOINTS 1/36028797018963968" MIN. JOINTS 1/72057594037927936" MIN. JOINTS 1/144115188075855872" MIN. JOINTS 1/288230376151711744" MIN. JOINTS 1/576460752303423488" MIN. JOINTS 1/1152921504606846976" MIN. JOINTS 1/2305843009213693952" MIN. JOINTS 1/4611686018427387904" MIN. JOINTS 1/9223372036854775808" MIN. JOINTS 1/18446744073709551616" MIN. JOINTS 1/36893488147419103232" MIN. JOINTS 1/73786976294838206464" MIN. JOINTS 1/147573952589676412928" MIN. JOINTS 1/295147905179352825856" MIN. JOINTS 1/590295810358705651712" MIN. JOINTS 1/1180591620717411303424" MIN. JOINTS 1/2361183241434822606848" MIN. JOINTS 1/4722366482869645213696" MIN. JOINTS 1/9444732965739290427392" MIN. JOINTS 1/18889465931478580854784" MIN. JOINTS 1/37778931862957161709568" MIN. JOINTS 1/75557863725914323419136" MIN. JOINTS 1/151115727451828646838272" MIN. JOINTS 1/302231454903657293676544" MIN. JOINTS 1/604462909807314587353088" MIN. JOINTS 1/1208925819614629174706176" MIN. JOINTS 1/2417851639229258349412352" MIN. JOINTS 1/4835703278458516698824704" MIN. JOINTS 1/9671406556917033397649408" MIN. JOINTS 1/19342813113834066795298816" MIN. JOINTS 1/38685626227668133590597632" MIN. JOINTS 1/77371252455336267181195264" MIN. JOINTS 1/154742504910672534362390528" MIN. JOINTS 1/309485009821345068724781056" MIN. JOINTS 1/618970019642690137449562112" MIN. JOINTS 1/1237940039285380274899124224" MIN. JOINTS 1/2475880078570760549798248448" MIN. JOINTS 1/4951760157141521099596496896" MIN. JOINTS 1/9903520314283042199192993792" MIN. JOINTS 1/1980704062856608439838587584" MIN. JOINTS 1/3961408125713216879677175168" MIN. JOINTS 1/7922816251426433759354350336" MIN. JOINTS 1/15845632502852875518708700672" MIN. JOINTS 1/31691265005705751037417401344" MIN. JOINTS 1/633825300114115020748348802688" MIN. JOINTS 1/126765060022823004149689605376" MIN. JOINTS 1/253530120045646008299379210752" MIN. JOINTS 1/507060240091292016598758421504" MIN. JOINTS 1/1014120480182584032197516843008" MIN. JOINTS 1/2028240960365168064395033686016" MIN. JOINTS 1/4056481920730336128790067372032" MIN. JOINTS 1/8112963841460672256180134744064" MIN. JOINTS 1/16225927629213344513602688880128" MIN. JOINTS 1/3245185525842668902720537760256" MIN. JOINTS 1/6490371051685337805440107520512" MIN. JOINTS 1/129807421033706756108802150401024" MIN. JOINTS 1/25961484206741351221760430802048" MIN. JOINTS 1/51922968413482702443520861604096" MIN. JOINTS 1/103845936827365404887041723208192" MIN. JOINTS 1/207691873654730809774083446416384" MIN. JOINTS 1/415383747309461619548166889824768" MIN. JOINTS 1/830767494618923239096333779649536" MIN. JOINTS 1/1661534989237846478192667559299072" MIN. JOINTS 1/3323069978475692956385335118598144" MIN. JOINTS 1/6646139956951385912770670237196288" MIN. JOINTS 1/1329227991390277182554134047539576" MIN. JOINTS 1/2658455982780554351108268095079152" MIN. JOINTS 1/5316911965561108702216536190158304" MIN. JOINTS 1/10633823931122174404433272380316608" MIN. JOINTS 1/21267647862244348808866544760633216" MIN. JOINTS 1/42535295724488697617733089520126432" MIN. JOINTS 1/85070591448977395235466179040252864" MIN. JOINTS 1/170141182897954790470932358080515328" MIN. JOINTS 1/34028236579590958094186471616103056" MIN. JOINTS 1/68056473159181916188372943232206112" MIN. JOINTS 1/136112946318363832376757886464412224" MIN. JOINTS 1/272225892636727664753515772928824448" MIN. JOINTS 1/544451785273455329507031545857648896" MIN. JOINTS 1/1088903570546910659014063017115377792" MIN. JOINTS

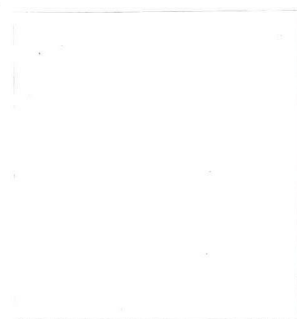
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03/23/2017	06/06/2017
CHRISTOPHER TODD COMMUNITIE	
MARLEY PARK	
CITY OF SURPRISE	
Christopher Todd Camelback, LLC	
Todd Wood	
2600 N 44th Street Suite A200	
Phoenix AZ 85008	
(480) 285-1300	
OFFICE	
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barduson architects [practicing design community]	
3702 east kachina drive phoenix arizona 85044	
T 480 233 7777	F 480 460 2663
update: 07/12/2017	
project no: 1604	
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PT-1 PAINT (FIELD COLOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7632 MODERN GRAY
FINISH: FLAT
LOCATION: FIELD COLOR



PT-2 PAINT (ACCENT)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7005 PURE WHITE
FINISH: FLAT
LOCATION: ACCENT



PT-3 PAINT (TRIM)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7020 BLACK FOX
FINISH: FLAT
LOCATION: SHUTTERS, DOORS, TRIM, GATES



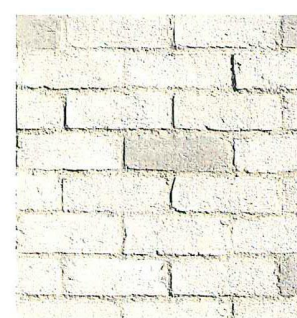
MT-1 METAL

MFG: PER BUILDER SPECIFICATION
TYPE: -
COLOR: WHITE
FINISH: -
LOCATION: WINDOWS



RF-1 SHINGLES

MFG: BORAL
TYPE: SAXONY 900 SLATE
COLOR: BROWN BLEND
CODE: 1STCS3233
LOCATION: ROOF



BK-1 BRICK

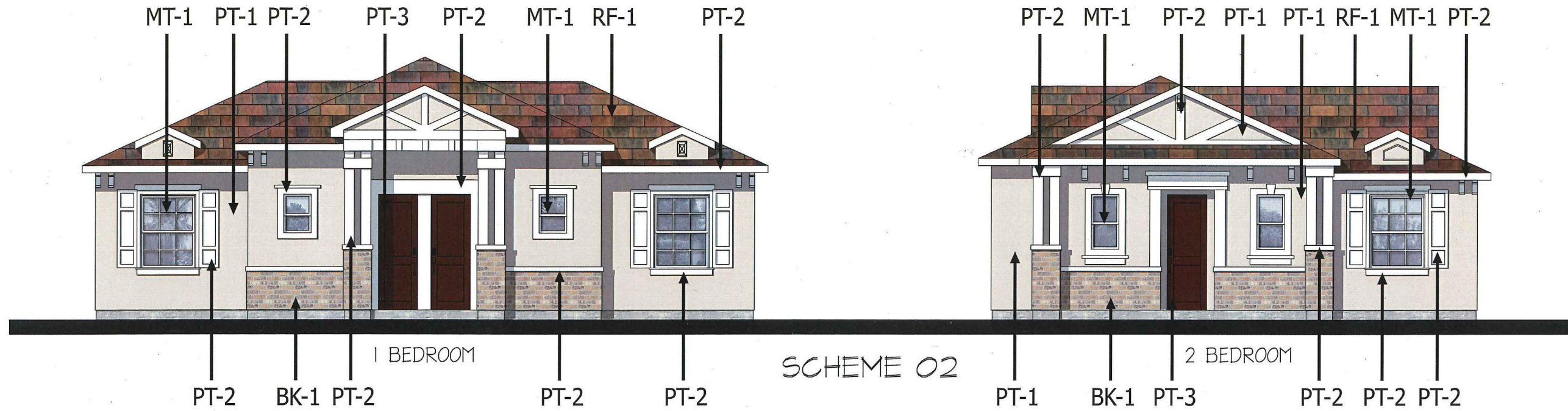
MFG: ELDORADO
TYPE: EXTERIOR BRICK
STYLE: TUNDRABRICK
FINISH: CHALK DUST
LOCATION: WAINSCOT

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: MARLEY PARK
PROJECT LOCATION: OLD OAK LN. & WHISPERWOOD DR.
SHEET NAME: TERRITORIAL RANCH SM 02 - COLORS & MATERIALS



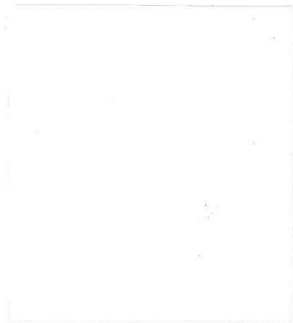
REVISIONS:	
INSTALL DATE:	
SCALE:	
DATE:	
JOB NUMBER:	
DRAWN BY:	CAC
PM:	000
AE:	000
SHEET:	

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PT-1 PAINT (FIELD COLOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7015 - REPOSE GRAY
FINISH: FLAT
LOCATION: FIELD COLOR



PT-2 PAINT (TRIM)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7005 - PURE WHITE
FINISH: FLAT
LOCATION: TRIM, SHUTTERS



PT-3 PAINT (FRONT DOOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7585 - SUN DRIED TOMATO
FINISH: FLAT
LOCATION: FRONT DOOR



MT-1 METAL

MFG: PER BUILDER SPECIFICATION
TYPE: -
COLOR: WHITE
FINISH: -
LOCATION: WINDOWS



RF-1 SHINGLES

MFG: BORAL
TYPE: SAXONY 900 SLATE
COLOR: CHERRY WOOD
CODE: 1FACS7002
LOCATION: ROOF

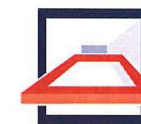


BK-1 BRICK

MFG: GENERAL SHALE
TYPE: THIN BRICK
COLOR: IRONWORKS
GROUT: -
LOCATION: WAINSCOTING
SUPPLIER: MARVEL MASONRY

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: MARLEY PARK
PROJECT LOCATION: OLD OAK LN. & WHISPERWOOD DR.
SHEET NAME: CRAFTSMAN SCHEME 02 - COLORS & MATERIALS

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international



REVISIONS:	
INSTALL DATE:	
SCALE:	
DATE:	
JOB NUMBER:	
DRAWN BY:	CAC
PT:	000
AE:	000
SHEET:	

From:

Subject:

Christopher Todd Project in Marley Park

Date:

Saturday, April 22, 2017 12:52:59 PM

> Planning Department, Planning Commission, and City Council:

>

> As an owner/resident in Marley Park, Surprise, I would like to add my voice to the objections concerning the proposed Christopher Todd project in Marley Park.

>

> My salient concerns are:

>

> 1) Unlike the Christopher Todd project under construction on the corner of Greenway and Litchfield Roads, this proposed project is to be built within a defined, residential community. Coupled with that, the Christopher Todd project currently under construction empties into two main four-lane arterial roads, Greenway and Litchfield. Further, Litchfield and Greenway traffic is controlled by a traffic light.

>

> 2) The proposed Christopher Todd project is a departure from the Marley Park PAD design requirements: the proposed 6' perimeter wall does not fit into the surrounding neighborhood architecture; the proposed development does not include pedestrian paths and trails which are part of the Marley Park PAD design requirements; the proposed project does not include designated open/green spaces in keeping with Marley Park PAD and design criteria; the projected homes along Old Oak Lane and Whisperwood Dr. are not oriented toward the street as other Marley Park homes are designed nor are front porches included i.e. both are key architectural requirements in the Marley Park PAD; the Christopher Todd project does not provide sufficient enclosed resident and visitor parking to ensure the safety of Marley Park residents. The residents of Marley Park have seen a marked increase in auto crime and burglaries this past year. The Surprise Police Department emphasized the importance of parking our vehicles in a secure enclosed area and that vehicles parked outside were considered "easy access" to attracting criminals to the area.

>

> 3) Old Oak Lane is the proposed entry/exit to the Christopher Todd rental complex. A two-lane road that ends on Bullard with no traffic light on the East, and ends on a round-about on the West, simply cannot support the increase in traffic. As previously mentioned, the project currently under construction is supported by two four-lane arterial roads with a traffic signal and does not empty into a residential community. Coinciding with that, Old Oak Lane ends at a round-about which then connects with Founders. To exit the community west on Founders ends in a Basha parking lot adjacent to Reems. To exit east on Founders to Sweetwater again empties on Reems. Neither have traffic signals. Also to be seriously considered by a traffic study, the proposed Avila Homes rental development on Reems and Waddell will significantly increase traffic on these well-travelled roads, Reems and Waddell. Adding another development is worrisome.

>

> It is my hope that the Planning Department, Planning Commission members, and the Surprise City Council will come to agreement with the Marley Park residents that the Christopher Todd development project cannot be supported in our residential community. We love our neighborhood and desire to protect and enhance our community with further projects in keeping the the Marley Park PAD requirements and the safety and well-being of our residents. The Christopher Todd project does not support these requirements or ideals.

>

> Thank you for your time and I look forward to your consideration to the Marley Park residents.

>

> Regards,

>

>

>

>

From:

■

Subject:

Christopher Todd Properties

Date:

Sunday, April 23, 2017 6:46:49 PM

Greetings to all,

My name is ■. My wife ■, and I, live in Marley Park, at ■. We are writing to you with concerns about the Christopher Todd Properties rental project proposed for our neighborhood. We had contacted many of you @ 2 months ago regarding this project with our primary concern being the increased traffic and school children safety. We did get a few responses to our original E-mail, which was appreciated.

We were told that only letters received after April 4 would be part of the formal plan package submitted to the planning commission.

We continue to be concerned about the increased traffic flow, and believe that any previous traffic studies are no longer valid, given the changes made to Bullard Ave and the additional traffic coming from the new Legacy Traditional School. Only a new traffic study, taking these recent changes into account, will put this issue to rest.

Marley Park is an open, welcoming community, which was the original vision of the founders. The plan for the rental project which includes a walled-in and gated complex does not fit with the vision of Marley Park. The design plan for this project also does not fit with the specific requirements of the Marley Park community. Home design and elevations are carefully reviewed by our community, which contributes to the charm and character of our neighborhoods.

What attracted us to Marley Park were the countless parks, greenspaces, and walking paths that were designed to bring the many neighborhoods together. The design and maintenance of the homes here in Marley Park also a big factor, with our HOA having a big effect on the appearance of our community. The rental project was not designed with this vision in mind, and would not blend in with our neighborhoods as currently proposed.

We are not trying to simply trash the concept of the Christopher Todd project, but rather are requesting that their design incorporate the vision and community requirements that make Marley Park such a great place to live.

Thank you for your attention to the concerns of our community.

■

From: [Jodi Tas](#)
To: [REDACTED]
Subject: RE: Christopher Todd Properties
Date: Monday, April 24, 2017 1:40:18 PM

Good afternoon, Mr. and Mrs. [REDACTED]! I am responding to you on behalf of the Surprise City Council who are in receipt of your email to them.

They have read your email and thank you for taking your time to share your concerns with them. Planning and Zoning Commission members have also been copied and your email will be part of the project record.

Have a wonderful day!

Best,

Jodi A. Tas
Assistant to the Council II
City of Surprise

From: [REDACTED]
Sent: Sunday, April 23, 2017 6:47 PM
To: [REDACTED]
Subject: Christopher Todd Properties

Greetings to all,

My name is [REDACTED]. My wife [REDACTED], and I, live in Marley Park, at [REDACTED]. We are writing to you with concerns about the Christopher Todd Properties rental project proposed for our neighborhood. We had contacted many of you @ 2 months ago regarding this project with our primary concern being the increased traffic and school children safety. We did get a few responses to our original E-mail, which was appreciated.

We were told that only letters received after April 4 would be part of the formal plan package submitted to the planning commission.

We continue to be concerned about the increased traffic flow, and believe that any previous traffic studies are no longer valid, given the changes made to Bullard Ave and the additional traffic coming from the new Legacy Traditional School. Only a new traffic study, taking these recent changes into account, will put this issue to rest.

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the vision of Marley Park. The design plan for this project also does not fit with the specific requirements of the Marley Park community. Home design and elevations are carefully reviewed by our community, which contributes to the charm and character of our neighborhoods.

What attracted us to Marley Park were the countless parks, greenspaces, and walking paths that were designed to bring the many neighborhoods together. The design and maintenance of the homes here in Marley Park also a big factor, with our HOA having a big effect on the appearance of our community. The rental project was not designed with this vision in mind, and would not blend in with our neighborhoods as currently proposed.

We are not trying to simply trash the concept of the Christopher Todd project, but rather are requesting that their design incorporate the vision and community requirements that make Marley Park such a great place to live.

Thank you for your attention to the concerns of our community.

[REDACTED]

From:



Subject:

Marley Park development

Date:

Tuesday, April 18, 2017 6:55:10 PM

Dear Mayor and colleagues,

I am a proud resident of Surprise and live in Marley Park. We moved to Surprise 8 years ago from Phoenix because we wanted a safe, family-friendly place to raise our children. We have found that in Surprise and have been very happy here. I write to you today because of some very real concerns I have with the development planned for the empty lot behind Marley Park Elementary School. This lot is located directly at the end of my street. I am very invested in the safe keeping of my family's safety and the value of my greatest investment: my home.

I am requesting your consideration on a few very important topics related to the plan that is being considered at this time. First, I ask that you do not allow the 6' perimeter wall that the developer has requested because it will not fit with our community's hard-earned reputation for beauty and consistency among the homes. It also does not follow the Marley Park design requirements in place, which are the fundamental rules that help us maintain such a beautiful neighborhood. We all moved here for a reason. Marley Park is different than the average neighborhood in Surprise.

Second, I ask that you require the developer to include pedestrian paths that connect both their project and the surrounding neighborhoods. This is again in keeping with the Marley Park design requirements allowing "linkages to community" (Marley Park PAD) and a design that blends with our well established neighborhood. I also ask that you require 3 acres of open, landscaped space within parcel 10 in keeping with the requirements of Marley Park PAD design requirements. According to these requirements and in keeping with the structure and format of our neighborhood, a play structure would be consistent in this 3 acre area of open space.

Marley Park is known for being a "front porch community". Much of the social aspect of this neighborhood is centered around our prided front porches. This being said, I ask that you require the developer to have the apartment homes along Old Oak Lane and Whisperwood Drive to be facing the street in keeping with the design requirements of the neighborhood. This will allow this busy street right through our neighborhood to show consistency with the rest of Marley Park instead of being an "eye sore".

I am also very concerned about the huge increase in auto theft in our community of recent. The Surprise Police Department emphasized at our community meeting this past winter that cars be parked in secure, enclosed areas. Safety should be of prime concern – this new development should be required to have sufficient parking for both residents and their visitors. This seems like an obvious concept to me. They build it, they provide the parking.

I also respectfully request that the City of Surprise conduct its own traffic study. I would like to see a great deal of effort put into ensuring that our children can get to and from school safely, as many of them are crossing Old Oak Lane (an already bustling road). Personally, I find it a very hazardous road during after-school hours when driving west because the sun

shines brightly in my windshield and the kids are darting across the street between parked cars. I am a Pediatric ICU and ER nurse and I know from personal experience that children being hit by cars is something that happens often. Let's not encourage that by oversight, here. I would like to see careful examination of parking plans and plans to assure children arrive at home safely after school.

Thank you for your time and consideration.

Respectfully,

[REDACTED]



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Christopher Todd Collection
Date: Monday, February 27, 2017 7:10:29 PM

I am sitting in the town hall meeting with approximately 220 concerned residents that does not want this rental property to be in Marley Park. What are the steps that we need to do to stop this? Every person in this meeting doesn't want this property here.

From: Robert Kuhfuss
To: [REDACTED]
Cc: [Lloyd Abrams](#); [Eric Fitzer](#)
Subject: RE: Christopher Todd Collection
Date: Thursday, March 02, 2017 2:25:00 PM

Mr. [REDACTED],

I am not aware of any process by which residents in a community can petition to have someone else's property rezoned. The subject property was zoned for High Density Residential over 16 years ago when the original PAD was approved by the City Council at the request of the master developer. The master developer no longer owns that property, but the property rights live on.

The applicant has not filed their final application. No P&Z date has been set; however, our understanding is that the applicant has committed to conducting further public outreach within the community and will schedule such meetings in the future.

Thank you again.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: [REDACTED]
Sent: Thursday, March 02, 2017 1:43 PM
To: Robert Kuhfuss
Subject: Re: Christopher Todd Collection

I understand it is what the Parcel is zoned for, but this same land was zoned for Multi-family High density also had a school proposed for this same Parcel. Can the community petition to have it denied and rezoned? I may be asking the wrong person this. I would also like to attended the Zoning and Planning meeting for this that I know the city will have prior to the approval of the decision, so I would like to know the date for this meeting.

On Wed, Mar [REDACTED]
[REDACTED],

Thank you for your email and sorry for the delay in getting back to you.

It will actually be quite difficult to "stop" this development. Based on the preliminary materials presented to the city, the proposed use is consistent with the Marley Park PAD, which allows multi-family residential at up to 22 dwelling units per acre on the subject parcel. The proposed use is allowed by-right and assuming their final design meets the requirements of the Marley Park PAD and other applicable regulatory requirements, we will have no option

but to approve the site plan request.

It may be worth noting that a few years ago there was a proposal for a two-story apartment complex that was approved, but never went anywhere. What is currently being proposed is a series of single-story free-standing buildings at a density that is far less than what was previously approved or currently allowed.

The developer has not submitted their final application. Once they do, we will review the proposal against the applicable regulatory documents. Assuming the proposal meets those requirements, the project will be scheduled for review and approval by the Planning and Zoning Commission.

Thank you again.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: [623-222-3137](tel:623-222-3137) | F: [623-222-3001](tel:623-222-3001)
robert.kuhfuss@surpriseaz.gov

From: [REDACTED]
Sent: Monday, February 27, 2017 7:10 PM
To: Robert Kuhfuss
Subject: Christopher Todd Collection

I am sitting in the town hall meeting with approximately 220 concerned residents that does not want this rental property to be in Marley Park. What are the steps that we need to do to stop this? Every person in this meeting doesn't want this property here.

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.

From: [REDACTED]
Subject: Christopher Todd Properties at Marley Park Design Change Request
Date: Friday, April 28, 2017 2:26:41 PM

I am writing to express my concern about the Christopher Todd Properties proposal for parcel 10 in Marley Park. I, along with other residents in Marley Park, are concerned about the outcome of this project.

If there is one letter that you should read out of the many you receive, I would encourage you to read the letter from [REDACTED]. She is one of the leaders of the Protect Marley Visions committee in Marley Park. She expresses the concerns we residents have succinctly. I copied and pasted the letter as a postscript.

My main concern, out of the many, is the parking availability in this proposed project. At this time, there will not be sufficient parking available to the residents that would live there. From what I understand, each home will be provided one space. This is not acceptable. This will lead to cars parked along Old Oak Lane. Students that attend Marley Park Elementary cross this street from many areas to get to their school. I worry about children walking between parked cars and oncoming cars not seeing the children. This is how a relative of mine died several years ago: she crossed the street between two parked cars and was hit directly.

Please ask that Christopher Todd Properties revise their plans to keep with Marley Park's standards and to keep overflow parking away from Old Oak Lane!

Thanks,

[REDACTED]

From Committee to Protect Marley Park Visions:

A. That the city not allow the 6" privacy wall the developer has requested in the plan as it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements.

The Marley Park PAD clearly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls." (An "image defining edge" for our community includes homes sited along collector roads (such as Old Oak Lane and Whisperwood Dr.) and abutting parks. The location of this complex meets that criteria.)

B. That the city require the developer to include pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods.

Every existing neighborhood in Marley Park (including those where high density housing was built previously) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan (at the southwest corner of the proposed development) should flow unobstructed through the complex and exit to an unobstructed connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways and should be indistinguishable from the connecting exterior paths.

C. That the city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.

The Marley Park PAD has very specific requirements for the amount of open space in the “#3 High Density District” (where this complex would be located). Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. The proposed development would therefore need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in strict adherence to the PAD.

D. That the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations.

The Marley Park PAD specifically addresses the design requirements for “image defining edges” and states specifically that homes in this areas should have “design that emphasizes “living forward” (orientation towards roads).” The front porch requirement exists for all the neighborhoods in Marley Park Phase I; in order for this complex to fit in with the surrounding neighborhoods, this signature architectural element should be required here as well.

E. That the city require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property.

The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

F. That the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.

The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. The city can require a traffic study be conducted by the developer but there is no guarantee that such a study will be objective (which is a necessity when the safety of our children is involved). Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Mitigation (crossing guards, a no parking designation along Old Oak Lane, etc.) may be required and that needs to start with the city.

From: Jodi Tas
To: [REDACTED]
Subject: RE: Christopher Todd Properties at Marley Park Design Change Request
Date: Friday, April 28, 2017 4:48:29 PM

Good afternoon, Ms. [REDACTED]! Thank you for your message to the Surprise City Council and for sharing your concerns with them. I am writing to you in receipt of your message on behalf of them.

Your email will be added to the documentation for the proposed development which will be reviewed by the Planning and Zoning Commission.

Again, thank you for sharing your thoughts and ideas. Have a wonderful afternoon!

Best,

Jodi A. Tas
Assistant to the Council II
City of Surprise

From: [REDACTED]
Sent: Friday, April 28, 2017 2:27 PM
Subject: Christopher Todd Properties at Marley Park Design Change Request

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Thanks,

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B. That the city require the developer to include pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods.

Every existing neighborhood in Marley Park (including those where high density housing was built previously) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan (at the southwest corner of the proposed development) should flow unobstructed through the complex and exit to an unobstructed connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways and should be indistinguishable from the connecting exterior paths.

C. That the city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.

The Marley Park PAD has very specific requirements for the amount of open space in the "#3 High Density District" (where this complex would be located). Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. The proposed development would therefore need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in strict adherence to the PAD.

D. That the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations.

The Marley Park PAD specifically addresses the design requirements for "image defining edges" and states specifically that homes in this areas should have "design that emphasizes "living forward" (orientation towards roads)." The front porch requirement exists for all the neighborhoods in Marley Park Phase I; in order for this complex to fit in with the surrounding neighborhoods, this

signature architectural element should be required here as well.

E. That the city require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property.

The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

F. That the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.

The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. The city can require a traffic study be conducted by the developer but there is no guarantee that such a study will be objective (which is a necessity when the safety of our children is involved). Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Mitigation (crossing guards, a no parking designation along Old Oak Lane, etc.) may be required and that needs to start with the city.

From:

Subject:

Christopher Todd Development Design Recommendations

Date:

Wednesday, April 12, 2017 3:24:30 PM

To our valued representatives of The City of Surprise:

We are sure you are receiving many emails/letters from other Marley Park residents with similar concerns as we have regarding the Christopher Todd Properties within Marley Park community.

We are concerned the Christopher Todd plans submitted to you do not adhere to the design requirements of the Marley Park PAD.

In June, 2015 my family chose to make Marley Park our home. We loved the charm, character, green space, parks, walking paths (unobstructed by internal walls), family neighborhood and the uniqueness of the community. We knew full well we would be paying a premium to live in Marley Park. The City of Surprise benefits from this premium cost.

If the Christopher Todd Properties are allowed to continue according to the submitted plans, then Marley Park is no longer unique. There is no reason for the Marley Park residents to be charged a premium for living in the community. We would like all of you to be aware of just a few of our concerns:

- The Marley Park PAD clearly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls. As I mentioned above our walking paths are connecting. If you allow the CTP to move into our community, we will no longer have unobstructed views throughout Marley Park nor will there be the connecting path as it will be surrounded by the wall.
- We request the City of Surprise require the developer to include designated open/green space to include play area in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. The City of Surprise should also require the developer to be in strict adherence of open space requirements as outlined in the Marley Park PAD.
- We request the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be facing towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. The CTP home should also feature Front Porches, a signature architectural element of Marley Park.
- We request the city require the CTP include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as "easy pickings" and actually attract criminals to a neighborhood.

- We request the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The recent traffic study is outdated as it was completed before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. The city can require a traffic study be conducted by the developer but there is no guarantee that such a study will be objective (which is a necessity when the safety of our children is involved). Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Mitigation (crossing guards, a no parking designation along Old Oak Lane, etc.) may be required and that needs to start with the city.

We are asking you, the City of Surprise Representatives, to consider implementing design changes to the Christopher Todd submitted plans to align with the unique charm and character of the Marley Park PAD.

It is the right thing to do for Marley Park and for the City of Surprise.

Respectfully,

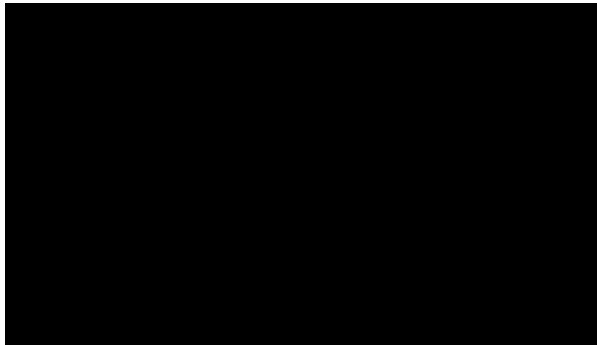
A large black rectangular redaction box covering the signature of the sender.

From: [REDACTED]
To: [REDACTED]
Subject: Marley Park Development Plan
Date: Wednesday, April 19, 2017 1:01:23 PM

[REDACTED]

Planning Dept. and Planning Commission Members:

I'm a Marley Park resident and I have some concerns about the Christopher Todd Collections development plan. I'm asking that the city please ask for development changes that fit with the flow of the current community. Pathways, a small park with play equipment for children, design standards such as porches and plenty of parking for residents and their visitors and **NO** fence surrounding the development are some design change ideas. I think that the development should feel and look like it is part of the Marley Park community. I'm also concerned about traffic in and around that area since I'm just a few blocks away. Is there anything that can be done to eliminate the traffic congestion during morning rush hour, in and out of the subdivision? Please consider my concerns and ideas for the Marley Park Community. Thank you.



From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: Fwd: Keep Marley Park's Vision
Date: Sunday, April 16, 2017 8:21:51 AM

FYI

Regards,

Eric Fitzer

Begin forwarded message:

From: [REDACTED]
Date: April 15, 2017 at 8:52:53 AM MST
To: [REDACTED]
Subject: **Keep Marley Park's Vision**

We are writing to you as long time residents of Marley Park to express our deep concern regarding Christopher Todd's recently submitted plans for a rental apartment home complex that they propose to build in Marley Park. It is clear this complex, as proposed, does not adhere to the vision of Marley Park. Most importantly, this plan does not meet the requirements of the Marley Park PAD and therefore does not fit and flow with the design of the surrounding neighborhoods.

There are some important areas that require changes to bring this plan into compliance with the PAD and allow this complex to actually be a part of Marley Park rather than a stand-alone compound plunked down into the heart of our community.

Therefore, as residents of Marley Park we are asking that the city of Surprise:

1. Require the developer to eliminate the 6' privacy wall around the complex. The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meets all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.
2. Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding neighborhoods. Every existing neighborhood in Marley Park (including those where high density housing has already been built) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already extant in Marley Park.
3. Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.
4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front

Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. This complex will be in an "image defining area" so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.

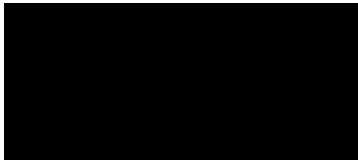
5. Require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as "easy pickings" and actually attract criminals to a neighborhood.

6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. I therefore support the Marley Park PTA's recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.

The community of Marley Park is an incredible asset to the city of Surprise; We can honestly say the opportunity to live in Marley Park close to our family and grandchildren is the sole reason we ended up buying a home in Surprise when we moved to Arizona eleven years ago. Preserving our community's unique character and charm, making sure this proposed apartment home complex fits and flows with the surrounding neighborhoods and meets the requirements of the Marley Park PAD, must be a priority for city officials!

It's the right thing to do for Marley Park, our family and our grandchildren! And it is the right thing to do for the City of Surprise!

Respectfully submitted,



From:

Subject:

Date:

Marley Park/Christopher Todd properties

Thursday, April 13, 2017 3:05:43 PM

To Whom It May Concern:

8 years ago I moved to Surprise for one reason, that reason is Marley Park. The aesthetics of the neighborhood were unrivaled in the city of Surprise and continue to be to this day. The vision of the community and the lifestyle it brings is of the utmost importance to us, I also believe the city should feel the same way. As the city continues to grow, Marley park will be a model for "front porch" living and family attributes. Allowing developers to buy land and change the look, feel and safety of a neighborhood that has been established for over 10 years should be frowned upon. As we move into the future and master planned communities such as Prasada begin to build, will it be acceptable to allow a developer to come in at a later time and build next to Prasada elementary school, Prasada's largest park and recreation facilities a complex that does not fit with Prasada's original PAD and vision. Sounds ridiculous that a developer would even do that, or a city allow that to happen doesn't it? We are not asking to stop the development but we are asking that it fits into the neighborhood appropriately. No perimeter walls, must have enclosed parking, their own park (just like the other areas), trails/walkways and apartments that face the streets and have elevations that are similar to Marley Park homes. All of this should have been done and accepted by this developer but as we all know, they are only worried about making money and fitting as much as they can into a small space. The development will have its own set of rules separate from the Marley Park HOA which we find unacceptable as well, as there could be and most likely will be issues with this in the future. It is also not uncommon for complexes of this type to be unable to find renters at the "luxury" rate and several years later turn to section 8 housing for income purposes. I know several city of Surprise police officers, it is well known that developments like this with outside parking are a target for criminal activity and the police department should be part of the consultation. I am a firefighter, not for the City of Surprise but a nearby community and I do not want to see more traffic congestion in this area. We have a pool facility, school and large recreational sports and play areas with heavy foot and bike traffic by children and adults all day and into the evening, why make it more dangerous? All around this plan the way it has been presented to the city is unacceptable and the developer should be working very closely with the Marley Park HOA to continue the vision of this beautiful community and not only be worried about the end result of property income. The city will not gain much from a small apartment complex, hopefully everyone involved will see that keeping communities intact is far more valuable than developers doing what they want, when they want, for profit. Thank you for your time and consideration!

From:

Subject:

Date:

Marley Park/Christopher Todd properties

Thursday, April 13, 2017 3:05:43 PM

To Whom It May Concern:

8 years ago I moved to Surprise for one reason, that reason is Marley Park. The aesthetics of the neighborhood were unrivaled in the city of Surprise and continue to be to this day. The vision of the community and the lifestyle it brings is of the utmost importance to us, I also believe the city should feel the same way. As the city continues to grow, Marley park will be a model for "front porch" living and family attributes. Allowing developers to buy land and change the look, feel and safety of a neighborhood that has been established for over 10 years should be frowned upon. As we move into the future and master planned communities such as Prasada begin to build, will it be acceptable to allow a developer to come in at a later time and build next to Prasada elementary school, Prasada's largest park and recreation facilities a complex that does not fit with Prasada's original PAD and vision. Sounds ridiculous that a developer would even do that, or a city allow that to happen doesn't it? We are not asking to stop the development but we are asking that it fits into the neighborhood appropriately. No perimeter walls, must have enclosed parking, their own park (just like the other areas), trails/walkways and apartments that face the streets and have elevations that are similar to Marley Park homes. All of this should have been done and accepted by this developer but as we all know, they are only worried about making money and fitting as much as they can into a small space. The development will have its own set of rules separate from the Marley Park HOA which we find unacceptable as well, as there could be and most likely will be issues with this in the future. It is also not uncommon for complexes of this type to be unable to find renters at the "luxury" rate and several years later turn to section 8 housing for income purposes. I know several city of Surprise police officers, it is well known that developments like this with outside parking are a target for criminal activity and the police department should be part of the consultation. I am a firefighter, not for the City of Surprise but a nearby community and I do not want to see more traffic congestion in this area. We have a pool facility, school and large recreational sports and play areas with heavy foot and bike traffic by children and adults all day and into the evening, why make it more dangerous? All around this plan the way it has been presented to the city is unacceptable and the developer should be working very closely with the Marley Park HOA to continue the vision of this beautiful community and not only be worried about the end result of property income. The city will not gain much from a small apartment complex, hopefully everyone involved will see that keeping communities intact is far more valuable than developers doing what they want, when they want, for profit. Thank you for your time and consideration!

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Protecting Marley Park's Vision
Date: Tuesday, May 02, 2017 6:50:31 PM

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

From: [REDACTED]
Sent: Monday, May 01, 2017 2:49 PM
To: [REDACTED]
[REDACTED]

Subject: Protecting Marley Park's Vision

Hopefully this email will be one of many you are receiving concerning the proposed apartment complex in the northeastern portion of Marley Park. However, unlike the many of my fellow residents, we are but three (3) alley homes north of Old Oak Ln.. and less than a block from the proposed project. My wife and I live at [REDACTED] and have just passed the 10 year mark of our residency in MP.

There are some important areas that require changes to bring this plan into compliance with the PAD and allow this complex to actually be a part of Marley Park rather than a stand-alone compound plunked down into the heart of our community.

Therefore, as residents of Marley Park we are asking that the city of Surprise:

1. Require the developer to eliminate the 6' privacy wall around the complex. The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meets all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.
2. Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding neighborhoods. Every existing neighborhood in Marley Park (including those where high density housing has already been built) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already extant in Marley Park.
3. Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.
4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. This complex will be in an "image defining area" so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.
5. Require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter,

emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. I therefore support the Marley Park PTA’s recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.

The community of Marley Park is an incredible asset to the city of Surprise; We can honestly say the opportunity to live in Marley Park certainly captured our hearts when we made the decision to move here from the Pittsburgh area nearly eleven years ago. Preserving our community’s unique character and charm, making sure this proposed apartment home complex fits and flows with the surrounding neighborhoods and meets the requirements of the Marley Park PAD, must be a priority for city officials!

Since this is a private sale and development, DMB has little control of this project. Therefore, we expect our city officials to stand up for the rights of the Surprise citizens here in MP. A mistake here will cause much greater harm to our property values than the ill-fated "golf cart lane" debacle that we have already been burdened.

Thanks you for your attention to this matter.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Protect Marley Park's Visions
Date: Monday, April 24, 2017 7:14:00 PM

FYI

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

From: [REDACTED]
Sent: Wednesday, April 19, 2017 11:51 AM
To: [REDACTED]
[REDACTED]

Subject: Protect Marley Park's Visions

Good day!

This letter is to share my concerns of a recent development being planned in Marley Park by Christopher Todd Properties. Their current design plan does not adhere to the design requirements of the Marley Park PAD. I would appreciate if you would please take into consideration the following concerns I have, as the reason we chose to purchase our home in Marley Park is because of the uniqueness and charm, which is dictated by the PAD requirements. The builder, Christopher Todd Properties, should be held to the same requirements specified in the Marley Park PAD in order to preserve the look and feel of the community, as well as keeping safety of our residents at the highest priority.

First, it would be important for the City of Surprise do its own independent Transport Impact Analysis of the following streets: Waddell (as there is also another development going in across from the jack-in-the box on the North side of Waddell), Founders Park Blvd, Old Oak Lane, Whisperwood Drive, Sweetwater, Reems and Bullard, as all of these roads will ultimately be affected by the additional traffic from the Christopher Todd development of District Three, neighborhood Seven.

Old Oak Lane may need to be widened to include a turning lane into the District Three, neighborhood Seven property development. The fact there are only six parking places designated on the proposed property for visitors, additional vehicles will be parking on Old Oak Lane and Whisperwood, which poses another risk for our children who walk from the nearby school just south of the property to their homes. With lower visibility due to the increased amount of cars that will be parked on the streets, there is more potential for pedestrian vs. vehicle injuries. As a Paramedic who works for a fire department, I think of such things and take it very seriously. As one who responds to emergencies, I would want to ensure there will be adequate room on the property for a fire engine and transport vehicles to maneuver on and off the property safely to get to the person in need in a timely manner. Perhaps the city would consider requiring there be sufficient enclosed parking for complex residents and adequate parking for visitors.

Secondly, Old Oak Lane and Whisperwood are residential collector roads which, according to the Marley Park PAD, dictates there are image defining edges including homes sited along collector roads. There are stipulations in the Marley Park PAD which require enhanced design and landscaping, as well as architectural embellishment. For one, the proposed property only has two designs, not the required amount to meet the Marley Park PAD stipulations. Also, even if they did have enhanced design and landscaping as well as architectural embellishment, the purpose of these stipulations would not be accomplished if there is a six foot wall enclosing the property, which is currently in the developer's plan.

Similarly, Every Marley Park neighborhood, including those where high density housing was built previously, was designed in such a way to provide "linkages to the community," as required by the Marley Park PAD.

A six foot wall enclosing the property would not allow for this. The pathway shown on the submitted plan at the southwest corner of the proposed development should flow unobstructedly through the complex and exit via an

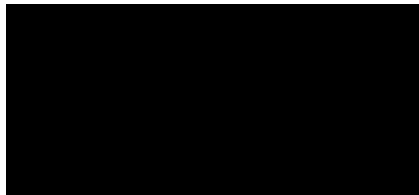
unobstructed connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways and should be indistinguishable from the connecting exterior paths. Christopher Todd Properties needs to adjust their plan to be in congruence with the Marley Park PAD.

Thirdly, it would be important for the city to require Christopher Todd Properties to include the appropriate and required designated green space, which exists in all of the other eighteen neighborhood parks in Marley Park. The Marley Park PAD specifically requires for the High Density District #3, of which the developer has purchased, there be proportionate green space, which means 3 out of the 36.2 acres be green space. The Marley Park PAD has specific requirements regarding the amount of green space necessary.

Fourthly, the Marley Park PAD designates that homes along Old Oak Lane and Whisperwood Drive be oriented towards (i.e. face) the street so that front porches, a signature architectural element of Marley Park homes, be visible from the street. These signature architectural design and elements of Marley Park should be required on at least some of the home elevations of the Christopher Todd Properties facing Old Oak Lane and Whisperwood Drive; designated residential collector roads. The Marley Park PAD specifically states homes in these areas should have designs that emphasize 'living forward' toward the road.

There are other things specified in the Marley Park PAD that are of importance as well, but the above mentioned items are at the top of the list for myself and other Marley Park residents. I respectfully request they be a high priority for the City as well. Please examine the Marley Park PAD along with Christopher Todd Properties plan for developing the property they have purchased in Marley Park and require Christopher Todd Properties follow the Marley Park PAD specifications; especially in regard to the points listed above. If nothing else, please do an independent Transport Impact Analysis. Thank you very much for your time, consideration and for the hard work you do for the residents of Surprise.

Sincerely,



From: Jodi Tas
To: [REDACTED]
Subject: RE: Thank You & Request
Date: Friday, April 28, 2017 4:53:53 PM

Good afternoon, Ms. [REDACTED]! Thank you for your message to the Surprise City Council and for sharing your concerns with them. I am writing to you in receipt of your message on behalf of them.

Your email will be added to the documentation for the proposed development which will be reviewed by the Planning and Zoning Commission.

Again, thank you for sharing your thoughts and ideas. Have a wonderful afternoon!

Best,

Jodi A. Tas
Assistant to the Council II
City of Surprise

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

From: [REDACTED]
Sent: Wednesday, April 26, 2017 2:34 PM
To: [REDACTED]
Subject: Thank You & Request

Dear Mayor Wolcott and Surprise City Council Members,

First of all, thank you for all the work you do for us! I intended to write you a letter two months ago when I saw the news about Ottawa University. I know it has been a long term goal to have a four year university in Surprise. I am thrilled that you were able to bring Ottawa here! That will have a huge positive impact on our city. Thank you for your perseverance in achieving that goal.

My husband and I attended a few general plan meetings in 2006 and 2007 before we had kids. We were so impressed with our city's vision. We were also impressed with the way the leaders solicited and responded to feedback from residents. Sometimes it felt like a game..... "Here are some Sharpies and poster paper.... what are your dreams for our city?" I remember that the 4 year university was a part of those dreams, and now it is a reality. Wow!

It is harder for me to attend meetings these days, but I read about the plans for Surprise in the newspaper. I am grateful for so much of the good work you do. Thank you for the General Plan that guides your decisions. Thank you for all the great recreational activities. Thank you for the teen council. Thank you for the beautiful libraries. Thank you for the tennis courts and the pool. Thank you for the parks. Thank you for the block party trailer. Thank you for the retail surveys. Thank you for your pursuit of international business. Thank you for your support of small business. Thank you for maintaining the city through a recession. Thank you for your work on Bullard. It is clear that you really keep the interests of residents in mind as you make decisions. It is also clear that you work from a vision. I agree with the General Plan, and I appreciate your commitment to it! Thank you for what you do. Surprise is a special city, and I am grateful to live here.

Now on to the request...

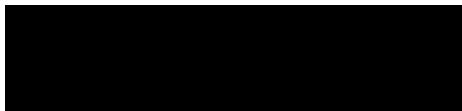
Marley Park is also a special place. Like Surprise, Marley Park is also committed to its vision. Marley Park developers believed that they could promote community by adding design elements that promoted interaction between neighbors. They mandated front porches, sidewalks, parks, and architectural diversity. They set garages

back from the street and did not allow front walls. It worked! My neighbors and I congregate in front yards, front porches, sidewalks, and small neighborhood parks. Design really does affect the way we interact. These community spaces are intentionally designed for us to enjoy them, and we linger in these spaces. We don't just drive through.

As you make your decisions about the Christopher Todd designs, please keep Marley Park's design vision alive. The community feeling I described above is unique in Arizona. Intentional design made it happen. We need that intentional design to be reflected in Christopher Todd's plans. There are a few aspects of the Christopher Todd design that concern me. First, please do not let them surround the community with a wall and a gate. That is entirely against Marley Park's design and community elements. Marley Park was proud of the fact that it didn't have a gated exclusionary feeling in its community. It was designed to feel open and welcoming. And with this particular project, it creates an "us vs. them" mentality that we really need to avoid. Put a gate and wall around the pool and individual yards, but not the whole community. Second, true architectural diversity and front porch living need to be a part of this design. That is another thing that makes Marley Park such a unique neighborhood in Arizona. Check out the Randall Martin duplexes for ways that this can be done in a beautiful way in high density housing. Third, the Randall Martin duplexes are also a fantastic example of how green space can be incorporated in high density housing. The Christopher Todd design does not have enough common space for the requirements of the Marley Park PAD. There is not a park or sufficient sidewalks. This area needs a park. Fourth, this complex needs garages. Marley Park has had car break ins regularly. Garages would prevent that. Finally, this is a huge increase in traffic on Old Oak. We need another traffic study. Kids cross Old Oak at all different places... especially before and after school. I'm worried about their safety.

Of course, these changes will cost more for Christopher Todd. Every builder and resident of Marley Park has paid more to be a part of this unique community. We believe the investment was worth it. I think that the unique character of Marley Park is an asset to its residents, and the City of Surprise. I've heard that when companies make decisions about new locations, they look at the neighborhoods and schools in each prospective city. I would guess that Marley Park is one of the neighborhoods that is interesting to these companies. Please uphold the character and vision of Marley Park as you make these design decisions. It will benefit Marley Park and the City of Surprise.

Thank you!



From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Cottages at Marley Park
Date: Thursday, March 09, 2017 10:20:33 AM

Mr Kuhfuss,

A few years ago my girlfriend and I purchased our home in Marley Park, only a few blocks from the proposed development of 174 rental properties. We purchased the home so that we could move in both of our ailing mothers and provide care to them, plus one day start a family in this community. We love this community.

As you can imagine, when provided just a 3 hour notice of a public reception to discuss the proposed development I made sure to attend as did many of neighbors. The reception hall was standing room only and spilling out of the building and, I'm sure you already know, the mood was greatly unfavorable towards this new development.

It is my understanding that the proposed site is zone for potential high-density dwelling but that does not mean it must be that. During our meeting with the community association and DMB when looking to purchase our home we were told the site would have a school built on it. Clearly, 174 high-density rental units is a huge stretch from what initially was going to be a school. As someone who intended to raise a family here, a school is a huge benefit benefit while a rental complex, well, it's a detriment.

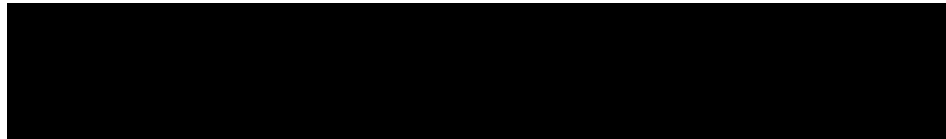
See, the road of Old Oak Lane, which is intended to be the only access route to the rental complex is narrow and crowded enough as is. When you consider 174 rental units and the multiple vehicles belonging to each unit then you can see the increased congestion and danger this development brings, especially considering the development is immediately adjacent to our current Marley Park school. Let's face it, many families with young children enjoy Marley Park and the amenities our community offers. They're safety, fun, and lifestyles would all be gravely impacted by this development.

Now, I understand development is progress. However, there's not a single family that was present at the public meeting that view this rental complex as progress. As a community, as a city, we can do better. Let us entertain other developments that would benefit us - a school, retail (not unlike what can be found in Verrado), townhomes. We can do better.

Very sincerely,

[REDACTED]

From:
To:
Cc:



Subject: Regarding Marley Park & Christopher Todd
Date: Sunday, April 16, 2017 5:02:00 PM

Good day.

When you visit any section of Marley Park the unique charm and character of this community is wonderfully apparent. Front porches, a multitude of parks, and a myriad of pathways to wander along all bolster the hospitality of the folks who chose to live in Marley Park. It's why we bought our home here 3 years ago.

This is precisely why I'm writing you this letter. I feel the recently submitted rental apartment plans from Christopher Todd degrade the unique charm and value that so many Marley Park owners bought into. It is clear this rental complex, as proposed, does not adhere to the vision of Marley Park. Most importantly, this plan does not meet the requirements of the Marley Park PAD and therefore does not fit and flow with the design of the surrounding neighborhoods.

I'm asking you to require changes to this plan that will aid in bringing this development into compliance with the PAD. These changes are necessary for the complex to contribute to the overall aesthetic and heart of Marley Park rather than become a blight on an otherwise wholly endearing community.

Therefore, as a resident of Marley Park I am asking that the city of Surprise:

1. Require the developer to eliminate the 6' privacy wall around the complex. The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meets all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.
2. Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding neighborhoods. Every existing neighborhood in Marley Park (including those where high density housing has already been built) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already extant in Marley Park.
3. Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.
4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the

surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. This complex will be in an “image defining area” so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.

5. Require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. I therefore support the Marley Park PTA’s recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.

As you well know, the community of Marley Park is not just a wholesome and charming community for those of us that live here, it is an incredible asset to the City of Surprise. We chose to purchase our home in Surprise solely because of this community and what it represents. Preserving our community’s unique character and charm, making sure this proposed apartment home complex fits and flows with the surrounding neighborhoods and meets the requirements of the Marley Park PAD, must be a priority for city officials! It’s the right thing to do for Marley Park – and the city of Surprise.

Sincerely,

A black rectangular redaction box covering the signature of the letter.

From:
To:

Subject: Christopher Todd building plans @Marley Park
Date: Monday, April 17, 2017 5:25:04 PM

Regards,

I have lived all across the United States. When I retired and moved to AZ, I found Marley Park to have the most unique setting of parks, front porches, arbor walks and community spirit. I am writing to you because the rental/building plan for PAD 10 submitted by Christopher Todd degrades the overall charm and value of the community. There are specific criteria initially written into the overall plan originally established with the city.

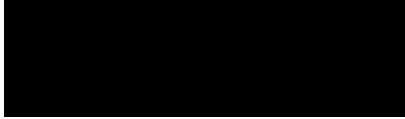
I request that the developer adhere to these overall development compliance as set forth originally.

1. Require the developer to eliminate the 6 ft. Privacy wall around the complex. The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meet all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.
2. Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding neighborhoods. Every existing neighborhood in Marley Park (including those where high density housing has already been built) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as well as all other existing connecting pathways already extant in Marley Park.
3. Require the developer to include designated open/green space (perhaps with some sort of play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.
4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. Be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. This complex will be in an "image defining area" so it is imperative that it embodies the charm of Marley Park and is designed to fit the surrounding neighborhoods; the only way to do that is to adhere to the design specifics of the Marley Park PAD.
5. Require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as "easy pickings" and actually attract criminals to a neighborhood.
6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave. and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often with noise until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. I therefore support the Marley Park's PTA recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.

The community of Marley Park is an incredible asset to the City of Surprise. I respectfully request you preserve the unique character and charm by requiring the proposed apartment complex meet the requirements of the Marley Park PAD.

Thank you for your consideration.

Sincerely,



Sent from my iPad

From:

Subject:

Proposed Marley Park Apartments, as submitted by Christopher Todd Properties

Date:

Wednesday, April 12, 2017 12:34:38 PM

We are residents of Marley Park, in Surprise, Arizona, and have been for nearly seven years now. We are writing you today to urge the Planning Commission and City Council to take a long, hard look at the proposed high-density Marley Park apartment rentals being proposed by Christopher Todd Properties on Parcel 10, directly behind the Marley Park Elementary School.

Let's begin by saying that we are EXTREMELY disappointed with our local government for even zoning this parcel (Parcel 10) for ANY project that would allow such obviously out-of-place structures in our Marley Park community. What exactly were you all thinking? As grandparents/caretakers of two students at Marley Park Elementary, we can assure you that traffic and parking in that area are already treacherous, and the safety of commuting students (whether on foot, by bicycle or scooters) is at risk. The City needs to review the issues of safety and traffic in the area by conducting a new study of the impact this proposed development will have on the Marley Park community. We believe that no such environmental impact report has been implemented since before the Bullard Ave. revisions and the Legacy Traditional School were approved and implemented. That, in itself, is a huge oversight by local government. Do you have any idea whatsoever the negative impact the construction of the new school (Legacy) and the diminished traffic lane on Bullard Ave. have had on our neighborhood? Now, the last thing we need is a high-density development that doesn't speak to the issue of increased traffic or sufficient parking for its own residents, let alone their visitors. Additionally, in recent months, we have had a recurring problem with vandalism of vehicles being parked on the streets and in driveways, and not being housed in garages. In our opinion, more on-street parking is simply NOT a reasonable option, if we are concerned about the safety and security of our neighborhood.

Other concerns that need to be addressed are, where are the pedestrian paths/trails that we have throughout this community that are so much a part of who we are? This neighborhood prides itself on being a "community", and Christopher Todd Properties appears to be attempting to isolate it's proposed development with privacy walls (also not in keeping with the Marley Park PAD design requirements) an obvious lack of walking trails, open space greenbelts, play areas and access to the outlying residences. Additionally, it appears that the proposed apartment homes along Old Oak Lane and Whisperwood Drive are out of compliance, as they do not face the street, which is in keeping within the dictates of the established Marley Park PAD designed standards for our entire development. We are a "Porch Community", and as such, any proposed new construction should have to include features that adhere to the architectural dictates of the already-established neighborhoods within Marley Park.

In conclusion, we are very concerned that the newly proposed Marley Park Apartments are completely wrong for our community, and we feel that everything from the changed zoning to the sale of the property to Christopher Todd Properties has been, for the most part, shrouded in secrecy. We resent the implication that Marley Park residents either don't care, or are too ignorant to participate in the decision-making that directly affects the quality, safety and security of our neighborhood. Those of you who have been charged with the responsibility of

representing us, your constituents, are simply failing to honorably demonstrate accountability and common sense. My husband and I feel you need to re-examine and reject the Christopher Todd Properties proposal for the Marley Park Apartments immediately.

Sincerely,



From:

Subject:

Date:

Proposed Christopher Todd Rental Apartments

Tuesday, April 25, 2017 9:50:07 AM

To Whom It May Concern:

As a 4-year resident of Marley Park and an enthusiastic citizen and supporter of the Town of Surprise, I want to register my dismay at what is being foisted upon Marley Park. We moved to this lovely community after careful consideration of other developments in Surprise. The unique nature of Marley Park's vision drew us to purchase here rather than in neighborhoods where homes were certainly less expensive. That the PAD with its singular qualities of differing design elements, parks, trees, front porches and pathways throughout -- so often extolled by DMB -- will be fragmented by changing the rules is contrary to the foundations of Marley Park.

Past and current home builders marketing their homes followed design elements in accordance with the PAD. Now we're seeing chinks in that vision as minor PAD changes are being requested and granted (e.g., no front porches on homes east of Bullard). While small alterations may not be significant to the majority of invested homeowners, the comprehensive overhaul of design guidelines as envisioned by Christopher Todd's blueprint is so extreme that it renders the codicils in the PAD (not to mention those regarding neighborhood compatibility in the Surprise

General Plan) essentially meaningless.

I hope that you will carefully reconsider the current application of Christopher Todd and mandate that any building done on the acreage on Old Oak conform to the Marley Park PAD as it was initially conceived. Your thoughtfulness and principles are important to your voters. Thank you for your consideration of my and many other residents' concerns.

Regards,

[REDACTED]

Marley Park Homeowner

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Marley Park Apartments
Date: Wednesday, March 01, 2017 10:14:23 PM
Attachments: [image1.JPG](#)
[ATT00001.txt](#)

Hello, I attended a meeting regarding an apartment complex that's being proposed for Marley Park. To my surprise and most others in Marley Park, the open lot is apparently zoned for high density residential i.e. apartments.

Can you provide any direction or guidance as to who we might be able to speak with at the city regarding zoning and Marley Park?

As you can see from the picture below pretty much everybody at Marley Park showed up to this meeting. I'm pretty certain the builder was extremely "Surprise". There are a lot of very very unhappy people in Marley Park.

Thank you.



From: Robert Kuhfuss
To: [REDACTED]
Cc: [Lloyd Abrams](#); [Eric Fitzer](#)
Subject: RE: Marley Park Apartments
Date: Thursday, March 02, 2017 2:31:00 PM

Mr. [REDACTED],

Thank you for your comments. I am happy to speak with you any time. Please call me at your convenience.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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

From: [REDACTED]
Sent: Wednesday, March 01, 2017 10:14 PM
To: Robert Kuhfuss
Subject: Marley Park Apartments

Hello, I attended a meeting regarding an apartment complex that's being proposed for Marley Park. To my surprise and most others in Marley Park, the open lot is apparently zoned for high density residential i.e. apartments.

Can you provide any direction or guidance as to who we might be able to speak with at the city regarding zoning and Marley Park?

As you can see from the picture below pretty much everybody at Marley Park showed up to this meeting. I'm pretty certain the builder was extremely "Surprise". There are a lot of very very unhappy people in Marley Park.

Thank you.

From:

Subject:

Date:

6 Things Wrong With The Compound

Tuesday, April 11, 2017 10:46:06 PM

Dear Mayor Wolcott, City Council and City Officials,

We recently moved our family to the City of Surprise to be a part of a College Town where we could raise our family. When my wife and I decided to make the move we were very focused on finding the ideal community to raise our family. There were a few neighborhoods that came up, but Marley Park was always the neighborhood residents shared as the place to be. In the short time we have been here it has become clear that Marley Park is an important neighborhood in Surprise's identity. It is a reason many choose to come to Surprise and why others choose to stay.

The thing that immediately draws attention from visitors to Marley Park are its open spaces, beautiful parks, and community feel. The design was developed to build community. A walk around Arbor Walk greets residents with beautiful open spaces that make walking or jogging a joy, parks and more parks for all to unwind, front porches that invite families outside, walkways that draw us closer together and green spaces that literally sit outside our front door.

The design plan proposed by Christopher Todd Properties on Parcel 10 flies in the face of the design concept developed for Marley Park. Where green space is demanded parking lots live, where openness is expected, a six-foot wall blocks Arbor Walk. Below is a brief list of the items that make the current design of **"The Compound at Marley Park"** troublesome.

• A **six-foot privacy wall is unacceptable**. It makes the complex a compound. This goes against the design concept of Marley Park.

People want to live in Marley Park. Making the complex feel like a part of the community will increase its value and its attractiveness/value. This isn't being placed on the corner of a major intersection, its in the heart of an established community.

• A **pedestrian path trail** must be included. Families living north of Marley Park Elementary will be faced with a compound that prevents an easy and enjoyable walk that currently makes Marley Park special.

• Marley Park is noted for its play areas and open spaces. **3 acres of open space** are called for on Parcel 10.

• Eliminating the wall and ensuring the **apartment homes face out with a front porch** along Old Oak will make the properties fit in and contribute to the community design.

• Adequate parking should be required that gives it a

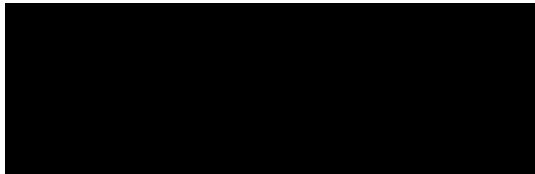
feel that matches the neighborhood. Ideally, there should be **enclosed parking** to protect cars and not invite theft.

• The addition of so many homes creates a real concern about the safety of children crossing the street. Adding so many cars, as well as parked cars, creates concerns. While I may have my own biased views on what should be done, a **traffic study by the city** would ensure an unbiased perspective and safety for our children.

It's been said by some at the city that it isn't the city's place to prevent a project from moving forward. "You don't want your city to have that power". While I agree with the sentiment, I also believe there is a time when the city should protect resources that lift the city. The city should protect the Recreational Park, the White Tanks area, and other attractions that serve as a draw and help make Surprise special. Marley Park is one of those assets that it must protect. We are not asking to deny the development; however, we are asking the city to demand the developer ensures the integrity of the place so many call home.

Please protect Marley Park from a developer seeking to build a compound in the heart of its neighborhood.

Thanks for your concern,



From:

Date:

Attachments:

Sunday, April 30, 2017 11:42:55 AM

[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image014.jpg](#)
[image015.png](#)

Dear Mayor Wolcott,

As a longtime homeowner/resident of Marley Park, a mom who walks her son to school at Marley Park Elementary School every day, an owner of rental property in Marley Park, a real estate agent who has helped literally hundreds of homeowners buy and sell homes in Marley Park, and as editor of the "The Front Porch," a magazine for Marley Park neighbors, I understand better than most what attracts people to Marley Park. They come to Marley Park, and therefore to Surprise, because they value its charm, character, and level of neighbor connection. Buyers feel comfortable investing in a home here (despite the fact that it is still a long way from being built out) simply because DMB, the founder, included very specific design requirements and guidelines for future development here via the Marley Park PAD. Buyers in Marley Park know that in purchasing a home here (sometimes even spending up to 20% more than similar homes in the area) they are purchasing a part of the Marley Park vision, a vision that is protected by the Marley Park PAD.

I have seen the plans Christopher Todd Properties has submitted to the city for this apartment home complex and it is obvious it was not designed to meet the very specific Marley Park PAD design requirements and guidelines. Everything that makes our community unique was ignored! This apartment home complex does not fit in with the surrounding neighborhoods at all.

The 6' perimeter wall they propose to build along Old Oak Lane and Whisperwood Road is not in keeping with the Marley Park PAD or the surrounding neighborhoods, even the existing high density housing. Those streets are "image defining areas," per the PAD, and set the tone for the rest of the community; privacy walls are prohibited. In addition, homes along those streets (whether owner occupied or rental, the PAD does not differentiate) must be built facing the street, have "enhanced architecture and landscaping," and some must have front porches. In addition to any elevations in the plan lacking front porches, there are no varying color schemes and the sum total of "architectural diversity" is building the same unit over and over and simply changing the shape of a window and some exterior trim. There is insufficient garage space (20 garage spaces for 174 units!) or visitor parking provided on the plan. A pedestrian walking path, like the one that winds through the existing high density housing, is not shown, and there is no open green space in this plan (such as exists in every other neighborhood).

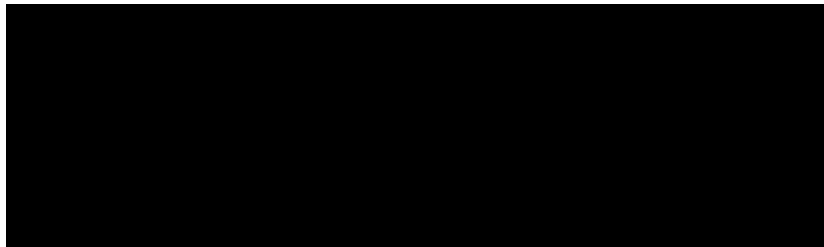
As I mentioned earlier, I am also a mom and I walk my son to school at Marley Park Elementary and my daughter to an in-home preschool in Marley Park every day. I can tell you from FIRST HAND experience, that safety along Old Oak is ALREADY a major issue. Given the recent construction (and now expansion) of Legacy Traditional School, the 47 new Bellago homes being built along Old Oak Lane and Whisperwood Drive and this proposed rental home complex behind the elementary school, the time has come for the city to do a new traffic study. Yes, our streets were built to handle the volume of cars that all this development will bring, but safety is still an issue. Not only is traffic

horrendous during both schools' pick up and drop off times (many people from outside the neighborhood cut through Marley Park to get to Legacy School, using Founders Blvd and Whisperwood Drive to go down Old Oak to exit on to Bullard) but student safety is a huge concern on Old Oak. There are no crossing guards, and children dart out between the parked cars all along the street to cross on their way to and from school. The traffic around the school should be examined using the Safe Routes to School guidelines to make sure every child can get to and from school safely.

I have been attending the community meetings and have signed the petition which was circulated, so I speak with absolute certainty when I say that Marley Park residents expect their elected city officials to A) let Christopher Todd Properties know in no uncertain terms that they will not allow construction of any development within our community unless it meets all the design requirements and guidelines of the Marley Park PAD, and B) show Marley Park residents that they care about the safety of our children by conducting a traffic study in accordance with the Safe Routes to School guidelines.

Marley Park residents take great pride in our community, in its charm, character, architectural diversity, green space, and amazing level of neighbor connection. We are counting on the city of Surprise to understand what an asset Marley Park is to the city, to take pride in our community as we do and, therefore, to do everything in its power to see to it that what we have built here is preserved.

Thank you for helping us protect the Marley Park vision!



From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: apartment home complex planned for Marley Park
Date: Thursday, April 27, 2017 8:18:15 PM

I am a resident of Marley Park and my family lives just north of where the new development is planned. We are obviously concerned with how the apartment complex will fit in with our community. Putting that many units in our area with the design differences and the large amount of extra traffic just doesn't make sense. Please consider changes to the plans that would make the area compliment what we already have as far as green areas, porches facing the street and a reasonable amount of extra traffic. We are only asking what any homeowner would want, a plan that will compliment the area and follow designs that were put in place to make the area special and different. Thank you.

Sincerely, [REDACTED]

[REDACTED]

From:

Subject:

Objection to Christopher Todd Properties in Marley Park

Date:

Wednesday, April 12, 2017 3:35:21 PM

Hello,

As someone that just moved to Surprise last year and into Marley Park after admiring the neighborhood for a few years, the announcement of the Rental Complex proposed by Christopher Todd Properties in Marley Park is troublesome. Below are a few of the objections/requested modifications that I have with the proposed property:

The city not allow the 6" privacy wall the developer has requested in the plan as it it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements.

The city require the developer to include pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods.

The city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.

The city require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations.

The city require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The number of crimes in the neighborhood involving cars appears to have risen in recent months. I feel this would only add to the problem.

The city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. As mother to a 6 year old and many, many kids in the neighborhood, this is one of my biggest concerns.

Thank you for your time and I hope that you will take these concerns/suggestions into consideration for the proposed project.

[Redacted Signature]

From:

Subject:

Christopher Todd Apartment Complex

Date:

Friday, April 21, 2017 10:37:05 AM

I am an 11 year resident of Marley Park and a realtor who has assisted countless homeowners purchased homes here. I was shocked when I saw the renderings for the recently submitted plans for the apartment home complex to be built behind the elementary school. One of the reasons buyers feel comfortable buying in Marley Park is the fact that the Marley Park PAD lays out very specific design requirements for future development here. Buyers in Marley Park know that in purchasing a home here they are purchasing a part of the Marley Park vision, a vision that is protected by the Marley Park PAD, and their home will always be located in a charming, green and architecturally diverse community no matter what new construction is added.

Unfortunately, it is obvious to anyone with even a passing familiarity with our PAD that the Christopher Todd apartment home complex was not designed with the PAD design requirements in mind.

The 6' perimeter wall they propose to build is strictly prohibited along Old Oak Lane and Whisperwood Road by the Marley Park PAD. The pedestrian walking path, like the one that currently winds through the existing high density housing, is missing. Units are not built to face the streets (a requirement along Old Oak and Whisperwood). There are no elevations with front porches, there are no varying color schemes and their idea of architectural diversity is building the same unit over and over and simply changing the shape of a window and some exterior trim. There is no garage for each unit, as specified in the PAD.

Marley Park is a community filled with charm and character and the Marley Park PAD ensures that it will stay that way. Residents here expect their elected city officials to let Christopher Todd Properties know in no uncertain terms that they will not allow construction of any development here unless it meets all the requirements of the Marley Park PAD.

Every other builder (including Randall Martin, who also built high density housing) in the neighborhoods surrounding the parcel of land Christopher Todd wishes to build on, has built beautiful homes that meet the PAD requirements. Christopher Todd should be required to do so as well. How this plays out with Christopher Todd could have a big impact on the next local election. I hope to see our locally elected officials working for the residents of Surprise and NOT a big developer. Thank you for your attention to this matter.

[REDACTED]
Marley Park Resident

From:

Subject:

Protect Marley Park!!

Date:

Monday, April 24, 2017 6:00:32 PM

I have lived in Marley Park for 11 years and I love this community. I was mad as hell when I saw the photos for the submitted plans on the apartment home complex in Marley Park.

I have attended several community wide meetings on this issue and it's obvious that the Christopher Todd apartment home complex was not designed with the PAD design requirements in mind.

The 6' perimeter wall they propose to build is strictly prohibited along Old Oak Lane and Whisperwood Road by the Marley Park PAD. The pedestrian walking path, like the one that currently winds through the existing high density housing, is missing. Units are not built to face the streets (a requirement along Old Oak and Whisperwood). There are no elevations with front porches, there are no varying color schemes and their idea of architectural diversity is building the same unit over and over and simply changing the shape of a window and some exterior trim. There is no garage for each unit, as specified in the PAD.

I love the unique character of Marley Park and the PAD ensures that we keep our uniqueness. I expect my elected city officials to keep Christopher Todd Properties in line and make them adhere to requirements of Marley Park. I don't care how much money they bring to Surprise with their rental income. I want my community and my property value preserved. That is what is most important to the 1300+ homeowners of Marley Park. I have never seen our community come together like I have over this project. Hundreds of homeowners show up to each community meeting on this subject with more talking about it on our FB page. Homeowners are pissed that this developer thinks its so easy to come here and build something that don't meet the Marley Park standards. This is not about making a quick buck but preserving a community.

I hope to see my elected officials working for the residents of Surprise and NOT a big developer.

Please excuse any typos, message sent from my iPhone.

From:

Subject:

Marley Park "A Jewel of Surprise"

Date:

Wednesday, April 26, 2017 2:44:58 PM

I have lived in Marley Park for 11 years and seen the development fulfill a concept and dream of DMB and the City of Surprise. Marley Park has become a community known throughout the Valley as a Jewel of Surprise. Every elected official and city employee has been through Marley Park and all are proud of how the PAD submitted to the City in 2000 has turned into a beautiful and functioning neighborhood community.

I implore you not to allow Christopher Todd Properties (or any other developer) to totally disregard the PAD requirements and leave a festering sore in the heart of Marley Park

I insist that the City Staff and elected city council members ensure that any development that goes on Parcel 10 in Marley Park conform to the PAD, like every other builder has done, and specifically:

No 6 foot wall around the development. This is not allowed in the PAD and not fitting with our open community

Include paths/trails that connect to the rest of the community. We walk, bicycle, skate board, etc to our friends and neighbors as was hoped and envisioned in the original plan

Include open/green spaces. This is why Marley is special and must be included as called for in the PAD

Require that the apartment homes along Old Oak and Whisperwood Dr face OUT to the street as called for in the PAD

Add requirements for sufficient VISITOR parking.

Conduct a City directed TRAFFIC STUDY. Old Oak has always been an unsafe street with no crosswalks for children/people. The City must create a SAFE ROUTES TO SCHOOL TEAM

I will be attending the future meetings conducted by the City to support a development on Marley Park Parcel 10 that conforms to the PAD and becomes an attractive addition in the completion of the last open parcel in the western half of Marley Park

11 year resident of Marley Park
36 year resident of Maricopa County

From:
To:
Cc:

Subject: Proposed Development that Didn't Perform Their Due Diligence.
Date: Wednesday, April 19, 2017 2:44:57 PM

Hello City of Surprise Representatives,

Thank you for all of your hard work and dedication for the City of Surprise. Because of what you do, Surprise is exciting, safe and a pleasant city to live in. Your hard work in adhering to the city vision is paying off! Kudos!

But I'm writing you today because I need your help. First, a little about myself... My name is [REDACTED] and I bought a home in Marley Park at 15306 West Old Oak Lane. The reason for writing you today is that I am upset that a development is being proposed inside of Marley Park that ignores the documented master planned vision. My wife [REDACTED] and I decided on Marley Park's concept after studying other communities like Power Ranch in Gilbert, Estrella in Goodyear, and Vistancia in Peoria. In the end, it was obvious; the neighborhood "feel" like the front porches, home colors, setbacks, styles, interesting elevations, vegetation, paths, and open space convinced us to make a purchase in the Marley Park community. Each of the items that I listed adds to the "feel" and every one of those attributes are important. Before I bought in 2011 (and because there was so much undeveloped land), **I did my due diligence** and asked a lot of questions by attending HOA meetings and talking with builders. I verified that future homes and projects would follow the look and feel of the neighborhood. I was told that I could rest easy because it was legally binding.

In looking at the proposed project, it seems that Christopher Todd LLC **did not perform their due diligence**. I assume they paid millions for the land and forgot (or ignored) to study the legally promised look and feel inside of Marley Park. For whatever reason, the current proposal doesn't follow a single documented detail. You, nor I are at fault when we push back and say no until they get it right. I am not trying to stop a developer from profiting or moving their vision forward. In fact, I am excited to see our city grow and prosper. But their approach needs to be in the right area of town unless they modify theirs in order to conform to our documented approach. Don't get me wrong, I see the value of what they are trying to accomplish. But it has to follow agreed upon Marley Park rules and this proposed development violates several key pillars. We as neighbors bought into this development because of this unique vision. Just because I own my home, doesn't mean I get to do what I want outside of the rules. For instance I can only paint my home a certain color, plant specific trees in a certain areas, etc. Yet a walled development that lacks green space, porches, elevation, style conformity, set-back rules, etc assumes they can do as they please? It's why neighbors are becoming vocal and passionate on this topic. It's not remotely legal or fair. As our elected officials, I'm asking for your help to make sure whatever eventually gets approved, the developer follows the documented and mandatory Marley Park neighborhood feel. When the land on Old Oak Lane blends in, I will fully embrace any development including high density housing and much needed rentals inside of Surprise. Sherry and I are not looking for any special favors; we only ask that you require any developer to be in compliance of the documented Marley Park vision. I hope you agree that anything less, isn't acceptable; ethically and legally. Potentially this note is a moot point because to me at least, it's obvious that the design requirements don't remotely represent the written planned area development.

In short, we need your help to make sure any proposed projects simply follow the rules. Our neighborhood is coming together on this topic. Thank you for your time and consideration.
Sincerely,

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Fwd: Christopher Todd Collections (rental development proposed in Marley Park)
Date: Tuesday, February 28, 2017 5:31:14 PM

Sorry I missed you on original e-mail. Please except my apologizes.

----- Forwarded message -----

From: [REDACTED]
Date: Tue, Feb 28, 2017 at 4:55 PM
Subject: Christopher Todd Collections (rental development proposed in Marley Park)
To: [REDACTED]
[REDACTED]

Surprise Planning and Zoning Commission

I am a resident of Marley Park and attended a meeting 2-27-2017 regarding a \$26 million development at the corner of Old Oak Lane & Wisperwood DR which is just North of Marley Park School.

Some 200 plus residents were in attendance as this meeting was announced with very little advanced notification. The resounding response was that this project does not fit the family home ownership neighborhood of surrounding Marley Park!

We take pride in our designed family orientated community and are proud of how it looks and is maintained. The HOA guidelines for upkeep of front yards and standards of maintaining them are very stringent but we all agreed that they be maintained and are proud to do so!

So I ask you how you would like a strictly rental of 174 apartments in your neighborhood? They don't have our same guideline's of upkeep on plants or upkeep for painting etc! Our guidelines state no inoperable vehicle or boats can sit on our driveways overnight. This area does not have to administer any of our guidelines!

These 174 units with vehicles will as explained to us only have one exit on Old Oak Lane! Old Oak Lane is busy now with a school just 1 block south and Bullard a single lane in each direction! What is the fire hazard or emergency vehicle standards for this large of houses with just on entry?

I'm not saying Surprise doesn't need a rental complex like this! But it needs to belong by itself not inside and completely different type of privately owned planned community.

I hope the builders after last nights meeting forget this location and find an area more open. If however they move forward I hope each of you will look at this project and ask yourself if it belongs inside a completely different type of neighborhood.

Thank You for considering my concerns and for reading this from a proud owner in Marley Park.

[REDACTED]

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: PROPOSED RENTAL HOME COMPLEX IN MARLEY PARK
Date: Wednesday, April 26, 2017 12:33:56 AM

April 25, 2017

Dear Mr. Kuhfuss,

I am writing to express my concerns regarding the rental homes Christopher Todd Properties wants to build in my neighborhood, Marley Park.

I believe the current plans fail to meet several important and distinct architectural and neighborhood criteria as required in the Marley Park PAD, as well as other important concerns, and respectfully ask that you require the proposed builder to correct these issues before approval is given so that the unique attributes which have drawn so many of us to purchase homes in Marley Park will not be diminished.

Marley Park was created to be an open, inviting neighborhood with a variety of parks, pedestrian paths and/or trails that connect and allow for a feeling of continuity throughout the entire Marley Park neighborhood. The prospective builder's plans include a six-foot privacy wall that is not in keeping with the current architectural design of Marley Park, and also does not appear to include paths and trails connecting the rental homes to other Marley Park neighborhoods. This is a fundamental departure from the Marley Park PAD design requirements.

Another unique feature of Marley Park is the open green spaces, many with various play structures for children, that exist in all of the neighborhood parks situated throughout Marley Park. This theme is in keeping with the Marley Park PAD and any plans should be required to include these areas and amenities.

It is also a concern that the proposed homes along Old Oak Lane and Whisperwood Drive will not be facing the street in keeping with the Marley Park PAD and the design standards, and will instead be a cluster of walled-off homes thrown into the middle of what is an established, free-flowing, interactive neighborhood.

A signature architectural element of Marley Park is its "front porch" homes (garages located at the back of the property). At least some of the prospective homes should be required to include this design feature to maintain the neighborhood continuity. This unique attribute is what convinced me to purchase a home here.

Marley Park also has specific HOA requirements that provide a uniform standard of appearance throughout our neighborhood, even as properties change hands. It is the primary reason I am willing to pay \$106 a month in HOA fees to live here. I am concerned these standards will not be maintained under the current guidelines especially if it is sold to a different managing company in the future as often happens.

It is imperative that this project includes a sufficient number of enclosed garages for residents, as well as parking for visitors, in order to ensure the safety of all Marley Park residents and their property. With auto-related thefts on the rise, insufficient parking would surely cause spillage onto surrounding streets creating even greater opportunity for increased criminal activity in our neighborhood.

One of the greatest issues to address is the huge increase in traffic that this complex would bring to a community that already has problems. With the potential for hundreds more vehicles to be on our streets, I think it is crucial that the city conduct its own traffic study, paying particular attention to the impact this complex would have on the safety of students who attend school in Marley Park.

I sincerely hope you will see the importance of addressing these issues before allowing this, or any other builder, to inject a cluster of walled-off properties in the middle of a community that already has very established standards for architectural design, interactive amenities and HOA requirements that have made it one of the most highly desirable neighborhoods in the city of Surprise.

Respectfully submitted,

From: [Jodi Tas](#)
To: [REDACTED]
Subject: RE: Oppose the Christopher Todd Development in Marley Park
Date: Monday, April 24, 2017 1:41:40 PM

Good afternoon, Ms. [REDACTED] I am responding to you on behalf of the Surprise City Council who are in receipt of your email to them.

They have read your email and thank you for taking your time to share your concerns with them. Planning and Zoning Commission members have also been copied and your email will be part of the project record.

Have a wonderful day!

Best,

Jodi A. Tas
Assistant to the Council II
City of Surprise

From: [REDACTED]
Sent: Sunday, April 23, 2017 4:44 PM
To: [REDACTED]
Subject: Oppose the Christopher Todd Development in Marley Park

The Christopher Todd apartment complex proposed for Marley Park is not the right fit for our community. In fact, the Marley Park PAD lays out the requirements of all development within our community and Christopher Todd blatantly ignored these requirements in his submission to Zoning and Planning. Any developer that wants to build on that space should be required to abide by the PAD requirements of architectural designs of different variations, no fences around the development (instead should have walk ways throughout the community), color schemes of different variations to make each house/apartment look unique, porches, houses/apartments facing the street, open walk ways and most of all be required to have a designated park which is the signature of the Marley Park development and found in each area of homes.

Our neighborhood streets continue to increase with traffic and are congested during school drop off and pick up times. Old Oak Lane is not even a through street in our community. My children walk to and from school every day and I am extremely concerned with the safety of my children and other children crossing Old Oak Lane. Keep in mind that the Bellagio homes being built will increase the traffic and have more cars parking off of Old Oak Lane causing additional blind spots. The changes that were made to Bullard were not well thought out by the city and have increased the number of accidents. I personally have witnessed two accidents in the last three weeks! The expansion of Legacy Traditional will only increase the traffic on Bullard and not allow residents to easily and safely exit off of Old Oak Lane on to Bullard. I am requesting that the City of Surprise conduct a traffic assessment of this area instead of the builder so that it is an objective study.

I also fear having a 174 unit apartment complex right in the middle of our community without sufficient enclosed parking will also increase crime in Marley Park. In fact, in December the Surprise Police Department stressed the importance to our residence of cleaning out our garages and parking our cars in there because there has been an increase in crime in our area. They also emphasized that vehicles parked outside, especially in large groups, are an easy target for thieves. The Christopher Todd project has very limited garages and there is no guarantee that the renters who do get a garage will use it for the purposes of parking. The reality is that many of these garages will turn into storage units. That means that the parking spot that was planned to be used for parking will force another car into the parking spaces.

We all bought in Marley Park for the charm. Don't take that away from us. The vision of Marley Park should be upheld in any development that the City of Surprise approves. It is the city's obligation to make Christopher Todd, or any other developer within our community, follow the PAD requirements. Please show our community that our voices are heard in this project.

Thank you,
[REDACTED]

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Marley Park Rental Opposition
Date: Wednesday, March 01, 2017 3:19:04 PM

Dear Mr. Kuhfuss,

I am a resident of Marley Park, we purchased our home last June, about 2 blocks from the proposed 174 unit rental development under consideration. I would like to express our firm opposition to this project within the Marley Park Community.

When deciding where we wished to live we looked at Marley Park as a special type of **community**, with very high standards and certainly not the environment that would ever have a rental development housed within it. As you are aware we pay a CFD tax, which I was willing to do in order to ensure the quality and prestige that has been earned by the Marley Park model.

I am concerned with several aspects of this development. One is the property value of my home and all of those in Marley Park. It is undeniable that this type of development will have a negative impact on the whole community. Secondly this development is on an already highly trafficked road, particularly at school times, furthering the danger to pedestrians (likely children going to/from school) as well as other drivers. At the current time it can already be very difficult to turn onto Bullard from Old Oak Lane, and this proposed property has but a single entrance/exit on Old Oak Ln. Thirdly this property is basically adjacent to an elementary school. Of all the places to put 174 renters I do not feel it is the safest, wisest choice for the welfare of the children of that school.

I attended a last minute, unannounced meeting by the development company last night, of which a tremendous amount of residents attended, unanimously in opposition to this project. It was explained that the zoning did allow for this type of development and we understand that. What I am asking of you is to consider the opposing concerns and what is best for the entire Marley Park Community, which I believe at this time, is one of the most highly regarded areas of Surprise.

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]

From: Robert Kuhfuss
To: [REDACTED]
Subject: RE: Marley Park Rental Opposition
Date: Thursday, March 02, 2017 3:11:00 PM

Ms. [REDACTED]

Thank you for your email. We will share your concerns with the Commission when the time comes. The applicant has not filed their final application, so no P&Z date has been set; however, our understanding is that the applicant has committed to conducting further public outreach within the community and will schedule such meetings in the future.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: [REDACTED]
Sent: Wednesday, March 01, 2017 3:18 PM
To: Robert Kuhfuss
Subject: Marley Park Rental Opposition

Dear Mr. Kuhfuss,

I am a resident of Marley Park, we purchased our home last June, about 2 blocks from the proposed 174 unit rental development under consideration. I would like to express our firm opposition to this project within the Marley Park Community.

When deciding where we wished to live we looked at Marley Park as a special type of **community**, with very high standards and certainly not the environment that would ever have a rental development housed within it. As you are aware we pay a CFD tax, which I was willing to do in order to ensure the quality and prestige that has been earned by the Marley Park model.

I am concerned with several aspects of this development. One is the property value of my home and all of those in Marley Park. It is undeniable that this type of development will have a negative impact on the whole community. Secondly this development is on an already highly trafficked road, particularly at school times, furthering the danger to pedestrians (likely children going to/from school) as well as other drivers. At the current time it can already be very difficult to turn onto Bullard from Old Oak Lane, and this proposed property has but a single entrance/exit on Old Oak Ln. Thirdly this property is basically adjacent to an elementary school. Of all the places to put 174 renters I do not feel it is the safest, wisest choice for the welfare of the children of that school.

I attended a last minute, unannounced meeting by the development company last night, of which a tremendous amount of residents attended, unanimously in opposition to this project. It was explained that the zoning did allow for this type of development and we understand that. What I am

asking of you is to consider the opposing concerns and what is best for the entire Marley Park Community, which I believe at this time, is one of the most highly regarded areas of Surprise.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Opposition to Cottages at Marley Park
Date: Sunday, April 16, 2017 8:34:19 PM

Dear Mr. Kuhfuss,

I am a resident of Marley Park and want to express my opposition and concerns for the proposed rental development in Marley Park.

One of the reasons we chose to make Marley Park our home was because of the unique feeling of community, the parks, and the beautiful green space. The plan for this rental development contains none of that and is surrounded by a wall. This does not fit the vision or design of what Marley Park was planned to be.

I am also very concerned about the lack of parking in the proposed development. There are 174 units, and only 20 garages. There has already been increased auto related crime in our neighborhood, and during a community meeting a few months ago the Surprise Police Department emphasized the importance of parking vehicles in secure, enclosed areas. We were told that vehicles left parked outside are seen as "easy pickings" and actually attract criminals to a neighborhood.

My third concern is the already heavy traffic on Old Oak Ln., especially during school mornings and afternoons. I am very concerned about the effect that this development would have on the traffic given there would be only a single entrance/exit onto Old Oak Ln. I believe it is the responsibility of the city to have a traffic study done, for the safety of all drivers and pedestrians, but especially for the young children of the elementary school right behind the property.

As a resident of Marley Park and Surprise I ask of you to uphold the same standards that have made Marley Park the unique and special community it is by seeing that this development does the same.

[REDACTED]

From:

Subject:

Date:

Marley Park Proposed Development: Christopher Todd Properties

Friday, April 28, 2017 12:30:09 PM

Dear Mayor Wolcott,

Our family came to Marley Park 5 years ago and its culture and values are of the utmost highest standards that I've ever witnessed in any community. Because of this, we have an immediate love for our community and its culture. It was brought to my attention that Christopher Todd Properties has submitted its formal plans to build apartments in the heart of our community. This is something that has myself and my family concerned.

The first concern that we have is that of the proposed wall that is proposed to be built around the apartments.

Having a 6' perimeter wall would go against our community's architecture and most importantly our Marley Park PAD design requirements:

Homes in an "image defining edge" of the community should be "void of privacy or perimeter walls". Specifically, an image defining edge would include the proposed complex's location.

There have been requests to create gates like neighboring communities but because this is against regulations, those proposals have been quickly rejected.

Every existing neighborhood in Marley Park has been designed with linkages in the community (also required by the Marley Park PAD). This means that we, as pedestrians, should have access to paths and trails that link our neighborhood together. The pathway in the submitted plan (SW corner of development) clearly shows an obstruction when following the proposed path to the northeast side of the development). Again, this proposed path does not follow the Marley Park PAD. One of the beauties of our community is our ability to walk throughout the entire community with walkways and pathways that link us to the adjacent areas. Christopher Todd Properties should also abide by the same requirements.

Another requirement of the Marley Park PAD is that the city requires the developer to include a designated open/green space. This is also a part of your "Protecting Surprise's Quality of Life" mission. Specifically, the amount of open space in the "#3 High Density District" (proposed complex location). This is the only parcel left in the district that is undeveloped. Therefore, the development would need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres, which again needs to be in strict adherence to the Marley Park PAD. I can recall when our house was built, it was a requirement of our housing developer to follow this requirement just adjacent to our house. I didn't comprehend the ins and outs of the requirements until now. And until now, I understand why, despite our housing developers lack of interest to create an open/green space, they were required to do so according to the PAD.

One of the things that has intrigued us about this community is that Marley Park has built a front porch community. Therefore, homes along the Old Oak Lane and Whisperwood Drive must be facing the street. This is a city requirement that keeps development in line with the MP PAD and design standards of the near by neighbors. Our front porch is a signature architectural element of Marley Park and one of the main reasons we were attracted to the neighborhood years ago. Therefore, it is important that the Christopher Todd Properties ensure that the standard is followed through, including some of the apartments to include an acceptable front porch, which the MP Pad specifically addresses a design that "emphasizes living forward". This was a requirement for the Marley Park Phase 1. In order for the proposed development to fit in with the surrounding neighborhoods, this should be a requirement for the Christopher Todd Properties as well.

Our next and one of the largest concerns is that of my family's safety. The city requires enclosed parking area complexes be available for the use of the resident and visitors. Allowing the developer to build the complex without enclosed parking would not suffice the requirements. If sufficient and enclosed parking will not be available and if tenants have to park outside on Old Oak round.

Leading to the final concern and request. Our boys are at the forefront of our minds when it comes to the neighborhood and its safety. As a mother of two, I am sure you can relate to our concerns. We want to be sure that our children are safely attending school at Marley Park Elementary or even taking a walk to one of our many neighborhood parks. We would like to see that the city conduct its own traffic study, paying attention to the impact the complex would have on the safety of our children. This would support the creation of a safe route to school team and also reduce the risk of accidents in the area. Student safety has been a long time concern on Old Oak Lane and building a complex with additional traffic (right next to the school) would pose a threat to their safety. In that area, children have been known to cross the street (even in crosswalks) but due to parked cars, those kiddos go unseen until literally last minute. And with increased traffic and parked cars, unfortunately that risk only increases. Not to mention, having multiple cars parked on the road is easily accessible and attracts criminal activity. Safeguards such as additional cross guards, no parking designation signs may be required in order to keep our kids and families safe.

While, I can appreciate that a Christopher Todd Properties finds our community as an intriguing place to develop, I believe whole heartedly that it would compromise our regulations, community culture, and safety. Thank you for your public service and for making Surprise a great and safe place to live for myself, family, and neighbors.

Signed,

A concerned neighbor/parent

A solid black rectangular box used to redact the signature of the concerned neighbor/parent.

From: Jodi Tas
To: [REDACTED]
Subject: RE: Christopher Todd Properties: Marley Park Plan
Date: Friday, April 28, 2017 4:43:34 PM

Good afternoon, Mr. [REDACTED] Thank you for your message to the Surprise City Council and for sharing your concerns with them. I am writing to you in receipt of your message on behalf of them.

Your email will be added to the documentation for the proposed development which will be reviewed by the Planning and Zoning Commission.

Again, thank you for sharing your thoughts and ideas. Have a wonderful weekend!

Best,

Jodi A. Tas
Assistant to the Council II
City of Surprise

From: [REDACTED]
Sent: Friday, April 28, 2017 1:18 PM
To: [REDACTED]
Subject: Christopher Todd Properties: Marley Park Plan

Dear Mayor Wolcott,

My family and I moved to Marley Park in 2012. What attracted us to the area were the culture and values. Because of this, we have an immediate love for our community and its culture. My wife informed me on the formal plan submission by Christopher Todd Properties. I was shocked at how the plans to build apartments in the heart of our community disregard many key requirements set by the Marley Park PAD and the city of Surprise.

The first issue is the wall that is proposed to be built around the apartments. Having a 6' perimeter wall would go against our community's architecture and most importantly our Marley Park PAD design requirements:

Homes in an "image defining edge" of the community should be "void of privacy or perimeter walls". Specifically, an image defining edge would include the proposed complex's location.

Also, every existing neighborhood in Marley Park has been designed with linkages in the community (required by the Marley Park PAD). Per the requirement, we should to have access to paths and trails that link our neighborhood together. The pathway in the submitted plan in SW corner of development shows an obstruction when following the proposed path to the northeast side of the development. Again, this proposed path does not follow the Marley Park PAD. My family and I enjoy the ability to walk throughout the entire community with walkways and pathways that link us to the adjacent areas. Christopher Todd Properties should adhere to these requirements.

Marley Park PAD also requires the developer to include a designated open/green space. This is also a requirement of the city (Protecting Surprise's Quality of Life). The amount of open space in the "#3 High Density District" (proposed complex location) needs to be sure to adhere to these regulations. This is the only parcel left in the district that is undeveloped. Therefore, the development would need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres, which again needs to be in strict adherence to the Marley Park PAD.

Marley Park has built a front porch community. Therefore, homes along the Old Oak Lane and Whisperwood Drive must be facing the street. This is a city requirement that keeps development in line with the Marley Park PAD and design standards of the nearby neighbors. Our front porch is a signature architectural element of Marley Park and one of the main reasons we were moved to the neighborhood. The Christopher Todd Properties needs to ensure that the standard is followed through, including some of the apartments to include an acceptable front porch, which the MP Pad specifically addresses a design that "emphasizes living forward". This was a requirement for the Marley Park Phase 1. In order for the proposed development to fit in with the surrounding neighborhoods, this should be a requirement for the Christopher Todd Properties as well.

As a father, my job is to provide and protect my family. Safety is of the utmost concern. The city requires enclosed parking area complexes be available for the use of the resident and visitors. Allowing the developer to build the complex without enclosed parking would not suffice the requirements. If sufficient and enclosed parking will not be available and if tenants have to park outside on Old Oak round. This makes me think of my boys. Being that you are a parent also, you can relate to our concerns. Since our boys attend Marley Park, we would like to see that the city conduct its own traffic study, paying attention to the impact the complex would have on the safety of our children. This would support the creation of a safe route to school team and also reduce the risk of accidents in the area. Student safety has been a long time concern on Old Oak Lane and building a complex with additional traffic (right next to the school) would pose a threat to their safety. In that area, I have witnessed children crossing the street (even in crosswalks) but due to parked cars, those kiddos go unseen until literally last minute. With increased traffic and parked cars, unfortunately that risk only increases. Also, having multiple cars parked on the road is easily accessible and attracts criminal activity. Safeguards such as additional cross guards, no parking designation signs may be required in order to keep our kids and families safe.

While, I can appreciate that a Christopher Todd Properties finds our community as a prime place to develop, the current plans and proposal will compromise our regulations, community culture, and safety.

Thank you for your time and consideration.

[REDACTED]

From:

Subject:

Christopher Todd Properties: Marley Park Plan

Date:

Friday, April 28, 2017 1:17:50 PM

Dear Mayor Wolcott,

My family and I moved to Marley Park in 2012. What attracted us to the area were the culture and values. Because of this, we have an immediate love for our community and its culture. My wife informed me on the formal plan submission by Christopher Todd Properties. I was shocked at how the plans to build apartments in the heart of our community disregard many key requirements set by the Marley Park PAD and the city of Surprise.

The first issue is the wall that is proposed to be built around the apartments. Having a 6' perimeter wall would go against our community's architecture and most importantly our Marley Park PAD design requirements:

Homes in an "image defining edge" of the community should be "void of privacy or perimeter walls". Specifically, an image defining edge would include the proposed complex's location.

Also, every existing neighborhood in Marley Park has been designed with linkages in the community (required by the Marley Park PAD). Per the requirement, we should have access to paths and trails that link our neighborhood together. The pathway in the submitted plan in SW corner of development shows an obstruction when following the proposed path to the northeast side of the development. Again, this proposed path does not follow the Marley Park PAD. My family and I enjoy the ability to walk throughout the entire community with walkways and pathways that link us to the adjacent areas. Christopher Todd Properties should adhere to these requirements.

Marley Park PAD also requires the developer to include a designated open/green space. This is also a requirement of the city (Protecting Surprise's Quality of Life). The amount of open space in the "#3 High Density District" (proposed complex location) needs to be sure to adhere to these regulations. This is the only parcel left in the district that is undeveloped. Therefore, the development would need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres, which again needs to be in strict adherence to the Marley Park PAD.

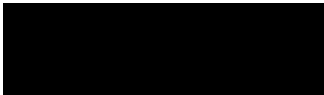
Marley Park has built a front porch community. Therefore, homes along the Old Oak Lane and Whisperwood Drive must be facing the street. This is a city requirement that keeps development in line with the Marley Park PAD and design standards of the nearby neighbors. Our front porch is a signature architectural element of Marley Park and one of the main reasons we were moved to the neighborhood. The Christopher Todd Properties needs to ensure that the standard is followed through, including some of the apartments to include an acceptable front porch, which the MP Pad specifically addresses a design that "emphasizes living forward". This was a requirement for the Marley Park Phase 1. In order for the proposed development to fit in with the surrounding neighborhoods, this should be a requirement for the Christopher Todd Properties as well.

As a father, my job is to provide and protect my family. Safety is of the utmost concern. The

city requires enclosed parking area complexes be available for the use of the resident and visitors. Allowing the developer to build the complex without enclosed parking would not suffice the requirements. If sufficient and enclosed parking will not be available and if tenants have to park outside on Old Oak round. This makes me think of my boys. Being that you are a parent also, you can relate to our concerns. Since our boys attend Marley Park, we would like to see that the city conduct its own traffic study, paying attention to the impact the complex would have on the safety of our children. This would support the creation of a safe route to school team and also reduce the risk of accidents in the area. Student safety has been a long time concern on Old Oak Lane and building a complex with additional traffic (right next to the school) would pose a threat to their safety. In that area, I have witnessed children crossing the street (even in crosswalks) but due to parked cars, those kiddos go unseen until literally last minute. With increased traffic and parked cars, unfortunately that risk only increases. Also, having multiple cars parked on the road is easily accessible and attracts criminal activity. Safeguards such as additional cross guards, no parking designation signs may be required in order to keep our kids and families safe.

While, I can appreciate that a Christopher Todd Properties finds our community as a prime place to develop, the current plans and proposal will compromise our regulations, community culture, and safety.

Thank you for your time and consideration.



From:

Subject:

Proposed Christopher Todd Collections rental development in Marley Park

Date:

Monday, March 06, 2017 12:19:58 PM

Dear City of Surprise Mayor, City Council Members, Planning and Zoning Commissioners:

My husband and I purchased our first Marley Park home in 2005. Since that time, we've become good friends with many of our neighbors and, together, residents of Marley Park have created one of the most inclusive and engaging communities in the City of Surprise.

I currently serve as the Owner Director on our Marley Park Community Association (MPCA) Board of Directors. As such, many of my neighbors have expressed their concerns and overwhelming opposition to the Christopher Todd Collections rental development—a walled, gated rental development—proposed for the heart of Marley Park, a close-knit community of homeowners and their families.

Only after this property was in escrow, did the developer decide to schedule an informational meeting with Marley Park residents—and with no formal notification at that! A few neighbors became aware of the meeting less than 24 hours before it was scheduled to begin and, even with such late notice, over 170 Marley Park residents showed up to obtain information and express their concerns.

It quickly became evident that the presenters were neither prepared for a large group of residents nor could they appropriately respond to many of the concerns that were expressed. The tone of the meeting did become somewhat confrontational, which would not have been my preference, but also should not have been unexpected considering the topic.

While we understand that zoning is not an issue with this project, other concerns are first and foremost on the minds of many Marley Park residents. Some of the concerns expressed at the meeting centered around increased traffic and the resulting safety issues for the many children who walk to and from school on a daily basis, especially with this proposed development located directly behind Marley Park Elementary School. Also, with only one main entrance and one secondary emergency exit for this proposed development, both on Old Oak Lane, the increased traffic will most certainly have a negative impact on an already very busy main thoroughfare in Marley Park. Another concern expressed is increased crime, especially with so few garages planned for the development and most cars left out in the open. As the Surprise Police Department can attest to, Marley Park has experienced an increase in this type of crime over the last year.

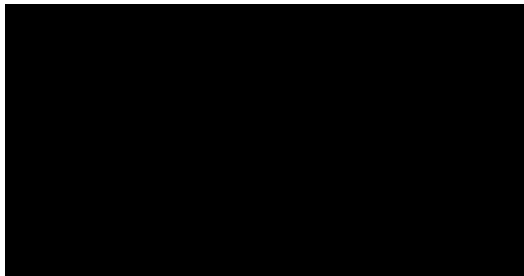
Another concern, clearly not understood by the presenters at the meeting, was the fact that

Marley Park is a community of families who, for the most part, are involved, invested and engaged in developing community with other residents. As a resident of this community for almost 12 years, it saddens me to see that renters moving into this complex will apparently be isolated behind walls and gates, and excluded from experiencing and engaging with the rich, vibrant community that will surround them. As renters in an island community separate from but surrounded by Marley Park, they may not be invited to participate in our signature events nor enjoy the many amenities—including pools, facilities and parks—that resident members of the MPCA pay for. While not a concern for the developer of these units, this certainly is a concern for me and many of my neighbors in Marley Park.

I, along with the many Marley Park residents who attended the February 27th developer's meeting, am writing to express my profound and complete opposition to this rental community as presented. As you review and prepare to approve or deny this proposed project, we urge you to consider the facts—both the obvious and those less so.

I would welcome the opportunity to engage in additional conversation regarding this project at your convenience. My contact information is provided below.

Respectfully,



From:

[REDACTED]

Subject:

Proposed Christopher Todd Rental Development in MP

Date:

Wednesday, March 01, 2017 11:02:48 AM

I am a resident of Marley Park and want to express my opposition to the rental development proposed for our community. I am greatly concerned about the increase in traffic that this would cause on Old Oak Lane as well as the safety of the children who cross this road to get to the adjacent school. Although it is a 30 MPH road there are numerous times that I have seen cars exceeding this limit and with the increase in traffic, if this development were to be built, I fear for our children's safety. Also it would be extremely difficult for cars at the stop sign on Whisperwood Dr. to get out onto Old Oak.

Please veto this proposed development.

Thank you.

[REDACTED]

From:

Subject:

Protect Marley Park

Date:

Tuesday, April 18, 2017 6:42:29 PM

We currently have four rental homes in Marley Park.

It is our experience, even with the best of intentions of the landlord, renters do not maintain the property and grounds the way an owner would maintain the property. The renters are of a transient nature thus possibly bringing a criminal element to Marley Park. Although the landlord will try to rent to one individual, many times several people live in the house and share the rent.

Obviously, this issue is for another day. So, we would like to address the issues our Protect Marley Park has brought to our attention.

1. Please require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents. We are very concerned about complex parking overflowing into the neighboring streets.
2. The city require the developer to include pedestrian paths connecting the new complex to other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and design of surrounding neighborhoods.
3. The city require the developer to have designated green/open areas in keeping with the requirements of the Marley Park PAD. The proposed development would therefore need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in strict adherence to the PAD.
4. The city require the apartment homes along Old Oak Lane and Whisperwood Dr. face the street in keeping with the Marley Park PAD and design standards of surrounding neighborhoods. Front porches should be required on some of the apartment home elevations. The front porch requirement exists for all the neighborhoods in Marley Park in order for this complex to fit in with the surrounding neighborhoods, this signature architectural element should be required as well.
5. Please conduct your own traffic study. The impact of the complex, changes made to Bullard Avenue and the expansion of Legacy Traditional School will influence the traffic safety of school children. Do not have the study conducted by the developer. There is no guarantee such a study would be objective.

There is already a severe traffic issue with Marley Park School. One can only guess what the impact of 350 additional vehicles will add to an already existing problem.

6. Please do not allow the 6' privacy wall the developer has requested. It does not fit in with the surrounding neighborhood architecture and is a departure from the Marley Park PAD design

requirements.

We would appreciate your consideration of these concerns. We are counting on you to make decisions that will maintain the essence of Marley Park.



From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Marley park rental development
Date: Friday, April 07, 2017 11:22:26 AM

FYI

From: [REDACTED]
Sent: Friday, April 07, 2017 11:20 AM
To: Eric Fitzer; Chris Boyd
Cc: [REDACTED]
Subject: Marley park rental development

Hello, my name is [REDACTED] and I am a resident of Surprise and Marley Park. I would like to place my name in objection to any high occupancy rental development in Marley Park. Any such development will have a negative effect on housing values, community appeal, safety and security. We have lived in Marley Park for ten years, we bought in MP because of its residential neighborhood feel, if that were to change we would be forced to consider moving from Surprise. Please do not allow developers to fundamentally change to appeal of Marley Park.

Sincerely

[REDACTED]

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Concerns Regarding Christopher Todd Properties in Marley Park
Date: Monday, April 24, 2017 6:34:11 PM

Attn: Robert Kuhfuss, Planning Department

Dear sir:

I'm writing to voice my opposition to the way Christopher Todd Properties is trying to build an apartment home complex that is NOT following the design requirements of the Marley Park Planned Area Development. This PAD states residences of IMAGE DEFINING EDGES (roads such as Whisperwood Drive & Old Oak Lane) are to be VOID OF PRIVACY OR PERIMETER WALLS. The developer has this wall in their plans, a violation of the Marley Park PAD & that of City of Surprise shouldn't allow a SIX foot wall as it doesn't fit in with the surrounding neighborhood. The apartment homes must orient, that is, face outward toward the street as are the surrounding homes per the Marley Park PAD requirements of "designs that emphasize LIVING FORWARD." Not facing inward surrounded by a wall. Front porches abound in the neighborhood, as an architectural design element that characterizes Marley Park. So should these apartment homes, also, to fit into the community. The front porch requirements pertain to all the neighborhoods in Marley Park Phase 1 and should be required with this complex.

The developer should also be required by the city to include designated green open spaces that the Marley Park PAD has specific rules for. Parcel 10, where this complex is planned, is the last undeveloped parcel in the #3 High Density District. To be in adherence of Marley Park PAD, 3 acres of the 36 acres should be green space. Also, pathways through the complex should meet the same design criteria as all other existing, connecting pathways in the community. The City of Surprise must require the complex to include SUFFICIENT enclosed parking for the residents along with ADEQUATE visitor parking (which there is not enough of). This is to ensure the safety of all Marley Park residents & their property. The Surprise Police Dept. emphasized the importance of parking in secure, enclosed areas in a community meeting last year. There has been a huge increase in auto crime in Marley Park this last half year.

I am EXTREMELY concerned about the increase in traffic next to the school. I feel I must demand the City of Surprise conduct its own, objective traffic study: especially pertaining to child safety in this area surrounding a school. These roads, like Old Oak, around the school already have heavy traffic. Traffic is especially daunting at the beginning & adjourning of the school day. I do fear for the safety of the children there. Crossing guards & no parking designation on these roads, like Old Oak Lane, etc. need to be definitely considered for safety sake.

Thank you for your taking the time to consider these objections that are in play for the future & integrity of Marley Park, its residents, and the city of Surprise.

[REDACTED]

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Marley Park and Christopher Todd Properties
Date: Wednesday, April 12, 2017 12:53:57 PM

FYI

From: [REDACTED]
Sent: Tuesday, April 11, 2017 4:32 PM
To: [REDACTED]
Subject: Marley Park and Christopher Todd Properties

I am writing to share my concern with the development plans submitted by Christopher Todd Properties to build within the current community of Marley Park. My concerns include the following:

The six foot privacy wall would look hideous on a main road entering our beautiful community, would make a huge negative impact on the walkability and flow of the neighborhood and would not at all be inviting.

The fact that this development would not have walking trails to include itself to the current Marley Park neighborhood makes it isolated in design and disrupt the flow of our neighborhood.

There is no current placement of green space for the Christopher Todd Development, which means the residents in this new area would not have their own identifiable green space which all our current neighborhoods do and therefore the idea for this new development does not flow well with our current neighborhood design.

With a privacy wall, there is no front porch theme to the proposed plan, a clear design flaw, as all of Marley Park features some sort of welcoming front or patio feature that welcomes all neighbors to get to know each other.

The parking spaces are appalling in the Christopher Todd design, the fact that there are no enclosed garages, and therefore tons of vehicle theft opportunity is detrimental to the surrounding neighbors. Surely, this many vehicles in one space will attract thieves. Also, the amount of space needed for visitor parking has to be considered, and vehicles parked on the street are not appealing in the flow of the neighborhood and current walkable feel to Marley Park.

With a new school being built off Waddell, there is a huge traffic concern. Children walking from Marley Park to Legacy will now have hundred of more vehicles on the roads going to and from work at the time they are walking to and from school. This is unsafe.

We hope our concerns will be met and Christopher Todd Properties seriously reconsiders their flawed design that clearly does not fit in our neighborhood.

Please do what you can to send our concerns forward.

Best Regards,

[REDACTED]
Marley Park Resident

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: planned development concerns
Date: Monday, April 24, 2017 6:33:28 PM

FYI

From: [REDACTED]
Sent: Wednesday, April 19, 2017 9:15 PM
To: Eric Fitzer
Subject: planned development concerns

To: Mr. Eric Fitzer
City of Surprise, Planning Dept.

Dear Mr. Fitzer,

I have resided in the City of Surprise and the community of Marley Park for more than nine years. In that time I have seen phenomenal growth and have enjoyed the knowledge that this city responds quickly to the needs of its residents, making it a safe and inviting place to live. My family was attracted to this area because of the considerable planning and thoughtful design offered in Marley Park. I write today to express concerns about the high density housing development known as the Cottages at Marley Park that is currently under consideration by the city.

A close and careful review of the PAD, which all Marley Park residents agreed to when we purchased our properties, indicate several design elements that are being ignored by the Christopher Todd plans. You will no doubt receive many similar letters from concerned residents so I will focus on three key points that I ask you to consider and request you require Christopher Todd amend to their plans.

1. The addition of green space and walk-ways that connect neighbors and neighborhoods is a key element to why Marley Park is so attractive to families. We need safe space for our children to play and for residents to travel in order to communicate, relate, and link to their neighbors. This linkage, as required in the PAD, is not possible in the current plans that include a six foot "privacy" wall surrounding those dwellings.
2. The idea of front porches and homes oriented to the feeder streets is another crucial element that makes Marley Park an inviting and safe community. To allow a design that literally turns its back on its neighbors will only lead to an increased feeling of disconnect and opens the potential for crime and other unsafe situations.
3. The increased traffic this development will bring is of greatest concern to me, particularly with the proximity to Marley Park Elementary School. I urge the city to conduct a new traffic study and not rely on data that is several years old and does not take into account the recent additions of the two Legacy Traditional school campuses, off Bullard, the new Bellagio homes being added to the current Marley Park parcels, and the fact that Old Oak is not a through street but a feeder that connects to Waddell via a small roundabout AND a grocery store complex. The increased traffic and parking on Old Oak, Whisperwood, and Sweetwater will pose a grave danger to pedestrian traffic, particularly those young students walking to and from school each day.

It is important that the city and its planning department and commission, rely upon and uphold

the PAD as written, and as the current Marley Park residents have contractually agreed to. To address an alleged comment by a city staff member or elected official, residents of Marley Park are not elitists. We have purchased a particular home design and community feel that is appropriate for raising our families. We are simply asking that all those who build and reside within the community abide by the same contract that all other residents have agreed to.

I ask the city council and the planning department and planning commission to carefully review the plans of Christopher Todd Properties and compel them to construct their multi-family housing units in accordance with the contracted and established PAD of Marley Park.

Thank you for your time and I look forward to your response.



Virus-free. www.avast.com

From:

Subject:

Christoper Todd Rental Complex Plan in Marley park

Date:

Wednesday, April 12, 2017 2:44:58 PM

I am writing to you as a resident of Marley Park to express my deep concern regarding the Christopher Todd's recently submitted plans for a rental apartment home complex that propose to build in Marley Park. It is clear this complex, as proposed, does not adhere to the vision on Marley Park. **Most importantly, this plan does not meet the requirements of the Marley Park PAD and therefore does not fit and flow with the design of the surrounding neighborhoods.**

There are some important areas that require changes to bring this plan into compliance with the PAD and allow this complex to actually be a part of Marley Park rather than a stand alone compound plunked down into the heart of our community. **Therefore, as a resident of Marley Park I am asking that the city of Surprise:**

<!--[if !supportLists]-->1. <!--[endif]-->**Require the developer to eliminate the 6' privacy wall around the complex.** The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meets all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.

<!--[if !supportLists]-->2. <!--[endif]-->**Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding neighborhoods.** Every existing neighborhood in Marley Park (including those where high density housing has already been built) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already extant in Marley Park.

<!--[if !supportLists]-->3. <!--[endif]-->**Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.** Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.

<!--[if !supportLists]-->4. <!--[endif]-->**Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations.** This complex will be in an "image defining area" so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.

<!--[if !supportLists]-->5. <!--[endif]-->**Require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property.** The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as "easy pickings" and actually attract criminals to a neighborhood.

<!--[if !supportLists]-->6. <!--[endif]-->**Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.** The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. **I therefore support the Marley Park PTA's recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.**

The community of Marley Park is an incredible asset to the city of Surprise; I can honestly say the opportunity to live in Marley Park is the sole reason my family ended up buying a home in Surprise when we moved to Arizona two years ago. Preserving our community's unique character and charm, making sure this proposed apartment home complex fits and flows with the surrounding neighborhoods and meets the requirements of the Marley Park PAD, *must* be a priority for city officials! It's the right thing to do for Marley Park – and the city of Surprise.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Concerns over Christopher Todd Properties in Marley Park development
Date: Thursday, April 27, 2017 8:43:58 PM

[REDACTED]
[REDACTED]
[REDACTED]

April 27, 2017

To Whom It May Concern:

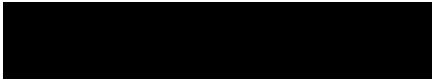
We are writing to express our concern regarding the apartment home complex proposed by Christopher Todd Properties. We are vehemently opposed to the plan as currently presented. Marley Park has design standards known and agreed to by everyone who has purchased in this neighborhood. The Christopher Todd Properties design differs significantly from those standards in the following ways:

- Marley Park PAD design requirements do not support the proposed 6' perimeter wall
- The proposed design does not include pathways and connecting trails that tie the proposed apartment complex with the existing neighborhood. It does not utilize the same design characteristics that define the Marley Park neighborhood, and would thus be jarring and discordant.
- All neighborhood areas in Marley Park have designated open and green spaces that include unique personalities. According to the Marley Park PAD, the proposed development would be required to have more green space than is included in their current proposal.
- The design standards of the Marley Park neighborhood requires that the apartment homes face the street, in this case Old Oak Lane and Whisperwood Drive, and be built with the signature design feature of Marley Park homes - front porches. The current design does not meet either standard.
- The design, as proposed does not offer sufficient parking for the anticipated number of tenants, much less any visitors to the apartments. This would force residents and guests to park on the street, leading to congestion along roads adjacent to Marley Park Elementary School.
- The density of units in the complex would force even more traffic to exit the neighborhood via already limited options.

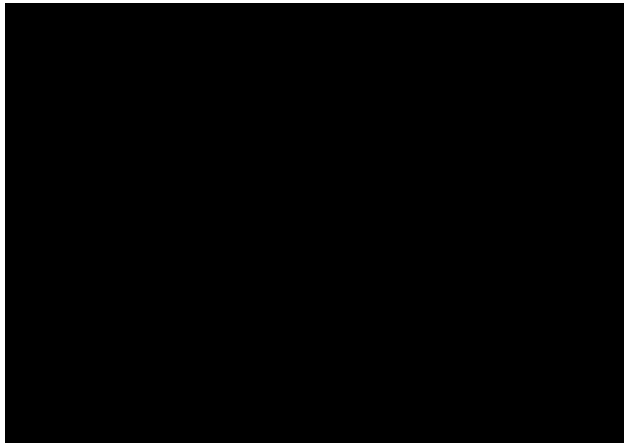
The proposal for construction by Christopher Todd Properties does not attempt to meet

Marley Park PAD requirements, neighborhood standards, and would act as a singular agent to alter the lifestyle and personality within the neighborhood. Therefore, we strongly feel that the proposed plan not be approved without significant revision and increased attempts to reflect the standards and personality of the Marley Park community.

Sincerely,



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From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Request from Marley Park Resident re Christopher Todd Development
Date: Friday, April 21, 2017 2:23:05 PM

FYI

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

From: [REDACTED]
Sent: Friday, April 21, 2017 1:15 PM
To: [REDACTED]

Subject: Request from Marley Park Resident re Christopher Todd Development

>>>> To All,

>>>> I am writing with the purpose to ask each of you to take an active role in preserving the character of Marley Park.

>>>>

>>>> As a resident of Marley Park I express my deep concern regarding the Christopher Todd's recently submitted plans for a rental apartment home complex it proposes to build in Marley Park. It is clear this complex, as proposed, does not adhere to the vision of Marley Park. Most importantly, this plan does not meet the requirements of the Marley Park PAD and, therefore, does not fit with the design of the surrounding neighborhoods or allow for adequate safe flow with adjacent travel & traffic areas.

>>>> There are six important areas that require changes in order to bring the site plan into compliance with the Marley Park PAD. The six changes will create a complex that will actually be an extension of Marley Park neighborhoods rather than exist as a stand alone compound that just sits in the heart of the Marley Park community.

>>>>

>>>> Therefore, as a resident of Marley Park, I ask the following of each of you as representatives of the city of Surprise:

>>>> 1. Require the developer to eliminate the 6' privacy wall around the complex. The Marley Park PAD clearly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls." The proposed property meets all the criteria for such. All other neighborhoods within Marley Park are defined only by the low brick "signature walls". This neighborhood of apartment homes should fit & follow suit.

>>>>

>>>> 2. Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding neighborhoods. Every existing neighborhood in Marley Park, including those where high density housing has already been built, were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already extant in Marley Park.

>>>>

>>>> 3. Require the developer to include designated open/green space perhaps with some sort of a play or ornamental structure in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the mark of distinction of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some open/green space.

>>>>

>>>> 4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park and found in abundance along every street in the surrounding neighborhoods, should also be required on some of the apartment home elevations. This complex will be in an "image defining area" so it is imperative that it embodies the character of Marley Park and is designed to fit into the surrounding neighborhoods. The only way to accomplish such is to adhere to the design specifications of the Marley

Park PAD.

>>>>

>>>> 5. Require the complex include sufficient enclosed parking for complex residents and also adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen an increase in auto crime in Marley Park. The Surprise Police Department, during the community meeting it held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as "easy pickings" and actually attract criminals to a neighborhood.

>>>>

>>>> 6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave and the construction and now expansion of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time; children cross the street all along the road, often unseen until the last minute due to parked cars. It is fair to assume things will only get worse once more vehicle traffic and parked cars are added to the mix. While the developer can be required to conduct a traffic study, I'd like to believe the city views keeping our children safe as its responsibility. I support the Marley Park PTA's recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.

>>>>

>>>> The community of Marley Park is an incredible asset to the city of Surprise. I value it as an opportunity to live in Marley Park. Preserving the city's asset & my community's unique character is of paramount importance to me. I am respectfully requesting the city officials take it on as a priority and ensure the Christopher Todd proposed apartment home complex both fits and flows with the surrounding Marley Park neighborhoods, as well as meets the requirements of the Marley Park PAD. I am appreciative of the time and attention each of you have taken to review this letter of request. If I can assist with this matter, I am open for contact.

Thank

you.

>>>>

[REDACTED]

From: [REDACTED]
To: [Robert Kuhfuss](mailto:Robert.Kuhfuss@surpriseaz.gov)
Subject: Re: Proposed apt units
Date: Thursday, March 02, 2017 3:04:37 PM

Thank you very much.

On Thu, Mar 2, 2017 at 2:29 PM, Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov> wrote:

Ms. [REDACTED],

Thank you for your comments. We will include in our Commission packet when the time comes, although they have not yet filed their final application so there is no way to tell how long that might be.

Robert H. Kuhfuss, AICP, MPA

City of Surprise Community Development Department

16000 North Civic Center Plaza

Surprise, AZ 85374-7470

O: [623-222-3137](tel:623-222-3137) | F: [623-222-3001](tel:623-222-3001)

robert.kuhfuss@surpriseaz.gov

From: [REDACTED]
Sent: Thursday, March 02, 2017 1:15 PM
To: Robert Kuhfuss
Subject: Proposed apt units

Dear Robert,

I am writing to let you know that my husband and I are **adamantly opposed** to the proposed rental units being built on Oak Lane in Marley Park.

We oppose a rental development of this size and density in the middle of MP, that we cannot guarantee will maintain our high community standards and we have enough traffic issues right now, and the proposed location is right next to a school and will endanger the safety of our children.

Please vote NO on this matter!

Thank you for your time.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

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02 Mar 2017 21:29:19 -0000

From: [REDACTED]
Subject: Rental Complex in Marley Park
Date: Tuesday, April 11, 2017 4:18:18 PM

Good afternoon,

We are writing to **ADAMANTLY OPPOSE** the building of a 174 unit apartment complex right smack dab in the middle of Marley Park.

We are writing to let you know we are on board with what the Marley Park Visions Committee is proposing.

See below.

A. That the city not allow the 6' privacy wall the developer has requested in the plan as it it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements.

The Marley Park PAD clearly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls." (An "image defining edge" for our community includes homes sited along collector roads (such as Old Oak Lane and Whisperwood Dr.) and abutting parks. The location of this complex meets that criteria.)

B. That the city require the developer to include pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods.

Every existing neighborhood in Marley Park (including those where high density housing was built previously) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan (at the southwest corner of the proposed development) should flow unobstructed through the complex and exit to an unobstructed connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways and should be indistinguishable from the connecting exterior paths.

C. That the city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.

The Marley Park PAD has very specific requirements for the amount of open space in the "#3 High Density District" (where this complex would be located). Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. The proposed development would therefore need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in strict adherence to the PAD.

D. That the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be

oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations.

The Marley Park PAD specifically addresses the design requirements for “image defining edges” and states specifically that homes in this areas should have “design that emphasizes “living forward” (orientation towards roads).” The front porch requirement exists for all the neighborhoods in Marley Park Phase I; in order for this complex to fit in with the surrounding neighborhoods, this signature architectural element should be required here as well.

E. That the city require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property.

The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

F. That the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.

The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. The city can require a traffic study be conducted by the developer but there is no guarantee that such a study will be objective (which is a necessity when the safety of our children is involved). Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Mitigation (crossing guards, a no parking designation along Old Oak Lane, etc.) may be required and that needs to start with the city.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Proposed Project in Marley Park by Christopher Todd
Date: Monday, April 17, 2017 11:18:10 AM
Importance: High

In case you did not receive this.

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

From: [REDACTED]
Sent: Sunday, April 16, 2017 8:47 PM
To: [REDACTED]
Subject: Proposed Project in Marley Park by Christopher Todd
Importance: High

Respectfully submitted to members of the Surprise Planning Commission and City Council:

I am submitting this email as a means of expressing my concern in regard to the proposed high density housing by Christopher Todd to be built in the heart of our community on Parcel 10 behind Marley Park Elementary.

My wife and I bought our residence in Marley Park in 2010 and have subsequently bought two additional homes in Marley Park which are leased to families. It is my observation that the original PAD has provided a quality of living for Marley Park residents unmatched in Surprise as evidenced by the recent construction in Marley Park #1 and #2.

Adherence to the requirements of the original PAD is essential to maintain the quality and "sense of community" now enjoyed by Marley Park residents.

The incredible open park areas and walking trails truly make Marley Park a unique place to live. It is my hope that members of the Surprise Planning Commission will enforce the the requirements of the original Marley Park Pad and disapprove this site plan as it now exists. The specific areas where this plan is not in compliance with the original Marley Park PAD are enumerated below.

A. That the city not allow the 6" privacy wall the developer has requested in the plan as it it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements. The Marley Park PAD clearly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls." (An "image defining edge" for our community includes homes sited along collector roads (such as Old Oak Lane and Whisperwood Dr) and abutting parks. The location of this complex meets that criteria.)

B. That the city require the developer to include pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods. Every existing neighborhood in Marley Park (including those where high density housing was built previously) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan (at the southwest corner of the proposed development) should flow unobstructed through the complex and exit to an unobstructed connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways and should be indistinguishable from the connecting exterior paths.

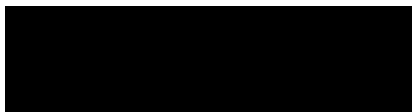
C. That the city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. The Marley Park PAD has very specific requirements for the amount of open space in the "#3 High Density District" (where this complex would be located). Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. The proposed development would therefore need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in strict adherence to the PAD.

D. That the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. The Marley Park PAD specifically addresses the design requirements for "image defining edges" and states specifically that homes in this areas should have "design that emphasizes "living forward" (orientation towards roads)." The front porch requirement exists for all the neighborhoods in Marley Park Phase I; in order for this complex to fit in with the surrounding neighborhoods, this signature architectural element should be required here as well.

E. That the city require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as "easy pickings" and actually attract criminals to a neighborhood.

F. That the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.
The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. The city can require a traffic study be conducted by the developer but there is no guarantee that such a study will be objective (which is a necessity when the safety of our children is involved). Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Mitigation (crossing guards, a no parking designation along Old Oak Lane, etc.) may be required and that needs to start with the city.
Residents have other concerns regarding the plan as well (such as whether there will be any guarantee that our community's high maintenance standards will be upheld by the complex) but those need to be directed elsewhere. Right now, the focus needs to be on getting the city to request design changes to the submitted plans!

Thanks for your serious consideration of our concerns.



From: 
To:
Subject: Proposed Project in Marley Park by Christopher Todd
Date: Sunday, April 16, 2017 8:47:29 PM
Importance: High

Respectfully submitted to members of the Surprise Planning Commission and City Council:

I am submitting this email as a means of expressing my concern in regard to the proposed high density housing by Christopher Todd to be built in the heart of our community on Parcel 10 behind Marley Park Elementary.

My wife and I bought our residence in Marley Park in 2010 and have subsequently bought two additional homes in Marley Park which are leased to families. It is my observation that the original PAD has provided a quality of living for Marley Park residents unmatched in Surprise as evidenced by the recent construction in Marley Park #1 and #2.

Adherence to the requirements of the original PAD is essential to maintain the quality and "sense of community" now enjoyed by Marley Park residents. The incredible open park areas and walking trails truly make Marley Park a unique place to live. It is my hope that members of the Surprise Planning Commission will enforce the the requirements of the original Marley Park Pad and disapprove this site plan as it now exists. The specific areas where this plan is not in compliance with the original Marley Park PAD are enumerated below.

A. That the city not allow the 6" privacy wall the developer has requested in the plan as it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements. The Marley Park PAD clearly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls." (An "image defining edge" for our community includes homes sited along collector roads (such as Old Oak Lane and Whisperwood Dr) and abutting parks. The location of this complex meets that criteria.)

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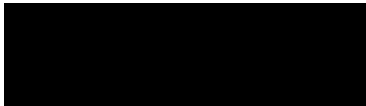
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The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. The city can require a traffic study be conducted by the developer but there is no guarantee that such a study will be objective (which is a necessity when the safety of our children is involved). Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Mitigation (crossing guards, a no parking designation along Old Oak Lane, etc.) may be required and that needs to start with the city.

Residents have other concerns regarding the plan as well (such as whether there will be any guarantee that our community's high maintenance standards will be upheld by the complex) but those need to be directed elsewhere. Right now, the focus needs to be on getting the city to request design changes to the submitted plans!

Thanks for your serious consideration of our concerns.



From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Concerns with Christopher Todd proposal to build apartments in Marley Park
Date: Tuesday, May 02, 2017 6:14:56 PM

From: [REDACTED]
Sent: Friday, April 28, 2017 8:06 AM
To: Mayor
Cc: [REDACTED]
[REDACTED]
Subject: Concerns with Christopher Todd proposal to build apartments in Marley Park

Dear Mayor Wolcott,

I have been a Marley Park resident for 10 years. My family and I love our community because of its beauty and our neighbors. I have learned that Christopher Todd Properties has submitted a formal plan to the city to build an apartment home complex in the heart of our lovely community. This is a grave concern for me and my family.

Marley Park was built as a welcoming community and was purposely built without perimeter walls. That is one huge reason why we are such a strong neighborhood; we don't have walls that cut us off from each other. The Christopher Todd plan encloses the apartment homes behind a perimeter wall. This wall is a fundamental departure from the Marley Park PAD design requirements.

Every existing neighborhood in Marley Park has been designed to offer "linkages to the community". This means that developers MUST include pedestrian paths and trails connecting to other part of our neighborhood in order to stay compliant with exiting Marley Park PAD design requirements. Does this plan "link" the apartment complex to the rest of the community?

We have beautiful parks in Marley Park with very specific requirements in keeping with the Marley Park PAD. It is imperative that this developer contribute a designated area to meet with the open space requirement. Has the developer designated an area to meet the open space requirement?

As you know, Marley Park was built as a front porch community, which enables us to be such a welcoming community. The apartments in the proposed plans must be oriented towards Old Oak Lane and Whisperwood Dr. in order to keep with our community's design standards. The front porch requirement exists for all neighborhoods in Marley Park and should not be ignored for any future development.

The safety and security of our neighborhood is very important to us. Over the past six months, we have seen a huge increase in automobile crime in Marley Park. Our residents have reached out to the Surprise Police Department for help. The Police have recommended that we park our vehicles inside our garages. They said that vehicles parked outside, especially in large groups, attract criminals to neighborhoods. I ask the City to require the proposed complex to include sufficient parking for complex residents as well as their guests. Without adequate

parking, I fear for the safety and security of Marley Park.

I have three children attending Marley Park Elementary school. They walk or ride bicycles to and from school each day. I am certain that this proposed complex will increase traffic volume in the school area, which jeopardizes the safety of all the children attending Marley Park Elementary school. I ask the City to conduct an objective traffic study so the safety of our children is not forgotten.

I love my community and my neighbors. I want to keep Marley Park a safe, welcoming and beautiful community for the future as well. I fear that the proposed community creates a risk for everything that I cherish in Marley Park. I ask you and the Surprise City Council consider the points in this letter before approving this proposal.

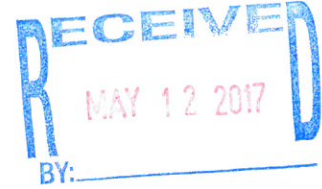
Sincerely,

A solid black rectangular box used to redact the signature of the sender.

The Committee to Protect Marley Vision

May 10, 2017

Robert Kuhfuss
City of Surprise Planning and Zoning Division
16000 N Civic Center Plaza
Surprise, AZ 85374



Hello Rob:

I am sending you this letter in response to our meeting dated March 3, 2017. In the last several months I have consulted with a number of professionals and completed an in-depth review of the Marley Park PAD in regards to the proposed Christopher Todd Collection at Marley Park. I would like to ask that the following items be considered in your review of the Christopher Todd submittal.

The design objections to the Cottages at Marley Park are based entirely on issues of compatibility with the Marley Park PAD (pages 1 through 418). Additional concerns related to pedestrian safety, traffic and crime prevention are also stated.

Note: The Marley Park PAD00-091, Waddell Property PAD consists of a compilation of documents which together form an Acrobat PDF document comprising 418 pages. Any referenced page numbers will reflect the PDF document and not the page numbers in the individual documents.

The proposed development is located at the cross streets of Old Oak Lane and Whisperwood drive (designated Image Defining Edges) and are subject to special design criteria as described in Neighborhood Elements section of the Marley Park PAD.

The Committee to Protect Marley Vision

Neighborhood Perimeter Wall:

Neighborhood perimeter walls are a design philosophy that is discouraged throughout the Marley Park PAD. In contrast, openness and connectivity between neighborhoods is a design element that is repeatedly stressed. Section 4.6.1 High Density Residential reiterates that neighborhoods will be typically “non-walled” and further specifies that homes will be of a **public** traditional character (in contrast to a private gated community). Most importantly, the Image Defining Edge section of the document specifically states that the image of the street is to be “void of perimeter or privacy walls” along residential and neighborhood collector roads.

Image Defining Edges section: (pdf pg 150)

“Primary goals in dealing with these edges include the elimination of privacy walls along collector roads and parks, creating a “positive” architectural image along these edges, and creating architectural enhancement opportunities.”

Neighborhood design section: (pdf pg 151)

Sweetwater Avenue/Residential Collector Edges.

- Critical to establishing positive community character.
- Streetscape defined by architecture new sentence home design emphasizes “living forward” (orientation towards roads).
- **Image of street void of perimeter or privacy walls.**
- Enhanced architectural design treatments required.

High Density Residential section:

Typically “non-walled” and designed to maximize access and interaction.

Project deficiencies related to HDR Requirements: (pdf pg 58)

- Varied setbacks
- Porches along streets
- Front entries along streets
- Homes will be of a public “traditional character”.

The Committee to Protect Marley Vision

Project deficiencies related to planned improvements:

1. Required completion of Primary Linear Park along south side of parcel 10.
 - 10 foot-wide paved path
 - Open play areas at special nodes
 - Picnic/seating areas
2. Required completion of Secondary Linear Park along Western boundary of parcel 10 (complete with 8 foot wide paved path). Secondary linear Park on West side of parcel is to provide a buffer between neighborhoods (additional setback required).

Note: See Site Circulation Plan for designation of Primary and Secondary Linear Parks pdf pg 105. See pdf pg 106 for designation of Primary and Secondary Pathways along western and southern border of Parcel 10.

3. Open Space Requirement, HDR Section 3:
The #3 High Density District in which the development is proposed reserves 36.2 acres of open space. The surrounding (fully developed) neighborhoods and parks have contributed 33.14 acres or 92% of the open space requirement (the open space was carefully calculated and generously includes the pool house, club house buildings and parking lots in the club area and Heritage Park parking areas). Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. The proposed development must contribute the remaining 3.06 acres of open space to meet the open space requirement. The 13 acre school site is not part of the open space calculation as it is not part of the MPCA. The school site exclusion is noted at the bottom of pdf pg 21.

Project Deficiencies related to Image Defining Areas:

Image Defining details are required on all sides of Parcel 10. Old Oak Lane and Whisperwood Drive are Residential and Neighborhood Collector Roads. The neighborhood buffer area between the east and west HDR neighborhoods are defined as an Image Defining Edge on PDF page 148, item 10. The southern border of parcel 10 is also specified as an Image Defining Edge as it borders Heritage "Village" Park and open space areas.

Image Defining Edge Requirements:

- Elimination of privacy walls, collector roads and parks (all sides of parcel 10)
- Enhanced architectural treatments, front and side elevations (all sides of parcel 10)
- Enhanced landscape treatments (all sides of parcel 10)
- Home design emphasizing "living forward" (orientation towards roads, Old Oak/Whisperwood)
- Orientation of home towards Park (southern portion of Parcel 10)
- Increased landscape area between sidewalk and private lot (Additional setback Whisperwood Dr)
- Enhanced architectural treatments required for front and side elevations facing the park (southern portion of Parcel 10)
- Front entries, porches, covered terraces, etc., face park (southern portion of Parcel 10)

The Committee to Protect Marley Vision

Architectural Deficiencies:

See "General elements for residential architectural design" pdf pg 32

- Articulated Building Massing (A high level of variety in: roof forms, building heights, distances between buildings, elevation plotting, architectural projections, corner lots, etc.)
- Variation of setbacks "Create a dynamic streetscape through variation in floor plan and elevation plotting"
- Diversity of floor plans (4 floor plans are typical of MP developers). The developer has submitted only two floor plans and the duplex plan is excessively dominant.
- Diversity of "architectural styles that are compatible, yet very enough to create interest and diversity" The two elevations that were submitted are greatly inadequate in their variation compared to typical neighborhood standards. (A minimum of 3 elevations types are required, pdf pg 33.)
- Emphasis on front elevations that relate strongly to the street and contribute to the livability of that realm
- Authentic interpretation of styles including high quality materials
- Diversity of colors and materials
- Design of home specifically for corner conditions
- Emphasis on diversity of home types, styles, materials, and colors within each neighborhood

Traffic and Pedestrian Safety:

Due to concern regarding increased traffic congestion and pedestrian safety (particularly for students at Marley Park Elementary School) resulting from this proposed development as well as the 47 Bellago Homes homes under construction along Old Oak Lane and Whisperwood Dr, the expansion of Legacy Traditional School and the recent (and future) changes to Bullard Ave.), residents request the following:

That the city conduct an in-depth study of the impact of additional traffic, specifically looking at congestion and delays during school drop-off and pick-up times. Particular attention should be given to the intersections of Old Oak Lane with both Bullard Ave. and Whisperwood Dr. as well as Old Oak Lane at the rotary with Founders Park Blvd.

That the city provides an evaluation of the pending project according to the guidelines of the Safe-Routes-To-School program (similar to those that resulted in improvements to Bullard Ave. pedestrian safety).

That Old Oak Lane and Whisperwood Dr be designed as "No Parking" so that sight lines are unobstructed to vehicular and pedestrian traffic.

The Committee to Protect Marley Vision

Committee Recommendations:

- A minimum of two parking spaces per dwelling unit (Maricopa County minimum standard)
- Require a 1 to 1 garage to unit ratio to mitigate property crime
- A 20% ratio of Guest Parking spaces (Maricopa County minimum standard)
- Require a variety of 4 floor-plan types, each with 3 elevations (4 plan types are typical of MP developers, 3 elevation types are required per MP PAD)

I hope you will support our community by upholding the Marley Park PAD and help make growth within our community a positive experience.

Sincerely,



From: [REDACTED]
To: robert.kuhfuss@surpriseaz.gov; [Eric Fitzer](#)
Subject: Concerns from a Marley Park Home Owner
Date: Thursday, April 13, 2017 2:56:52 PM

Dear Sirs and Madams,

As a home owner at Marley Park for 9 years, I have the following concerns regarding the new development on Parcel 10 of this community:

A. That the city not allow the 6 perimeter wall the developer has requested in the plan as it it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements.

The Marley Park PAD clearly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls." (An "image defining edge" for our community includes homes sited along collector roads (such as Old Oak Lane and Whisperwood Dr.) and abutting parks. The location of this complex meets that criteria.)

B. That the city require the developer to include pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods.

Every existing neighborhood in Marley Park (including those where high density housing was built previously) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan (at the southwest corner of the proposed development) should flow unobstructed through the complex and exit to an unobstructed connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways and should be indistinguishable from the connecting exterior paths.

C. That the city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.

The Marley Park PAD has very specific requirements for the amount of open space in the "#3 High Density District" (where this complex would be located). Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. The proposed development would therefore need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in strict adherence to the PAD.

D. That the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations.

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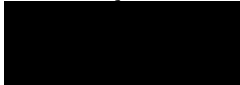
The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

F. That the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.

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Thank you very much for your attention on this matter!

Sincerley,



From: Robert Kuhfuss
To: [REDACTED]
Subject: RE: Marley Park ?
Date: Wednesday, March 01, 2017 9:27:00 AM

Mr. [REDACTED],

Thank you for your email and sorry for the delay in getting back to you.

The developer has not submitted their final application. Once they do, we will review the proposal against the applicable regulatory documents. Assuming the proposal meets those requirements, the project will be scheduled for review and approval by the Planning and Zoning Commission.

You may submit your concerns to me. Please note, however, that based on the preliminary materials presented to the city, the proposed use is consistent with the Marley Park PAD, which allows multi-family residential at up to 22 dwelling units per acre on the subject parcel. The proposed use is allowed by-right and assuming their final design meets the requirements of the Marley Park PAD and other applicable regulatory requirements, we will have no option but to approve the site plan request.

Thank you again.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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

From: [REDACTED]
Sent: Monday, February 27, 2017 7:50 PM
To: Robert Kuhfuss
Subject: Marley Park ?

Hi Robert,

When is the proposed developers plans up for plan review for developing the rental multi family in Marley park?
What can the citizens of Marley park do and by when to express their concern with this project?

Best Regards,
[REDACTED]

From: [REDACTED]
Cc: [REDACTED]
Subject: RE: Marley Park ?
Date: Thursday, March 02, 2017 5:11:05 PM

Mr. [REDACTED],

The applicant has not filed their final application, so no P&Z date has been set; however, our understanding is that the applicant has committed to conducting further public outreach within the community and will schedule such meetings in the future.

If the developer does file their application, City staff will review the proposal against the applicable zoning and city standards. Assuming the proposal meets those standards and the approved zoning requirements the project would be scheduled for review and consideration by the Planning and Zoning Commission. All email correspondence will be included in the packet that the Planning and Zoning commission will receive if this project moves forward.

Please do not hesitate to contact me if there are any other questions or concerns.

Sincerely,
Lloyd Abrams
Assistant Director
Community Development
City of Surprise
Office: 623-222-3021

From: [REDACTED]
Sent: Tuesday, February 28, 2017 7:39 AM
To: Planning <Planning@surpriseaz.gov>
Subject: Re: Marley Park ?

Hello,

When is the proposed developers plans up for plan review for developing the rental multi family housing in Marley park? What can the citizens of Marley park do and by when to express their concern with this project?

Best Regards,
[REDACTED]

From: Robert Kuhfuss
To: [REDACTED]
Subject: RE: Proposed Rental Development in Marley Park Surprise AZ.
Date: Thursday, March 02, 2017 2:35:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Mr. [REDACTED],

Thank you for your comments. We will certainly include your concerns in our Commission packet when the time comes, although they have not filed their final application so there is no way to tell how long that might be.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: [REDACTED]
Sent: Wednesday, March 01, 2017 3:29 PM
To: Robert Kuhfuss
Subject: Fwd: Proposed Rental Development in Marley Park Surprise AZ.

To Whom It May Concern,

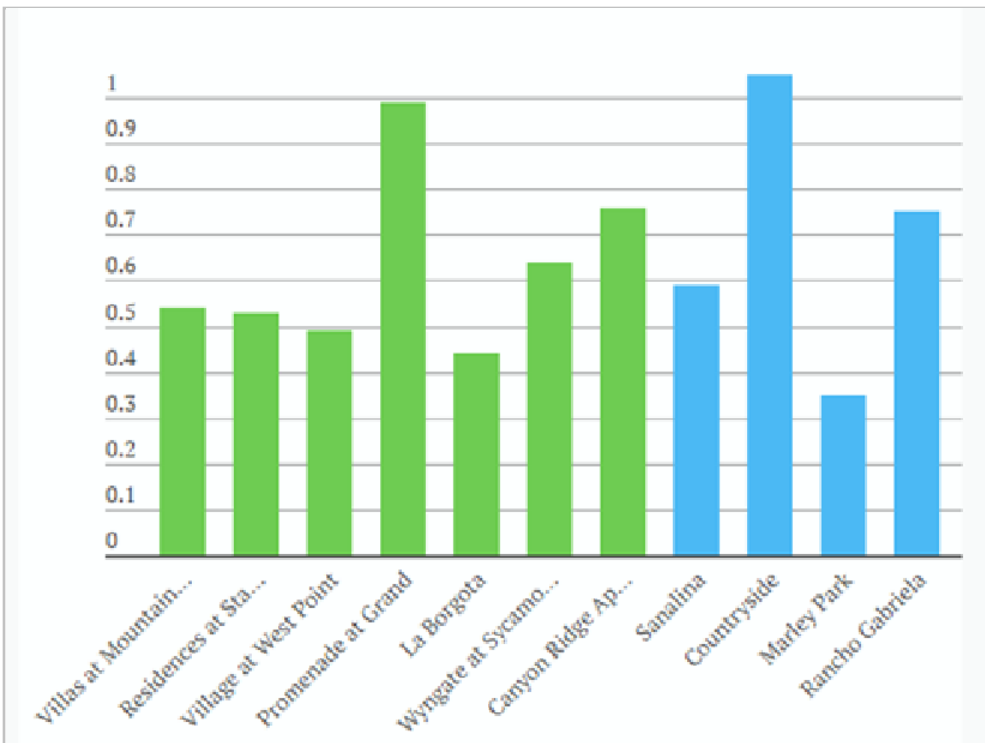
Since we need facts/evidence, not just opinions and "emotions" to plead our case as concerned citizens of Marley Park community. Here are some factual points i would like to bring up as basis for my belief that this rental project is a detrimental negative to our community of Marley Park.

This is an article i found of a similar situation happening north of Basha's on waddle. Here they have a better chance to prevent this project as the property is zone commercial.

<http://www.azcentral.com/story/news/local/surprise/2017/01/30/surprise-proposed-apartments-prompt-concern-anger/96859410/>

The important takeaway information from this article shows a column chart of police calls from the various neighborhoods of which Marley Park has the lowest number of calls. **A strong deciding factor**

why i decided to move to Marley Park and pay 40K more for a house then surrounding neighborhoods.



This graphic also illustrates that the two area's with high call volume to the police, happens to also have rentals near and or in that community. The Two highest volume area's are Promenade at Grand and Countryside.

I understand the area in consideration is zoned for multifamily which can mean for purchase or rental. I do believe allowing rentals to enter our neighborhood will not only increase the potential for crimes but also decrease the value of not just the houses but the value that the a neighborhood feel brings. Owners take pride and ownership in being home owners and its evident though out the development. What is also evident is that rental properties are below the standard and levels of what marley park owners strive to keep their property at.

Yes, I have rented in the past in my younger age and have never had a pleasant renting experience. There was always issues with parking, noise, crime no matter the price point of apartment i was at \$500-\$1200 1 bedroom, etc.

And i understand its hard to quantify the negative affect of rentals on home values, but the stigma alone is sufficient to reduce values of homes. I personally wouldn't buy a house near a rental complex EVER! and im sure 99% of the Marley park residents would agree.

With that, again i would like to stress that the house valuation isnt my main concern, especially that im not trying to move any time soon. More important to me is the safety of the neighborhood for my family. Especially that i have small kids about to enter the school in the upcoming years.

Best Regards,

From:

Subject:

Date:

Christopher Todd Properties - Proposed Apartment Home Complex in Marley Park

Wednesday, April 19, 2017 2:32:50 PM

Dear Mayor Wolcott,

My wife and I moved to Marley Park from New York in November 2010. We made our decision to move to beautiful Surprise and to Marley Park only after visiting all cities and towns in the Phoenix area. We did so because we liked the idea of a "planned community", and we liked the information delineated in the PAD.

In early March we learned of a proposed apartment home complex being planned for Marley Park by Christopher Todd Properties. After attending several information sessions about this proposal we became very upset. The plans we saw, in too many respects, did not fit into the "planned community" information and the PAD information that we had reviewed before moving across the country to Marley Park. Specifically, the design requirements of the proposed complex are not in compliance with the PAD in the following ways:

1. The 6' perimeter wall the developer is planning is not allowed per the PAD. The Marley Park PAD unequivocally states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls".
2. The developer's proposal does not meet the "open space" requirement in the Marley Park PAD. The proposed development would need to contribute 3 acres of open space to meet the open space requirement of 36.2 acres.
3. Every existing neighborhood in Marley Park was designed with "linkages to the community". The developer should be required to include pedestrian paths and trails connecting to the other neighborhoods in Marley Park in accordance with the Marley Park PAD. Presently it does not, a clear violation.
4. The planned apartment homes along Old Oak Lane and Whisperwood Drive are not oriented toward the street. They are supposed to be per the Marley Park PAD. The City should require the developer to follow the PAD and make the necessary changes.
5. Another major concern is the additional traffic this development will create. The City should undertake another traffic study in order to properly evaluate safety issues, especially with the changes taking place along Bullard, and the new Charter school that will be opening shortly. This will create one hell of a traffic mess and be a danger to children crossing from the South side of Old Oak to the North side.
6. Crime could become a problem because there is little-enclosed parking in the proposed development. Police regularly encourage residents to keep their vehicles in an enclosed area. This will not be possible in the proposed development.

In closing, I would just like to say that, aside from the numerous PAD violations inherent in this proposed development, Christopher Todd Properties should not be allowed to attach

themselves to the good name of Marley Park and risk damaging our community in the name of profits. Thank you.

[REDACTED]

Surprise, Arizona

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: Fwd: Marley Park's fight against Christopher Todd
Date: Thursday, May 11, 2017 4:43:21 PM
Attachments: [image001.png](#)

FYI

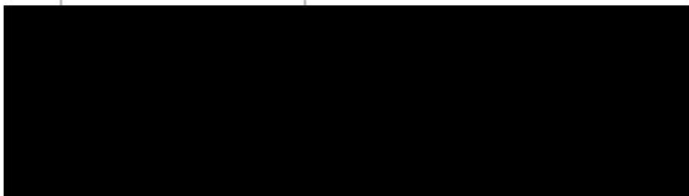
Regards,

Eric Fitzer

From: "[REDACTED]"
Subject: Marley Park's fight against Christopher Todd
Date: 11 May 2017 16:35
To: [REDACTED]

Please do not allow the Christopher Todd apartment complex to destroy Marley Park. My daughter is looking forward to walking herself to school in the coming years, and the apartment complex is right in her path. I will not allow her safety to be jeopardized by the excess traffic and reckless cliental that come with occupants of an apartment complex. This apartment complex in the heart of our community does nothing but bring in crime, dangerous driving and walking conditions, lowers property values, floods our parks and beautiful infrastructures with renters who have no reason to take pride in the surrounding community because they will not be contributing to it. This is nothing but a money making win for the complex as they will have so much of the community's hard earned amenities that they will have access to whether rules are set or not. I for one am enraged that the City of Surprise who values family orientated, safe streets would even consider allowing this to happen. If it does, the city will definitely have one less family of residency and probably many more in the near future.

Thank you!



Dear Eric Fitzer,

I am writing this letter to you as I have several concerns about the proposed development in Marley Park (Christopher Todd Properties').

- **That the city not allow the 6 foot perimeter wall the developer has requested in the plan as it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements.**

The Marley Park PAD clearly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls." (An "image defining edge" for our community includes homes sited along collector roads (such as Old Oak Lane and Whisperwood Dr.) and abutting parks. The location of this complex meets that criteria.)

- **That the city require the developer to include pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods.**

Every existing neighborhood in Marley Park (including those where high density housing was built previously) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan (at the southwest corner of the proposed development) should flow unobstructed through the complex and exit to an unobstructed connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways and should be indistinguishable from the connecting exterior paths.

- **That the city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.**

The Marley Park PAD has very specific requirements for the amount of open space in the "#3 High Density District" (where this complex would be located). Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. The proposed development would therefore need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in strict adherence to the PAD.

- **That the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the**

surrounding neighborhoods) should also be required on some of the apartment home elevations.

The Marley Park PAD specifically addresses the design requirements for "image defining edges" and states specifically that homes in this areas should have "design that emphasizes "living forward" (orientation towards roads)." The front porch requirement exists for all the neighborhoods in Marley Park Phase I; in order for this complex to fit in with the surrounding neighborhoods, this signature architectural element should be required here as well.

- **That the city require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property.**

The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as "easy pickings" and actually attract criminals to a neighborhood.

- **That the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.**

The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. The city can require a traffic study be conducted by the developer but there is no guarantee that such a study will be objective (which is a necessity when the safety of our children is involved). Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Mitigation (crossing guards, a no parking designation along Old Oak Lane, etc.) may be required and that needs to start with the city.

Thank you for taking the time to read my concerns. We have a great community in Marley Park and I hope that you will take these concerns into consideration when considering the proposed development.

Thank you



From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Marley Park development concern letter
Date: Friday, April 14, 2017 1:27:18 PM
Attachments: [Marley Park development concern letter 2.pdf](#)

For your records.

From: [REDACTED]
Sent: Thursday, April 13, 2017 2:44 PM
To: Eric Fitzer
Subject: Marley Park development concern letter

Hi Eric,

Please read my attached letter regarding the proposed development in Marley Park (Christopher Todd Properties').

Thank you,

[REDACTED]

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: Fwd: Marley Park and Proposed "Christopher Todd Communities" Plan Concerns
Date: Tuesday, April 18, 2017 4:07:58 PM

FYI

Regards,

Eric Fitzer

Begin forwarded message:

From: [REDACTED]
Date: April 18, 2017 at 1:22:21 PM MST
To: <eric.fitzer@surpriseaz.gov>
Subject: Marley Park and Proposed "Christopher Todd Communities" Plan Concerns
Reply-To: [REDACTED]

[REDACTED]
[REDACTED] [REDACTED] [REDACTED]
[REDACTED]

04/18/2017

Dear Mr. Fitzer,

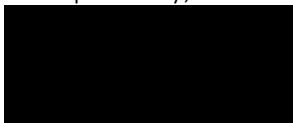
I am writing you as concerned resident of the Marley Park Community. On March 31st, 2017 a formal plan was submitted to the city of Surprise by the "Christopher Todd Properties" for an apartment home complex to be built in the center of the Marley Park Community. I have several concerns that I hope that you take the time to read and take into consideration.

1. The first concern is for the design of our community. Marley Park was designed to have an open flow concept that reflects that of small town America encouraging neighborly interface. The developer has plans to build a 6 foot wall around this complex. This does not fit the open flow architecture of the surrounding neighborhood and, most notably, this wall is a fundamental departure from the Marley Park PAD design requirements. The Marley Park PAD plainly states that homes in an "image defining edge" of the community should be "void of privacy or perimeter walls." The location of this proposed complex is in an "image defining edge" of the Marley Park Community. Most importantly it's in the heart of our community. It's going to look very odd to have a separate community built in the center of an existing community.

2. Please require the developer to include pedestrian path/trails connecting from the proposed cottages/complex to the surrounding neighborhoods in Marley Park. Every existing development in Marley Park including, those previously built in high density zoned areas, have these pathways to help link the community. Also, the pathway should be required to follow the same design criteria all the other existing connecting paythways and should be indistingusihable from the connecting exterior paths.
3. Please require the develper to include and park or open green space in the development. With a possible play structure included. This is how Marley Park was designed. The develper should be required to keep the same requirements of open space as with all the other 18 neighborhood parks.
4. Please require that they keep with the Marley Park PAD and design standards of the surrounding neighborhood. The surrounding neighborhoods have been required to have Front Proches, a signature architectural element of the community. This same architectural element should be required on some of the apartment home elevations as was required by all the surrounding neighbors.
5. Please require the developer to include sufficient enclosed parking for the complex residents. During the last community meeting, Marley Park and the Surprise Police Department, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vechicles parked outside, especially in large groups, are seen as easy targets and actually attract criminals to a neighborhood. Currently our already developed homes in high density zoned areas have enclosed parking. Why should this development be an exception to the surrounding/existing neighborhood design?
6. Please have the city conduduct its own traffic study of Old Oak Lane that takes into consideration the impact that this complex will have on the safety of the students trying to get to school. The most recent traffic study that was conducted did not include the changes that were made to Bullard Avenue and the expansion of Legacy Traditional School. We already have safety concerns as children cross Old Oak Lane to get to school with the added issue of increased traffic and cars parked along the side of the road. It will become even more concerning. If possible the city needs to add no parking designation along Old Oak Lane and a crossing guard for student safety

Thank you for you time and consideration of these issues.

Respectfully,



Marley Park Resident

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: Fwd: Marley Park
Date: Wednesday, April 26, 2017 12:23:36 PM

FYI

Regards,

Eric Fitzer

From: [REDACTED]
Subject: Marley Park
Date: 26 April 2017 12:20
To: "Eric Fitzer" <Eric.Fitzer@surpriseaz.gov>

I write you as a concerned resident of Marley Park in Surprise and I hope that you will be able to address my family's concerns. We have recently built our forever home in Marley Park that is located on the northeast corner of the neighborhood (after living in our first purchased home in 2010 in Marley Park prior to our new build). Marley Park is a unique, family-oriented community that needs to be preserved to its integrity. The Christopher Todd apartment complex proposed for Marley Park leaves us VERY concerned for many different reasons.

Our first concern is that this complex does not fit into the community ideology of Marley Park. Our neighborhood is open with walking paths that connect each part of the neighborhood with no walls or dividers that deviate from the whole concept of community that Marley Park has prided itself in. To put in a separate gated community will completely destroy the entire concept of Marley Park. Marley Park design criteria for the homes in the neighborhood dictates front porches, varied architecture from home to home, and our neighborhoods all face open spaces and are joined by walking paths. The Christopher Todd project is the exact opposite of the successful community Marley Park has taken over a decade to build. Also, as I understand it, this proposed community does not fit into the principles of the Surprise General Plan to preserve the unique characteristics of individual neighborhoods. Personally, I am not happy to look towards the beautiful White Tanks and see a large apartment complex with parking spaces and a large gated fence instead of beautiful unique homes with open green spaces and nature. I believe that any addition to our neighborhood should live up to the high community standards of Marley Park's integrity. After all, the reason that we live here is for the open community and family focus of this neighborhood- that is why we pay the higher than normal HOA fees.

Our second concern is the traffic and the safety of the community with the addition of 174 housing units that will be in the high density area. The traffic on Old Oak Road (which my understanding after the community outreach meeting with Christopher Todd company, the proposed complex will have the only entrances and exit on Old Oak Road) is already an issue regarding access to Bullard Road. The additional junior high to Legacy Traditional means

almost double the amount of traffic on that road alone. Is putting in a light at Sweetwater going to control congestion for all these additional family PLUS an entire 300+ residents of a sub-community within Marley Park that may be leaving for work? There is also the concern of the safety and security of the students who attend Marley Park Elementary, as they walk or bike to school. The streets are highly congested and unsafe during the drop off and dismissal times. Adding an entire community with over 300 additional parking spaces could potentially be a hazardous situation. I would hope that the city would ensure the safety of ALL its residents, especially the children, and require Christopher Todd to conduct a complete traffic evaluation for both the effects of the development for Marley Park Elementary, Legacy Traditional School, and the standard residential traffic (people leaving for work and returning home) and what adding that many additional cars will do. In addition to the traffic concerns, we are also concerned with the increase in crime that comes with putting so many cars into a small development. There will be an increase in street parking and the City of Surprise Police Department was very clear that we should avoid parking on the street, as that is giving criminals more of an opportunity. As a resident whose home will be very close to this development, I would like to know that the city will be protecting my home and my family.

Our hope is that you will be able to help our city keep its commitment to its' residents to "emphasis neighborhood preservation and rehabilitation" and to "work to preserve the unique characteristics of individual neighborhoods" by seeing that any high density housing development in Marley Park fits into the current surrounding community. Marley Park is a wonderful place to live and offers a sense of community unlike any other around. I hope the city would take pride in the fact that they have such a unique and wonderful place for families to raise their children.

Thank you for your time, we know you are a very busy and appreciate your consideration.

[REDACTED]

[REDACTED]

From: [Jodi Tas](#)
To: [REDACTED]
Subject: RE: Marley Park
Date: Wednesday, April 26, 2017 2:33:55 PM

Good afternoon, [REDACTED]! Thank you for your message to the Surprise City Council. I am writing to you in receipt of your message and on behalf of them. They appreciate you sharing your concerns.

At this time, we will be sure to add your email to the project.

Again, thank you!

Best,

Jodi A. Tas
Assistant to the Council II
City of Surprise

From:

Subject:

Please Help Marley Park!

Date:

Wednesday, April 12, 2017 10:41:53 AM

Dear esteemed city officials,

I am a deeply concerned mother, educator, resident (and voter) in Marley Park. I am writing because we NEED YOUR HELP. I (and my neighbors) have seen the proposed plans from Christopher Todd for Parcel 10 (a piece of land located at the CENTER of our unique established community) and our community STRONGLY OPPOSES these plans (hundreds of us have attended meetings and signed petitions against it). We ask that you require the developers to make EXTENSIVE CHANGES to ENSURE THE INTEGRITY of our neighborhood's unique architectural design.

The proposed development places an obtrusive ugly walled complex/compound in the middle of our fresh, open community. The design criteria here dictates front porches, varied architecture from home to home and our neighborhoods all face open spaces and are joined together by walking paths; PLEASE ENSURE THAT CHRISTOPHER TODD COMPLY WITH OUR ALREADY ESTABLISHED DESIGN CRITERIA. Please ensure they add OPEN SPACES and PLAYGROUNDS. Please require Christopher Todd to ELIMINATE its UGLY WALL! We are not a community of walls – Marley Park was deliberately designed NOT to be a gated community! Our homes represent good architectural design and the city must see to it that any high-density addition to our community shows the same attention to detail, includes green space and has a natural connection to the existing neighborhood. Their units need to face toward the street, as all of our houses do.

Also, require Christopher Todd to provide ENOUGH GARAGES for all of its units. A giant parking lot in the middle of our community is not safe. The Surprise Police Department, and entity I trust, has advised our community to not park on the street.

Please city officials, we LOVE Marley Park here in Surprise! IT is BEAUTIFUL, SAFE, and unlike any other community. PLEASE, help us to preserve its unique vision and high standards! Please require Christopher Todd make the above changes to their plans before allowing them to go forward. Parcel 10 is an important piece of land in the MIDDLE of our community, please help us to ensure that it is a welcome addition to our community.

DO NOT LET THEIR PLANS MOVE FORWARD AS IS!

Thank you so much for your help,

[Redacted Signature]

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: Fwd: Keep Marley Park's Vision
Date: Thursday, April 20, 2017 9:41:49 PM

FYI

Regards,

Eric Fitzer

Begin forwarded message:

From: [REDACTED]
Date: April 20, 2017 at 6:33:21 PM MST
To: [REDACTED]

Subject: Keep Marley Park's Vision

We are writing to all you as original owners in Marley Park. We are very concerned and adamantly against the proposal that Christopher Todd submitted for a rental apartment complex in the middle of our community. It clearly does not keep the integrity of our community or have the same qualities Marley Park has become known and loved for. It does not meet the requirements of the Marley Park PAD and will obstruct our flow and design that Marley Park currently offers. My family of neighbors is adamantly against this project as it does not adhere to Marley Park's PAD from its origination.

The plan submitted by Christopher Todd requires significant changes in order to be compliant with the Marley Parks PAD in order to become part of Marley Park. Its current submission does not "gel" with our community and will only put a black eye right in the middle of it..

That stated, as original owners in Marley Park, we request that the city of Surprise and our elected officials require the following from Christopher Todd:

1. Require them to remove the 6' privacy wall around the development.. The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meets all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.

2. Require an arbor walk to connect with the existing Marley park neighborhoods. Marley Park is perfectly designed with an Arbor walk per the requirement in the Marley Park PAD. The pathway should match and be part of the existing arbor walk through our entire community. Any plan submitted should flow through the complex and out on to a connecting in the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already existing in Marley Park.

3. Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.

4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. This complex will be in an "image defining area" so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.

5. Require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as "easy pickings" and actually attract criminals to a neighborhood.

6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. I therefore support the Marley Park PTA's recent request that the city conduct an independent traffic study and review the

results in light of the safe Routes to School guidelines.

The community of Marley Park is an incredible asset to the city of Surprise; We can honestly say the opportunity to live in Marley Park close to our family and grandchildren is the sole reason we ended up buying a home in Surprise when we moved to Arizona eleven years ago. Preserving our community's unique character and charm, making sure this proposed apartment home complex fits and flows with the surrounding neighborhoods and meets the requirements of the Marley Park PAD, must be a priority for city officials!

It's the right thing to do for Marley Park, our family and our grandchildren! And it is the right thing to do for the City of Surprise!

Respectfully submitted,



Surprise, April 16, 2017

████████████████████
15321 W Charter Oak Road
Surprise

Subject: Planned Apartment Complex at Marley Mark

Dear City Council Members, dear Planning Commission Members, dear Mr. ██████ and Mr. ██████,

This letter aims at expressing our concerns about the planned apartment complex. We believe that such a complex does not fit with the community standards at Marley Park, a well-established neighborhood with a high emphasis on family and stable community values. We believe that the addition of an apartment complex with one and two bedroom apartments does not cater to a public that would embrace these established values. Although this complex aims at attracting young families, such is very doubtful with one and two bedroom apartments, better suited for college students and couples without children. This type of complex is most likely to result in high turnover in the renter population contrasting our stable community. In addition, rental communities tend to change management frequently, usually resulting in relaxing the admission requirements and an increase in crime rate. As an example, the apartment complex at the Stadium Villages has experienced such a degradation. Without doubt, the resell value of the entire Marley Park real estate will take a significant dip when combined with a high-density apartment complex.

In addition to the effects this complex will have on our community, the plans of the proposed complex suffer from several shortcomings that violate the Marley Park design requirements. Such is the case for the perimeter wall that does not fit with the surrounding architecture. The absence of paths that should connect this complex with the existing neighborhoods is another issue that the builder should thoroughly address and include in a revised plan before the commission should consider granting permission. Furthermore, Marley Park founded on strong family values, a community where kids can play in a green and safe environment, relies on green space embedded in every area. The building plans do not include any green space, rather disturbing for a complex that aims at attracting young families. We believe that the revised plans should reduce the apartment density by including ample green space and a dog walking area. The current plan clashes in every aspect with the Marley Park guiding principles.

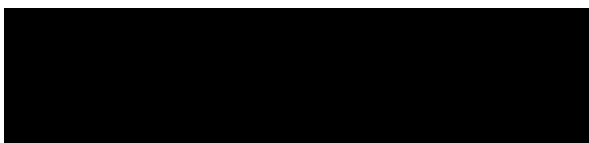
When we consider the number of apartments and the parking space, we doubt that this space will be adequate. Young couples usually have a need for two cars, an average of 1.5-2 cars is probably a good guide to estimate required parking space; this does not include the requirement for parking space for visitors usually high for young adults. The current plan, aimed at maximizing the number of units while giving up green space and adequate parking space requires revision to address these concerns that directly affect our community and its safety goals.

The density of the complex is significantly different from the rest of Marley Park. Traffic issues will result on Old Oak Lane and its vicinity. Before granting a building permit, the Commission should order a traffic study from a third party selected by the Commission but paid for by the builder. This will ensure unbiasedness and highlight the seriousness of the matter to the builder. A last point of contention is the orientation of the apartments along Old Oak Lane and Whisperwood Drive. These units according to current plan face inwards whereas the Marley Park standards require these units to face outwards.

In essence, we believe that according a building permit for this kind of high-density apartment complexes would put such a complex in stark contrast with our existing community from an architectural as well as a socio-economic viewpoint. Nevertheless, we understand based on the provided information that the permission has quasi been granted; however, if indeed such is the case the builder should revise the plans based on our arguments above because the current plan violates the Marley Park standards on essential points.

We hope that our arguments will support you in making an informed decision with the best interest of our established community, its constituents, and its highly respected values in mind.

Respectfully Yours,

A solid black rectangular box used to redact the signature of the sender.

Robert Kuhfuss

From:

Sent:

To:

[REDACTED]
Sunday, April 16, 2017 10:08 AM

Subject:

Attachments:

[REDACTED]
[REDACTED]
[REDACTED]
Subject: Planned Apartment Complex at Marley Mark
Surprise.docx

Dear City Council Members, dear Planning Commission Members, dear Mr. Kufus and Mr. Fitzer,

Please find attached my letter related to subject.

Respectfully Yours,

March 1, 2017

Subject: Marley Park Development Concerns.

Objection to Christopher Todd Collections Multi-Family Rental Home Development

Dear Mayor, Councilpersons and City Planner:

I am a home owner in the Marley Park Development in Surprise, AZ 85379

I am writing to inform you of my **objection** to the subject planned development being proposed by Christopher Todd Collections Rental Home Development at the corner of Old Oak Lane and Whisperwood Drive in Marley Park.

My objection is based upon both the manner in which the developer has handled the initial community outreach aspect of their communication as well as the probability that the type of development they envision can meet the development requirements of both the City of Surprise as well as National guidance which is set by the U.S. government.

I am upset that adequate notice was not given to allow concerned citizens to attend the meeting. The meeting was set up less than a week before it occurred and there was no real notice given to residents. It is my understanding that DMB, Inc. asked the builder representative to delay the meeting so proper notice could be given but they refused. Thanks to a resident driven communications effort started less than 24 hours before the meeting, however, around 200 people attended. I am certain there would have been far more (e.g. myself) if proper notice had been given.

This lack of communication has given me cause for concern as to the forthrightness and honesty of their efforts. If they don't want to give me any time to be able to schedule an important community planning meeting, what are they trying to hide?

I did receive a packet of information from the Home Owners Association the following day after the meeting, which essentially included a site map and notes as to what transpired at the meeting. After reviewing this information, I also have my concerns as to the appropriateness of the planned development within the confines of the Marley Park Community Association as outlined in the following paragraphs.

Although the builder has not formally submitted any plans to the City that I can object to in specific detail, the "concept review" information provided at the community meeting last night caused me great concern as to whether the planned development will be able to meet the requirements of the following planning guidance resources:

- City Council policies and guidelines
- National planning policy guidance in the form of Planning Policy Statements (PPS). My primary focus in this area would be the PPS's associated with 1) Delivering Sustainable Development and 2) Housing

More specifically, based upon the limited information we have received, my objection and concerns can be detailed as follows:

Adverse Impact of the Long Established Single Family Home Community

Community Standard Issues

- This is a high density project being proposed in the middle of a low density neighborhood characterized by larger properties being built on substantial plots. This project does not fit the surrounding neighborhood due to scale and proportion.
- Lack of control by the Marley Park Community association as to the standards at which the units are maintained, landscaping and fencing, repainting of buildings, which would be at the sole discretion of the property management company.

There is no guarantee the high community standards we moved here for and pay a monthly fee to protect will be maintained.

- Detrimental impact upon residential amenities and the visual impact of the character of the area, density, over development, layout and design.
- The proposed site plan allows for little space for landscaping and would lead to gross over development of the site. The character and amenity of the established residential areas would be damaged.
- Inadequate amount of parking for the number of units being planned, which would have the effect of placing more of a burden on highway safety. Loss of on road parking, creating a loss of valuable residential amenity.
- Noise considerations, loss of privacy to surrounding community.
- Development being contrary to both City and National government planning policy.

Traffic and Safety Issues

- Safety to children due to its proximity to Marley Park Elementary school, which is already a dangerous area to the children during drop off/pick up times of the day.
- Excess traffic generation next to an elementary school.
- Lack of sufficient ingress, egress locations on the property.
- Additional cars parked outside both on the property as well as on the street potentially attracting thieves and other illegal activity.

Respectfully submitted,



From:



[Redacted]

[Redacted]

[Redacted]

Subject:

Multi-Family Rental Home Development Objection

Date:

Thursday, March 02, 2017 1:33:47 PM

Attachments:

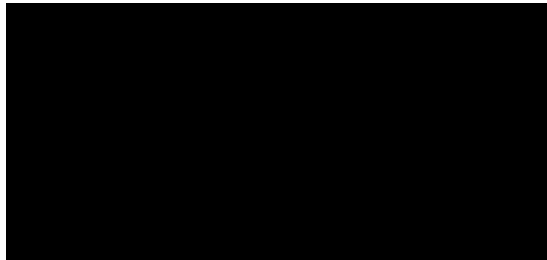
[MARLEY PARK DEVELOPMENT OBJECTION- MULTI-FAMILY RENTAL HOMES-.pdf](#)

I have attached a copy of my Letter of Objection to the planned development in the Marley Park Community as follows:

Cottages at Marley Park
Old Oak Lane & Whisperwood Drive

Thank you for taking the time to review my concerns.

I can be reached at the following email address or phone number, if necessary.



From:
To:

Subject: Proposed Rental Project in Marley Park
Date: Thursday, April 13, 2017 12:17:40 AM

A meeting was held on Monday, February 27th at the Heritage Club regarding the Christopher Todd Collections rental development proposed for the heart of Marley Park (at Old Oak Lane & Whisperwood Dr.). The Heritage Club Parlor was FULL and I would estimate well over 200 people attended and all were not in favor of this project!

The primary speaker was [REDACTED], a planning consultant with the law firm of Beus Gilbert, PLLC, but present as well were representatives from Christopher Todd Homes, the development's engineer and the actual builder (Hancock Communities).

This property, Parcel 10, has multi-family zoning; DMB originally envisioned it as being used for owner occupied luxury condos. Current multi-family zoning allows 22 units per acre (in a 3 story building.) The land was sold to Frank Residential for this purpose but they in turn sold it in 2013 to the [REDACTED] Foundation. A Montessori School was proposed for the site but never built; Mr. [REDACTED] passed away and his children, the Foundation's current owners, placed the land up for sale a few years ago.

The property is currently in escrow but the sale has not closed. The \$26 million project proposed consists of 174 single-story "higher end" rental homes (a mix of 2-one bedroom duplexes and 2 bedroom stand alone homes ranging from 700-1000 sq ft) in a gated community with small backyards (maintained by the property management company) for "people who want a better renting experience but don't want to buy." There would be "some" garages. (Looking at the plan, there are 334 provided parking spaces and I count 20 garages total. People expressed their concerns about so many cars parked outside attracting more crime (per last December when we saw lots of vehicle break-ins) since they would be "easy pickings" but the issue was not addressed).

Rent would be at a "market rate" which they currently estimate at \$1200-1500 a month. (Editorial comment: There is no guarantee that rents would, indeed be that high. The property management company could advertise at that rate and then decide they need to charge \$900 a month to up their occupancy rates.) They predict (but cannot guarantee) that their tenants will be retirees or young professionals but any children living in the rentals will be able to attend Marley Park Elementary (and the other Dysart schools). (Editorial comment: I don't think they realize the appeal MP has for families and their predictions there are off!)

They promise “rigorous standards” to screen tenants (like, say, no felons allowed).

There will be one entrance into the development from Old Oak (and one additional emergency-only access entrance on that same street).

Christopher Todd has 3 similar projects under construction, including one due to be built at Litchfield & Greenway, and is looking at 13 other sites.

Inside the walls of the development, the MPCA would have no say regarding the standards to which their units are maintained; the level of maintenance of landscaping and fencing, the repainting of buildings, etc. would be at the sole discretion of the property management company.

Since tenants would, undoubtedly, be using the private parks and public areas the MPCA pays to maintain Chad Reed from DMB (who was there as an observer, arrived late and will no doubt will report back on the amount of opposition this plan is receiving) said the MPCA would receive a certain amount “per door” (i.e., a set percentage of the current MPCA monthly dues) per month as remuneration.

Concerns were raised about the need for student housing here in Surprise due to the advent of the Ottawa University campus and its 5,000 students and many of them ending up here in the middle of MP. (The usual occupancy standard for rentals is 2 persons per bedroom, so they are probably worrying about 4 students sharing a 2-bedroom unit and splitting the rent.)

Traffic was a huge concern as well, especially since this development is so close to a school and traffic is already dangerous for kids during pick up/drop off times. Having the only access for 174 homes be off Old Oak (and the increased traffic) and the only access in or out be off Old Oak (the city of Surprise refused their request for an emergency access on Whisperwood) was also seen as creating big problems with traffic in the community.

The parcel would be subject the Marley Park CFD we all pay (in addition to our regular property taxes at tax time); the amount would be based on the property value of the parcel once construction was completed.

As resident in Marley Park we are again this project!

A. That the city not allow the 6” privacy wall the developer has requested in the plan as it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements.

The Marley Park PAD clearly states that homes in an “image defining edge” of the community should be “void of privacy or perimeter walls.” (An “image defining edge” for our community includes homes sited along collector roads (such as Old Oak Lane and Whisperwood Dr.) and abutting parks. The location of this complex meets that criteria.)

B. That the city require the developer to include pedestrian paths/trails connecting the new

complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods.

Every existing neighborhood in Marley Park (including those where high density housing was built previously) were purposely designed with “linkages to the community” as required in the Marley Park PAD. The pathway shown on the submitted plan (at the southwest corner of the proposed development) should flow unobstructed through the complex and exit to an unobstructed connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways and should be indistinguishable from the connecting exterior paths.

C. That the city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.

The Marley Park PAD has very specific requirements for the amount of open space in the “#3 High Density District” (where this complex would be located). Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. The proposed development would therefore need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in strict adherence to the PAD.

D. That the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations.

The Marley Park PAD specifically addresses the design requirements for “image defining edges” and states specifically that homes in this areas should have “design that emphasizes “living forward” (orientation towards roads).” The front porch requirement exists for all the neighborhoods in Marley Park Phase I; in order for this complex to fit in with the surrounding neighborhoods, this signature architectural element should be required here as well.

E. That the city require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property.

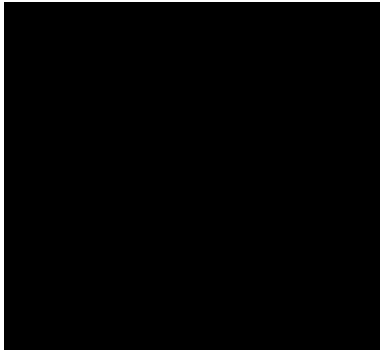
The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

F. That the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.

The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. The city can require a traffic study be conducted by the developer but there is no guarantee that such a study will be objective (which is a necessity when the safety of our children is involved). Student safety has

been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Mitigation (crossing guards, a no parking designation along Old Oak Lane, etc.) may be required and that needs to start with the city.

Residents have other concerns regarding the plan as well (such as whether there will be any guarantee that our community's high maintenance standards will be upheld by the complex) but those need to be directed elsewhere. Right now, the focus needs to be on getting the city to request design changes to the submitted plans!



—

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: Fwd: Christopher Todd Properties Project for Marley Park
Date: Thursday, April 20, 2017 9:41:33 PM

FYI

Regards,

Eric Fitzer

Begin forwarded message:

From: [REDACTED]
Date: April 20, 2017 at 6:19:41 PM MST
To: <eric.fitzer@surpriseaz.gov>
Subject: Christopher Todd Properties Project for Marley Park

To the City of Surprise Planning Department and Planning Commission Members:

I am a resident of Marley Park and live about two blocks from this proposed development so I have several concerns about the issues that will arise if it is completed as the current design plan does not adhere to the design requirements of the Marley Park PAD.

I have watched Marley Park Elementary students dart back and forth across Old Oak Lane with the current traffic flow and cars parked on the street and it already causes a dangerous situation. With the increased traffic and on street parking that will occur with this addition the safety of the children will be even more endangered. It is my understanding that the city can require a traffic study be completed by the developer, however, this study objective may not be the safety of our children since any children living in the development would not need to cross Old Oak to get to and from school. I want the city to conduct its own traffic study paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team.

Additionally, there are other requests in the developers plan that do not fit with our surrounding neighborhood architecture and is a fundamental departure from the Marley Park PAD design requirements. I am required to meet the design requirements to add a security door to my property so I think a development of this size should be required to meet the requirements as well.

The Marley Park PAD requires an "image defining edge" for homes in the community edge be "void of privacy or perimeter walls." This includes homes sited along collector roads (such as Old Oak and Whisperwood Dr.) and abutting parks. The location of this complex meets those requirements. Therefore the city should not allow the 6"

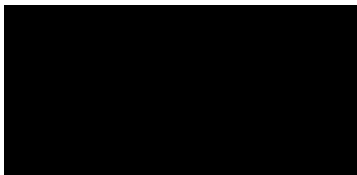
perimeter wall the developer has requested in the plan presented. This wall would also interfere with pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of surrounding neighborhoods.

One of the most unique characteristics of Marley Park is that every house has a front porch and the homes are oriented towards the street so this should be a requirement for the apartments that are along Old Oak Land and Whisperwood Dr. This requirement exists for all neighborhoods in Marley Park Phase I so in order for this complex to fit in with the surrounding neighborhoods this signature architectural element should be required here as well.

I have two more concerns about the complexes deviation from the PAD plan that I would like to see addressed. The first is land use and the second is parking space. It is my understanding that the developer needs to include 3 acres of open space to meet the total open space requirement of the PAD. Marley Parks open spaces and parks are an asset and need to be continued in the complexes design. Secondly any more on street parking as I noted in my first concern about safety will only increase the possibility of accidents and even crime with cars parked on the street. Will there really be room for all the vehicles for 174 units in the complex?

Thank you for your attention to these matters.

Sincerely,



From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#); [Lloyd Abrams](#)
Subject: FW: Cottages at Marley Park
Date: Monday, March 06, 2017 5:48:58 PM

FYI

From: Todd Tande
Sent: Monday, March 06, 2017 5:12 PM
To: Todd Tande
Cc: Jodi Tas
Subject: Cottages at Marley Park

Marley Park Residents,

Thank you for contacting me about the high-density housing project in Marley Park. I found out about this project on Monday, February 27, when some Marley Park neighbors invited me to the Meeting held by the Developer that evening. I arrived before the meeting started and stayed for the duration and heard all the comments. I value all of your inputs and look forward to working with Marley Park residents. You are receiving this response along with the others from which I also have received dozens of emails with recommendations to go along with your recommendations.

To help everyone understand the status of the project, I am including these comments provided by the City of Surprise Community Development Department

<https://www.surpriseaz.gov/795/Community-Development> :

“The City has received a Concept Review, preliminary application, to explore a potential project called the Cottages at Marley Park. Based upon the preliminary materials presented to the city, the proposal would include single story rental units, similar to single family housing at a density far less than the approved Marley Park zoning allows 13 units per acre as opposed to 22 units per acre as approved in the Marley Park development. The City will review the project in accordance with the approved Marley Park Planned Area Development Zoning and other City standards and if the project moves forward the City is committed to reviewing the application and making sure the development fits into the overall aesthetics of the Marley Park neighborhood.

The City, in the past, has received multiple proposals on this property one of which was a Montessori school the other was a proposal for a three story apartment complex, neither came to fruition. The developer of the project reached out to the Marley Park Home Owners Association in order to solicit constructive feedback, this was on their own accord and was not required by the City but suggested to the developer during the preliminary review of the proposal. The developer has committed to conducting further public outreach with the community and will schedule such meetings in the near future.

The developer has not submitted their formal application. If the developer does, City staff will review the proposal against the applicable zoning and city standards. Assuming the proposal meets those standards and the approved zoning requirements the project would be

scheduled for review and consideration by the Planning and Zoning Commission; which at this time has yet to be determined.

If you have any comments applicable to the project, please feel free to contact staff on this issue. All email correspondence will be included in the packet that the Planning and Zoning commission will receive if this project moves forward.

Thank you very much for your time, interest and commitment for bettering your community."

For reference, I am also including a link to the Marley Park Planned Area Development (PAD) documents approved by the City Council on October 25, 2000, that are available on the City Website here (large document takes some time to load):

<https://www.surpriseaz.gov/DocumentCenter/View/22311>

Arizona Proposition 207 (Private Property Protection Act) approved by the voters in 2006 has also been mentioned. Here is a link to the text of Proposition 207 from the Arizona Secretary of State's Ballot Pamphlet (a google search of websites with additional comments and analysis may also be helpful): http://apps.azsos.gov/election/2006/info/PubPamphlet/Sun_Sounds/english/Prop207.htm

My understanding now, based upon the developer statements at the meeting and discussions with staff, are:

- 1) DMB does not own the land being considered for the project.
- 2) The Developer plans additional outreach to residents
- 3) The Developer does NOT plan to request a Rezoning of the Property (P&Z and City Council Public Hearing Meetings would be required if they decide to request a change of zoning)
- 4) The current zoning of the land was approved by the City Council on October 25, 2000, as High Density Residential (see PAD document on link above).
- 5) Proposition 207 (Private Property Protection Act), which was passed by the voters in 2006, may impact some actions that residents have recommended.
- 6) The Developer may plan to request approval of the PLAT for their project (P&Z Meeting Required, but a PLAT does NOT go to City Council for approval)
- 7) The PLAT is the written plan for the development that must comply with City Standards. If the developer submits a formal application, residents will be able to provide input on PLAT details through your emails and letters (already submitted), as well as a required Public Hearing conducted by the Planning & Zoning Commission.

<https://www.surpriseaz.gov/1767/Planning-Zoning-Commission>

City Council Members can and do consider comments by residents before making decisions by vote of the full Council. Besides receiving your individual comments, I understand that there may be a group of Marley Park residents that are working together to find a solution that works best for Marley Park residents and I am looking forward to receiving any additional comments and/or ideas from that group too.

As Council Members, we also do have some rules we must follow by law. No single Council Member can direct a decision or result. The City of Surprise operates in a Council-Manager form of government, which means that the Council, by a majority vote, hires a City Manager to carry out day-to-day operations through their staff. City Council members cannot individually direct a City Manager nor their staff. All decisions must be "Policy Decisions" made by a majority vote of the Council in a Public Meeting.

A consensus of recommendations from Marley Park Residents through a Marley Park Resident led leadership group may be helpful towards having the most successful impact. If a leadership group forms on this issue, I encourage them to contact me, so that I can be aware of any new or consensus preferences that I can add to your individual preferences, and so we can share information and work towards a best result for Marley Park residents.

Thank you again for sharing your concerns and recommendations. I will work to communicate and share any significant new information when it becomes available.

Todd Tande
Vice Mayor
City of Surprise

Website: <http://D6.SurpriseAZ.gov>

Email: [REDACTED]

Surprise by the Numbers: <http://D6.SurpriseAZ.gov/your-city-by-the-numbers/>

Phone: [REDACTED]
[REDACTED]

Twitter: <http://www.Twitter.com/SurpriseD6>

Facebook: <http://www.Facebook.com/SurpriseD6>

From: [REDACTED]
Subject: Marley Park
Date: Thursday, April 27, 2017 10:27:31 PM

To Whom It May Concern:

It has recently come to my attention of a proposed apartment complex by Christopher Todd within the heart of our Marley Park Community. I don't think much thought and consideration was given in allowing this proposal to go through. Having Marley Park Elementary, Legacy Traditional, and Imagine Prep School (s) all within a mile of each other has already created an unsafe traffic environment to children walking and/or riding their bikes to school. To compound an already traffic nightmare with the addition of a 174 unit complex is shocking. Someone is going to get hurt.

Our community is unique as it's an open community. The proposed gated apartment complex does not fit within that vision. From what I can understand this is not intended in the principles of the Surprise General Plan. I am hopeful that you, as a representative of the City of Surprise, be our advocate and "work to preserve the unique characteristics of individual neighborhoods" and "emphasize neighborhood preservation and rehabilitation". Please help Marley Park.

Thank you for your consideration in this matter.

Sincerely,

[REDACTED]

From: [Jodi Tas](#)
To: [REDACTED]
Subject: RE: Concerned Marley Park resident
Date: Friday, April 28, 2017 4:52:05 PM

Good afternoon, Mr. [REDACTED]! Thank you for your message to the Surprise City Council and for sharing your concerns with them. I am writing to you in receipt of your message on behalf of them.

Your email will be added to the documentation for the proposed development which will be reviewed by the Planning and Zoning Commission.

Again, thank you for sharing your thoughts and ideas. Have a wonderful afternoon!

Best,

Jodi A. Tas
Assistant to the Council II
City of Surprise

From: [REDACTED]
Sent: Wednesday, April 26, 2017 4:09 PM
To: Mayor
Cc: [REDACTED]
[REDACTED]
Robert Kuhfuss
Subject: RE: Concerned Marley Park resident

Surprise City Council and Planning Commission;

I'm writing again as a Surprise, AZ resident to reiterate my concerns with the planned rental homes Christopher Todd submitted to be built in my neighborhood of Marley Park.

First, it is clear this complex does not fit into Marley Park and does not meet the requirements of Marley Park PAD. The design as submitted is a walled stand alone community plopped right in the middle of our open community. Our PAD clearly requires our community be "void of privacy or perimeter walls." The planned 6' perimeter wall will destroy the flow and feel of an open community of Marley park. Please require this community be built to the design standards of Marley Park with paths, common parks and open flowing areas.

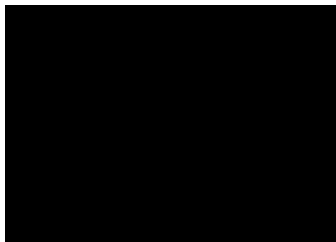
Second is my concern with parking. Marley Park has seen an tremendous increase in crime and most is related to cars and garages being broken into. Adding 174 rental home could mean a potential for another 300 cars parked outside of garages making us an easy target for criminals.

Third, and most importantly is my concern with the safety of my kids and all the kids that live and that play in our neighborhood. I have lived in Marley Park for six years and the reason I moved to Surprise was for Marley Park's safe and convenient parks for my kids to play. We pay a lot for our

HOA to maintain these parks and am confident that adding 174 rental houses will over crowd the parks with renters that don't pay towards the maintenance therefore don't respect our property.

Finally, and also related to safety is traffic. I have two sons attending Legacy Traditional school getting them to and from school quickly makes it apparent that traffic and the safety of our kids is already an issue. Adding another 174 residence will create an impossible amount of congestion on Old Oak and Bullard.

If this complex is built as planned I'm confident that my concerns will become unfortunate reality and Marley Park will lose the charm and safety that brought me to Surprise. My wife and I have discussed plans to move out of Surprise if this plan move forward without serious changes to improve traffic and maintain Marley Park as wonderful community that brought us here.



From: [REDACTED]
Sent: Tuesday, February 28, 2017 1:54 PM
To: [REDACTED]
Subject: Concerned Marley Park resident
Importance: High

Surprise, AZ leadership,

I am writing as a concerned Surprise resident about the proposed plans to build 174 rental units in my community, Marley Park. I've lived in Marley park for 6 years and was happy to see home construction begin again a few years ago. With the communities growth has come added traffic and recently concerns because of a dramatic spike in crime. I have 3 young children and two of them attend Legacy tradition school. We already have a difficult situation with traffic getting our kids to and from school and adding a multifamily community in the heart of Marley Park will exponentially increase traffic and decrease the safety of the families that reside here in Marley Park.

With plans to bring Ottawa University and 5000 students of to our city I fear that Marley Park would become a student housing mess with partying and crime. I have been a Realtor for over 10 years and also work in the Multifamily rental Industry as a National Account Manager with HD Supply. I understand the impact adding a 174 rental units into our neighborhood would have to our neighborhood and anticipate my homes value will drop as the parks, roads and amenities become overcrowded. If these plans move forward I will have to seriously consider selling my home in Marley Park and moving to Peoria.

Please help all of Marley Park's residents preserve our community, home values, character and

charm as a safe and family friendly neighborhood by stopping this project.



From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Regarding Christopher Todd Properties in Marley Park
Date: Monday, April 24, 2017 3:18:20 PM

FYI

From: [REDACTED]
Sent: Saturday, April 22, 2017 4:21 PM
To: [REDACTED]
Subject: Regarding Christopher Todd Properties in Marley Park

Good afternoon!

I am writing to you today as a resident of Marley Park, and a tax-paying citizen of Surprise, to express my sincere concern regarding Christopher Todd's recently submitted plans to build a rental complex right in the heart of our beautiful Marley Park. The reason this is concerning is because these proposed plans do not adhere to the charm and character upon which Marley Park was built. This proposal seems to have no intention of complying with the requirements of the Marley Park PAD. With this development being proposed for the middle of Marley Park, it should take into consideration the neighborhood that will be surrounding it. As of now, the proposal for the rental homes does not fit in with the flow and design of the surrounding community. It takes on the characteristics of a cookie cutter development plan, which is exactly what Marley Park strives NOT to be.

There are several areas that would require a change in order for this proposed plan to comply with the Marley Park PAD. With some meaningful changes, this complex could become another rich, inviting area within Marley Park, instead of a barricaded, isolated rental block that would completely change the neighborhood that initially drew the established residents of Marley Park to Surprise in the first place.

Therefore, as a resident of Marley Park I am asking that the city of Surprise:

1. Require the developer to eliminate the 6' privacy wall around the complex. The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meets all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.
2. Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding neighborhoods. Every existing neighborhood in Marley Park (including those where high density housing has already been built) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already extant in Marley Park.
3. Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the

foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.

4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. This complex will be in an “image defining area” so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.

5. Require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. I therefore support the Marley Park PTA's recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.

7. Include a contract or covenant on the property that states that Christopher Todd, or any future owner/developer/seller cannot sell or change this property into Section 8 Housing.

Marley Park was designed to stand out amongst other neighborhoods in the Valley. It is the sole reason that my family moved out to Surprise, instead of staying in Peoria. Preserving this unique character should be of utmost importance when looking at any proposed development plans from a developer for the vacant lot in our neighborhood. Residents of Surprise, who are established and active parts of the community already, should be considered when any developer is trying to build against the character of their neighborhood. I know several people who have already sold their homes in Marley Park and moved to different cities, solely because they felt we did not have a fighting chance in preserving our beautiful neighborhood. I refuse to believe that, and ask that you, the officials of Surprise, take into account our voices and opinions, and protect the vision of Marley Park, and ultimately, the future growth of our city!

Gratefully,



From: [REDACTED]
To: [Robert Kuhfuss](#)
Subject: Christopher Todd Properties in Marley Park
Date: Saturday, April 22, 2017 4:08:57 PM

It has been brought to my attention that there is a new developer by the name of Christopher Todd Properties that has submitted an application to the City of Surprise for review and to be accepted. As a home owner in Marley park and a tax paying citizen in the city of Surprise I feel that I have a vested interest in this situation and the impacts that it will have on this community that I live in. I have many thoughts and feelings against this project coming into Marley Park because I feel that it is inconsistent with the vision that Marley park has strived to achieve and continued to maintain. I write to you today in hope to aid the decision making process that will be made by our governing board.

I have lived in Marley Park for close to 9 years now and have found that there is no other neighborhood in the state like it. Marley park is a prestigious neighborhood that has attracted mostly home owners and few renters. We pay a higher than average HOA fee monthly to achieve a beautiful and safe area for our children and family to enjoy, knowing that it will be safe and unique. Marley Park is a united and strong community that regularly is involved in community outreach any comes together for community building functions. There are only 2 other communities that I am aware of that do something similar in the state (Verado, and Vistancia). Marley park has something special here and I believe that it is threatened by this project.

Therefore, as a resident of Marley Park and a tax paying citizen to the city of Surprise, I am asking that the city of Surprise:

1. Require the developer to eliminate the 6' privacy wall around the complex. The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meets all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.
2. Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding neighborhoods. Every existing neighborhood in Marley Park (including those where high density housing has already been built) were purposely designed with "linkages to the community" as required in the Marley Park PAD. The pathway shown on the submitted plan should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already extant in Marley Park.
3. Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.
4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. This complex will be in an "image defining area" so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.
5. Require the complex include sufficient enclosed parking for complex residents and adequate

parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. I therefore support the Marley Park PTA's recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.

7. Last but not least, and probably most important, require the Christopher Todd and future owner or managers of the property sign a covenant or contract that states that it may not be allowed to be sold/or released as a section 8 property.

Thank you for your time and service to the community. In speaking with the Christopher Todd Developer It sounds as if there are several more projects around the state and in Surprise that they are already actively building in and I believe that Marley Park Just isn't the place and right fit for what their goals are and what they are pursuing.

From:

Subject:

Date:

Christopher Todd Community proposed for Marley Park
Sunday, April 23, 2017 12:37:28 PM

To whom it may concern,

We are sending this email as residents of Marley Park to voice our deep concerns for the proposed multi-family complex that is being proposed for Marley Park. It is our sincere opinion that this proposal is not a good fit for our community. We moved to Marley Park because of its unique design and community feel. Houses have porches and the many walkways and parks give it a rural feel. Because of the growth in the last few years, our streets have become more congested with heavier traffic flow, especially on Old Oak where the proposed 174 apartment unit is proposed. Heavy traffic near our elementary school is a recipe for disaster and a danger to children. We have bike lanes on both sides of Old Oak and Whisperwood Dr and with the current proposal, visitors or extra cars by owners would no doubt be illegally parked on those streets. We do not have gates or walls confining the unique community feel of our neighborhood. A fenced in fortress in the middle of this community, again is not a good fit. I am not objecting to the idea of upscale rental properties in Marley park, however I do object to the idea that this proposal does not adhere to the standards that were originally set and have been upheld in this Surprise Community by the city. Please take my concerns into consideration before approving any plans for a high density development in Marley Park. Below are my four main concerns.

1. No closed privacy wall around the complex. We should not have a separate community within the community.
2. There should be porches and pedestrian trails/paths to connect surrounding neighborhoods. I believe this is in the original design specifications of Marley Park PAD.
3. An open green area with play area. There should be open space.
4. Sufficient parking so not parking on our already congested streets.

Thank you for taking into consideration the concerns that I and other residents of this beautiful community have for our future.

[Redacted Signature]

TO: The Surprise Planning Commission

From: [REDACTED]
[REDACTED]

I wanted to thank you in advance for your time and serious consideration regarding our home on Georgia Drive of which is 3 blocks from the proposed rental complex. I have to exit by Starlight park to leave my home location and will each day be directly impacted on many levels. Firstly, all of Marley Park residents don't want rental apts located within our subdivision, we would prefer condos, or a over 55 community, however if this does occur it needs to be held to high standards for our community and for the overview value Marley Park brings to the City of Surprise. Please consider carefully I have lived in South Chandler, and still own a home there. I have witnessed first hand that with careful selectiveness, a city can grow to be one of the most desirable locations to live in the city, to raise a family, or start a business. So, with proceeding I think it is important Surprise considers all these factors and is highly selective regarding the specifics of building. This will affect quality and future property value to the surrounding homes, and ultimately the tax generated to the City of Surprise for years to come.

After reviewing the submitted material for the development it appears the community is overloaded for maximum profit not for a continuous integration to our community. There needs to be a much larger green space or even multiple ones, since it specifies high density living.

Honestly, a one bedroom apt serving 2 adults , and most likely contains 2 cars in the year 2017, will require 2 spots not the open air ,1.5 spots being offered by the builder. I also observed at Verrado's new "luxury apartments" by their new pool complex, each luxury apartment has an attached garage. As you know that is their sister community and that integration is more in alignment with living in a residential neighborhood. If that is adequate for Verrado's standards, Marley Park should expect nothing less. If you want to pop an apt complex on each corner you can squeeze in Surprise , and offer open air parking that is one thing. Building within a subdivision is another. Consider Marley Parks unique appeal and our higher property taxes, we the residents contribute to the city for the return of enjoying Marley Park. We each have garage parking and so should each renting unit if that causes less units to be constructed that would be in alignment with my first comments on this topic and design continuity. I personally do not want to look at a shopping center view of rows of cars parked adjacent to the park I enjoy by my home, Starlight Park. If I did I could find another less expensive location in the city to acquire that view, and I wouldn't of purchased a new build home in Marley Park in Dec. 2016 moving from south Chandler.

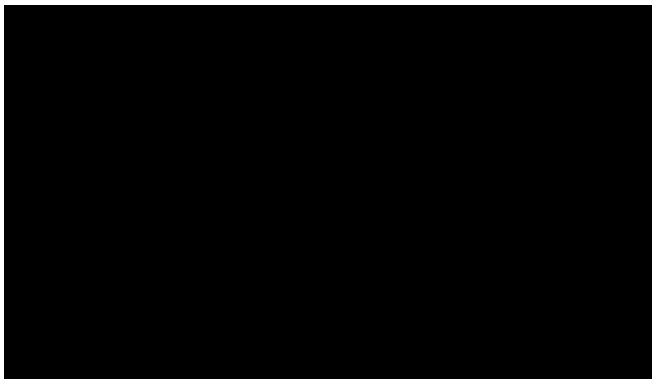
The color schemes offered are 2 options with 2 elevations, and there should be at least 3 options for both, as all the other builders previously conformed to. I find it hard to see just 2 alternating colors throughout this community and with small detail changes for each elevation it is inadequate compared to the home details immediately to the west of this site. I don't think the residents care if the building is a 2 story cottage, and yes, in Europe they can be more than one story. The surrounding homes all exhibit 2 stories and that would facilitate more

open space and accommodate for garages and more additional guest parking.

The 6 spots of specified guest parking is completely inadequate and forces people to park in the surrounding neighborhoods. It seems the builder awareness of tenant needs is limited, or his actions are just profit driven. You be the judge. I also wanted to point out there may need to be more security measures for Marley Elementary since this high density short term residents will be in such close proximity, and also for Starlight park across the street. I am concerned for my 12 yr old regarding her safety, and did not plan to have a apartment complex next to our home in a residential neighborhood. This land can be used in many options and one option is to make it a 55 and older community for less transient rentals, and boosting resident confidence. Or create high end condos.

The above is some of my feedback as a current happy residence of Marley Park. I value your time and hope all of you can be champions to move Surprise and our community of Marley Park forward with positive, well serving intention.

Sincerely,



From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Parcel 10 proposed apts...
Date: Thursday, May 04, 2017 5:22:10 PM
Attachments: [apartment complex.docx](#)

From: [REDACTED]
Sent: Thursday, May 04, 2017 12:48 PM
To: Eric Fitzer
Subject: Parcel 10 proposed apts...

Hello Eric-

PLease see attached letter regarding Parcel 10 proposed apts.

Many Thanks, [REDACTED]

From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Resident Concern: Marley Park & Christopher Todd Properties
Date: Monday, April 17, 2017 3:07:07 PM

FYI

From: [REDACTED]
Sent: Monday, April 17, 2017 2:42 PM
To: [REDACTED]
Subject: Resident Concern: Marley Park & Christopher Todd Properties

City of Surprise Officials:

As I'm sure you are all well aware by now, the residents of Marely Park are not aligned with, or in favor of the proposed apartment style rental units being developed within the boundaries (more specifically, directly in the middle of) the Marley Park master planned community. The current design plan of the structure does not adhere to the design requirements of the Marely Park PAD & lacks the physical aesthetic and character of surrounding neighborhoods. Therefore, myself and neighbors are requesting that the city consider the below changes to the proposed design plan:

1. The city should not allow the developer to include the perimeter wall that has been requested in the existing plan. It does not fit within the surrounding neighborhood architecture or community design. This is a fundamental departure from the Marley Park PAD design requirements and should not be included. As clearly stated within the Marely Park PAD the neighborhood is to be "void of privacy or perimeter walls" in an "image defining edge" of the community. This is defined as homes sited along collector roads and abutting parks – as you are aware, the location of this complex meets that criteria and therefore should not be included as part of the design.
2. Require the developer to include pedestrian paths and trails connecting the new complex to the existing neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD. All existing neighborhoods in Marley Park were intentionally designed with "linkages to the community" as required in the Marley Park PAD – this must continue to be a design feature included in new developments. The pathway shown in the submitted plan (SW corner of proposed complex) must flow unobstructed throughout the complex and exit to an unobstructed connect path (NE side of the proposed complex). Per the Marley Park PAD, this pathway should be required to follow the same design criteria as all other existing connecting pathways. It should be physically indistinguishable from the connecting exterior paths to maintain the neighborhood aesthetic per the Marley Park PAD. This will minimize the impact of a complex within a complex and help foster the unique aesthetic of our community.
3. Require the developer to include open green spaces within the complex, perhaps including a play structure as seen in all other 18 neighborhood parks throughout Marley Park, as keeping with the Marley Park PAD of surrounding neighborhoods. As stated in the Marley Park PAD, there is a very specific requirement for the amount of open space in the "#3 High Density District" where this

complex would be located. Parcel 10 is the only remaining parcel in the High Density District that is undeveloped. Therefore, the proposed development would need to contribute the remaining 3 acres of open space to meet the open space requirement of 36.2 acres to be in adherence with the Marley Park PAD.

4. The Marley Park PAD specifically addresses the design requirements for “image defining edges” and states that homes in these areas should have “design that emphasizes living forward”. The city should require that the apartment units along Old Oak Land and Whisperwood Dr. be oriented towards the street per the Marley Park Pad and design standards of the surrounding neighborhoods. The city should also require front porches on some of the units as the front porch requirement exists for all the neighborhoods in Marley Park Phase 1 in order for the complex to fit in with the surrounding neighborhoods. This is a signature architectural element that should be included in the proposed complex as well.
5. Marley Park has recently seen a huge increase in auto crime. During the community meeting last winter, the Surprise Police Department emphasized the importance of parking vehicles in secure, enclosed areas to avoid being seen as “easy targets” and attracting criminals to the area. The city should require that the complex include enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all residents and property, per the guidance from the Surprise Police Department.
6. I’m also requesting that the city conduct its own traffic study, focusing on the impact of the proposed complex on the safety of students. The most recent traffic study was made before changes to Bullard Ave and before Legacy Traditional School was built (and is now expanding further). The residents of our community are requesting the city to conduct the study to ensure that its objective. Student safety has been a concern for quite some time and with the addition of Legacy, plus the changes made to Bullard Ave, and the other nearby Charter Schools, I am extremely concerned that the increased volume of traffic with the proposed high density complex in such close proximity to Marley Park Elementary is a threat to the safety of our kids.

Myself and neighbors truly appreciate your time and attention to this issue. We are deeply concerned by the items noted above, and appreciate the actions that we’re requesting of the city before approving the design plans further. This community truly is a treasure and something unique and special for Surprise. Our concerns are understandable and we’re asking for our city officials and chairs to help us improve the situation – good things are worth fighting for.

[REDACTED]

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or

From: [Jodi Tas](#)
To: [REDACTED]
Subject: RE: Opposition for Rental Apartment Complex
Date: Thursday, April 27, 2017 3:06:34 PM

Good afternoon, Ms. [REDACTED]! Thank you for your message to the Surprise City Council and for sharing your concerns with them. I am writing to you in receipt of your message on behalf of them.

Your email will be added to the documentation for the proposed development which will be reviewed by the Planning and Zoning Commission.

Again, thank you for sharing your thoughts and ideas. Have a wonderful afternoon!

Best,

Jodi A. Tas
Assistant to the Council II
City of Surprise

From: [REDACTED]
Sent: Thursday, April 27, 2017 1:52 PM
To: [REDACTED]
Subject: Opposition for Rental Apartment Complex

I am writing to you as a resident of Marley Park to express my deep concern regarding Christopher Todd's recently submitted plans for a rental apartment home complex to be built in Marley Park. The multi-family apartment complex currently proposed for Marley Park does NOT fit our existing community! We have an open, active caring neighborhood that exemplifies the best of community living in the Phoenix area. We have low crime because our community is designed for social interaction and our neighbors look out for one another. Our spaces are open, our pathways connect without walls or security gates and our homes face public areas and parks. The proposed apartment complex, with its gates, walls and parking pads as far as the eye can see does not match Marley Park's existing design. It does not fit in with our community's existing unique character and it does not fit the principles of the Surprise General Plan. Please make sure the city keeps its commitment to "emphasize neighborhood preservation and rehabilitation" and to "work to preserve the unique characteristics of individual neighborhoods" by seeing to that any high density housing development in Marley Park fits into the surrounding community.

It is clear this complex, as proposed, does not adhere to the vision of Marley Park. Most importantly, this plan does not meet the requirements of the Marley Park PAD and therefore does not fit and flow with the design of the surrounding neighborhoods.

There are some important areas that require changes to bring this plan into compliance with the PAD and allow this complex to actually be a part of Marley Park rather than a stand alone compound plunked down into the heart of our community.

Therefore, as a resident of Marley Park I am asking that the city of Surprise:

1. Require the developer to eliminate the 6' privacy wall around the complex. The Marley Park PAD clearly states that homes in an "image defining edge" of the community (and this property meets all the criteria for such) should be "void of privacy or perimeter walls." All other neighborhoods within Marley Park are defined only by the low brick "signature walls"; this neighborhood of apartment homes should follow suit.
2. Require the developer to include pedestrian trails/paths within the complex to connect it to the surrounding

neighborhoods. Every existing neighborhood in Marley Park (including those where high density housing has already been built) were purposely designed with “linkages to the community” as required in the Marley Park PAD. The pathway shown on the submitted plan should flow through the complex and out on to a connecting path on the northeast side of the development. The pathway should be required to follow the same design criteria as all other existing connecting pathways already extant in Marley Park.

3. Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.

4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations. This complex will be in an “image defining area” so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.

5. Require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property. The last 6 months has seen a huge increase in auto crime in Marley Park and the Surprise Police Department, during the community meeting held last winter, emphasized the importance of parking vehicles in secure, enclosed areas. Residents were told that vehicles parked outside, especially in large groups, are seen as “easy pickings” and actually attract criminals to a neighborhood.

6. Conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team. The most recent traffic study was conducted before changes were made to Bullard Ave and the construction (and now expansion) of Legacy Traditional School. Student safety has been a concern on Old Oak Lane for a long time (children dart across the street all along the road, often unseen until the last minute due to parked cars) and things will only get worse once more vehicle traffic and parked cars are added to the mix. Yes, the developer can be required to conduct a traffic study but the city bears the responsibility for keeping our children safe. I therefore support the Marley Park PTA’s recent request that the city conduct an independent traffic study and review the results in light of the safe Routes to School guidelines.

The community of Marley Park is an incredible asset to the city of Surprise; I can honestly say the opportunity to live in Marley Park is the sole reason my family ended up buying a home in Surprise when we moved to Arizona seven years ago. Preserving our community’s unique character and charm, making sure this proposed apartment home complex fits and flows with the surrounding neighborhoods and meets the requirements of the Marley Park PAD, must be a priority for city officials! It’s the right thing to do for Marley Park – and the city of Surprise.



From: [Eric Fitzer](#)
To: [Robert Kuhfuss](#)
Subject: FW: Opposition for Rental Apartment Complex
Date: Tuesday, May 02, 2017 5:57:09 PM

FYI

From: [REDACTED]
Sent: Thursday, April 27, 2017 1:52 PM
To: [REDACTED]
Subject: Opposition for Rental Apartment Complex

I am writing to you as a resident of Marley Park to express my deep concern regarding Christopher Todd's recently submitted plans for a rental apartment home complex to be built in Marley Park. The multi-family apartment complex currently proposed for Marley Park does NOT fit our existing community! We have an open, active caring neighborhood that exemplifies the best of community living in the Phoenix area. We have low crime because our community is designed for social interaction and our neighbors look out for one another. Our spaces are open, our pathways connect without walls or security gates and our homes face public areas and parks. The proposed apartment complex, with its gates, walls and parking pads as far as the eye can see does not match Marley Park's existing design. It does not fit in with our community's existing unique character and it does not fit the principles of the Surprise General Plan. Please make sure the city keeps its commitment to "emphasize neighborhood preservation and rehabilitation" and to "work to preserve the unique characteristics of individual neighborhoods" by seeing to that any high density housing development in Marley Park fits into the surrounding community.

It is clear this complex, as proposed, does not adhere to the vision of Marley Park. Most importantly, this plan does not meet the requirements of the Marley Park PAD and therefore does not fit and flow with the design of the surrounding neighborhoods.

There are some important areas that require changes to bring this plan into compliance with the PAD and allow this complex to actually be a part of Marley Park rather than a stand alone compound plunked down into the heart of our community.

Therefore, as a resident of Marley Park I am asking that the city of Surprise:

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3. Require the developer to include designated open/green space (perhaps with some sort of a play structure) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods. Marley Park is built around green space; parks and open/green space are the foundation of our community, so much so that the Marley Park PAD specifically addresses how much open space each area of Marley Park must contain. This complex should be no exception and should include some green space.
4. Require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods)

should also be required on some of the apartment home elevations. This complex will be in an “image defining area” so it is imperative that it embodies the charm of Marley Park and is designed to fit into the surrounding neighborhoods; the only way to do that is to adhere to the design specifications of the Marley Park PAD.

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The community of Marley Park is an incredible asset to the city of Surprise; I can honestly say the opportunity to live in Marley Park is the sole reason my family ended up buying a home in Surprise when we moved to Arizona seven years ago. Preserving our community’s unique character and charm, making sure this proposed apartment home complex fits and flows with the surrounding neighborhoods and meets the requirements of the Marley Park PAD, must be a priority for city officials! It’s the right thing to do for Marley Park – and the city of Surprise.

[REDACTED]

Surprise, AZ 85379

From: [REDACTED]
To: [Robert Kuhfuss](#); [Eric Fitzer](#)
Subject: Christopher Todd Properties' formal plans for the apartment home complex
Date: Thursday, April 13, 2017 3:20:42 PM

Dear Sir,

The following are my concerns about this project. Your attention will be appreciated.

A. That the city not allow the 6 perimeter wall the developer has requested in the plan as it it does not fit in with the surrounding neighborhood architecture and, most importantly, is a fundamental departure from the Marley Park PAD design requirements.

B. That the city require the developer to include pedestrian paths/trails connecting the new complex to the other neighborhoods in Marley Park, in keeping with the requirements of the Marley Park PAD and the design of the surrounding neighborhoods.

C. That the city require the developer to include designated open/green space (perhaps with some sort of a play structure/opportunity, as exists in all of the other 18 neighborhood parks, large and small, in Marley Park) in keeping with the Marley Park PAD and the design of the surrounding neighborhoods.

D. That the city require the apartment homes along Old Oak Lane and Whisperwood Dr. be oriented towards (i.e., they must face) the street in keeping with the Marley Park PAD and the design standards of the surrounding neighborhoods. Front Porches, a signature architectural element of Marley Park (and found in abundance along every street in the surrounding neighborhoods) should also be required on some of the apartment home elevations.

E. That the city require the complex include sufficient enclosed parking for complex residents and adequate parking for visitors to ensure the safety of all Marley Park residents and their property.

F. That the city conduct its own traffic study, paying particular attention to the impact of the complex on the safety of students by supporting the creation of a Safe Routes to School Team

Thanks and have a great evening.



FS17-164
Christopher Todd Collection at Marley Park
Site Plan Review

Planning and Zoning Commission
August 17, 2017

FS17-164

Christopher Todd Collection

Site Plan Review

Topics of Discussion

- [Vicinity Map](#)
- [Case Map](#)
- [Site Plan](#)
- [Landscape Plan](#)
- [Wall Elevations](#)
- [Building Elevations](#)
- [Citizen Outreach](#)
- [Recommendations](#)
- [Questions or Comments](#)



Vicinity Map

FS17-164
Christopher Todd Collection
Site Plan Review



Christopher Todd Collection Site Plan Review

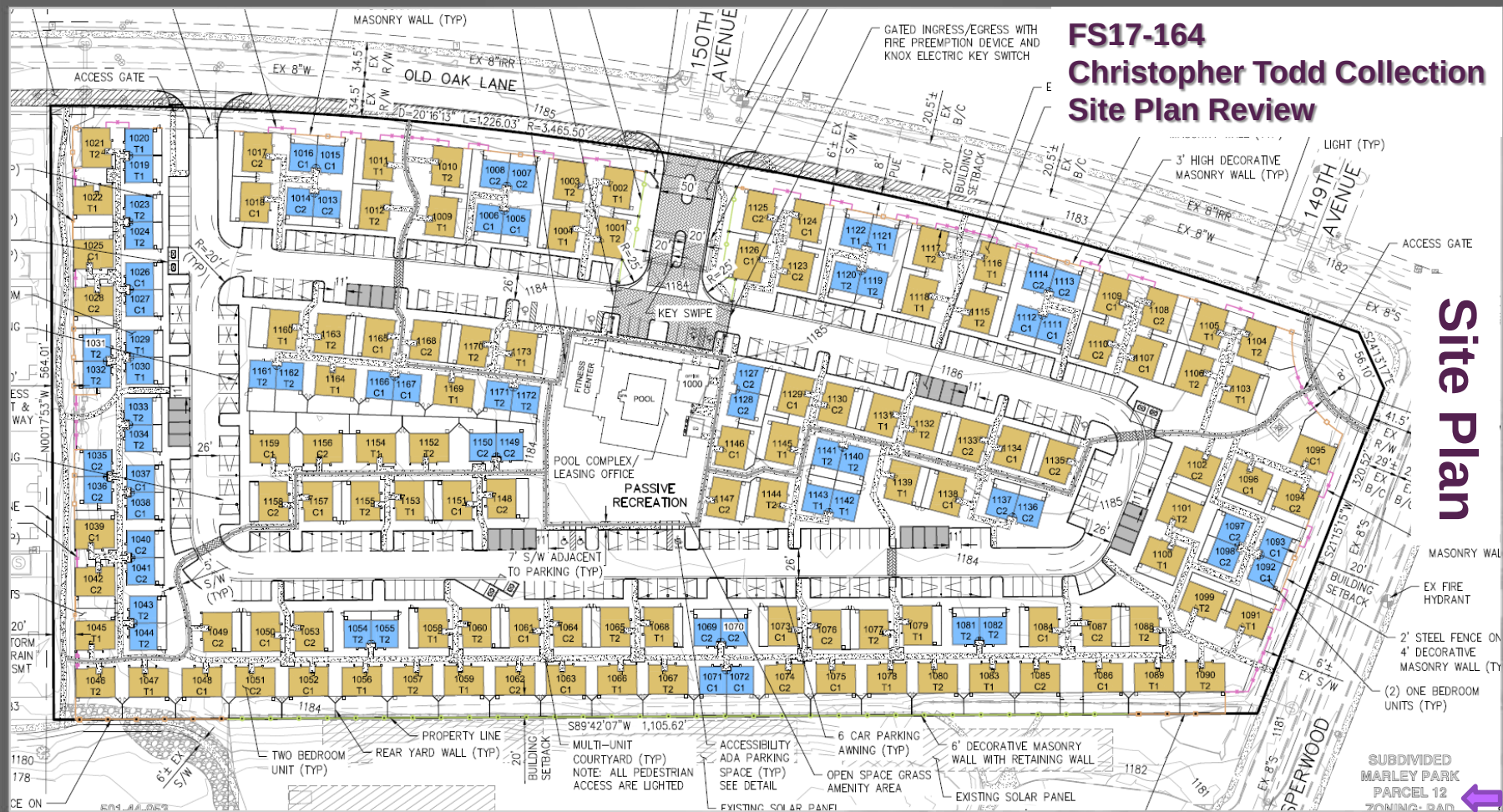


Site Plan

FS17-164
Christopher Todd Collection
Site Plan Review

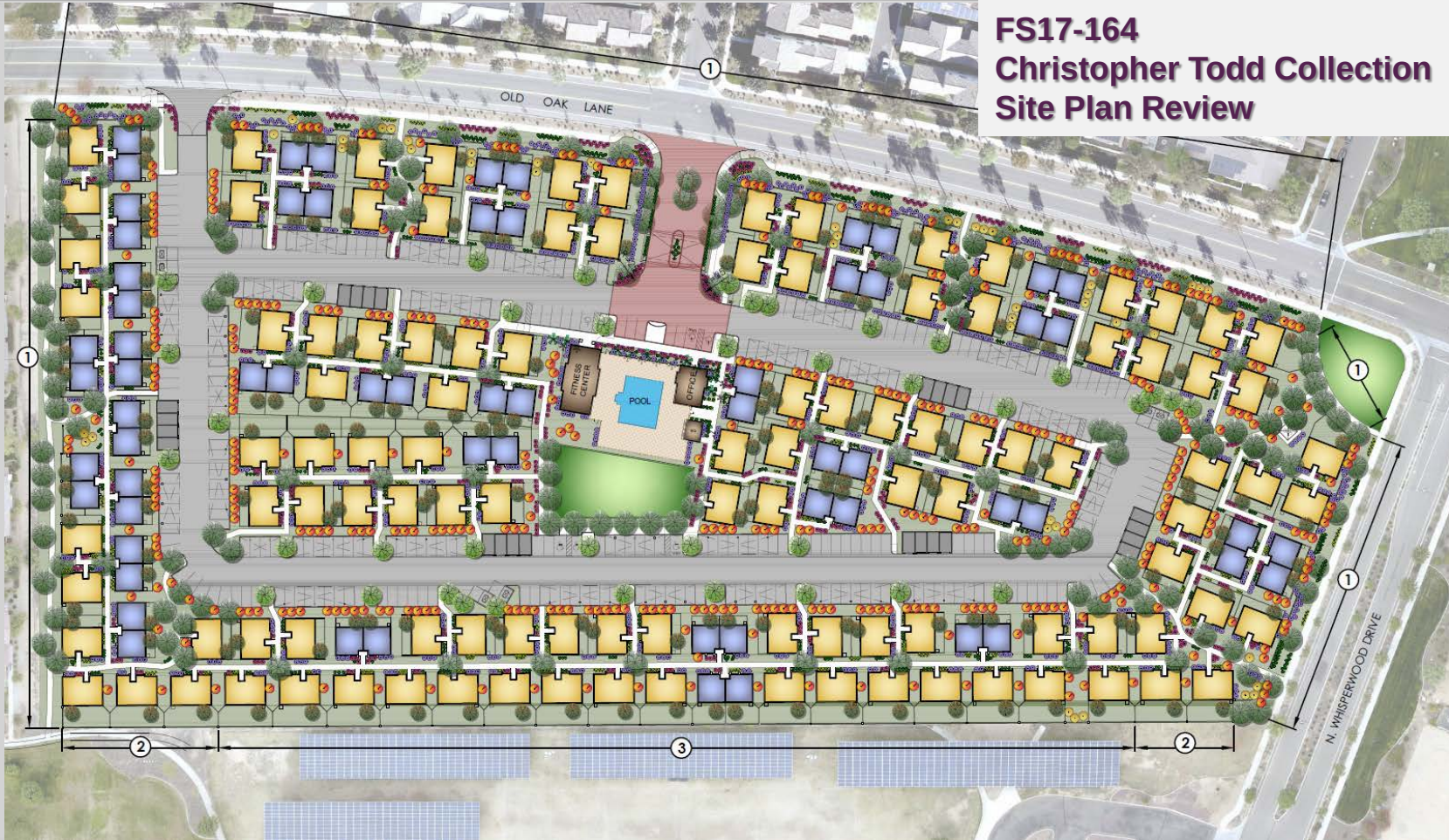


Site Plan



FS17-164

**Christopher Todd Collection
Site Plan Review**

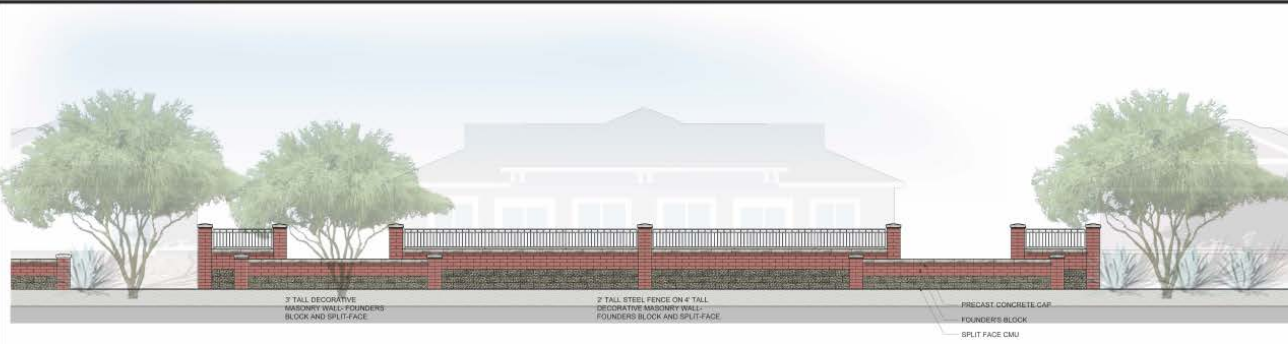


Preliminary Landscape Plan ↓

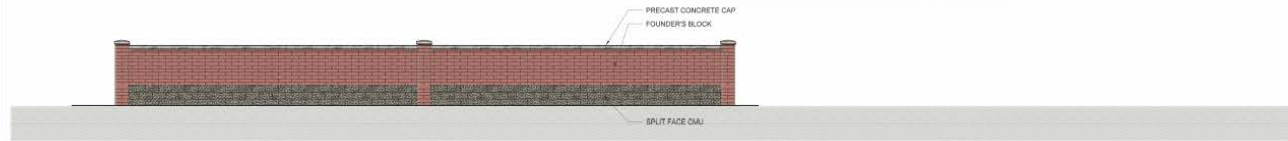
Wall Elevations

FS17-164

Christopher Todd Collection
Site Plan Review



① ELEVATION: NORTH & EAST PROPERTY LINES
SCALE: 1/4" = 1'-0"



② ELEVATION: 6' TALL DECORATIVE MASONRY WALL
SCALE: 1/4" = 1'-0"

COTTAGES AT MARLEY PARK
WALL ELEVATIONS

Craftsman - 1 & 2 Bedroom Color Schemes



1 BEDROOM



2 BEDROOM

SCHEME 01



1 BEDROOM



2 BEDROOM

SCHEME 02



1 BEDROOM



2 BEDROOM

SCHEME 03

PROJECT: CHRISTOPHER TODD COMMUNITIES
 ADDRESS: MARLEY PARK
 OLD OAK LN. & WHISPERWOOD DR.
 CRAFTSMAN - COLORS & MATERIALS



REVISIONS:	
INSTALL DATE:	
SCALE:	
DATE:	
JOB NUMBER:	CAC
DRAWN BY:	000
PT:	000
AE:	000
SHEET:	

Building Elevations
 FS17-164
 Christopher Todd Collection
 Site Plan Review



Territorial Ranch - 1 & 2 Bedroom Color Schemes



1 BEDROOM

SCHEME 01



2 BEDROOM



1 BEDROOM

SCHEME 02



2 BEDROOM



1 BEDROOM

SCHEME 03



2 BEDROOM

CHRISTOPHER TODD COMMUNITIES
MARLEY PARK
OLD OAK LN. & WHISPERWOOD DR.
TERRITORIAL RANCH - COLORS & MATERIALS



REVISIONS:	
INSTALL DATE:	
SCALE:	
DATE:	
JOB NUMBER:	CAC
DRAWN BY:	000
PLT:	000
AE:	000
SHEET:	

Building Elevations
FS17-164
Christopher Todd Collection
Site Plan Review



Building Elevations

FS17-164

Christopher Todd Collection
Site Plan Review



PT-1 PAINT (FIELD COLOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 9143 - CADET
FINISH: FLAT
LOCATION: FIELD COLOR



PT-2 PAINT (TRIM)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7005 - PURE WHITE
FINISH: FLAT
LOCATION: TRIM



PT-3 PAINT (ACCENT)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7675 - SEAL SON
FINISH: FLAT
LOCATION: FRONT DOOR, WALL CAP



MT-1 METAL

MFG: PER BUILDER SPECIFICATION
TYPE: -
COLOR: WHITE
FINISH: -
LOCATION: WINDOWS



RF-1 SHINGLES

MFG: BORAL
TYPE: SAXONY 900 SHAKE
COLOR: CHARCOAL BLEND
CODE: 18021433
LOCATION: ROOF



BK-1 BRICK

MFG: GENERAL SHALE
TYPE: THIN BRICK
COLOR: SCHOOLHOUSE
GROUT: -
LOCATION: WAINSCOTING
SUPPLIER: MARVEL MASONRY

Leasing Office
Fitness Center
Entry Portico
Craftsman Style
Color Scheme #3

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES PROJECT NAME: MARLEY PARK ADDRESS: 100 OLD OAK LN. & WHISPERWOOD DR. CITY: COLUMBIA, MO 65201 DATE: 05-04-17	
DESIGNER: Creative License International	
REVISIONS:	
INSTALL DATE:	
SCALE:	
DATE: 05-04-17	
JOB NUMBER: -	
DRAWN BY: CAC	
DATE: 05-04-17	
AD: 000	
SHEET:	

Issues and Concerns



FS17-164
Christopher Todd Collection at Marley Park
Site Plan Review

Approve
Subject to Stipulations “a” – “e”

Staff Recommendation





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





CITY OF SURPRISE
Planning and Zoning Commission

August 17, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 17, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the Site Plan to allow for a new Hilton Garden Inn Hotel with a Restaurant in Stadium Village located on the southeast corner of Stadium Way and Young Street.

Motion:

I move to approve/deny the Site Plan to allow for a new Hilton Garden Inn Hotel with a Restaurant in Stadium Village located on the southeast corner of Stadium Way and Young Street.

Background:

On February 15, 2017, Darryl Szarka with SVSH, LLC. submitted a request for a Site Plan to allow for a new Hilton Garden Inn Hotel with a Restaurant in Stadium Village located on the southeast corner of Stadium Way and Young Street.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-077 Hilton Garden Inn - Staff Report](#)
- ☐ [01 - FS17-077 Hilton Garden Inn - Vicinity Maps](#)
- ☐ [02 - FS17-077 Hilton Garden Inn - Zoning Map](#)
- ☐ [03 - FS17-077 Hilton Garden Inn - Site Plan](#)
- ☐ [04 - FS17-077 Hilton Garden Inn - Landscape Plan](#)
- ☐ [05 - FS17-077 Hilton Garden Inn - Elevations](#)

- ☐ [06 - FS17-077 Hilton Garden Inn - Luke AFB Comments](#)
- ☐ [07 -FS17-077 Hilton Garden Inn - ADOT Comments](#)
- ☐ [08 - FS17-077 Hilton Garden Inn - MWD Comments](#)
- ☐ [09 - FS17-077 Hilton Garden Inn - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Sergio Angulo, Planner

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS17-077**

Project Name: Hilton Garden Inn

Council District: **5 – PALM**

Meeting Date: **August 17, 2017**

Planner: Sergio Angulo

Owner: Stadium Village Lot2A, LLC.

Applicant: Darryl Szarka with SVSH, LLC.

Request: Site Plan for a Four (4) story Hotel.

Site Location: Southeast Corner of Stadium Way and Young Street in Stadium Village.

Site Size: 2.5 Acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-077.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to **approve** case FS17-077, subject to stipulations 'A' - 'C'.

30 **Existing Land Zoning:**



PAD (Mixed-Use)	PAD (Mixed-Use)	PAD (Mixed-Use)
PAD (Mixed-Use)	PAD (Mixed-Use)	PAD (Mixed-Use)
PAD (Mixed-Use)	PAD (Mixed-Use)	PAD (Mixed-Use)

31 **History:**

32

33 **June 12, 1980:** The subject parcel was annexed into the City.

34 **September 11, 1997:** The Mayor and City Council approved The Orchards Planned Area
35 Development (PAD).

36 **July 11, 2002:** The Mayor and City Council approved a Major Amendment to The Orchards Planned
37 Area Development (PAD) to change the designated land use of the subject site from Single-Family
38 to Mixed-Use.

39 **December 8, 2016:** Staff met with the applicant to discuss the project during a regularly scheduled
40 Concept Review meeting under CR16-519.

41 **February 2, 2017:** The applicant filed a request for a Site Plan approval for a new four (4) story
42 hotel.

43

44 **Project Description:**

45

46 Darryl Szarka with SVSH, LLC. on behalf of Stadium Village Lot2A, LLC., requests approval of a Site
47 Plan to allow for a new Hilton Garden Inn in lot 2A of Stadium Village North located on the
48 southeast corner of Stadium Way and Young Street. The applicant proposes a four (4) story hotel
49 which consists of 124 guest rooms, a restaurant, fitness center, and swimming pool.

The subject property is zoned Planned Area Development (PAD) and has a land designation of Mixed-Use. In parcels designated as Mixed-Use, the Orchards PAD allows the Land Uses permitted in R1-5, R-2, R-3, C-2, and C-3 under Title 17. Under Title 17, Hotels are allowed as a Principally Permitted Use in C-2 zoning districts.

The site proposes three (3) access points; on the west side from Stadium Road, on the north from Young Street, and a shared driveway from the property on the southeast which connects to Bullard Avenue. The site proposes to continue the pedestrian access along Stadium Way and provide pedestrian connection to the future development to the east along Young Street. The site proposes the building location towards the south of the property and the parking along the north and east of the property. The main entrance and drop-off zone are proposed to be located on the north side of the building along with the restaurant outdoor seating area. The pool area is proposed to be located south of the building closer to Stadium Way.

The applicant is proposing 110 parking spaces which meet the requirements of the SUDC. Four (4) of those spaces will be handicap-accessible and one (1) will be VAN accessible. In addition, the site also includes eight (8) on-street parking spaces along Stadium Way. The loading area and trash enclosure are proposed to be located behind the building on the southeast corner of the property and the enclosure materials and colors will match the main building.

On-site the applicant is proposing 35% of landscape coverage, which meets the 15% minimum requirement. The SUDC requires a tree in every parking landscape island, one of the proposed landscape islands is missing a tree. Stipulation 'A.4' ensures that the applicant complies with the landscape requirements of the SUDC. To continue a uniform street landscape design along Stadium Way, staff requests the applicant to match the color of the existing DG on the development to the south under Stipulation 'A.2'. Additionally, a screening wall and landscaping along Stadium Way and Young Street will help screen the parking spaces. Once the applicant complies with stipulations 'A.1' – 'A.4' the proposed landscaping will meet the requirements of the SUDC.

The proposed architecture and material palette is similar to the nearby hotels one street to the east along Bullard Avenue. The proposed colors and materials for all screening walls and fences will match the main building including the pool fence along Stadium Way. The proposed exterior design will bring a more modern architecture style to Stadium Village and the surroundings.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the SUDC.

Summary:

Staff believes by accepting and incorporating stipulations 'A' through 'C' the proposed Site Plan will meet the requirements of The Orchards PAD, the SUDC, and the General Plan.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan will meet the provisions of The Orchards PAD and the SUDC as applicable once all stipulations are met.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** case FS17-077, subject to stipulations 'A' - 'C' as outlined below:

- A. The Landscape Plan prepared by Laskin & Associates, Inc., date received June 29, 2017, will be revised and submitted for review to include the following modifications:
 1. City of Surprise Landscape Note D will provide a minimum 5' clearance around the hydrant.
 2. The Landscape Plan will include a note stating that the proposed DG color will match the DG installed in the development to the south.
 3. The Landscape Plan will include a note stating that the proposed landscape hedge used for parking screening will be installed and maintained at 3 to 4 ft. in height.
 4. All parking landscape islands will include at least 1 tree and 3 shrubs.
- B. The Building Elevations prepared by designcell Architecture, date received June 29, 2017, will include a note stating that All Signage will be approved under a Separate Sign Permit.
- 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.

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

Attachments:

- 01 Vicinity Maps
- 02 Zoning Map
- 03 Site Plan
- 04 Landscape Plan
- 05 Elevations
- 06 Luke AFB Comments
- 07 ADOT Comments
- 08 MWD Comments

VICINITY MAP

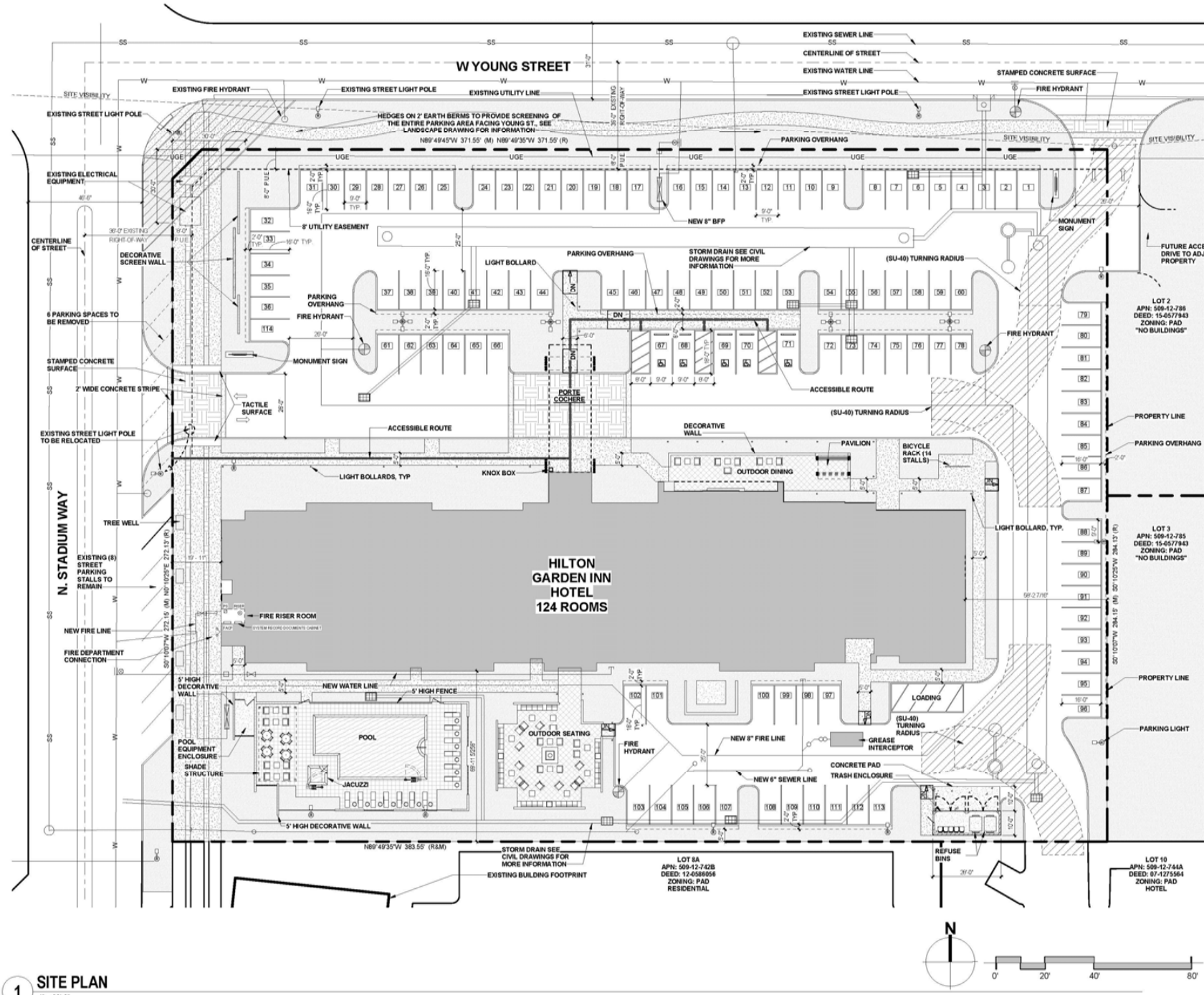


VICINITY MAP



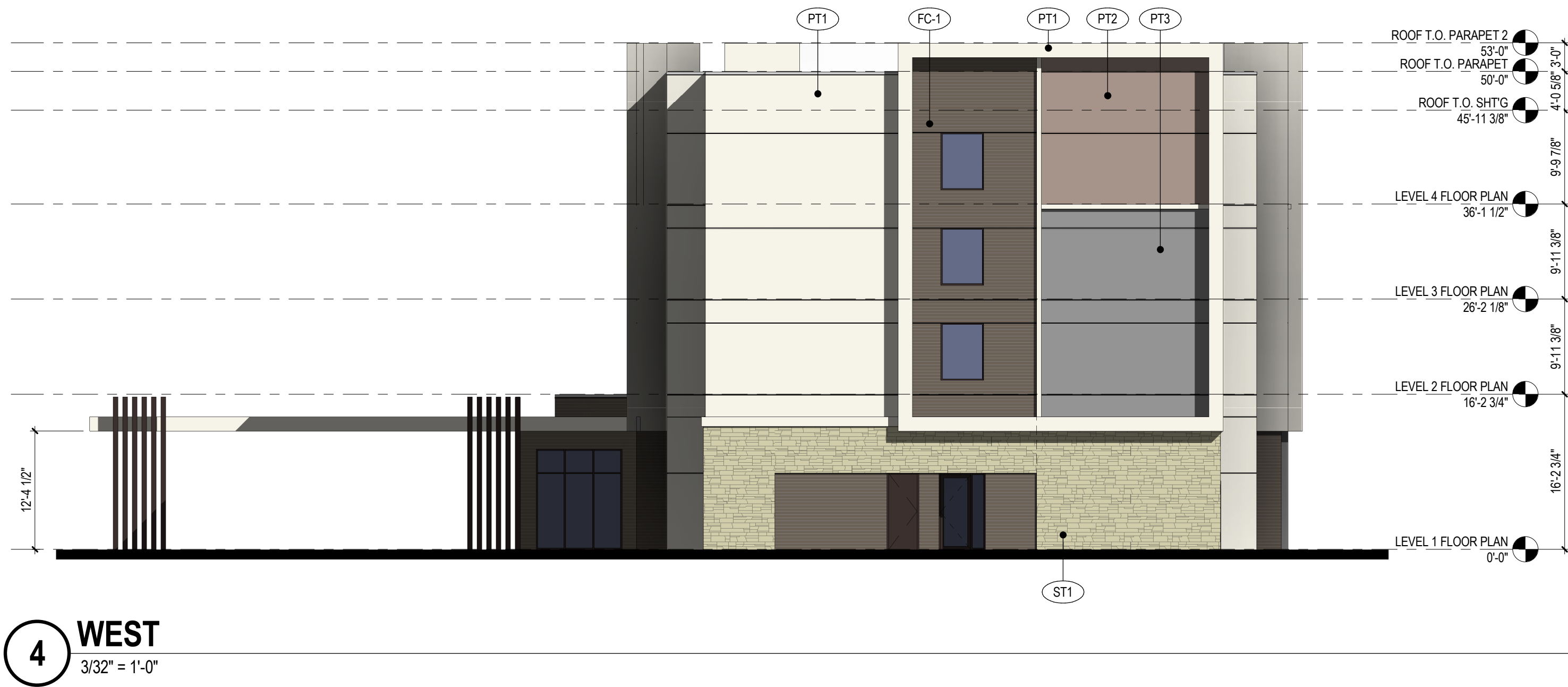
SURROUNDING ZONING

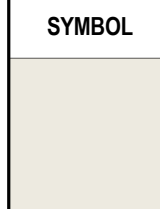
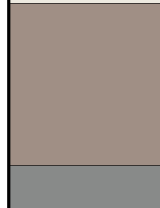
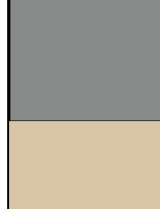




1 SITE PLAN
1" = 20'-0"

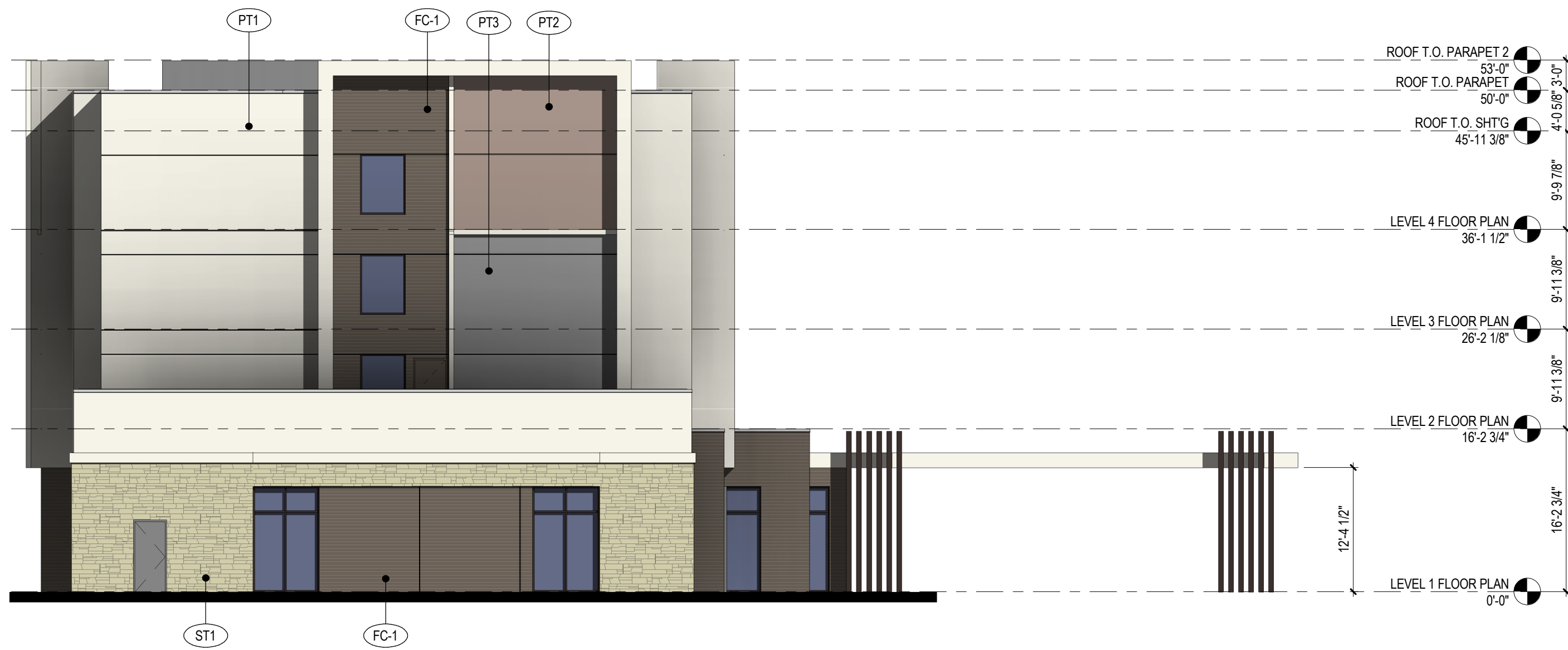
PROJECT SUMMARY	
PROPOSED NEW 4 STORY 124 ROOM HILTON GARDEN INN HOTEL, OUTDOOR SWIMMING POOL, & SURFACE PARKING	
SITE SUMMARY	
APN#:	599-12-785
ADDRESS:	SE CORNER N. STADIUM WAY & YOUNG ST. Surprise, AZ 85374
JURISDICTION:	SURPRISE, AZ
LAND USE PLAN AREA:	PLANNED AREA DEVELOPMENT (PAD)
SITE AREA (NET):	2.50 ACRES
BUILDING FOOTPRINT COVERAGE:	20,202.18 SF (18.5%)
ZONING CLASSIFICATION:	PAD
PLANNED LAND USE:	PLANNED AREA DEVELOPMENT
FRONT YARD SETBACK:	35'-0" REQUIRED/ 125'-0" PROVIDED
SIDE YARD SETBACK:	15'-0" REQUIRED/ 20'-0" PROVIDED
REAR YARD SETBACK:	15'-0" REQUIRED/ 30'-0" PROVIDED
HEIGHT ALLOWED:	35'-0" MAX.
BUILDING FOOTPRINT COVERAGE:	18.5% or 20,202.18 SF
PARKING LOT AREA:	46.3% or 50,793.00 SF
LANDSCAPE AREA:	35.2% or 38,993.00 SF
BUILDING AREAS	
HOTEL (124 QUESTROOMS)	
LEVEL 1:	20,202.18 SF
LEVEL 2:	17,400.20 SF
LEVEL 3:	17,400.20 SF
LEVEL 4:	17,400.20 SF
TOTAL:	72,402.78 SF
PARKING CALCULATIONS	
USE:	HOTEL
VEHICLE PARKING REQUIRED:	0.8 SPACE PER ROOM PLUS 1 SPACE PER 800 SF OF PUBLIC MEETING ROOM AND RESTAURANT SPACE
MEETING ROOM - 1522 SF / 800 SF = 1.9 STALLS	
RESTAURANT - 2800 SF / 800 SF = 3.5 STALLS	
TOTAL:	124 x 0.8 + 2 + 4 = 106 REQUIRED
PROVIDED:	TOTAL 114 ON-SITE PARKING SPACES PROVIDED + 8 SPACES STREET PARKING (INCL. 5 ACCESSIBLE, 3 COMPACT PARKING SPACES)
BICYCLE PARKING REQUIRED:	1/20 SPACE PER ROOM PLUS 1 SPACE PER 800 SF OF PUBLIC MEETING ROOM AND RESTAURANT SPACE
MEETING ROOM - 1522 SF / 800 SF = 1.9 STALLS	
RESTAURANT - 2800 SF / 800 SF = 3.5 STALLS	
TOTAL:	124 x .05 + 2 + 4 = 13 REQUIRED
PROVIDED:	TOTAL: 14 BICYCLE STALLS PROVIDED
VICINITY MAP	
	
GENERAL NOTES	
SIGNAGE WILL BE APPROVED UNDER SEPARATE SIGN PERMIT.	
TRASH ENCLOSURE MATERIALS AND COLORS WILL MATCH THE MAIN BUILDING.	
	LANDSCAPE
	LASKIN & ASSOCIATES, INC. 67 East Weldon Ave., Suite 230 Phoenix, AZ 85012
	CONTACT: HARDY LASKIN PHONE: (602) 940-7771 FAX: (602) 940-8021 E-MAIL: hardy@laskindesign.com



EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT-1	EIFS, Paint Sherwyn Williams SW 7567 Natural Tan
	PT-2	EIFS, Paint Benjamin Moore CSP 380 Studio Clay
	PT-3	EIFS, Paint Dunn Edwards DET 612 Sleglitz Silver
	PT-4	EIFS, Paint Dunn Edwards DE 6178 Boutique Beige
	FC-1	FIBER-CEMENT PANEL
	ST-1	CULTURED STONE

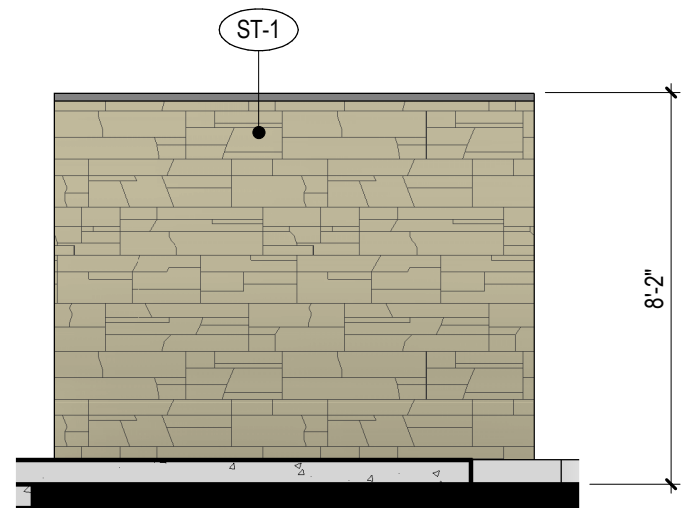


1 SOUTH
3/32" = 1'-0"

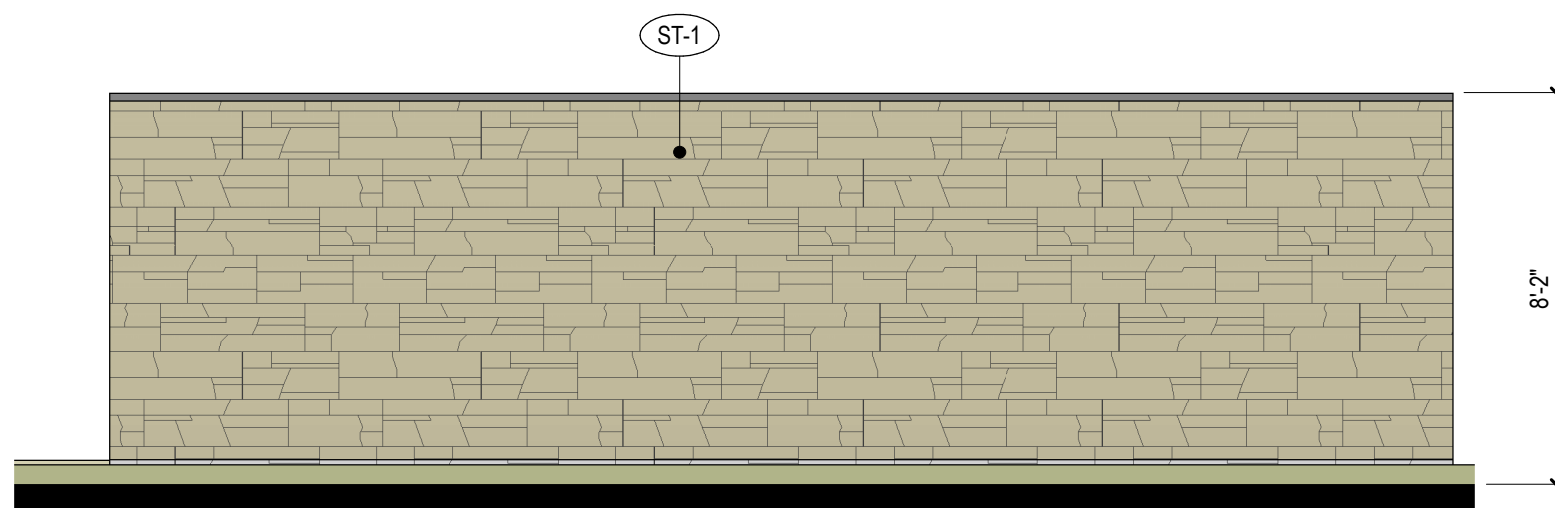


2 EAST
3/32" = 1'-0"

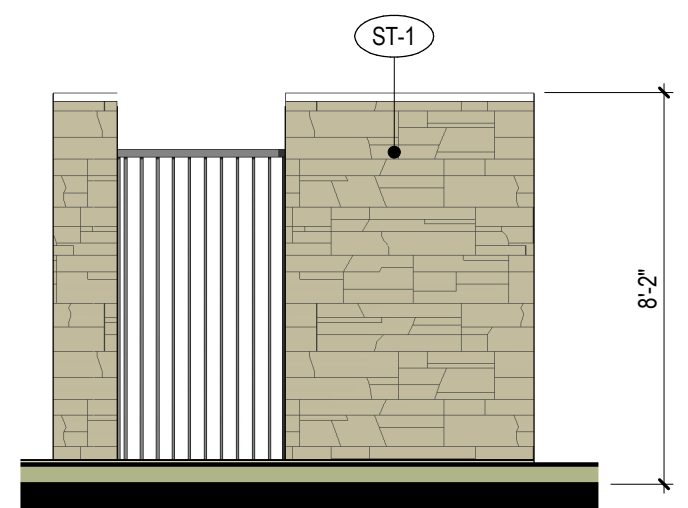
EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT-1	EIFS, Paint Sherwyn Williams SW 7567 Natural Tan
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	FC-1	FIBER-CEMENT PANEL
	ST-1	CULTURED STONE



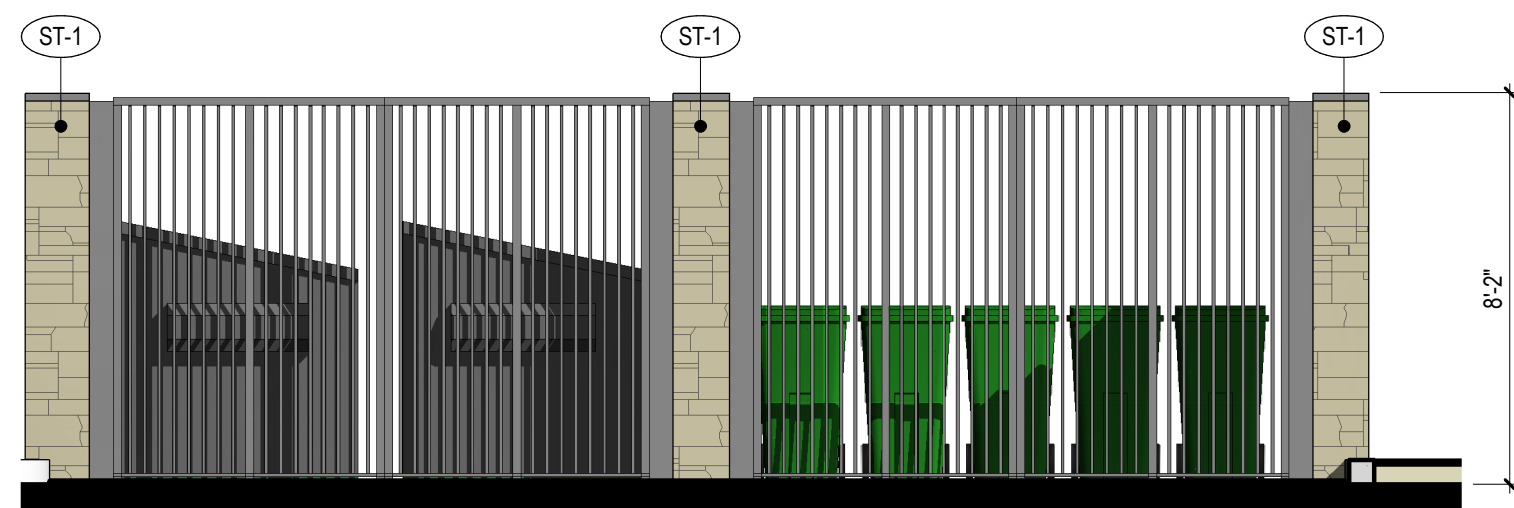
6 TRASH EAST ELEVATION
1/4" = 1'-0"



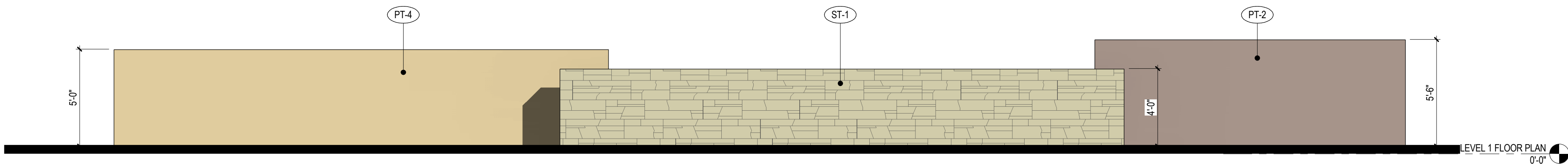
5 TRASH SOUTH ELEVATION
1/4" = 1'-0"



4 TRASH WEST ELEVATION
1/4" = 1'-0"



3 TRASH NORTH ELEVATION
1/4" = 1'-0"



7 SITE SCREEN WALL ELEVATION (TYP.)
1/4" = 1'-0"



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

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

9 February 2017

Ms. Heather Donaldson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-077; Hilton Garden Inn Hotel at Surprise Village

Dear Ms. Donaldson

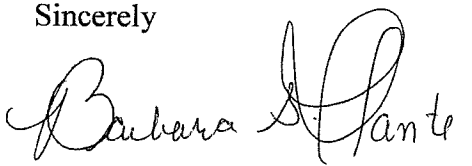
Thank you for the opportunity to comment on the site plan for the Hilton Garden Inn Hotel at Stadium Village. The property is located on 2.5 acres at the northwest corner of W. Young Street and N. Stadium Way. The request is to build a 20,645 square foot, four story 124 guest room hotel/motel, with internal restaurant. The site is approximately 1.58 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.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. With a density of over 49.6 per du/ac the Hilton Garden Inn Hotel will not meet these guidelines.

Although outside the 65 LDN, this site is one of the most flown over sites in the west valley, and therefore it should be noted and fully understood that aircraft noise will be very loud at all times of the day and night, on a regular basis. Since the facility will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. 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 would be essential to inform potential tenants about Luke AFB operations.

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

Sincerely

for 
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: [Vanessa Nunez](#)
To: [Heather Donaldson](#)
Cc: [Dennis Haley](#)
Subject: RE: FS17-077 - Hilton Garden Inn Hotel at Surprise Village Electronic Submittal
Date: Tuesday, February 21, 2017 2:13:56 PM
Attachments: [image003.jpg](#)

RE: FS17-077
Hilton Garden Inn Hotel at Surprise Village
SEC Stadium Way & Young St

Thank you for your notice for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact Dennis Haley at DHaley@azdot.gov should you have any further questions. We appreciate the opportunity to review and comment. Thank you.

Vanessa Nuñez
Administrative Assistant II

205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov



From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Friday, February 03, 2017 2:35 PM
To: 'Barbara Plante - Luke'; 'Chris Cain - MWD'; Christina Betz; 'Debbie Trasancos - MWD'; 'Denise Lacey'; Donna Miller; 'Leslie - MWD'; Mark A. Coronado; 'Paul Jackson'; Redletter; 'Theresa Tysiak - USPS'; Timothy Klarkowski; 'Vern Wolfley - MAG'
Cc: Sergio Angulo; Jamie Sullivan
Subject: FS17-077 - Hilton Garden Inn Hotel at Surprise Village Electronic Submittal

Good Afternoon,

Attached please find the submittal documents for the above referenced project.
Please do not hesitate to contact me if you have any questions or need further clarification.

Thank you, and I hope you have a wonderful weekend!

Heather Donaldson
Planning Project Coordinator
City of Surprise | Community Development

From: [Leslie Jarrell](#)
To: [Heather Donaldson](#)
Cc: [Chris Cain](#); [Debbie Trasancos](#)
Subject: FS17-077 - Hilton Garden Inn Hotel at Surprise Village Electronic Submittal
Date: Monday, February 06, 2017 5:57:38 AM
Attachments: [FS17-077 - Hilton Garden Inn Hotel at Stadium Village Electronic Submittal.pdf](#)

Heather,

Thank you for providing the electronic submittal for **Hilton Garden Inn Hotel at Surprise Village FS17-077**. MWD has reviewed this submittal and determined that the project does not impact MWD. Thanks again.

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

From: Heather Donaldson [<mailto:Heather.Donaldson@surpriseaz.gov>]
Sent: Friday, February 03, 2017 2:35 PM
To: 'Barbara Plante - Luke' <barbara.plante@us.af.mil>; Chris Cain <ChrisC@mwdaz.com>; Christina Betz <Christina.Betz@surpriseaz.gov>; Debbie Trasancos <DebbieT@mwdaz.com>; 'Denise Lacey' <deniselacey@mail.maricopa.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; 'Paul Jackson' <paul.j.jackson@usps.gov>; 'Project Coordinator' <redletter@azdot.gov>; 'Theresa Tysiak - USPS' <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; 'Vern Wolfley - MAG' <vwolfley@azmag.gov>
Cc: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>; Jamie Sullivan <Jamie.Sullivan@surpriseaz.gov>
Subject: FS17-077 - Hilton Garden Inn Hotel at Surprise Village Electronic Submittal

Good Afternoon,

Attached please find the submittal documents for the above referenced project. Please do not hesitate to contact me if you have any questions or need further clarification.

Thank you, and I hope you have a wonderful weekend!

Heather Donaldson



SURPRISE
ARIZONA

FS17-077

Hilton Garden Inn Site Plan

Planning and Zoning Commission

August 17, 2017

VICINITY MAP

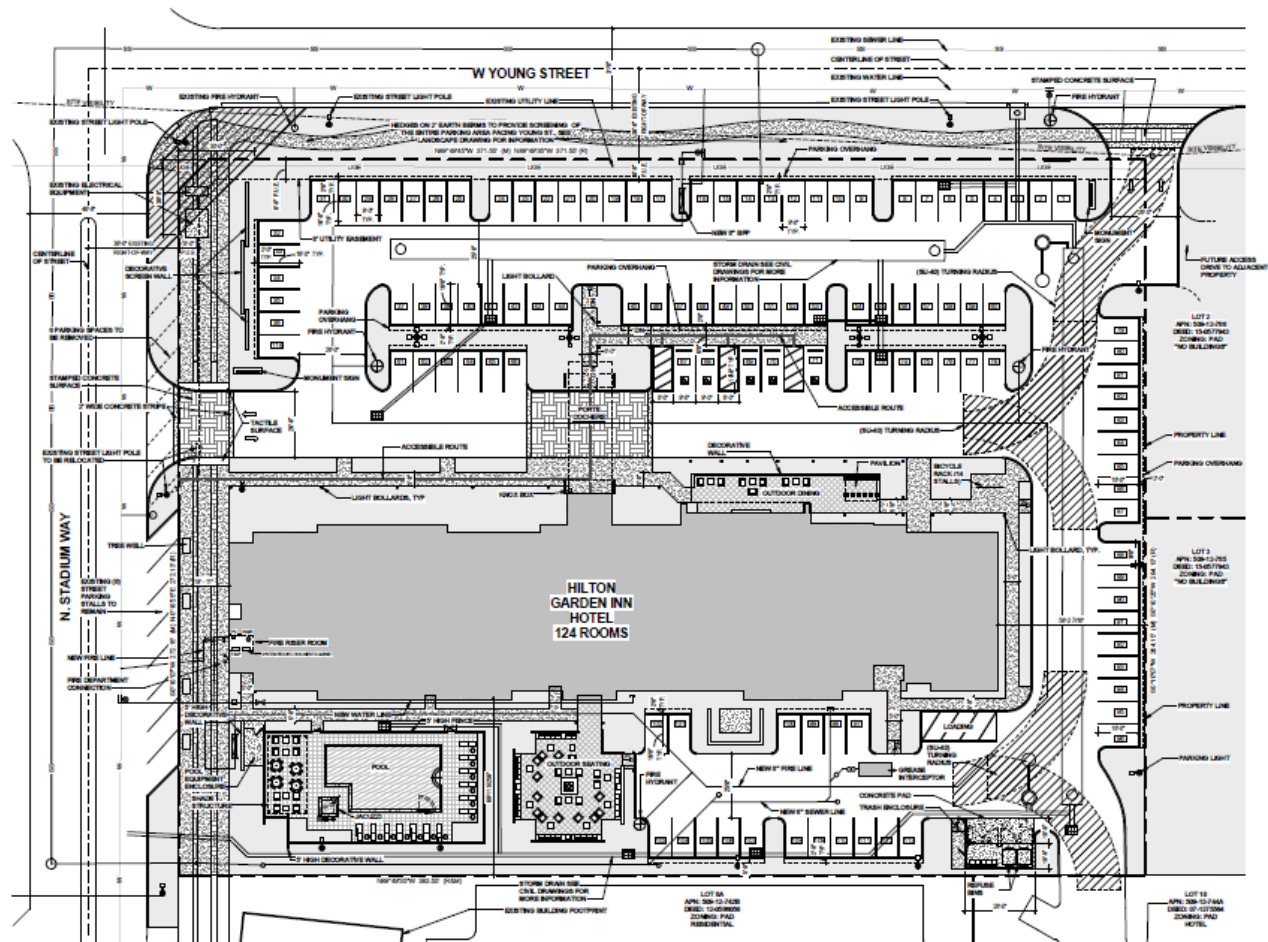


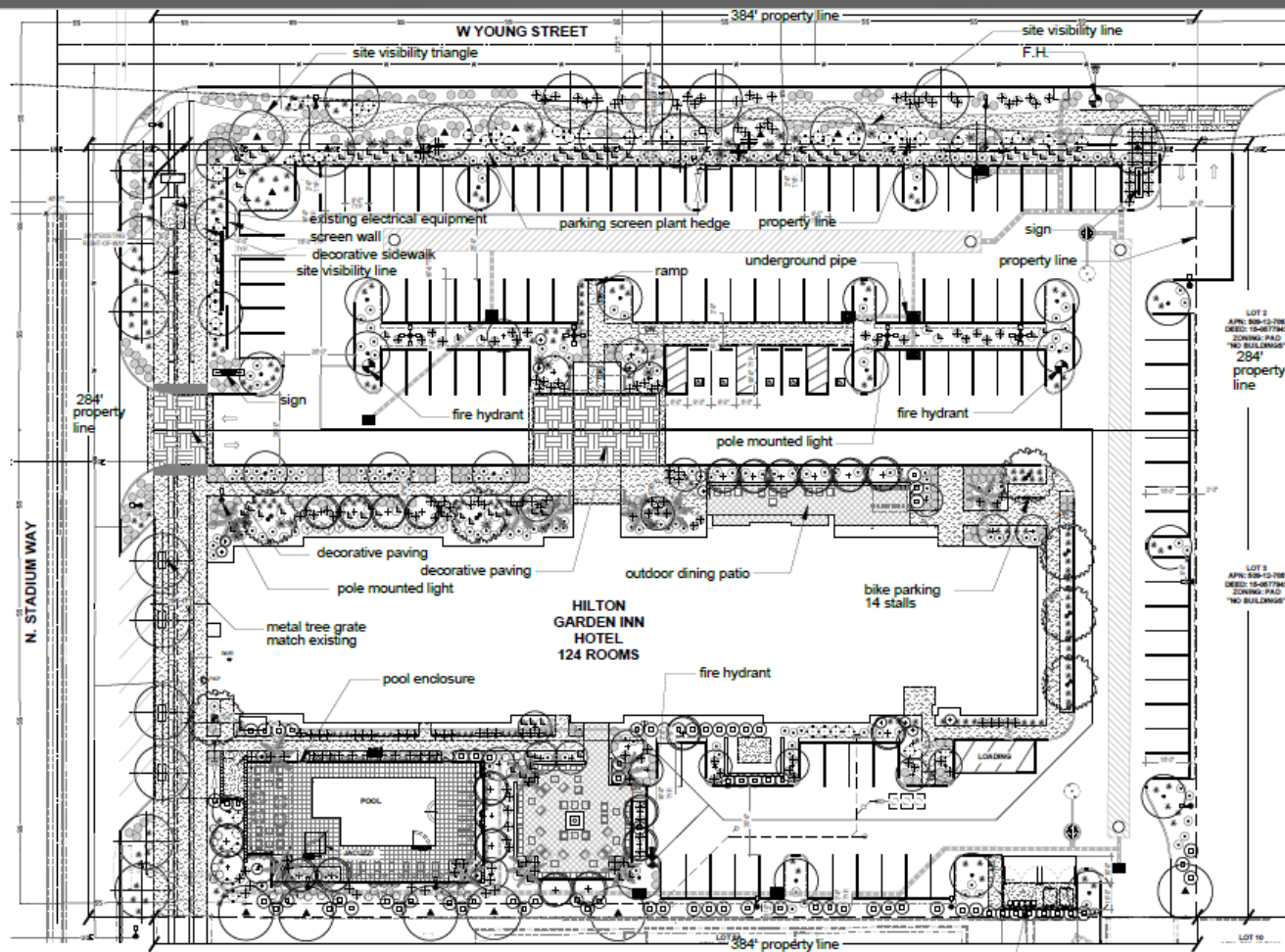
VICINITY MAP



SURROUNDING ZONING

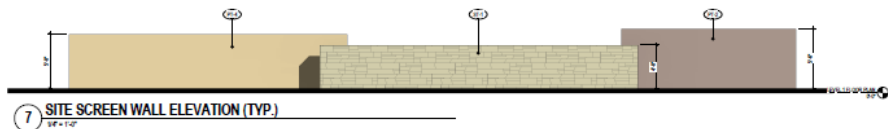
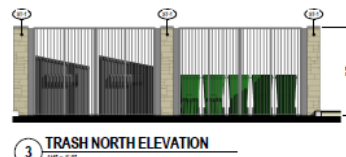
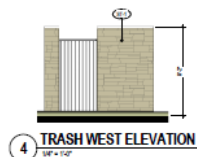
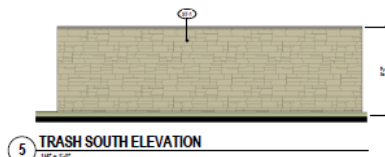
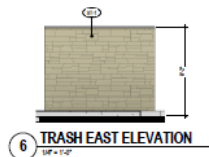








EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	FF-1	EPFL Paint Garage Williams 100 100 Natural Tan
	FF-2	EPFL Paint Garage Williams CSP 100 Studio Clay
	FF-3	EPFL Paint Garage Williams 801 801 Single Stone
	FF-4	EPFL Paint Garage Williams 803 803 Double Stone
	FF-5	EPFL Paint Garage Williams 807 807 Double Stone
	FF-6	FAHNS GRABBIT PANEL
	FF-7	GRY TUNING STONE



STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations A – C





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

August 17, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 17, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Background:

On January 6, 2017 Earl, Curley & Lagarde, P.C., submitted a request for a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-011 Asante Major PAD Amendment - Staff Report](#)
- ☐ [01 - FS17-011 Asante Major PAD Amendment - PADA Document](#)
- ☐ [02 - FS17-011 Asante Major PAD Amendment - Citizen Participation Report](#)
- ☐ [03 - FS17-011 Asante Major PAD Amendment - Luke AFB Comments](#)

- ☐ [04 - FS17-011 Asante Major PAD Amendment - ADOT Comments](#)
- ☐ [05 - FS17-011 Asante Major PAD Amendment - MWD Comments](#)
- ☐ [06 - FS17-011 Ordinance 2017-17](#)
- ☐ [07 - FS17-011 Asante Major PAD Amendment - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Sergio Angulo, Planner

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-011

Project Name: Asante Zoning Amendment

Council District: 1 – Acacia

Meeting Date: August 17, 2017

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Stephen Earl with Earl, Curley & Lagarde, P.C.

Request: The applicant, on behalf of the owner, requests a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD.

Site Location: Generally north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Site Size: Approximately 220.1 acres.

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

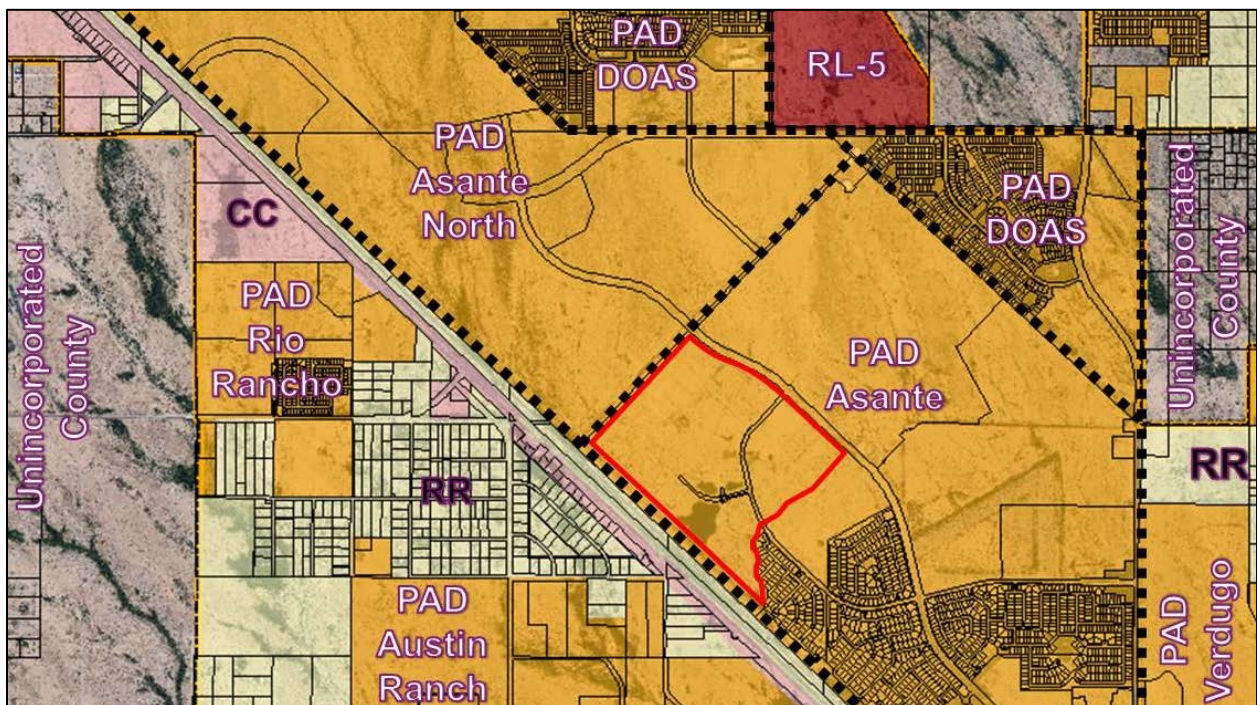
Support/Opposition: Both support and concerns was encountered during the Citizen Review meeting and are expanded upon in the Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission recommend approval of the Major Amendment to the Asante PAD, Case FS17-011, to the Mayor and City Council.

Project Description:

Stephen Earl with Earl, Curley & Lagarde, P.C., on behalf of LCD Asante, LLC, requests a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD-Low Density Residential, PAD-Medium/High Density Residential, PAD-Commercial, PAD-Public Park/Facility to Medium Density Residential with a Planned Unit Development Overlay (RM-6 PUD), Medium Density Residential with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD). This application is in conjunction with cases FS17-010 and FS17-012 which all together will allow for the development of a 369.2 acre (approx.) private active adult community.

Surrounding Land Zoning:



PAD Asante North	PAD Asante North	PAD Asante
Community Commercial	PAD Asante	PAD Asante
Community Commercial	Community Commercial	Community Commercial

Background:

November 3, 1988: A portion (1,325.26 acres approx.) of the subject property was annexed into the City of Surprise by the Mayor and City Council.

October 14, 2004: A portion (182.84 acres approx.) of the subject property was annexed into the City of Surprise by the Mayor and City Council.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development.

September 15, 2016: A Concept Review meeting was held for the current proposal under case CR16-365.

January 6, 2017: The applicant filed a related request for a Major PAD Amendment under case FS17-011, the subject case.

May 15, 2017: The applicant held a citizen outreach meeting to discuss the project.

Citizen Outreach:

The site was posted and advertised for a Citizen Outreach meeting in accordance with the SUDC. The applicant held the meeting for the proposed PAD Amendment at Desert Moon Elementary School located at 23251 N 166th Drive at 6:00pm on May 15, 2017. Residents from the Asante and Desert Oasis communities and from around the subject property attended and voiced their support and concerns in regards to the proposed project. The majority of the attendees expressed their support of the project but a couple residents continue to express concerns in regards to how the increase in traffic will affect the existing and ongoing traffic issues along 163rd Avenue.

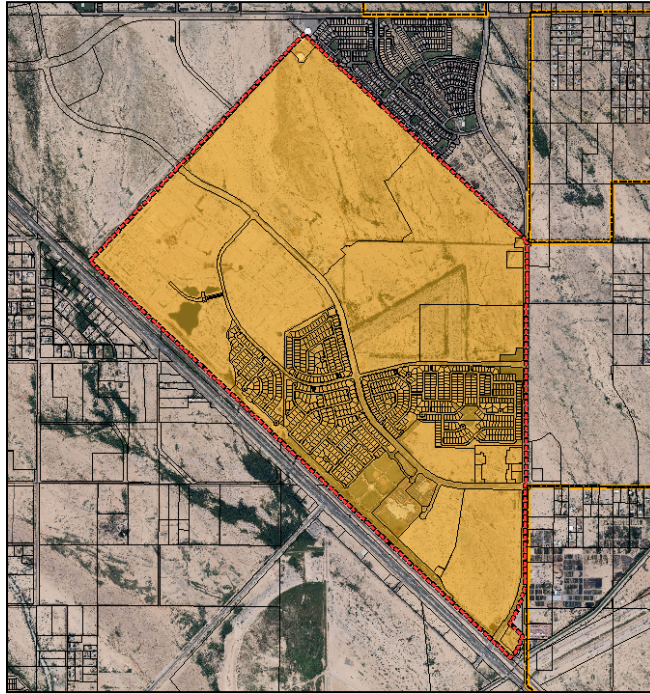
Analysis and Discussion:

The subject property is 220.1 acres (approx.) of vacant land generally located north of Grand Avenue and 1.5 miles (approx.) west of 163rd Avenue within the Asante PAD. The subject property is currently zoned PAD with portions of Low Density (LDR) and Medium/High Density (MDR/HDR) Residential, Commercial, and Public Park/Facility land use designations.

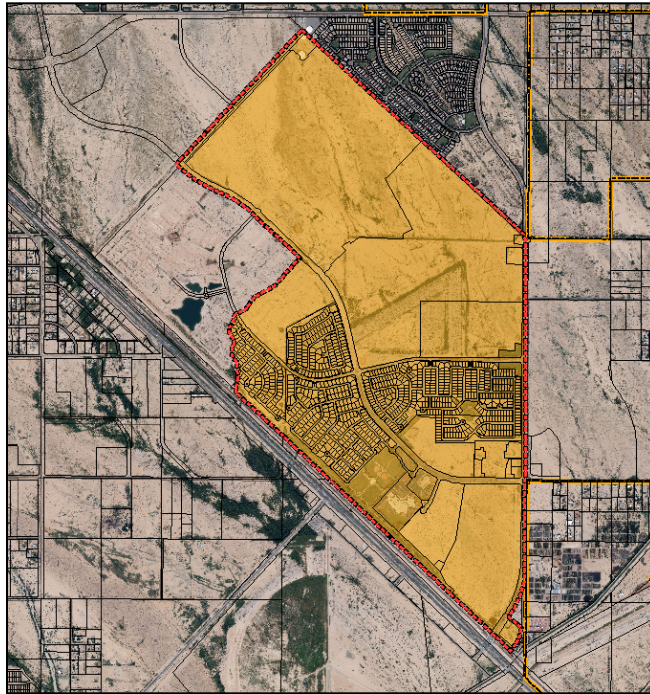
The site is surrounded by commercial zoned property south of Grand Avenue, residential land use property to the east and to the west, and to the north some commercial and residential land use property.

The Asante PAD is a 1,508.1 acre (approx.) Planned Area Development that designates 904 acres (approx.) as Low Density Residential, 347 acres (approx.) as Medium/High Density Residential, 117 acres (approx.) as Commercial, 31 acres (approx.) for an Elementary School, and 108 acres (approx.) as Public Park/Facility. Originally the Asante PAD envisioned a total of 6,703 dwelling units and proposed a maximum allowed overall density of 4.4 dwelling units per acre.

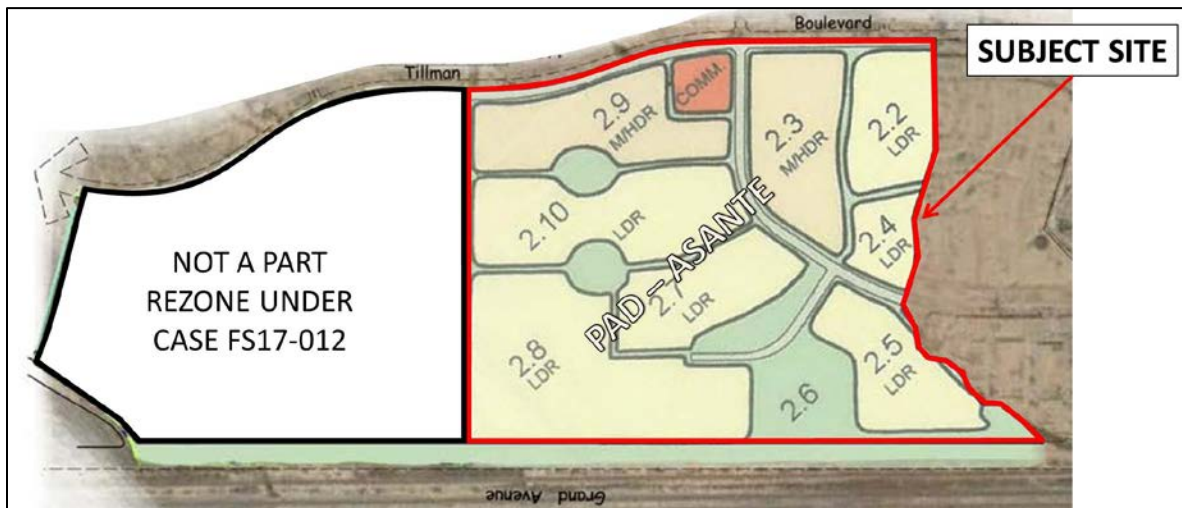
EXISTING ASANTE PAD BOUNDARY MAP



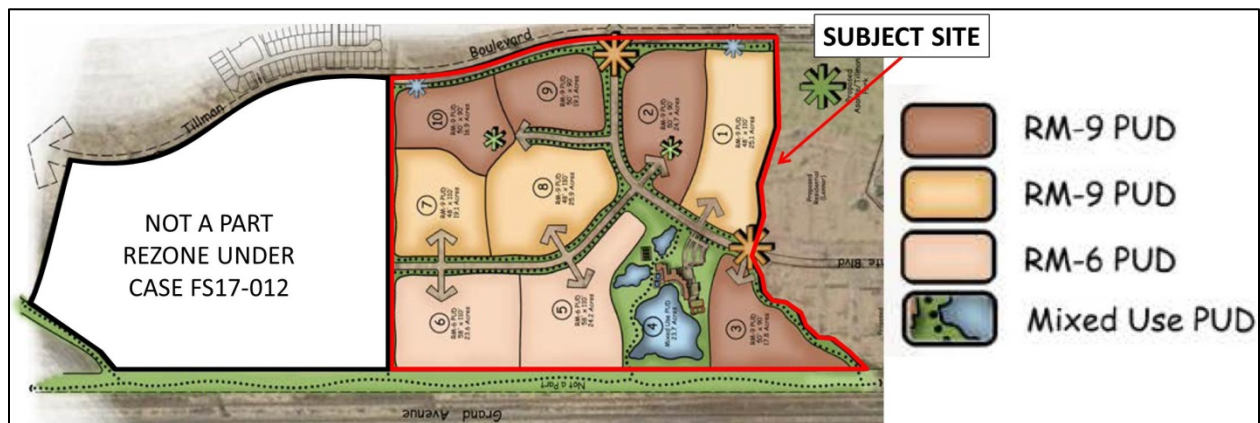
PROPOSED ASANTE NORTH PAD BOUNDARY MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP



This proposed PAD Amendment will Rezone 220.1 acres (approx.) from PAD-LDR, PAD-M/HDR, PAD-Commercial, and PAD-Public Park/Facility to RM-6 PUD (47.8 acres approx.), RM-9 PUD (148.6 acres approx.), and MU PUD (23.7 acres approx.). If approved, this PAD Amendment will reduce the overall acreage of the Asante PAD to 1,288 acres (approx.), the total number of dwelling units to 5,500, and the allowed overall density to 4.3 dwelling units per acre. The amount of land designated as Commercial will be reduced to 112 acres (approx.) and Public Park/Facility to 89 acres (approx.). The amount of land designated for an Elementary School will remain as is.

The proposed PAD Amendment will also include language that will help better identify the difference between a Major PAD Amendment and a Minor PAD Amendment.

The proposed PAD Amendment does not propose any changes to the development standards or any other section of the Original PAD.

This Major PAD Amendment application is in conjunction with a two related cases; FS17-012 and FS17-010. Case FS17-012 proposes a Major PAD Amendment to the Asante North PAD to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD. Case FS17-010 proposes a Planned Unit Development Overlay District which will establish specific permitted land uses, design guidelines, and development standards to allow for the development of a 369.2 acres (approx.) private active adult community.

Surprise General Plan 2035:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed PAD Amendment proposes a density decrease from 4.4 DU/Ac to 4.3 DU/Ac which demonstrates consistency with this land use category.

Reviewing Agencies:

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

Summary:

This proposed PAD Amendment will Rezone 220.1 acres (approx.) from PAD-LDR, PAD-M/HDR, PAD-Commercial, and PAD-Public Park/ Facility to RM-6 PUD (47.8 acres approx.), RM-9 PUD (148.6 acres approx.), and MU PUD (23.7 acres approx.) and reduce the overall density of the Asante PAD from 4.4 DU/Ac to 4.3 DU/Ac.

Findings:

- The proposed land use change is consistent with the Surprise General Plan 2035.
- The proposed density change is consistent with the Surprise General Plan 2035.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the Major PAD Amendment case **FS17-011** to the Mayor and City Council.

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

Attachments:

- 01 - PAD Amendment Document
- 02 - Citizen Participation Report

- 141 03 - Luke AFB comments
- 142 04 - ADOT comments
- 143 05 - MWD comments



Asante

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD04-124	11/24/2004	Ordinance 04-41	2
Land Use Revision	PADA05-309	12/01/2005	Ordinance 05-57	102
Sign Program	PADA08-147	8/15/2008	Administrative	139
Home Product Change	PADA09-091	6/09/2009	Administrative	159
Map and Land Use Change	FS12-083	6/26/2012	Ordinance 2012-07	199
This Request- Land Use Map and acreage Change	FS17-011			



Asante

**Planned Area Development
Amendment No. 5
Case No. FS17-011
Surprise, AZ**

Lennar Arizona, Inc
Original Approval 11/24/2004 (Ordinance 04-41)

Submitted: January 6, 2017
Revised March 30, 2017
Revised April 27, 2017

*Planning and Zoning Commission Hearing: August 17, 2017
City Council Hearing: September 19, 2017*

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PHASING PLAN.....	10
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Asante Planned Area Development Amendment (PADA) - No. 5

INTRODUCTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North, directly adjacent to and the north of Asante, is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006. Asante and Asante North function together as an overall master plan, which is located north and within the ‘V’ formed by the intersection of Grand and 163rd Avenues and the Central Arizona Project canal.

The original approval for Asante included 1,508.1 gross acres. This Asante master plan has been amended several times since the original approval in 2004 and now the overall development consists of +/-117.1 acres for commercial uses, approximately 1,251.7 gross acres planned for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family and multi-family housing, and approximately 139.3 gross acres is set aside for public parks/public facilities and school sites. As mentioned, due to the companion Paradiso Asante PUD zoning request some acreage from the overall Asante is being rezoned thus reducing the overall Asante PAD acreage. This amendment request therefore revises the Land Use Map and matrix and parcel acreages, to reflect the land going into Paradiso Asante. Except for the removal of the +/- 220.1 acres from Asante and +/- 149.1 acres from Asante North PADs to be rezoned into the active adult component and the addition of the Major and Minor Amendment criteria, no other changes are proposed to this PAD. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all of the future residents.

The Asante PAD remains committed to be a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. The project is being developed over multiple phases by a number of developers and home builders, some of whom have not even yet been identified due to the size and complexity of the project. The master developer Lennar Communities Development, Inc., with both local and national experience and a reputation for outstanding quality of homes and communities will not only be offering its own range of housing products, but will also be teamed up with other established builders to strength their diversity and breath of housing product.

PURPOSE OF REQUEST

This amendment request simply seeks to rezone +/- 220.1 acres from the Asante Planned Area Development (PAD) to RM-6 PUD, RM-9 PUD, and Mixed Use PUD for a compatible 369.2 acre active adult component as a functional part of the overall Asante and Asante North master planned communities. This separate but companion PUD zoning request (Case No. FS17-010) seeks its own active adult Planned Unit Development zoning district for approximately 369.2 acres of land, which represents only 10% of the land, in the Asante and Asante North master plans. It is important to note, while the companion Paradiso Asante active adult PUD project seeks its own PUD zoning district, it is not requesting new or additional residential zoning in that it is simply rezoning land and related residential density from the approved PADs for Asante and Asante North into an “active adult/aged restricted housing” component of the overall Asante master planned communities. In fact, the potential total number of units has decreased from the original approvals. This PAD amendment and companion PUD Zoning will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families.

The following information will demonstrate that the proposed Asante PAD amendment will continue to contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

LAND USE TABULATION

Uses	Original Acres (gr)	Acreage Being Removed	New Acres	Target Density*	Max. Dwellings
LDR	904.3	-149.8	754.5	4.1 DU/ac	3,093.5 DU
M/HDR	347.4	-46.5	300.9	8.0 DU/ac	2,407.2 DU
COMMERCIAL	117.1	-5	112.1		
Elem. School	31.1	0	31.1		
Parks/ Facilities	108.2	-18.8	89.4		
Total	1,508.1	-220.1	1,288		5,500.7 DU

*Target density is gross average density; however, individual parcels may be higher as long as overall allowed dwellings are not exceeded.

Total maximum dwellings proposed for both Mixed Use - Gateway and Low Density Residential areas: 6526 DU (4.3 DU/gross acre).

LAND USE PLAN

The overall land use plan is shown in Tab F. Break down of planning areas by use type is as follows.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	93.6	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.6	M/HDR	28.2	R-1, R-2, R-3	
1.7	LDR	59.4	R1-5	
1.9	LDR	31.5	R1-5	
1.10	LDR	40.3	R1-5	
1.11	LDR	33.1	R1-5	
1.12	LDR	45.5	R1-5	
1.13	LDR	30.7	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	16.1	R1-5	School Site
1.16	M/HDR	6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	32.8	R-1, R-2, R-3	
2.1	LDR	12.1	R1-5	
2.2	LDR	15.2	R1-5	<i>The original parcel size was 21.9 gross acres. 6.7 acres are now part of Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 15.2 gross acres.</i>
2.3	M/HDR	22.9	R-1, R-2, R-3	<i>Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).</i>
2.4	LDR	9.8	R1-5	<i>The original parcel size was 20.1 gross acres. 10.3 acres are now part of Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 9.8 gross acres.</i>
2.5	LDR	19.2	R1-5	<i>Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).</i>
2.6	PP/F	15.3	R1-5	Linear Trail, Open Space, Park. <i>The original parcel size was 39.3 gross acres. 24 acres are now part of</i>

				Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 15.3 gross acres.
2.7	LDR	19.0	R1-5	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.8	LDR	44.1	R1-5	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.9	M/HDR	23.6	R-1, R-2, R-3	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.10	LDR	30.5	R-1, R-2, R-3	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.11	Comm	5.0	C-2	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.12	Comm	8.1	C-2	
2.13	LDR	15.5	R1-5	
3.1	M/HDR	21.2	R-1, R-2, R-3	
3.2	M/HDR	12.9	R-1, R-2, R-3	
3.3	LDR	19.0	R1-5	
3.4	LDR	34.1	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	28.0	R1-5	
3.7	LDR	46.41	R1-5	
3.8	LDR	31.9	R1-5	
3.9	LDR	15.8	R1-5	
3.10	LDR	15.1	R1-5	
3.11	LDR	36.0	R1-5	
3.12	M/HDR	21.0	R-1, R-2, R-3	
3.13	LDR	18.6	R1-5	
4.1	LDR	32.1	R1-5	
4.2	M/HDR	26.2	R-1, R-2, R-3	
4.3	M/HDR	21.6	R-1, R-2, R-3	
4.4	M/HDR	24.0	R-1, R-2, R-3	
4.5	LDR	35.157.3	R1-5	
4.7	M/HDR	28.3	R-1, R-2, R-3	
4.8	PP/F	2.9	R-1, R-2, R-3	Fire Station Site
4.9	LDR	21.1	R1-5	
4.10	ES	14.5	R1-5	School Site
4.11	LDR	47.3	R1-5	
4.12	LDR	22.0	R1-5	

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR =

Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site

**Gross areas are approximate and subject to verification at platting.

***All base districts are for reference, zoning is PAD.

ZONING

Other than removing +/- 220.1 acres to become part of Paradiso Asante, there are no changes proposed to the Asante PAD. The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

Land Use Category	Zoning Districts*	Density Range	Target Density
Commercial, Regional	C-2	N/A	N/A
Commercial, Community (Grocery anchor)	C-2	N/A	N/A
Commercial, Neighborhood	C-2	N/A	N/A
Residential, Cluster Type, Townhouse, Z- Lot, Zero Lot Line,	R-1, R-2, R-3	6-20 DU/ac	8.0 DU/ac
Residential, Single Family	RI-5, RI-8	3-6 DU/ac	4.1 DU/ac

*Zoning Districts represent reference zoning. All zoning is PAD.

AMENDMENTS

Minor Changes

The City of Surprise Community Development Director may allow minor changes to the PAD, provided that such changes are not in conflict with the overall intent as expressed in the PAD document. The following items shall be considered as minor changes to the PAD:

- Changes in configuration of individual development parcels to include modifications to boundaries as long as there is no net loss of open space and no net increase in the total number of units or noncommercial acreage allowable within the PAD;

- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the PAD, nor change the overall intent of the PAD;
- Changes or modifications in lot sizes and setbacks by up to 10% of the required development standard in order to accommodate for unique circumstances or specific site constraints, so long as the change does not conflict with the City of Surprise Building Code or off-street parking requirements as defined within the PAD;
- Any analogous interpretations of the list of permitted, conditional and secondary uses of the property as set forth in the PAD, as determined by the Community Development Director;
- Changes in residential densities or unit count by up to 10% of the maximum allowable in each development parcel, provided the increase does not cause an increase in the total allowable unit count within the PAD or decrease the amount of open space within any development parcel;
- Minor modifications or adjustment to roadway alignments and/ or parcel configuration so long as the proposed modification does not change the overall intent of the PAD and the Surprise Transportation Plan;
- Minor modifications to the location and size of trails and pedestrian paths, so long as the modification meets the general intent of the PAD and the Parks and Trails Master Plan;
- Relocation of a park site, which either enhances the opportunity to create a sense of neighborhood and community or to better centralize the park site based on actual development densities, so long as the land uses and densities of the parcels proposed for the revision do not result in a net increase in total number of units and meets the intent of the Parks and Trails Master Plan.
- Other changes not identified above, but deemed appropriate by the Community Development Director, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Surprise and does not impact the overall intent of the approved PAD.

Major Changes

- A Major change is a change that does not qualify as a minor change as defined above, and that significantly alters the intent of the approved PAD. Major Changes shall comply with the requirements set forth in Surprise Municipal Code and State Statute.

Upon the approval of any proposed amendment to the Planned Area Development (PAD), the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

Administrative Interpretations

On occasion, it may be necessary to request a formal or informal interpretation from the City of Surprise Community Development Director related to the implementation and/or interpretation of the project intent, use, or development standards as may be applicable to the interpretation of the provisions of the City of Surprise Zoning Ordinance or to the interpretation of the intent of narrative descriptions/statements contained in this Asante PAD application. Such requests for interpretation to these provisions will be made in written form to the Community Development Director by the Master Developer or a member of the Asante Property Owners Association.

CONCLUSION

Asante PAD will continue to be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD amendment and look forward to moving into project implementation.



Asante

Existing Land Use Plan



North
N.T.S.



Job #2016.01
Date: 4/28/17
Rev.: 7/21/17

This plan is conceptual in nature and subject to engineering / agency review and revisions.



Asante

Community Open Space Plan

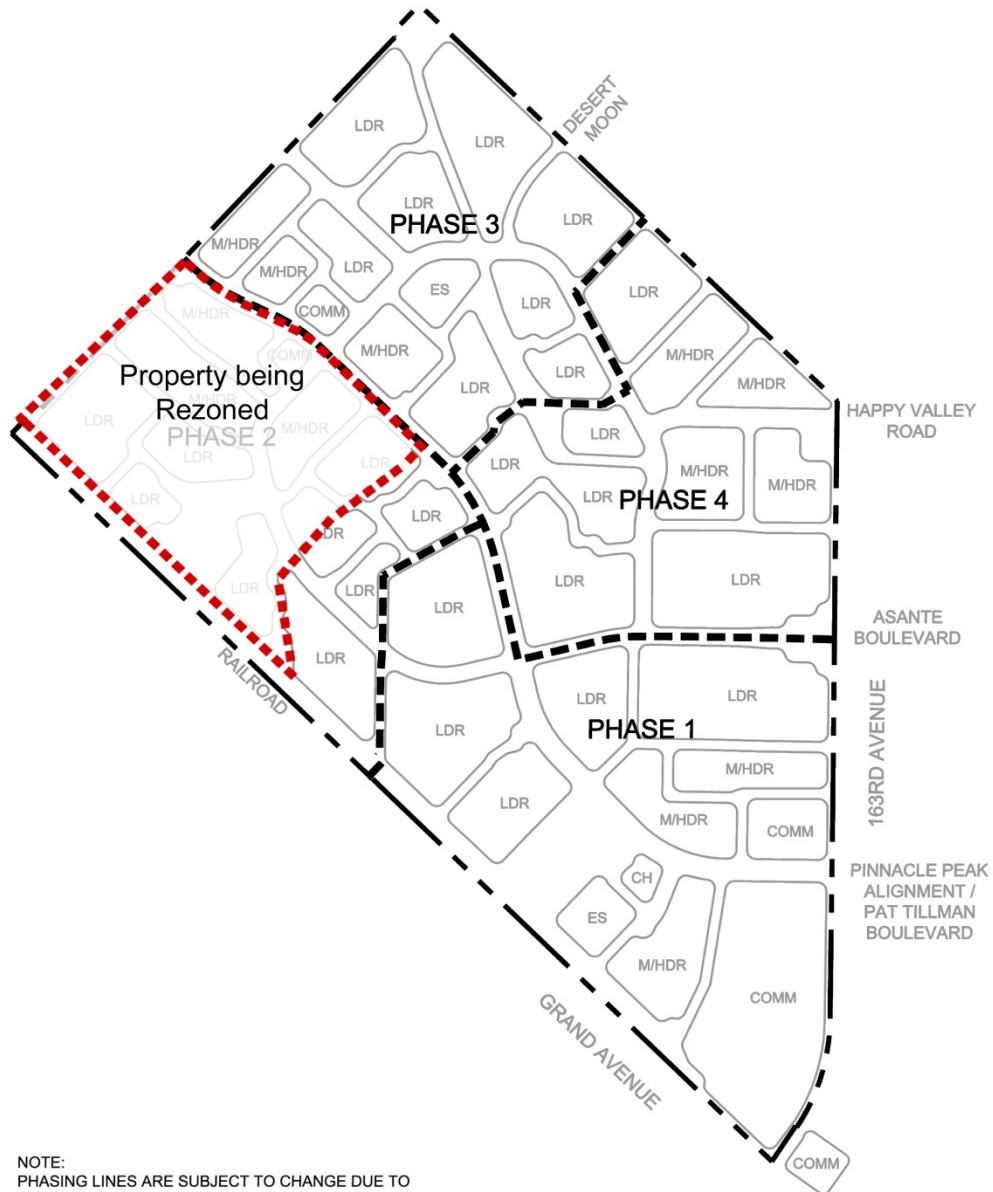


North
N.T.S.

Job #2016.01
Date: 4/28/17
Rev.: 7/21/17



This plan is conceptual in nature and subject to engineering / agency review and revisions.



NOTE:
PHASING LINES ARE SUBJECT TO CHANGE DUE TO
MARKET AND ENGINEERING CONDITIONS. ANY
CHANGES DO NOT CONSTITUTE A PAD AMENDMENT.

Asante

Phasing Plan



North
N.T.S.



Job #2016.01
Date: 4/28/17
Rev.: 7/21/17

This plan is conceptual in nature and subject
to engineering / agency review and revisions.



**Legal Description
Asante South**

Job No. 16-009.001

07/18/17

Portions of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northeast Corner of Said Section 12;

thence along the East line of the Northeast Quarter of said Section 12, South 0 degrees 45 minutes 04 seconds West, 2634.20 feet to the East Quarter Corner, thereof;

thence along the East line of the Southeast Quarter of said Section 12, South 0 degrees 45 minutes 18 seconds West, 2633.98 feet to the Southeast Corner thereof;

thence along the East line of the Northeast Quarter of said Section 13, South 0 degrees 45 minutes 24 seconds West, 2200.79 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 76 degrees 48 minutes 52 seconds West a distance of 2346.83 feet;

thence Southwesterly 843.48 feet along the arc of said curve to the right through a central angle of 20 degrees 35 minutes 34 seconds;

thence on a non-tangent line South 56 degrees 13 minutes 18 seconds East, 20.00 feet;

thence South 46 degrees 17 minutes 19 seconds East, 419.89 feet to the East line of the Southeast Quarter of said Section 13;

thence along said East line, South 0 degrees 45 minutes 27 seconds West, 302.31 feet;

thence North 86 degrees 39 minutes 12 seconds West, 84.93 feet;

thence South 36 degrees 23 minutes 43 seconds West, 229.50 feet to the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 12614.68 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 4156.20 feet to the Southwesterly line of the Final Plat of 'Asante Phase One unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, North 1 degrees 00 minutes 28 seconds West, 217.68 feet;

thence continuing along said Southwesterly line, North 8 degrees 23 minutes 45 seconds West, 201.45 feet;

thence continuing along said Southwesterly line, North 46 degrees 13 minutes 34 seconds West, 118.00 feet;

EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210

Tel (480) 503-2250 • Fax (480) 503-2258

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thence continuing along said Southwesterly line, North 0 degrees 18 minutes 03 seconds West, 167.79 feet;

thence continuing along said Southwesterly line, North 21 degrees 59 minutes 17 seconds East, 115.66 feet;

thence continuing along said Southwesterly line, North 9 degrees 12 minutes 02 seconds West, 141.79 feet;

thence continuing along said Southwesterly line, North 37 degrees 01 minutes 17 seconds West, 137.39 feet;

thence continuing along said Southwesterly line, North, 107.48 feet;

thence continuing along said Southwesterly line, North 36 degrees 35 minutes 31 seconds East, 148.21 feet;

thence continuing along said Southwesterly line, North 13 degrees 27 minutes 06 seconds East, 185.40 feet;

thence North 61 degrees 38 minutes 56 seconds East, 70.00 feet;

thence North 60 degrees 51 minutes 30 seconds East, 194.80 feet;

thence North 57 degrees 16 minutes 35 seconds East, 69.04 feet;

thence North 50 degrees 38 minutes 45 seconds East, 61.11 feet;

thence North 39 degrees 06 minutes 51 seconds East, 62.76 feet;

thence North 38 degrees 03 minutes 56 seconds East, 191.80 feet;

thence North 61 degrees 33 minutes 28 seconds East, 518.15 feet;

thence North 43 degrees 31 minutes 21 seconds East, 812.52 feet to the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records;

thence along said centerline, North 46 degrees 28 minutes 39 seconds West, 1487.48 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 65 degrees 12 minutes 24 seconds West, 350.58 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 144.00 feet;

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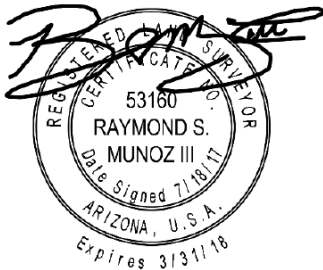
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thence North 43 degrees 31 minutes 21 seconds East, 3940.63 feet to the Southwesterly line and the prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', Final Plat of 'Desert Oasis of Surprise Parcel B5' and Final Plat of 'Desert Oasis of Surprise Parcel B6', recorded in Book 666, Page 8, Book 666, Page 7 and Book 665, Page 36 of Maricopa County Records respectively;

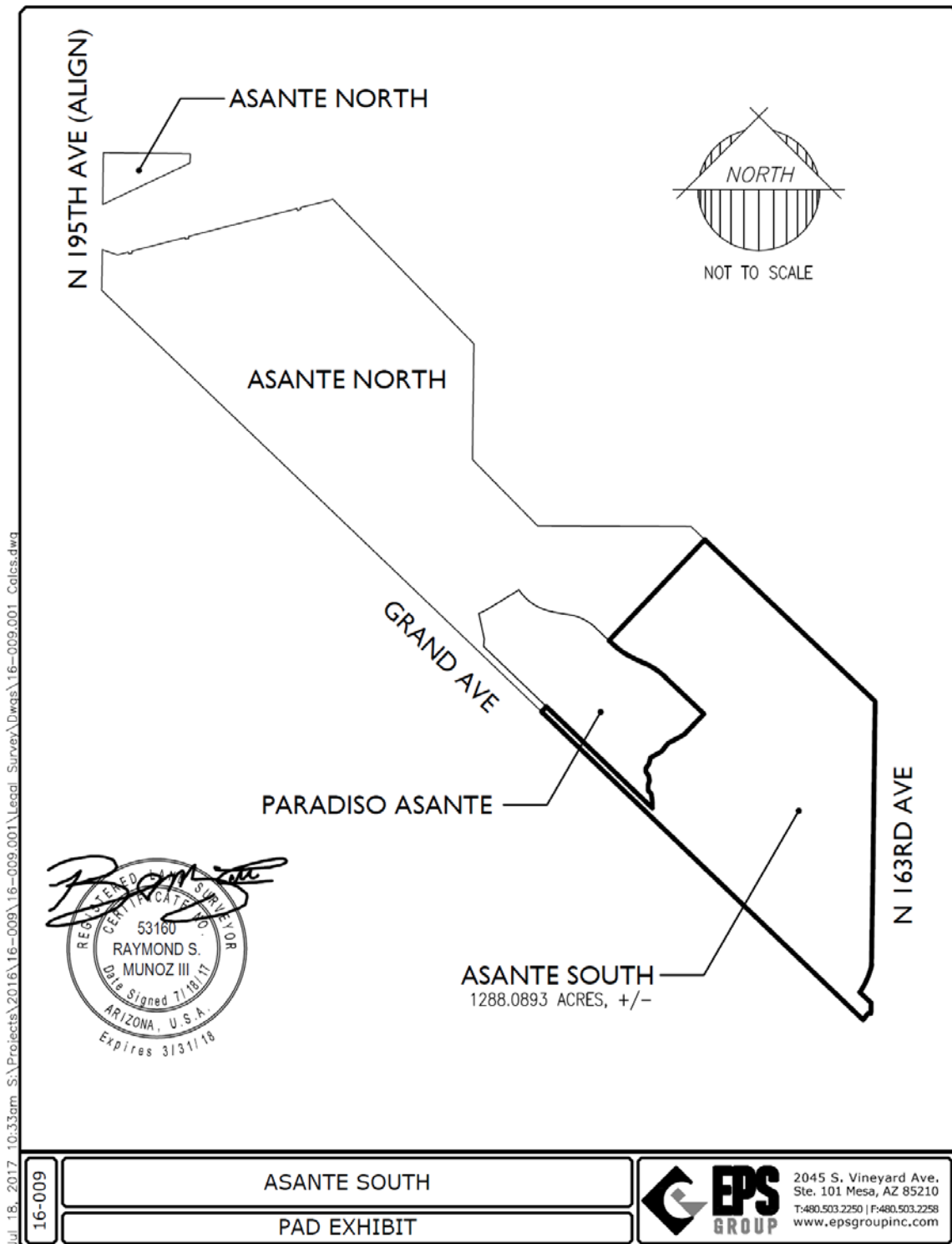
thence along said Southwesterly line, South 46 degrees 28 minutes 39 seconds East, 6646.92 feet to the POINT OF BEGINNING.

Contains 1288.0893 acres, more or less.



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Citizen Participation Final Report

For

Paradiso Asante PUD Zoning (FS17-010)
Asante PAD Amendment (FS17-011)
Asante North PAD Amendment (FS17-012)
Northwest corner of 163rd Avenue and Grand Avenue

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Owner/Developer:
LENNAR®
Lennar Arizona, Inc.
1725 W. Greentree Drive, #114
Tempe, Arizona 85284
Contacts: Jeff Gunderson, Sr. VP Land Acquisition & Development
Todd Skoro, Director of Land Acquisition
Telephone: (480) 345-0077
Fax: (480) 777-4696

Attorney
Earl, Curley & Lagarde P.C.
Contact: Stephen C. Earl
3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012

Prepared:
June 5, 2017

CITIZEN PARTICIPATION FINAL REPORT
for
Paradiso Asante PUD Zoning (FS17-010),
Asante PAD Amendment (FS17-011), and
Asante North PAD Amendment (FS17-012)
requests

PROJECT DESCRIPTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North is directly adjacent and is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006 and is directly north of Asante. Lennar, one of America’s leading homebuilding companies, is the master developer for both Asante and Asante North master planned communities totaling 3,613 acres.

Three companion zoning cases have been filed concurrently. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The purpose of this request is to add a small complimentary active adult component within the Asante and Asante North master planned communities. This active adult component in Asante will be called **Paradiso Asante**. This component represents only 13% of the land within the Asante and Asante North PADs and will slightly reduce the total number of homes from the original overall approvals. It should also be noted that the same development standards and design features are elements approved in the Asante and Asante North PADs are being utilized in this zoning request.

The second companion request simply seeks a PAD amendment to remove the 311.7 acres from the Asante PAD that are now being incorporated into Asante Paradiso. The third companion request simply seeks a PAD amendment to remove the 153.7 acres from the Asante North PAD that are being rezoned as part of case FS17-010. Except for the removal of the 311.7 acres from Asante and 153.8 acres from Asante North PADs being rezoned into the active adult component called Asante Paradiso and the addition of a Major and Minor Amendment criteria, no other changes are proposed.

The PUD Zoning and the PAD amendments will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families and active adults.

This Citizen Participation Outreach Report provides a summary of the citizen participation and outreach for all three companion case (FS17-010, FS17-011, and FS17-012).

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Outreach Final Report was prepared in accordance with the City of Surprise Citizen Review Process requirements. It meets the City's requirements and the recommended notification area as identified by the Planning and Zoning Division. In accordance with requirements of the City, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- In accordance with the City of Surprise's Citizen Review Process, Earl, Curley & Lagarde P.C. had a sign consultant install 6 double sided neighborhood meeting signs at 6 different locations to notify and inform those interested of the upcoming neighborhood meeting to discuss the applications. (See appendix for sign posting locations, photo of sign and affidavit of posting.)
- The signs were installed 20 days prior to the neighborhood meeting on April 25, 2017. The neighborhood meeting signs included the date, time and location of the neighborhood meeting, a brief description of the requests and case numbers of each of the three cases. It also included the planning division's phone number for those with questions and/or concerns, issues, or problems.
- The City's Notification requirements requires the notice of the citizen review meeting to also be provided by the Planning and Zoning Division in the following manner:
 1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least fifteen (15) days prior to the meeting date;
 2. For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the country or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land;
 3. For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200' or 300' radius, the city shall send copies of the notice by first class mail, no less than seven (7) days prior to the hearing;
 4. Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application;
 5. The head of any homeowners association or registered neighborhood within the public notice area established in item 3 indicated above.

- The Citizen Review Meeting letter, that was sent out by the City, invited residents to attend a neighborhood meeting in the area at Sundown Mountain School (Desert Moon) Cafeteria on Monday, May 15, 2017 from 6:00 PM to 7:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included the boundaries of the requests and the location of the neighborhood meeting.

Neighborhood Meeting

- The neighborhood meeting was held on Monday, May 15, 2017 from 6:00 to 7:00 PM to inform those in attendance of the proposed applications. Approximately 25 individuals from the adjoining neighborhoods, Councilmember Roland Winters Jr., Councilmember Ken Remley, Planning Commissioner Vice Chair Matt Keating and Sergio Angulo, Planner, attended the meeting and they registered their attendance on the sign-in sheet (see *Appendix*). Additionally, two Lennar development representatives were in attendance to convey the vision of this community and respond to questions.
- The neighborhood meeting was set up in an open house format with 2 large stations. The first manned station included the following exhibits: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) An exhibit showing the overall master plan with the existing and proposed land uses and zoning inserted into the overall master plan; 3) An exhibit showing the total approved number of units and those proposed with the new PUD zoning case; and 4) An exhibit showing the existing and the proposed Zoning for the subject site.
- The second manned station included: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) A board showing representative examples of Recreational/Club house inspiration; 3) Two boards showing representative examples of house product; and 4) A board showing representative examples of house floor plans.
- Several members of the development team were at both stations to provide detailed information about the project and requests.
- Station 1: A brief review of the three companion requests was provided at the first station. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The second companion request simply seeks a PAD amendment to remove the 311.7 acres that are being rezoned as part of FS17-010 case from the Asante PAD. And the third companion request simply seeks a PAD

amendment to remove the 153.7 acres that are being rezoned as part of FS17-010 case from the Asante North PAD.

- It was further explained the subject property is part of the Asante and Asante North PADs, and the proposed rezone and Planned Unit Development (PUD) Overlay will create a complementary active adult community representing only 13% of the land in the Asante and Asante North PADs and will reduce the total number of homes from the original approvals. It was also noted that the development standards and the same design features and elements that have been approved through the Asante and Asante North PADs will carry through in this zoning case.
- Station 2: Detailed information regarding the proposed active adult component was provided at station 2. It was explained that the primary reason of all three cases was just to add the complementary active adult component within the Asante and Asante North master planned communities. Example representations of Recreational/Club house inspiration, representative examples of house product and representative examples of house floor plans were shown to provide interested residents with an understanding of the feel and quality of this project.
- Exhibits were shown at each station to allow the attendees the opportunity to view the elements of the proposed project. The floor was opened for questions and comments from the attendees at each station.
- The majority of those that attended the meeting lived in either Desert Oasis subdivision just to the east of Asante or in the County island just south of the Central Arizona Canal.
- Reaction to the overall plan and requests was positive from those in attendance.

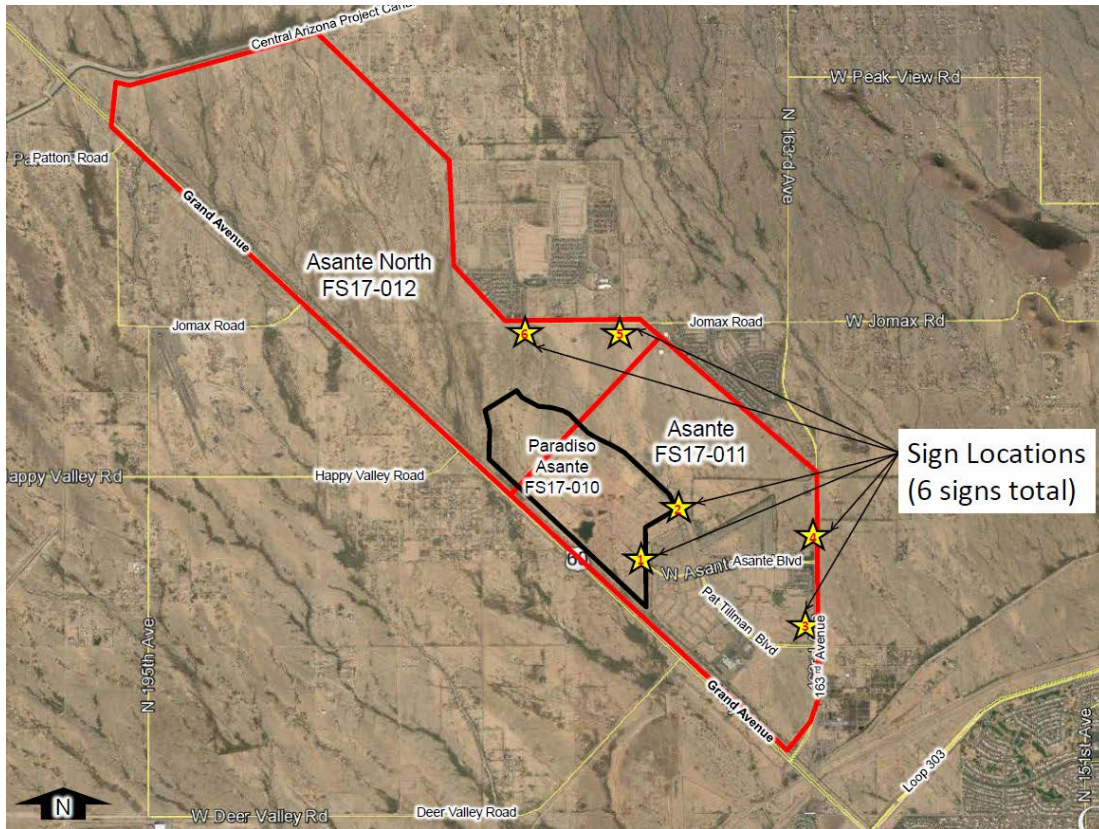
The questions from the neighborhood meeting consisted of:

Questions/Comments:	Response:
What are the requests? And why do we have three applications?	It was explained that three companion zoning cases are being filed concurrently. To simply add a complementary active adult component within the Asante and Asante North master planned communities. No additional residential density was being added by these actions. In fact, the total units would be less and all development would remain the same.
As question was raised regarding how the new component would function inside the master plan and how more external roadways	It was explained that the Asante Master Plan (including Asante and Asante North) included over 3,600 acres and had already been approved by the City for over 15,000 units. This request merely

affected such as 163 rd Avenue. They also wanted to know the timing of a second access to Grand Avenue.	created an active adult component within the Master Plan utilizing approximately 13% of the total acreage and 11.5% of the units. It was further explained that this request actually lowered the number of approved units by about 200. While this component would be for active adults and would be gated, all pedestrian ways would be unimpeded, including access to the linear park along the railroad tracks and access to the lakes. A future connection to Grand Avenue from either Jomax Road or Happy Valley Road alignments is planned to occur in the future according to the established phasing and infrastructure plan of Asante. This component will not negatively affect this timing.
A comment was made that this area has drainage and flooding problems during storm events. This was especially true of the County residents who do not have a storm water drainage system.	It was explained that when historic drainage flows enter the Asante Master Plan, they are properly handled pursuant to the City and County regulations, including appropriate storm water retention facilities. However, we have no control over drainage systems in the County exterior to the boundaries of Asante. They indicated that they had met with City and County officials on this issue and expressed their desire for the City to assist them. They realized this was not an Asante issue.
What are the home sizes?	It was conceptualized that the home sizes could range from 1,800 s.f. to over 2,700 s.f.
Several questions regarding the timing of the commercial development within Asante were asked.	It was explained that the commercial parcels are not owned or controlled by Lennar, however, Lennar is very supportive of commercial retail uses entering the Asante Master Plan to provide services for our residents. The timing of seeing commercial retail uses come will depend on home sales and projected future sales (i.e. rooftops) and we are hoping that by adding in a new, complimentary housing product within Asante, we will help to accelerate the residential development within Asante, which in turn will bring commercial uses to Asante.
Will this have a separate HOA?	It will be a sub-HOA within the master HOA. The sub-HOA will report to the master HOA and will pay dues like the rest of the members of the community. Additionally, because they will have private streets and their own separate amenities, they will also pay an additional HOA fee to maintain those amenities and assets.
Will it be gated?	Yes. It will be gated to restrict vehicular access but

	will be left open for pedestrian access.
Will it have a pool, as is being shown in the conceptual board?	It was explained, that the boards are conceptual only, showing what might be put in there. Because we are still at the zoning stage, we are still at the conceptual stage. We have not yet fully programmed that amenity space. But Lennar has devoted significant space and resources to the amenity package, which will include a clubhouse, along with other major amenities which could include a pool, ramadas, BBQs, walking trails and other elements.
Could a youth or child come and live long-term in one of these houses?	They would only be able to stay for a week similar to other prominent active adult community HOA rules.
What is the process?	Staff needs to complete their review. Once completed, they will schedule our requests for Planning Commission Hearing and final action by the City Council. After approvals, Lennar will submit their Preliminary and Final Plats for review and approval.

- Between May 15, 2017 and today's date June 5, 2017, there have been no other concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.
- This concludes the Citizen Participation Outreach Final Report for the proposed **Paradiso Asante PUD (FS17-010), Asante PAD Amendment (FS17-011), and Asante North PAD Amendment (FS17-012).**



Sign Posting Locations



Photo of 1 of the 6 signs posted.

AFFIDAVIT OF POSTING

Application No: FS17-010, FS17-011, FS17-012

Applicant Name: Earl, Curley and Lagarde

Location: NWC of Grand Ave and 163rd Ave

Date Site Posted: April 25, 2017

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

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

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

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

Meghan Liggett 4/25/17
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 25th day of April, 2017, and by Meghan Liggett, I witness whereof I hereunto

set my hand and official seal.

Mary Beth Conrad
Notary Public
10-25-20

My commission expires

CITY OF SURPRISE



Paradiso Asante, Asante and Asante North - Neighborhood Meeting
 Paradiso Asante PUD zoning (FS17-010),
 Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
 Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
 at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
 23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
WELDON EMERY	25918 N 160 th Av	Surprise 85378	623 684 0333
Jim & Cindy AUGARELLA	25600 N. DESERT HESLER	Surprise 85387	ANGARELLA@AOL.COM
Russ & Lisa Thayer	23918 N. 163 rd Dr	Surprise AZ 85387	RTUT2@aol.com
Stan Gutschall	29050 N. 163 rd	Surprise AZ. 85387	
MARTIN CASAS	17777 W. MAYA WAY	Surprise AZ 85387	575 749-3296
Ellen Allen	Kenallen23@gmail.com	Surprise AZ 85387	
	18124 W. Roy Rogers	Surprise AZ 85387	623-556-2829
Matt & Linda Keating	16423 W. Cielo Grande Ave	Surprise 85387	stayonthebike@yahoo.com
Brad Wecker	18410 W. Stamm Dr.	Surprise 85374	BRADWECKER@GMAIL.COM
Jaqueline Rea Carroll	28517 N 150 th Av	Surprise 85387	623-544-6304

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Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
SHARV STEVE STRONG	26067 N. 163 RD DR.	SURPRISE, 85387	317-965-2446 574-67044100.com 410-215-7466
ARMANDO BARR	16467 W. PACUITA	SURPRISE 85387	ADBARRE@gmail.com 623-500-5482
BILL + PAULA COUGHAN Ed, Jill, Wendie KEOTIN	17519 W. BUCKHORN 17539 W. FLOCKER LN.	SURPRISE SURPRISE	LOISLU1946@GMAIL.COM c.kuotin@gmail.com
CHRISTINE ADAIR	16379 N. CIELO GRANDE AVE	SURPRISE 85387	1510 adaire@gmail.com 1580
DIANE ADEN	16347 W. CIELO GRANDE AVE.	85387	JASWJOHNSON@gmail.com
Sally + Johnson	29222 N 163 RD Ave	85387	623-556 5908

Q:\INDEPENDENT\Asante - Active Adair\Does Neighborhood Meeting Attendance Sheet_5.15.2017.doc

From: [PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT](#)
To: [Jamie Sullivan](#)
Subject: Declined: CR16-365 Asante Active Adult

CR16-365

ASANTE ACTIVE ADULT

North and West of Asante Boulevard and Pat Tillman Boulevard Portion of 503-73-771 and 503-73-942A Major Zoning Amendment to PAD to allow active adult housing component

The site is located on 577 acres North and West of Asante Boulevard and Pat Tillman Boulevard and is part of the larger 3,613 total acres in the Asante and Asante North Master Plan community. The request is to rezone the 577 acres to accommodate an active adult house component with in the overall Asante master Plan. The site is located approximately .90 to 2.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, the change in zoning at the location stated above, will not negatively impact the flying operations at Luke AFB. However, without a precise Plan of Development we request the opportunity to make comments on the development as they begin to build specific facilities. This will ensure that detailed features and aspects of development, as they mature, will not negatively impact our flying operations.

Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. When building 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 would be essential to inform potential residents about Luke AFB operations.

v/r
Barbara

//SIGNED//

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Deputy Director, Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

From: [Bob Patoni](#)
To: [Jamie Sullivan](#)
Cc: [Vanessa Nunez](#)
Subject: CR16-365
Date: Friday, August 26, 2016 8:36:28 AM
Attachments: [image001.jpg](#)

RE: CR16-365
Asanti Active Adult Housing Community
Proposed development adjacent to US-60 (Grand Avenue)
Major Zoning Amendment action

Attn: Jamie Sullivan

Thank you for the notice of major zoning amendment to PAD for the above-referenced development.

ADOT has no comment on zoning issues.

We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



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From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: Declined: CR16-365 Asante Active Adult

Jamie,

Thank you for providing the Meeting Notification for Asante Active Adult (CR16-365).

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
HYPERLINK "mailto:debbiet@mwdaz.com" debbiet@mwdaz.com

ORDINANCE 2017-17

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO REZONE APPROXIMATELY 220.1 ACRES FROM PLANNED AREA DEVELOPMENT – RESIDENTIAL, COMMERCIAL, AND PARKS/FACILITIES (PAD – RESIDENTIAL, COMMERCIAL, AND PARKS/FACILITIES) TO RESIDENTIAL LOW DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RL-5 PUD), RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-6 PUD), RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-9 PUD), AND MIXED-USE WITH A PLANNED UNIT DEVELOPMENT OVERLAY (MU-PUD) FOR ASANTE PARADISO, GENERALLY LOCATED NORTH OF GRAND AVENUE APPROXIMATELY 1.5 MILES WEST OF 163RD AVENUE.

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 generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue within the Asante Planned Area Development;

WHEREAS, the subject site is zoned Planned Area Development (PAD) with Residential, Commercial, and Parks/Facilities land use designations;

WHEREAS, this PAD amendment will reduce the acreage of the Asante Planned Area Development from approximately 1,508 acres to approximately 1,288 acres;

WHEREAS, this PAD amendment will identify a specific process and criteria for major and minor PAD amendments;

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

WHEREAS, the proposed PAD amendment to Rezone from Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD) 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 zoning ordinance and the Surprise General Plan; and

WHEREAS, on July 20th, 2017, the Planning and Zoning Commission recommended approval of the Major PAD Amendment to the Asante North PAD, case FS17-012.

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

Section 1. *Rezoning.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as “ASANTE” is rezoned from Planned Area Development – Residential, Commercial, and Parks/Facilities (PAD – Residential, Commercial, and Parks/Facilities) to Residential Low Density with a Planned Area Development Overlay (RL-5 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) and Mixed-Use with a Planned Unit Development Overlay (MU PUD).

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general 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.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

PASSED AND ADOPTED this _____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A



**Legal Description
Asante South**

Job No. 16-009.001

05/30/17

Portions of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northeast Corner of Said Section 12;

thence along the East line of the Northeast Quarter of said Section 12, South 0 degrees 45 minutes 04 seconds West, 2634.20 feet to the East Quarter Corner, thereof;

thence along the East line of the Southeast Quarter of said Section 12, South 0 degrees 45 minutes 18 seconds West, 2633.98 feet to the Southeast Corner thereof;

thence along the East line of the Northeast Quarter of said Section 13, South 0 degrees 45 minutes 24 seconds West, 2200.79 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 76 degrees 48 minutes 52 seconds West a distance of 2346.83 feet;

thence Southwesterly 843.48 feet along the arc of said curve to the right through a central angle of 20 degrees 35 minutes 34 seconds;

thence on a non-tangent line South 56 degrees 13 minutes 18 seconds East, 20.00 feet;

thence South 46 degrees 17 minutes 19 seconds East, 419.89 feet to the East line of the Southeast Quarter of said Section 13;

thence along said East line, South 0 degrees 45 minutes 27 seconds West, 302.31 feet;

thence North 86 degrees 39 minutes 12 seconds West, 84.93 feet;

thence South 36 degrees 23 minutes 43 seconds West, 229.50 feet to the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 12614.68 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 4156.20 feet to the Southwesterly line of the Final Plat of 'Asante Phase One Unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, South 46 degrees 51 minutes 59 seconds East, 149.56 feet;

thence continuing along said Southwesterly line, North 81 degrees 09 minutes 05 seconds East, 35.60 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 81 degrees 08 minutes 55 seconds East a distance of 55.00 feet;

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thence continuing along said Southwesterly line, Southeasterly 54.44 feet along the arc of said curve to the left through a central angle of 56 degrees 42 minutes 33 seconds;

thence continuing along said Southwesterly line, on a non-tangent line South 24 degrees 26 minutes 22 seconds West, 50.71 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 140.00 feet;

thence continuing along said Southwesterly line, South 43 degrees 46 minutes 26 seconds West, 31.89 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 120.00 feet;

thence continuing along said Southwesterly line, North 76 degrees 52 minutes 44 seconds East, 45.70 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 76 degrees 52 minutes 44 seconds East a distance of 55.00 feet;

thence continuing along said Southwesterly line, Southeasterly 48.43 feet along the arc of said curve to the left through a central angle of 50 degrees 26 minutes 47 seconds to a point of reverse curvature of a curve having a radius of 55.00 feet;

thence continuing along said Southwesterly line, Southeasterly 16.65 feet along the arc of said curve to the right through a central angle of 17 degrees 20 minutes 29 seconds;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 551.71 feet to the beginning of a curve, concave Southwest, having a radius of 55.00 feet;

thence continuing along said Southwesterly line, Southeasterly 41.61 feet along the arc of said curve to the right through a central angle of 43 degrees 20 minutes 30 seconds to a point of reverse curvature of a curve, concave Northerly, having a radius of 55.00 feet;

thence continuing along said Southwesterly line, Easterly 168.81 feet along the arc of said curve to the left through a central angle of 175 degrees 51 minutes 08 seconds;

thence continuing along said Southwesterly line, on a non-tangent line South 88 degrees 44 minutes 12 seconds East, 26.39 feet;

thence continuing along said Southwesterly line, South 51 degrees 13 minutes 03 seconds East, 99.51 feet to the Easterly line of said Final Plat;

thence along said Easterly line and a prolongation therefrom, North 0 degrees 43 minutes 44 seconds East, 1187.52 feet to the centerline of West Asante Boulevard as depicted in the Map of Dedication of 'Asante Phase One', recorded in Book 857, Page 17 of Maricopa County Records;

thence along said centerline, South 46 degrees 24 minutes 18 seconds East, 22.59 feet to a point on the Westerly line and the prolongation therefrom of the Final Plat of 'Asante Phase One Unit Five' recorded in Book 888, Page 20 of Maricopa County Records;

thence along said Westerly Line, North 0 degrees 42 minutes 32 seconds East, 848.21 feet;

thence along the Northwestern line of said Final Plat, North 61 degrees 17 minutes 19 seconds East, 1017.55 feet;

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thence continuing along said Northwesterly Line and the prolongation therefrom, North 66 degrees 31 minutes 54 seconds East, 265.92 feet to the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records and the beginning of a non-tangent curve, concave Southwest, from which the radius point bears South 66 degrees 31 minutes 54 seconds West a distance of 2200.00 feet;

thence along said centerline, Northwesterly 883.50 feet along the arc of said curve to the left through a central angle of 23 degrees 00 minutes 34 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 1835.15 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 65 degrees 12 minutes 24 seconds West, 350.58 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

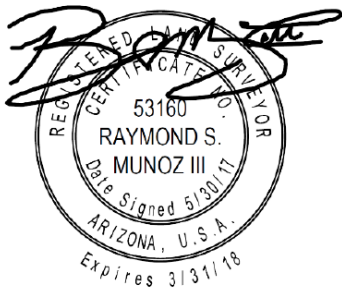
thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 144.00 feet;

thence North 43 degrees 31 minutes 21 seconds East, 3940.63 feet to the Southwesterly line and the prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', Final Plat of 'Desert Oasis of Surprise Parcel B5' and Final Plat of 'Desert Oasis of Surprise Parcel B6', recorded in Book 666, Page 8, Book 666, Page 7 and Book 665, Page 36 respectively;

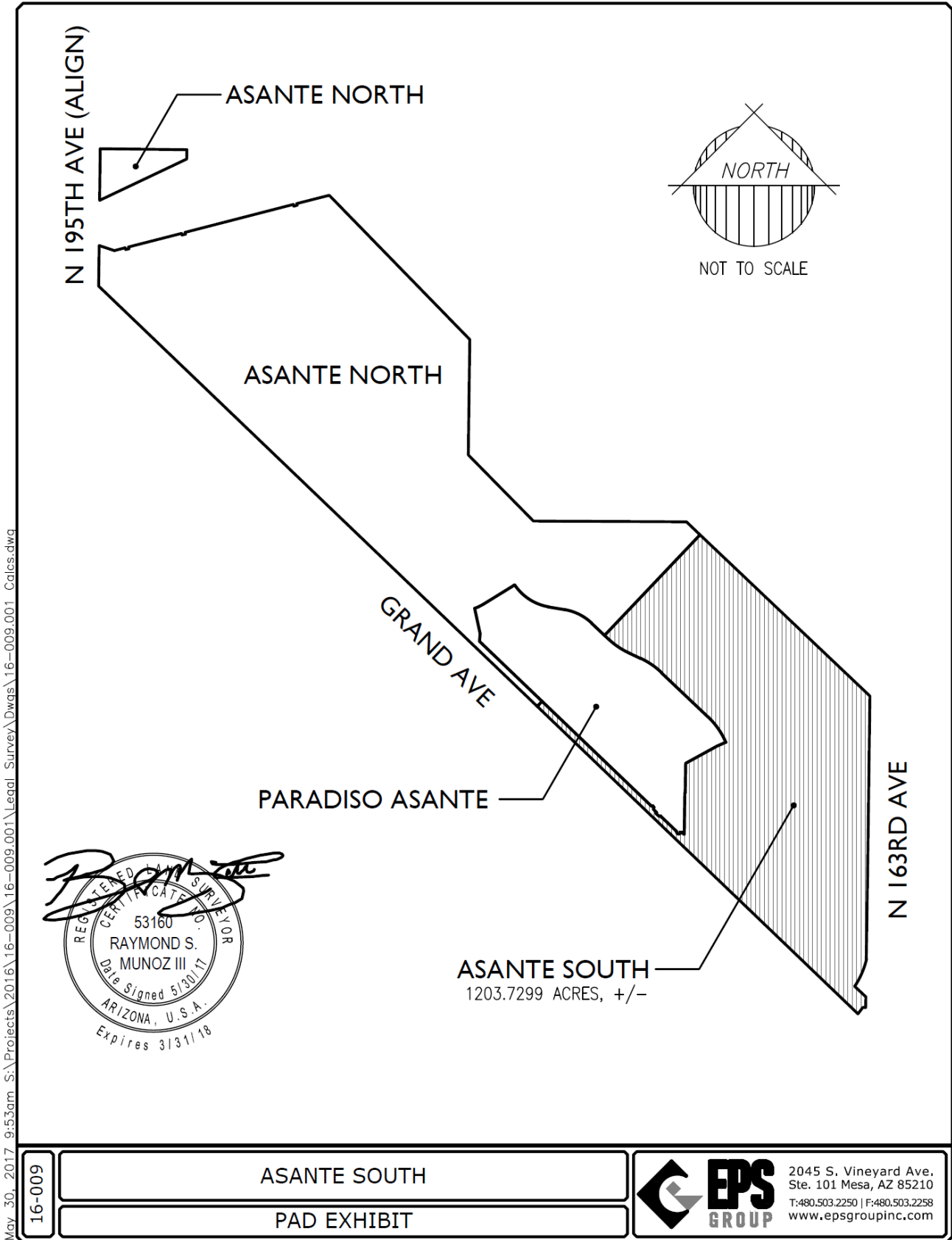
thence along said Southwesterly line, South 46 degrees 28 minutes 39 seconds East, 6646.92 feet to the POINT OF BEGINNING.

Contains 1203.7299 acres, more or less.



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SURPRISE
ARIZONA

FS17-011

Asante

Major PAD Amendment

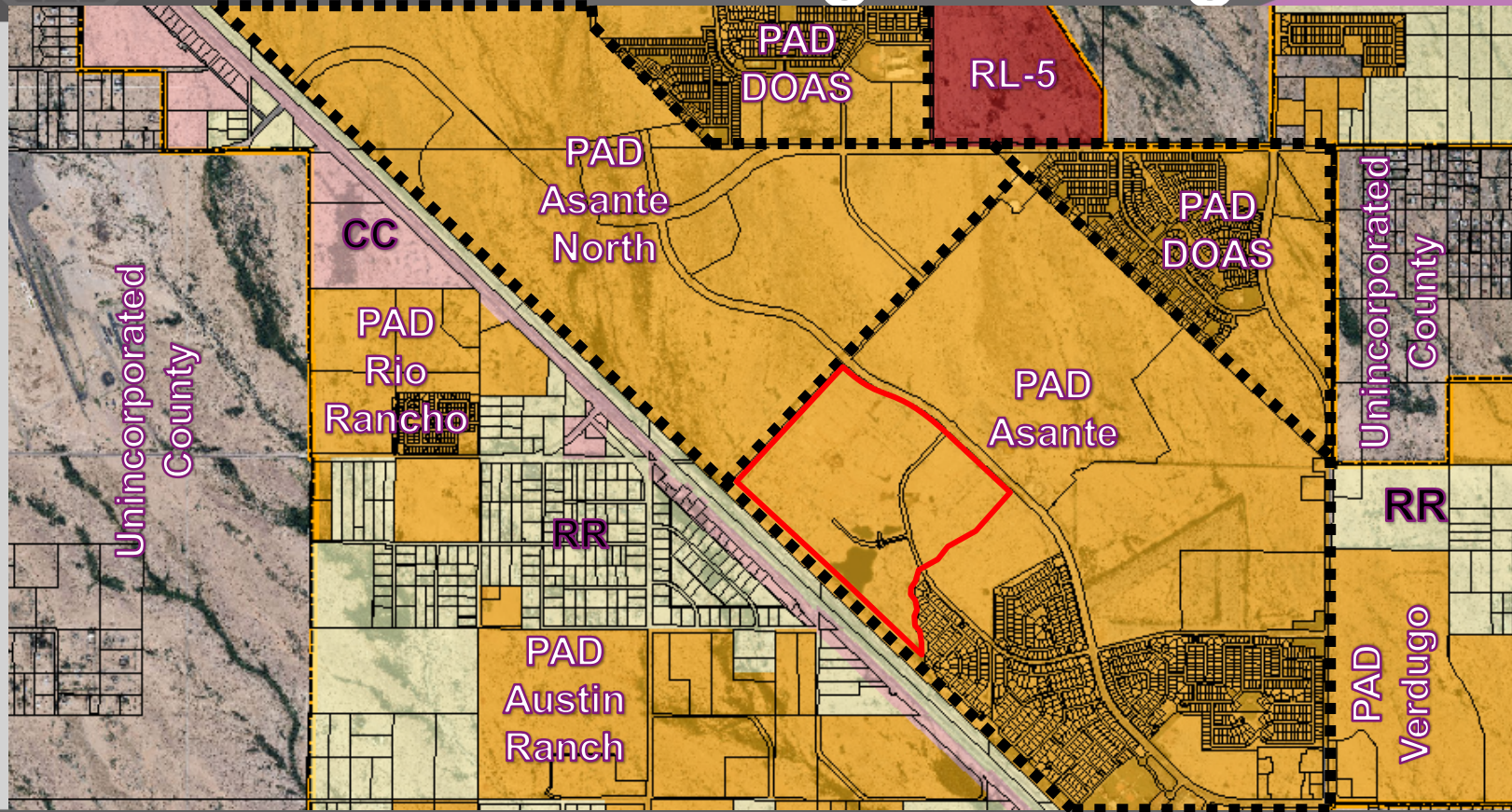
Planning and Zoning Commission

August 17, 2017

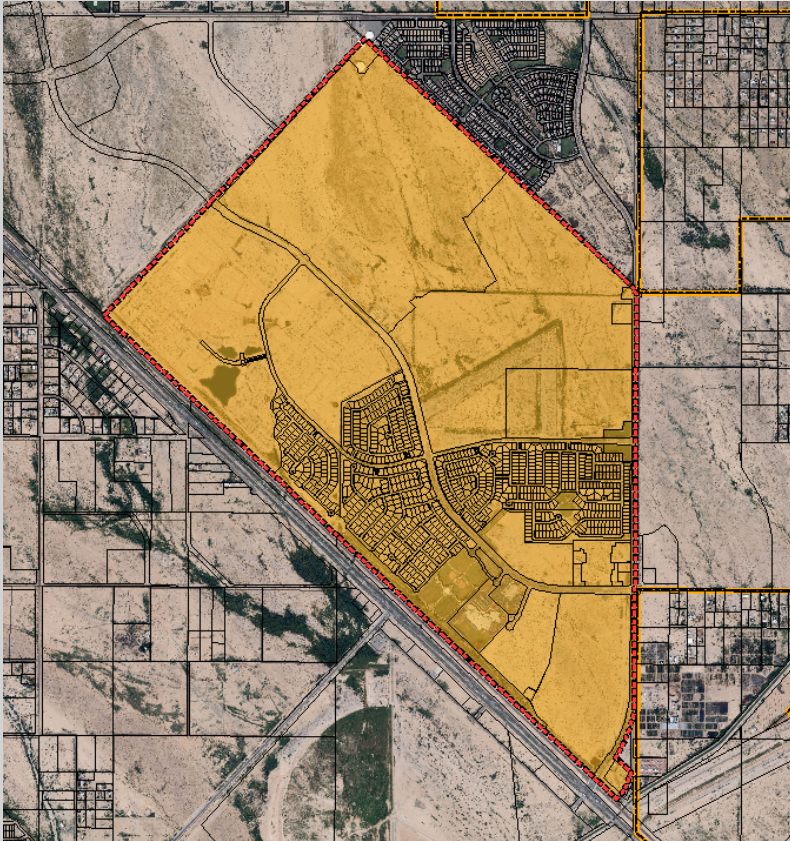
VICINITY MAP



Surrounding Zoning



Existing Asante PAD Boundary

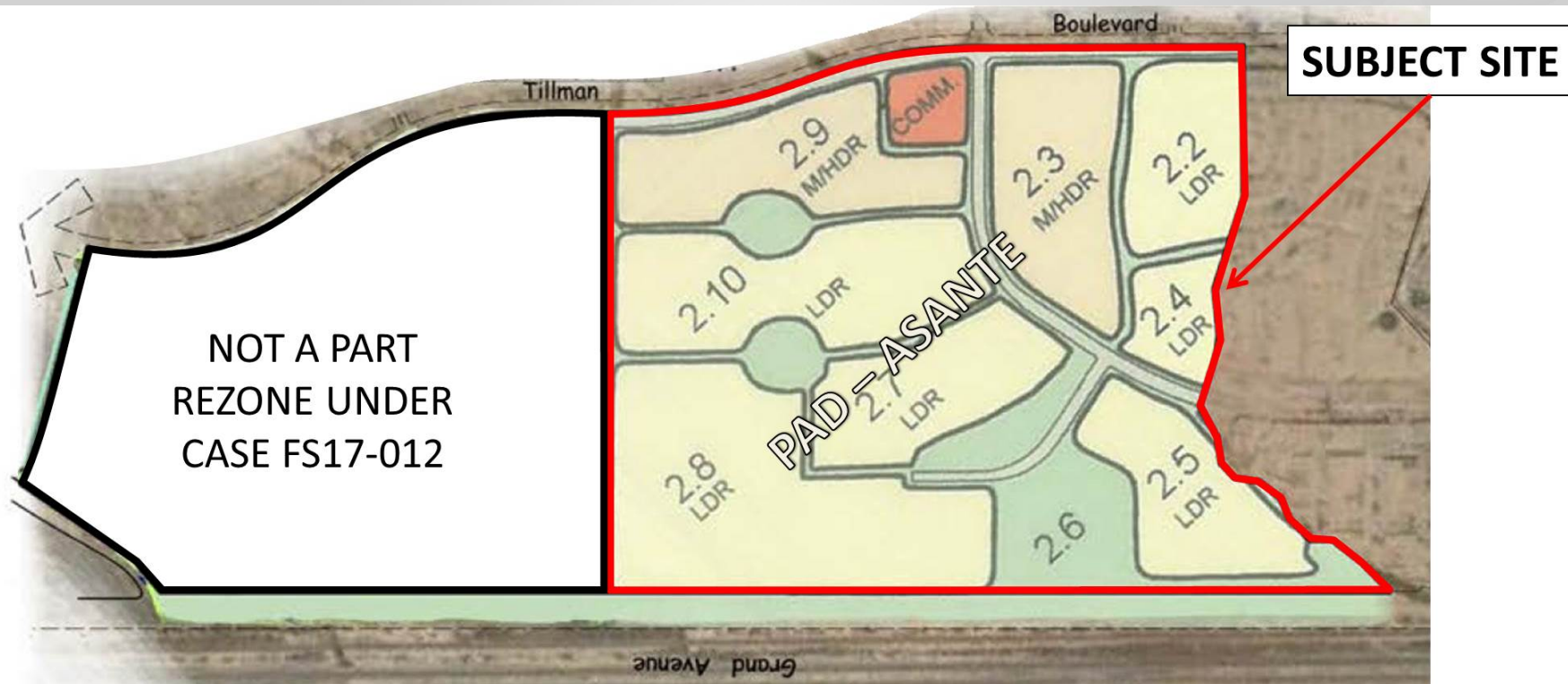


1,508 Acres

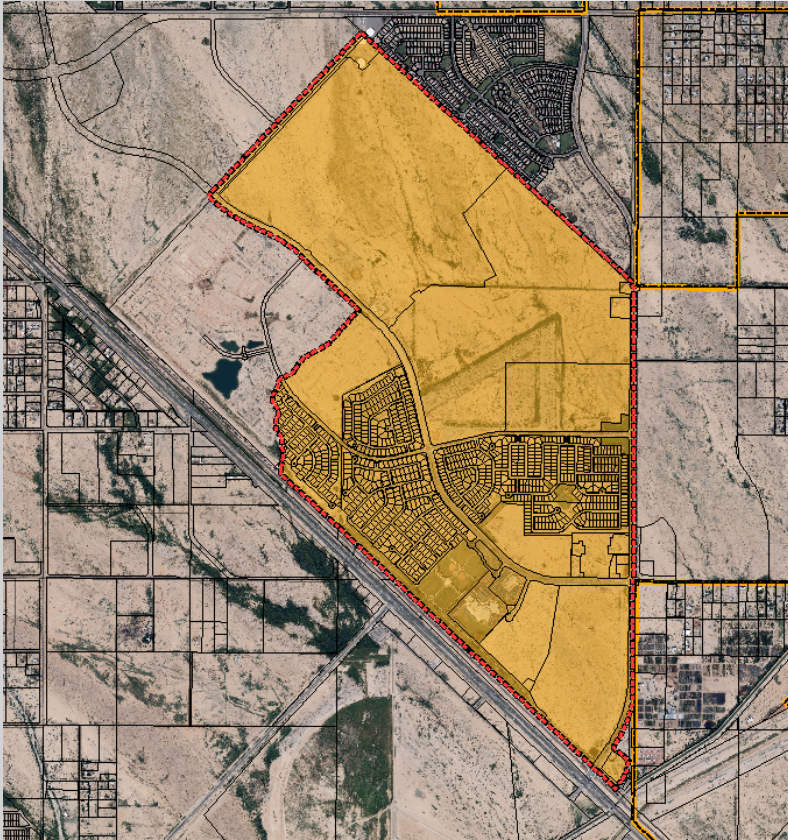
- 117 Ac. – Commercial
- 138 Ac. – O.S./P.F./Schools
- 1,251 Ac. – Residential
 - 6,703 DU
 - 4.4 DU/Ac.



Existing Zoning

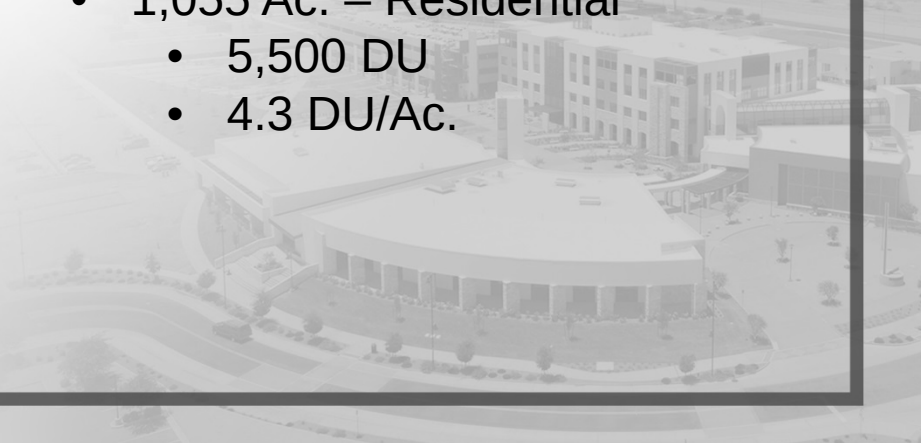


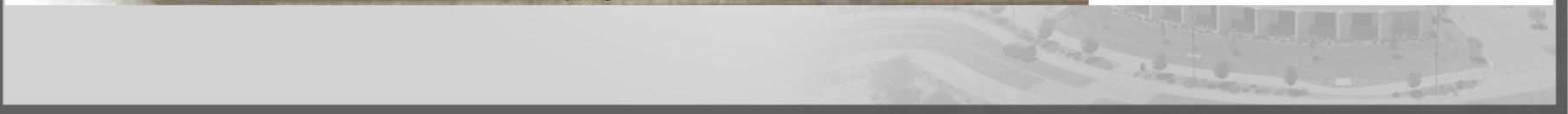
Proposed Asante North PAD Boundary



1,288 Acres

- 112 Ac. – Commercial
- 120 Ac. – O.S./P.F./Schools
- 1,055 Ac. – Residential
 - 5,500 DU
 - 4.3 DU/Ac.





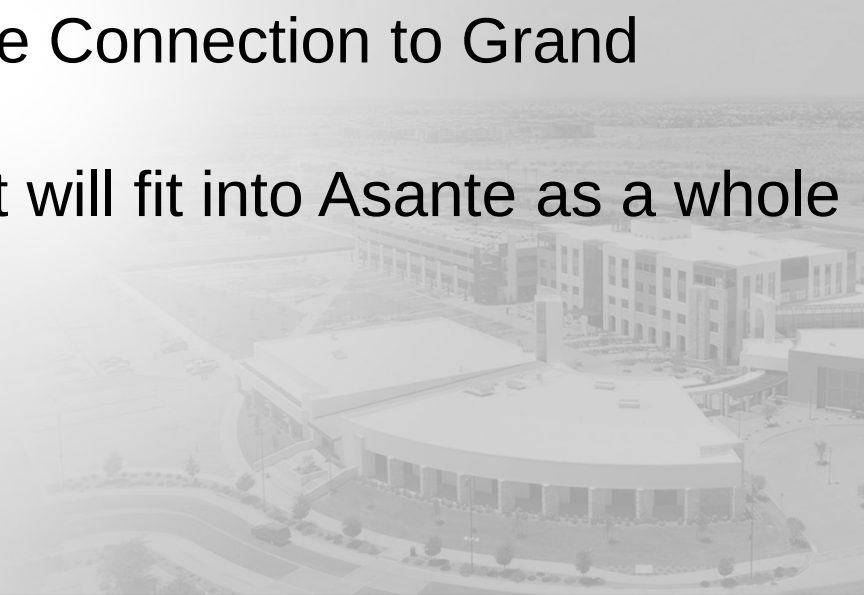


CITIZEN OUTREACH

1st Citizen Outreach Meeting

- May 15, 2017

Comments/Concerns

- Traffic – 163rd Ave and Future Connection to Grand
 - Drainage (Flooding)
 - Design Standards and how it will fit into Asante as a whole
- 

STAFF RECOMMENDATION

PAD Amendment Staff Recommendation:

- Recommend Approval to the Mayor and City Council





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

August 17, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 17, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue.

Background:

On January 6, 2017 Earl, Curley & Lagarde, P.C., submitted a request for a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-012 Asante North Major PAD Amendment - Staff Report](#)
- ☐ [01 - FS17-012 Asante North Major PAD Amendment - PADA Document](#)
- ☐ [02 - FS17-012 Asante North Major PAD Amendment - Citizen Participation Report](#)
- ☐ [03 - FS17-012 Asante North Major PAD Amendment - Luke AFB Comments](#)

- ☐ [04 - FS17-012 Asante North Major PAD Amendment - ADOT Comments](#)
- ☐ [05 - FS17-012 Asante North Major PAD Amendment - MWD Comments](#)
- ☐ [06 - FS17-012 Asante North Major PAD Amendment - Ordinance](#)
- ☐ [07 - FS17-012 Asante North Major PAD Amendment - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Sergio Angulo, Planner

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS17-012**

Project Name: Asante North Zoning Amendment

Council District: **1 – Acacia**

Meeting Date: **August 17, 2017**

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Stephen Earl with Earl, Curley & Lagarde, P.C.

Request: The applicant, on behalf of the owner, requests a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD.

Site Location: Generally north of Grand Avenue approximately 2.5 miles west of 163rd Avenue.

Site Size: Approximately 149.1 acres.

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

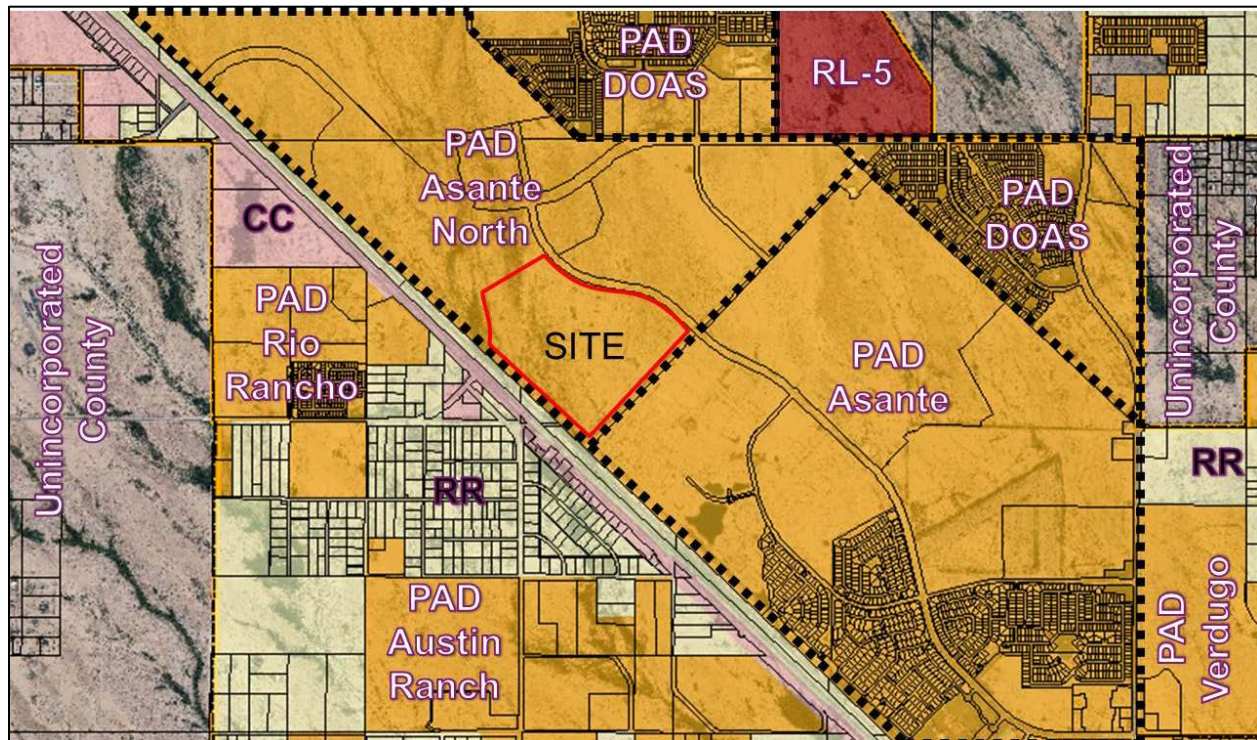
Support/Opposition: Both support and concerns was encountered during the Citizen Review meeting and are expanded upon in the Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission recommend approval of the Major Amendment to the Asante North PAD, Case FS17-012, to the Mayor and City Council.

Project Description:

Stephen Earl with Earl, Curley & Lagarde, P.C., on behalf of LCD Asante, LLC, requests a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD – Residential to Medium Density Residential (RM-6) with a Planned Unit Development Overlay and Medium Density Residential (RM-9) with a Planned Unit Development Overlay. This application is in conjunction with cases FS17-010 and FS17-011 which all together will allow for the development of a 369.2 acre (approx.) private active adult community.

Surrounding Land Zoning:



PAD Asante North	PAD Asante North	PAD Asante
Community Commercial	PAD Asante North	PAD Asante
Community Commercial	Community Commercial	Community Commercial

Background:

July 27, 2006: The subject property was annexed into the City of Surprise by the Mayor and City Council.

July 27, 2006: The Mayor and City Council approved the Asante North Planned Area Development.

August 17, 2017 Planning and Zoning Commission

Case: FS17-012

Page 2 of 7

September 15, 2016: A Concept Review meeting was held for the current proposal under case CR16-365.

January 6, 2017: The applicant filed a related request for a Major PAD Amendment under case FS17-012, the subject case.

May 15, 2017: The applicant held a citizen outreach meeting to discuss the project.

Citizen Outreach:

The site was posted and advertised for a Citizen Outreach meeting in accordance with the SUDC. The applicant held the meeting for the proposed PAD Amendment at Desert Moon Elementary School located at 23251 N 166th Drive at 6:00pm on May 15, 2017. Residents from the Asante and Desert Oasis communities and from around the subject property attended and voiced their support and concerns in regards to the proposed project. The majority of the attendees expressed their support of the project but a couple residents continue to express concerns in regards to how the increase in traffic will affect the existing and ongoing traffic issues along 163rd Avenue.

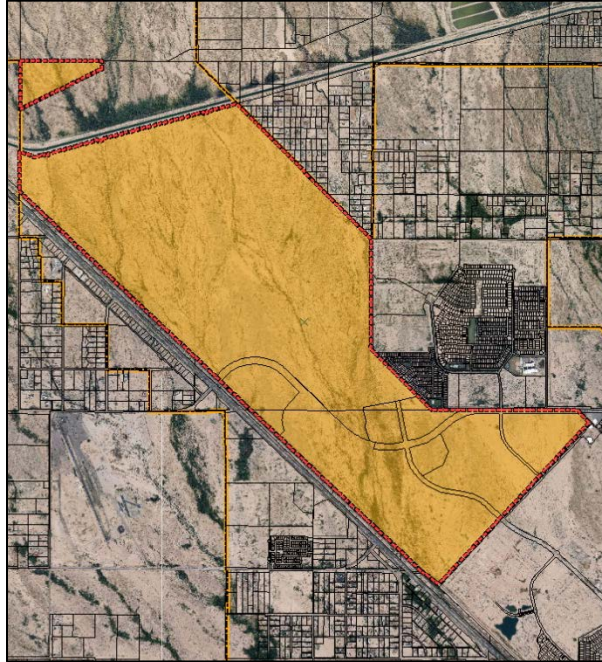
Analysis and Discussion:

The subject property is 149.1 acres (approx.) of vacant land generally located north of Grand Avenue and 2.5 miles (approx.) west of 163rd Avenue within the Asante North PAD. The subject property is currently zoned PAD with a Residential land use designation.

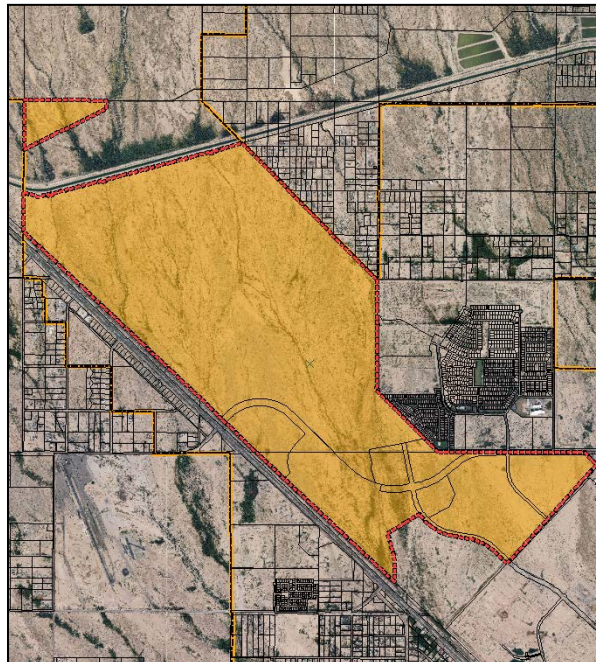
The site is surrounded by commercial zoned property south of Grand Avenue, residential zoned property to the east and to the north, and to the west some commercial and residential zoned property.

The Asante North PAD is a 2,105 acre (approx.) Planned Area Development that designates 1,786 acres (approx.) as Residential, 183 acres (approx.) as Commercial, 48 (approx.) acres as Employment, and 88 acres (approx.) as Open Space/Schools and Public Facilities. Originally the Asante North PAD envisioned a total of 8,835 dwelling units and proposed a maximum allowed overall density of 4.18 dwelling units per acre.

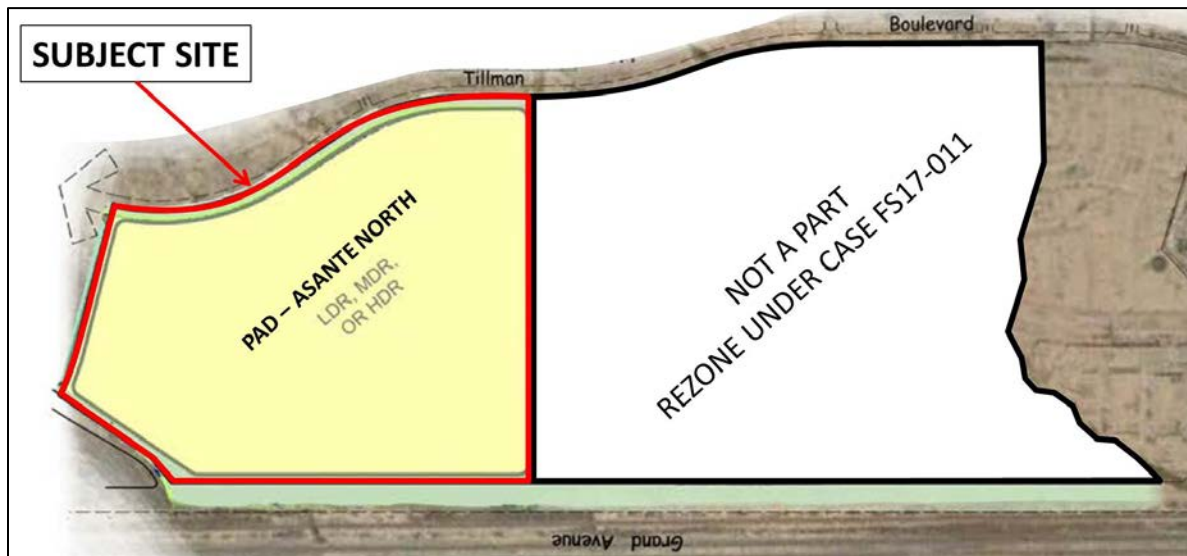
EXISTING ASANTE NORTH PAD BOUNDARY MAP



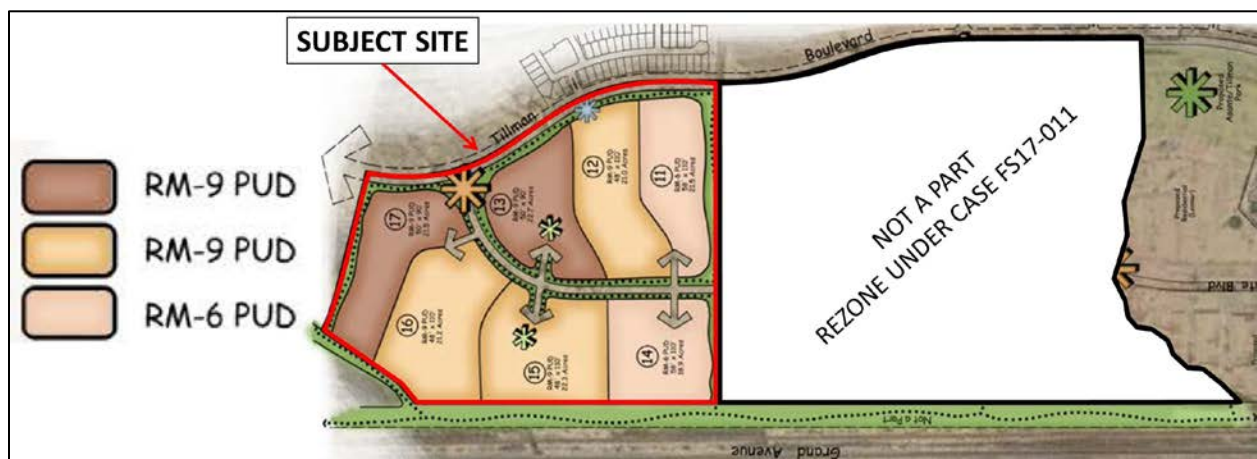
PROPOSED ASANTE NORTH PAD BOUNDARY MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP



78 This proposed PAD Amendment will Rezone 149.1 acres (approx.) from PAD – Residential to RM – 9
79 PUD (108.7 acres approx.) and RM – 6 PUD (40.4 acres approx.). If approved, this PAD Amendment
80 will reduce the overall acreage of the Asante North PAD to 1,955 acres (approx.), the total number
81 of dwelling units to 8,173, and the allowed overall density to 4.18 dwelling units per acre. The
82 amount of land designated as Commercial, Employment, and Open Space/Schools and Public
83 Facilities will remain as is.

84
85 The proposed PAD Amendment will also include language that will help better identify the
86 difference between a Major PAD Amendment and a Minor PAD Amendment.

87 The proposed PAD Amendment does not propose any changes to the development standards or
88 any other section of the Original PAD.

89
90 This Major PAD Amendment application is in conjunction with a two related cases; FS17-011 and
91 FS17-010. Case FS17-011 proposes a Major PAD Amendment to the Asante PAD to Rezone 220.1
92 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed Use PUD. Case FS17-010 proposes a
93 Planned Unit Development Overlay District which will establish specific permitted land uses, design
94 guidelines, and development standards to allow for the development of a 369.2 acres (approx.)
95 private active adult community.

96
97 **Surprise General Plan 2035:**

98
99 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
100 Character Area, which in a suburban neighborhood supports residential development between two
101 and eight dwelling units per acre (2-8 DU/Ac). The proposed PAD Amendment proposes a density
102 decrease from 4.2 DU/Ac to 4.18 DU/Ac which demonstrates consistency with this land use
103 category.

104
105 **Reviewing Agencies:**

106
107 In addition to the standard city internal reviewing departments, the Arizona Department of
108 Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request.
109 None of the reviewing agencies indicated any concerns over the request.

110
111 **Summary:**

112
113 This proposed PAD Amendment will Rezone 149.1 acres (approx.) from PAD – Residential to RM – 9
114 PUD (108.7 acres approx.) and RM – 6 PUD (40.4 acres approx.) and reduce the overall density of
115 the Asante North PAD from 4.2 DU/Ac to 4.18 DU/Ac.

116
117 **Findings:**

- 118
119
 - The proposed land use change is consistent with the Surprise General Plan 2035.
 - The proposed density change is consistent with the Surprise General Plan 2035.

120

121 **Recommendation:**

122 Based on the findings noted above, staff recommends the Commission move to recommend
123 **approval** of the Major PAD Amendment case **FS17-012** to the Mayor and City Council.

124
125 However, should the Commission wish to recommend denial of the request, the Commission
126 should make its own findings and base its decision on those alternative findings.

- 127 **Attachments:**
128
129 01 - PAD Amendment Document
130 02 - Citizen Participation Report
131 03 - Luke AFB comments
132 04 - ADOT comments
133 05 - MWD comments



Asante North

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD06-045	7/27/2006	Ordinance 06-34	
This Request- Land Use Map and acreage Change	FS17-012			

Asante North

Planned Area Development Amendment No. 1 Surprise, AZ

Zoning Case Number: FS17-012
(Original Case No. PAD06-045)

Lennar Arizona, Inc
Original Approval July 27, 2006 (Ordinance 06-34)

Submitted: January 6, 2017

Revised: March 30, 2017

Revised: May 1, 2017

Planning and Zoning Commission Hearing: August 17, 2017

City Council Hearing: September 19, 2017

Prepared For:
Lennar Arizona, Inc.

Alan Jones

Jeff Gunderson

Todd Skoro

1725 W Greentree Drive, Suite 114

Tempe, AZ 85284

Tel: 480-345-0077

Prepared By:
Earl, Curley & Lagarde

Stephen C. Earl

3101 N. Central Ave, Suite 1000

Phoenix, AZ 85012

Tel: 602-265-0094

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CONCLUSION.....	4

EXHIBITS

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LEGAL DESCRIPTION.....	6

Asante North Planned Area Development Amendment (PADA) – No. 1

INTRODUCTION

Asante North is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006. Asante, directly adjacent to and south of Asante North, is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante and Asante North function together as an overall master plan, which is located north and within the ‘V’ formed by the intersection of Grand and 163rd Avenues and the Central Arizona Project canal.

The original approval for Asante North included 2,105.4 gross acres, of which, 183.5 gross acres are designated for commercial uses, 48.8 gross acres are for an Employment Center, and 1,786.4 gross acres are planned for a variety of residential types with both attached and detached single family residences. With approximately 9% of the site devoted to commercial uses and 2% devoted to employment, Asante North is in keeping with the land use projections for the City’s General Plan. The northern portion of the site is planned be integrated with a proposed golf course and clubhouse. Four sites, totaling 26 gross acres, have been set aside to be used for establishments of community significance (i.e. churches, quasi-public, or private organizations). Additional amenities include a 6.6 gross acre fire station, a 3 gross acre water plant, two 15 gross acre school sites and one 21 gross acre combination school/park site. A minimum of 11% of the project area have been set aside for open space, buffer areas and linear parks. As mentioned, due to the companion Paradiso Asante PUD zoning request +/- 149.1 acreage from the overall Asante North is being rezoned thus reducing the overall Asante North PAD acreage. This amendment request therefore revises the Land Use Map and matrix and parcel acreages, to reflect the land going into Paradiso Asante. Except for the removal of +/-149.1 acres from Asante North and 220.1 acres from Asante PADs to be rezoned into the active adult component, no other changes are proposed to this PAD.

The proposed Asante North PAD remains committed to be a combination of commercial and residential uses planned in a comprehensive manner, which contribute a quality residential living environment and provide goods and services beneficial to the community as a whole. The project will be developed over multiple phases by a number of home developers and builders, some of whom have not even yet been identified due to the size and complexity of the project. The master developer Lennar Communities Development, Inc., with both local and national experience and a reputation for outstanding quality of homes and communities will not only be offering its own range of housing products, but will also be teamed up with other established builders to strength their diversity and breath of housing product.

This amendment seeks to round out the Asante master plan community by also offering, a small (10%) component for active adults who want to be close to family and services.

PURPOSE OF REQUEST

This amendment request simply seeks to rezone +/- 149.1 acres from the Asante North Planned Area Development (PAD) to RM-6 PUD and RM-9 PUD, for a compatible 369.2 acre active adult component as a functional part of the overall Asante and Asante North master planned communities. This separate but companion PUD zoning request seeks its own active adult Planned Unit Development zoning district for approximately 369.2 acres of land, which represents only 10% of the land, in the Asante and Asante North master plans. It is important to note, while the companion Paradiso Asante active adult PUD project seeks its own PUD zoning district, it is not requesting new or additional residential zoning in that it is simply rezoning land and related residential density from the approved PADs for Asante and Asante North into an “active adult/aged restricted housing” component of the overall Asante master planned communities. This PAD amendment and companion PUD Zoning will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families.

The following information will demonstrate that the proposed Asante North PAD amendment will continue to contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

LAND USE CATEGORY SUMMARY

Land Use Category	Gross Acres	DU (max.)	DU / AC
Community Facilities	26	-	-
Commercial	183.5	-	-
Employment Center	48.8	-	-
Fire	6.6	-	-
Park	5	-	-
Schools	46.1	-	-
Water Plant	3	-	-
Residential	1,636.9	8,173	-
TOTAL	1,955.9	8,173	4.18

- Note: 1) The gross residential areas include the area designated for the potential Golf Course and Club House amenities.
- 2) 11% (approximately 215 acres) have been designated as Open Space. Open Space and Right-of-Way areas are located throughout the project within the gross acreage of the above mentioned Land Use categories.

AMENDMENTS

Minor Changes

The City of Surprise Community Development Director may allow minor changes to the PAD, provided that such changes are not in conflict with the overall intent as expressed in the PAD document. The following items shall be considered as minor changes to the PAD:

- Changes in configuration of individual development parcels to include modifications to boundaries as long as there is no net loss of open space and no net increase in the total number of units or noncommercial acreage allowable within the PAD;
- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the PAD, nor change the overall intent of the PAD;
- Changes or modifications in lot sizes and setbacks by up to 10% of the required development standard in order to accommodate for unique circumstances or specific site constraints, so long as the change does not conflict with the City of Surprise Building Code or off -street parking requirements as defined within the PAD;
- Any analogous interpretations of the list of permitted, conditional and secondary uses of the property as set forth in the PAD, as determined by the Community Development Director;
- Changes in residential densities or unit count by up to 10% of the maximum allowable in each development parcel, provided the increase does not cause an increase in the total allowable unit count within the PAD or decrease the amount of open space within any development parcel;
- Minor modifications or adjustment to roadway alignments and/ or parcel configuration so long as the proposed modification does not change the overall intent of the PAD and the Surprise Transportation Plan;
- Minor modifications to the location and size of trails and pedestrian paths, so long as the modification meets the general intent of the PAD and the Parks and Trails Master Plan;
- Relocation of a park site, which either enhances the opportunity to create a sense of neighborhood and community or to better centralize the park site based on actual development densities, so long as the land uses and densities of the parcels proposed for the revision do not result in a net increase in total number of units and meets the intent of the Parks and Trails Master Plan.
- Other changes not identified above, but deemed appropriate by the Community

Development Director, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Surprise and does not impact the overall intent of the approved PAD.

Major Changes

- A Major change is a change that does not qualify as a minor change as defined above, and that significantly alters the intent of the approved PAD. Major Changes shall comply with the requirements set forth in Surprise Municipal Code and State Statute.

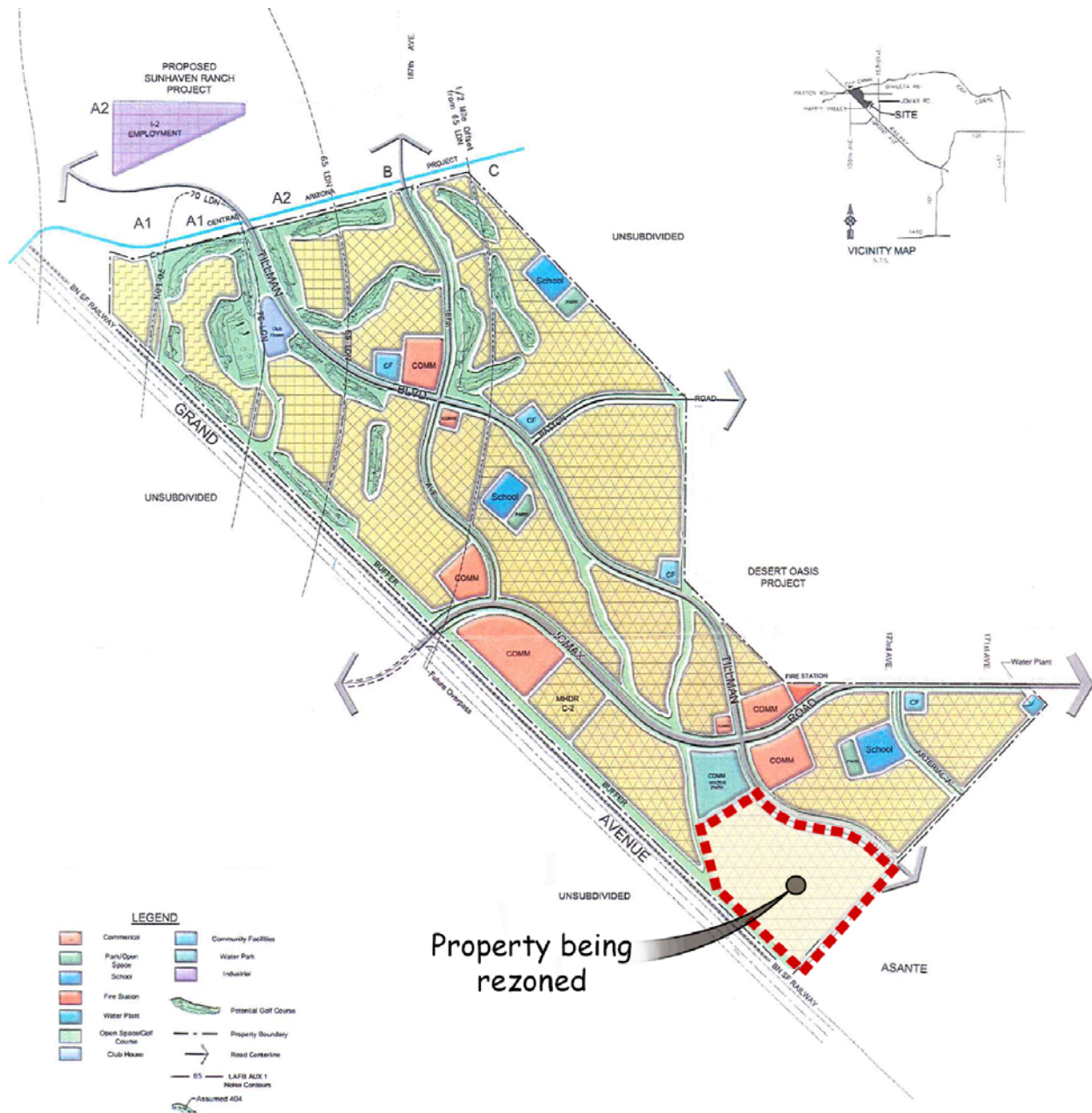
Upon the approval of any proposed amendment to the Planned Area Development (PAD), the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

Administrative Interpretations

On occasion, it may be necessary to request a formal or informal interpretation from the City of Surprise Community Development Director related to the implementation and/or interpretation of the project intent, use, or development standards as may be applicable to the interpretation of the provisions of the City of Surprise Zoning Ordinance or to the interpretation of the intent of narrative descriptions/statements contained in this Asante PAD application. Such requests for interpretation to these provisions will be made in written form to the Community Development Director by the Master Developer or a member of the Asante Property Owners Association.

CONCLUSION

Asante North PAD will continue to be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante North will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD Amendment and look forward to moving into project implementation.



Asante North

Proposed Land Use Plan



North
N.T.S.

Job #2016.01
Date: 5/2/17

Version 8 02-06-06



This plan is conceptual in nature and subject to engineering / agency review and revisions.



**Legal Description
Asante North**

Job No. 16-009.001

07/18/17

Portions of Sections 27, 28, 33, 34 and 35, Township 5 North, Range 2 West and Sections 1, 2 and 3, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the West Quarter Corner of said Section 28, said point being on the Southerly line of the Central Arizona Project Canal;

thence along said Southerly line, South 71 degrees 52 minutes 05 seconds East, 455.43 feet;

thence continuing along said Southerly line, North 75 degrees 33 minutes 21 seconds East, 315.06 feet;

thence continuing along said Southerly line, South 15 degrees 09 minutes 15 seconds East, 50.31 feet;

thence continuing along said Southerly line, North 75 degrees 31 minutes 55 seconds East, 100.00 feet;

thence continuing along said Southerly line, North 14 degrees 27 minutes 32 seconds West, 50.01 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 59 seconds East, 1557.21 feet;

thence continuing along said Southerly line, South 14 degrees 26 minutes 03 seconds East, 50.02 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 30 seconds East, 100.02 feet;

thence continuing along said Southerly line, North 14 degrees 20 minutes 19 seconds West, 49.98 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 52 seconds East, 3174.92 feet;

thence continuing along said Southerly line, South 14 degrees 30 minutes 24 seconds East, 49.97 feet;

thence continuing along said Southerly line, North 75 degrees 34 minutes 52 seconds East, 100.05 feet;

thence continuing along said Southerly line, North 14 degrees 30 minutes 53 seconds West, 50.05 feet;

thence continuing along said Southerly line, North 75 degrees 33 minutes 00 seconds East, 952.03 feet to a line determined by the Northwest Corner and the Southeast Corner of said Section 27;

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thence along said line, South 44 degrees 14 minutes 31 seconds East, 5719.02 feet to the Southeast Corner of said Section 27 and the Northeast Corner of said Section 34;

thence along the East line of the Northeast Quarter of said Section 34, South 0 degrees 40 minutes 33 seconds West, 2640.92 feet to the East Quarter corner thereof;

thence along the East line of the Southeast Quarter of said Section 34, South 0 degrees 40 minutes 19 seconds West, 632.58 feet;

thence along the Southwesterly lines and the prolongations therefrom of the final plats of 'Desert Oasis at Surprise Parcels L5-A' and 'Desert Oasis at Surprise Parcels L5-B', recorded in Book 822, Page 45 and Book 822, Page 47 of Maricopa County Records, respectively, South 44 degrees 30 minutes 32 seconds East, 2631.63 feet to the South line of the Southwest Quarter of said Section 35;

thence along said South line, South 89 degrees 41 minutes 53 seconds East, 786.16 feet to the South Quarter Corner of said Section 35;

thence along the South line of the Southeast Quarter of said Section 35, South 89 degrees 42 minutes 40 seconds East, 2653.20 feet to the Southeast Corner thereof;

thence South 89 degrees 37 minutes 54 seconds East, 907.37 feet to the Northeast Corner of said Section 2;

thence along the Southwesterly line and prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', recorded in Book 666, Page 8 of Maricopa County Records, South 46 degrees 28 minutes 39 seconds East, 535.26 feet;

thence South 43 degrees 31 minutes 21 seconds West, 3940.63 feet to a point on the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante North - Phase One', recorded in Book 918, Page 8 of Maricopa County Records;

thence along said centerline line, North 46 degrees 28 minutes 39 seconds West, 511.74 feet to the beginning of a curve, concave Southwest, having a radius of 1450.00 feet;

thence continuing along said centerline, Northwesterly 850.21 feet along the arc of said curve to the left through a central angle of 33 degrees 35 minutes 44 seconds;

thence continuing along said centerline, North 80 degrees 04 minutes 23 seconds West, 488.17 feet to the beginning of a curve, concave Northeast, having a radius of 1450.00 feet;

thence continuing along said centerline, Northwesterly 1173.78 feet along the arc of said curve to the right through a central angle of 46 degrees 22 minutes 52 seconds;

thence on a non-tangent line South 56 degrees 18 minutes 29 seconds West, 68.00 feet to a point on the Southerly line of said Tillman Boulevard;

thence South 58 degrees 10 minutes 18 seconds West, 985.65 feet;

thence South 62 degrees 42 minutes 29 seconds West, 163.11 feet;

thence South 70 degrees 14 minutes 44 seconds West, 99.78 feet;

thence South 12 degrees 05 minutes 10 seconds East, 736.65 feet;

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thence South 4 degrees 01 minutes 09 seconds West, 219.14 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 2459.43 feet;

thence South 43 degrees 31 minutes 21 seconds West, 200.00 feet to a point on the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 17244.64 feet to the West line of the Southwest Quarter of said Section 28;

thence along said West line, North 0 degrees 40 minutes 59 seconds East, 1150.34 feet to the POINT OF BEGINNING.

Contains 1907.5552 acres, more or less.

Together with:

A portion of the Northwest Quarter of Section 28, Township 5 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 28;

thence along the North line of said Northwest Quarter, South 89 degrees 14 minutes 38 seconds East, 2457.12 feet;

thence South 0 degrees 20 minutes 41 seconds West, 262.20 feet;

thence South 64 degrees 39 minutes 37 seconds West, 2736.04 feet to the West line of said Northwest Quarter;

thence along the West line of said Northwest Quarter, North 0 degrees 40 minutes 59 seconds East, 1465.70 feet to the POINT OF BEGINNING.

Contains 48.7593 acres, more or less.

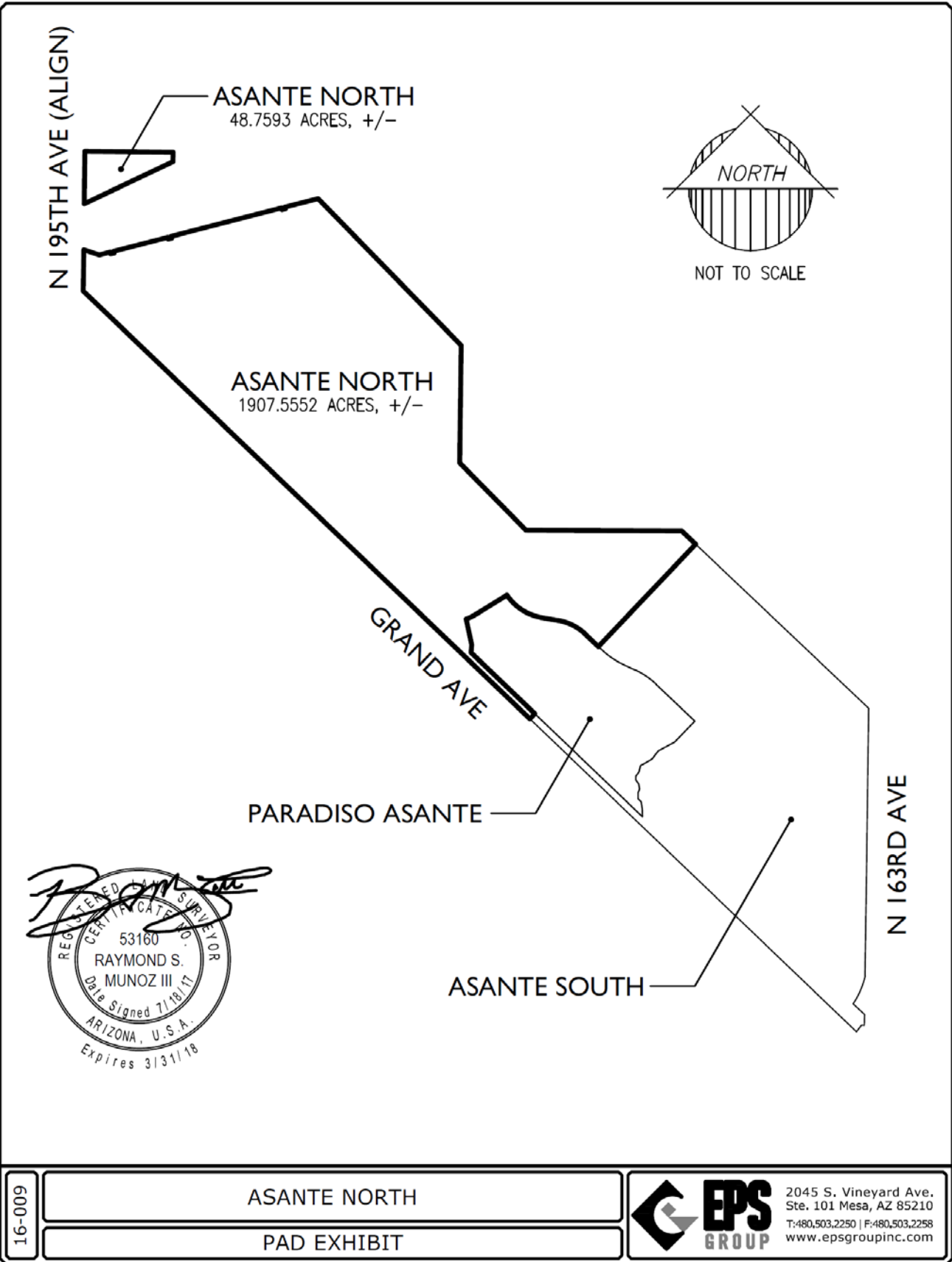


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Citizen Participation Final Report

For

Paradiso Asante PUD Zoning (FS17-010) Asante PAD Amendment (FS17-011) Asante North PAD Amendment (FS17-012)

Northwest corner of 163rd Avenue and Grand Avenue

Prepared by:

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Owner/Developer:

LENNAR®

Lennar Arizona, Inc.

1725 W. Greentree Drive, #114

Tempe, Arizona 85284

Contacts: Jeff Gunderson, Sr. VP Land Acquisition & Development

Todd Skoro, Director of Land Acquisition

Telephone: (480) 345-0077

Fax: (480) 777-4696

Attorney

Earl, Curley & Lagarde P.C.

Contact: Stephen C. Earl

3101 North Central Avenue, Suite 1000

Phoenix, Arizona 85012

Prepared:

June 5, 2017

CITIZEN PARTICIPATION FINAL REPORT
for
Paradiso Asante PUD Zoning (FS17-010),
Asante PAD Amendment (FS17-011), and
Asante North PAD Amendment (FS17-012)
requests

PROJECT DESCRIPTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North is directly adjacent and is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006 and is directly north of Asante. Lennar, one of America’s leading homebuilding companies, is the master developer for both Asante and Asante North master planned communities totaling 3,613 acres.

Three companion zoning cases have been filed concurrently. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The purpose of this request is to add a small complimentary active adult component within the Asante and Asante North master planned communities. This active adult component in Asante will be called **Paradiso Asante**. This component represents only 13% of the land within the Asante and Asante North PADs and will slightly reduce the total number of homes from the original overall approvals. It should also be noted that the same development standards and design features are elements approved in the Asante and Asante North PADs are being utilized in this zoning request.

The second companion request simply seeks a PAD amendment to remove the 311.7 acres from the Asante PAD that are now being incorporated into Asante Paradiso. The third companion request simply seeks a PAD amendment to remove the 153.7 acres from the Asante North PAD that are being rezoned as part of case FS17-010. Except for the removal of the 311.7 acres from Asante and 153.8 acres from Asante North PADs being rezoned into the active adult component called Asante Paradiso and the addition of a Major and Minor Amendment criteria, no other changes are proposed.

The PUD Zoning and the PAD amendments will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families and active adults.

This Citizen Participation Outreach Report provides a summary of the citizen participation and outreach for all three companion case (FS17-010, FS17-011, and FS17-012).

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Outreach Final Report was prepared in accordance with the City of Surprise Citizen Review Process requirements. It meets the City's requirements and the recommended notification area as identified by the Planning and Zoning Division. In accordance with requirements of the City, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- In accordance with the City of Surprise's Citizen Review Process, Earl, Curley & Lagarde P.C. had a sign consultant install 6 double sided neighborhood meeting signs at 6 different locations to notify and inform those interested of the upcoming neighborhood meeting to discuss the applications. (See appendix for sign posting locations, photo of sign and affidavit of posting.)
- The signs were installed 20 days prior to the neighborhood meeting on April 25, 2017. The neighborhood meeting signs included the date, time and location of the neighborhood meeting, a brief description of the requests and case numbers of each of the three cases. It also included the planning division's phone number for those with questions and/or concerns, issues, or problems.
- The City's Notification requirements requires the notice of the citizen review meeting to also be provided by the Planning and Zoning Division in the following manner:
 1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least fifteen (15) days prior to the meeting date;
 2. For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the country or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land;
 3. For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200' or 300' radius, the city shall send copies of the notice by first class mail, no less than seven (7) days prior to the hearing;
 4. Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application;
 5. The head of any homeowners association or registered neighborhood within the public notice area established in item 3 indicated above.

- The Citizen Review Meeting letter, that was sent out by the City, invited residents to attend a neighborhood meeting in the area at Sundown Mountain School (Desert Moon) Cafeteria on Monday, May 15, 2017 from 6:00 PM to 7:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included the boundaries of the requests and the location of the neighborhood meeting.

Neighborhood Meeting

- The neighborhood meeting was held on Monday, May 15, 2017 from 6:00 to 7:00 PM to inform those in attendance of the proposed applications. Approximately 25 individuals from the adjoining neighborhoods, Councilmember Roland Winters Jr., Councilmember Ken Remley, Planning Commissioner Vice Chair Matt Keating and Sergio Angulo, Planner, attended the meeting and they registered their attendance on the sign-in sheet (see *Appendix*). Additionally, two Lennar development representatives were in attendance to convey the vision of this community and respond to questions.
- The neighborhood meeting was set up in an open house format with 2 large stations. The first manned station included the following exhibits: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) An exhibit showing the overall master plan with the existing and proposed land uses and zoning inserted into the overall master plan; 3) An exhibit showing the total approved number of units and those proposed with the new PUD zoning case; and 4) An exhibit showing the existing and the proposed Zoning for the subject site.
- The second manned station included: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) A board showing representative examples of Recreational/Club house inspiration; 3) Two boards showing representative examples of house product; and 4) A board showing representative examples of house floor plans.
- Several members of the development team were at both stations to provide detailed information about the project and requests.
- Station 1: A brief review of the three companion requests was provided at the first station. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The second companion request simply seeks a PAD amendment to remove the 311.7 acres that are being rezoned as part of FS17-010 case from the Asante PAD. And the third companion request simply seeks a PAD

amendment to remove the 153.7 acres that are being rezoned as part of FS17-010 case from the Asante North PAD.

- It was further explained the subject property is part of the Asante and Asante North PADs, and the proposed rezone and Planned Unit Development (PUD) Overlay will create a complementary active adult community representing only 13% of the land in the Asante and Asante North PADs and will reduce the total number of homes from the original approvals. It was also noted that the development standards and the same design features and elements that have been approved through the Asante and Asante North PADs will carry through in this zoning case.
- Station 2: Detailed information regarding the proposed active adult component was provided at station 2. It was explained that the primary reason of all three cases was just to add the complementary active adult component within the Asante and Asante North master planned communities. Example representations of Recreational/Club house inspiration, representative examples of house product and representative examples of house floor plans were shown to provide interested residents with an understanding of the feel and quality of this project.
- Exhibits were shown at each station to allow the attendees the opportunity to view the elements of the proposed project. The floor was opened for questions and comments from the attendees at each station.
- The majority of those that attended the meeting lived in either Desert Oasis subdivision just to the east of Asante or in the County island just south of the Central Arizona Canal.
- Reaction to the overall plan and requests was positive from those in attendance.

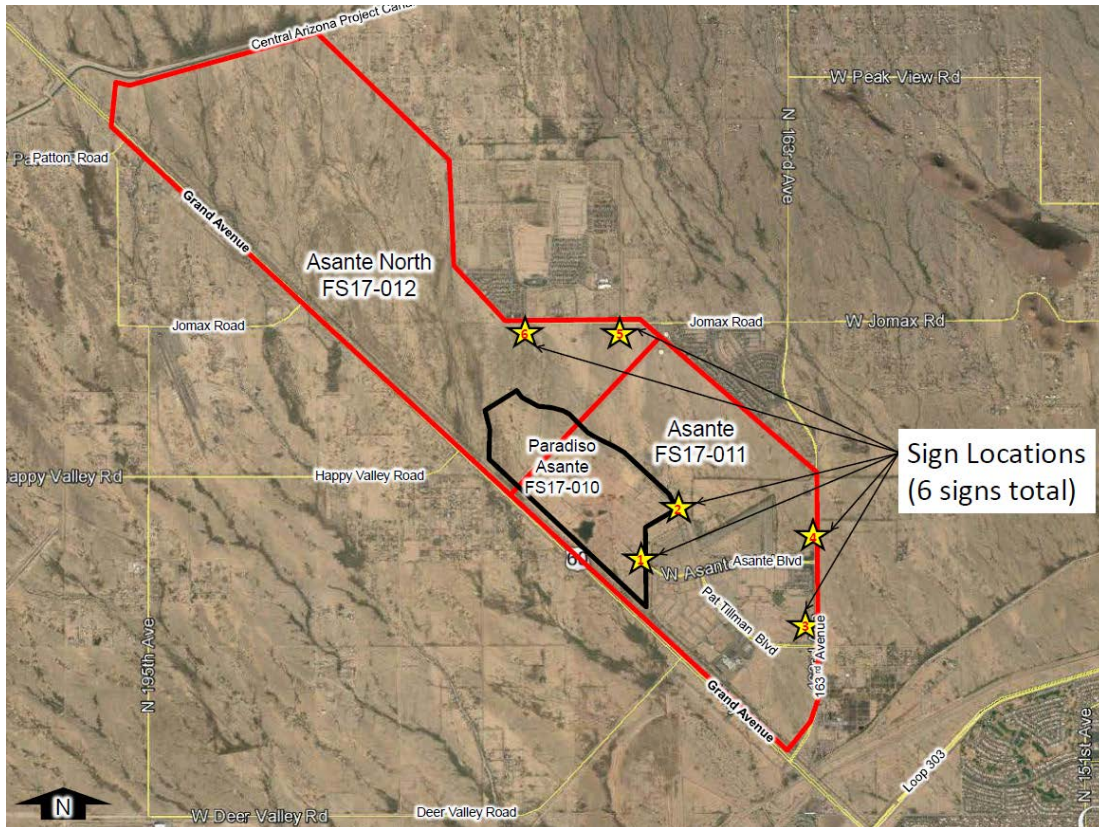
The questions from the neighborhood meeting consisted of:

Questions/Comments:	Response:
What are the requests? And why do we have three applications?	It was explained that three companion zoning cases are being filed concurrently. To simply add a complementary active adult component within the Asante and Asante North master planned communities. No additional residential density was being added by these actions. In fact, the total units would be less and all development would remain the same.
As question was raised regarding how the new component would function inside the master plan and how more external roadways	It was explained that the Asante Master Plan (including Asante and Asante North) included over 3,600 acres and had already been approved by the City for over 15,000 units. This request merely

affected such as 163 rd Avenue. They also wanted to know the timing of a second access to Grand Avenue.	created an active adult component within the Master Plan utilizing approximately 13% of the total acreage and 11.5% of the units. It was further explained that this request actually lowered the number of approved units by about 200. While this component would be for active adults and would be gated, all pedestrian ways would be unimpeded, including access to the linear park along the railroad tracks and access to the lakes. A future connection to Grand Avenue from either Jomax Road or Happy Valley Road alignments is planned to occur in the future according to the established phasing and infrastructure plan of Asante. This component will not negatively affect this timing.
A comment was made that this area has drainage and flooding problems during storm events. This was especially true of the County residents who do not have a storm water drainage system.	It was explained that when historic drainage flows enter the Asante Master Plan, they are properly handled pursuant to the City and County regulations, including appropriate storm water retention facilities. However, we have no control over drainage systems in the County exterior to the boundaries of Asante. They indicated that they had met with City and County officials on this issue and expressed their desire for the City to assist them. They realized this was not an Asante issue.
What are the home sizes?	It was conceptualized that the home sizes could range from 1,800 s.f. to over 2,700 s.f.
Several questions regarding the timing of the commercial development within Asante were asked.	It was explained that the commercial parcels are not owned or controlled by Lennar, however, Lennar is very supportive of commercial retail uses entering the Asante Master Plan to provide services for our residents. The timing of seeing commercial retail uses come will depend on home sales and projected future sales (i.e. rooftops) and we are hoping that by adding in a new, complimentary housing product within Asante, we will help to accelerate the residential development within Asante, which in turn will bring commercial uses to Asante.
Will this have a separate HOA?	It will be a sub-HOA within the master HOA. The sub-HOA will report to the master HOA and will pay dues like the rest of the members of the community. Additionally, because they will have private streets and their own separate amenities, they will also pay an additional HOA fee to maintain those amenities and assets.
Will it be gated?	Yes. It will be gated to restrict vehicular access but

	will be left open for pedestrian access.
Will it have a pool, as is being shown in the conceptual board?	It was explained, that the boards are conceptual only, showing what might be put in there. Because we are still at the zoning stage, we are still at the conceptual stage. We have not yet fully programmed that amenity space. But Lennar has devoted significant space and resources to the amenity package, which will include a clubhouse, along with other major amenities which could include a pool, ramadas, BBQs, walking trails and other elements.
Could a youth or child come and live long-term in one of these houses?	They would only be able to stay for a week similar to other prominent active adult community HOA rules.
What is the process?	Staff needs to complete their review. Once completed, they will schedule our requests for Planning Commission Hearing and final action by the City Council. After approvals, Lennar will submit their Preliminary and Final Plats for review and approval.

- Between May 15, 2017 and today's date June 5, 2017, there have been no other concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.
- This concludes the Citizen Participation Outreach Final Report for the proposed **Paradiso Asante PUD (FS17-010), Asante PAD Amendment (FS17-011), and Asante North PAD Amendment (FS17-012).**



Sign Posting Locations



Photo of 1 of the 6 signs posted.

AFFIDAVIT OF POSTING

Application No: FS17-010, FS17-011, FS17-012

Applicant Name: Earl, Curley and Lagarde

Location: NWC of Grand Ave and 163rd Ave

Date Site Posted: April 25, 2017

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

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

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

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

Meghan Liggett 4/25/17
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 25th day of April, 2017, and by Meghan Liggett, I witness whereof I hereunto

set my hand and official seal.

Mary Beth Conrad
Notary Public
10-25-20

My commission expires

CITY OF SURPRISE



Paradiso Asante, Asante and Asante North - Neighborhood Meeting
 Paradiso Asante PUD zoning (FS17-010),
 Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
 Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
 at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
 23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
WELDON EMERY	25918 N 160 th Av	Surprise 85378	623 684 0333
Jim & Cindy ANGARELLA	25600 N. DESERT HESLER	Surprise 85387	ANGARELLA@AOL.COM
Russ & Lisa Thayer	23918 N. 163 rd Dr	Surprise AZ 85387	RTUT2@aol.com
Stan Gutschall	29050 N. 163 rd	Surprise AZ. 85387	
MARTIN CASAS	17777 W. MAYA WAY	Surprise AZ. 85387	575 749-3296
Ellen Allen	Kenallen23@gmail.com	Surprise AZ 85387	
	18124 W. Roy Rogers	Surprise AZ 85387	623-556-2829
Matt & Linda Keating	16423 W. Cielo Grande Ave	Surprise 85387	stayonthebike@yahoo.com
Brad Wecker	18410 W. Stamm Dr.	Surprise 85374	BRADWECKER@GMAIL.COM
Jacqueline Rea Carroll	28517 N. 150 th Av	Surprise 85387	623-544-6304

Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
SHARV STEVE STRONG	26067 N. 163 RD DR.	SURPRISE, 85387	317-965-2446 574-67044100.com 410-215-7466
ARMANDO BARR	16467 W. PACU TR	SURPRISE 85387	ADBARRE@gmail.com 623-500-5482
BILL + PAULA COUGHAN Ed, Jill, Wend KEOTIN	17519 W. BUCKHORN 17539 W. FLOCK TR	SURPRISE SURPRISE	LOISLU1946@GMAIL.COM cnotin@gmail.com
CHRISTINE ADAIR	16379 N. CIELO GRANDE AVE	SURPRISE 85387	1510 adaire@gmail.com 1580
DIANE ADEN	16347 W. CIELO GRANDE AVE,	85387	JASWJOHNSON@gmail.com
Sally + Johnson	29222 N 163 RD Ave	85387	623-556 5908

Q:\INDEPENDENT\Asante - Active Adair\Does Neighborhood Meeting Attendance Sheet_5.15.2017.doc

From: [PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT](#)
To: [Jamie Sullivan](#)
Subject: Declined: CR16-365 Asante Active Adult

CR16-365

ASANTE ACTIVE ADULT

North and West of Asante Boulevard and Pat Tillman Boulevard Portion of 503-73-771 and 503-73-942A Major Zoning Amendment to PAD to allow active adult housing component

The site is located on 577 acres North and West of Asante Boulevard and Pat Tillman Boulevard and is part of the larger 3,613 total acres in the Asante and Asante North Master Plan community. The request is to rezone the 577 acres to accommodate an active adult house component with in the overall Asante master Plan. The site is located approximately .90 to 2.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, the change in zoning at the location stated above, will not negatively impact the flying operations at Luke AFB. However, without a precise Plan of Development we request the opportunity to make comments on the development as they begin to build specific facilities. This will ensure that detailed features and aspects of development, as they mature, will not negatively impact our flying operations.

Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. When building 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 would be essential to inform potential residents about Luke AFB operations.

v/r
Barbara

//SIGNED//

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Deputy Director, Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

From: [Bob Patoni](#)
To: [Jamie Sullivan](#)
Cc: [Vanessa Nunez](#)
Subject: CR16-365
Date: Friday, August 26, 2016 8:36:28 AM
Attachments: [image001.jpg](#)

RE: CR16-365
Asanti Active Adult Housing Community
Proposed development adjacent to US-60 (Grand Avenue)
Major Zoning Amendment action

Attn: Jamie Sullivan

Thank you for the notice of major zoning amendment to PAD for the above-referenced development.

ADOT has no comment on zoning issues.

We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



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From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: Declined: CR16-365 Asante Active Adult

Jamie,

Thank you for providing the Meeting Notification for Asante Active Adult (CR16-365).

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
HYPERLINK "mailto:debbiet@mwdaz.com" debbiet@mwdaz.com

ORDINANCE 2017-16

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO REZONE APPROXIMATELY 149.1 ACRES FROM PLANNED AREA DEVELOPMENT – RESIDENTIAL (PAD-RESIDENTIAL) TO RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-6 PUD) AND RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-9 PUD) FOR ASANTE PARADISO, GENERALLY LOCATED NORTH OF GRAND AVENUE APPROXIMATELY 2.5 MILES WEST OF 163RD AVENUE.

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 generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue within the Asante North Planned Area Development;

WHEREAS, the subject site is zoned Planned Area Development (PAD) with a Residential land use designation;

WHEREAS, this PAD amendment will reduce the acreage of the Asante North Planned Area development from approximately 2,105 acres to approximately 1,955 acres;

WHEREAS, this PAD amendment will identify a specific process and criteria for major and minor PAD amendments;

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

WHEREAS, the proposed PAD amendment to Rezone from Planned Area Development (PAD) to Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD) and Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), 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 zoning ordinance and the Surprise General Plan; and

WHEREAS, on July 20th, 2017, the Planning and Zoning Commission recommended approval of the Major PAD Amendment to the Asante North PAD, case FS17-012.

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

Section 1. *Rezoning.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as "ASANTE NORTH" is rezoned from Planned Area Development – Residential (PAD – Residential) to Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD) and Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD).

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general 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 _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A



**Legal Description
Asante South**

Job No. 16-009.001

05/30/17

Portions of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northeast Corner of Said Section 12;

thence along the East line of the Northeast Quarter of said Section 12, South 0 degrees 45 minutes 04 seconds West, 2634.20 feet to the East Quarter Corner, thereof;

thence along the East line of the Southeast Quarter of said Section 12, South 0 degrees 45 minutes 18 seconds West, 2633.98 feet to the Southeast Corner thereof;

thence along the East line of the Northeast Quarter of said Section 13, South 0 degrees 45 minutes 24 seconds West, 2200.79 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 76 degrees 48 minutes 52 seconds West a distance of 2346.83 feet;

thence Southwesterly 843.48 feet along the arc of said curve to the right through a central angle of 20 degrees 35 minutes 34 seconds;

thence on a non-tangent line South 56 degrees 13 minutes 18 seconds East, 20.00 feet;

thence South 46 degrees 17 minutes 19 seconds East, 419.89 feet to the East line of the Southeast Quarter of said Section 13;

thence along said East line, South 0 degrees 45 minutes 27 seconds West, 302.31 feet;

thence North 86 degrees 39 minutes 12 seconds West, 84.93 feet;

thence South 36 degrees 23 minutes 43 seconds West, 229.50 feet to the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 12614.68 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 4156.20 feet to the Southwesterly line of the Final Plat of 'Asante Phase One Unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, South 46 degrees 51 minutes 59 seconds East, 149.56 feet;

thence continuing along said Southwesterly line, North 81 degrees 09 minutes 05 seconds East, 35.60 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 81 degrees 08 minutes 55 seconds East a distance of 55.00 feet;

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Tel (480) 503-2250 • Fax (480) 503-2258

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thence continuing along said Southwesterly line, Southeasterly 54.44 feet along the arc of said curve to the left through a central angle of 56 degrees 42 minutes 33 seconds;

thence continuing along said Southwesterly line, on a non-tangent line South 24 degrees 26 minutes 22 seconds West, 50.71 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 140.00 feet;

thence continuing along said Southwesterly line, South 43 degrees 46 minutes 26 seconds West, 31.89 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 120.00 feet;

thence continuing along said Southwesterly line, North 76 degrees 52 minutes 44 seconds East, 45.70 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 76 degrees 52 minutes 44 seconds East a distance of 55.00 feet;

thence continuing along said Southwesterly line, Southeasterly 48.43 feet along the arc of said curve to the left through a central angle of 50 degrees 26 minutes 47 seconds to a point of reverse curvature of a curve having a radius of 55.00 feet;

thence continuing along said Southwesterly line, Southeasterly 16.65 feet along the arc of said curve to the right through a central angle of 17 degrees 20 minutes 29 seconds;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 551.71 feet to the beginning of a curve, concave Southwest, having a radius of 55.00 feet;
thence continuing along said Southwesterly line, Southeasterly 41.61 feet along the arc of said curve to the right through a central angle of 43 degrees 20 minutes 30 seconds to a point of reverse curvature of a curve, concave Northerly, having a radius of 55.00 feet;

thence continuing along said Southwesterly line, Easterly 168.81 feet along the arc of said curve to the left through a central angle of 175 degrees 51 minutes 08 seconds;

thence continuing along said Southwesterly line, on a non-tangent line South 88 degrees 44 minutes 12 seconds East, 26.39 feet;

thence continuing along said Southwesterly line, South 51 degrees 13 minutes 03 seconds East, 99.51 feet to the Easterly line of said Final Plat;

thence along said Easterly line and a prolongation therefrom, North 0 degrees 43 minutes 44 seconds East, 1187.52 feet to the centerline of West Asante Boulevard as depicted in the Map of Dedication of 'Asante Phase One', recorded in Book 857, Page 17 of Maricopa County Records;

thence along said centerline, South 46 degrees 24 minutes 18 seconds East, 22.59 feet to a point on the Westerly line and the prolongation therefrom of the Final Plat of 'Asante Phase One Unit Five' recorded in Book 888, Page 20 of Maricopa County Records;

thence along said Westerly Line, North 0 degrees 42 minutes 32 seconds East, 848.21 feet;

thence along the Northwestern line of said Final Plat, North 61 degrees 17 minutes 19 seconds East, 1017.55 feet;

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thence continuing along said Northwesterly Line and the prolongation therefrom, North 66 degrees 31 minutes 54 seconds East, 265.92 feet to the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records and the beginning of a non-tangent curve, concave Southwest, from which the radius point bears South 66 degrees 31 minutes 54 seconds West a distance of 2200.00 feet;

thence along said centerline, Northwesterly 883.50 feet along the arc of said curve to the left through a central angle of 23 degrees 00 minutes 34 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 1835.15 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 65 degrees 12 minutes 24 seconds West, 350.58 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

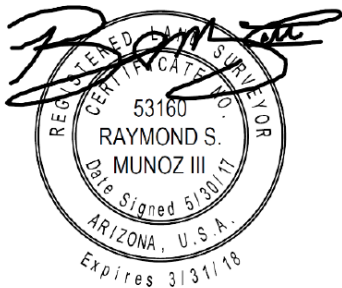
thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 144.00 feet;

thence North 43 degrees 31 minutes 21 seconds East, 3940.63 feet to the Southwesterly line and the prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', Final Plat of 'Desert Oasis of Surprise Parcel B5' and Final Plat of 'Desert Oasis of Surprise Parcel B6', recorded in Book 666, Page 8, Book 666, Page 7 and Book 665, Page 36 respectively;

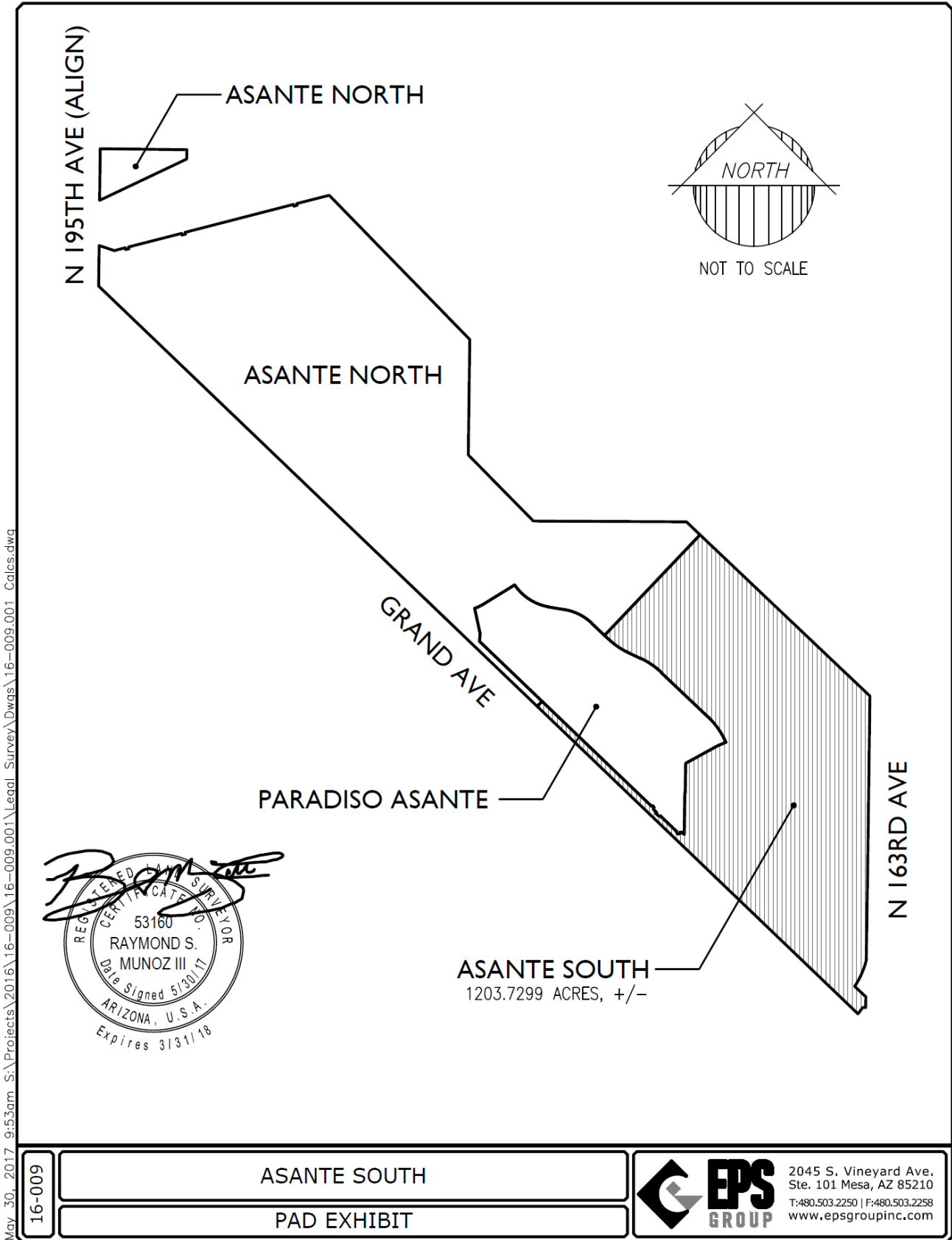
thence along said Southwesterly line, South 46 degrees 28 minutes 39 seconds East, 6646.92 feet to the POINT OF BEGINNING.

Contains 1203.7299 acres, more or less.



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SURPRISE
ARIZONA

FS17-012

Asante North

Major PAD Amendment

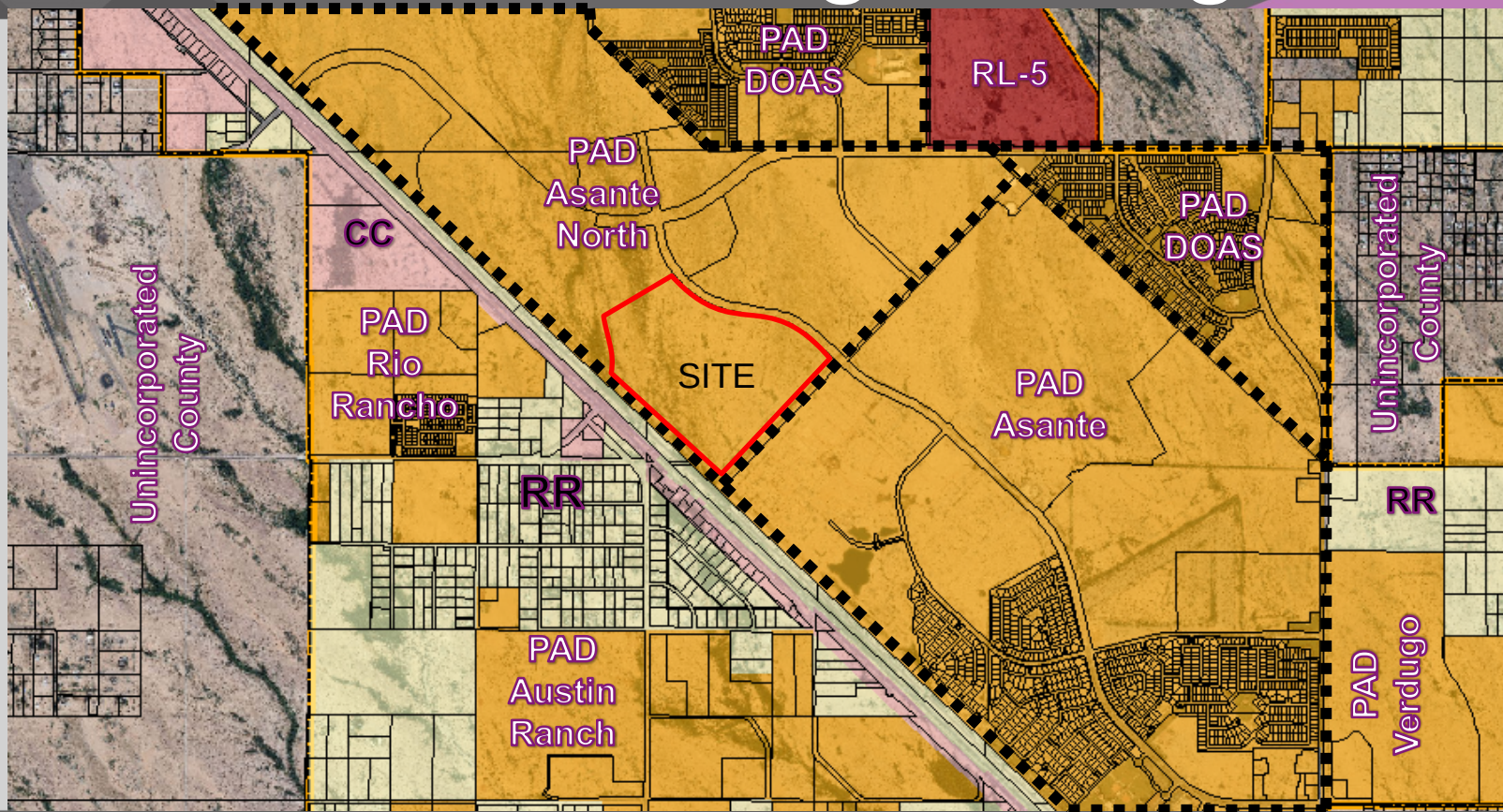
Planning and Zoning Commission

August 17, 2017

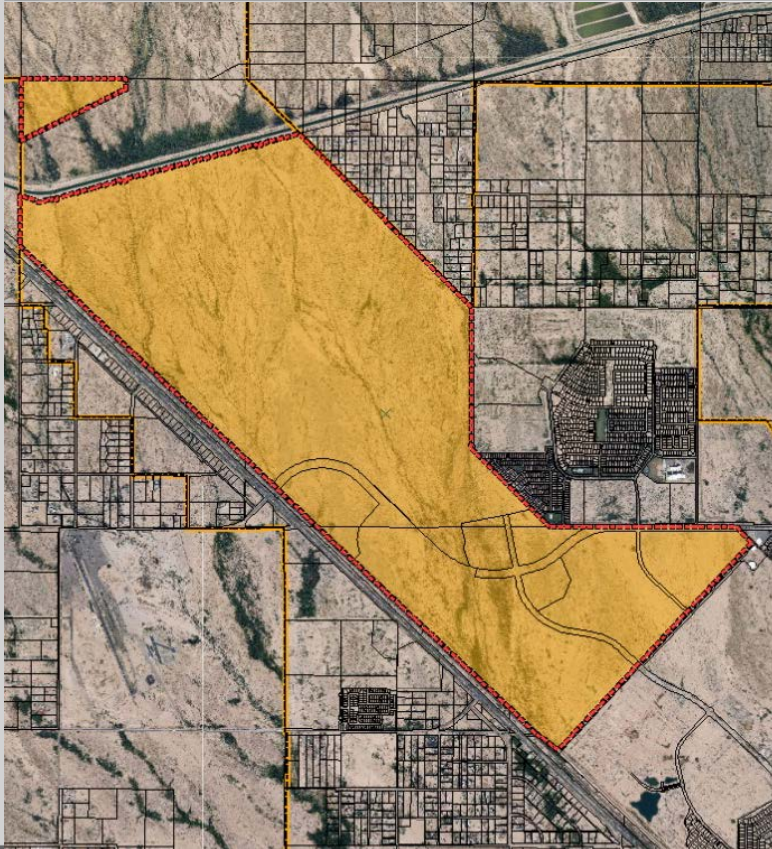
VICINITY MAP



Surrounding Zoning

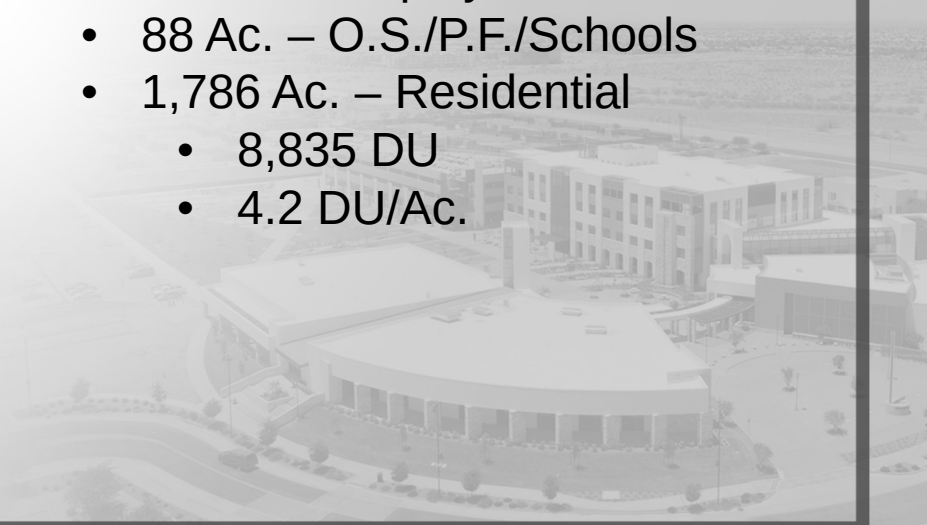


Existing Asante North PAD Boundary



2,105 Acres

- 183 Ac. – Commercial
- 48 Ac. – Employment
- 88 Ac. – O.S./P.F./Schools
- 1,786 Ac. – Residential
 - 8,835 DU
 - 4.2 DU/Ac.



Existing Zoning

SUBJECT SITE

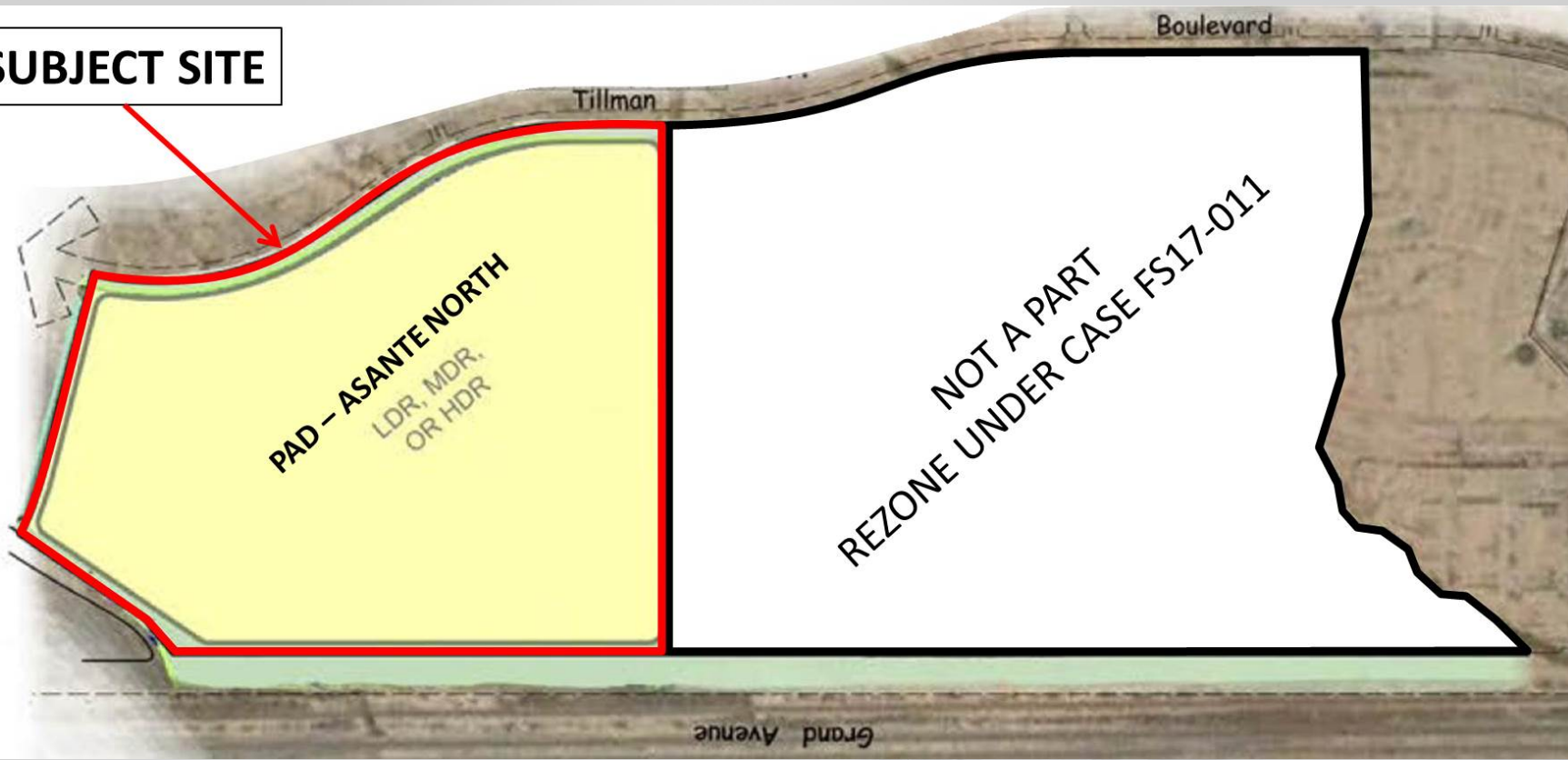
PAD – ASANTE NORTH
LDR, MDR,
OR HDR

NOT A PART
REZONE UNDER CASE FS17-011

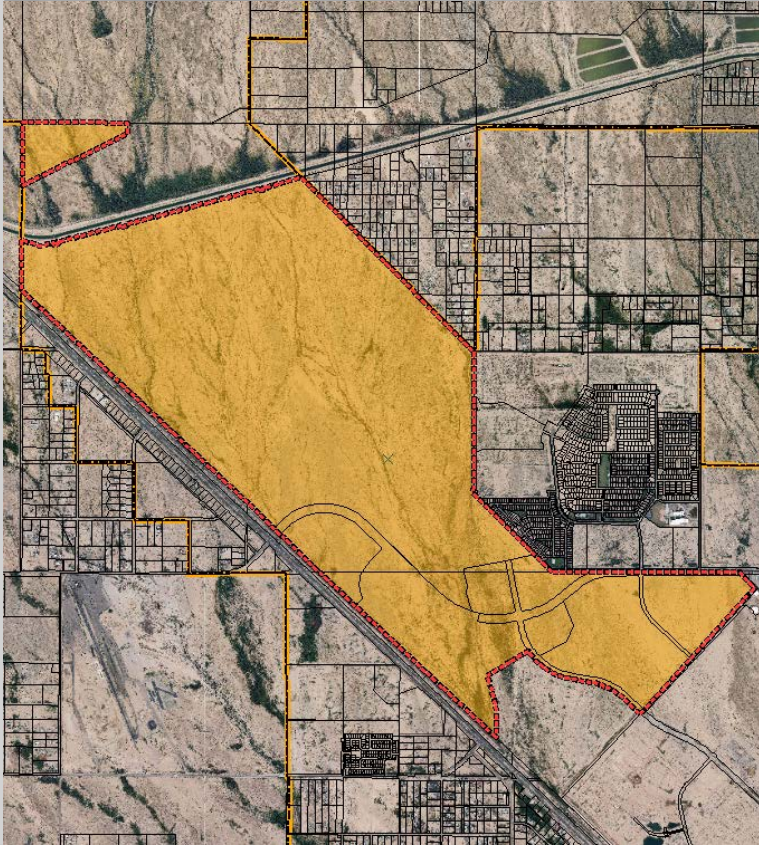
Boulevard

Tillman

Grand Avenue



Proposed Asante North PAD Boundary

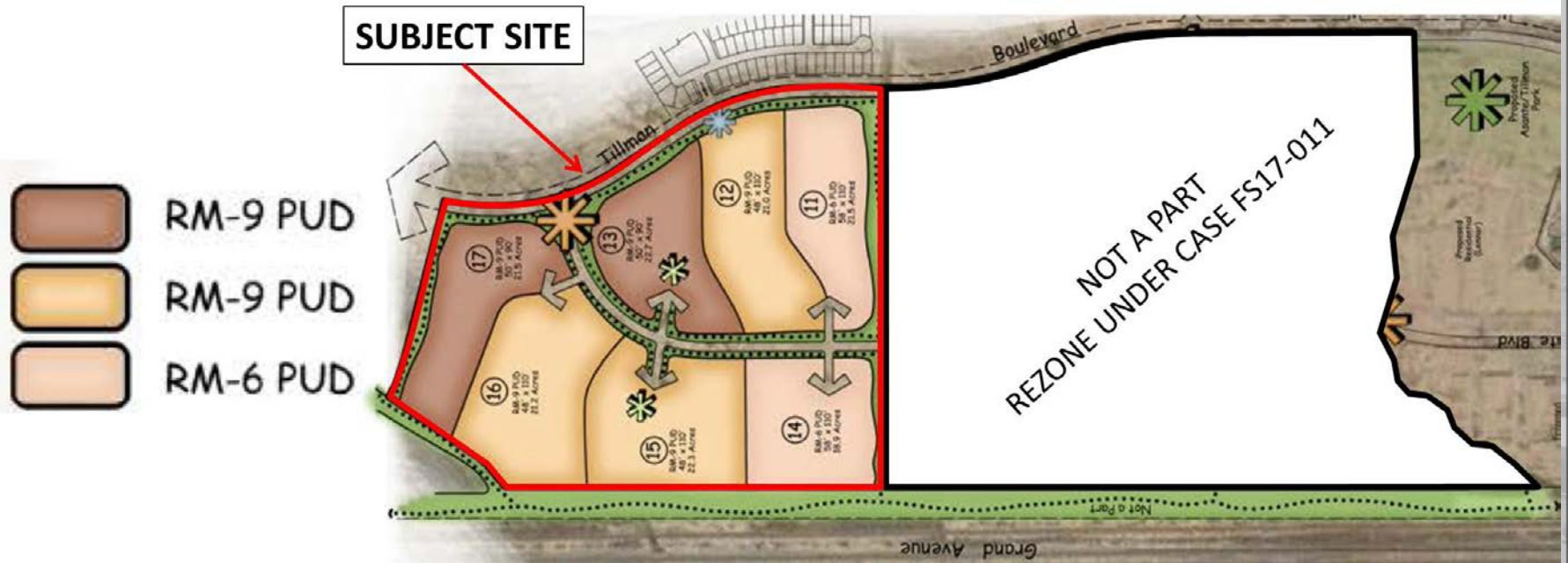


1,955 Acres

- 183 Ac. – Commercial
- 48 Ac. – Employment
- 88 Ac. – O.S./P.F./Schools
- 1,636 Ac. – Residential
 - 8,173 DU
 - 4.18 DU/Ac.



Proposed Zoning





CITIZEN OUTREACH

1st Citizen Outreach Meeting

- May 15, 2017

Comments/Concerns

- Traffic – 163rd Ave and Future Connection to Grand
 - Drainage (Flooding)
 - Design Standards and how it will fit into Asante as a whole
- 

STAFF RECOMMENDATION

PAD Amendment Staff Recommendation:

- Recommend Approval to the Mayor and City Council





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

August 17, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 17, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD) generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD) generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Background:

On January 6, 2017 Earl, Curley & Lagarde, P.C., submitted a request for a a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD) generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-010 Asante Paradiso Planned Unit Development - Staff Report](#)
 - ☐ [01 - FS17-010 Asante Paradiso Planned Unit Development - PUD Document](#)
 - ☐ [02 - FS17-010 Asante Paradiso Planned Unit Development - Citizen Participation Report](#)
 - ☐ [03 - FS17-010 Asante Paradiso Planned Unit Development - Luke AFB](#)
 - ☐ [04 - FS17-010 Asante Paradiso Planned Unit Development - ADOT](#)
 - ☐ [05 - FS17-010 Asante Paradiso Planned Unit Development - MWD Comments](#)
 - ☐ [06 - FS17-010 Asante Paradiso Planned Unit Development - Ordinance](#)
 - ☐ [07 - FS17-010 Asante Paradiso Planned Unit Development - Presentation](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Sergio Angulo, Planner

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-010

Project Name: Asante Paradiso Adult Community PUD

Council District: 1 – Acacia

Meeting Date: August 17, 2017

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Stephen Earl with Earl, Curley & Lagarde, P.C.

Request: The applicant, on behalf of the owner, requests approval of a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD).

Site Location: Generally north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Site Size: Approximately 369.2 acres.

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

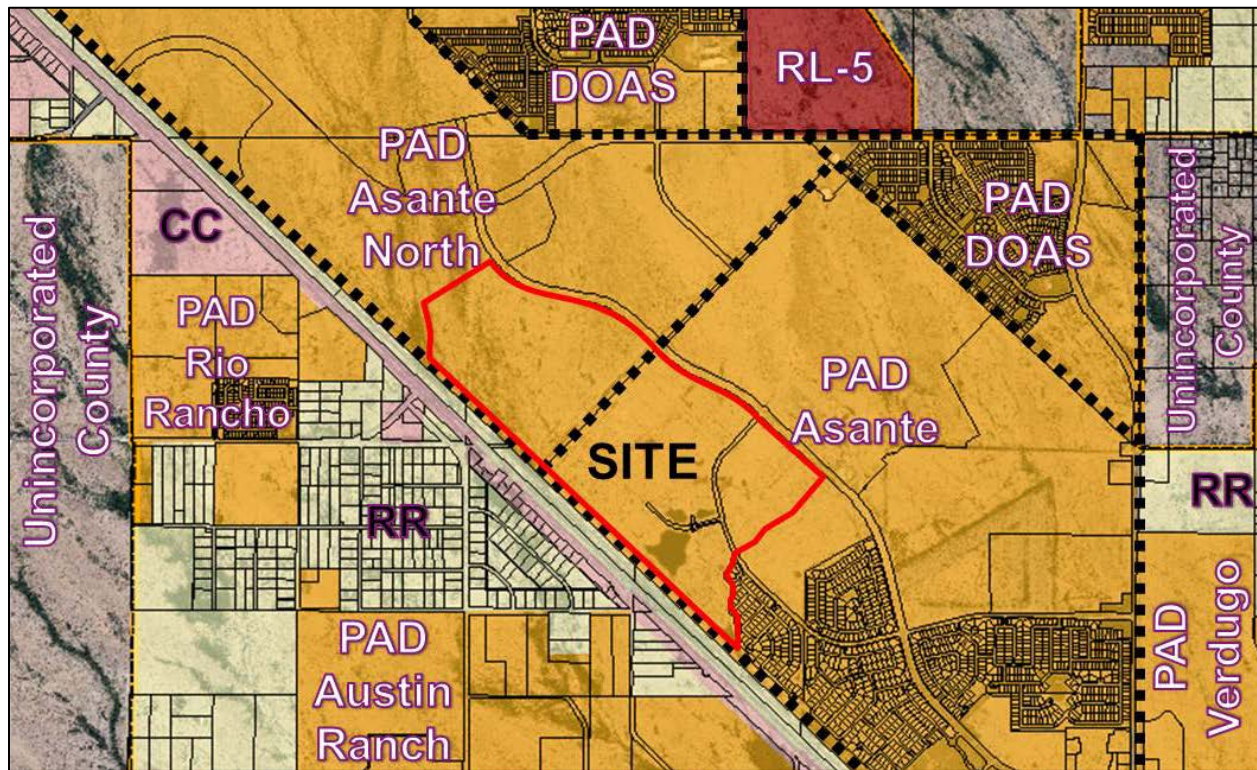
Support/Opposition: Both support and concerns was encountered during the Citizen Review meeting and are expanded upon in the Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission recommend approval of the Planned Unit Development (PUD) Overlay District, Case FS17-010, to the Mayor and City Council.

Project Description:

Stephen Earl with Earl Curley & Lagarde, PC, on behalf of LCD Asante, LLC, requests approval of a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD). This application is in conjunction with cases FS17-011 and FS17-012 which all together will allow for the development of a 369.2 acre (approx.) private active adult community.

Surrounding Land Zoning:



PAD Asante North	PAD Asante & Asante North	PAD Asante
PAD Asante North	Currently PAD (Proposed Rezone) Asante & Asante North	PAD Asante
Community Commercial	Community Commercial	Community Commercial

Background:

November 3, 1988: A portion of the Asante Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

October 14, 2004: Another portion of the Asante Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development.

July 27, 2006: The Asante North Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

July 27, 2006: The Mayor and City Council approved the Asante North Planned Area Development.

September 15, 2016: A Concept Review meeting was held for the current proposal under case CR16-365.

January 6, 2017: The applicant filed a related request for a Major PAD Amendment under case FS17-011, the subject case.

May 15, 2017: The applicant held a citizen outreach meeting to discuss the project.

Citizen Outreach:

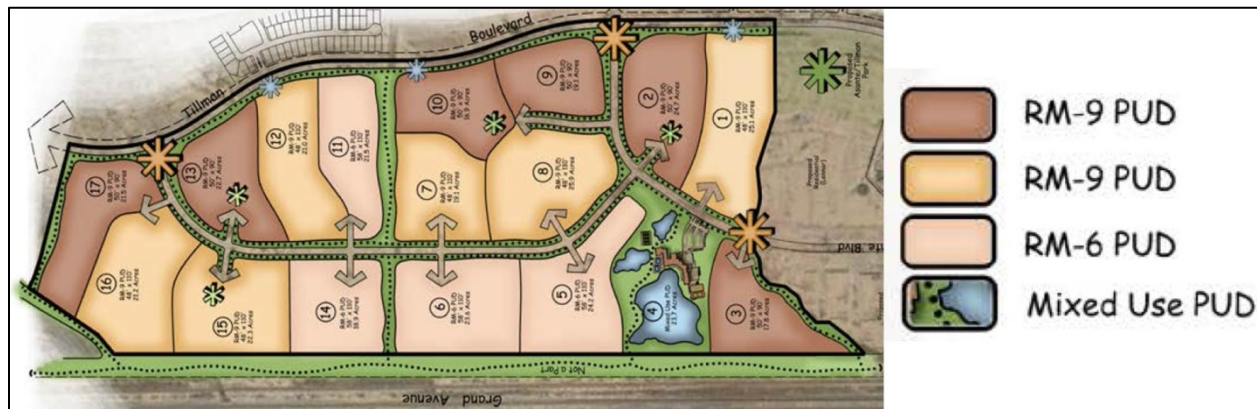
The site was posted and advertised for a Citizen Outreach meeting in accordance with the SUDC. The applicant held the meeting for the proposed PAD Amendment at Desert Moon Elementary School located at 23251 N 166th Drive at 6:00pm on May 15, 2017. Residents from the Asante and Desert Oasis communities and from around the subject property attended and voiced their support and concerns in regards to the proposed project. The majority of the attendees expressed their support of the project but a couple residents continue to express concerns in regards to how the increase in traffic will affect the existing and ongoing traffic issues along 163rd Avenue.

Analysis and Discussion:

The subject property is 369.2 acres (approx.) of vacant land generally located north of Grand Avenue and 1.5 miles (approx.) west of 163rd Avenue within the Asante and Asante North PADs. The subject property is currently zoned PAD with portions of Low Density (LDR) and Medium/High Density (MDR/HDR) Residential, Commercial, and Public Park/Facility land use designations. The subject property is also ongoing two (2) Major PAD Amendments to the Asante PAD (case FS17-011) and the Asante North PAD (case FS17-012). Under case FS17-011 the applicant is requesting to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD. Under case FS17-012 the applicant is requesting to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD.

The aforementioned PAD Amendments and this proposed PUD will allow for the development of a private active adult community which proposes approximately 1,781 dwelling units and a maximum density of 4.2 dwelling units per acre. Within this development the applicant is proposing a total of 17 different parcels. One (1) Mixed-Use zoned parcel (Parcel 4), and 16 residential zoned parcels with a variety of three (3) different lot sizes; 48' x 110', 50' x 90', and 58' x 110'. Within the Mixed-Use parcel the applicant is proposing a Recreation Center, a Club House, and other small scale neighborhood services and commercial uses. The proposed PUD includes a specific list of allowed land uses for the Mixed-Use parcel to ensure that the future commercial uses benefit the future residents of this community.

ZONING MAP



Even though the proposed Asante Paradiso community will be private community, the applicant's intention is that it will complement the surrounding Asante and Asante North communities. For example, currently the Asante and Asante North PADs provide a public trail along Grand Avenue and the applicant proposes to keep that trail open to the public. Also, this proposed PUD Overlay will establish design guidelines and development standards similar to the ones set in the Asante and Asante North PADs.

This proposed PUD Overlay will also include language that will help better identify the difference between a Major PUD Amendment and a Minor PUD Amendment.

AS mentioned above, this Planned Unit Development application is in conjunction with two (2) related cases; FS17-011 and FS17-012. Case FS17-011 proposes a Major PAD Amendment to the Asante PAD to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD. Case FS17-012 proposes a Major PAD Amendment to the Asante North PAD to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD.

109 **Surprise General Plan 2035:**

110
111 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
112 Character Area, which in a suburban neighborhood supports residential development between two
113 and eight dwelling units per acre (2-8 DU/Ac). The proposed PUD will allow for a development with
114 a density 4.2 DU/Ac. which demonstrates consistency with this land use category.

115
116 **Reviewing Agencies:**

117
118 In addition to the standard city internal reviewing departments, the Arizona Department of
119 Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request.
120 None of the reviewing agencies indicated any concerns over the request.

121
122 **Summary:**

123
124 This proposed Planned Unit Development Overlay District will establish specific permitted land
125 uses, design guidelines, and development standards to allow for the development of a 369.2 acres
126 (approx.) private active adult community.

127
128 **Findings:**

- 129
130
 - The proposed land use change is consistent with the Surprise General Plan 2035.
 - The proposed density change is consistent with the Surprise General Plan 2035.

131
132

133 **Recommendation:**

134 Based on the findings noted above, staff recommends the Commission move to recommend
135 **approval** of the PUD Overlay District case **FS17-010** to the Mayor and City Council.

136
137 However, should the Commission wish to recommend denial of the request, the Commission
138 should make its own findings and base its decision on those alternative findings.

139
140 **Attachments:**

- 141
142 01 - PUD Document
143 02 - Citizen Participation Report
144 03 - Luke AFB comments
145 04 - ADOT comments
146 05 - MWD comments

Paradiso Asante

An Active Adult Community

By

LENNAR®

Planned Unit Development
Zoning Case No. FS17-010
369.2-Acres

NWC 163rd Avenue & Grand Avenue

Prepared: January 6, 2017

Revised: March 3, 2017

Revised: April 21, 2017

Planning and Zoning Commission Hearing: August 17, 2017

City Council Hearing: September 19, 2017

Paradiso Asante

An Active Adult Community

By LENNAR

Planned Unit Development
369.2-Acres

Zoning Case No. FS17-010
NWC 163rd Avenue and Grand Avenue
Surprise, Arizona

Owner/Developer:

LENNAR®

Lennar Arizona, Inc.

1725 W. Greentree Drive, #114

Tempe, Arizona 85284

Contacts: Jeff Gunderson, Sr. VP Land Acquisition & Development

Todd Skoro, Director of Land Acquisition

Telephone: (480) 345-0077

Fax: (480) 777-4696

Attorney/Applicant:

EC&L

Earl, Curley & Lagarde, P.C.

ATTORNEYS AT LAW

3101 N. Central Avenue, Suite 1000

Phoenix, Arizona 85012

Attorney: Stephen C. Earl

Project Manager: Ricardo Toris

Telephone: (602) 265-0094

Fax: (602) 265-2195

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Exhibits

	Exhibit
Aerial Site Location.....	A
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Tables

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Lists

Uses Permitted in Parcels 1-3 and 5-17.....	List A
Uses Permitted in Parcel 4.....	List B

Attachments

Conceptual Representation of Recreational center.....	Attachment A
Example Representation of Housing Product.....	Attachment B
Example Representation of Amenities for Recreational Center.....	Attachment C
Conceptual Representation of Pocket/Mini Park.....	Attachment D

*** Exhibits are documents which establish requirements.**

***Attachments are documents which do not establish requirements.**

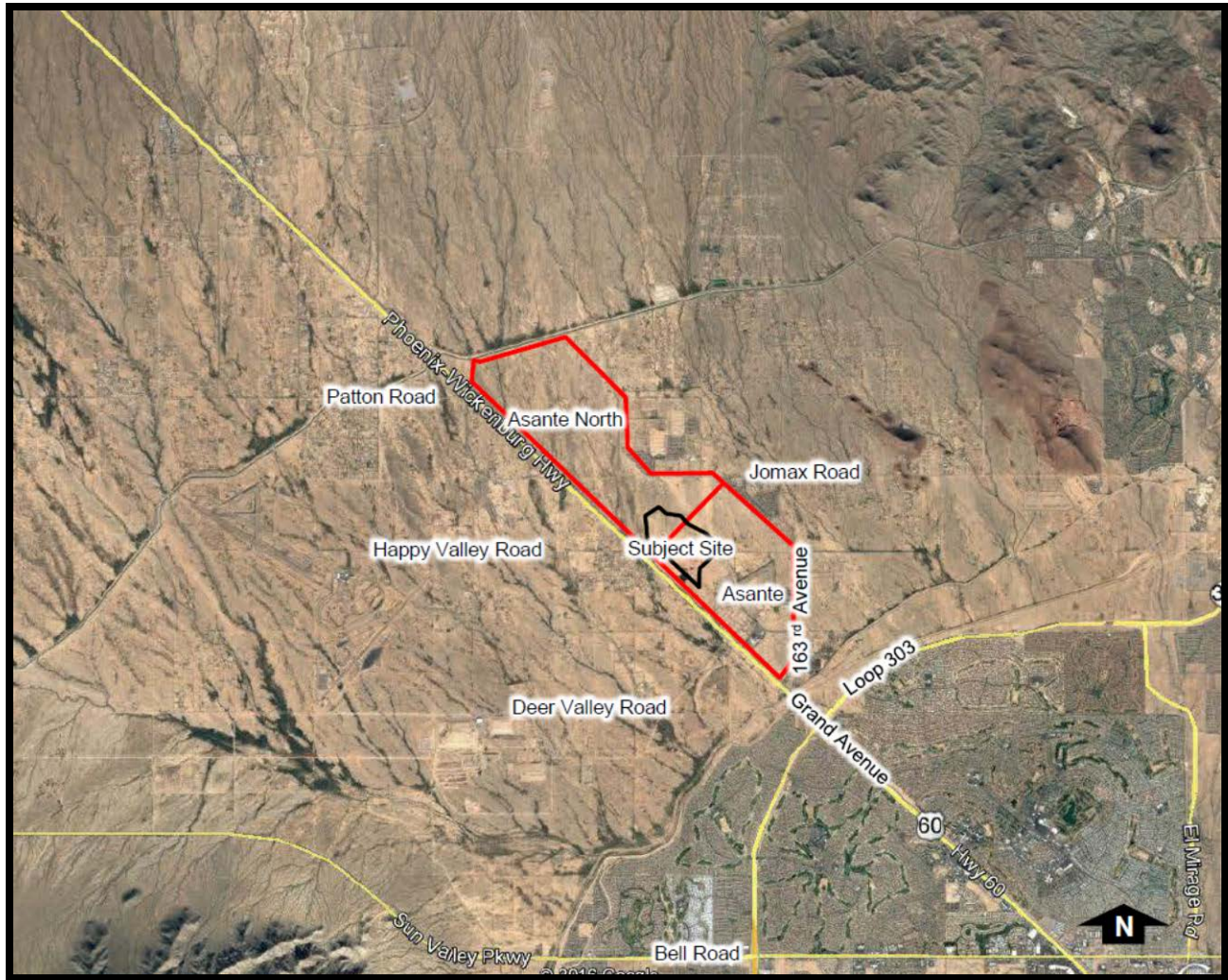
OVERVIEW



Lennar, one of America's leading homebuilding companies focusing on high quality residential development and master planned communities, is the master developer for both Asante and Asante North master planned communities totaling 3,613 acres. The purpose of this request is to add a complementary active adult component within the Asante and Asante North master planned communities. This active adult component in Asante will be called ***Paradiso Asante***.

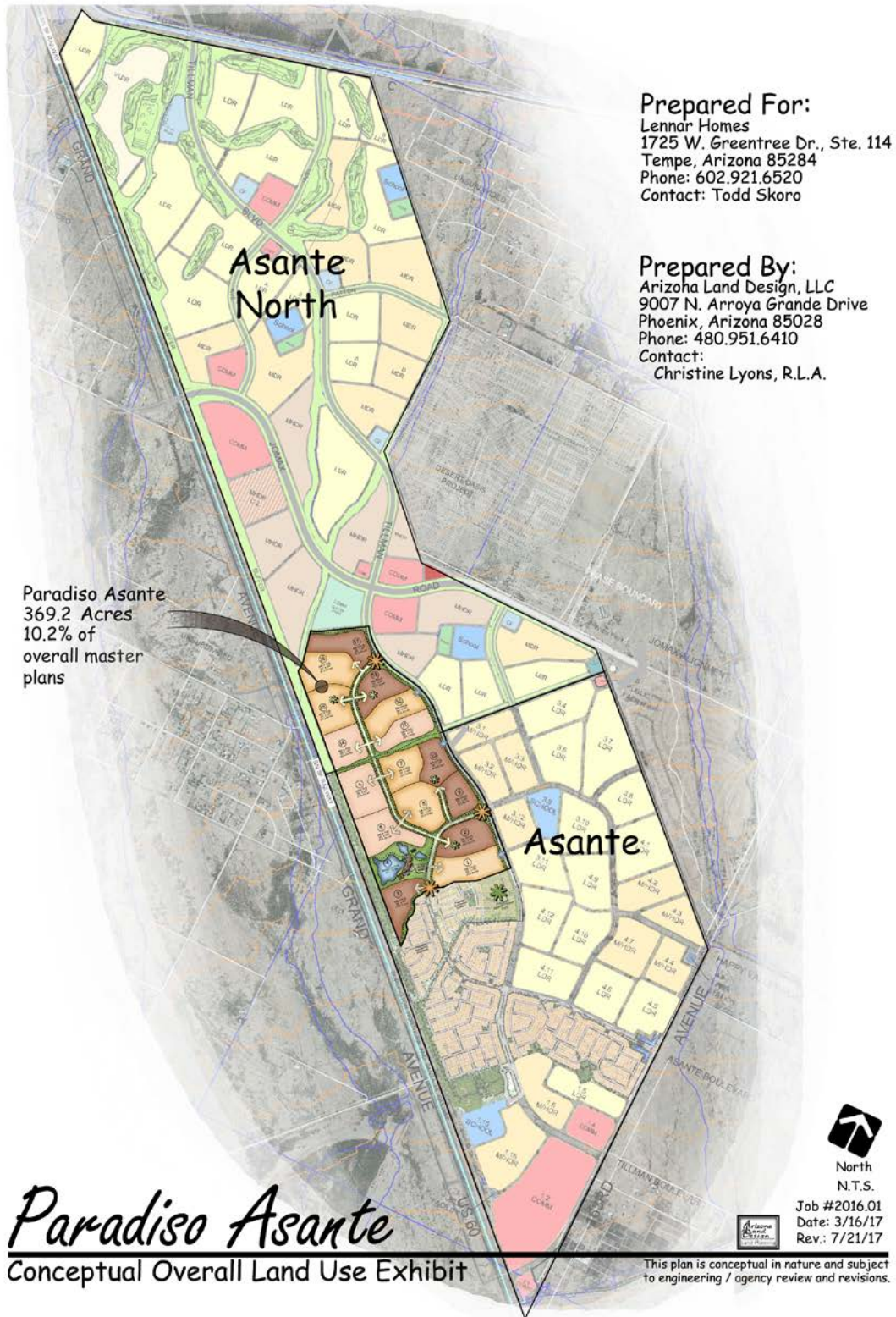
In simple terms, this request is rezoning 369.2 acres from Planned Area Development (PAD) to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD. Currently the subject property is part of the Asante and Asante North PADs, the proposed rezone and Planned Unit Development (PUD) Overlay will create a complementary active adult community. The approximately 369.2 acres of land represents only 10% of the land in these Asante and Asante North PADs. This request reduces the total number of homes from the original overall approvals. It should also be noted that the development standards and the same design features and elements that have been approved through the Asante and Asante North PADs will carry through in this zoning case. This request will provide a better balance to the overall master plan concept with a full range of high quality living options for families and active adults.

Asante is a 1,508-acre Planned Area Development ("PAD") by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North is directly adjacent and is a 2,105-acre Planned Area Development ("PAD"), which was approved by the City Council in November 2006 and is directly north of Asante.



Aerial – Site Location – **EXHIBIT A**

Paradiso Asante is a proposed 369.2 acre private, age-restricted master planned component by the Lennar designed to integrate with and be complementary to the existing Asante and Asante North Master Plans. **Paradiso Asante** site conforms to the land use and density requirements of the General Plan. The subject site is generally bounded by Grand Avenue/B.N.S.F. Rail Road right-of-way along the western boundary, Tillman Boulevard along the eastern boundary, and Parcel 1.11 and Parcels 2.1 and 2.13 in the existing Asante PAD along the south boundary.



Paradiso Asante within Asante and Asante North Overall Land Use Map – **EXHIBIT B**



Prepared For:

Lennar Homes
 1725 W. Greentree Dr., Ste. 114
 Tempe, Arizona 85284
 Phone: 602.921.6520
 Contact: Todd Skoro

Prepared By:

Arizona Land Design, LLC
 9007 N. Arroya Grande Drive
 Phoenix, Arizona 85028
 Phone: 480.951.6410
 Contact:
 Christine Lyons, R.L.A.

Asante North			
Parcel	Use*	Area (Gross)**	Base Zone***
LDR, MDR or HDR	LDR, MDR or HDR	149.1	LDR, MDR or HDR
Asante South			
Parcel	Use*	Area (Gross)**	Base Zone***
2.2	LDR	15.2	R1-5
2.3	M/HDR	22.9	R-1, R-2, R-3
2.4	LDR	9.8	R1-5
2.5	LDR	19.2	R1-5
2.6	PP/F	39.3	R1-5
2.7	LDR	19.0	R1-5
2.8	LDR	44.1	R1-5
2.9	M/HDR	23.6	R-1, R-2, R-3
2.10	LDR	30.5	R-1, R-2, R-3
2.11	Comm	5.0	C-2

*Uses: Comm = Commercial; M/HDR = Medium/High Density

Residential; LDR = Low Density Residential;

PP/F = Public Park/Public Facility; ES = Elementary School Site

**Gross areas are approximate and subject to verification at platting.

***All base districts are for reference, zoning is PAD.

Paradiso Asante
 Existing Zoning Exhibit



This plan is conceptual in nature and subject to engineering / agency review and revisions.

Existing Zoning Map – EXHIBIT C

REZONE with PLANNED UNIT DEVELOPMENT OVERLAY REQUEST



The **Paradiso Asante** project has been planned with an overall gross project density of slightly less than 4.2 dwelling units per acre, which is comparable to the surrounding Asante/Asante North developments. The **Paradiso Asante** project will be a private gated, active adult residential community within the Asante master planned community offering a range of housing on a variety of lot sizes. The lot size variation, combined with curvilinear streets, open space areas, a community recreation center and club house surrounded by lakes, and the multiple elevations and home designs will create a pleasant streetscape and a sense of neighborhood that is unique to the **Paradiso Asante** project. Approximately 1,566 dwelling units are proposed. As noted above, the project will be age-restricted.

The proposed residential lots will provide a variety of lot sizes ranging from 48' to 58' in width. See **EXHIBIT B** for overall Land Use Master Plan.

Each residential parcel shall contain features, which will provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall details, access to open space/trail system, at points at which a residential parcel may be entered from an arterial or collector streets. Strong landscape elements will be provided along arterial and collector roadway, as well as entrances into individual subdivisions to enhance the aesthetic streetscape appeal and soften the neighbor ambiance.

The wide open space corridor along the western boundary of the master plans will remain accessible to the general public.

The new recreational center and club house parcel, "Parcel 4" includes three lakes, open space, a recreational center and club house. The **Paradiso Asante** project recreation center and club house site is approximately 23.7 acres in size and will be zoned Mixed Use ("MU PUD") zoning. The recreation center and club house site has been planned to minimize the need to travel through the residential areas of the project to access the recreation center and club house amenities. The recreation center and club house site has been located adjacent to the main internal collector street to further buffer the residential areas of the project from vehicular traffic accessing the recreation center and club house. The recreation center and club house could also include a small 9-hole golf course or other recreational amenities for residents and may contain service amenities as listed under the List of Uses permitted in the MU PUD district.





Access to the ***Paradiso Asante*** project will be from Asante Boulevard and Tillman Boulevard. These three main entries will be gated. If required, all residential parcels will provide secondary ingress and egress points internal to the site onto Asante Boulevard. The ***Paradiso Asante*** community recreational center and club house ingress and egress access will be from Asante Boulevard. All internal local and collector streets within the ***Paradiso Asante*** development will be private streets owned and maintained by the ***Paradiso Asante*** Homeowners Association.

GENERAL PLAN CONSISTENCY

The original zoning of the Asante master plan community was reviewed under the Surprise General Plan 2020 which showed the property falling within the Low Density Residential (3-5 DU/Ac) Land Use Designation. The City's new General Plan, Surprise General Plan 2035 Foundation For The Future, was adopted December 19, 2015 through Resolution 2015-120. The location of the property in the context of the General Plan is shown in **EXHIBIT E** and is designated as part of the Neighborhood Character Area.

When the Asante and Asante North PAD zoning applications were approved by the City Council 2004 and 2006, a land use map was approved that designated a mix of commercial and residential land uses throughout the existing PADs. The new active adult component of the Asante communities simply adds another residential living component to complete the spectrum of housing options in the quality community.

PERMITTED LAND USES

Lennar, as the developer of the surrounding Asante and Asante North community, will design this active adult residential component with a unique recreation center and club house to be complimentary with and to architecturally blend seamlessly with the approved Asante developments surrounding the site. This new Paradise Asante rezone with PUD Overlay component will use similar permitted uses as already approved for Asante, but expand the breath of residential market to also include those seeking to live in an active adult setting.

LIST A. USES PERMITTED in PARCELS 1-3 and 5-17.

1. Single Family Residential.
2. Accessory uses. The following accessory uses are permitted:
 - (1) Private garage, carport, ramada, shed or workshop, Greenhouse;
 - (2) Guest quarters may be allowed, provided the quarters meet the standards set forth in the Surprise Municipal Code;
 - (3) In-home day care for four or fewer persons.
 - (4) Home occupations, as set forth in the Surprise Municipal Code.
 - (5) Temporary uses, as regulated in the Surprise Municipal Code.
 - (6) Signs, provided they meet the requirements set forth in the Surprise Municipal Code.

LIST B. USES PERMITTED in PARCEL 4

1. Retail.
2. Recreation Center.
3. Club House.
4. Golf course with ancillary uses.
5. Administrative offices (marketing, managers, activity coordinator etc.), Home healthcare office, Professional, Medical or Dental offices.
6. Libraries and museums.
7. Restaurant, Bistro or Coffee Shop.
8. Movie Theatre, Theatre or assembly use.
9. Hair salon and barber shop.
10. Health and fitness (workout facility with classes and spa area).
11. Spa.
12. Bank.
13. Pharmacy.
14. Game Room/Arcade.
15. Communication center.
16. Live Music as an ancillary to principal use.
17. Accessory uses. The following accessory uses are permitted:
 - (1) Parking lots.
 - (2) Refuse and service areas, as regulated in the Surprise Municipal Code.
 - (3) Accessory buildings, as regulated in the Surprise Municipal Code.
 - (4) Temporary construction buildings.
 - (5) Signs provided they meet the requirements set forth in chapter 113 of the Surprise Municipal Code.
 - (6) Temporary uses, as regulated in article VI of the Surprise Municipal Code.

The city manager or designee shall determine if uses not expressly listed in the matrix are significantly similar or dissimilar to particular uses listed within this PUD. Uses that are found to be similar shall meet the same requirements as the related use listed in the matrix.

General regulations.

- (1) Drive through uses shall be prohibited.
- (2) Pedestrian access to adjacent neighborhoods shall be provided.
- (3) No outdoor storage or display of goods shall be permitted except for outdoor dining.

Please refer to the **Paradiso Asante** TABLE A. Land Use Master Plan - Site Data for land use and zoning information and land use allocations.

LAND USE PLAN

The overall subject site is approximately 369.2 gross acres and is being zoned for a variety of detached single family residences, approximately 23.7 acres for a community recreation center and club house Mixed Use parcel.

Residential

The overall development provides two residential zoning categories (RM-9 PUD and RM-6 PUD) and one Mixed Use (MU PUD) category while providing three different residential lot sizes. Special attention has been placed to the orientation of this subject site to integrate an adult active community, while keeping strong pedestrian connections with each **Paradiso Asante** neighborhood community in the master plan and keeping the strong pedestrian connections to the adjacent Asante and Asante North residential communities. Appropriate landscaped buffers are being incorporated into the project to transition between the residential use and the adjacent Grand Avenue and Tillman Boulevard. Each parcel contains its own maximum dwelling unit limit.

Single-family residential development will be required to conform to residential design guidelines that promote community interaction, diversity of housing product, architectural embellishment, as well as promoting quality open space. The Land Use Master Plan - Site Data Table, lists the number of residential units by parcel within the **Paradiso Asante** development and provides for a unit cap of 1,566 dwelling units. Single Family homes will utilize current City of Surprise Design Guidelines.

Mixed Use Recreation Center and Club House

The proposed **Paradiso Asante** project by itself, at 1,566 units, will not generate sufficient market demand for large retail services other than retail/service amenities as listed under List B. The secluded location of the property (not within immediate proximity of a significant arterial intersection) also limits the potential success of such a large retail center. The recreation center and club house could provide neighborhood services for the community and guests. Any additional services would not be successful given the low overall density and lack of high volume arterial street exposure. These residents will therefore have easy access to and will

support the commercial uses located in the larger Asante community.

The following information has been included to demonstrate that the proposed **Paradiso Asante** neighborhood community will contribute to the orderly development of Surprise and meet the City's goals, policies, and objectives as stated in the City of Surprise General Plan and applicable ordinances. The overall land use plan is shown as **EXHIBIT B**. The parcels, land uses, parcel sizes, densities are as follows:

TABLE A. Land Use Master Plan - Site Data					
Parcel	Zoning	Lot Size	Area (Gross)	Density	Yield
1	RM-9 PUD	48' x 110'	25.1	4.5	113
2	RM-9 PUD	50' x 90'	24.7	5.0	123
3	RM-9 PUD	50' x 90'	17.8	5.0	89
4	Mixed-Use PUD		23.7	---	---
5	RM-6 PUD	58' x 110'	24.2	4.0	96
6	RM-6 PUD	58' x 110'	23.6	4.0	94
7	RM-9 PUD	48' x 110'	19.1	4.5	86
8	RM-9 PUD	48' x 110'	25.9	4.5	116
9	RM-9 PUD	50' x 90'	19.1	5.0	95
10	RM-9 PUD	50' x 90'	16.9	5.0	84
11	RM-6 PUD	58' x 110'	21.5	4.0	86
12	RM-9 PUD	48' x 110'	21.0	4.5	94
13	RM-9 PUD	50' x 90'	22.7	5.0	113
14	RM-6 PUD	58' x 110'	18.9	4.0	75
15	RM-9 PUD	48' x 110'	22.3	4.5	100
16	RM-9 PUD	48' x 110'	21.2	4.5	95
17	RM-9 PUD	50' x 90'	21.5	5.0	107
Total			369.2	4.2	1,566

Upon final platting of individual parcels acreage of parcel may vary up to 5% to accommodate actual platting lines.



Prepared For:

Lennar Homes
1725 W. Greentree Dr., Ste. 114
Tempe, Arizona 85284
Phone: 602.921.6520
Contact: Todd Skoro

Prepared By:

Arizona Land Design, LLC
9007 N. Arroya Grande Drive
Phoenix, Arizona 85028
Phone: 480.951.6410
Contact:
Christine Lyons, R.L.A.

Legend:

- Gated Entry with Entry Feature
- Exit Only Gate
- Pocket/Mini Park
- Open Space/Lineal Greenway
- Parcel Entry
- Multi-Use Trail System
- RM-9 PUD 50' x 90'
- RM-9 PUD 48' x 110'
- RM-6 PUD 58' x 110'
- Mixed Use PUD

Parcel	Proposed Land Use/ Lot Size	Gross Area	Gross Density	Yield
1	RM-9 PUD / 48' x 110'	25.1	4.5	113
2	RM-9 PUD / 50' x 90'	24.7	5.0	123
3	RM-9 PUD / 50' x 90'	17.8	5.0	89
4	Mixed Use PUD	23.7	---	---
5	RM-6 PUD / 58' x 110'	24.2	4.0	96
6	RM-6 PUD / 58' x 110'	23.6	4.0	94
7	RM-9 PUD / 48' x 110'	19.1	4.5	86
8	RM-9 PUD / 48' x 110'	25.9	4.5	116
9	RM-9 PUD / 50' x 90'	19.1	5.0	95
10	RM-9 PUD / 50' x 90'	16.9	5.0	84
11	RM-6 PUD / 58' x 110'	21.5	4.0	86
12	RM-9 PUD / 48' x 110'	21.0	4.5	94
13	RM-9 PUD / 50' x 90'	22.7	5.0	113
14	RM-6 PUD / 58' x 110'	18.9	4.0	75
15	RM-9 PUD / 48' x 110'	22.3	4.5	100
16	RM-9 PUD / 48' x 110'	21.2	4.5	95
17	RM-9 PUD / 50' x 90'	21.5	5.0	107
Total		369.2	4.2	1,566

Proposed Park Size is Subject to Change.



Paradiso Asante
Zoning Exhibit

This plan is conceptual in nature and subject to engineering / agency review and revisions.

Proposed Paradiso Asante Zoning Map - **EXHIBIT D**

DEVELOPMENT STANDARDS-SINGLE FAMILY RESIDENTIAL

As noted earlier, the development standards for Paradiso Asante remain the same as those established in the Asante and Asante North PADs. These standards as applied to the single family lot sizes in Paradiso Asante are set forth in this chart.

TABLE B. Single Family Residential			
Lot Category	A	B	C
Parcel Numbers	1, 7, 8, 12, 15, 16	2, 3, 9, 10, 13, 17	5, 6, 11, 14
Typical Lot	48' x 110'	50' x 90'	58' x 110'
% Distribution(1)	No more than 35%	No more than 27%	No more than 31%
Min Area	5,280 sf	4,500 sf	6,380 sf
Min. Width	48'	50'	58'
Min. Depth	110'	90'	110'
Building Setbacks(2)			
Front	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)
Side	5'/8'	5'/8'	5'/8'
Street Side(3)	13'	13'	13'
Rear	15'	10'	15'
Rear Adj. to Arterial	20'	15'	20'
Min. Distance between Houses	10'	10'	10'
Bldg. Height	30'	30'	30'
Lot Coverage	50%	70%	50%

Notes:

1. Lot allocations may change areas to respond to market conditions as long as % allocations are not exceeded. Area changes do not require a PUD amendment. The lot count and lot mix will be required at Final build-out to comply with these numbers. Updates will be provided with every preliminary and final plat submittal to the City.
2. Non-structural elements such as fireplaces, bay windows, pop-outs, pergolas or patio covers may encroach no more than 3' into front and side setbacks and 10' into rear setbacks provided that a patio cover may not extend to a point closer than 10' from the rear property line except for Cluster Type & Z Lot homes, see Table 2.
3. Does not apply if landscape tract used (8' min).

4. Two adjacent multi-story houses must be separated by not less than 13 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 10 feet.
5. If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.
6. No driveway shall be less than 20 feet in length, as measured from face of garage to the back of sidewalk.
7. If the portion of a multi-story house or structure which abuts on an arterial street in the rear is single-story, then the rear setback shall not be less than 20 feet as measured from the property line.
8. If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows:
 - (a) If the adjacent houses or structures are both single-story, then the rear setback shall be 20-feet (20') for one and 25-feet (25') for the other; or
 - (b) If the adjacent house or structures are both multi-story, then the rear setback shall be 25-feet (25') for one and 30-feet (30') for the other; or
 - (c) If a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and
 - (d) If three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent house or structures may have the same rear setback.
9. If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection 8. (d) of this section shall apply. The average width of such landscape tract shall not be less than 15-feet (15'). The narrowest part of the tract must be 10-feet (10') or greater in width. Not less than 50-percent (50%) of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15-feet (15') in width or greater.
10. If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet (5'). For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8-feet (8') and 5-feet (5'), then the 8-feet (8') setback shall be increase to 13-feet (13') and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall

remain 5-feet (5').

11. In order to provide for unique or innovative site and building design, the Community Development Director may administratively modify any of the development standards up to 10% without a major amendment to this PUD.

DEVELOPMENT STANDARDS-MEDIUM/HIGH DENSITY RESIDENTIAL

We emphasize again that these standards apply to Medium/High Density single family residential and are the same as those standards set forth in Asante and Asante North. No changes are being proposed.

TABLE C. Medium/High Density Residential			
		<u>Cluster Type</u> <u>Alley Loaded</u>	<u>Zero Lots</u> <u>Z-Lots</u>
Minimum subdivision size		1-acre	N/A
Min. Lot Area – Square footage		1,200	2,730
Min. Lot Width – Interior Lot	(2)	20'	35'
Min. Lot Depth		60'	70'
Maximum Building Height		40'	30'
Minimum Yard Setbacks			
Front – Public Street	(1)	15'	10'
Front – Private Street		8'	8'
Front/Rear to Face of Garage Door – Public Street	(9)	20'	20'
Front/Rear to Face of Garage Door – Private Street		4'	N/A
Rear	(3)(5)	3'	5'
Sides	(4)	0'	0'/5'
Side – Aggregate	(8)	10'	10'
Minimum Distance Between Buildings	(6)(7)	10'	10'
Landscape Tracts			
Collector Street		10'	10'
Arterial Street		20'	20'

Notes:

1. May be reduced for auto-courts and landscaped tracts/easements.
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during preliminary plat process.
3. Patio covers may encroach to within 5' of the rear property line.

4. Non-structural architectural features such as fireplaces, bay windows, pergolas and pop-outs may encroach no more than 3' into the side yard setback.
5. Where a rear yard setback is provided, it must be a minimum of 5'.
6. Minimum separation of buildings on same lot for cluster type is 10'.
7. Min. separation of buildings for cluster type on adjacent Lots 0'/10' if setback is provided on at least one lot.
8. Z-Lot properties to have sufficient access for property maintenance.
9. No driveway shall be less than 20 feet in length, as measured from face of garage to the back of sidewalk.

DESIGN STANDARDS

The following design standards are related to architectural design, which will be evaluated on a per parcel basis as specific site and home design are available.

- A. Staggered Perimeter Wall: The Developer of a Residential Development shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.
- B. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent houses or structures shall have the same roof line.
- C. Off-street Parking/Driveway: There shall be space for two 20 foot parking spaces off-street, and outside of the garage if applicable, for all residential homes. Separate guest parking will be provided as appropriate for cluster type homes. Notwithstanding the above, no driveway shall be less than 20 feet in length, as measured from the back of sidewalk.
- D. All corner lots to be expanded or include landscape tract.
- E. Front setbacks shall be staggered in 3' increments.
- F. Drainage ways and retention are to be integrated into HOA maintained greenbelts and parks that meander.
- G. An interconnected system of Homeowner Association maintained landscaped open space will be visible from streets at key points within & between neighborhoods with Crime Prevention Through Environmental Design (CPTED) principles & natural surveillance encouraged.
- H. No lots will be centered on 'T' intersections.

- I. A combination of features will be used to visually break-up perimeter walls.
- J. Private parks and open space will include adult recreation facilities.
- K. A comprehensive open space/trail system was provided (see Tab J) of the Asante 2004 approval. This PUD does not encroach into the existing open space corridor along the entire Grand Ave. alignment. There will be smaller open space corridors, to be determined at platting, between various parcels. View fencing will be provided on the majority of lots backing up corridors. Parks will be installed by the developer and maintained by the HOA.
- L. The three existing lakes will remain. The overall Asante master plan has a water feature at the project entry. A portion of this project may have an executive type golf course, but this is not shown at this time.
- M. The landscaped open space may exceed 10%, however, this application exceeds the minimum allowed 10%.

DEVELOPMENT STANDARDS-MIXED USE

TABLE D. Mixed Use	
Lot Category	
Parcel Number	4
Zoning District	
Min Area	N/A
Min. Width	N/A
Min. Depth	N/A
Building Setbacks	
Front	20-Feet
Side	20-Feet
Street Side	20-Feet
Rear	20-Feet
Bldg. Height	40'
Lot Coverage	N/A

ARCHITECTURAL DESIGN

The development and preparation of the **Paradiso Asante** Master Plan is a positive step for the development of the Asante and Asante North site. Special attention has been placed on the integrated overall design character of the active adult community node to create the unique, upscale active adult residential community desired by the residential market that will also create a true mixture of housing for people to continue to live in the Asante community as they age.

This design flair is evident in the attached site plan and architectural exhibits.



Residential Design:

The overall design theme will recognize the Arizona setting by utilizing climate appropriate design elements including mission, territorial, craftsman and Italianate that are consistent with the southwest lifestyle and complimentary of the approved Asante house plans. The overall residential community design will utilize open space and park areas as active and visual project amenities and contribute to the overall character and enjoyment of the community. Specific design elements are also demonstrated in the landscape character, especially at project entries in which strong stone and concrete forms provide a sense of permanence and stability.

The proposed homes include both one, two and, for selected cluster products, up to three story plans of a high quality of materials and design features.

Recreation Center and Club House Design:

See **ATTACHMENT A** for conceptual representation for design theme and amenities for Recreation Center and Club House parcel.

LANDSCAPE DESIGN/THEME OPEN SPACE/TRAILS

The Open Space and Trails Plan for this active adult community is intended to provide this community with a wide range of active and passive open space and recreational areas with facilities designed to service the active needs of an adult oriented neighborhood. The overall plan continues to provide the linear open space/trail system along the Grand Avenue/B.N.S.F. Rail Road right-of-way that was approved with the Asante and Asante North PADs. While this project is gated, it is primarily gated from vehicular traffic and not from pedestrian pathways or connections. The overall plan blends the overall Asante and Asante North linear trail/pathways and provides visual open spaces, lakes, storm water management, and landscape buffering into a well-designed and coordinated system of open space and trails. Not less than 10 percent of the Gross Acreage shall be open space. Private parks and greenbelts (owned and maintained by the Asante Homeowner's Association) make up the balance of the open space. These elements will consist of smaller neighborhood parks as well as linear greenways that connect neighborhood park together larger trails/pathways.



Conceptual Photo Representation of Landscape Design and Open Space Theme

The Grand Avenue/B.N.S.F. Rail Road right-of-way open space corridor system that was approved with the Asante and Asante North PADs will remain. This open space corridor averages 200-feet and provides a buffer from the railroad and provides a continuous trail link between important community wide recreational facilities. The attached exhibits illustrate the nature and scope of the amenitized pedestrian linkages between this project and the adjacent residential developments.

Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential

Development Project shall be open space, and not be less than 5 percent of such Gross Acreage shall be open space which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1. A storm water retention area;
2. A tract, other than a private street, which is owned and maintained by a homeowners association;
3. A power line corridor if the corridor is improved and maintained by a homeowners association;
4. A park if maintained by a homeowners association;
5. A lake;
6. A golf course;
7. A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
8. Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

Project Entry: The Developer of a Residential Development Project shall construct an entry feature which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, at all points at which a Residential Development Project may be entered from an arterial street.

DRAINAGE

Please refer to the Approved Asante and Asante North PADs for information on the overall Asante and Asante North master plans drainage concepts.

The site drains from northwest to southeast. Retention will be distributed throughout the project and stored in open spaces and recreation areas.

STREET CIRCULATION

The site is currently served by Asante Boulevard and Tillman Boulevard via 163rd Avenue, an existing 110' ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

The commercial site is bi-sected by a new arterial street, the proposed Tillman Boulevard, which

is proposed to link to 163rd Ave at the Pinnacle Peak Road alignment and continue to the northwest generally parallel to Grand Avenue eventually connecting to Jomax Road.

No changes in street classification or rights-of-way approved as part of the Asante or Asante North PADs are proposed with this rezoning. The Street Classifications approved as part of the original zoning are as follows:

Major Arterial (163 rd Ave and Tillman Boulevard):	135 ft. ROW
Residential Collector (Asante Boulevard):	70 ft. and 60 ft. ROW
Arterial (Happy Valley Road):	110 ft. ROW
Local Street:	50 ft. ROW

All cul-de-sac radius shall comply with the current City of Surprise Engineering Development Standards.

See **EXHIBIT G** for proposed Street Sections.

INFRASTRUCTURE IMPROVEMENTS

Please refer to the Approved Asante and Asante North Planned Area Development Plans for information on existing infrastructure improvements.

AMENDMENTS

Minor Changes

The City of Surprise Community Development Director may allow minor changes to the PUD, provided that such changes are not in conflict with the overall intent as expressed in the PUD document. The following items shall be considered as minor changes to the PUD:

- Changes in configuration of individual development parcels to include modifications to boundaries as long as there is no net loss of open space and no net increase in the total number of units or noncommercial acreage allowable within the PUD;
- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the PUD, nor change the overall intent of the PUD;
- Changes or modifications in lot sizes and setbacks by up to 10% of the required development standard in order to accommodate for unique circumstances or specific site constraints, so long as the change does not conflict with the City of Surprise Building Code or off -street parking requirements as defined within the PUD;

- Any analogous interpretations of the list of permitted, conditional and secondary uses of the property as set forth in the PUD, as determined by the Community Development Director;
- Changes in residential densities or unit count by up to 10% of the maximum allowable in each development parcel, provided the increase does not cause an increase in the total allowable unit count within the PUD or decrease the amount of open space within any development parcel;
- Minor modifications or adjustment to roadway alignments and/ or parcel configuration so long as the proposed modification does not change the overall intent of the PUD and the Surprise Transportation Plan;
- Minor modifications to the location and size of trails and pedestrian paths, so long as the modification meets the general intent of the PUD and the Parks and Trails Master Plan;
- Relocation of a park site, which either enhances the opportunity to create a sense of neighborhood and community or to better centralize the park site based on actual development densities, so long as the land uses and densities of the parcels proposed for the revision do not result in a net increase in total number of units and meets the intent of the Parks and Trails Master Plan.
- Other changes not identified above, but deemed appropriate by the Community Development Director, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Surprise and does not impact the overall intent of the approved PUD.

Major Changes

- A Major change is a change that does not qualify as a minor change as defined above and that significantly alters the intent of the approved PUD. Major Changes shall comply with the requirements set forth in Surprise Municipal Code and State Statute.

Upon the approval of any proposed amendment to the Planned Unit Development (PUD), the amendment shall be attached to the PUD as an addendum and shall become a part thereof.

Administrative Interpretations

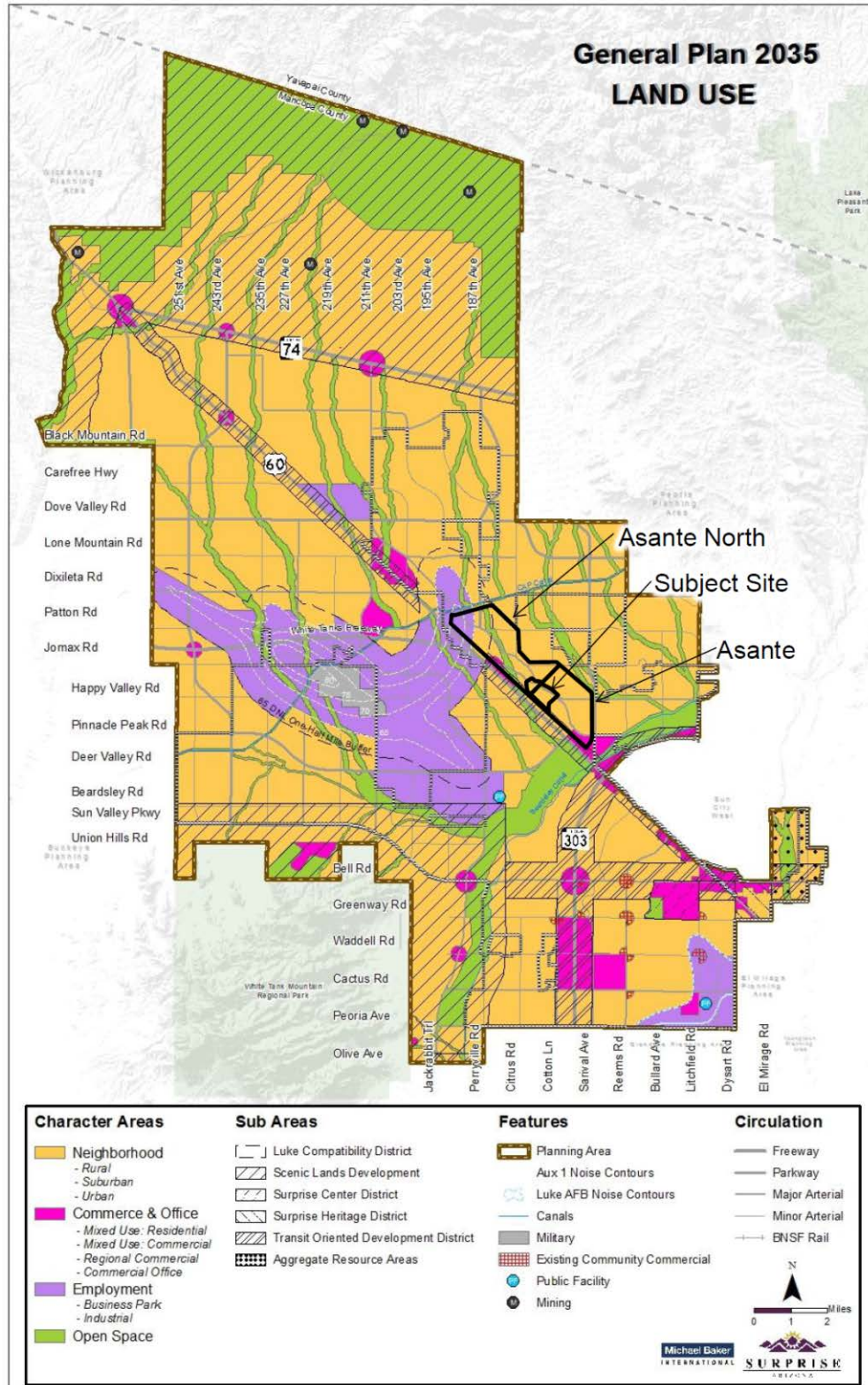
On occasion, it may be necessary to request a formal or informal interpretation from the City of Surprise Community Development Director related to the implementation and/or interpretation of the project intent, use, or development standards as may be applicable to the interpretation of the provisions of the City of Surprise Zoning Ordinance or to the interpretation of the intent of narrative descriptions/statements contained in this PUD application. Such requests for

interpretation to these provisions will be made in written form to the Community Development Director by the Master Developer or a member of the Asante Property Owners Association.

CONCLUSION

The ***Paradiso Asante*** PUD is consistent with the Surprise General Plan and applicable regulations and will be an exceptional active adult Component element of the Asante master planned community that continues the principles of diversity and enduring quality. The proposed ***Paradiso Asante*** PUD is essentially shifting and rezoning some of the “non-aged restricted” single-family acreage from the Asante and Asante North PADs into this active adult “age restricted” component that will contribute to the blossoming of the Asante master plan. We believe that this rezoning will contribute positively to the well planned growth of the City of Surprise and its enviable quality of life. We respectfully request approval of this PUD and look forward to moving into project implementation.

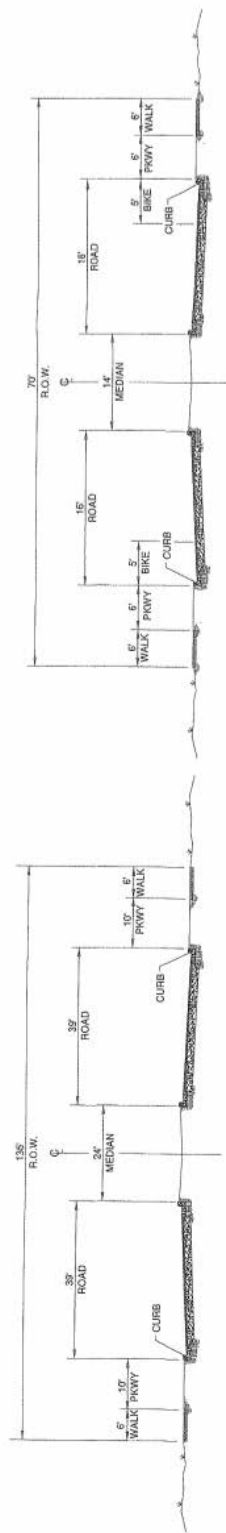
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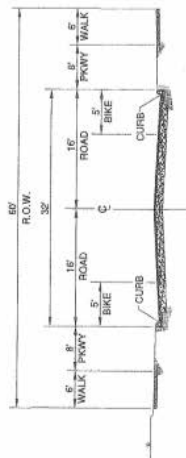
GENERAL PLAN LAND USE MAP- **EXHIBIT E**



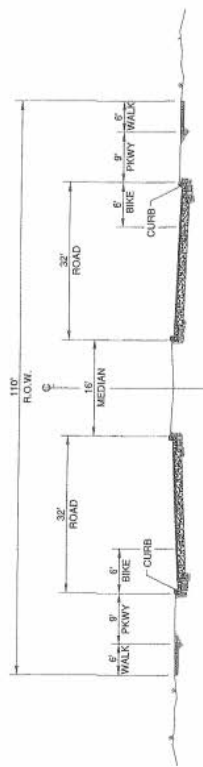
Conceptual Representation of Open Space – **EXHIBIT F**



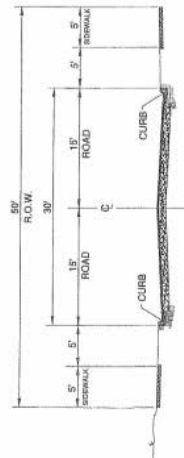
MAJOR ARTERIAL STREET
 N.T.S.
 (153RD AVENUE & NICHOL RD)



RESIDENTIAL MINOR COLLECTOR STREET
 N.T.S.



MINOR ARTERIAL
 N.T.S.
 (HAPPY VALLEY RD)



LOCAL STREET
 N.T.S.

NOTE: ALL LOCAL STREETS SHALL HAVE PARKING ON ONE SIDE ONLY, OPPOSITE SIDE FROM THE FIRE HYDRANTS INSTALLED ALONG THE STREETS IN THE PARCEL OR SUBDIVISION.

ASANTE PAD
 STREET
 SECTIONS



STREET CROSS SECTION – EXHIBIT G

LEGAL DESCRIPTION - **EXHIBIT H**



Legal Description Paradiso Asante

Job No. 16-009.001

07/25/17

Portions of Sections 1, 2, 3, 11 and 12, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the West Quarter Corner of Section 28, Township 5 North, Range 2 West of the Gila and Salt River Meridian;

thence along the West line of the Southwest Quarter of said section 28, South 0 degrees 40 minutes 59 seconds West to a point on the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line South 46 degrees 13 minutes 34 seconds East, 17244.64 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor and the POINT OF BEGINNING;

thence along said parallel line, North 46 degrees 13 minutes 34 seconds West, 2459.43 feet;

thence North 4 degrees 01 minutes 09 seconds East, 219.14 feet;

thence North 12 degrees 05 minutes 10 seconds West, 736.65 feet;

thence North 70 degrees 14 minutes 44 seconds East, 99.78 feet;

thence North 62 degrees 42 minutes 29 seconds East, 163.11 feet;

thence North 58 degrees 10 minutes 18 seconds East, 985.65 feet to a point on the Southerly line of Tillman Boulevard as depicted in the Map of Dedication of 'Asante North - Phase One', recorded in Book 918, Page 8 of Maricopa County Records;

thence North 56 degrees 18 minutes 29 seconds East, 68.00 feet to a point on the centerline of said Tillman Boulevard and the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 56 degrees 18 minutes 29 seconds East a distance of 1450.00 feet;

thence along said centerline, Southeasterly 1173.78 feet along the arc of said curve to the left through a central angle of 46 degrees 22 minutes 52 seconds;

thence continuing along said centerline, South 80 degrees 04 minutes 23 seconds East, 488.17 feet to the beginning of a curve, concave Southwest, having a radius of 1450.00 feet;

thence continuing along said centerline, Southeasterly 850.21 feet along the arc of said curve to the right through a central angle of 33 degrees 35 minutes 44 seconds;

thence continuing along said centerline and along the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records, South 46 degrees 28 minutes 39 seconds East, 655.74 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

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thence continuing along said centerline, Southeasterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, South 65 degrees 12 minutes 24 seconds East, 350.58 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Southeasterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, South 46 degrees 28 minutes 39 seconds East, 1487.48 feet;

thence South 43 degrees 31 minutes 21 seconds West, 812.52 feet;

thence South 61 degrees 33 minutes 28 seconds West, 518.15 feet;

thence South 38 degrees 03 minutes 56 seconds West, 191.80 feet;

thence South 39 degrees 06 minutes 51 seconds West, 62.76 feet;

thence South 50 degrees 38 minutes 45 seconds West, 61.11 feet;

thence South 57 degrees 16 minutes 35 seconds West, 69.04 feet;

thence South 60 degrees 51 minutes 30 seconds West, 194.80 feet;

thence South 61 degrees 38 minutes 56 seconds West, 70.00 feet to the Southwesterly line of the Final Plat of 'Asante Phase One unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, South 13 degrees 27 minutes 06 seconds West, 185.40 feet;

thence continuing along said Southwesterly line, South 36 degrees 35 minutes 31 seconds West, 148.21 feet;

thence continuing along said Southwesterly line, South, 107.48 feet;

thence continuing along said Southwesterly line, South 37 degrees 01 minutes 17 seconds East, 137.39 feet;

thence continuing along said Southwesterly line, South 9 degrees 12 minutes 02 seconds East, 141.79 feet;

thence continuing along said Southwesterly line, South 21 degrees 59 minutes 17 seconds West, 115.66 feet;

thence continuing along said Southwesterly line, South 0 degrees 18 minutes 03 seconds East, 167.79 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 118.00 feet;

thence continuing along said Southwesterly line, South 8 degrees 23 minutes 45 seconds East, 201.45 feet;

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thence continuing along said Southwesterly line, South 1 degrees 00 minutes 28 seconds East, 217.68 feet;

thence along a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor North 46 degrees 13 minutes 34 seconds West, 4156.20 feet;

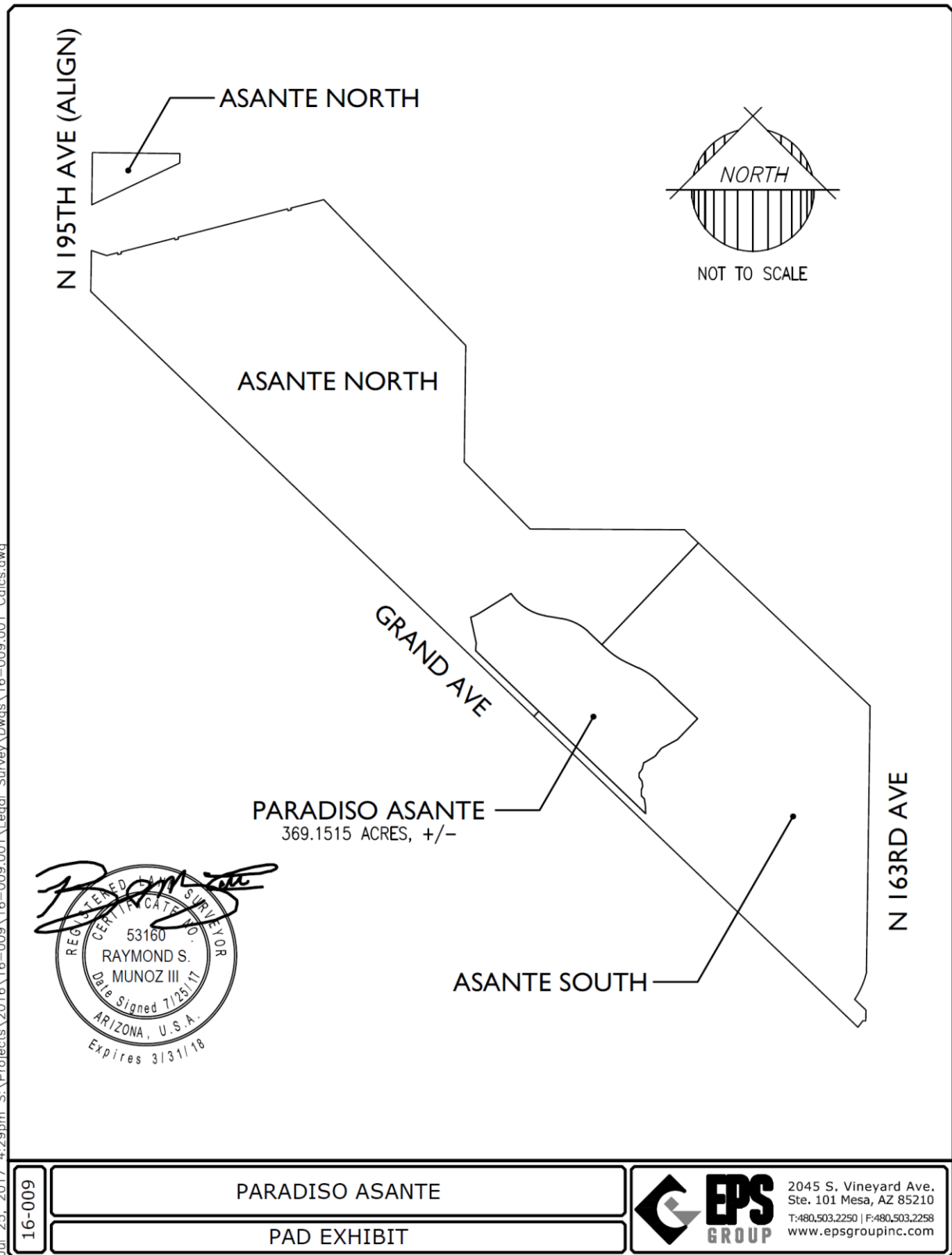
Contains 369.1515 acres, more or less.



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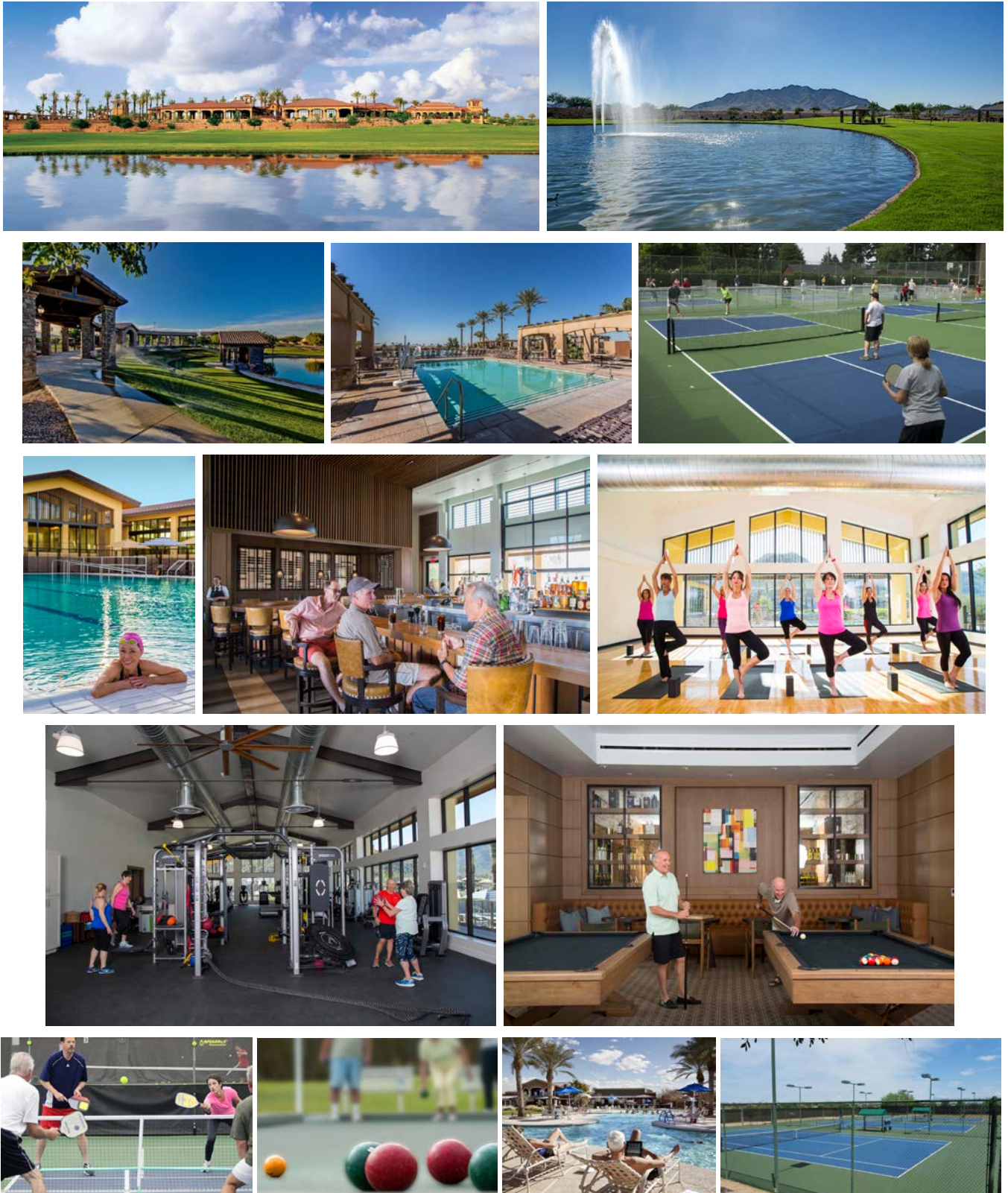
ATTACHMENTS



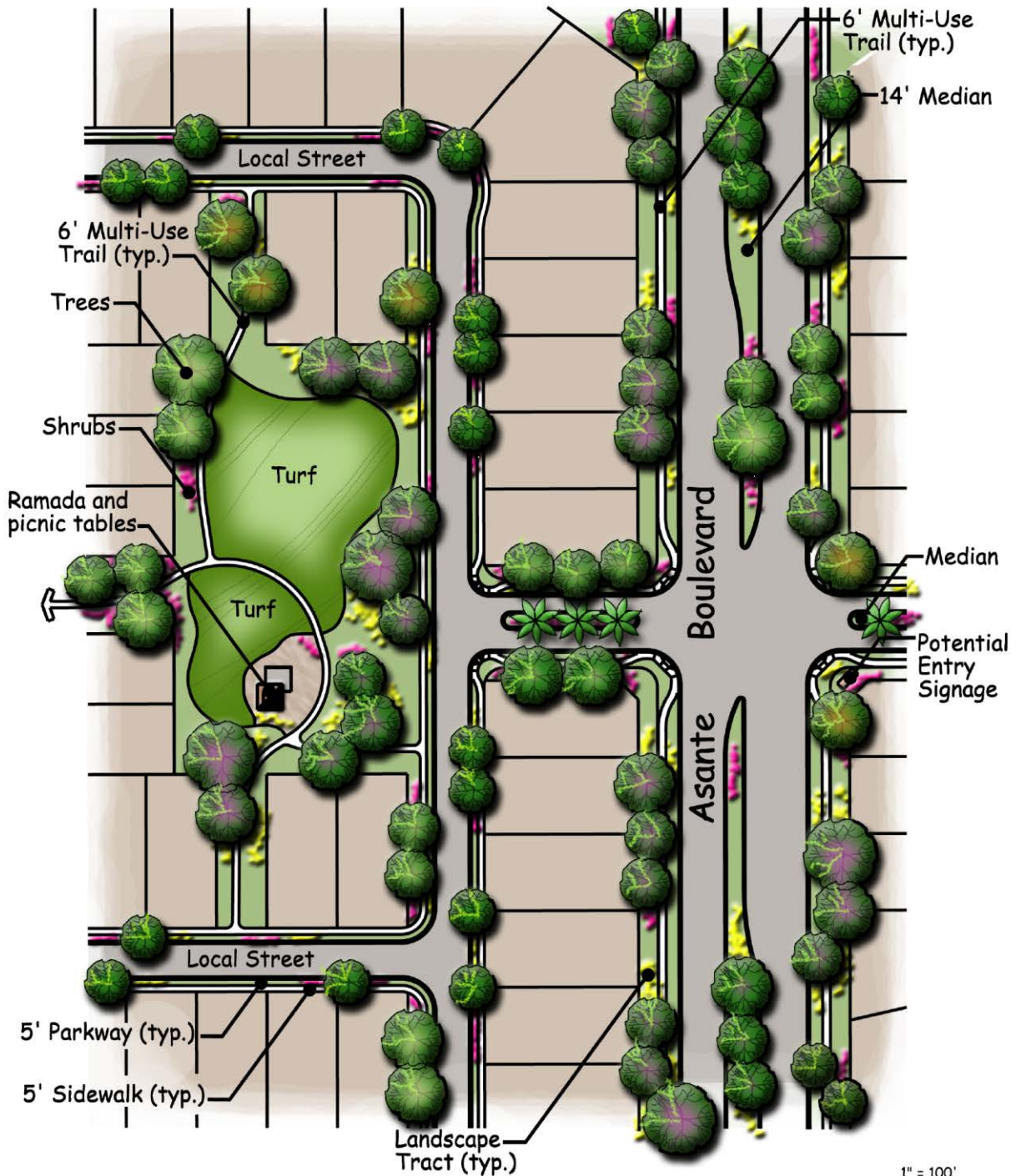
Conceptual Representation of Recreation Center and Club House Parcel – ATTACHMENT A



Example Representation of Housing Product – ATTACHMENT B



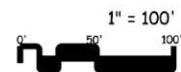
Example Representation of Amenities for Recreation Center and Club House Parcel – ATTACHMENT C



Paradiso Asante

Pocket/Mini Park and Streetscape Exhibit

Conceptual Representation Pocket/Mini Park and Streetscape – ATTACHMENT D



Job #2016.01
Date: 12/21/16

This plan is conceptual in nature and subject to engineering / agency review and revisions.

Citizen Participation Final Report

For

Paradiso Asante PUD Zoning (FS17-010)
Asante PAD Amendment (FS17-011)
Asante North PAD Amendment (FS17-012)
Northwest corner of 163rd Avenue and Grand Avenue

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Owner/Developer:
LENNAR®
Lennar Arizona, Inc.
1725 W. Greentree Drive, #114
Tempe, Arizona 85284
Contacts: Jeff Gunderson, Sr. VP Land Acquisition & Development
Todd Skoro, Director of Land Acquisition
Telephone: (480) 345-0077
Fax: (480) 777-4696

Attorney
Earl, Curley & Lagarde P.C.
Contact: Stephen C. Earl
3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012

Prepared:
June 5, 2017

CITIZEN PARTICIPATION FINAL REPORT
for
Paradiso Asante PUD Zoning (FS17-010),
Asante PAD Amendment (FS17-011), and
Asante North PAD Amendment (FS17-012)
requests

PROJECT DESCRIPTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North is directly adjacent and is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006 and is directly north of Asante. Lennar, one of America’s leading homebuilding companies, is the master developer for both Asante and Asante North master planned communities totaling 3,613 acres.

Three companion zoning cases have been filed concurrently. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The purpose of this request is to add a small complimentary active adult component within the Asante and Asante North master planned communities. This active adult component in Asante will be called ***Paradiso Asante***. This component represents only 13% of the land within the Asante and Asante North PADs and will slightly reduce the total number of homes from the original overall approvals. It should also be noted that the same development standards and design features are elements approved in the Asante and Asante North PADs are being utilized in this zoning request.

The second companion request simply seeks a PAD amendment to remove the 311.7 acres from the Asante PAD that are now being incorporated into Asante Paradiso. The third companion request simply seeks a PAD amendment to remove the 153.7 acres from the Asante North PAD that are being rezoned as part of case FS17-010. Except for the removal of the 311.7 acres from Asante and 153.8 acres from Asante North PADs being rezoned into the active adult component called Asante Paradiso and the addition of a Major and Minor Amendment criteria, no other changes are proposed.

The PUD Zoning and the PAD amendments will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families and active adults.

This Citizen Participation Outreach Report provides a summary of the citizen participation and outreach for all three companion case (FS17-010, FS17-011, and FS17-012).

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Outreach Final Report was prepared in accordance with the City of Surprise Citizen Review Process requirements. It meets the City's requirements and the recommended notification area as identified by the Planning and Zoning Division. In accordance with requirements of the City, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- In accordance with the City of Surprise's Citizen Review Process, Earl, Curley & Lagarde P.C. had a sign consultant install 6 double sided neighborhood meeting signs at 6 different locations to notify and inform those interested of the upcoming neighborhood meeting to discuss the applications. (See appendix for sign posting locations, photo of sign and affidavit of posting.)
- The signs were installed 20 days prior to the neighborhood meeting on April 25, 2017. The neighborhood meeting signs included the date, time and location of the neighborhood meeting, a brief description of the requests and case numbers of each of the three cases. It also included the planning division's phone number for those with questions and/or concerns, issues, or problems.
- The City's Notification requirements requires the notice of the citizen review meeting to also be provided by the Planning and Zoning Division in the following manner:
 1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least fifteen (15) days prior to the meeting date;
 2. For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the country or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land;
 3. For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200' or 300' radius, the city shall send copies of the notice by first class mail, no less than seven (7) days prior to the hearing;
 4. Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application;
 5. The head of any homeowners association or registered neighborhood within the public notice area established in item 3 indicated above.

- The Citizen Review Meeting letter, that was sent out by the City, invited residents to attend a neighborhood meeting in the area at Sundown Mountain School (Desert Moon) Cafeteria on Monday, May 15, 2017 from 6:00 PM to 7:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included the boundaries of the requests and the location of the neighborhood meeting.

Neighborhood Meeting

- The neighborhood meeting was held on Monday, May 15, 2017 from 6:00 to 7:00 PM to inform those in attendance of the proposed applications. Approximately 25 individuals from the adjoining neighborhoods, Councilmember Roland Winters Jr., Councilmember Ken Remley, Planning Commissioner Vice Chair Matt Keating and Sergio Angulo, Planner, attended the meeting and they registered their attendance on the sign-in sheet (see *Appendix*). Additionally, two Lennar development representatives were in attendance to convey the vision of this community and respond to questions.
- The neighborhood meeting was set up in an open house format with 2 large stations. The first manned station included the following exhibits: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) An exhibit showing the overall master plan with the existing and proposed land uses and zoning inserted into the overall master plan; 3) An exhibit showing the total approved number of units and those proposed with the new PUD zoning case; and 4) An exhibit showing the existing and the proposed Zoning for the subject site.
- The second manned station included: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) A board showing representative examples of Recreational/Club house inspiration; 3) Two boards showing representative examples of house product; and 4) A board showing representative examples of house floor plans.
- Several members of the development team were at both stations to provide detailed information about the project and requests.
- Station 1: A brief review of the three companion requests was provided at the first station. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The second companion request simply seeks a PAD amendment to remove the 311.7 acres that are being rezoned as part of FS17-010 case from the Asante PAD. And the third companion request simply seeks a PAD

amendment to remove the 153.7 acres that are being rezoned as part of FS17-010 case from the Asante North PAD.

- It was further explained the subject property is part of the Asante and Asante North PADs, and the proposed rezone and Planned Unit Development (PUD) Overlay will create a complementary active adult community representing only 13% of the land in the Asante and Asante North PADs and will reduce the total number of homes from the original approvals. It was also noted that the development standards and the same design features and elements that have been approved through the Asante and Asante North PADs will carry through in this zoning case.
- Station 2: Detailed information regarding the proposed active adult component was provided at station 2. It was explained that the primary reason of all three cases was just to add the complementary active adult component within the Asante and Asante North master planned communities. Example representations of Recreational/Club house inspiration, representative examples of house product and representative examples of house floor plans were shown to provide interested residents with an understanding of the feel and quality of this project.
- Exhibits were shown at each station to allow the attendees the opportunity to view the elements of the proposed project. The floor was opened for questions and comments from the attendees at each station.
- The majority of those that attended the meeting lived in either Desert Oasis subdivision just to the east of Asante or in the County island just south of the Central Arizona Canal.
- Reaction to the overall plan and requests was positive from those in attendance.

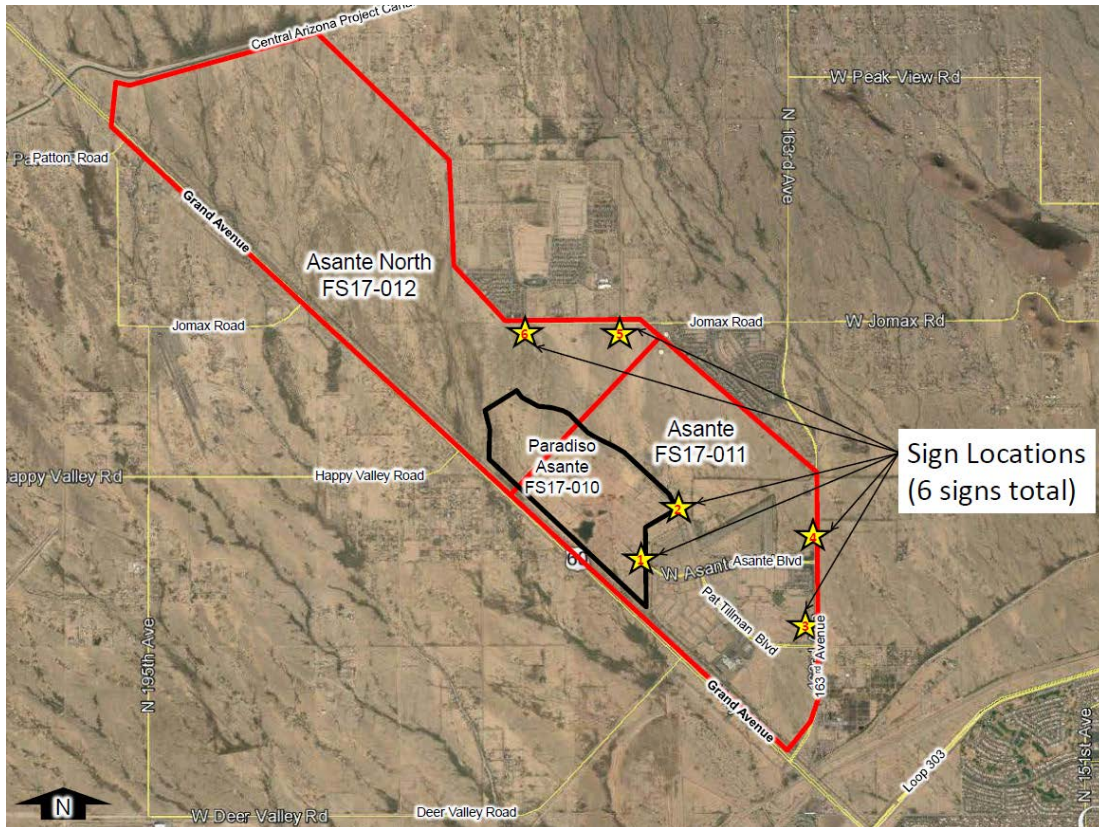
The questions from the neighborhood meeting consisted of:

Questions/Comments:	Response:
What are the requests? And why do we have three applications?	It was explained that three companion zoning cases are being filed concurrently. To simply add a complementary active adult component within the Asante and Asante North master planned communities. No additional residential density was being added by these actions. In fact, the total units would be less and all development would remain the same.
As question was raised regarding how the new component would function inside the master plan and how more external roadways	It was explained that the Asante Master Plan (including Asante and Asante North) included over 3,600 acres and had already been approved by the City for over 15,000 units. This request merely

affected such as 163 rd Avenue. They also wanted to know the timing of a second access to Grand Avenue.	created an active adult component within the Master Plan utilizing approximately 13% of the total acreage and 11.5% of the units. It was further explained that this request actually lowered the number of approved units by about 200. While this component would be for active adults and would be gated, all pedestrian ways would be unimpeded, including access to the linear park along the railroad tracks and access to the lakes. A future connection to Grand Avenue from either Jomax Road or Happy Valley Road alignments is planned to occur in the future according to the established phasing and infrastructure plan of Asante. This component will not negatively affect this timing.
A comment was made that this area has drainage and flooding problems during storm events. This was especially true of the County residents who do not have a storm water drainage system.	It was explained that when historic drainage flows enter the Asante Master Plan, they are properly handled pursuant to the City and County regulations, including appropriate storm water retention facilities. However, we have no control over drainage systems in the County exterior to the boundaries of Asante. They indicated that they had met with City and County officials on this issue and expressed their desire for the City to assist them. They realized this was not an Asante issue.
What are the home sizes?	It was conceptualized that the home sizes could range from 1,800 s.f. to over 2,700 s.f.
Several questions regarding the timing of the commercial development within Asante were asked.	It was explained that the commercial parcels are not owned or controlled by Lennar, however, Lennar is very supportive of commercial retail uses entering the Asante Master Plan to provide services for our residents. The timing of seeing commercial retail uses come will depend on home sales and projected future sales (i.e. rooftops) and we are hoping that by adding in a new, complimentary housing product within Asante, we will help to accelerate the residential development within Asante, which in turn will bring commercial uses to Asante.
Will this have a separate HOA?	It will be a sub-HOA within the master HOA. The sub-HOA will report to the master HOA and will pay dues like the rest of the members of the community. Additionally, because they will have private streets and their own separate amenities, they will also pay an additional HOA fee to maintain those amenities and assets.
Will it be gated?	Yes. It will be gated to restrict vehicular access but

	will be left open for pedestrian access.
Will it have a pool, as is being shown in the conceptual board?	It was explained, that the boards are conceptual only, showing what might be put in there. Because we are still at the zoning stage, we are still at the conceptual stage. We have not yet fully programmed that amenity space. But Lennar has devoted significant space and resources to the amenity package, which will include a clubhouse, along with other major amenities which could include a pool, ramadas, BBQs, walking trails and other elements.
Could a youth or child come and live long-term in one of these houses?	They would only be able to stay for a week similar to other prominent active adult community HOA rules.
What is the process?	Staff needs to complete their review. Once completed, they will schedule our requests for Planning Commission Hearing and final action by the City Council. After approvals, Lennar will submit their Preliminary and Final Plats for review and approval.

- Between May 15, 2017 and today's date June 5, 2017, there have been no other concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.
- This concludes the Citizen Participation Outreach Final Report for the proposed **Paradiso Asante PUD (FS17-010), Asante PAD Amendment (FS17-011), and Asante North PAD Amendment (FS17-012).**



Sign Posting Locations



Photo of 1 of the 6 signs posted.

AFFIDAVIT OF POSTING

Application No: FS17-010, FS17-011, FS17-012

Applicant Name: Earl, Curley and Lagarde

Location: NWC of Grand Ave and 163rd Ave

Date Site Posted: April 25, 2017

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

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

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

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

Meghan Liggett 4/25/17
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 25th day of April, 2017, and by Meghan Liggett, I witness whereof I hereunto

set my hand and official seal.

Mary Beth Conrad
Notary Public
10-25-20

My commission expires

CITY OF SURPRISE



Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
WELDON EMERY	25918 N 160 th Av	Surprise 85378	623 684 0333
Jim & Cindy ANGARELLA	25600 N. DESERT HESLER	Surprise 85387	ANGARELLA@AOL.COM
Russ & Lisa Thayer	23918 N. 163 rd Dr	Surprise AZ 85387	RTUT2@aol.com
Stan Gutschall	29050 N. 163 rd	Surprise AZ. 85387	
MARTIN CASAS	17777 W. MAYA WAY	Surprise AZ. 85387	575 749-3296
Ellen Allen	Kenallen23@gmail.com	SURPRISE AZ 85387	
	18124 W. Roy Rogers	Surprise AZ 85387	623-556-2829
Matt & Linda Keating	16423 W. Cielo Grande Ave	Surprise 85387	stay on the bike@yahoo.com
Brad Wecker	18410 W. Stamm Dr.	Surprise 85374	BRADWECKER@GMAIL.COM
Jaqueline Rea Carroll	28517 N. 150 th Av	Surprise 85387	623-544-6304

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Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
SHARV STEVE STRONG	26067 N. 163 RD DR.	SURPRISE, 85387	317-965-2446 576-6704410u.com 410-215-7466
ARMANDO BARR	16467 W. PACUITA	SURPRISE 85387	ADBARRE@gmail.com 623-500-5482
BILL + PAULA COUGHAN Ed, Jill, Wendie KEOTIN	17519 W. BUCKHORN 17539 W. FLOCKER LN.	SURPRISE SURPRISE	LOISLU1946@GMAIL.COM c.kuotin@gmail.com
CHRISTINE ADAIR	16379 N. CIELO GRANDE AVE	SURPRISE 85387	1510 adaire@gmail.com 1580
DIANE ADEN	16347 W. CIELO GRANDE AVE.	85387	JASWJOHNSON@gmail.com
Sally + Johnson	29222 N 163 RD Ave	85387	623-556 5908

From: [PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT](#)
To: [Jamie Sullivan](#)
Subject: Declined: CR16-365 Asante Active Adult

CR16-365

ASANTE ACTIVE ADULT

North and West of Asante Boulevard and Pat Tillman Boulevard Portion of 503-73-771 and 503-73-942A Major Zoning Amendment to PAD to allow active adult housing component

The site is located on 577 acres North and West of Asante Boulevard and Pat Tillman Boulevard and is part of the larger 3,613 total acres in the Asante and Asante North Master Plan community. The request is to rezone the 577 acres to accommodate an active adult house component with in the overall Asante master Plan. The site is located approximately .90 to 2.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, the change in zoning at the location stated above, will not negatively impact the flying operations at Luke AFB. However, without a precise Plan of Development we request the opportunity to make comments on the development as they begin to build specific facilities. This will ensure that detailed features and aspects of development, as they mature, will not negatively impact our flying operations.

Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. When building 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 would be essential to inform potential residents about Luke AFB operations.

v/r
Barbara

//SIGNED//

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Deputy Director, Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

From: [Bob Patoni](#)
To: [Jamie Sullivan](#)
Cc: [Vanessa Nunez](#)
Subject: CR16-365
Date: Friday, August 26, 2016 8:36:28 AM
Attachments: [image001.jpg](#)

RE: CR16-365
Asanti Active Adult Housing Community
Proposed development adjacent to US-60 (Grand Avenue)
Major Zoning Amendment action

Attn: Jamie Sullivan

Thank you for the notice of major zoning amendment to PAD for the above-referenced development.

ADOT has no comment on zoning issues.

We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



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From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: Declined: CR16-365 Asante Active Adult

Jamie,

Thank you for providing the Meeting Notification for Asante Active Adult (CR16-365).

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
HYPERLINK "mailto:debbiet@mwdaz.com" debbiet@mwdaz.com

ORDINANCE 2017-18

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR ASANTE PARADISO, GENERALLY LOCATED NORTH OF GRAND AVENUE APPROXIMATELY 1.5 MILES WEST OF 163RD AVENUE.

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 generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue;

WHEREAS, the subject site is zoned as Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD);

WHEREAS, this PUD overlay district establishes design guidelines and development standards for the subject site;

WHEREAS, this PUD overlay district will identify a specific process and criteria for major and minor PUD amendments;

WHEREAS, this PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

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

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on July 20th, 2017, the Planning and Zoning Commission recommended approval of the Asante Paradiso PUD overlay.

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

Section 1. *PUD overlay.* This PUD Overlay will apply to the parcel legally described on Exhibit A and depicted on Exhibit B, known as Asante Paradiso.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This ordinance is not of a general nature and will 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 _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A



**Legal Description
Asante South**

Job No. 16-009.001

05/30/17

Portions of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northeast Corner of Said Section 12;

thence along the East line of the Northeast Quarter of said Section 12, South 0 degrees 45 minutes 04 seconds West, 2634.20 feet to the East Quarter Corner, thereof;

thence along the East line of the Southeast Quarter of said Section 12, South 0 degrees 45 minutes 18 seconds West, 2633.98 feet to the Southeast Corner thereof;

thence along the East line of the Northeast Quarter of said Section 13, South 0 degrees 45 minutes 24 seconds West, 2200.79 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 76 degrees 48 minutes 52 seconds West a distance of 2346.83 feet;

thence Southwesterly 843.48 feet along the arc of said curve to the right through a central angle of 20 degrees 35 minutes 34 seconds;

thence on a non-tangent line South 56 degrees 13 minutes 18 seconds East, 20.00 feet;

thence South 46 degrees 17 minutes 19 seconds East, 419.89 feet to the East line of the Southeast Quarter of said Section 13;

thence along said East line, South 0 degrees 45 minutes 27 seconds West, 302.31 feet;

thence North 86 degrees 39 minutes 12 seconds West, 84.93 feet;

thence South 36 degrees 23 minutes 43 seconds West, 229.50 feet to the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 12614.68 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 4156.20 feet to the Southwesterly line of the Final Plat of 'Asante Phase One Unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, South 46 degrees 51 minutes 59 seconds East, 149.56 feet;

thence continuing along said Southwesterly line, North 81 degrees 09 minutes 05 seconds East, 35.60 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 81 degrees 08 minutes 55 seconds East a distance of 55.00 feet;

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Tel (480) 503-2250 • Fax (480) 503-2258

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thence continuing along said Southwesterly line, Southeasterly 54.44 feet along the arc of said curve to the left through a central angle of 56 degrees 42 minutes 33 seconds;

thence continuing along said Southwesterly line, on a non-tangent line South 24 degrees 26 minutes 22 seconds West, 50.71 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 140.00 feet;

thence continuing along said Southwesterly line, South 43 degrees 46 minutes 26 seconds West, 31.89 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 120.00 feet;

thence continuing along said Southwesterly line, North 76 degrees 52 minutes 44 seconds East, 45.70 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 76 degrees 52 minutes 44 seconds East a distance of 55.00 feet;

thence continuing along said Southwesterly line, Southeasterly 48.43 feet along the arc of said curve to the left through a central angle of 50 degrees 26 minutes 47 seconds to a point of reverse curvature of a curve having a radius of 55.00 feet;

thence continuing along said Southwesterly line, Southeasterly 16.65 feet along the arc of said curve to the right through a central angle of 17 degrees 20 minutes 29 seconds;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 551.71 feet to the beginning of a curve, concave Southwest, having a radius of 55.00 feet;

thence continuing along said Southwesterly line, Southeasterly 41.61 feet along the arc of said curve to the right through a central angle of 43 degrees 20 minutes 30 seconds to a point of reverse curvature of a curve, concave Northerly, having a radius of 55.00 feet;

thence continuing along said Southwesterly line, Easterly 168.81 feet along the arc of said curve to the left through a central angle of 175 degrees 51 minutes 08 seconds;

thence continuing along said Southwesterly line, on a non-tangent line South 88 degrees 44 minutes 12 seconds East, 26.39 feet;

thence continuing along said Southwesterly line, South 51 degrees 13 minutes 03 seconds East, 99.51 feet to the Easterly line of said Final Plat;

thence along said Easterly line and a prolongation therefrom, North 0 degrees 43 minutes 44 seconds East, 1187.52 feet to the centerline of West Asante Boulevard as depicted in the Map of Dedication of 'Asante Phase One', recorded in Book 857, Page 17 of Maricopa County Records;

thence along said centerline, South 46 degrees 24 minutes 18 seconds East, 22.59 feet to a point on the Westerly line and the prolongation therefrom of the Final Plat of 'Asante Phase One Unit Five' recorded in Book 888, Page 20 of Maricopa County Records;

thence along said Westerly Line, North 0 degrees 42 minutes 32 seconds East, 848.21 feet;

thence along the Northwestern line of said Final Plat, North 61 degrees 17 minutes 19 seconds East, 1017.55 feet;

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thence continuing along said Northwesterly Line and the prolongation therefrom, North 66 degrees 31 minutes 54 seconds East, 265.92 feet to the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records and the beginning of a non-tangent curve, concave Southwest, from which the radius point bears South 66 degrees 31 minutes 54 seconds West a distance of 2200.00 feet;

thence along said centerline, Northwesterly 883.50 feet along the arc of said curve to the left through a central angle of 23 degrees 00 minutes 34 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 1835.15 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 65 degrees 12 minutes 24 seconds West, 350.58 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

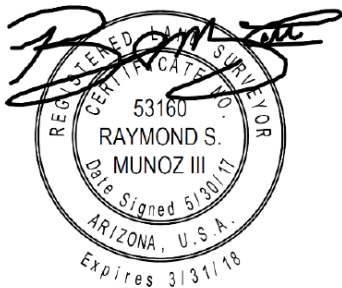
thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 144.00 feet;

thence North 43 degrees 31 minutes 21 seconds East, 3940.63 feet to the Southwesterly line and the prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', Final Plat of 'Desert Oasis of Surprise Parcel B5' and Final Plat of 'Desert Oasis of Surprise Parcel B6', recorded in Book 666, Page 8, Book 666, Page 7 and Book 665, Page 36 respectively;

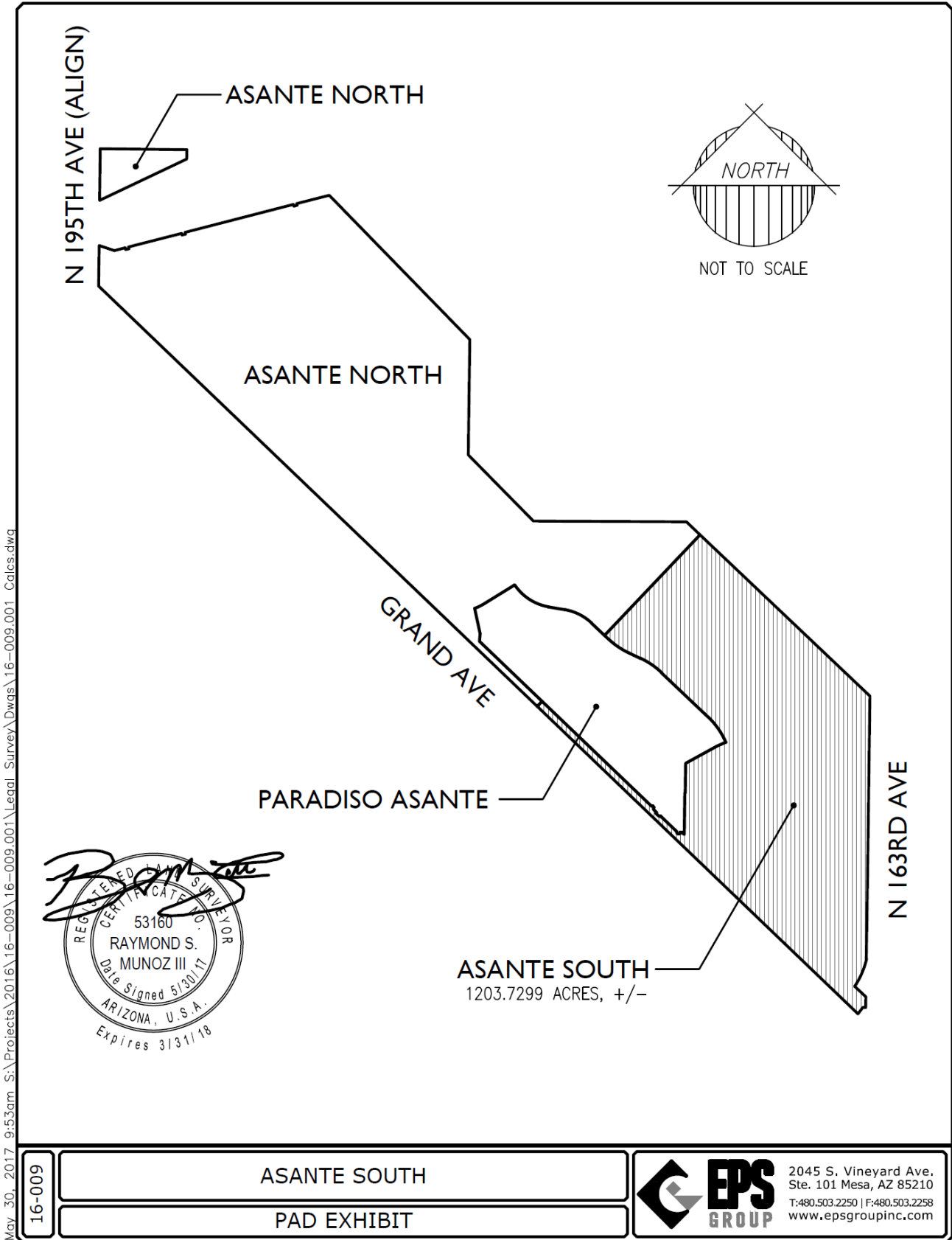
thence along said Southwesterly line, South 46 degrees 28 minutes 39 seconds East, 6646.92 feet to the POINT OF BEGINNING.

Contains 1203.7299 acres, more or less.



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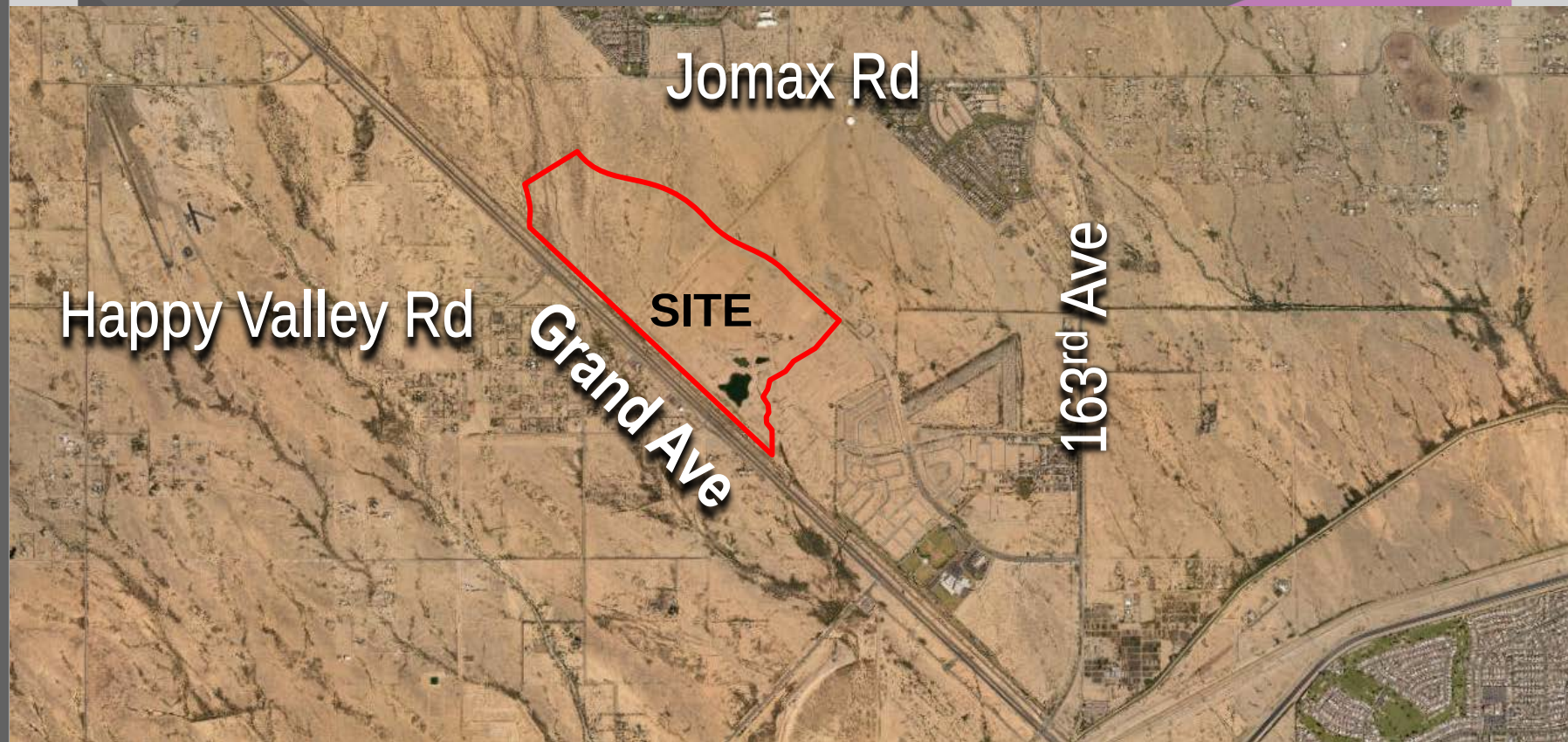
FS17-010

**Asante Paradiso
Planned Unit Development**

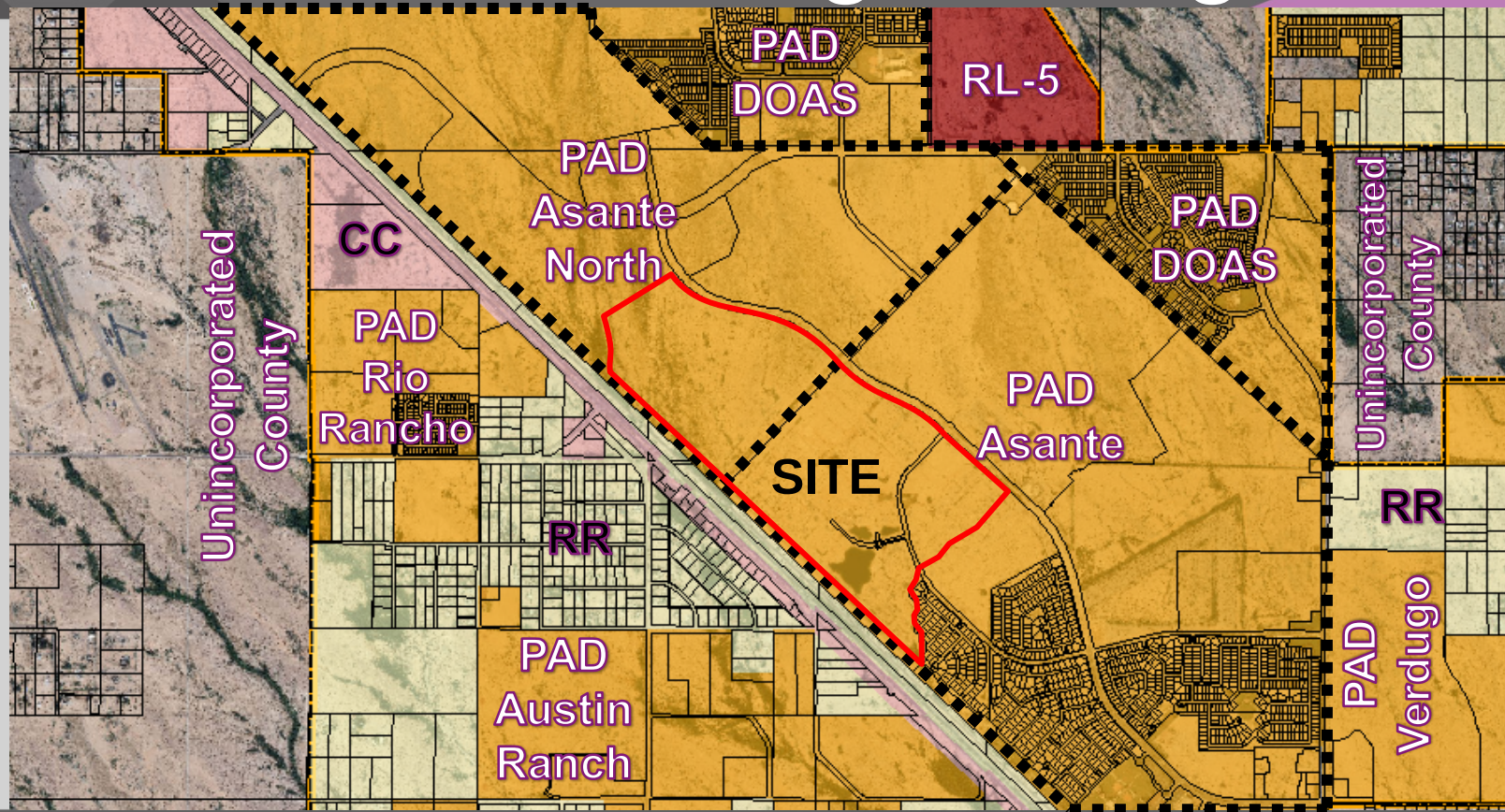
Planning and Zoning Commission

August 17, 2017

VICINITY MAP

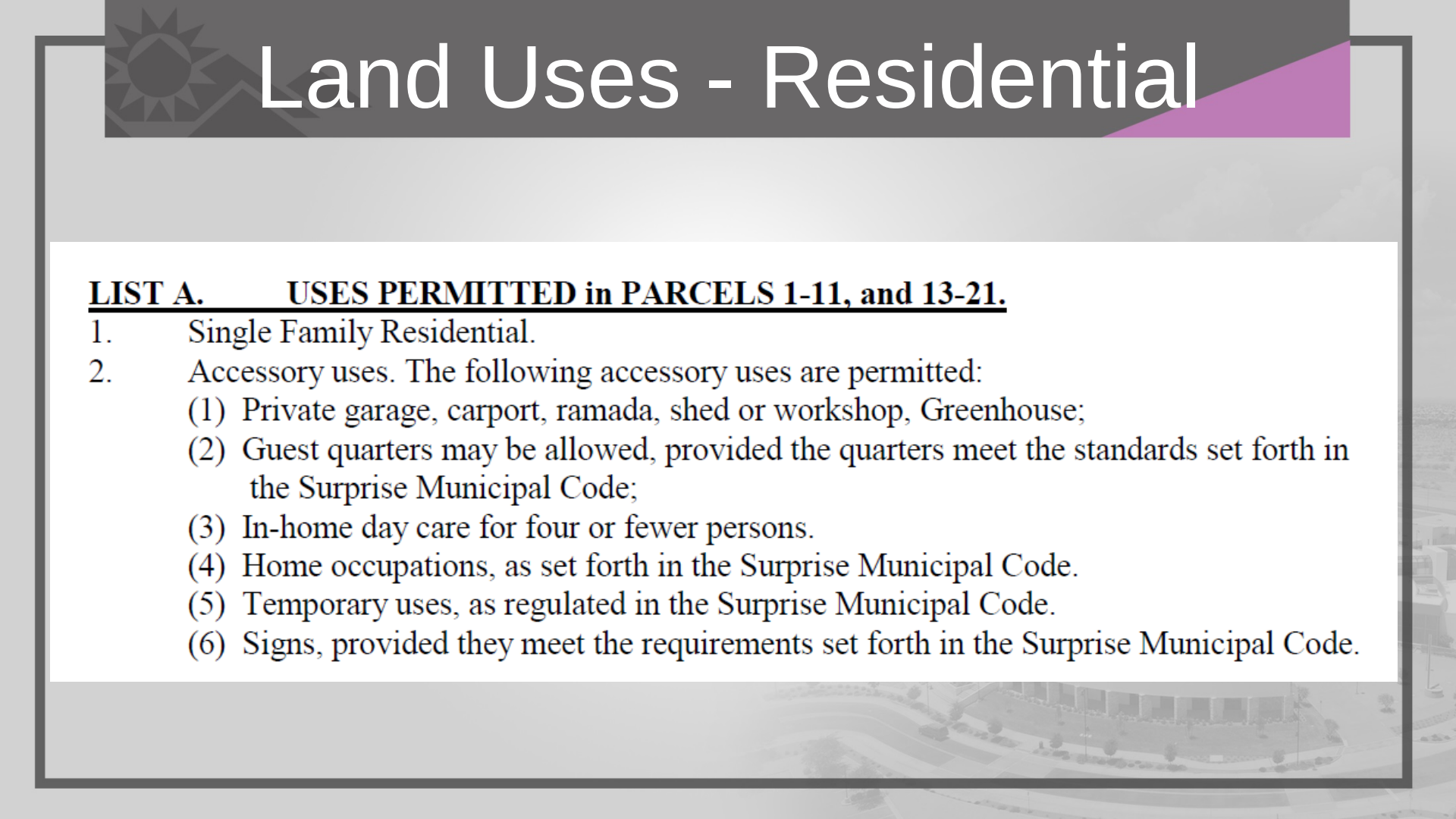


Surrounding Zoning



Zoning





Land Uses - Residential

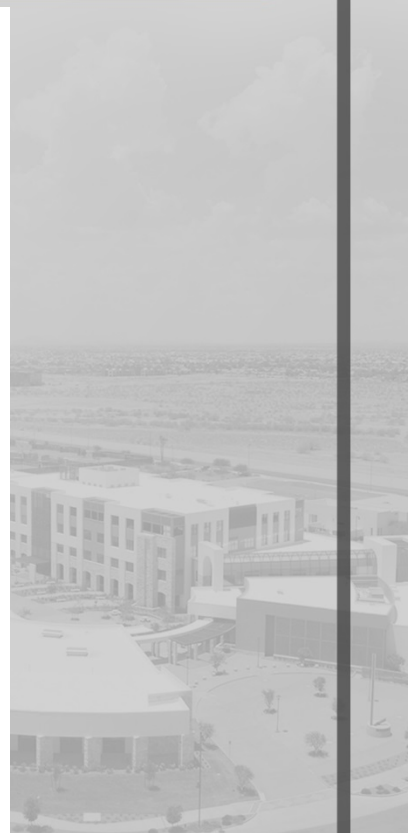
LIST A. USES PERMITTED in PARCELS 1-11, and 13-21.

1. Single Family Residential.
2. Accessory uses. The following accessory uses are permitted:
 - (1) Private garage, carport, ramada, shed or workshop, Greenhouse;
 - (2) Guest quarters may be allowed, provided the quarters meet the standards set forth in the Surprise Municipal Code;
 - (3) In-home day care for four or fewer persons.
 - (4) Home occupations, as set forth in the Surprise Municipal Code.
 - (5) Temporary uses, as regulated in the Surprise Municipal Code.
 - (6) Signs, provided they meet the requirements set forth in the Surprise Municipal Code.

Land Uses – Mixed Use

LIST B. USES PERMITTED in PARCEL 12

1. Retail.
2. Recreation Center.
3. Club House.
4. Golf course with ancillary uses.
5. Administrative offices (marketing, managers, activity coordinator etc.), Home healthcare office, Professional, Medical or Dental offices.
6. Libraries and museums.
7. Restaurant, Bistro or Coffee Shop.
8. Movie Theatre, Theatre or assembly use.
9. Hair salon and barber shop.
10. Health and fitness (workout facility with classes and spa area).
11. Spa.
12. Bank.
13. Pharmacy.
14. Game Room/Arcade.
15. Communication center.
16. Live Music as an ancillary to principal use.
17. Accessory uses. The following accessory uses are permitted:
 - (1) Parking lots.
 - (2) Refuse and service areas, as regulated in the Surprise Municipal Code.
 - (3) Accessory buildings, as regulated in the Surprise Municipal Code.
 - (4) Temporary construction buildings.
 - (5) Signs provided they meet the requirements set forth in chapter 113 of the Surprise Municipal Code.
 - (6) Temporary uses, as regulated in article VI of the Surprise Municipal Code.



Development Standards

TABLE B. Single Family Residential				
Lot Category	A	B	C	D
Parcel Numbers	3, 4, 8, 9, 16, 17, 20	5, 6, 7, 13, 18, 19	1, 2, 10, 11, 15, 21	14
Typical Lot	48' x 110'	50' x 90'	58' x 110'	70' x 120'
% Distribution(1)	No more than 35%	No more than 27%	No more than 31%	No more than 9%
Min Area	5,280 sf	4,500 sf	6,380 sf	8,400 sf
Min. Width	48'	50'	58'	70'
Min. Depth	110'	90'	110'	120'
Building Setbacks(2)				
Front	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)
Side	5'/8'	5'/8'	5'/8'	5'/8'
Street Side(3)	13'	13'	13'	13'
Rear	15'	10'	15'	15'
Rear Adj. to Arterial	20'	15'	20'	20'
Min. Distance between Houses	10'	10'	10'	10'
Bldg. Height	30'	30'	30'	30'
Lot Coverage	50%	70%	50%	50%

Development Standards

TABLE C. Medium/High Density Residential			
		<u>Cluster Type</u> <u>Alley Loaded</u>	<u>Zero Lots</u> <u>Z-Lots</u>
Minimum subdivision size		1-acre	N/A
Min. Lot Area – Square footage		1,200	2,730
Min. Lot Width – Interior Lot	(2)	20'	35'
Min. Lot Depth		60'	70'
Maximum Building Height		40'	30'
Minimum Yard Setbacks			
Front – Public Street	(1)	15'	10'
Front – Private Street		8'	8'
Front/Rear to Face of Garage Door – Public Street	(9)	20'	20'
Front/Rear to Face of Garage Door – Private Street		4'	N/A
Rear	(3)(5)	3'	5'
Sides	(4)	0'	0'/5'
Side – Aggregate	(8)	10'	10'
Minimum Distance Between Buildings	(6)(7)	10'	10'
Landscape Tracts			
Collector Street		10'	10'
Arterial Street		20'	20'

Open Space





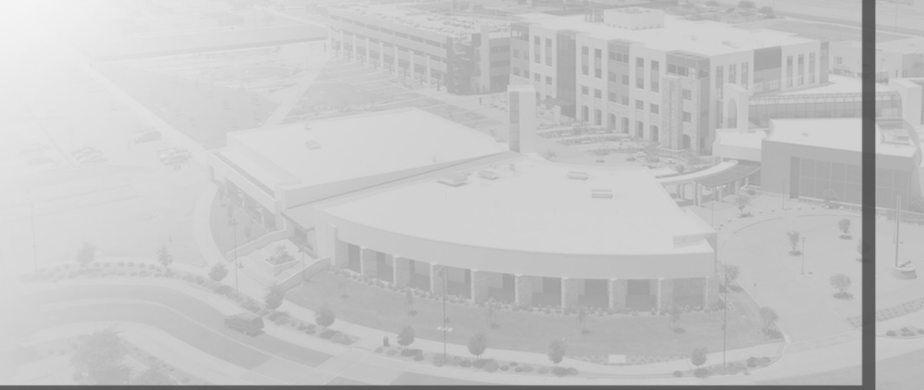
CITIZEN OUTREACH

1st Citizen Outreach Meeting

- May 15, 2017

Comments/Concerns

- Traffic – 163rd Ave and Future Connection to Grand
- Drainage (Flooding)
- Design Standards and how it will fit into Asante as a whole



STAFF RECOMMENDATION

PUD Staff Recommendation:

- Recommend Approval to the Mayor and City Council





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

August 17, 2017 @ 6:00:00 PM

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

Board Meeting Date:	August 17, 2017	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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