



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

Thursday, May 4, 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:

STAFF
 RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|----|-------------------|--|--|
| #1 | District Internal | <u>Consideration and action approving the April 20, 2017 Planning and Zoning Commission minutes.</u> | Approve
Lorraine
Nevarez -
Community
Development |
|----|-------------------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 4	<u>Consideration and action approving a Conditional Use Permit for Right Auto Vehicle Sales Facility located on the southwest corner of Bell Road and 115th Avenue.</u>	Approve Hobart Wingard - Community Development
#3	District 1	<u>Consideration and action regarding a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay</u>	Approve Robert Kuhfuss - Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|--|
| #4 | 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

May 4, 2017 @ 6:00:00 PM

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Board Meeting Date:	May 4, 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
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Agenda Wording:

Consideration and action approving the April 20, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the April 20, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes - April 20, 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

April 20, 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 April 20, 2017.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Assistant Director Lloyd Abrams, Deputy City Attorney Donna Bronski, Planner Hobart Wingard, Planner Robert Kuhfuss, Planner Sergio Angulo 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 April 6, 2017 Planning and Zoning Commission minutes.

Commissioner Bash made a motion to approve the April 6, 2017 Planning and Zoning Commission minutes. Commissioner Smith seconded the motion. The motion passes with 7 votes in favor.

Item 2 – DISTRICT 4 – Consideration and action on the Site Plan for a Behavioral Health Hospital generally located north of Westgate Drive and west of Dysart Road.

Sergio Angulo, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Jobs coming into the City of Surprise
- Parking spaces
- Mental health facilities coming to the west valley

Commissioner Norberg made a motion to approve the Site Plan for a Behavioral Health Hospital generally located north of Westgate Drive and west of Dysart Road. Commissioner Rosenbaum seconded the motion. Motion passes 7 votes in favor.

Item 3 – DISTRICT 6 – Consideration and action approving a Site Plan for Milam Glass at Skyway Business Park generally located 450 linear feet north of the northeast corner of Peoria and 132nd Avenues.

Hobart Wingard, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Possible opportunities for internships
- Good addition to the area

Commissioner Rosenbaum made a motion to approve the Site Plan for Milam Glass at Skyway Business Park. Commissioner Rosenbaum seconded the motion. Motion passes 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – DISTRICT 1 – Consideration and action approving a Site Plan for Hayashi Restaurant at Surprise Village Marketplace generally located on the southeastern corner of Bell Road and State Route 303.

Hobart Wingard, planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Stop light timing for those turning left onto Bell
- Placement of Stop Signs in the area

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

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

Commissioner Norberg made a motion to approve the Site Plan for Hayashi Restaurant at Hayashi Restaurant at Surprise Village Marketplace, subject to stipulations 'A' through 'E' as listed in the staff report. Commissioner Bash seconded the motion. The motion passes with 7 votes in favor.

Chair Chapman moved item 5 to the end of item 7.

Item 6 – DISTRICT 5 – Presentation and action regarding a Rezone with PUD overlay for Paradise Acres commercial center, generally located along the eastern edge of Reems Road between Paradise Lane to the north and Tierra Buena Lane to the south.

Hobart Wingard, planner, presented item 6 to the Commission.

Chair Chapman opened the call to the public for item 6.

James Holman, resident, noted he does not agree with the 8ft wall and is concerned with the wall adjoining his property line. Mr. Holman would like to have the animal hospital or any boarding facility excluded. He would like these concerns to be addressed.

The Commission discussed item 5:

- 8-foot wall and 24-foot setback (landscape buffer)
- Exclusion of animal hospitals or boarding facilities

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

Chair Chapman called for a motion to include stipulation (d) that states no animal hospitals, clinics or boarding facilities shall be allowed in this PAD.

Commissioner Smith made a motion to approve stipulation (d) as stated and was seconded by Vice Chair Keating. The motion passes with 7 votes in favor.

Chair Chapman called for motion to include stipulation (e) the eight-foot perimeter wall on the east side of the property shall be no closer than 12 feet from the property line.

Commissioner Bash made a motion to approve stipulation (e) as stated and was seconded by Vice Chair Keating. The motion passes with 7 votes in favor.

Chair Chapman called for a motion to consider the agenda item.

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council regarding the Rezone with PUD Overlay for Paradise Acres Commercial Center, subject to Stipulations A, B, and C, as listed in the staff report with the addition of stipulations D and E. Vice Chair Keating seconded the motion. The motion passes with 7 votes in favor.

Item 7 – DISTRICT 5 – Consideration and action on the Conditional Use Permit to allow for a new Mini-Warehouse facility in Sierra Verde Parcel 11 generally located north of Waddell Road and west of Litchfield Road.

Sergio Angulo, planner, presented item 7 to the Commission.

Chair Chapman opened the call to the public for item 7.

James Frizzle, resident, noted his concern regarding the impact traffic has on residents in that area. He noted there is no stop light to get onto Bell Road. He would like these concerns to be considered.

Bill Allison, attorney for applicant, noted that stipulation A limits the time for approval to start construction to one year. The applicant is on schedule for construction; however, there may be circumstances out of the applicants control that could preclude the applicant from beginning construction. Mr. Allison is requesting a 1-year extension to begin construction.

Erica Martinez, resident, noted her concern of additional traffic in the area. The exit of the storage facility is near the school bus stop. There is also a park nearby. Having the storage facility at that location takes away from the sense of a residential community. Ms. Martinez suggested another location would be better suited for this type of facility.

The Commission discussed item 7:

- Setting precedence of a 1-year extension for time of construction
- Location of the facility
- Egress on 140th Drive
- Bus stop location
- Shared access
- Chained linked fence

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

Chair Chapman called for a motion to include an amendment to stipulation (a) that states this Conditional Use Permit is valid for one (1) year after approval by the Planning and Zoning Commission with a one-year extension upon application to the Director of Community Development. This Conditional Use Permit shall expire on the one (1) year anniversary of approval, unless a one-year extension has been granted prior to that date.

Vice Chair Keating made a motion to approve stipulation (a) as stated and was seconded by Commissioner Rosenbaum. The motion passes with 7 votes in favor.

Chair Chapman called for a motion to consider the agenda item with the amendment to stipulation (a).

Commissioner Bash made a motion to approve the Conditional Use Permit to allow for a New Mini-Warehouse facility in Sierra Verde Parcel 11 generally located north of Waddell Road and west of Litchfield Road subject to stipulations amended A, B and C as stated in the staff report. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 5 – DISTRICT Citywide – Presentation and discussion regarding a proposed Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs.

Robert Kuhfuss, planner, presented item 5 to the Commission.

The Commission discussed item 5 regarding Temporary Signs:

- Commercial speech vs noncommercial speech
- Temporary signs and considering timeframes
- Administrative Appeal process
- Notification process
- Information regarding signage and HOA's

Commissioner Bash suggested staff provide direction on sections that may need specific review from the commission. The commission would like to receive a comparison matrix that would show how other cities are approaching this issue.

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 8:28 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

May 4, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 4, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action approving a Conditional Use Permit for Right Auto Vehicle Sales Facility located on the southwest corner of Bell Road and 115th Avenue.

Motion:

Move to recommend approval of a Conditional Use Permit for Right Auto Vehicle Sales Facility located on the southwest corner of Bell Road and 115th Avenue subject to stipulations 'A.' through 'B.'

Background:

John Hollas, on behalf of Right Auto and Truck, doing business as Hollas and Hollas LLC, seeks approval of a Conditional Use Permit (CUP) to allow vehicle sales facility for used automobiles and trucks. The facility will be operated from an existing office facility located on the southwest corner of Bell Road and 115th 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 - FS17-030 - Right Auto Vehicle Sales Facility Conditional Use Permit - Staff Report](#)
- ☐ [01 - FS17-030 – Right Auto Vehicle Sales Facility Conditional Use Permit \(CUP\) - Location Maps](#)
- ☐ [02 - FS17-030 – Right Auto Vehicle Sales Facility Conditional Use Permit \(CUP\) - Applicant Narrative](#)
- ☐ [03 - FS17-030 – Right Auto Vehicle Sales Facility Conditional Use Permit \(CUP\) - Site Plan](#)
- ☐ [04 - FS17-030 – Right Auto Vehicle Sales Facility Conditional Use Permit \(CUP\) - 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

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-030

Project Name: Right Auto Vehicle Sales Facility

Council District: 4 - Mulberry

Meeting Date: May 4, 2017

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

Owner: Desert Bay Insurance

Applicant: Hollas and Hollas LLC

Request: A Conditional Use Permit (CUP) for a vehicle sales facility at 11503 West Bell Road in a Regional Commercial (CR/C3) Zoning District

Site Location: The project site is generally located on the southwest corner of Bell Road and North 115th Avenue at 11503 West Bell Road

Site Size: Approximately 0.55 acre

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

Support/Opposition: General support was received at the Citizen Review meeting.

Staff Recommendation: Staff recommends the Commission **approve** the proposed Conditional Use Permit, subject to stipulations 'A.' through 'B.'

PROJECT DESCRIPTION:

John Hollas, on behalf of Right Auto and Truck, doing business as Hollas and Hollas LLC, seeks approval of a Conditional Use Permit (CUP) to allow vehicle sales facility for used automobiles and trucks. The facility will be operated from an existing office facility located on the southwest corner of Bell Road and 115th Avenue.

EXISTING ZONING:

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

Coyote Lakes PAD Vacant Commercial	Coyote Lakes PAD Car Wash	Canyon Ridge West PAD Vacant High Density Residential
Regional Commercial (CR/C3) Auto Serve Mall	Regional Commercial (CR/C3) Commercial Offices	County – General Commercial C-3 Commercial RV Sales
Regional Commercial (CR/C3) Auto Serve Mall	Regional Commercial (CR/C3) Auto Serve Mall	County – General Commercial C-3 Commercial RV Sales

BACKGROUND:

June 23, 1983: The subject parcel was annexed into the City of Surprise under Ordinance 83-06.

April 9, 1981: The City Council approved a rezone of the subject property from Single Family Residential (R-1) to Community Commercial (C-2).

March 28, 1990: A Certificate of Occupancy was issued for a Unical vehicle fueling station.

March 1, 2005: The Arizona Department of Environmental Quality issued an Underground Storage Tank Permanent Closure Approval letter for the former fuel dispensing facility.

August 14, 2008: The City Council approved a rezone of the subject property from Community Commercial (C-2) to Regional Commercial (C-3) under Case RZ07-275.

January 9, 2014: The Planning and Zoning Commission approved a Site Plan for Desert Bay Insurance under Case FS13-475.

January 28, 2014: The Mayor and City Council approved a Final Plat for the Boyle Property under Case FS13-475.

September 29, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR16-396.

January 13, 2017: The applicant filed a request for a Conditional Use Permit (CUP) for a vehicle sales facility and an Amended Final Plat under Case FS17-030, the subject case.

April 18, 2017: The Mayor and City Council approved a Final Plat for the Boyle Property under Case FS17-030, the subject case.

February 15, 2017: The applicant held a Citizen Review Meeting to gather public input on the proposed project.

77 **CITIZEN OUTREACH:**

78
79 As noted above, the applicant held a Citizen Review meeting on February 15, 2017, which was
80 attended by a City of Surprise Councilman and one (1) other citizen. The overall perception of the
81 project was positive. The site was also posted and advertised in accordance with the City of
82 Surprise Municipal Code.

83
84 **ANALYSIS AND DISCUSSION:**

85
86 The subject request involves a proposed vehicle sales facility for used automobiles and trucks to be
87 operated on a built site currently utilized for office use. The 1,969 square foot facility will continue
88 to provide office space while operating the vehicle sales facility.

89 Section 122-114 of the Surprise Municipal Code (the Code) provides for Conditional Use Permits
90 (CUPs) by allowing the Planning and Zoning Commission to consider the effect of the proposed
91 use upon the health, safety, and general welfare of occupants of surrounding land. The
92 conditions attached to CUPs may include such provisions concerning use, height, area, yards,
93 open spaces, setbacks, parking, loading, signs, improvements, general character, appearance,
94 environmental impact, time limits for commencing the construction or use authorized,
95 revocation dates, and other conditions deemed appropriate and necessary to carry out the
96 purposes of the Code.

97 The Code conditionally permits large scale vehicle sales on lands zoned as Regional Commercial
98 (CR/C3). Large scale vehicle sales facilities are defined as a location that has no less than 15
99 vehicles for sale. Section 122-108 of the code sets forth specific conditions for vehicle sales
100 facilities as follows:

- 101 *a. The primary business of a vehicle and boat sales establishment must be the retail sale of*
102 *new products, except classic cars and in Regional Commercial (CR/C3) zoned properties.*

103 The proposed use is for the sale of used automobiles and trucks on the subject
104 property which is zoned Regional Commercial (CR/C3).

- 105 *b. When on-site servicing and repair of vehicles or boats are permitted, the site also shall*
106 *meet the requirements of Chapter 122 of the Code.*

107 This condition would not be applicable as repairs will not be performed on the
108 property. All repairs will be performed by an automotive repair facility off site.

- 109 *c. Site improvements such as buildings or structures (temporary or permanent) shall be*
110 *separated from a residential zone by a minimum of 150 feet.*

111 The subject parcel is located approximately 160 linear feet from the vacant high
112 density residential property to the northeast and approximately 245 linear feet from
113 the Rose Garden manufactured home park to the south.

- 114 *d. Adequate space must be allocated, specifically identified, and reserved on the site for the*
115 *unloading of vehicles and boats brought to the site by carriers.*

This condition would not be applicable as the sales facility plans to deliver vehicles to the site individually by a drive service.

- e. Outside loudspeakers shall not be permitted. Digital pagers or other means must be used to communicate between employees in the office and on the premises.*

Loudspeakers will not be utilized on the site. If communication is required, cell phones will be utilized.

- f. The maximum area for vehicle or boat display shall not exceed 20 percent of the total net lot area.*

Providing that the typical vehicle space would be approximately 200 square feet (10 by 20 feet), the total area of the vehicles for sale, based on the minimum 15 vehicles, will be approximately 3,000 square feet of the 23,904 square foot site. Vehicle display equates to approximately 12.5% of the site.

- g. Vehicle or boat display shall be limited to hard-surfaced areas and shall be incorporated into a setting of significant open space.*

All vehicles will be located on a paved surface.

- h. All areas designated for vehicle or boat storage (not display area) shall be screened from view through approved landscape berms and screens.*

This condition would not be applicable as the storage of vehicles will not be provided on site.

The parking area will be restriped to meet the minimum parking requirements for the uses proposed. Offices require a minimum of one (1) vehicle space for each 250 square feet of office center. With the minimum requirement of 15 vehicles for sales, the 1,969 square foot building would require a minimum of eight (8) vehicle spaces, totaling 23 spaces for the site.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	Septic
Refuse:	Private
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports locally oriented commercial uses.

150 **REVIEWING AGENCIES:**

151
152 **Maricopa Water District (MWD):** In an email dated January 19, 2017, MWD indicated no
153 opposition to the CUP.

154
155 **Arizona Department of Transportation (ADOT):** In an email dated January 19, 2017, ADOT
156 indicated the proposal will have no impact on existing highway facilities.

157
158 **Luke Air Force Base (LAFB):** In a letter dated January 25, 2017, LAFB indicates no objections to the
159 request, but advises the applicant review sound attenuation requirements and engage in a strong
160 notification program with respect to the air base and its operations.

161
162 **SUMMARY:**

163
164 Staff believes the proposed Conditional Use Permit is consistent with the manner and intent of the
165 Regional Commercial Zoning District in which it lies. Staff recommends stipulations that, once
166 fulfilled, will allow the site to be developed in accordance with the requirements of the City of
167 Surprise.

168
169 **FINDINGS:**

- 170
171
 - The proposed Conditional Use Permit demonstrates compliance with the City of Surprise
172 Municipal Code.
 - The reviewing agencies have indicated no objections to the request.

173
174
175 **RECOMMENDATION:**

176
177 Based on the findings noted above, staff recommends the Commission **approve** the subject
178 Conditional Use Permit, subject to stipulations 'A.' through 'B.' as outlined below:

- 179 A. The Site Plan prepared by EDG, date received April 3, 2017, will be revised and
180 submitted for review to include the following modifications:
- 181 a. The callout for Item five (5), located in the northeast corner of the parcel, will be
182 changed to an item describing 'PROPOSED CURB.'
- 183 b. The location of the curb, crosswalk, sidewalk, and accessible route located towards
184 the northwest corner of the lot will be verified and drawn as constructed.
- 185 c. The callout for Item 25 will be changed to 'EXISTING 4' SIDEWALK.'
- 186 B. Non-compliance with the stipulations of approval of this case will be treated as a
187 violation in accordance with the provisions of Article XIV of the Surprise Development
188 code and will result in the Conditional Use Permit being rescinded.
- 189

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

192

193 **Attachments:**

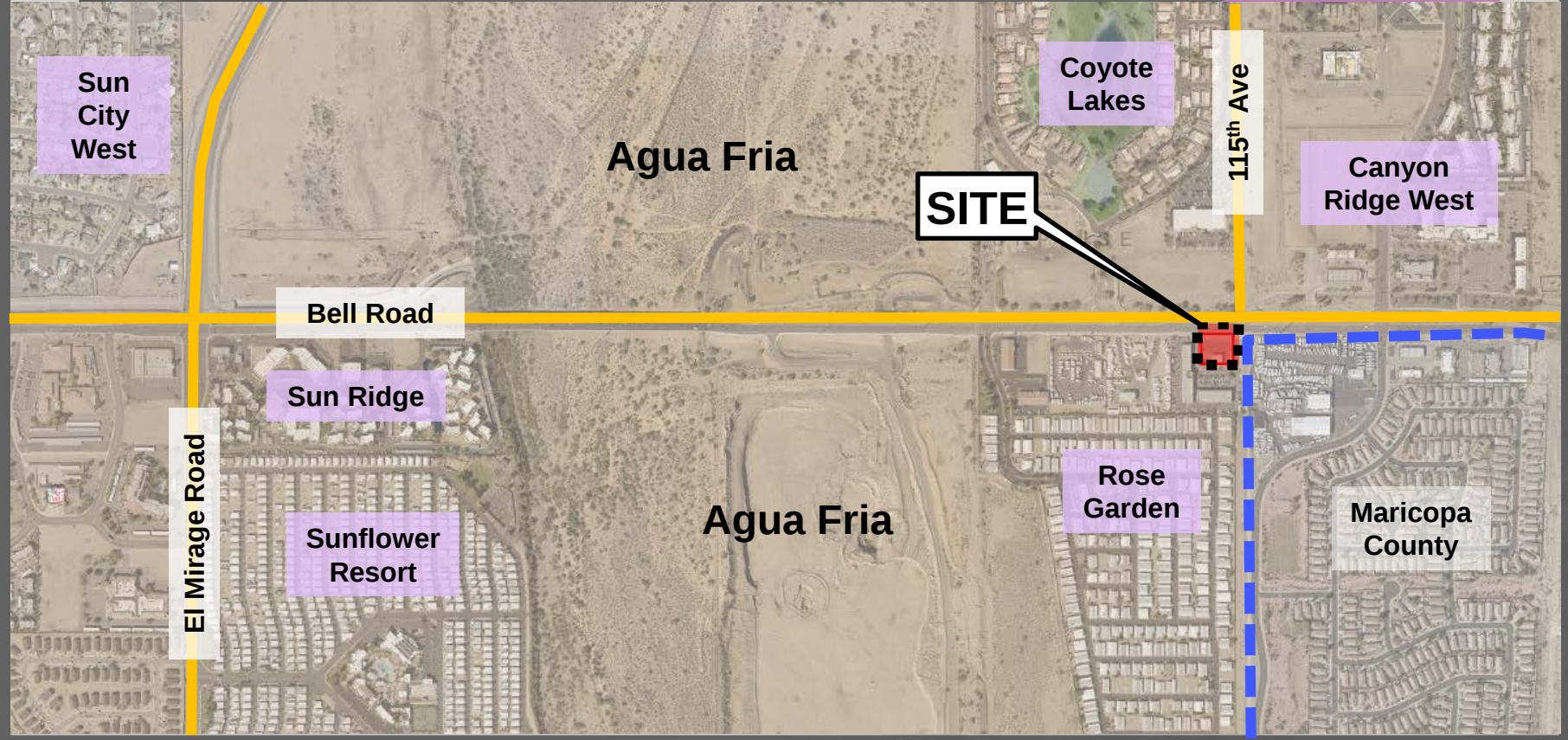
194

195 01 - Vicinity Maps

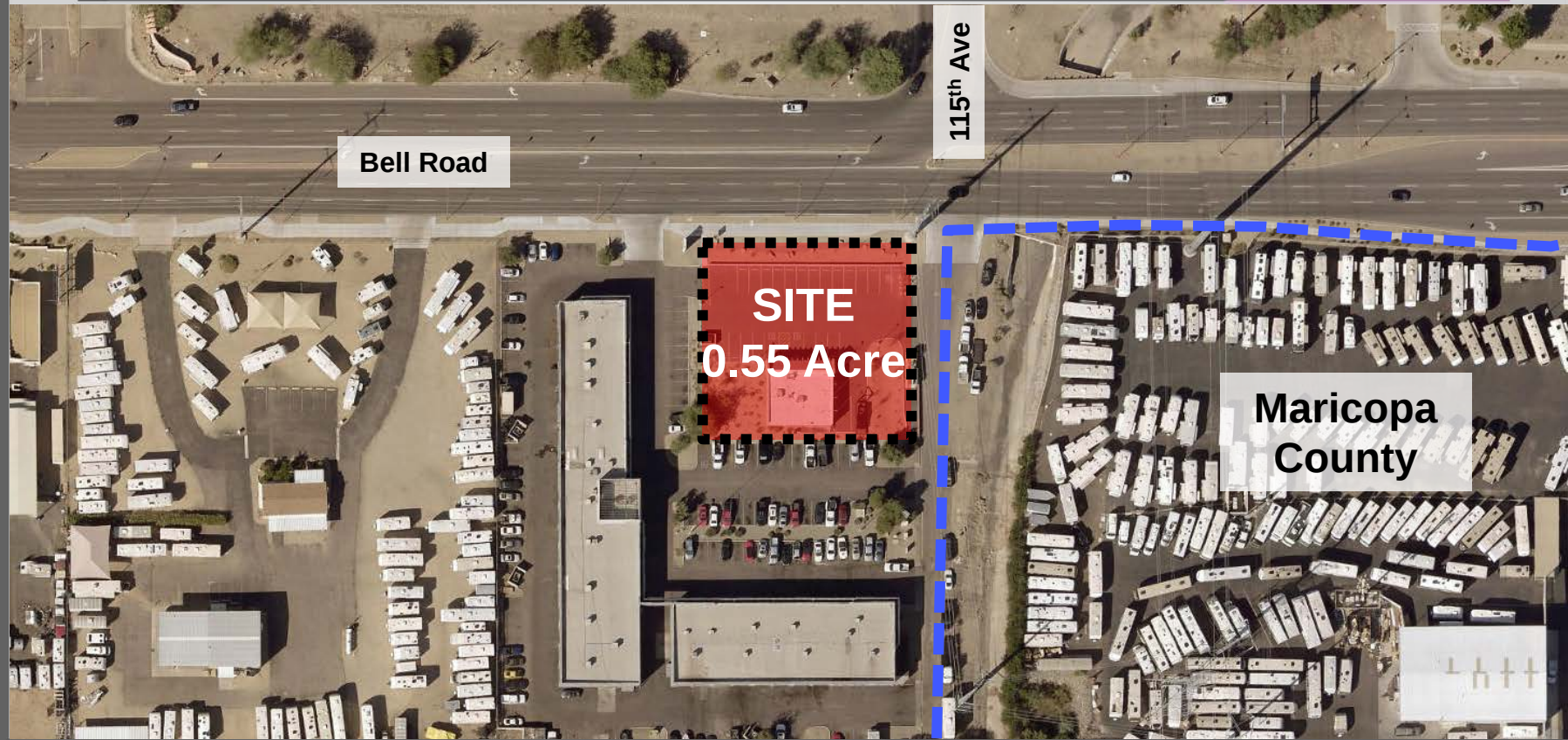
196 02 - Applicant Narrative

197 03 - Site Plan

VICINITY MAP



LOCATION MAP



Project Narrative for Right Auto & Truck 11503 W Bell Road

Right Auto & Truck located at 11503 W Bell Road, Surprise, AZ 85374 requests a Conditional Use Permit to display and offer for sale a minimum of 15 used vehicles.

- a. The primary business of a vehicle and boat sales establishment must be the retail sale of new products, except classic cars and in CR zoned properties.

The subject parcel is zoned Regional Commercial (CR).

- b. When on-site servicing and repair of vehicles or boats are permitted, the site also shall meet the requirements in chapter 122.

Repairs will not be occurring on property.

- c. Site improvements such as buildings or structures (temporary or permanent) shall be separated from a residential zone by a minimum of 150 feet.

The subject property is located greater than 150 feet from any residentially zoned property.

- d. Adequate space must be allocated, specifically identified, and reserved on the site for the unloading of vehicles and boats brought to the site by carriers.

Right Auto & Truck is not using carrier service. All vehicles will be brought to site individually via drive service.

- e. Outside loudspeakers shall not be permitted. Digital pagers or other means must be used to communicate between employees in the office and on the premises.

Loudspeakers will be not be utilized.

- f. The maximum area for vehicle or boat display shall not exceed 20 percent of the total net lot area.

Allowing for a typical vehicle space of approximately 200 square feet, the total area of the vehicles for sale will be approximately 3,000 square feet of the 23,904 square foot site. Vehicle display will only be approximately 12.5% of the site.

- g. Vehicle or boat display shall be limited to hard-surfaced areas and shall be incorporated into a setting of significant open space.

All vehicles will be on paved surfaces.

- h. All areas designated for vehicle or boat storage (not display area) shall be screened from view through approved landscape berms and screens.

No storage will be located on site. The only services that will be conducted on site are the sales of used vehicles.

Because of the mix of office and vehicle sales the parking calculations will be as follows:

Use	Required	Provided
Vehicle	15	15
Office (1/250 GFA)	8	8
Total	23	23

Only two (2) employees, including the owner, with an average day having only one (1) employee on site at a time.

Days of operation are Monday thru Saturday 9am to 6pm.

Generally a used car location such as this will have an average of 0 -3 customers a day. And on average sell about 8-12 cars or trucks per month.

We feel this will generate revenue for this small business and the City of Surprise now and in the future.

SITE PLAN
FOR
BOYLE PROPERTY REDEVELOPMENT

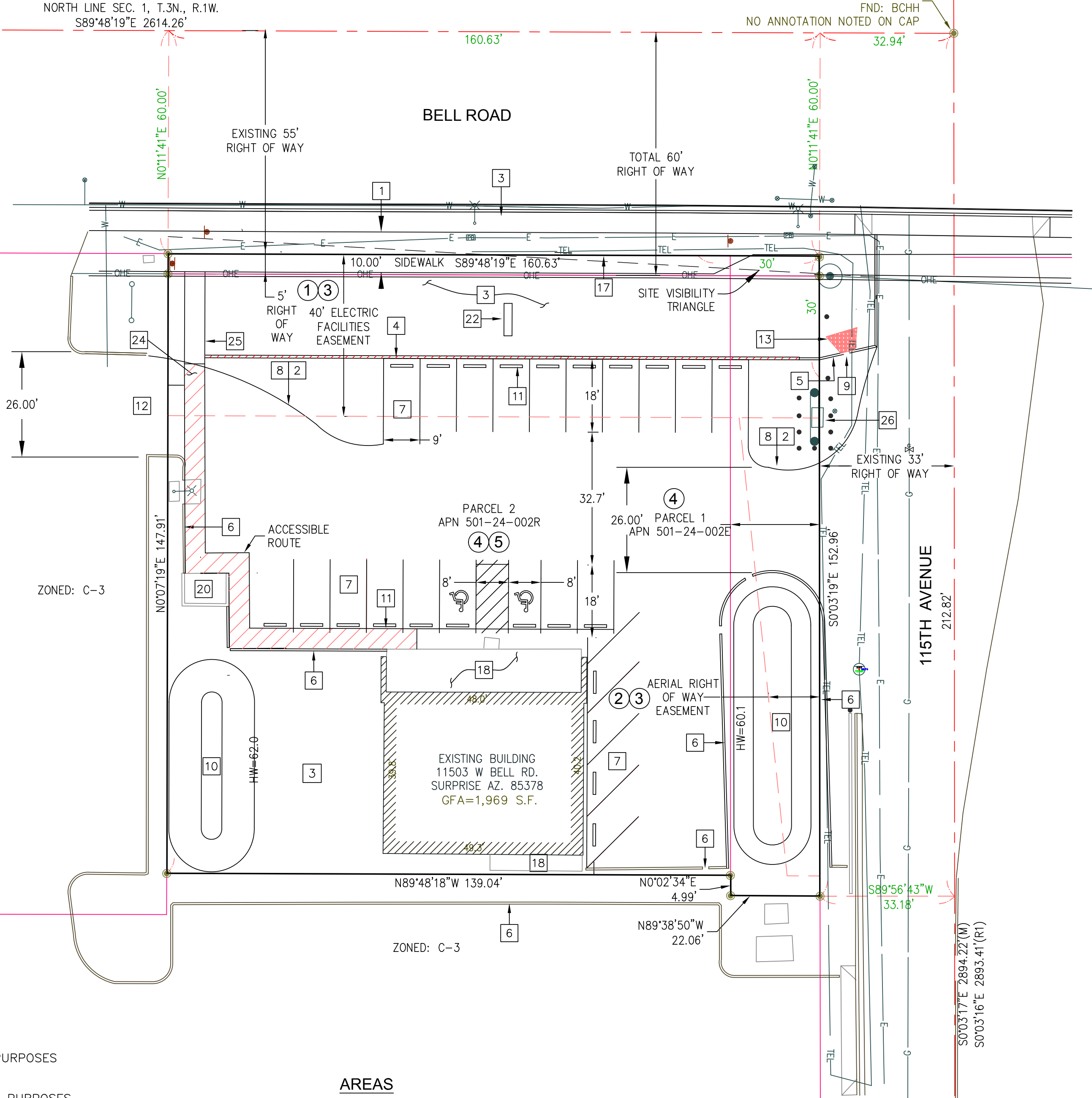
11503 WEST BELL ROAD
SURPRISE, ARIZONA 85378

ZONED: PAD

NORTH QUARTER CORNER
SEC. 1, T.3N., R.1W.
FND: BCHH
NO ANNOTATION NOTED ON

NORTH LINE SEC. 1, T.3N., R.1W.
S89°48'19"E 2614.26'

NORTHEAST CORNER
SEC. 1, T.3N., R.1W.
FND: BCHH
NO ANNOTATION NOTED ON CAP



OWNER

MICHAEL BOYLE SR.
11503 W BELL RD
SURPRISE, ARIZONA
TEL: (360)710-9244

ARCHITECT

A DESIGN INVISION LLC
14583 WEST WINDSOR AVE.
GOODYEAR, AZ 85395
TEL: 623-535-5526

CIVIL ENGINEER & SURVEYOR

EPSILON ENGINEERING & MATERIAL, LLC
13765 WEST AUTO DRIVE, SUITE 119
GOODYEAR, AZ 85338
TEL: 623-882-9928

SITE NOTES

- EXISTING SIDEWALK .
- NO PARKING.
- LANDSCAPING AREA EXISTING LANDSCAPE.
- EXISTING SITE WALL.
- NOT USED.
- EXISTING CURB
- PROPOSED PARKING. 4" WHITE STRIPING
- PROPOSED YELLOW STRIPING NO PARKING
- PROPOSED CURB OPENING.
- EXISTING RETENTION BASIN
- EXISTING PARKING BUMPERS
- EMERGENCY ACCESS PER SU 40
- PROPOSED RIP RAP.
- NOT USED.
- NOT USED.
- NOT USED.
- EXISTING LOT LINE/RIGHT OF WAY LINE
- EXISTING CONCRETE PAD TO REMAIN
- NOT USED.
- EXISTING REFUSE ENCLOSURE.
- NOT USED.
- PROPOSED SIGN BY SEPARATE PERMIT.
- NOT USED.
- PROPOSED CROSSWALK 4" WHITE STRIPING.
- PROPOSED 5' SIDEWALK.
- EXISTING ANTI-SYPHON VALVE WITH BOLLARDS.

EASEMENT NOTES

- AN EASEMENT FOR ELECTRIC FACILITIES AND INCIDENTAL PURPOSES
RECORDED IN DOCUMENT NO: DOCKET 14088, PAGE 609
- AN EASEMENT FOR AERIAL RIGHT OF WAY AND INCIDENTAL PURPOSES
RECORDED IN DOCUMENT NO: DOCKET 87-090836
- TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN "AGREEMENT"
RECORDED IN DOCUMENT NO: DOCKET 90-146281
- TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN "ACCESS AGREEMENT"
RECORDED IN DOCUMENT NO: DOCKET 2004-0887361
- UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN
MADE BY:

LESSOR CO 2004 STATION 4, AN ARIZONA LIMITED LIABILITY COMPANY
LESSEE CRICKET COMMUNICATIONS, INC., A DELAWARE CORPORATION
DATED NOT SHOWN
TERM 5 YEARS
AS DISCLOSED BY MEMORANDUM OF LEASE
RECORDED DECEMBER 18, 2008
DOCUMENT NO. 2008-1067582

AREAS

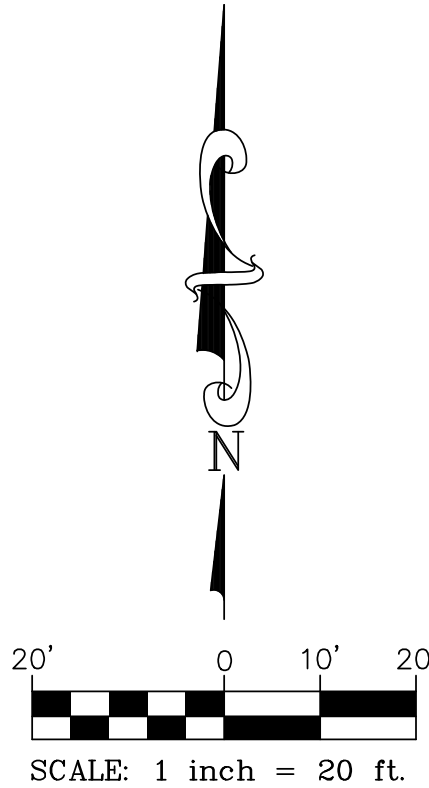
SITE AREA: 24,707 SQ. FT.
SITE COVERAGE: 15,668 SQ. FT. (63%)

PARKING CALCULATIONS

REQUIRED:
OFFICE: MINIMUM OF 1 SPACE PER 250 SQUARE FEET GFA=8 SPACES
1 SPACE FOR MINIMUM OF 15 VEHICLES FOR SALE=15 SPACES

TOTAL REQUIRED VEHICLE SPACES=23 SPACES

PROVIDED: 23 VEHICLE SPACES



BOYLE PROPERTY REDEVELOPMENT

11503 W. BELL RD
SURPRISE, AZ 85378

SITE PLAN

No.	Revision/Issue	Date
1	REMOVED NOTE 5 & CALL-OUT 5	2/14/14

Project	13EEM21180IV
Date	OCTOBER 22, 2013
Designed by	MARCUS REED
Drawn by	NICK PLAZA
Checked by	MAHDI SADEK, P.E.

SHEET
C-1
SHEET 1 OF 1

epsilon
Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona 85338
623-882-9928
Epsilon Design Group is a subsidiary of Epsilon Engineering & Material, LLC



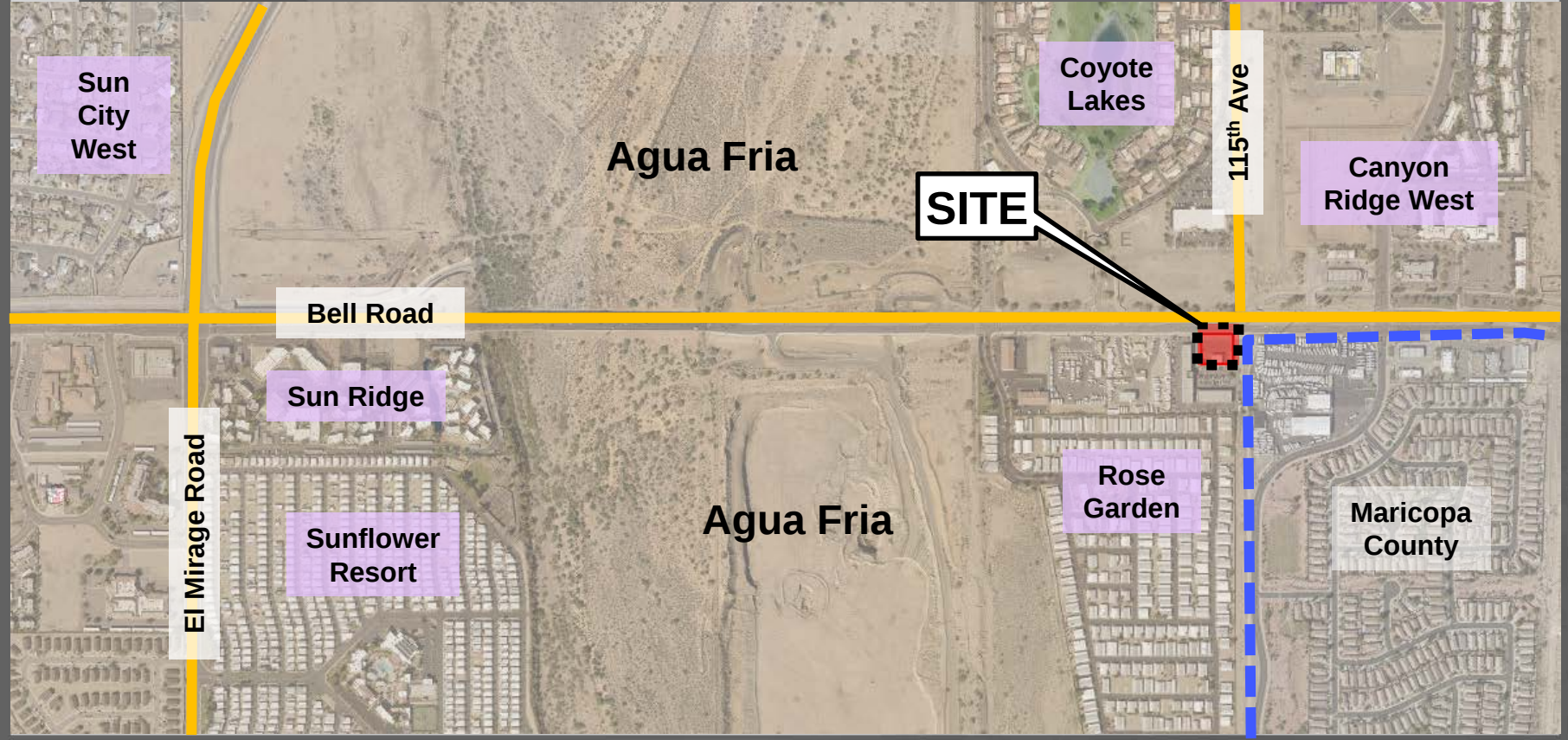
SURPRISE
ARIZONA

RIGHT AUTO CONDITIONAL USE PERMIT

Final Plat – May 4, 2017

VICINITY MAP

FS17-030
Right Auto



LOCATION MAP

FS17-030
Right Auto

Bell Road

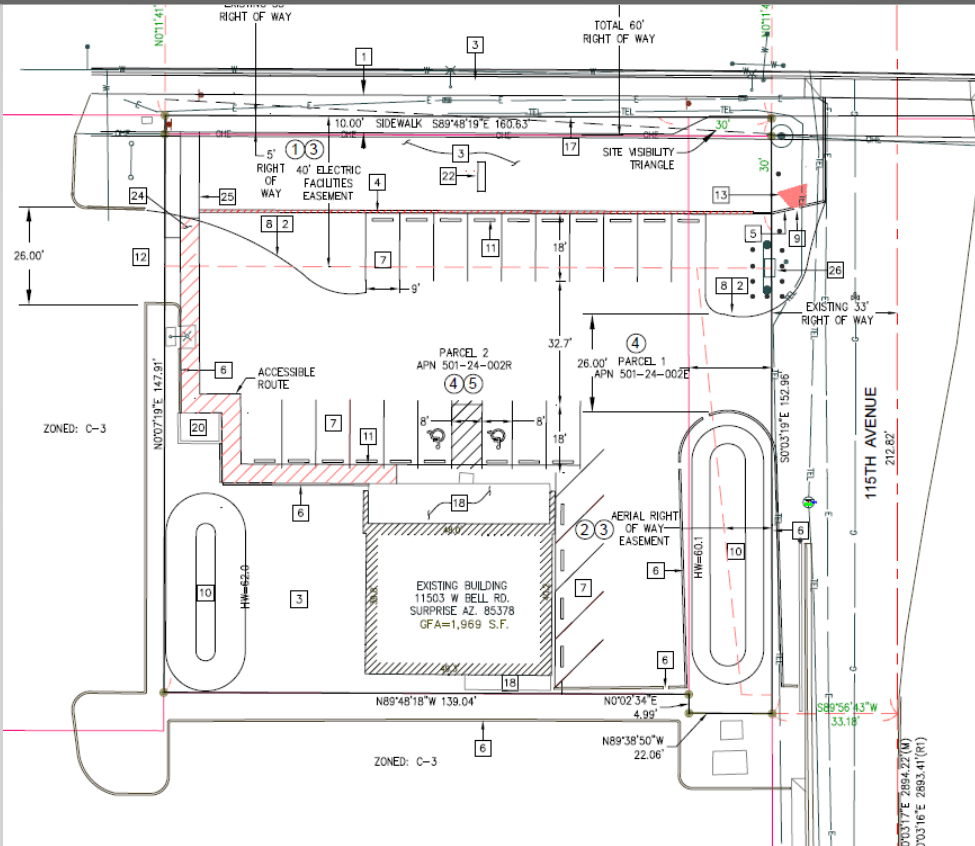
115th Ave

SITE
0.55 Acre

Maricopa
County



SITE PLAN



FS17-030
Right Auto





FS17-030

Right Auto

Parcel



Building



Vehicle Display



Parking



CONDITIONS

The primary business of a vehicle and boat sales establishment must be the retail sale of new products, except classic cars and in Regional Commercial (CR/C3) zoned properties.





CONDITIONS

The primary business of a vehicle and boat sales establishment must be the retail sale of new products, except classic cars and in Regional Commercial (CR/C3) zoned properties.

The proposed use is for the sale of used automobiles and trucks on the subject property which is zoned Regional Commercial (CR/C3).





CONDITIONS

When on-site servicing and repair of vehicles or boats are permitted, the site also shall meet the requirements of Chapter 122 of the Code.

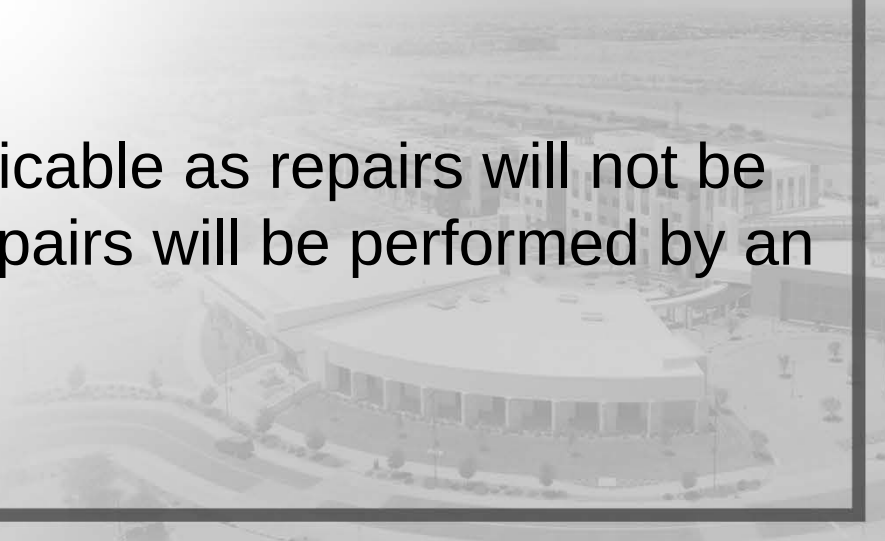




CONDITIONS

When on-site servicing and repair of vehicles or boats are permitted, the site also shall meet the requirements of Chapter 122 of the Code.

This condition would not be applicable as repairs will not be performed on the property. All repairs will be performed by an automotive repair facility off site.





CONDITIONS

Site improvements such as buildings or structures (temporary or permanent) shall be separated from a residential zone by a minimum of 150 feet.

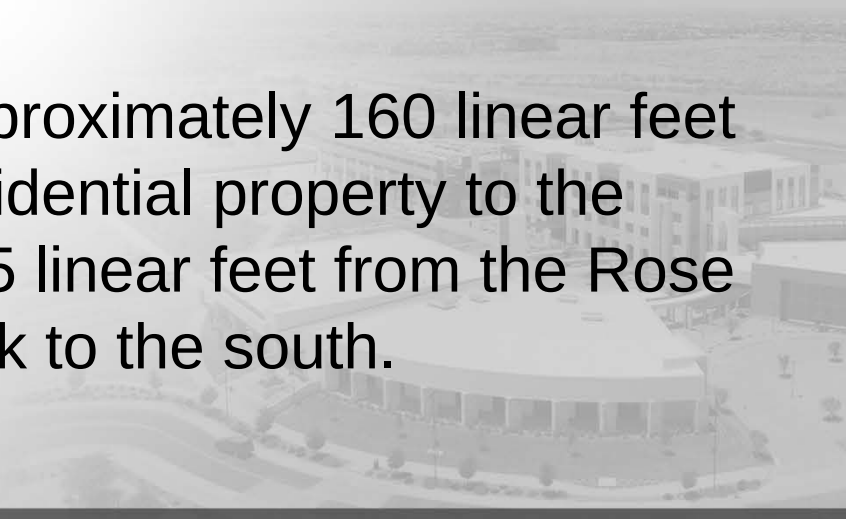




CONDITIONS

Site improvements such as buildings or structures (temporary or permanent) shall be separated from a residential zone by a minimum of 150 feet.

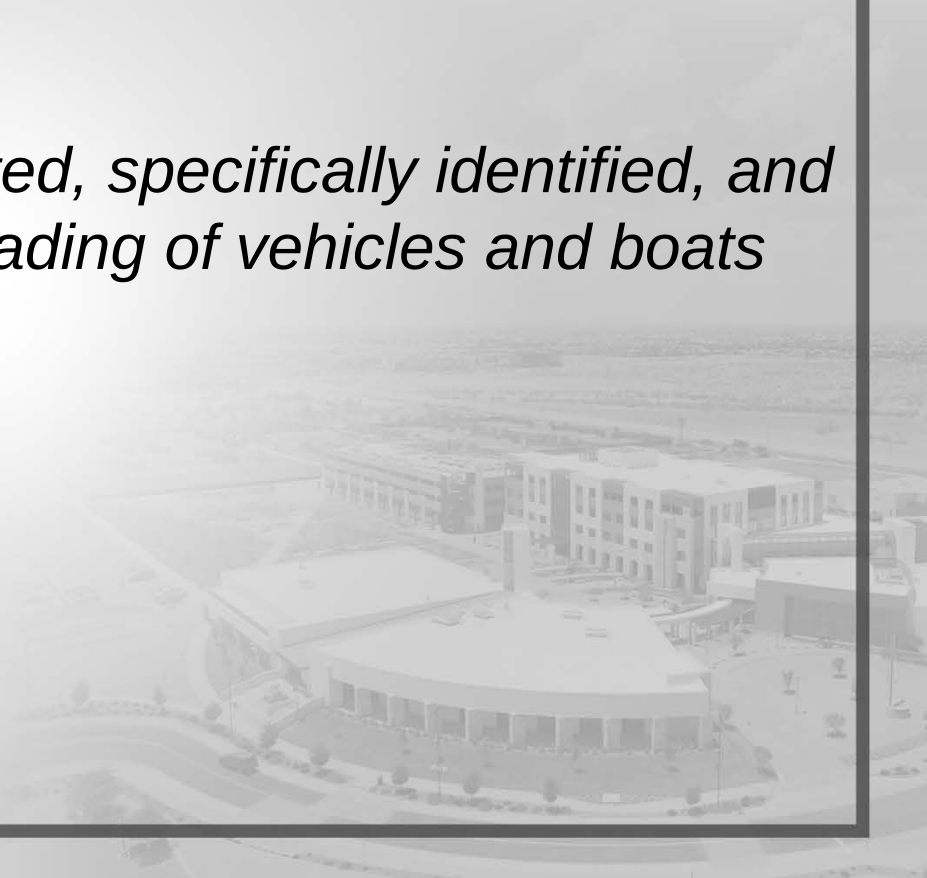
The subject parcel is located approximately 160 linear feet from the vacant high density residential property to the northeast and approximately 245 linear feet from the Rose Garden manufactured home park to the south.





CONDITIONS

Adequate space must be allocated, specifically identified, and reserved on the site for the unloading of vehicles and boats brought to the site by carriers.

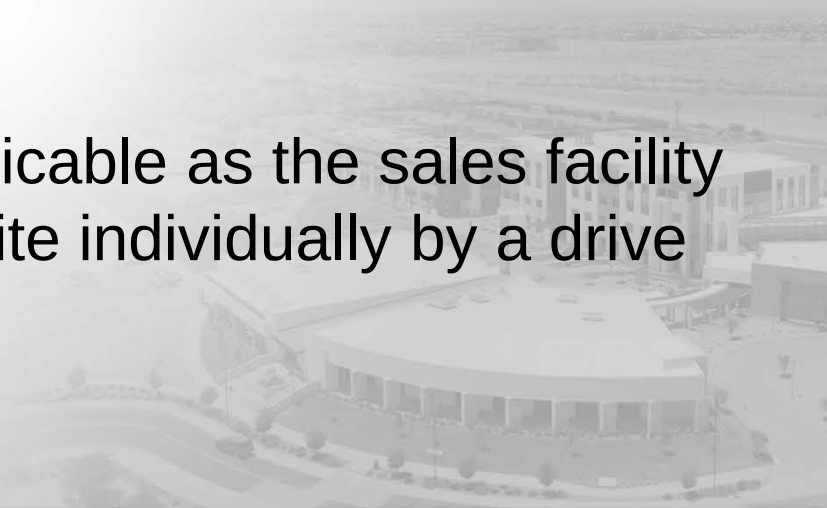




CONDITIONS

Adequate space must be allocated, specifically identified, and reserved on the site for the unloading of vehicles and boats brought to the site by carriers.

This condition would not be applicable as the sales facility plans to deliver vehicles to the site individually by a drive service.





CONDITIONS

Outside loudspeakers shall not be permitted. Digital pagers or other means must be used to communicate between employees in the office and on the premises.

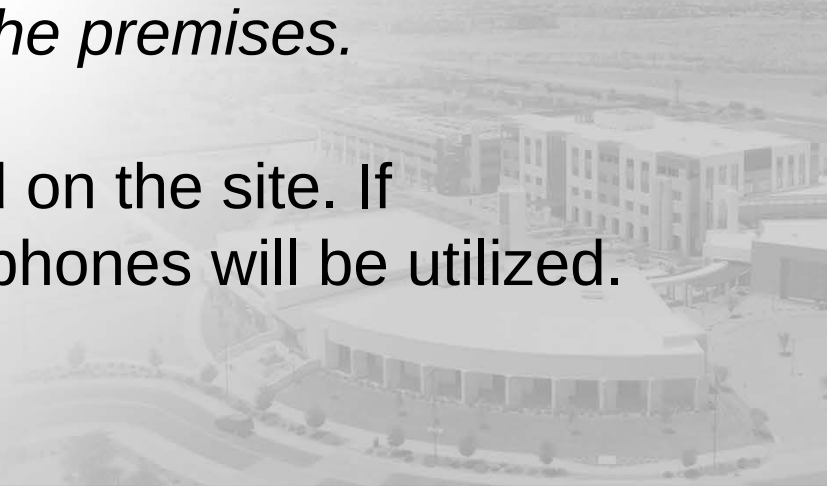




CONDITIONS

Outside loudspeakers shall not be permitted. Digital pagers or other means must be used to communicate between employees in the office and on the premises.

Loudspeakers will not be utilized on the site. If communication is required, cell phones will be utilized.





CONDITIONS

The maximum area for vehicle or boat display shall not exceed 20 percent of the total net lot area.





CONDITIONS

The maximum area for vehicle or boat display shall not exceed 20 percent of the total net lot area.

Providing that the typical vehicle space would be approximately 200 square feet (10 by 20 feet), the total area of the vehicles for sale, based on the minimum 15 vehicles, will be approximately 3,000 square feet of the 23,904 square foot site. Vehicle display equates to approximately 12.5% of the site.



CONDITIONS

Vehicle or boat display shall be limited to hard-surfaced areas and shall be incorporated into a setting of significant open space.





CONDITIONS

Vehicle or boat display shall be limited to hard-surfaced areas and shall be incorporated into a setting of significant open space.

All vehicles will be located on a paved surface.





CONDITIONS

All areas designated for vehicle or boat storage (not display area) shall be screened from view through approved landscape berms and screens.





CONDITIONS

All areas designated for vehicle or boat storage (not display area) shall be screened from view through approved landscape berms and screens.

This condition would not be applicable as the storage of vehicles will not be provided on site.





RECOMMENDATION

- **Citizen Review meeting on February 15, 2017**
 - **Staff Recommends Approval**
- 



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

May 4, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 4, 2017	Contact Person:	Robert Kuhfuss - 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 regarding a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay

Motion:

Motion to recommend approval of the requested Zone Change subject to stipulations “a” and “b” as listed in the staff report.

Background:

Kent Xander, of KAX Group, on behalf of HV 20. LLC et. al. requests approval of a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay. This intent of the Zone Change and Overlay is to bring the property in line with the adjacent Rancho Mercado PAD. The property is approximately 25 acres and will integrate with the Rancho Mercado development.

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

- ☐ [STAFF REPORT](#)
- ☐ [01 - FS16-516 - Ranch Del Rey Zone Change - Vicinity Map](#)
- ☐ [02 - FS16-516 - Ranch Del Rey Zone Change - Case Map](#)
- ☐ [03 - FS16-516 - Ranch Del Rey Zone Change - Zoning Narrative](#)
- ☐ [04 - FS16-516 - Ranch Del Rey Zone Change - Luke AFB Comments](#)
- ☐ [05 - FS16-516 - Ranch Del Rey Zone Change - ADOT Comments](#)

- ☐ [06 - FS16-516 - Ranch Del Rey Zone Change - MWD Comments](#)
- ☐ [07 - FS16-516 - Ranch Del Rey Zone Change - Public Engagement Form](#)
- ☐ [08 - FS16-516 - Ranch Del Rey Zone Change - 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

Case: FS16-516

Project Name: Rancho Del Rey

Council District: 1

Meeting Date: May 4, 2017

Planner: Robert H. Kuhfuss, AICP

Owner: HV 20, LLC et. al.

Applicant: Kent Xander of KAX Group

Request: Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) PUD

Site Location: Generally north of the Happy Valley Road alignment and east of the Bullard Avenue Alignment

Site Size: 24.96 gross acres (approx.)

Density: 4.68 DU/Ac

General Plan Conformance: The proposals advance the goals of the Surprise General Plan 2035.

Support/Opposition: No items of support or opposition received.

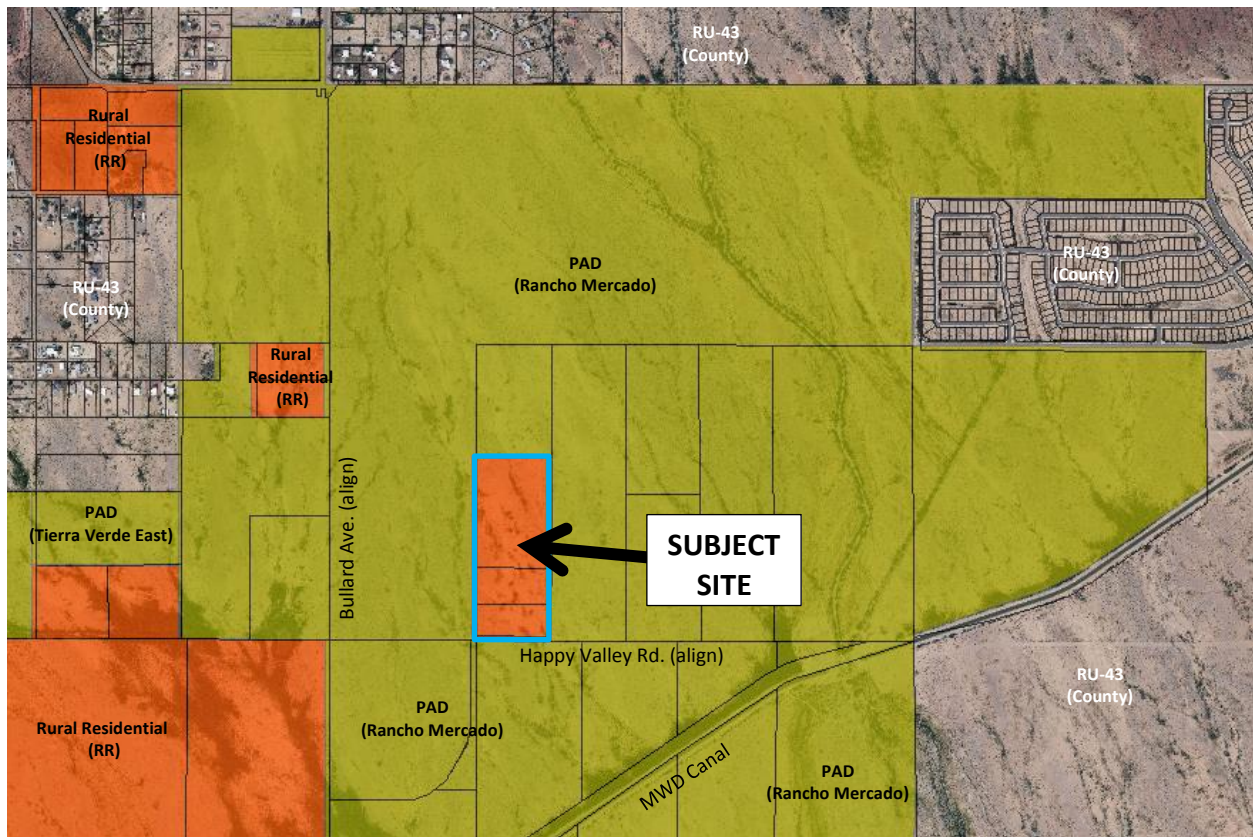
Staff Recommendation: Staff recommends the Commission vote to recommend **approval** of the proposed Zone Change to the City Council, subject to stipulations "a" and "b".

Project Description:

Kent Xander, of KAX Group, on behalf of HV 20. LLC et. al. requests approval of a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay. This intent of the Zone Change and Overlay is to bring the property in line with the adjacent Rancho Mercado PAD. The property is approximately 25 acres and will integrate with the Rancho Mercado development.

Existing Zoning:

The following map depicts the existing zoning of the subject site and its surrounds.



BACKGROUND:

July 11, 2006: The Maricopa County Board of Supervisors approved a request for a Development Master Plan (DMP) and associated Zone Change for the Rancho Mercado project in what was then unincorporated Maricopa County.

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, Ordinance #07-46.

November 10, 2007: The City of Surprise annexed the subject property into the City of Surprise via Ordinance # 2007-47.

January 5, 2016: The City Council approved a Preliminary Plat for Rancho Mercado Unit 1 under case FS15-069.

June 16, 2016: The Rancho Del Rey project was discussed at a Concept Review meeting under case CR16-237.

November 18, 2016: The applicant filed a request for a Zone Change from RR to RM-9 PUD for Rancho Del Rey under case FS16-516, the subject case.

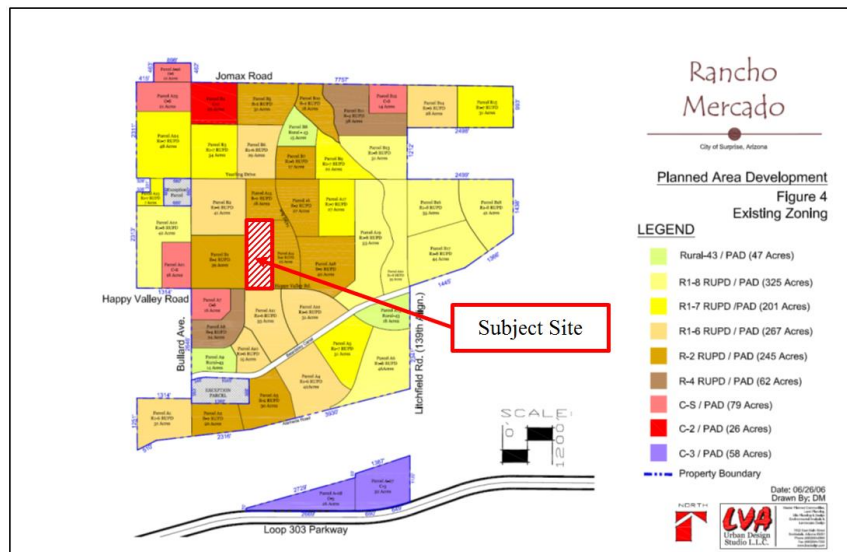
December 28, 2016: The applicant conducted a Citizen Outreach meeting regarding the subject request.

Citizen Outreach:

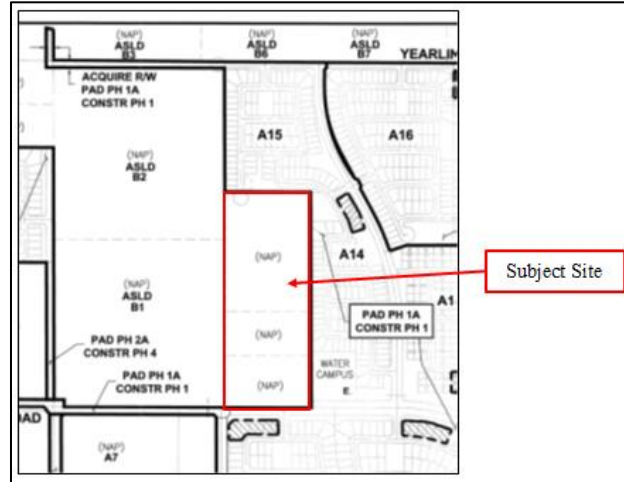
As noted above, the applicant held an outreach meeting on December 28, 2016, which was sparsely attended. The request was also advertised per the SUDC and State Statute. No comments were received either in support or opposition to the request.

Analysis and Discussion:

The subject property was an exception to the Rancho Mercado PAD, but is completely surrounded by it. For all intents and purposes, the subject property is an infill project. The intent of the proposed Zone Change is to allow development of this exception piece to occur in a manner that is consistent with the surrounding PAD. The following Land Use map taken from the Rancho Mercado PAD is annotated to show the location of the subject property relative to the surrounding PAD.



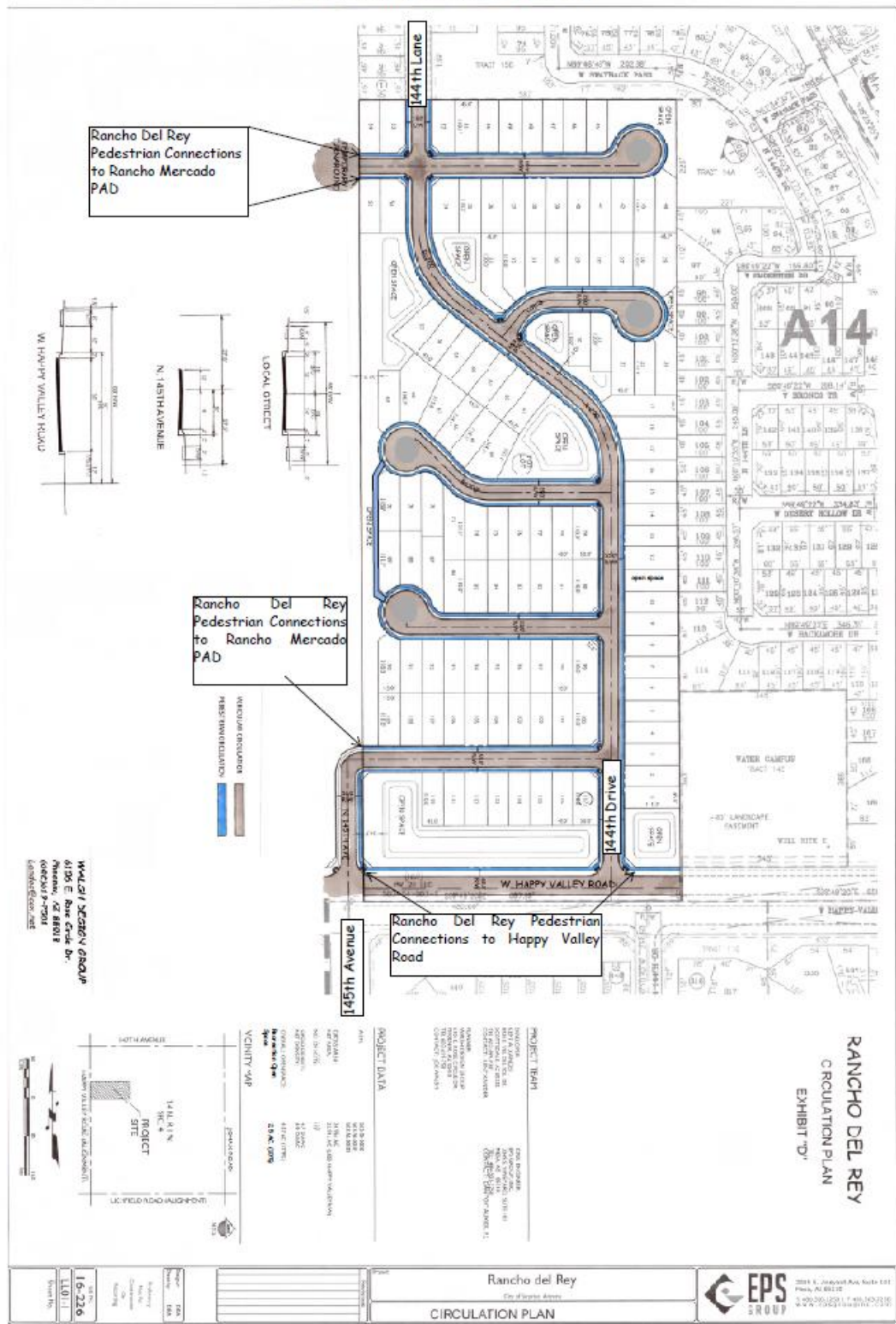
The land to the north, east and south of the subject property was also the subject of a Preliminary Plat, which the City Council approved on January 5, 2016. The following snip taken from the Rancho Mercado Unit 1 Preliminary Plat shows the relationship between the subject property and the approved Preliminary Plat.



The following image, taken from Exhibit E of the subject zoning narrative shows the conceptual configuration of the subject property relative to the adjacent parcels within Ranch Mercado Unit 1. Primary access will be taken from Happy Valley Road via 144th Drive. Secondary access will be through an easement over the neighboring State Trust Land to the west at 145th Avenue. A temporary turn-around will occur at the end of the stub-out on the State Trust Land near the northwest corner of the subject site. This will be removed upon the development of the adjacent property. 144th Lane will connect to Rancho Mercado Parcel A15 to the north.

[See map on following page.]

EXHIBIT - E
Rancho Del Rey Interior Pedestrian Connections



The base zoning will be RM-9, which would allow up to 9 dwelling units per acre (DU/Ac); however, through the PUD Overlay, the developer proposes 117 dwelling units over approximately 25 acres for a gross density of 4.68 DU/Ac. While RL-5 might be closer to the proposed density, the development standards associated with the RM-9 zoning district are more in line with those of the PAD that surrounds the subject site, with certain deviations as articulated in the following table taken from Page 6 of the attached Zoning Narrative.

Table A
Proposed RM-9 PUD Development Standards

Min Standard	Rancho Mercado PAD MDR Development Standards (2)(5)(7)	Proposed Rancho Del Rey RM-9 PUD Development Standards (2)(5)(7)	RM-9 Conventional Development Standards
Minimum Width	45'	45'	40'
Site Average Area per Dwelling Unit	4,000 sf (8)	4,500 sf (8)	Min. Lot Area 4,500sf
Minimum Lot Depth	- (3)	- (3)	100'
Front Setback (Livable)	12'	12'	12'
Front Setback (Garage)	18' (7)	20' (1)(7)	20'
Interior Side	5'	5'	TBD at time of preliminary plat
Aggregate Side	10'	10'	TBD at time of preliminary plat
Corner Side	10'	10'	10'
Rear	10'	10'	20'
Maximum Width of Garage Door as a % of Lot Width		45% (6)	40%
Maximum Area of Driveway within Front Yard as % of Front Yard Area		45% (10)	30%
Maximum Building Height		30' (9)	35'
Building Coverage	TBD by Building Envelope (4)	TBD by Building Envelope (4)	

(1) Garage front setbacks maybe less than livable as sided-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' back-of- sidewalk.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patios, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the yard.

(3) No minimum site depth is required.

(4) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table A and Footnotes.

(5) Building setbacks apply equally to one and two story product.

(6) Increased from 40% to 45% (this will allow for 18' driveways and 2' returns).

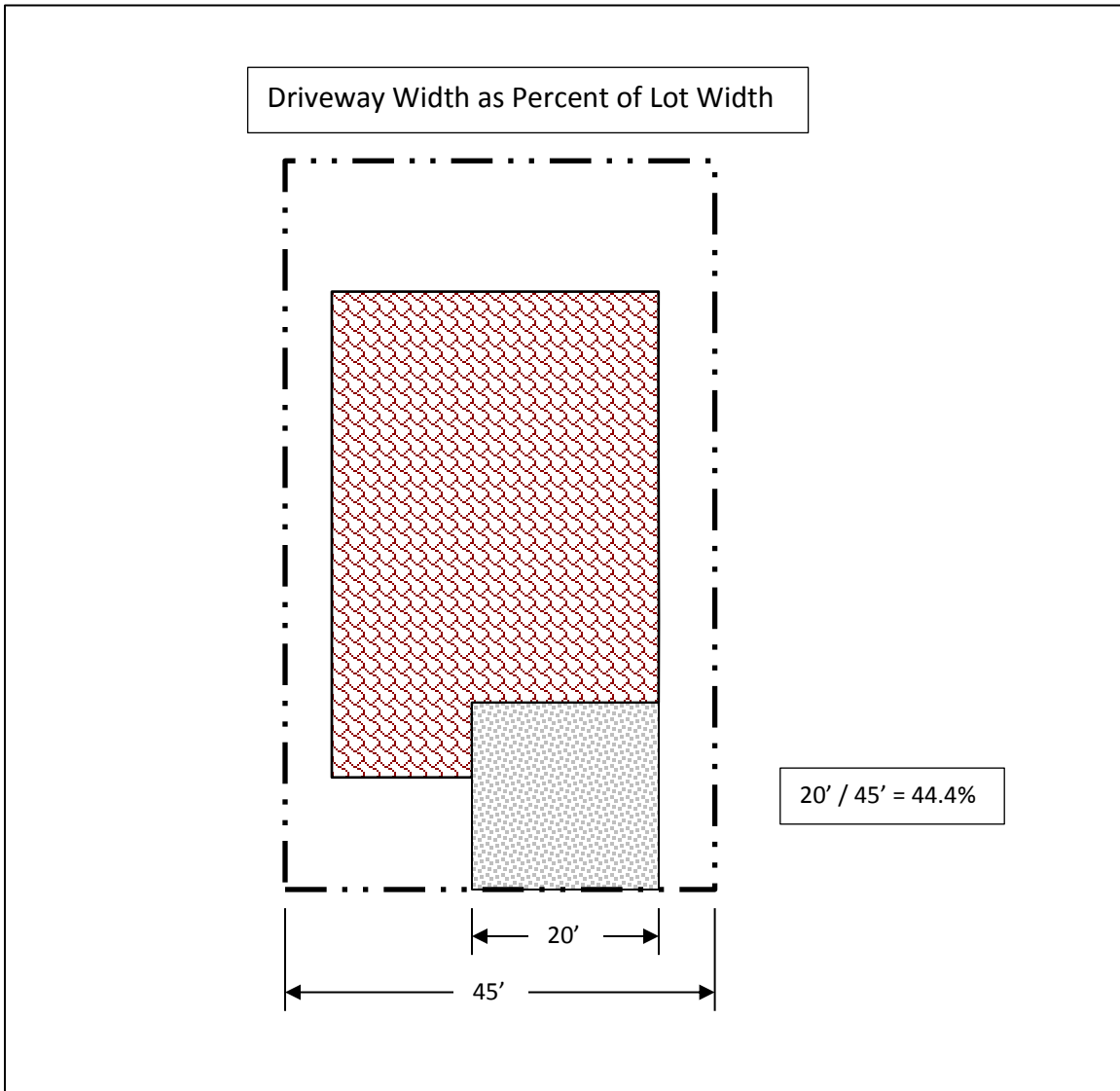
(7) The Front Garage setback means back-of-sidewalk to face of garage door only if the garage is located in the front yard.

(8) Site average area is defined as follows: Gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.

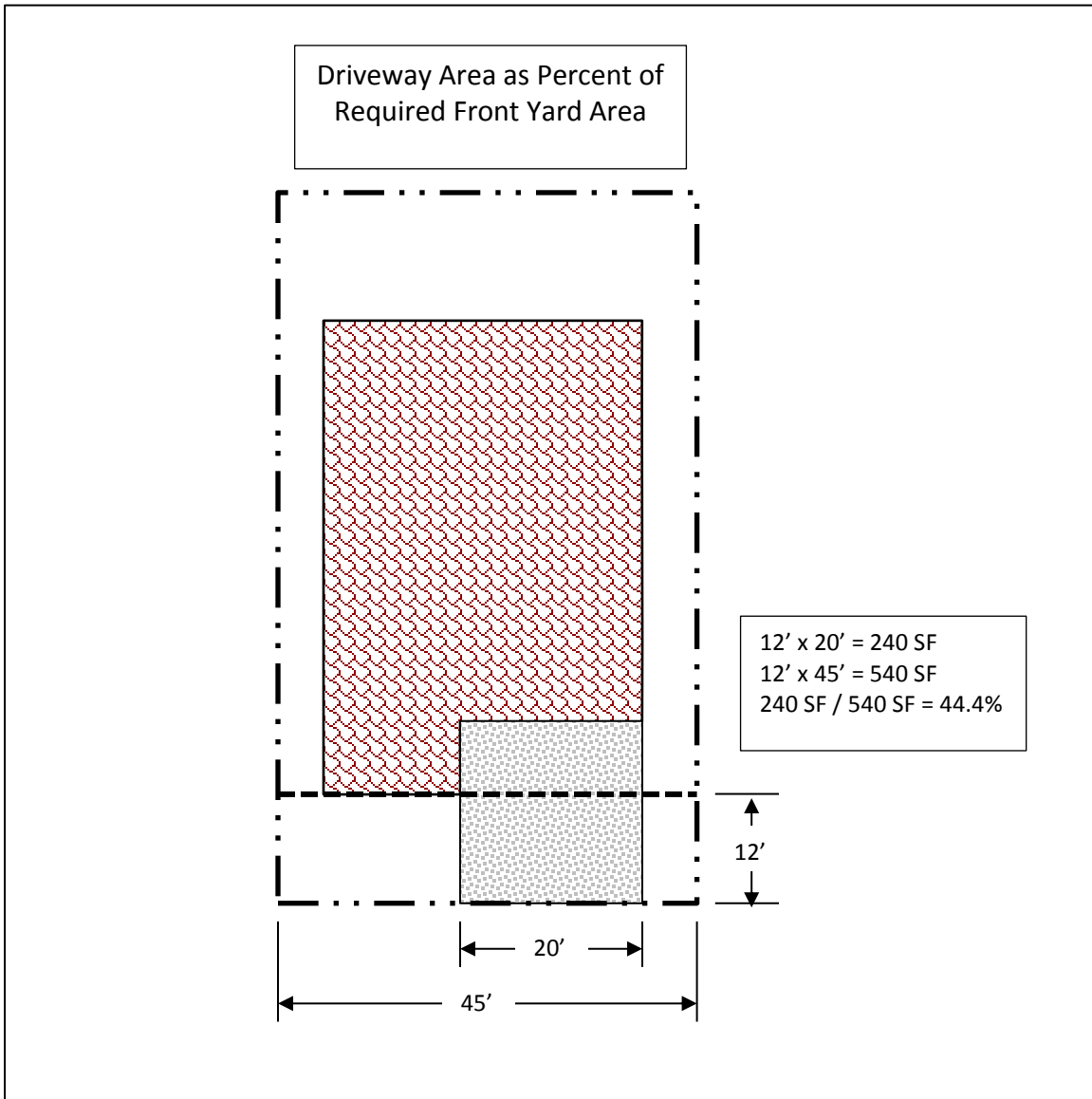
(9) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.

(10) 45% (for 18' wide driveways) of the front yard area.

There is a provision in the current SUDC which limits the width of a residential driveway to 30% of the lot's width. The proposed minimum lot width is 45', which will only allow for a 13.5' wide driveway if held to the 30% rule. Since a typical garage is 20' wide, increasing the allowable driveway width from 30% to some higher number make sense. A standard garage door is 16' wide. Adding an additional 2' on each brings the width of the driveway to 20', which would be 44.4% of the width of a 45' wide lot. Rounding up, this becomes 45%. Note that no such provision exists with the Rancho Mercado PAD.



There is also a provision in the current SUDC which limits the area of a residential driveway to 30% of the required front yard area, which is that area located between the front setback line and the front lot line. Again, the proposed minimum lot width is 45', while the proposed minimum front setback is 12', which calculates to 540 square feet. 30% of that area is 162 square feet, which is too small to accommodate the aforementioned 20' wide driveway. A 20' wide driveway occupying 12' of the front yard = 240 square feet of driveway area located in the required front yard, which is 44.4% of the required front yard area. Rounding up this becomes 45%. Again, no such provision exists with the Rancho Mercado PAD.



The SUDC requires that in medium density residential projects with more than 60 dwelling units, such as that proposed, a community pool be included within the project; however, this project will be integrated into the Rancho Mercado HOA and to require this project to provide a community pool on behalf of the larger community places an unnecessary burden on the applicant of the subject request. Staff does not object to the removal of this provision through the PUD Overlay.

The SUDC currently requires landscape circles in the middle of any cul-de-sacs; however, this feature hinders the ability of fire apparatus to maneuver within the cul-de-sac. Further, this provision is not included in the Rancho Mercado PAD. Since the intent of the subject Zone Change is to align with the surrounding PAD, the applicant requests this provision be removed through the PAD Overlay. Staff agrees with this request.

The SUDC requires that not less than 20% of the “net residential acreage” be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes 4.27 acres of open space, which exceeds the 20% requirement set forth in the SUDC. Within that open space will be a pocket park with playground equipment, ramada, picnic table, trash receptacle, shaded seating, and turf play areas. A trail will extend along the open space tract located along the west side of the property thereby connecting the two western cul-de-sacs.

Lot Area = 117 lots x 4,500 SF per lot	526,500 SF	12.01 Acres
Open Space	186,001 SF	4.27 Acres
Net Residential Acreage = Lot Area + Open Space	712,501 SF	16.36 Acres
Open Space as % of NRA	26%	

The applicant proposes a front setback of 12’ to livable and 20’ to the face of garage. Typically, setbacks are measured from the lot line since that line is fixed per the Final Plat; however, the Rancho Mercado PAD measures the front setback from the back-of-walk. The applicant requests the same provision be included in the subject rezone since the intent is to align with the Rancho Mercado PAD. Staff has no objection to this provision.

The maximum building height is not called out in the Rancho Mercado PAD; however, the base RM-9 zoning will allow houses up to 35’ in height. The applicant proposes that building heights be limited to 30’, with a provision that further limits buildings for single story if the lot backs up to a side yard of another lot. Staff has no objection to this provision.

As with other projects in this region, staff is concerned over the incremental increase in the number of platted lots since this region also suffers from a lack of connectivity to the surrounding area, with the majority of the traffic being funneled to the intersection of 163rd Avenue and Grand Avenue. Increasing the population within that area will only serve to increase the traffic congestion at that intersection until such time as alternative access to the region is established. The City of Surprise is working with another developer to the east, which will extend Happy Valley Road from 163rd Avenue in an easterly direction to connect with existing development occurring within the unincorporated area of Maricopa County; however, the extension of Happy Valley Road will only have minimal impacts to the congestion problem occurring at 163rd Avenue and Grand Avenue. The City is also discussing a future interchange at Litchfield Road and the Loop 303, which will ultimately reduce traffic congestion in the immediate area; however, that interchange might not be constructed until several years into the future. The City is also discussing a grade-separated crossing at Jomax Road and Grand Avenue, but this is well into the future and will have no impacts in the short run.

Having stated this, the City has little in the way of being able to limit development in the area or manage traffic, especially where existing zoning entitlements already grant the rights of the developer to proceed as currently approved. Additional rooftops in the region, however, will have the effect of incentivizing commercial retailers to establish much needed businesses in the area, which will have the effect of altering traffic patterns in the region.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD #89

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.68 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The General plan seeks appropriate buffers and transitions between the various Character Areas; however, since the subject request is consistent with the proposed development of the surrounding area, transition and buffering are not an issue.

201 **Reviewing Agencies:**

202
203 The project was routed to the standard reviewing agencies who offered the following comments:

204
205 **Arizona Department of Transportation (ADOT):** in an email dated November 18, 2016 (attached),
206 ADOT indicated no objection to the request.

207
208 **Luke Air Force Base (LAFB):** In a letter dated November 22, 2016 (attached), LAFB indicated the
209 proposed development will not negatively affect operation at the base, but recommends
210 appropriate sound attenuation.

211
212 **Maricopa Water District (MWD):** In an email dated November 21, 2016 (attached), MWD
213 indicated the proposed project is outside their current boundaries.

214
215 **Dysart Unified School District:** The project was also routed to the Dysart Unified School District,
216 who has not offered comment with respect to the subject proposal; however, the Rancho Mercado
217 development includes a school site, which is located approximately ¼ mile south of the subject site.
218 While the timing of construction of the school is unknown, children living in the proposed
219 community will have the opportunity to attend school at that location once constructed.

220
221 **Summary:**

222
223 As an infill, the property is somewhat constrained; however, staff believes the proposed Preliminary
224 Plat is well designed with appropriate amenities. The project is well integrated with the adjacent
225 Rancho Mercado project and advances the goals and policies as established in the currently
226 approved General Plan. While the development of this property will increase traffic congestion in
227 the region, the likelihood of retailers entering the area is dependent upon increased residential.

228
229 **Findings:**

- 230
231 • The proposed zoning is consistent with the Surprise 2025 General Plan.
232 • The proposed zoning is consistent with the adjacent Rancho Mercado PAD.
233 • The proposed zoning is consistent with the Surprise Unified Development Code except as
234 amended through the PUD Overlay.
235 • The reviewing agencies have indicated no concerns.

236
237
238
239 [Continued on following page.]
240
241
242
243

Recommendation:

Based on the findings noted above, staff recommends the Commission vote to recommend **approval** of the proposed Zone Change, subject to stipulations “a” and “b” as follows:

- a. Development and use of the site shall be in conformance with the project narrative entitled “Rancho Del Rey”, prepared by KAX and Walsh Design Group as revised March 20, 2017 and stamped received March 20, 2017.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

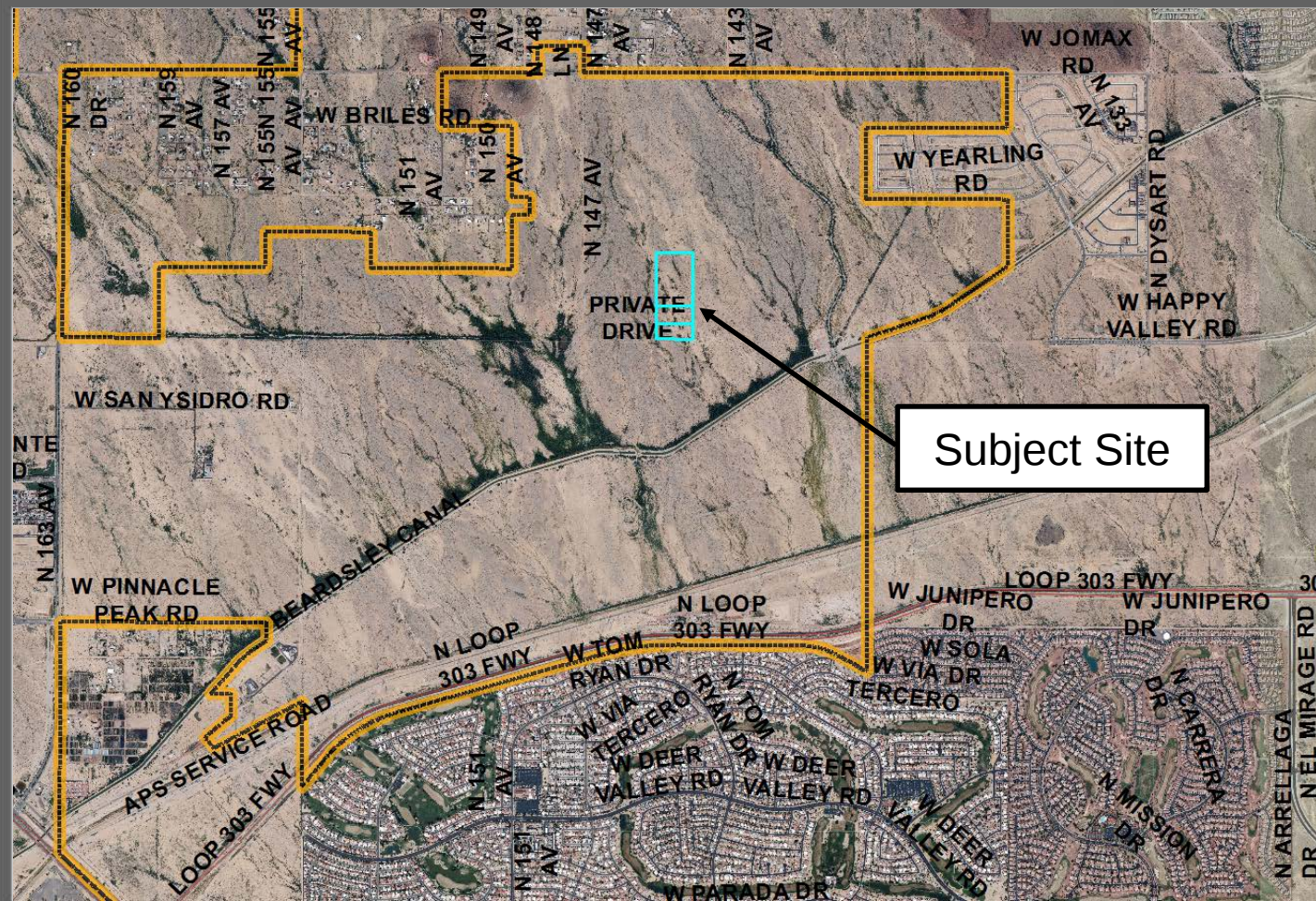
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 – Vicinity Map
- 02 – Case Map
- 03 – Zoning Narrative
- 04 – Luke Air Force Base comments
- 05 – ADOT comments
- 06 – MWD comments

FS16-516
Rancho Del Rey
Zone Change

Vicinity Map



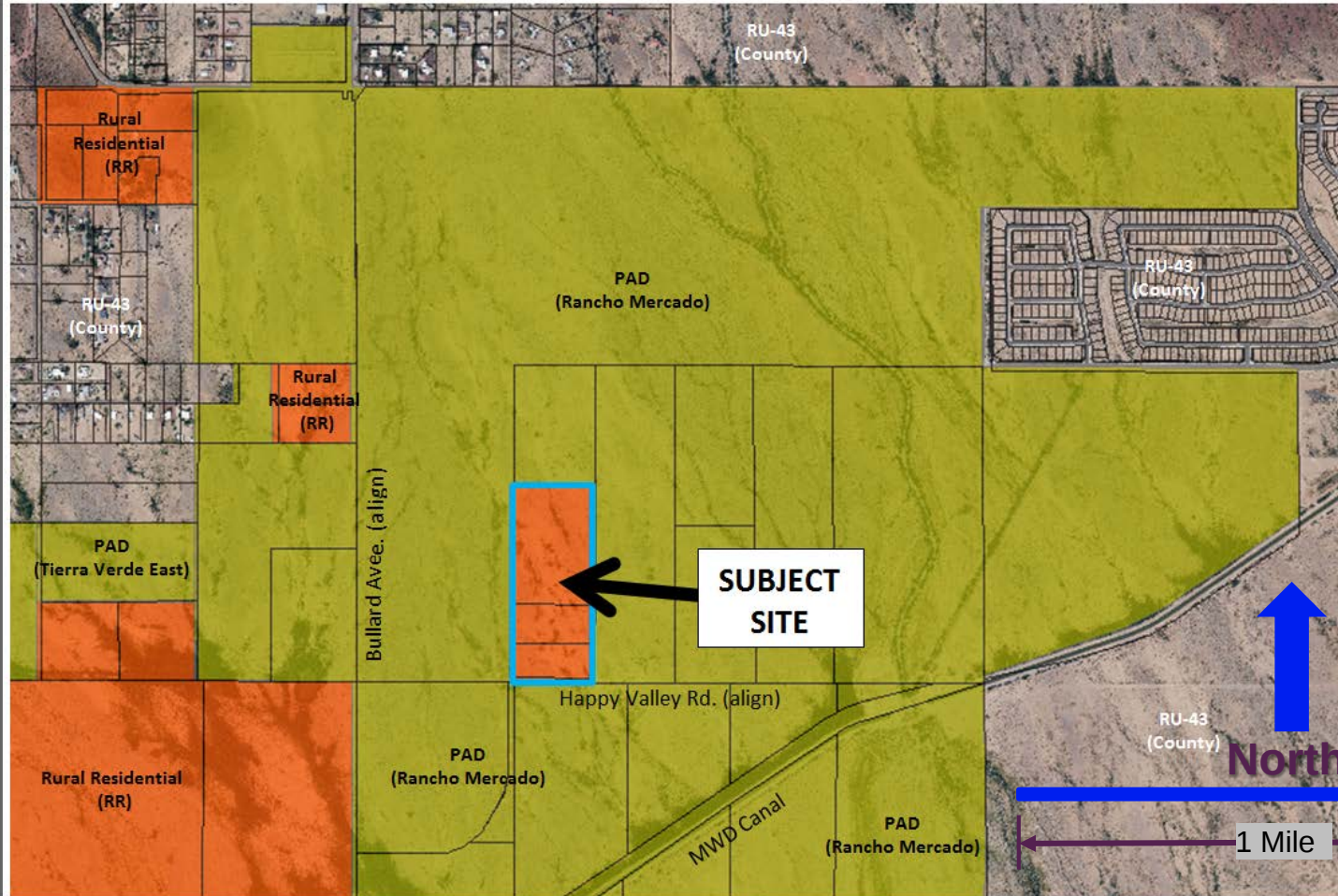
North

1 Mile



FS16-516
Rancho Del Rey
Zone Change

Vicinity Map



RANCHO DEL REY

**Planned Area Development
Major Zoning Amendment
to 24.9587 Gross Acres**

**Northeast corner of 145th Avenue and
Happy Valley Road, Surprise, AZ**

Prepared by: KAX and Walsh Design Group

Submitted To: City of Surprise, Arizona

Dated: March 20, 2017

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Legal Description and Map Exhibit.....	C
Rancho Mercado Open Space and Trails Master Plan Exhibit.....	D
Rancho Del Rey Pedestrian Trail System Exhibit.....	E
Development Concept Plan Exhibit.....	F
145th Avenue State Land Department acquisition Legal Description.....	G
Happy Valley Road State Land Department acquisition Legal Description.....,	H
Temporary Turnaround State Land Department acquisition Legal Description.....	I

RANCHO DEL REY TEAM

Prepared By:

KAX

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Engineer:

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Daniel Auxier, PE

2045 S. Vineyard Ave., Ste. 101

Mesa, AZ 85210

(480) 503-2250

dan.auxier@epsgroupinc.com

INTRODUCTION AND LOCATION

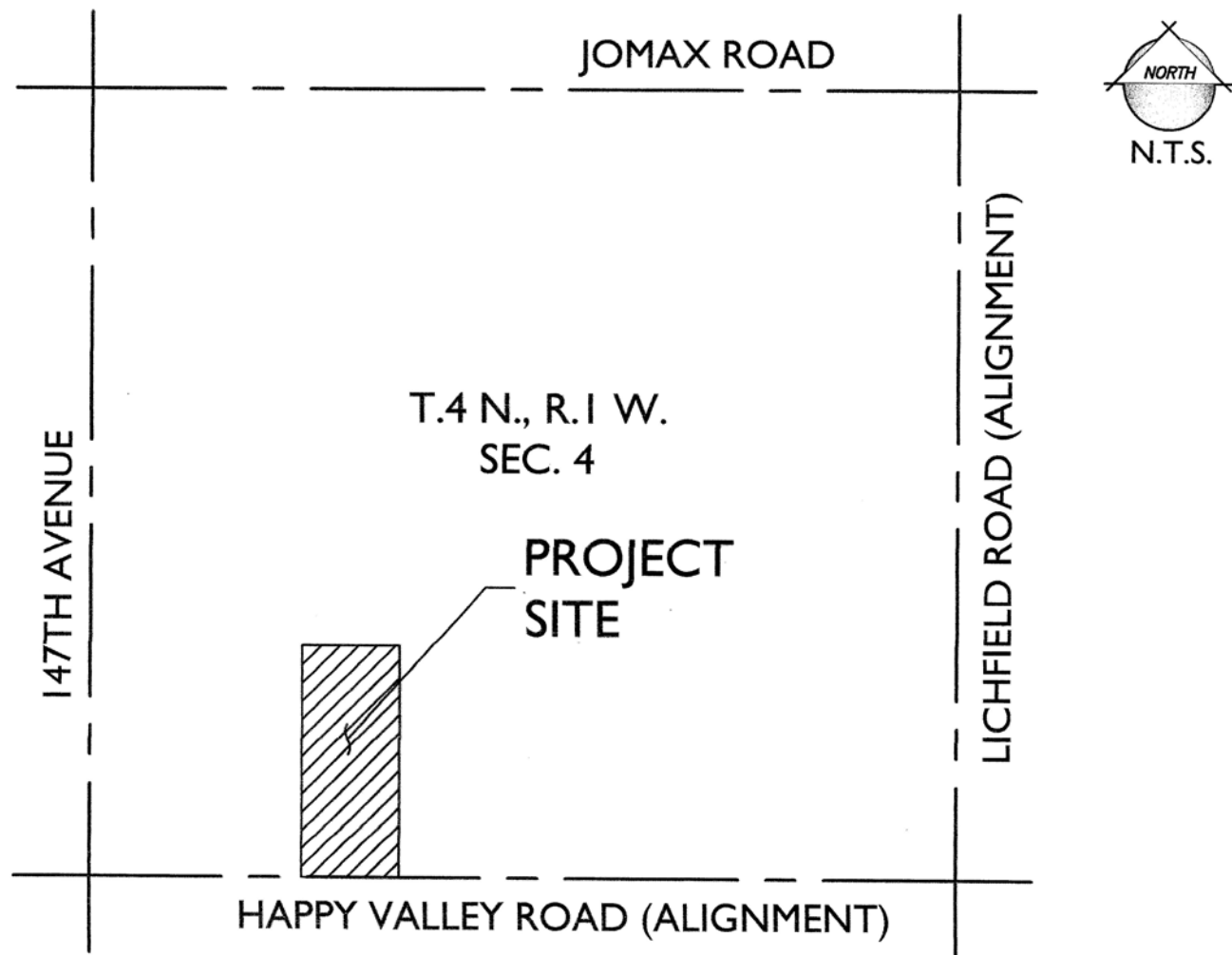
Rancho Del Rey is a proposed subdivision located at the northeast corner of Happy Valley Road alignment and 145th Avenue alignment consisting of 24.9587 gross acres of vacant land, located in City of Surprise, and zoned RR (Residential Ranch). The Assessor Parcel Numbers are #'s 503-54-003D, 003E, and 003F. **A Vicinity Map on Page 4 illustrates Rancho Del Rey location.**

Rancho Del Rey is surrounded by Rancho Mercado PAD06-276 and Minor Zoning Amendment FS10-210. The specific adjacent zoning is as follows:

- North, Parcel A15, "PAD (MDR - 45' x 95' Lots)"
- East, Parcel A14, "PAD (MDR - 45' x 95' Lots)"
- South, Parcel A11, "PAD (LMDR - 53' x 105' Lots)"
- Southeast, Parcel A8, "PAD (HDR – Multi-Family)"
- West, Parcel B1, "PAD (MDR - Cluster)"
- West, Parcel B2, "PAD (LDR - 58' x 110' Lots)"

See Exhibit A page 1 and 2 for "Existing Zoning" Map.

VICINITY MAP



DESCRIPTION OF REQUEST

Zoning

Rancho Del Rey is a proposed subdivision located at the northeast corner of Happy Valley Road alignment and 145th Avenue alignment consisting of 24.9587 gross acres of vacant land, located in City of Surprise, and zoned RR (Residential Ranch). The Assessor Parcel Numbers are #'s 503-54-003D, 003E, and 003F. **The legal description and Map is described in Exhibit C.**

Request

The purpose of this request is to rezone the subject property from RR (Residential Ranch) to RM-9 (Residential Medium Density) with a PUD (Planned Unit Development) Overlay, thereby incorporating certain development standards, as well as other variations from the requirements of the Surprise Unified Development Code (SUDC) necessary to bring the site into alignment with the Rancho Mercado PAD, and limiting the maximum overall density of the subject site to not more than 4.7 dwelling units per acre. **See Exhibit B for proposed Zoning Map.**

DEVELOPMENT STANDARDS

It is the intent of Rancho Del Rey to follow the “Single-Family” MDR Development Standards that are the same as those approved for Rancho Mercado under PAD06-276 and Minor Zoning Amendment FS10-210 adjacent to the Project, except that; 1.) the front garage setback as described in Rancho Mercado PAD MDR Development Standards Table 4b will be 20’ as measured from back of sidewalk to face of garage door as opposed to Rancho Mercado PAD 18’ from back of sidewalk to face of garage door, 2.) The Site Average Area per Dwelling Unit as described in Rancho Mercado PAD MDR Development Standards Table 4b will be 4,500 square feet as opposed to Rancho Mercado PAD 4,000 square feet; and 3.) The proposed Rancho Del Rey RM-9 PUD Maximum Building Height is 30 feet as opposed to Rancho Mercado PAD not having a Maximum Building Height.

See Table A page 6 for the proposed Rancho Del Rey RM-9 PUD Development Standards and Footnotes.

SUDC AMENDED REQUIREMENTS

It is the intent of Rancho Del Rey to follow SUDC Requirements, except as follows: 1) The SUDC required 660’ interval public street connections adjacent to undeveloped land will be modified to allow flexibility in planning and to accommodate Rancho Del Rey street connections lining up with Rancho Mercado PAD street connections and future Arizona State Land Department road right-of-way. 2.) Rancho Del Rey proposes to delete the landscape circles at the ends of all cul-de-sacs as opposed to Rancho Mercado PAD that has landscape circles. 3.) The SUDC requirement that any Medium Density Residential project with more than 60 residential units include a community pool unless one is included as part of the overall development shall be deleted to be in alignment with Rancho Mercado PAD.

See page 7 for the proposed Surprise Uniform Development Code (SUDC) Amended Sections.

Table A
Proposed RM-9 PUD Development Standards

Min Standard	Rancho Mercado PAD MDR Development Standards (2)(5)(7)	Proposed Rancho Del Rey RM-9 PUD Development Standards (2)(5)(7)	RM-9 Conventional Development Standards
Minimum Width	45'	45'	40'
Site Average Area per Dwelling Unit	4,000 sf (8)	4,500 sf (8)	Min. Lot Area 4,500sf
Minimum Lot Depth	- (3)	- (3)	100'
Front Setback (Livable)	12'	12'	12'
Front Setback (Garage)	18' (7)	20' (1)(7)	20'
Interior Side	5'	5'	TBD at time of preliminary plat
Aggregate Side	10'	10'	TBD at time of preliminary plat
Corner Side	10'	10'	10'
Rear	10'	10'	20'
Maximum Width of Garage Door as a % of Lot Width		45% (6)	40%
Maximum Area of Driveway within Front Yard as % of Front Yard Area		45% (10)	30%
Maximum Building Height		30' (9)	35'
Building Coverage	TBD by Building Envelope (4)	TBD by Building Envelope (4)	

(1) Garage front setbacks maybe less than livable as sided-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' back-of- sidewalk.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patios, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the yard.

(3) No minimum site depth is required.

(4) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table A and Footnotes.

(5) Building setbacks apply equally to one and two story product.

(6) Increased from 40% to 45% (this will allow for 18' driveways and 2' returns).

(7) The Font Garage setback means back-of-sidewalk to face of garage door only if the garage is located in the front yard.

(8) Site average area is defined as follows: Gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.

(9) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.

(10) 45% (for 18' wide driveways) of the front yard area.

Proposed Surprise Uniform Development Code (SUDC) Amended Sections

There are aspects of the SUDC that need to be amended and incorporated into the PUD Overlay Development Standards of Rancho Del Rey so they align with Rancho Mercado PAD. The following proposed deviations to the SUDC will be part of the Rancho Del Rey PUD Overlay Development Standards.

Street Connection to adjacent Land and proposed Residential Subdivisions.

1. SUDC Section 122-121(a)(2)b requires public street connections to adjacent undeveloped land at 660' intervals. Rancho Del Rey proposes to amend this Section as follows:

“Rancho Del Rey public street connections to adjacent undeveloped land is proposed to be as follows:

- 1) **W. Swayback Pass west of N. 144th Lane connecting Parcel B2 Mercado Rancho PAD.**
- 2) **145th Avenue and W. Buckskin Trail connecting Parcel B1 Mercado Rancho PAD.**
- 3) **Happy Valley Road at 144th Drive.**
- 4) **Happy Valley Road and 145th Avenue.**
- 5) **144th Lane connecting Parcel A15 Mercado Rancho PAD”**

The adjacent Rancho Mercado PAD approved preliminary plat makes Rancho Del Rey to amend SUDC Section 122-121(a)(2)b so Rancho Del Rey streets line up with Rancho Mercado PAD street connections. Rancho Del Rey is in the process of applying to Arizona State Land Department (“ASLD”) to purchase road right-of-way for Happy Valley Road and 145th Avenue and a future street connection at 145th Avenue alignment and W. Swayback. The submitted Traffic Impact Study surmises that the above five (5) street connections will be appropriate for Rancho Del Rey.

Landscaping.

2. SUDC Section 122-130(c) requires landscape circles at the ends of all cul-de-sacs. Rancho Del Rey proposes to delete this Section 122-130(c).

“Delete requirement SUDC Section 122-130(c) because the Fire Department has indicated concerns over their use.”

Community Pool.

3. SUDC Section 122-137(r) requires that any Medium Density Residential project with more than 60 residential units include a community pool unless one is included as part of the overall development. Rancho Del Rey proposes to amend this Section as follows:

“Rancho Del Rey shall not develop a community pool.”

When a house is built at Rancho Del Rey subdivision, the potential Buyer of the home would be able to construct a private pool in the backyard.

OPERATIONAL ASPECT OF USE

The primary access to Rancho Del Rey will be at 145th Avenue and Happy Valley Road. Secondary access is a right in right out on Happy Valley Road east of 145th Avenue. Other access will be on the north side of Rancho Del Rey adjacent to Rancho Mercado PAD Parcel A15. Rancho Del Rey will have future access into the State Land by Mercado Rancho Parcel B1 and Parcel B2.

The primary amenity area will follow SUDC 122-137(o) including a Ramada, seating areas, tot lot, with a turf area providing play opportunities for all ages and shaded seating areas.

Rancho Del Rey proposes to connect all pedestrian trails with Rancho Mercado and it is the intention to join Rancho Mercado HOA so Rancho Del Rey will have access to all local parks. Ranch Del Rey shall develop a mini park as noted in **Exhibit D**, make pedestrians connection to adjacent land, and use the same landscaping quantity, quality, and materials as used for Rancho Mercado PAD mini parks.

It is the intention of Rancho Del Rey to join Rancho Mercado HOA.

In addition to the primary amenity, interconnecting pedestrian trails within Rancho Del Rey, noted on **Exhibit E**, the pedestrian trails will connect with Rancho Mercado Master Trail system as shown on **Exhibit D**.

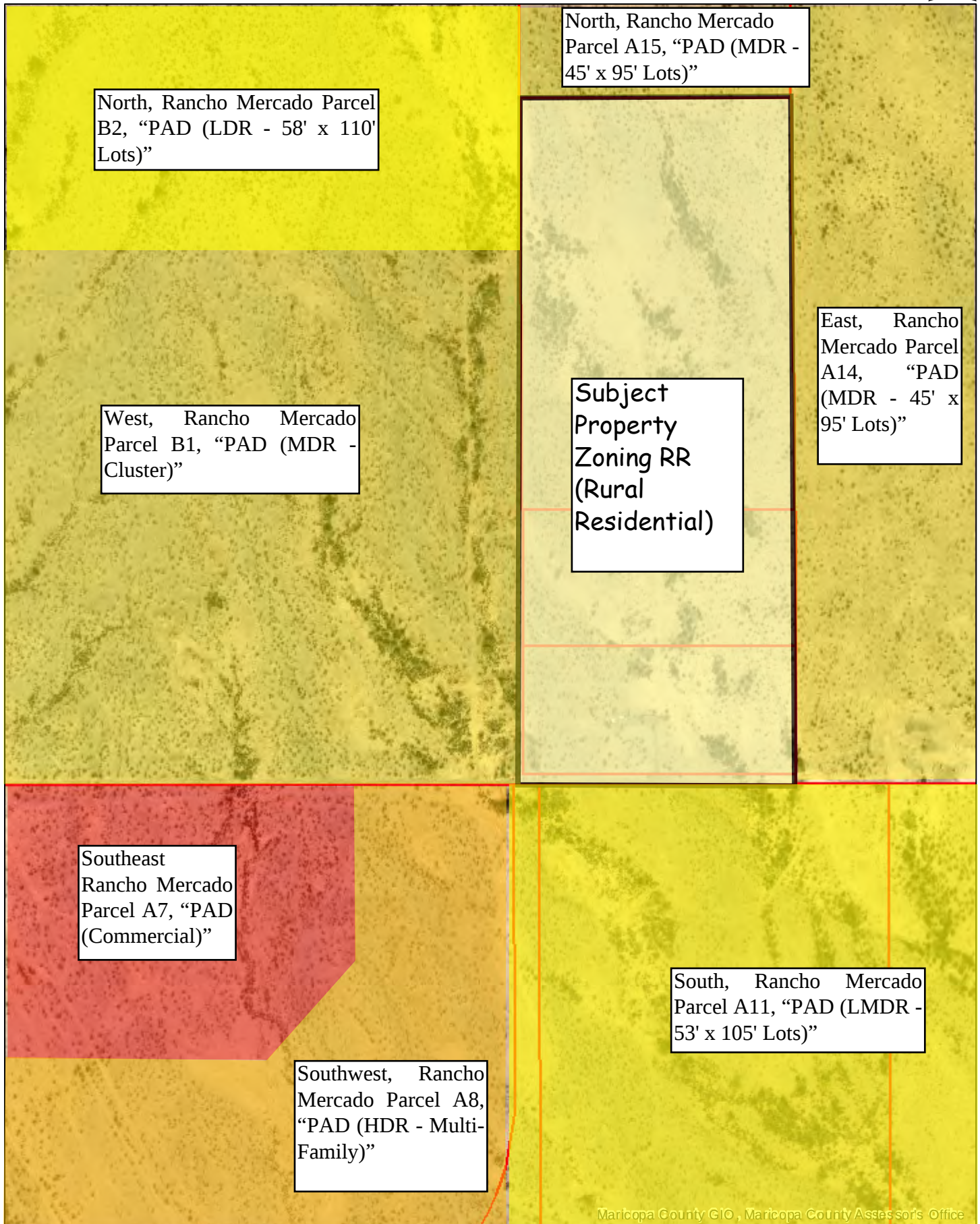
INFRASTRUCTURE, ROADS, PROPOSED DEVELOPMENT PLAN

- Upon development of Rancho Del Rey, all necessary utilities for Rancho Del Rey will be extended from adjacent Rancho Mercado PAD Development into Rancho Del Rey. Rancho Del Rey is to be included into Rancho Mercado PAD 1st phase Water Campus adjacent and east. Rancho Del Rey will purchase sewer capacity pursuant to SPA 2 Water Reclamation Facility Capacity Allocation Agreement. Rancho Del Rey will have onsite 55' wide public streets to be constructed to City standards within Rancho Del Rey.
- Offsite 145th Avenue –
At the SWC of Rancho Del Rey, it is the intention of Rancho Del Rey to acquire a 55' offsite road right of way from the Arizona State Land Department for 145th Avenue from Happy Valley Road north to the 1st street east into Rancho Del Rey W. Buckskin Trail as shown on the attached **Exhibit F – Proposed Development Plan**. Upon Development, Rancho Del Rey it will construct its required adjacent ½ street improvements plus 16 feet of roadway with gutter and curb within Arizona State Land Departments side as shown on **Exhibit G**. Landscaping and sidewalk on the west side of 125th Avenue will be constructed by the future developer of Parcel B1 Mercado Del Rancho PAD.
- Offsite Happy Valley Road –
It is the intention of Rancho Del Rey to acquire a 68 foot road right of way and PUE from the Arizona State Land Department from the SWC of Rancho Del Rey 528.37 feet to the location Rancho Mercado PAD is acquiring road right of way from ASLD on the north side of Happy Valley Road. Rancho Del Rey will construct Taper improvements for roadway only on Happy Valley Road as shown on **Exhibit H**.
- Temporary Turnaround Area -

It is the intention of Rancho Del Rey to acquire a Temporary Turnaround Area from the Arizona State Land Department at 145th Avenue alignment and W. Swayback Pass. Rancho Del Rey will construct temporary turnaround improvements for the roadway as shown on **Exhibit I**.

Exhibit A

Existing Zoning



Proposed Rancho Del Rey RM-9
(Residential Medium Density) PUD
within Rancho Mercado PAD Existing
Zoning Map

Rancho
Mercado

City of Surprise, Arizona

Planned Area Development

Land Use Master Plan

LEGEND

- Low Density Residential (LDR)
2.0-5.0 du/ac
- Low Medium Density Residential (LMDR)
4.0-6.0 du/ac
- Medium Density Residential (MDR)
5.0-10.0 du/ac
- High Density Residential (HDR)
15.0 + du/ac
- Community Commercial
- Commercial / Employment
- Educational / School
- Recreational Open Space
- Open Space/Wash Corridors
- Fire Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed Mini Parks
(Locations TBD at time of plat)
- Well Site
- Water Campus





EXHIBIT B



Proposed Zoning Map

RANCHO DEL REY

ZONING EXHIBIT

A PART OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 4 NORTH, RANGE 1 WEST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT TEAM

APPLICANT

Kent A. Xander
8530 E. Via Del Sol Drive
Scottsdale, AZ 85255
(602)-499-9305
kxander@kaxgroup.com

PLANNNER

JOE WALSH
WALSH DESIGN GROUP
6106 E. Rose Circle Drive
Phoenix, AZ 85018
(602) 619-7581
landoc@cox.net

ENGINEER

EPS GROUP, INC.
DANIEL AUXIER, P.E.
2045 S. VINEYARD AVE., STE. 101
MESA, AZ 85210
(480) 503-2250
dan.auxier@epsgroupinc.com

PROJECT DATA

APN #'S:	APN: 503-54-003D, 003E, 003F
DESIGNATED LAND USE:	MEDIUM DENSITY RESIDENTIAL (MDR)
EXISTING ZONING:	RR (Residential Ranch)
PROPOSD ZONING:	RM-9 WITH PUD OVERLAY
GROSS AREA:	24.9487 ACRES

APN: 503-54-003C
RANCHO MERCADO PARCEL A15
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: MDR 45' x 95' Lots

RANCHO MERCADO PARCEL B2
ZONING: PLANNED AREA
DEVELOPMENT (PAD)
LAND USE: LDR - 58' x 110' Lots

VICINITY MAP

JOMAX ROAD

T.4., R.1 W.
SEC. 4

PROJECT SITE

NORTH
N.T.S.

LITCHFIELD ROAD (ALIGNMENT)

HAPPY VALLEY ROAD (ALIGNMENT)

PROJECT SITE:

APN: 503-54-003D, 003E, 003F.
PROPOSD ZONING: RM-9 WITH
PUD OVERLAY.
DESIGNATED LAND USE: MEDIUM
DENSITY RESIDENTIAL (MDR).
GROSS ACRES: 24.9487

APN: 503-54-003A
RANCHO MERCADO PARCEL A14
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: MDR - 45' x 95' Lots

STATE LAND TRUST
RANCHO MERCADO PARCEL B1
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: MDR - CLUSTER LOTS

1652.71'

145TH AVENUE ALIGNMENT

EXISTING
25'
ROW

HAPPY VALLEY ROAD ALIGNMENT

APN: 503-69-010H
RANCHO MERCADO PARCEL A8
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: HDR - Multi-Family

APN: 503-69-006B
RANCHO MERCADO PARCEL A11
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LMDR - 53' x 105' Lots

Exhibit C
Legal Description and Map

That part of the West half of the East half of the Southwest quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 4;

Thence North 89° 57' 09" East (Basis of Bearings) along the South line of the Southwest quarter of Section 4 a distance of 1315.77 feet to the Southwest corner of the West half of the East half of the Southwest quarter of said Section 4 and the **POINT OF BEGINNING**;

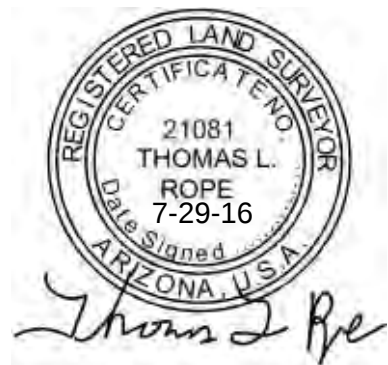
THENCE North 00° 22' 53" seconds West, along the West line thereof a distance of 1652.71 feet to a point from which the Northwest corner of the West half of the East half of the Southwest quarter of said Section 4 bears North 00° 22' 53" West, a distance of 991.71 feet;

THENCE North 89° 57' 50" East a distance of 657.32 feet to the East line of the West half of the East half of the Southwest quarter of Section 4;

THENCE South 00° 24' 02" East along said East line a distance of 1652.58 feet to the South line of the Southwest quarter of Section 4;

THENCE South 89° 57' 09" East along said South line a distance of 657.89 feet to the **POINT OF BEGINNING**.

Containing 24.9487 acres



Land Survey Services PLC
3160 N. 302nd Lane
Buckeye, AZ 85396

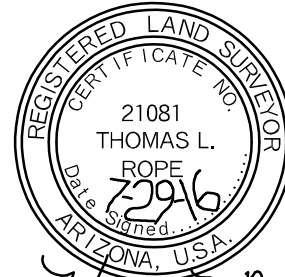
Expires 3-31-2019

Job No. 12068

ZONING EXHIBIT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
T4N, R1W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

PREPARED BY:
LAND SURVEY SERVICES, PLC
3160 N. 302ND LANE
BUCKEYE, AZ 85396
PHONE 602.703.7010



Thomas L. Rope

Expires 3/31/2019

W1/4 COR SEC 4
FND 2" ALUM CAP
"M.C. LS 35832"

CENTER
SEC 4

147TH
AVENUE

2645.63'

N00°20'31"W

147TH

1315.77'

N89°57'09"E (BASIS OF BEARINGS)

HAPPY VALLEY

SW COR SEC 4
FND 3" ALUM CAP
"LS 33307"

N00°22'53"W

1652.71'

991.71'

N89°57'50"E

657.32'

ZONING: PAD
LAND USE: RM-9 PUD
AREA: 24.95 ACRES

657.89'

991.52'

1652.58'

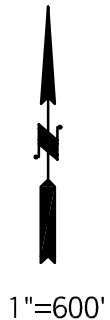
S00°24'02"E

657.89'

2631.54'

ROAD

S1/4 COR SEC 4
FND 2" ALUM CAP
"M.C. LS 35832"



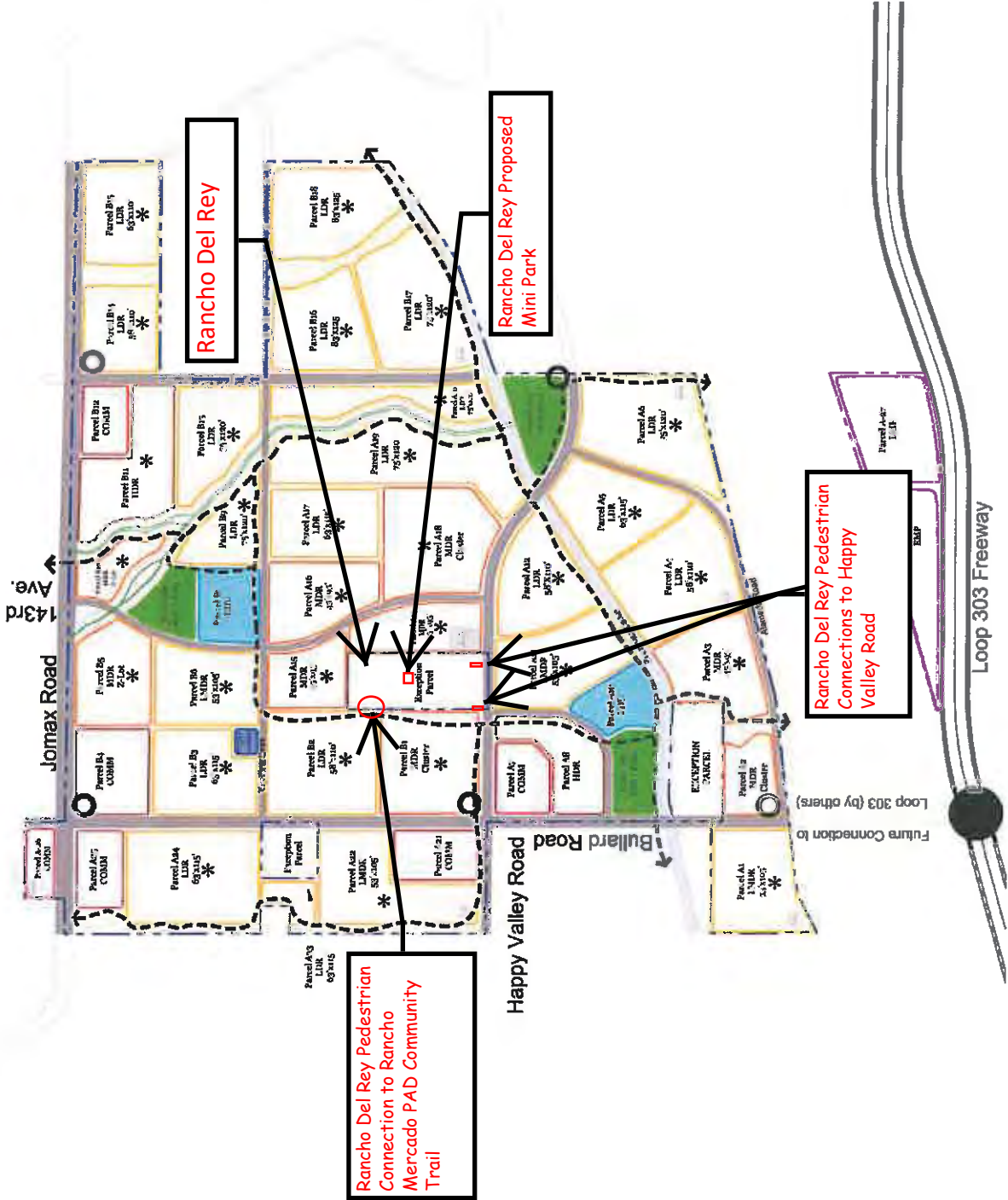
Rancho Mercado

City of Surprise, Arizona

Planned Area Development Figure 7 Open Space and Trails Master Plan

LEGEND

- Recreational Open Space
- Open Space/Wash Corridors
- Fire Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed Mini Parks (Locations TBD at time of plat)
- Well Site
- Water Campus
- Monument Signs

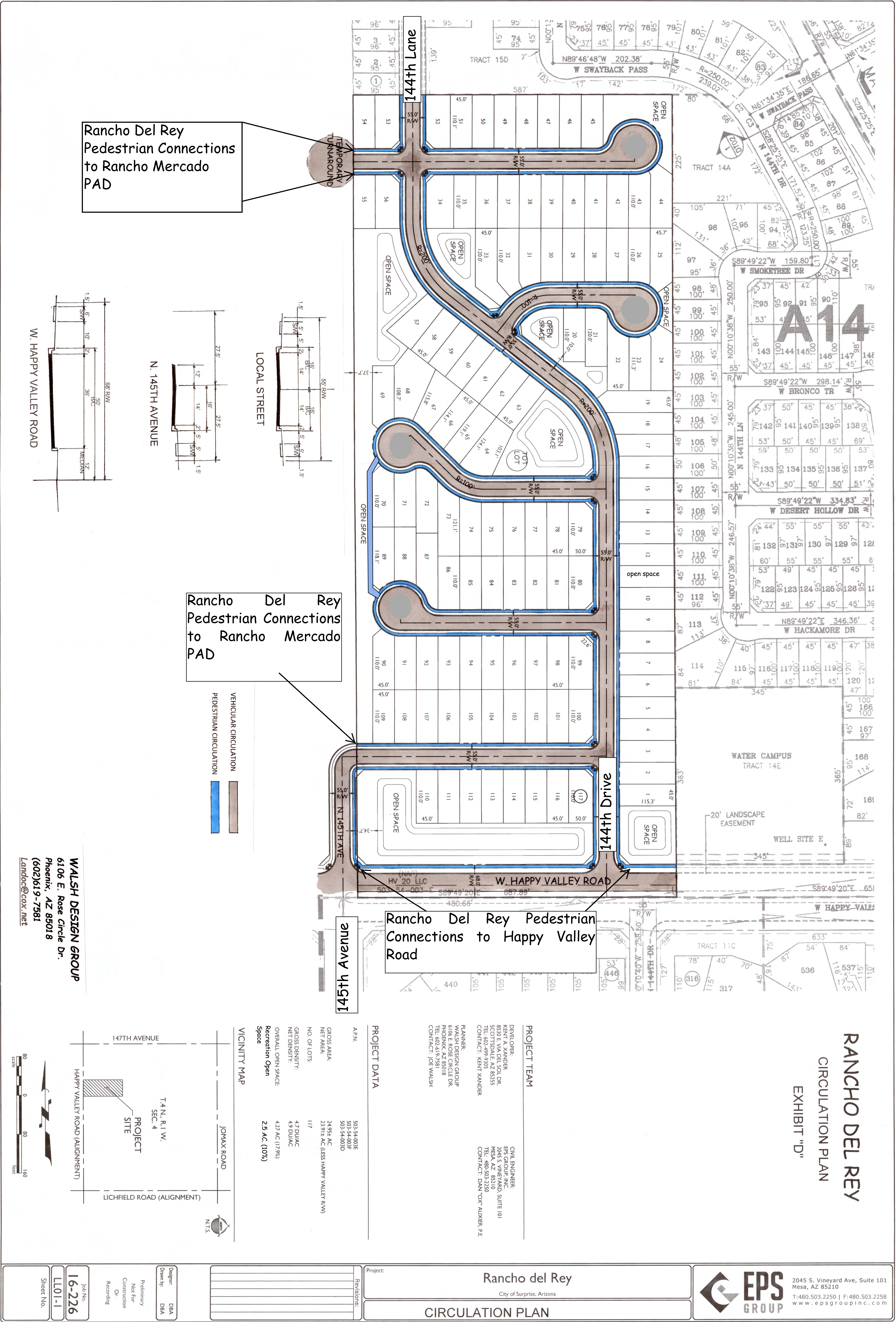


Date: 06-26-06
Drawn By: DM
Revised: 10-08-10



LVA
Urban Design
Studio LLC

EXHIBIT - E
Rancho Del Rey Interior Pedestrian Connections



RANCHO DEL REY
CIRCULATION PLAN
EXHIBIT "D"



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

Rancho del Rey
City of Surprise, Arizona

CIRCULATION PLAN

Project:

Revisions:

Designer: DBA
Drawn by: DBA
Preliminary
Not For
Construction
Or
Recording

Job No.
16-226
LL01-I
Sheet No.

Table A
Proposed RM-9 PUD Development Standards

Min Standard	Rancho Mercado PAD MDR Development Standards (2)(3)(7)	Proposed Rancho Del Rey RM-9 PUD Development Standards (2)(3)(7)	RM-9 Conventional Development Standards
Minimum Width	45'	45'	40'
Site Average Area per Dwelling Unit	4,000 sf (8)	4,500 sf (8)	Min. Lot Area 4,500sf
Minimum Lot Depth	- (3)	- (3)	100'
Front Setback (Livable)	12'	12'	12'
Front Setback (Garage)	18' (7)	20' (1)(7)	20'
Interior Side	5'	5'	TBD at time of preliminary plat
Aggregate Side	10'	10'	TBD at time of preliminary plat
Corner Side	10'	10'	10'
Rear	10'	10'	20'
Maximum Width of Garage Door as a % of Lot Width		45% (6)	40%
Maximum Area of Driveway within Front Yard as a % of Front Yard Area		45% (10)	30%
Maximum Building Height		30' (9)	35'
Building Coverage	TBD by Building Envelope (4)	TBD by Building Envelope (4)	

- (1) Garage front setbacks may be less than livable as side-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' back-of sidewalk.
- (2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patio, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the yard.
- (3) No minimum site depth is required.
- (4) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table A and Footnotes.
- (5) Building setbacks apply equally to one and two story product.
- (6) Increased from 40% to 45% (this will allow for 18' driveways and 2' returns).
- (7) The Front Garage setback means back-of-sidewalk to face of garage door only if the garage is located in the front yard.
- (8) Site average area is defined as follows: Gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.
- (9) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.
- (10) 44% (for 18' wide driveways) of the front yard area.

WALSH DESIGN GROUP
6106 E. Rose Circle Dr.
Phoenix, AZ 85018
(602) 619-7781
landsc@walsh.net



VICINITY MAP

PROJECT DATA

APN: 801-54-0018
GROSS AREA: 3,800 AC
NET AREA: 3,711 AC (LESS HAPPY VALLEY R/W)
NO. OF LOTS: 117
GROSS DENSITY: 47 DPMAC
NET DENSITY: 49 DPMAC
OVERALL OPEN SPACE: 437 AC (11%)
Bioscience Open Space: 23 AC (0.6%)

PROJECT TEAM

OWNER: TOWN OF PHOENIX
DESIGNER: WALSH DESIGN GROUP
ARCHITECT: WALSH DESIGN GROUP
ENGINEER: WALSH DESIGN GROUP
PLANNER: WALSH DESIGN GROUP
LANDSCAPE ARCHITECT: WALSH DESIGN GROUP
CIVIL ENGINEER: WALSH DESIGN GROUP
ELECTRICAL ENGINEER: WALSH DESIGN GROUP
MECHANICAL ENGINEER: WALSH DESIGN GROUP
WATER ENGINEER: WALSH DESIGN GROUP
SOIL ENGINEER: WALSH DESIGN GROUP
GEOLOGICAL ENGINEER: WALSH DESIGN GROUP
ENVIRONMENTAL ENGINEER: WALSH DESIGN GROUP
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ARCHITECTURAL RENDERING: WALSH DESIGN GROUP

PROJECT TEAM

OWNER: TOWN OF PHOENIX
DESIGNER: WALSH DESIGN GROUP
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PROJECT TEAM

OWNER: TOWN OF PHOENIX
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ENVIRONMENTAL ENGINEERING: WALSH DESIGN GROUP
ARCHITECTURAL RENDERING: WALSH DESIGN GROUP

PROJECT TEAM

OWNER: TOWN OF PHOENIX
DESIGNER: WALSH DESIGN GROUP
ARCHITECT: WALSH DESIGN GROUP
ENGINEER: WALSH DESIGN GROUP
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SOIL ENGINEERING: WALSH DESIGN GROUP
GEOLOGICAL ENGINEERING: WALSH DESIGN GROUP
ENVIRONMENTAL ENGINEERING: WALSH DESIGN GROUP
ARCHITECTURAL RENDERING: WALSH DESIGN GROUP



RANCHO DEL REY

Exhibit G



Legal Description Rancho Del Rey 145th Ave Right-of-Way

Job No. 16-226

09/21/16

A portion of the West half of the Southwest Quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, from which the South Quarter Corner of said Section 4 bears North 89 degrees 57 minutes 09 seconds East, 2631.54 feet;

Thence along the South line of said Section 4, North 89 degrees 57 minutes 09 seconds East, 1315.77 feet to the Southeast corner of said West half;

thence along the East line of said West half, North 0 degrees 22 minutes 53 seconds West, 68.00 feet to the POINT OF BEGINNING;

thence South 89 degrees 57 minutes 09 seconds West, 77.50 feet;

thence North 44 degrees 47 minutes 08 seconds East, 28.20 feet;

thence North 0 degrees 22 minutes 53 seconds West, 229.74 feet;

thence North 89 degrees 57 minutes 09 seconds East, 57.50 feet to a point on said East line;

thence along said East line, South 0 degrees 22 minutes 53 seconds East, 249.74 feet to the POINT OF BEGINNING.

Contains 14,560 square feet or 0.3343 acres, more or less.

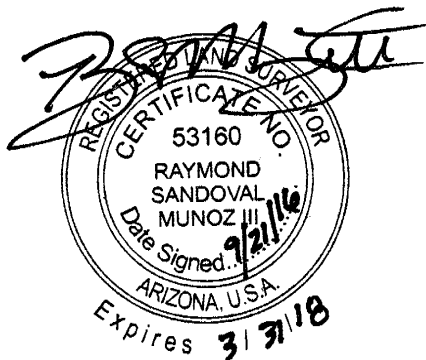
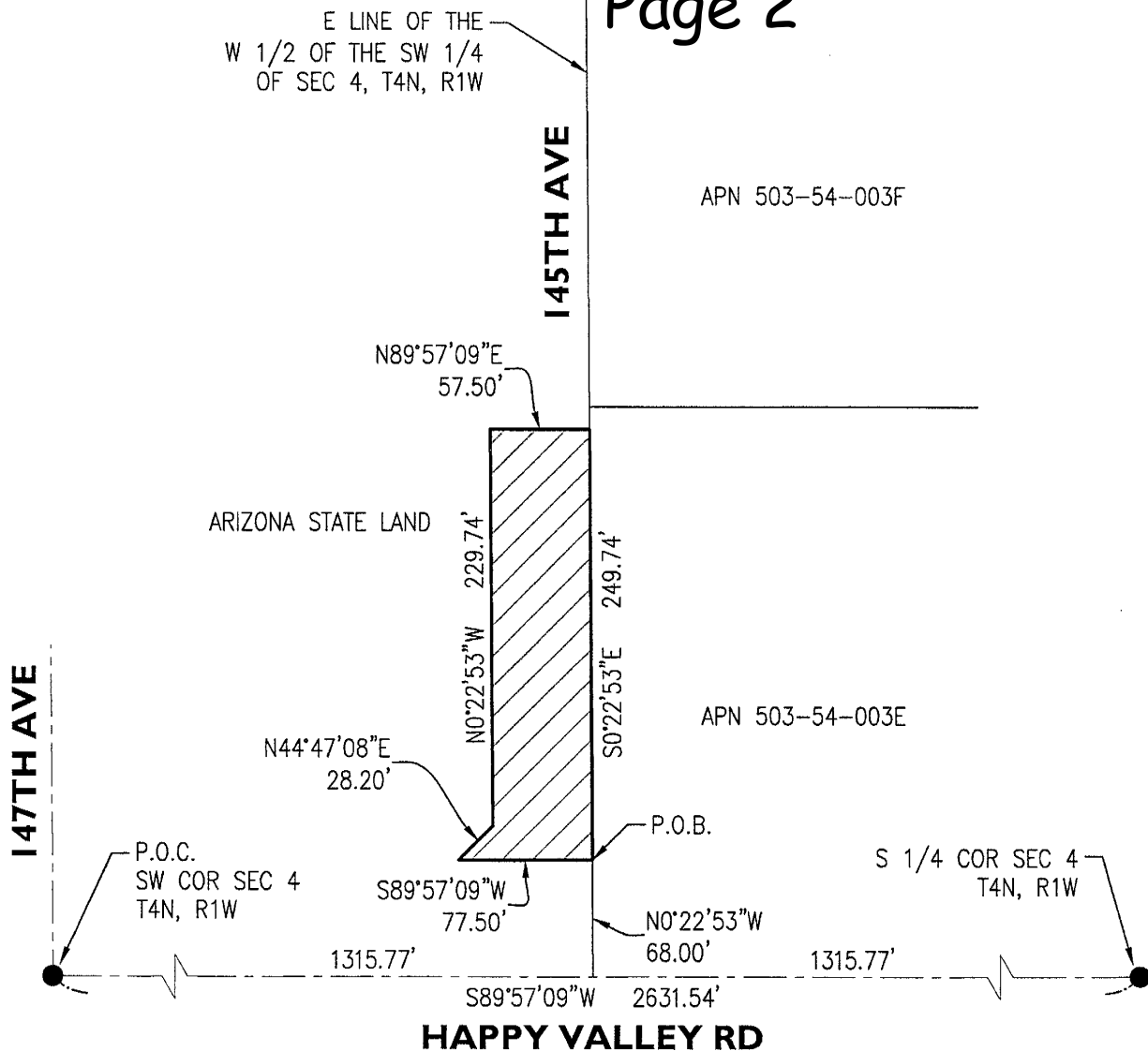


Exhibit G

Page 2



16-226

RANCHO DEL REY
145TH AVE RIGHT-OF-WAY
MARICOPA COUNTY, ARIZONA



EPS
GROUP

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

Exhibit G

Page 3



Boundary Closure Report 145th Avenue Right-of-Way Maricopa County, AZ

16-266

North: 986663.4657' East: 561249.6711'

Segment #1 : Line

Course: S89°57'09"W Length: 77.50'
North: 986663.4014' East: 561172.1711'

Segment #2 : Line

Course: N44°47'08"E Length: 28.20'
North: 986683.4163' East: 561192.0367'

Segment #3 : Line

Course: N00°22'53"W Length: 229.74'
North: 986913.1512' East: 561190.5075'

Segment #4 : Line

Course: N89°57'09"E Length: 57.50'
North: 986913.1989' East: 561248.0075'

Segment #5 : Line

Course: S00°22'53"E Length: 249.74'
North: 986663.4644' East: 561249.6698'

Perimeter: 642.68' Area: 14560 Sq. Ft.
Error Closure: 0.0017 Course: S44°47'08"W
Error North: -0.00123 East: -0.00122

Precision 1: 378047.06



Page 1 of 1

EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210
Tel (480) 503-2250 • Fax (480) 503-2258

Exhibit H



Legal Description Rancho Del Rey Happy Valley Rd Right-of-Way

Job No. 16-226

1/26/17

A portion of the West half of the Southwest Quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, from which the South Quarter Corner of said Section 4 bears North 89 degrees 57 minutes 09 seconds East, 2631.54 feet;

Thence along the South line of said Section 4, North 89 degrees 57 minutes 09 seconds East, 787.00 feet to the POINT OF BEGINNING;

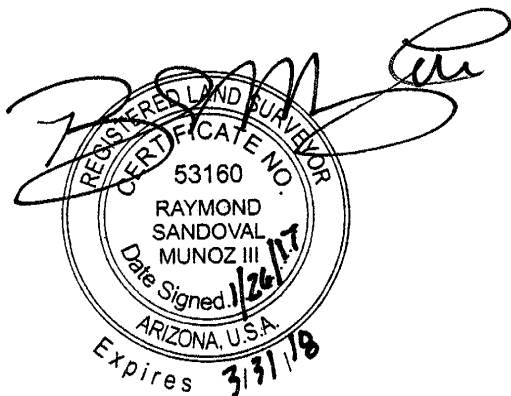
Thence departing said South line, North 0 degrees 02 minutes 51 seconds West, 68.00 feet;

Thence along a line 68.00 feet North of and parallel to said South line, North 89 degrees 57 minutes 09 seconds East, 528.37 feet to a point on the East line of said West half;

Thence along said East line, South 0 degrees 22 minutes 53 seconds East, 68.00 feet to the Southeast corner of said West half;

Thence along said South line, South 89 degrees 57 minutes 09 seconds West, 528.77 feet to the POINT OF BEGINNING.

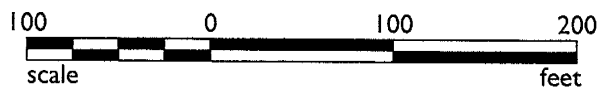
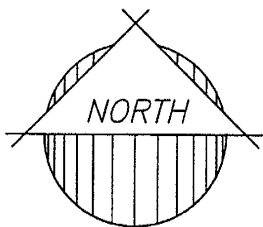
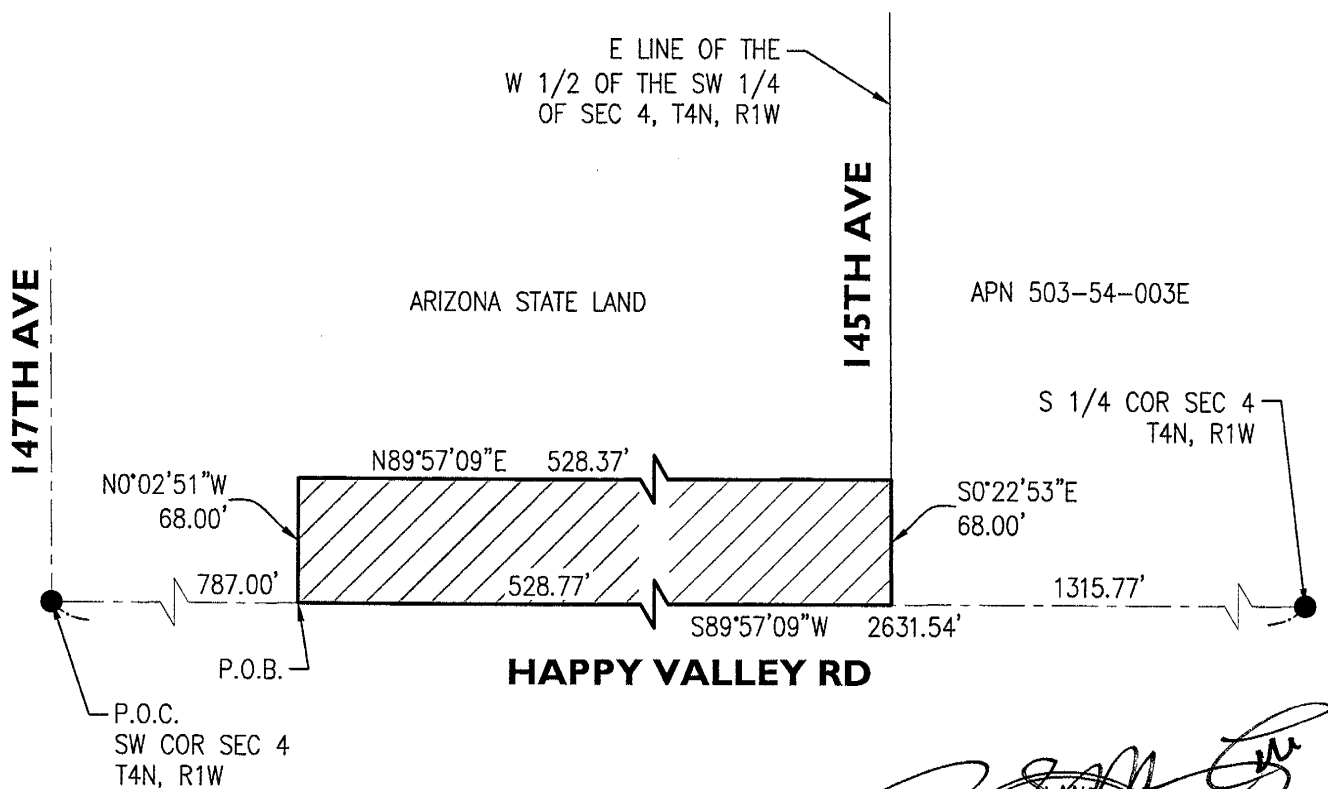
Contains 35,943 square feet or 0.8251 acres, more or less.



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Tel (480) 503-2250 • Fax (480) 503-2258

Exhibit H

Page 2



16-226

RANCHO DEL REY
HAPPY VALLEY RD RIGHT-OF-WAY

MARICOPA COUNTY, ARIZONA



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Exhibit H

Page 3



Boundary Closure Report Happy Valley Road Right-of-Way Maricopa County, AZ

16-226

North: 986595.0277' East: 560721.3539'

Segment #1 : Line

Course: N00°02'51"W Length: 68.00'

North: 986663.0277' East: 560721.2975'

Segment #2 : Line

Course: N89°57'09"E Length: 528.37'

North: 986663.4657' East: 561249.6673'

Segment #3 : Line

Course: S00°22'53"E Length: 68.00'

North: 986595.4672' East: 561250.1200'

Segment #4 : Line

Course: S89°57'09"W Length: 528.77'

North: 986595.0288' East: 560721.3501'

Perimeter: 1193.14' Area: 35943 Sq. Ft.

Error Closure: 0.0039 Course: N72°52'09"W

Error North: 0.00115 East: -0.00374

Precision 1: 305933.33

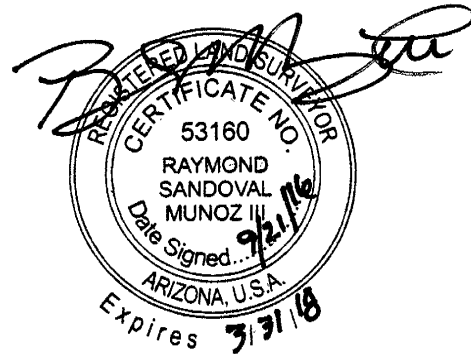


Exhibit I



Legal Description Rancho Del Rey Temporary Turnaround Area

Job No. 16-226

1/26/17

A portion of the West half of the Southwest Quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, from which the South Quarter Corner of said Section 4 bears North 89 degrees 57 minutes 09 seconds East, 2631.54 feet;

thence along the South line of said Section 4, North 89 degrees 57 minutes 09 seconds East, 1315.77 feet to the East line of said West half;

thence along said East line, North 0 degrees 22 minutes 53 seconds West, 1487.61 feet to the POINT OF BEGINNING, said point being the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 0 degrees 31 minutes 36 seconds West a distance of 25.00 feet;

thence Southwesterly 22.28 feet along the arc of said curve to the left through a central angle of 51 degrees 03 minutes 11 seconds to a point of reverse curvature of a curve, concave Easterly, having a radius of 57.50 feet;

thence Northerly 281.96 feet along the arc of said curve to the right through a central angle of 280 degrees 57 minutes 27 seconds to a point of reverse curvature of a curve having a radius of 25.00 feet;

thence Southeasterly 21.96 feet along the arc of said curve to the left through a central angle of 50 degrees 19 minutes 07 seconds to a point on said East line;

Exhibit I

Page 2



thence along said East line, South 0 degrees 22 minutes 53 seconds East, 55.00 feet to the POINT OF BEGINNING.

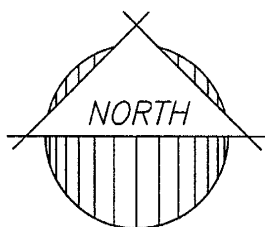
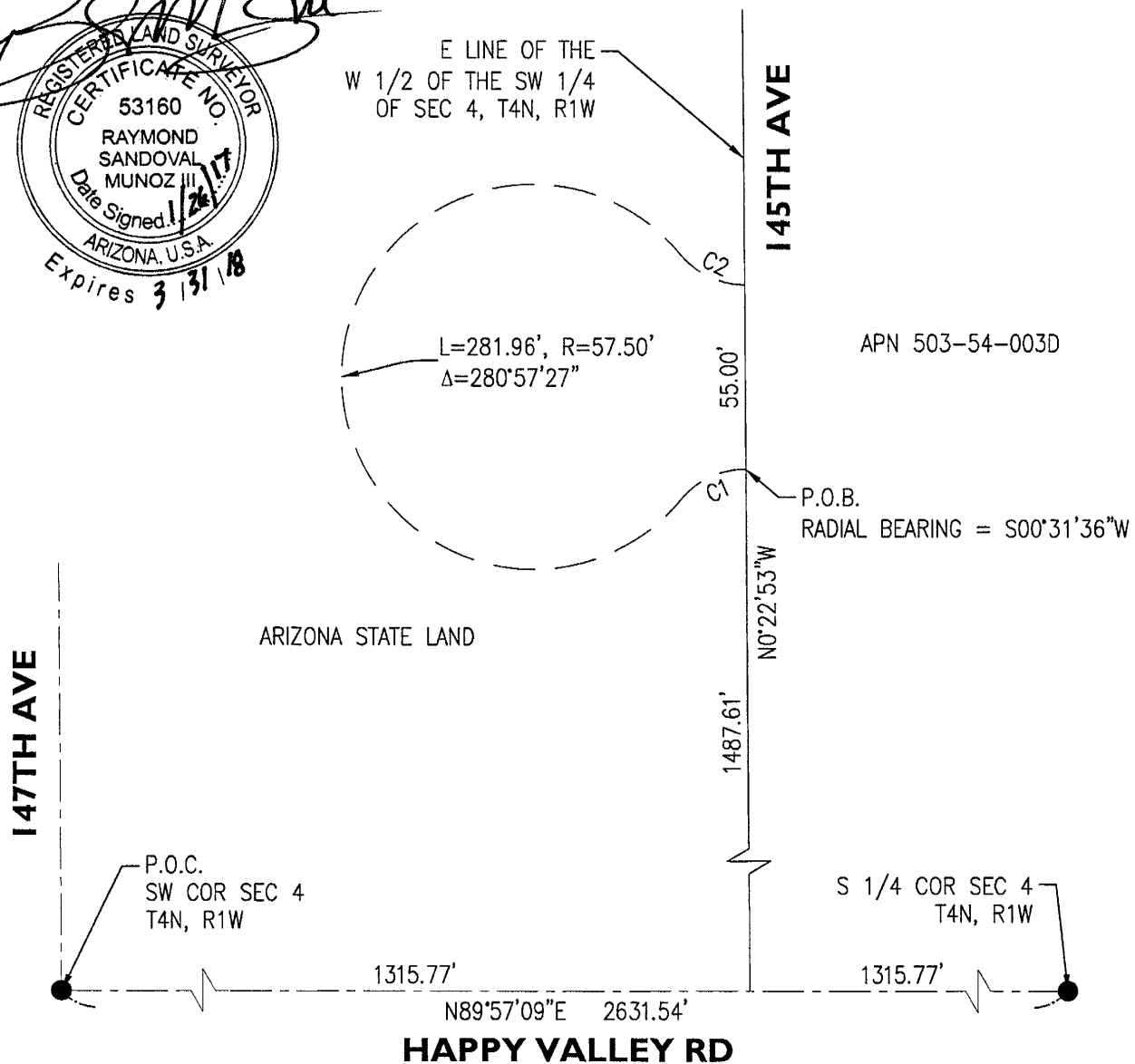
Contains 10,902 square feet or 0.2503 acres, more or less.



Exhibit I

Jan 26, 2017 3:40pm S:\Projects\2016\16-226\Legal Survey\Legals\16-226 LD01 Temporary Turnaround Area.dwg

Page 3



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	22.28'	25.00'	51°03'11"	11.94'	21.55'	S65°00'01"W
C2	21.96'	25.00'	50°19'07"	11.74'	21.26'	S64°43'41"E



16-226

RANCHO DEL REY
TEMPORARY TURN-AROUND AREA

MARICOPA COUNTY, ARIZONA



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

Exhibit I

Page 4



Boundary Closure Report Temporary Turnaround Area Maricopa County, AZ

16-226

End North: 988083.0434' East: 561240.2219'

Segment #1 : Curve

Length: 22.28' Radius: 25.00'
Delta: 051°03'11" Tangent: 11.94'
Chord: 21.55' Course: S65°00'01"W
Course In: S00°31'36"W Course Out: N50°31'35"W
RP North: 988058.0444' East: 561239.9921'
End North: 988073.9360' East: 561220.6909'

Segment #2 : Curve

Length: 281.96' Radius: 57.50'
Delta: 280°57'27" Tangent: 47.44'
Chord: 73.18' Course: N00°02'51"W
Course In: N50°31'35"W Course Out: N50°25'53"E
RP North: 988110.4901' East: 561176.3056'
End North: 988147.1160' East: 561220.6302'

Segment #3 : Curve

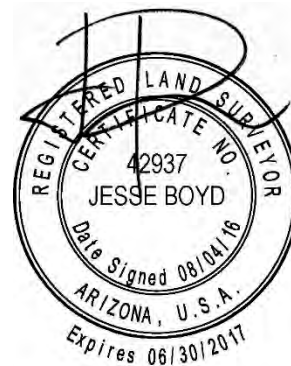
Length: 21.96' Radius: 25.00'
Delta: 050°19'07" Tangent: 11.74'
Chord: 21.26' Course: S64°43'41"E
Course In: N50°25'53"E Course Out: S00°06'46"W
RP North: 988163.0410' East: 561239.9018'
End North: 988138.0398' East: 561239.8555'

Segment #4 : Line

Course: S00°22'53"E Length: 55.00'
North: 988083.0410' East: 561240.2216'

Perimeter: 381.19' Area: 10902 Sq. Ft.
Error Closure: 0.0024 Course: S07°15'40"W
Error North: -0.00235 East: -0.00030

Precision 1: 71245.83





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

22 November 2016

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

Ms. Jamie Sullivan
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS16-516; Rancho Del Rey

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Major Zoning Amendment application for Rancho Del Rey. The site is located on approximately 25 acres at the northeast corner of 145th Avenue and Happy Valley Road. The request is to rezone the land from, which is currently vacant, Single-Family Residential R1-43 to Residential Medium density RM-9 with Planned Area Development Overlay District. The site is located approximately 5.9 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 in the narrative, this request for a zoning amendment will not negatively impact the flying operations at Luke AFB. Since Rancho Del Rey will be located inside the "territory in the vicinity of a military airport," it will be in close proximity to the Luke AFB Auxiliary Field #1 and will be subjected to noise from approximately 13,000 flight operations per year, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

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

From: Michael Wilson [mailto:MWilson@azdot.gov]
Sent: Friday, November 18, 2016 1:13 PM
To: Jamie Sullivan
Cc: Vanessa Nunez; Peter Eno; Michael Wilson
Subject: FW: FS16-516 Rancho Del Rey Electronic Submittal

Jamie,

ADOT has reviewed the rezoning submittal (described above) you've forwarded to them for comment. ADOT has no concerns. The rezoning to a denser residential zoning, is neither supported or opposed by ADOT. The development is separated from ADOT's 303 by over a mile, and has no immediate access route to that freeway. The Beardsley Canal and Flood Control District's McMicken FRS are in between. There are future plans for a connection to the 303 along the Beardsley Road alignment, but due to the costs associated with a bridge or major culverts, it's unlikely that connection will occur any time soon. Thank you for the opportunity to comment.

Mike

Mike Wilson, SR/WA

ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coordination
Right of Way Agent III
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175
WWW.AZDOT.GOV



From: Debbie Trasancos [mailto:DebbieT@mwdaz.com]
Sent: Monday, November 21, 2016 12:08 PM
To: Jamie Sullivan
Cc: Chris Cain; Leslie Jarrell
Subject: RE: FS16-516 Rancho Del Rey Electronic Submittal

Jamie,

Thank you for providing the Electronic Submittal for Ranch Del Rey (FS16-516).

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

Thanks again,

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

PUBLIC ENGAGEMENT FORM

PROJECT TITLE:

OVERALL PUBLIC INVOLVEMENT LEVEL:

IDENTIFY STAKEHOLDERS:

OBJECTIVES:

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when)

Future Council Work Session/Meetings target dates

Election dates (if applicable)

Project start/completion dates

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

Press releases

Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)

Presentations to boards and commissions, other interested community partners/stakeholders

Third-party consultant/moderator (pending budget)

Survey (online/paper/both?)

Social media

Surprise 11

Notify Me email/ Council newsletters (opt-in audience)

Paid advertising (pending budget)

Surprise Progress (mailed quarterly and tied to print deadlines)

Booth at city events

Paid mailings (pending budget)

Creation of a subcommittee/task force

Youth/adult activities, registration, or orientation (HOA Academy)

Website updates



FS16-516 Rancho Del Rey Zone Change

Planning and Zoning Commission
May 4, 2017

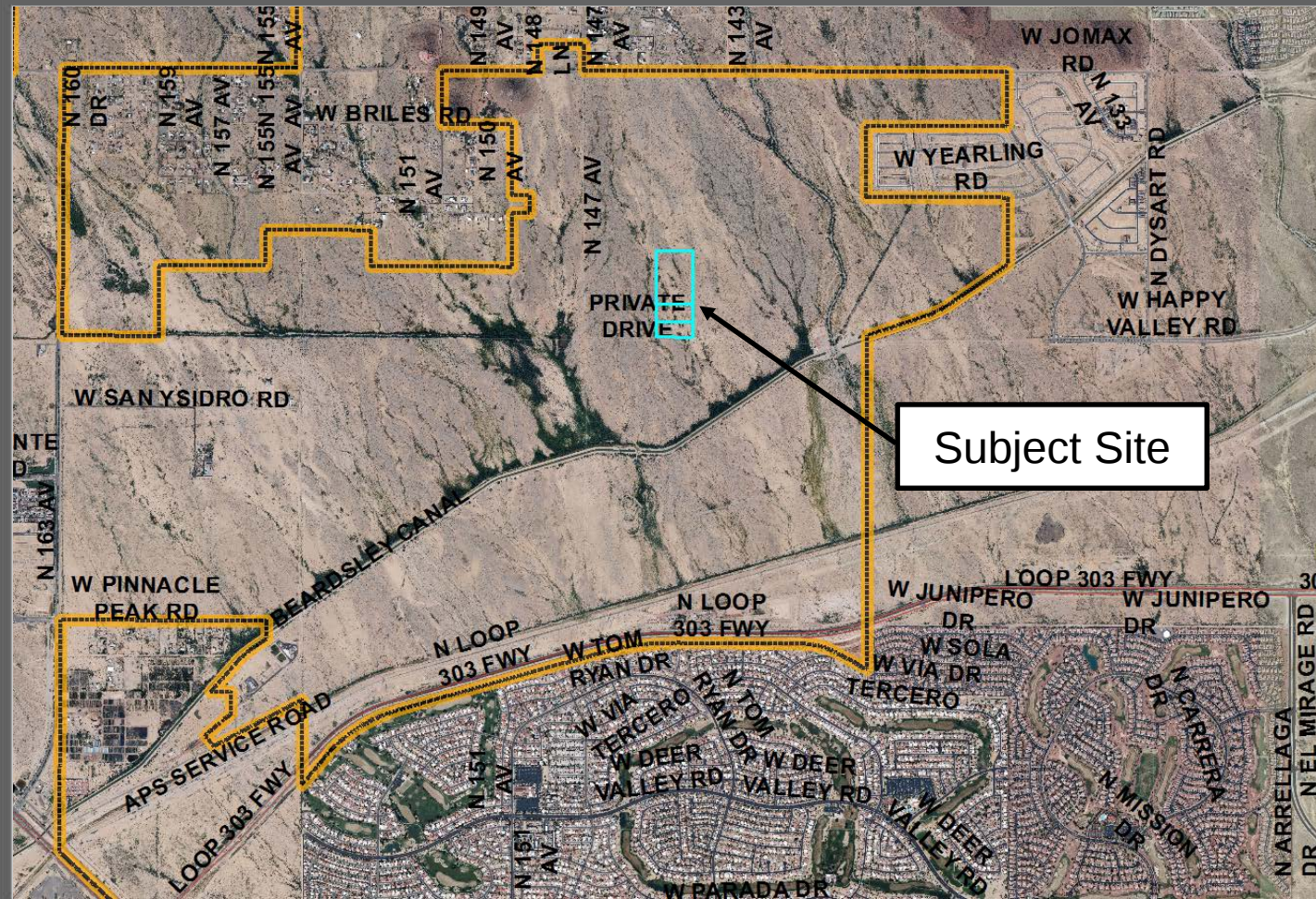
Topics of Discussion

**FS16-516
Rancho Del Rey
Zone Change**

- [Vicinity Map](#)
- [Case Map](#)
- [Exhibit A – Rancho Mercado](#)
- [Exhibit D – Trail Connectivity](#)
- [Development Standards](#)
- [Exhibit E - Layout](#)
- [Exhibit F – Open Space](#)
- [Recommendation](#)
- [Questions or Comments](#)

FS16-516
Rancho Del Rey
Zone Change

Vicinity Map



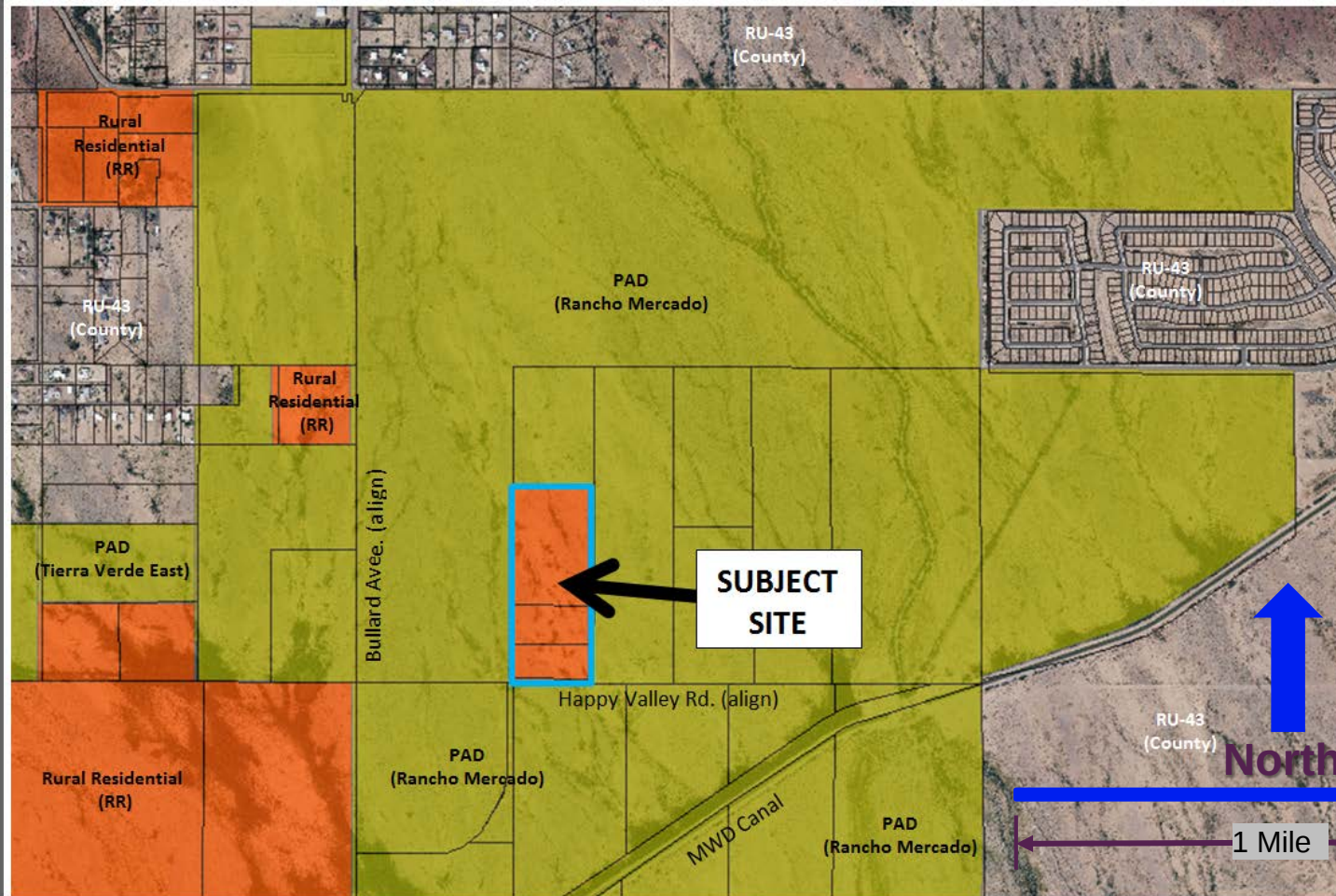
North

1 Mile



FS16-516
Rancho Del Rey
Zone Change

Case Map



Proposed Rancho Del Rey RM-9
(Residential Medium Density) PUD
within Rancho Mercado PAD Existing
Zoning Map



Rancho Mercado

City of Surprise, Arizona

Planned Area Development

Land Use Master Plan

LEGEND

- Low Density Residential (LDR)
0.0-0.04/acre
- Low Medium Density Residential (LMDR)
0.04-0.08/acre
- Medium Density Residential (MDR)
0.08-0.12/acre
- High Density Residential (HDR)
0.12-0.16/acre
- Commercially Zoned
- Commercial / Employment
- Educational / School
- Recreational Open Space
- Open Space / Walk Corridor
- River Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed River Park
Classified TRD at time of plat
- Well Site
- Water Campus

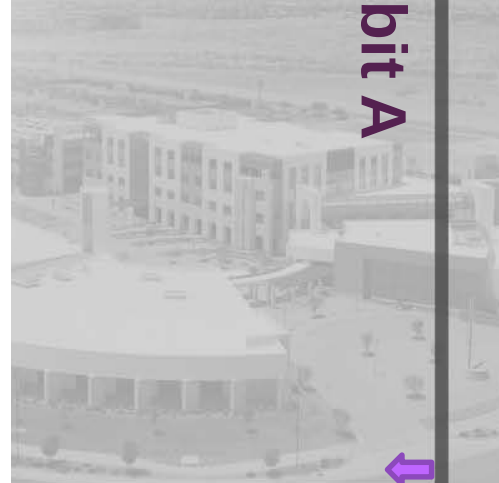
Exhibit A, page 2

Date: 06-26-06
Drawn By: MR
Revised: 02-23-07



FS16-516 Rancho Del Rey Zone Change

Exhibit A



FS16-516 Rancho Del Rey Zone Change



Rancho
Mercado

City of Surprise, Arizona

Planned Area Development
Figure 7
Open Space and Trails
Master Plan

LEGEND

- Recreational Open Space
- Open Space/Walkway Corridor
- Fire Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- ✱ Proposed Mini Parks (Locations TBA at time of plan)
- Wall Site
- Water Channel
- Monument Signs

Date: 06-26-06
Drawn By: DM
Revised: 10-06-10

LVA
Urban Design
Studio LLC

Exhibit D

Exhibit D



FS16-516 Rancho Del Rey Zone Change

Development Standards

Table A
Proposed RM-9 PUD Development Standards

Min Standard	Rancho Mercado PAD MDR Development Standards (2)(5)(7)	Proposed Rancho Del Rey RM-9 PUD Development Standards (2)(5)(7)	RM-9 Conventional Development Standards
Minimum Width	45'	45'	40'
Site Average Area per Dwelling Unit	4,000 sf (8)	4,500 sf (8)	Min. Lot Area 4,500sf
Minimum Lot Depth	- (3)	- (3)	100'
Front Setback (Livable)	12'	12'	12'
Front Setback (Garage)	18' (7)	20' (1)(7)	20'
Interior Side	5'	5'	TBD at time of preliminary plat
Aggregate Side	10'	10'	TBD at time of preliminary plat
Corner Side	10'	10'	10'
Rear	10'	10'	20'
Maximum Width of Garage Door as a % of Lot Width		45% (6)	40%
Maximum Area of Driveway within Front Yard as % of Front Yard Area		45% (10)	30%
Maximum Building Height		30' (9)	35'
Building Coverage	TBD by Building Envelope (4)	TBD by Building Envelope (4)	

(1) Garage front setbacks may be less than livable as sided-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' back-of sidewalk.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patio, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the yard.

(3) No minimum site depth is required.

(4) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table A and Footnotes.

(5) Building setbacks apply equally to one and two story product.

(6) Increased from 40% to 45% (this will allow for 18' driveways and 2' returns).

(7) The Front Garage setback means back-of-sidewalk to face of garage door only if the garage is located in the front yard.

(8) Site average area is defined as follows: Gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.

(9) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.

(10) 45% (for 18' wide driveways) of the front yard area.

FS16-516

Rancho Del Rey

Zone Change



Parcel B = 100 Lots
@ 58'x125'

Parcel D = 96 Lots
@ 53'x120'

- Rancho del Rey Exhibit F



FS16-516 Rancho Del Rey Zone Change

Exhibit F



Approve
Subject to Stipulations “a” – “b”

Staff Recommendation





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





CITY OF SURPRISE
Planning and Zoning Commission

May 4, 2017 @ 6:00:00 PM

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

Board Meeting Date:	May 4, 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):