



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

Thursday, January 5, 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 on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- #1 District Internal Consideration and action approving the December 15, 2016 Planning and Zoning Commission minutes. Approve
Lorraine
Nevarez,
Community
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 1	<u>Consideration and action regarding a Conditional Use Permit for a Wendy's convenience food restaurant.</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#3	District 3	<u>Consideration and action regarding a re-zone approximately 181 acres of property generally located south of Waddell Road and north of Cactus Road between 175th Avenue and Cotton Lane from Residential Ranch (RR) to RM-6 with PUD overlay, RM-9 with PUD overlay, RH with PUD overlay with Flex Zone, CR with PUD overlay with Flex Zone, and CR with PUD overlay; and from RH with PUD overlay to RM-9 with PUD overlay</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#4	District 3	<u>Consideration and action regarding a zone change from Residential Ranch (RR) to RM-9 with a PUD overlay of approximately 10 acres generally located west of 175th Avenue between Cactus Road and Waddell Road.</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#5	District 3	<u>Consideration and action regarding a Preliminary Plat entitled "Magnolia" dated November 28, 2016, an approximately 174 acre property generally located Cotton Lane and 175th Avenue, Waddell Road to Cactus Road.</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#6	District 1	<u>Consideration and action regarding the Preliminary Plat entitled "S.E.C. 175th Ave & Sweetwater" dated November 28, 2016, an approximately 9.9 acre property generally located on the southeast corner of 175th Avenue and Sweetwater Avenue.</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT

OTHER BUSINESS:

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

ADJOURNMENT:

POSTED: December 29, 2016 at 11:20 AM

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



CITY OF SURPRISE
Planning and Zoning Commission

January 5, 2017 @ 6:00:00 PM

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Board Meeting Date:	January 5, 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 December 15, 2016 Planning and Zoning Commission minutes.

Motion:

I move to approve the December 15, 2016 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Minutes -December 15, 2016 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

December 15, 2016 / 6:00 PM

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

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, December 15, 2016.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzner, Deputy City Attorney Donna Bronski, Planner Robert Kuhfuss, Planner Hobart Wingard and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Jean Brillhart, Surprise resident, encourages the City to consider City of Phoenix's plan to change their lighting to LED. This is a way to save money in maintenance and keep costs low. Ms. Brillhart would like this item be considered by the commission and the Magnolia project moving forward.

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

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the December 15, 2016 Planning and Zoning Commission minutes.

Commissioner Cultum made a motion to approve the December 15, 2016 Planning and Zoning Commission minutes. Commissioner Rosebaum seconded the motion. The motion passes with 7 votes in favor.

Chair Chapman noted items 2 and 4 would be moved after items 7 and 8.

Item 3 – DISTRICT 1 – Consideration and action regarding a Preliminary Plat for Tierra Verde West dated 11/9/2016 @ 3:47 pm. and generally located at the northwest corner of Happy Valley Road and 155th Avenue.

Robert Kuhfuss, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- This project contingent on Rancho Mercado developing the roadway
- Drainage and flood plain area
- Project consistent with General Plan
- Time of construction

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council the Preliminary Plat for Tierra Verde West subject to stipulations “a” through “h” as listed in the staff report. Vice Chair Keating seconded the motion. The motion passes with 7 votes in favor.

Item 5 – DISTRICT 5 – Consideration and Action on the Mattamy at Surprise Center Preliminary Plat dated 11/10/2016 and located along Statler Blvd. west of Litchfield Road.

Mr. Fitzer noted the request of staff to table this item for a later date because of zoning issues.

Vice Chair Keating made a motion to table item 5 until a further date. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 6 – DISTRICT 5 – Presentation and action item regarding a Site Plan for Pad A, Shops A, and Shops B of the Civic Center located within the Surprise Center Planned Area Development (PAD).

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

The Commission discussed item 6:

- Roadway services
- PAD A, Lot 2, restaurant with drive through
- Multimodal areas
- Staging lanes
- Queuing distances
- Shop B as possible restaurant area
- Egress and ingress of Civic Center Drive

Commissioner Bash made a motion to approve Site Plan for PAD A, Shops A, and Shops B of the Civic Center Commercial, subject to stipulations “a” through “e” as listed in the staff report. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 7 – DISTRICT 3 – Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) PUD at 6 and 9 DU/Ac, Residential High (density) (RH) and Regional Commercial (density) (CR).

Robert Kuhfuss, planner, presented item 7, 8, 2 and 4 to the Commission simultaneously.

The Commission discussed item 7, 8, 2 and 4:

- Roadway improvements
- Clusters of Parking
- RM9 Zoning areas
- Continuity of District 3
- Setback requirements
- Time of construction

Chair Chapman opened the call to the public for items 7, 8, 2 and 4.

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

Commissioner Cultum made a motion to continue projects FS16-391 175th & Sweetwater Zone Change, FS16-391 175th & Sweetwater Preliminary Plat, FS16-392 Magnolia Zone Change and FS16-392 Magnolia Preliminary Plat to the January 5th Planning and Zoning

Commission meeting. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 8 – DISTRICT 3 – Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) at 9 DU/Ac (RM-9 PUD).

Robert Kuhfuss, planner, presented item 7, 8, 2 and 4 to the Commission simultaneously.

Commission discussed item 8 during item number 7.

Public comment was open for this item during item 7.

Commissioner Cultum made a motion to continue projects FS16-391 175th & Sweetwater Zone Change, FS16-391 175th & Sweetwater Preliminary Plat, FS16-392 Magnolia Zone Change and FS16-392 Magnolia Preliminary Plat to the January 5th Planning and Zoning Commission meeting. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 2 – DISTRICT 3 – Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) at 9 DU/Ac (RM-9 PUD).

Robert Kuhfuss, planner, presented item 7, 8, 2 and 4 to the Commission simultaneously.

Commission discussed item 2 during item number 7.

Public comment was open for this item during item 7.

Commissioner Cultum made a motion to continue projects FS16-391 175th & Sweetwater Zone Change, FS16-391 175th & Sweetwater Preliminary Plat, FS16-392 Magnolia Zone Change and FS16-392 Magnolia Preliminary Plat to the January 5th Planning and Zoning Commission meeting. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 4 – DISTRICT 3 – Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) at 9 DU/Ac (RM-9 PUD).

Robert Kuhfuss, planner, presented item 7, 8, 2 and 4 to the Commission simultaneously.

Commission discussed item 4 during item number 7.

Public comment was open for this item during item 7.

Commissioner Cultum made a motion to continue projects FS16-391 175th & Sweetwater Zone Change, FS16-391 175th & Sweetwater Preliminary Plat, FS16-392 Magnolia Zone Change and FS16-392 Magnolia Preliminary Plat to the January 5th Planning and Zoning

Commission meeting. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

OTHER BUSINESS:

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

The Commission discussed the following items:

- Participating in an orientation for new members with City Council
- Update on the Master Plan for Civic Center
- Receive information regarding growth within the city

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:25 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

January 5, 2017 @ 6:00:00 PM

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Board Meeting Date:	January 5, 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
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Agenda Wording:

Consideration and action regarding a Conditional Use Permit for a Wendy's convenience food restaurant.

Motion:

Motion to approve subject to stipulations "a" through "e" as listed in the staff report.

Background:

James Day of James Day & Associates on behalf of JMJ, LLC seeks approval of a Conditional Use Permit (CUP) to allow a convenience food restaurant in the Surprise Farms Gateway portion of the Surprise Farms PAD. The proposed restaurant will be sited on a currently vacant pad located adjacent to Bell Road and immediately north of the WinCo center parking lot. Site improvements will include a 2,714 square foot restaurant building, drive-through lanes, on-site parking, landscaping, signage and supporting infrastructure.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-375 - Wendy's - Conditional Use Permit - Staff Report](#)
- ☐ [01 - FS16-375 - Wendy's - Conditional Use Permit - Vicinity Map](#)
- ☐ [02 - FS16-375 - Wendy's - Conditional Use Permit - Case Map](#)
- ☐ [03 - FS16-375 - Wendy's - Conditional Use Permit - Site Plan](#)
- ☐ [04 - FS16-375 - Wendy's - Conditional Use Permit - Landscape Plan](#)
- ☐ [05 - FS16-375 - Wendy's - Conditional Use Permit - Elevations, B&W](#)

- ☐ [06 - FS16-375 - Wendy's - Conditional Use Permit - Elevations Color](#)
- ☐ [07 - FS16-375 - Wendy's - Conditional Use Permit - Sign Package](#)
- ☐ [08 - FS16-375 - Wendy's - Conditional Use Permit - 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

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS16-375**
2
3 **Project Name:** Wendy's at Surprise Gateway
4
5 **Council District:** 1
6
7 **Meeting Date:** **January 5, 2017**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11

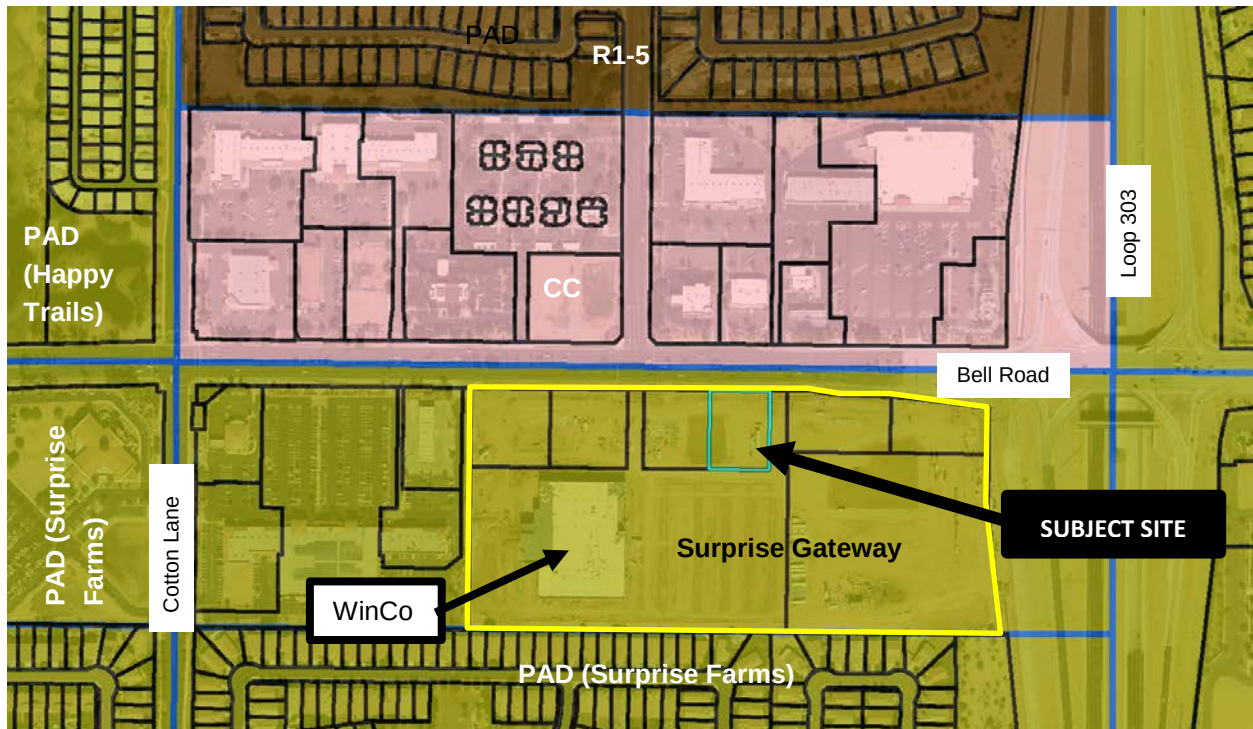
12 **Owner:** Bell Road and Loop 303, LLP
13
14 **Applicant:** James Day of James Day & Associates on behalf of JMJ, LLC
15
16 **Request:** Conditional Use Permit for a convenience food restaurant in the PAD
17 zoning district (Surprise Farms)
18
19 **Site Location:** South side of Bell Road, west of Loop 303
20
21 **Site Size:** 0.87 gross acres (approx.)
22
23 **Density:** N/A
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** None known
28
29 **Staff Recommendation:** Staff recommends the Commission **approve** the proposed
30 Conditional Use Permit, subject to stipulations 'a'-'e'.

Project Description:

James Day of James Day & Associates on behalf of JMJ, LLC seeks approval of a Conditional Use Permit (CUP) to allow a convenience food restaurant in the Surprise Gateway portion of the Surprise Farms PAD. The proposed restaurant will be sited on a currently vacant pad located adjacent to Bell Road and to the north of the WinCo center parking lot. Site improvements will include a 2,714 square foot restaurant building, a drive-through lane, on-site parking, landscaping, signage and supporting infrastructure.

Existing Zoning:

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



CC	CC	CC
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)

45 **Background:**

46
47 **March 27, 1995:** The City Council approved the original Surprise Farms / Villages at Surprise South
48 PAD under case PAD95-003.

49
50 **October 8, 2013:** The Planning and Zoning Commission approved a Major Site Plan for WinCo
51 under case FS13-289. Said site plan included reference to future conceptual development on the
52 subject property.

53
54 **April 24, 2015:** Staff approved a Minor Amendment to the WinCo site plan under case FS15-090.
55 Changes under this amendment were primarily centered about landscape and hardscape
56 enhancements.

57
58 **July 21, 2016:** The subject request was discussed at a regularly scheduled Concept Review meeting
59 under case CR16-292.

60
61 **August 30, 2016:** The applicant filed a request for a Conditional Use Permit under case FS16-375,
62 the subject case.

63
64 **October 3, 2016:** The applicant held a Citizen Outreach meeting.

65
66 **Citizen Outreach:**

67
68 As noted above, the applicant held a Citizen Review meeting on October 3, 2016, which generated
69 no input. The site was also posted and advertised in accordance with the SUDC.

70
71 **Analysis and Discussion:**

72
73 The Surprise Farms / Villages at Surprise South PAD was approved under Title 17 and references the
74 C-2 uses listed under Title 17 as permitted uses. "Convenience food restaurants" are listed as a
75 Conditional Use in C-2, but requires an analysis of any proposed Conditional Use to be based on
76 certain criteria. Section 17.36.050 of Title 17 states:

77
78 *"No conditional use permit shall be given for a use that is not listed in this title as a*
79 *conditional use or is not deemed by the commission as equivalent to a listed conditional use*
80 *in the particular district in which it is proposed to be located. The commission shall consider*
81 *the effect of the proposed use upon the health, safety and general welfare of occupants of*
82 *surrounding land, existing and anticipated traffic conditions including parking facilities on*
83 *adjacent streets and land, and the effect of the proposed use on the General Plan. The*
84 *commission may grant the application by motion, imposing such conditions and safeguards*
85 *as it deems necessary, or it may deny the application."*

86 The subject property is located within a currently vacant pad site to the north of the WinCo center
87 parking lot. Access to the site will be via two (2) driveway cuts located along the east/west interior
88 drive aisle. Vehicles entering the site will either park in the lot located to the south of the
89 restaurant building, or will circulate in a counter-clockwise fashion through a drive-through lane
90 located between the building and a retention area located along Bell Road. A 3'-8" masonry wall
91 will screen the drive-through lane from Bell Road.

92
93 Pedestrian access will occur via a concrete sidewalk that will connect to the existing city walk at Bell
94 Road near the northeast corner of the site. This sidewalk will traverse the site from east to west
95 providing access to the front of the restaurant building and will extend to the west property line
96 where future development will continue the connection. The sidewalk will also parallel the eastern
97 and southern boundaries of the site and connect to existing pedestrian paths already established
98 on the WinCo site. Staff notes that traffic control signs will be established where the pedestrian
99 path crosses the drive-through lane in two (2) locations.

100
101 Parking will consist of a total of 23 standard and two (2) accessible spaces, which meets the
102 requirements of the PAD. A single fully screened trash enclosure accommodating two (2) trash bins
103 will be located at the western end of the site. Future vehicular connectivity to the west may be
104 accommodated through the removal of a portion of the extruded curb located at the west property
105 line.

106
107 The site will be well-landscaped using plant species consistent with the WinCo center.

108
109 Architecturally, the building does not necessarily "match" the WinCo center; however, the applicant
110 has attempted to reference certain architectural features found in the existing building stock such
111 as the steel window awnings, and EIFS finishes, while creating a visually interesting building with a
112 unique character. Staff is comfortable with allowing these deviations from the existing
113 development. Of interest, are the "blades", one of which will extend through the roof of the
114 building into the restaurant's dining area. Faux stone matching that used on the WinCo center will
115 be applied to the aforementioned drive-through screen wall further referencing the WinCo center.

116
117 Signage will consist of wall signs located on all four building elevations. Freestanding signs will
118 consist of a small directional sign in addition to preview board and menu board serving the drive-
119 through lanes. An insert will also be placed in the large pylon sign located near the Loop 303
120 frontage.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	Surprise
Refuse:	TBD
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 convenience uses such as that proposed. The subject property also lies within the Transit Oriented Development Sub Area. Although the proposed CUP does little to enhance the goals and policies of the Sub Area, the proposed CUP does not conflict with those goals and policies.

Reviewing Agencies:

The subject request was routed to the standard city reviewing agencies, in addition to Luke Air Force Base, Maricopa Water District, and Arizona Department of Transportation who indicate no objections to the requests.

Summary:

Staff believes the proposed Conditional Use Permit is consistent with the manner and intent of the Surprise Gateway portion of the Surprise Farms PAD. The site is well designed and well-buffered from Bell Road, and will improve the visual interest of the area through creative architecture.

Findings:

- The proposed Conditional Use Permit is consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit is consistent with the Surprise Farms PAD.
- The proposed Conditional Use Permit demonstrates compliance with the criteria set forth in Section 17.36.050 of Title 17, which was included by reference into the underlying PAD.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve the Conditional Use Permit proposed under case **FS16-375**, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Wendy's Loop 303 and West Bell Rd" consisting of one (1) full size sheet, prepared by James Day & Associates Architecture and stamped received November 10, 2016.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Wendy's Loop 303 and West Bell Rd" consisting of one (1) full size sheet, prepared by James Day & Associates Architecture and stamped December 2, 2016.
- c. Elevations shall be consistent with the Elevations entitled "Wendy's Loop 303 and West Bell Rd" consisting of one (1) full size sheet, prepared by James Day & Associates Architecture and stamped received November 10, 2016.
- d. Signage shall be consistent with the Sign Package entitled "Wendy's SWC of Loop 303 and West Bell Rd" consisting of eleven (11) sheets, prepared by Royal Sign Company and stamped received November 10, 2016.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

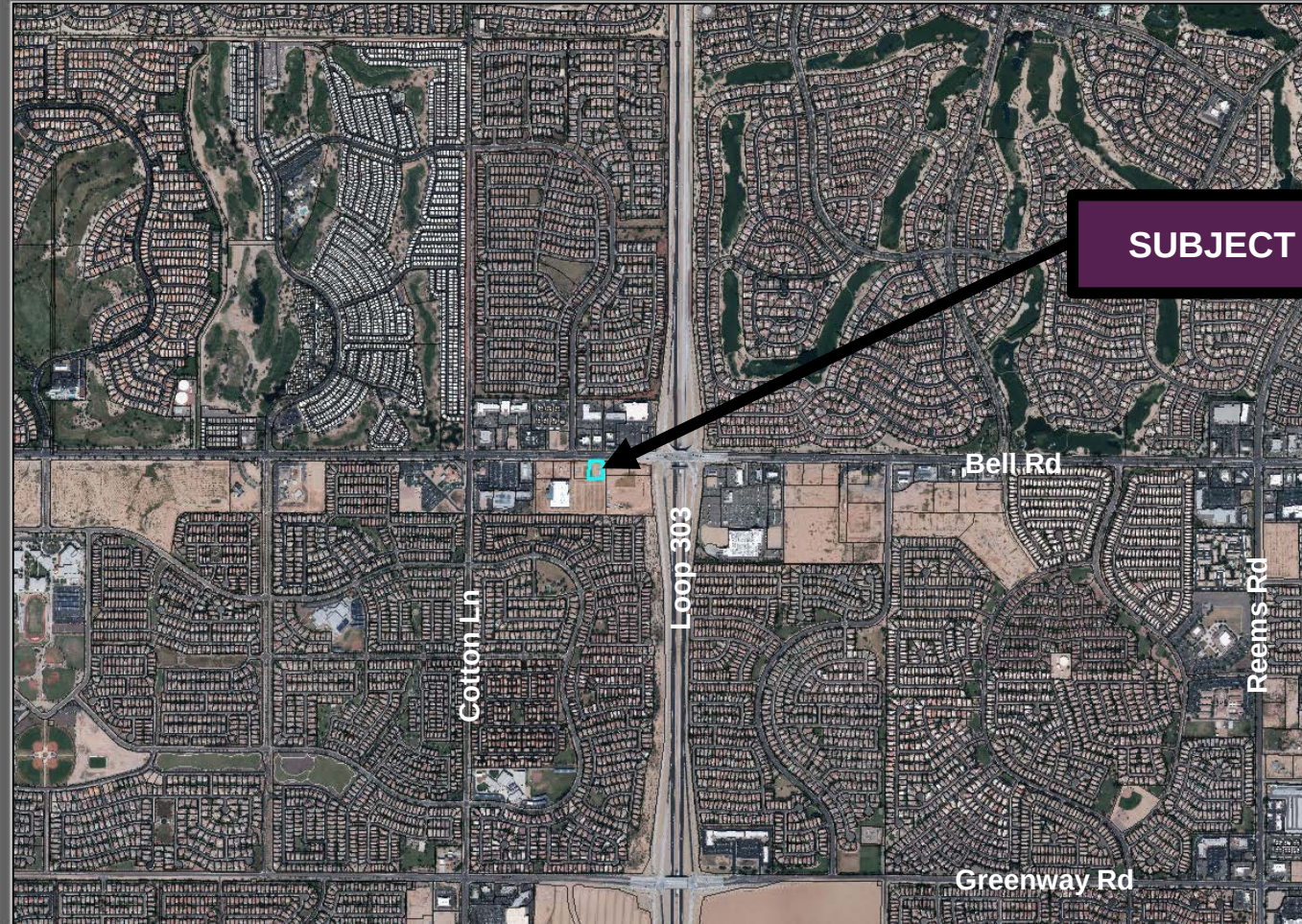
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

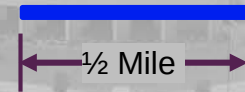
- 01 – FS16-375 Vicinity Map (1 page)
- 02 – FS16-375 Case Map (1 page)
- 03 – FS16-375 Site Plan (1 page)
- 04 – FS16-375 Landscape Plan (1 page)
- 05 – FS16-375 Elevations, B&W (1 page)
- 06 – FS16-375 Elevations, Color (1 page)
- 07 – FS16-375 Sign Package (11 pages)
- 08 – Luke AFB Comments (1 page)

**FS16-375
Wendy's
Conditional Use
Permit**

SUBJECT SITE



North



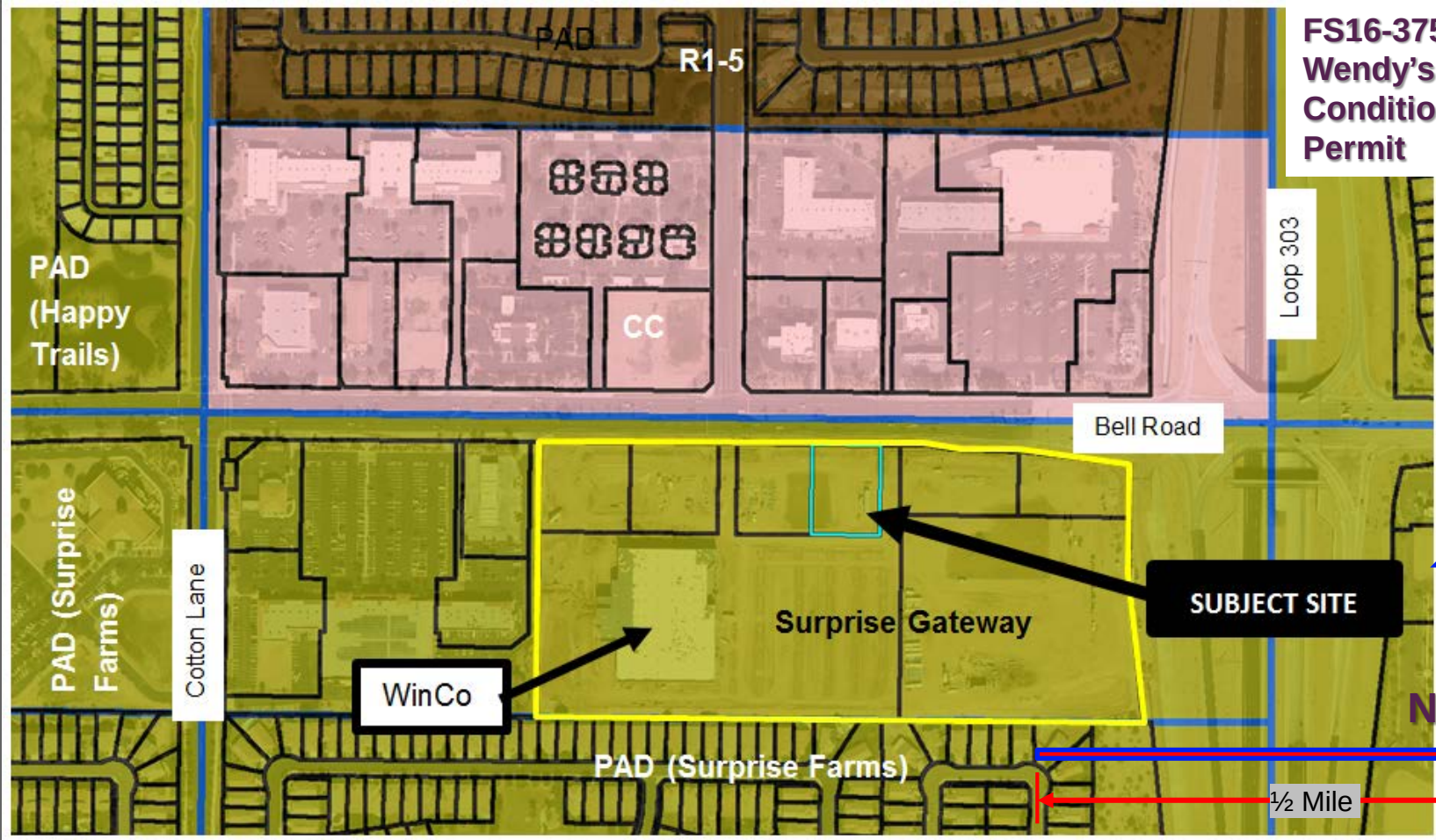
Vicinity Map

**FS16-375
Wendy's
Conditional Use
Permit**

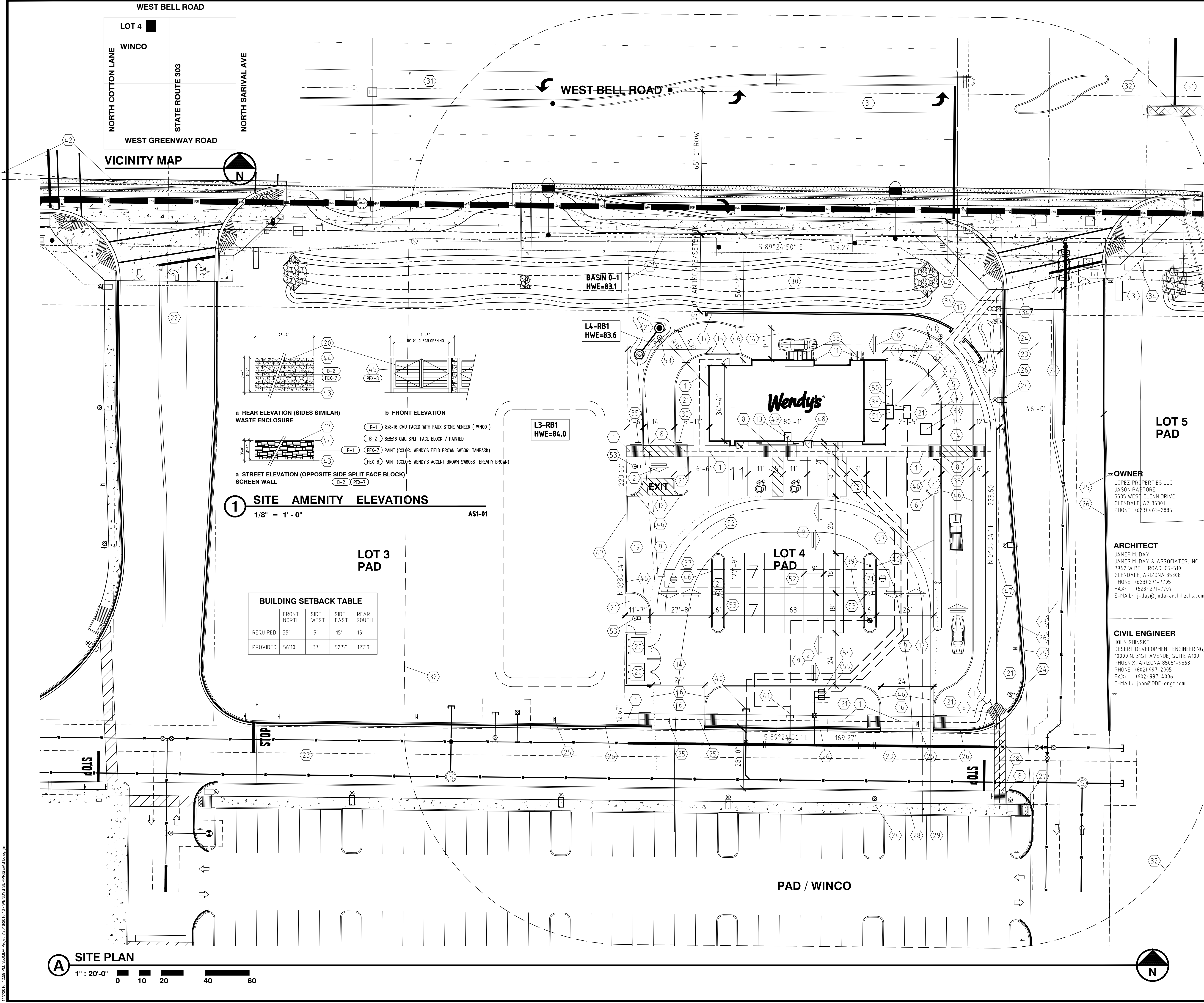
Case Map



North



1/2 Mile



INTENT OF PROJECT

DEVELOP A NEW WENDY'S ON AN UNDEVELOPED SITE, ON-SITE WORK IS REQUIRED TO TIE TO EXISTING INFRASTRUCTURE.

END

SITE DATA

BUILDING CODES
2012 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2012 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE w/ AMEND
2012 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
2012 FIRE CODE WITH AMENDMENTS
2011 NATIONAL ELECTRIC CODE/NFPA-70 WITH AMENDMENTS

APPLICANT / OWNER----- LOPEZ PROPERTIES LLC
ADDRESS----- WEST BELL ROAD
APN----- 501-12-952
LEGAL----- LOT#4 SURPRISE FARMS GATEWAY MCR 1200-23

ZONING----- PAD
SITE AREA
GROSS----- 37,847 SF
BUILDING AREA----- 2,714.00 SF
TOTAL SITE COVERAGE----- 2,714.00 SF
BUILDING AREA - ALLOWABLE
OCCUPANCY GROUP A2 V-B 6,000SF-ALLOWED PER FLOOR
FIRST FLOOR 2,714 - 6,000

NOTE: NO AREA INCREASE USED AS NOT REQUIRED

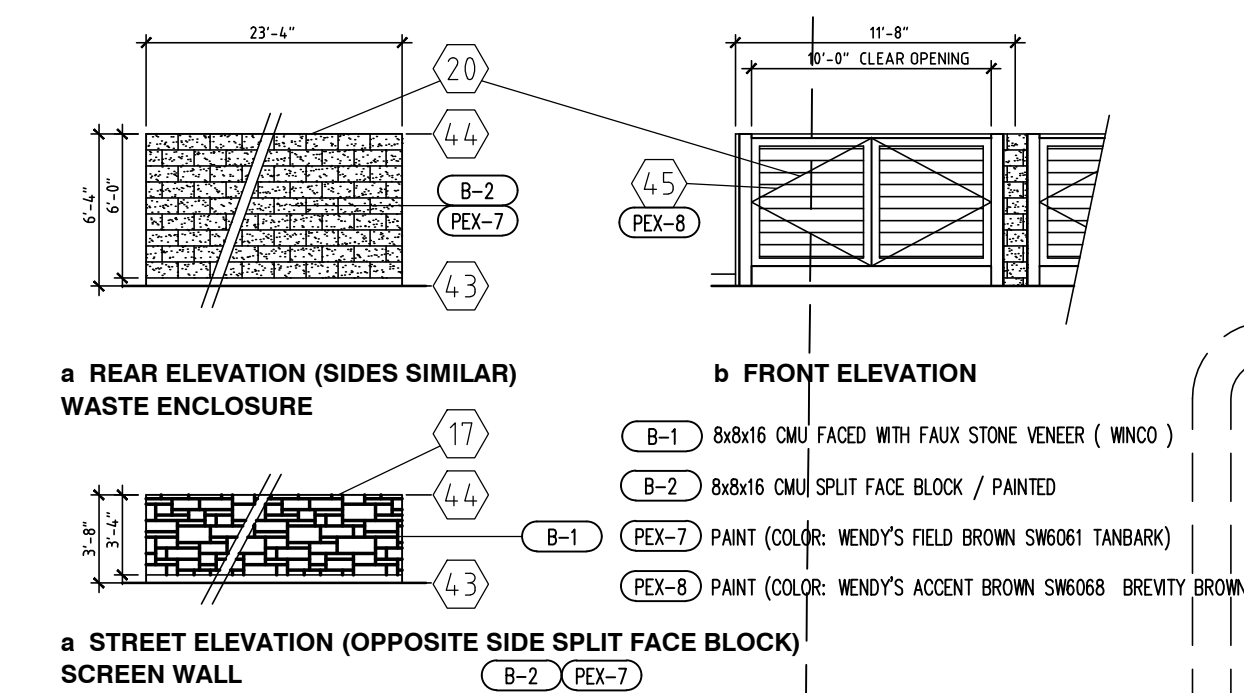
PERCENT LOT COVERAGE----- 7.17 %
LANDSCAPE AREA PROVIDED----- 0

OCCUPANCY GROUP----- A2
TYPE OF CONSTRUCTION----- V-B AFES
FIRE PROTECTION----- AFES AND FIRE ALARM
BUILDING HEIGHT----- 27'-7"
STORIES----- ONE
PARKING PROVIDED----- STANDARD 22
ACCESSIBLE 24
TOTAL 24

PARKING REQUIRED----- STANDARD 22
INDOOR PUBLIC FLOOR AREA
150 1,100 SF / 50 = 22 PARKING SPACES
OUTDOOR DINING AREA NONE PLANNED

END

- KEYNOTES**
- 1 ACCESSIBLE PATH, SIDEWALK (DASHED LINE = PATH)
 - 2 DIRECTIONAL ARROWS, REFER TO CIVIL DRAWINGS.
 - 3 WINCO CENTER MONUMENT SIGN, EXISTING
 - 4 CLEARANCE POLE - SEE DETAIL 05/AS2.2
 - 5 ORDER STATION CANOPY - SEE DETAIL 01/AS2.2
 - 6 PRE-SELL MENU BOARDS - SEE DETAIL 11/AS2.1
 - 7 MENU BOARDS - SEE DETAIL 03/AS2.2
 - 8 ACCESSIBLE RAMP - SEE DETAIL 06/AS2.1 OR 05/AS2.1
 - 9 PAVEMENT MARKER - SIMILAR TO DETAIL 03/AS2.1 (NO TEXT)
 - 10 PAVEMENT MARKER 'PICK-UP WINDOW', SEE DETAIL 03/AS2.1
 - 11 6" CONCRETE FILLED BOLLARD, REFER TO DETAIL 12/AS2.1
 - 12 STRIPING FOR STANDARD PARKING REFERENCE CIVIL DRAWINGS.
 - 13 UNIVERSAL VAN PARKING SPACE, AISLE, AND SIGN AT 60" TO BOTTOM OF SIGN
 - 14 6" CONCRETE APRON/DRIVE LANE. NOTE THE TURNING LOCATIONS MEET OR EXCEED AASHTO DESIGN "P"
 - 15 SAFETY RAIL SEE DETAIL 10/AS2.1
 - 16 DRIVEWAY ENTRANCE, REQUIRES A CURB CUT
 - 17 MASONRY SCREEN WALL, 3'-0" ABOVE PAVEMENT, SEE 1/AS1
 - 18 REWORK ACCESSIBLE PATH, RAMPS, AND STOP SIGN
 - 19 EXTEND PAVEMENT TO THE WEST PARCEL FOR FUTURE CROSS ACCESS. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (FOR CROSS ACCESS ETC PER 2014 0284732 AS RECORDED WITH MARICOPA COUNTY RECORDER)
 - 20 WASTE AND RECYCLE ENCLOSURE PER CITY STANDARD TO MATCH SITE FACILITIES, SEE 1 / AS1
 - 21 LANDSCAPING, SEE LANDSCAPING PLANS
 - 22 EXISTING DRIVEWAY FROM BELL ROAD TO SITE
 - 23 EXISTING PAVED SITE DRIVEWAY
 - 24 EXISTING SITE LIGHTING
 - 25 EXISTING FIRE LANE SIGN (MAY NEED RELOCATED)
 - 26 EXISTING FIRE LANE CURB
 - 27 EXISTING ADA RAMP
 - 28 EXISTING ADA PATH
 - 29 EXISTING PARKING
 - 30 EXISTING DRAINAGE FACILITY AND LANDSCAPING
 - 31 EXISTING STREET IMPROVEMENTS
 - 32 100' BLOWUP
 - 33 PROPOSED ELECTRICAL TRANSFORMER
 - 34 SIDEWALK AND TRAFFIC SIGNAL EASEMENT
 - 35 STOP SIGN AND STOP BARS, PER CITY STANDARDS
 - 36 GREASE INTERCEPTOR LOCATION, MINIMUM 500 GALLON
 - 37 EMERGENCY VEHICLE ACCESS SU-40 STANDARD FOR TURNING, NOTE THE MAXIMUM SPACE IS SHOWN AT THE EXIT PATH AT EACH DRIVE
 - 38 STEEL FRAME TRELIS AT PAY AND PICKUP WINDOWS
 - 39 FIRE HYDRANT AND FCC WITH SIGNAGE PER CITY STANDARDS
 - 40 EXISTING SEWER TAP TO PAD
 - 41 EXISTING WATER (FIRE LINE) TAP TO THE PAD
 - 42 VISIBILITY TRIANGLE. NOTE ONLY WEST AS "RIGHT OUT" ONLY.
 - 43 FINISHED GRADE
 - 44 TOP OF MASONRY WALL
 - 45 STEEL TUBE POST GATE SUPPORT, STEEL ANGLE GATE FRAME AND STEEL B-DECK FINISH PANEL
 - 46 6" CONCRETE CURB, TYPICAL, PER CIVIL DRAWINGS
 - 47 PROPERTY LINE
 - 48 FIRE RISER DOOR WITH KNOX BOX
 - 49 FIRE RISER ROOM
 - 50 CO2 AND USED OIL ENCLOSURE, PAINTED TO MATCH BUILDING WALL
 - 51 ELECTRIC S.E.S., PAINTED TO MATCH BUILDING WALL
 - 52 UNDERGROUND STORMWATER FACILITIES, SEE CIVIL GRADING AND DRAINAGE PLAN
 - 53 SITE LIGHTING, POLE, TO MATCH EXISTING, SEE ELECTRICAL PLANS
 - 54 WATER LINE EXTENDED FOR BUILDING WITH BACKFLOW DEVICE
 - 55 WATER LINE EXTENDED FOR LANDSCAPE WITH BACKFLOW DEVICE
- END



OWNER
LOPEZ PROPERTIES LLC
JASON PASTORE
5535 WEST GLENN DRIVE
GLENDALE, AZ 85301
PHONE: (623) 463-2885

ARCHITECT
JAMES M. DAY
JAMES M. DAY & ASSOCIATES, INC.
7942 W BELL ROAD, CS-510
GLENDALE, ARIZONA 85308
PHONE: (623) 271-7705
FAX: (623) 271-7707
E-MAIL: j-day@jmda-architects.com

CIVIL ENGINEER
JOHN SHINSKE
DESERT DEVELOPMENT ENGINEERING, LLC
10000 N. 31ST AVENUE, SUITE A109
PHOENIX, ARIZONA 85051-9568
PHONE: (602) 997-2005
FAX: (602) 997-4006
E-MAIL: john@DDE-engr.com

SITE NUMBER:	11827
BASE MODEL:	NRE-VE
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW BUILD
OWNER:	JMJ
BASE VERSION:	2015 DEC 01 R6
UPGRADE CLASSIFICATION:	F REM BASE BF
PROJECT YEAR:	2016
FURNITURE PACKAGE:	2016
DESIGN BULLETINS: THRU DB 2015-02	

James M. Day & Associates, Ltd.
architecture
EMAIL: JDAY@JMDA-ARCHITECTS.COM
PHONE: 602.971.7705
7942 W BELL RD SUITE CS-510
GLENDALE, AZ 85308

PROJECT TYPE: **NRE-VE**
NEW BUILD

Wendy's
LOOP 303 AND WEST BELL RD
SURPRISE, ARIZONA 85000

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION
1	10-20-2016	ISSUE DATE
2	2016.13	PROJECT NUMBER
3	JMD	DRAWN BY
4	JMD	CHECKED BY

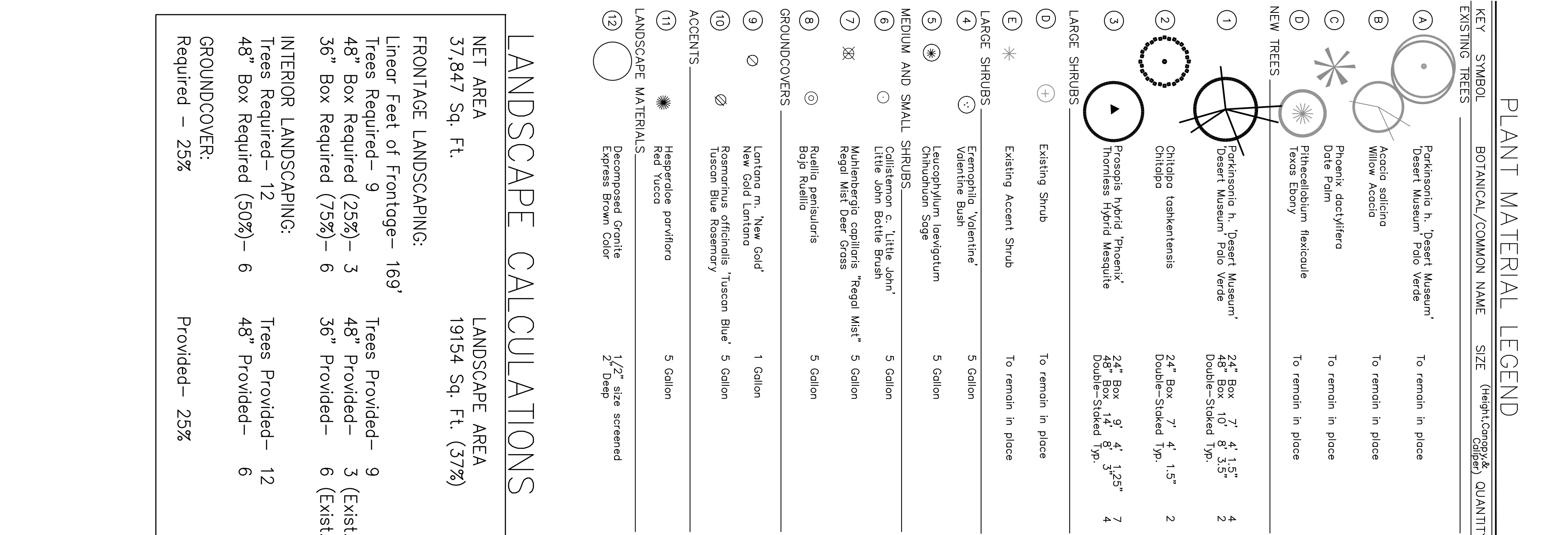
ISSUE DATE: 10-20-2016
PROJECT NUMBER: 2016.13
DRAWN BY: JMD
CHECKED BY: JMD

REGISTERED ARCHITECT
JAMES M. DAY
10-20-2016
ARIZONA, USA
Expires 09-30-2017

SHEET NAME
SITE PLAN

SHEET NUMBER
AS1

11/20/2016 12:28 PM S:\JMCA\Projects\2016\2016.13 - WESTBELL SURPRISE\AS1.dwg jmd



LANDSCAPE CALCULATIONS	
NET AREA	LANDSCAPE AREA
37,847 Sq. Ft.	19154 Sq. Ft. (37%)
FRONTAGE LANDSCAPING:	
Linear Feet of Frontage— 169'	Trees Provided— 9
Trees Required— 9	48" Provided— 3 (Exist. Trees)
48" Box Required (25%)— 3	36" Provided— 6 (Exist. Trees)
36" Box Required (75%)— 6	
INTERIOR LANDSCAPING:	
Trees Required— 12	Trees Provided— 12
48" Box Required (50%)— 6	48" Provided— 6
GROUND COVER:	
Required — 25%	Provided— 25%

LANDSCAPE CALCULATIONS

NET AREA	LANDSCAPE AREA
37,847 Sq. Ft.	19154 Sq. Ft. (37%)

FRONTAGE LANDSCAPING:

Linear Feet of Frontage—	169'	Trees Provided—	9
Trees Required—	9	48" Provided—	3 (Exist. Trees)
48" Box Required (25%)—	3	36" Provided—	6 (Exist. Trees)
36" Box Required (75%)—	6		

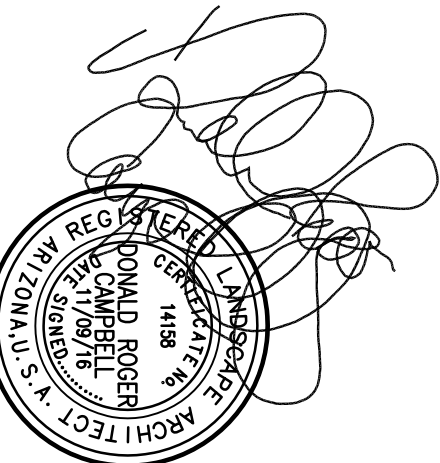
INTERIOR LANDSCAPING:

Trees Required – 12	Trees Provided – 12
48" Box Required (50%) – 6	48" Provided – 6

GROUNDCOVER:

Required – 25%	Provided – 25%
----------------	----------------

EXP. 06/30/2018



SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

PROJECT TYPE: **NRE-VE**
NEW BUILD



EMAIL J-DAY@JMMDA-ARCHITECTS.COM
PHONE 623.271.7705
7942 W BELL RD SUITE C5-510
GLENDALE, AZ 85308

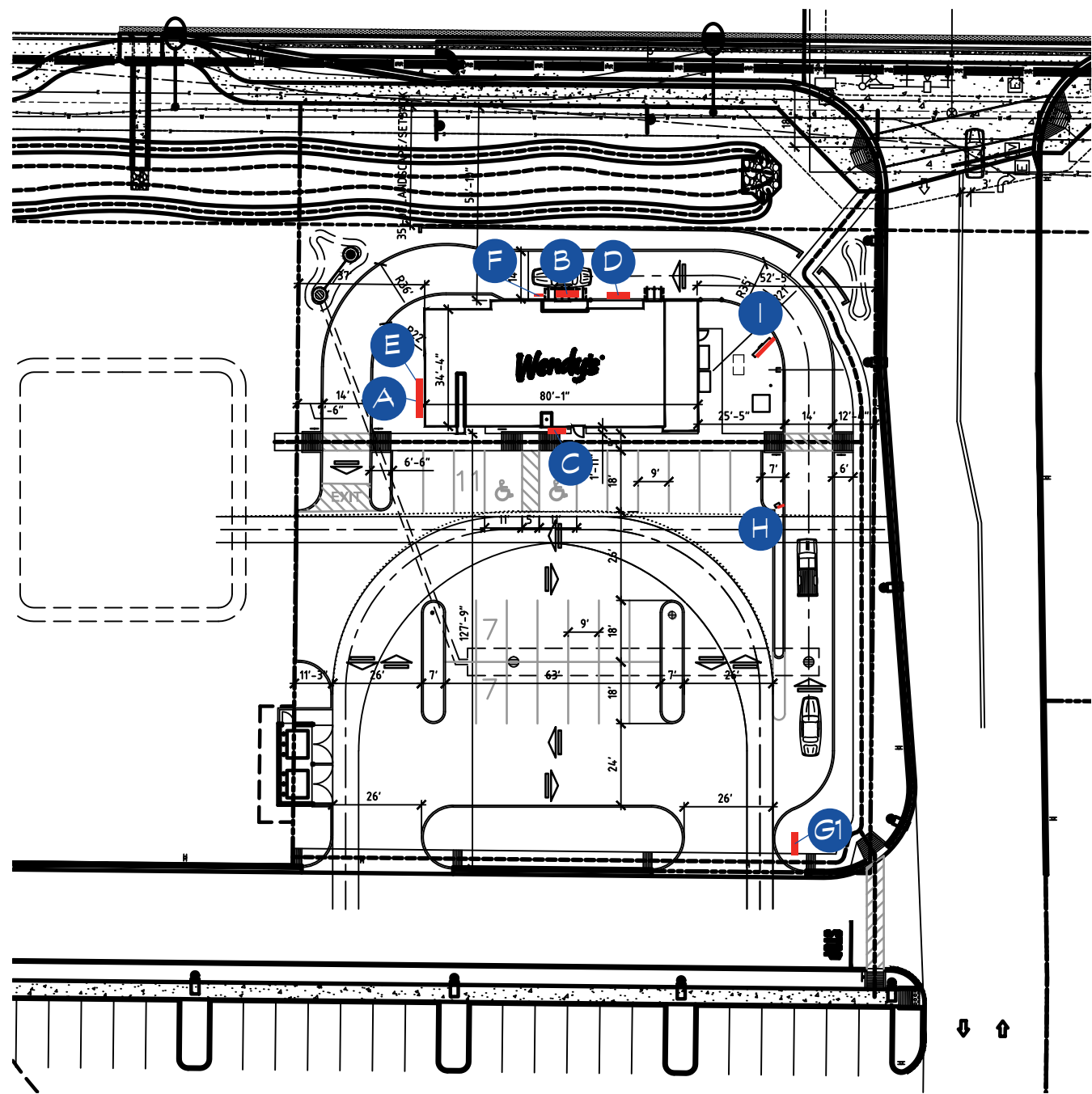
F REM BASE BF
PROJECT YEAR: 2016
FURNITURE PACKAGE: 2016
DESIGN BULLETINS: THRU DB 2015-02

BASE MODEL:	NRE-VE
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW BUILD
OWNER:	JMJ
BASE VERSION:	2015 DEC 01 R6





SWC of Loop 303 and West Bell Rd. | Surprise, AZ



Client:

Wendy's

Location:

SWC
Loop 303 & W Bell Rd
Surprise, AZ

royal
sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project

161305

1

24 AUG 16 RKP

2

n/a

3

n/a

4

n/a

5

n/a

6

n/a

7

n/a

8

n/a

9

n/a

10

n/a

Project Manager:

Anthony Chumita

E-Mail:

anthony@royalsign.net

Approval Signatures

X

Client

X

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

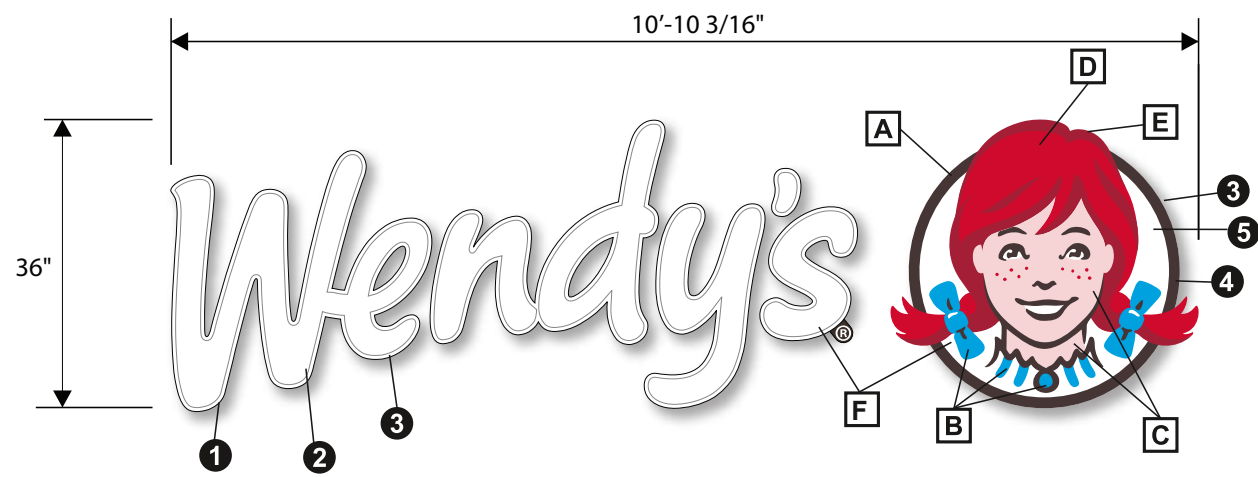
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Sheet Title

Site

Page Number

1 of 13



A

INTERNALLY-ILLUMINATED
PAN CHANNEL LETTER DISPLAY

Scale:

1/2" = 1'-0"

Sq Footage

32.5

Install one (1) set of int-illuminated, aluminum PC logo & letters w/ 5" deep returns (painted 313 Dk Bronze). Thermo-formed acrylic faces; Logo detail colors to match PMS colors (printed second surface). 3/4" trim cap (to match 313 Dk Bronze). White LED illumination to remote power supplies.

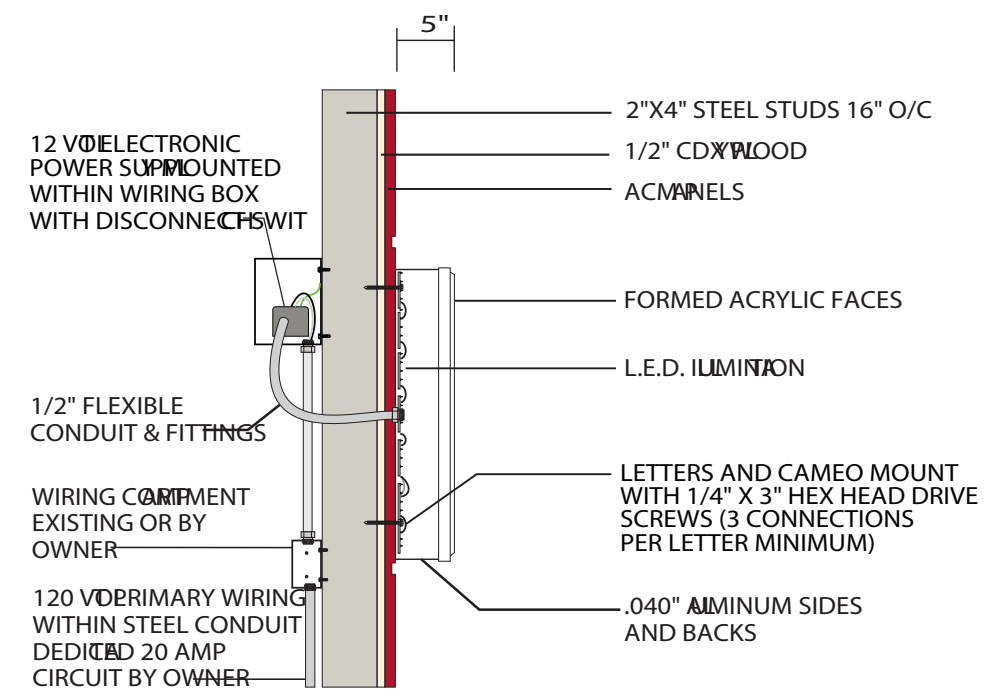
MATERIALS

- 1 Letter returns - 4 3/4" deep .040 aluminum.
- 2 Letter faces - thermo-formed white acrylic.
- 3 Illumination- white LEDs.*
- 4 Cameo return - 4 3/4" deep .040 aluminum.
- 5 Cameo face - thermo-formed acrylic decorated 2nd surface.

*Total electrical load = 1.2 amps. Requires 1-20 amp circuit @ 120v/60Hz.

COLORS & FINISHES

- A Brown (PMS 439C - outline)
- B Blue (PMS 299C - bow, shirt, brooch)
- C Flesh (PMS 698C - face, neck)
- D Red (PMS 186C - hair)
- E Dark Red (PMS 201C - hair outline)
- F White (cameo face, letters)



SECTION/MOUNTING DETAILS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

U.L. LISTED



Client:

Wendy's

Location:

SWC
Loop 303 & W Bell Rd
Surprise, AZ

royal
sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project

161305

1

24 AUG 16 RKP

2

n/a

3

n/a

4

n/a

5

n/a

6

n/a

7

n/a

8

n/a

9

n/a

10

n/a

Project Manager:

Anthony Chumita

E-Mail:

anthony@royalsign.net

Approval Signatures

X

Client

X

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

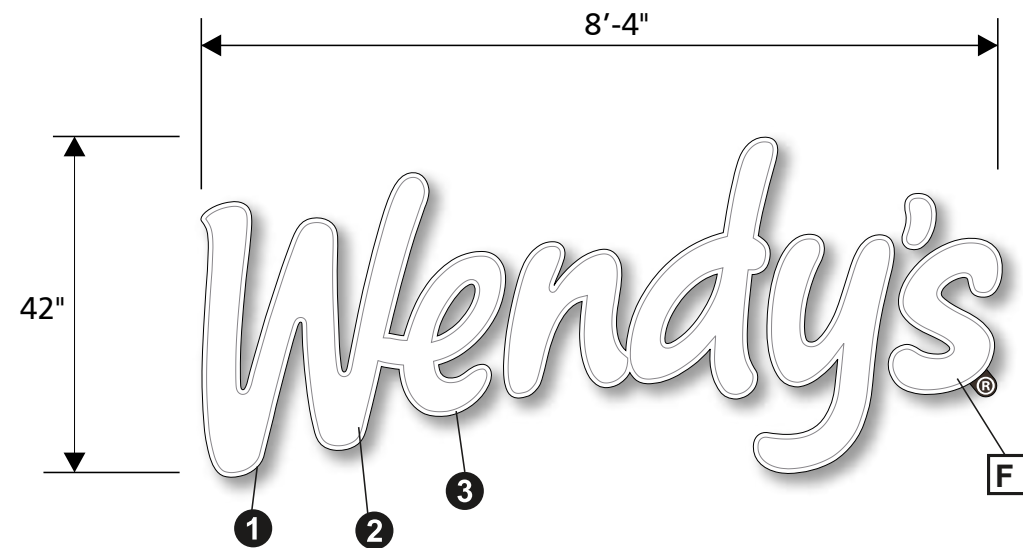
This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from ROYAL SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. ROYAL SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, ROYAL SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title

Exterior

Page Number

2 of 13



B

INTERNALLY-ILLUMINATED
PAN CHANNEL LETTER DISPLAY

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

Sq Footage
29.15 sf

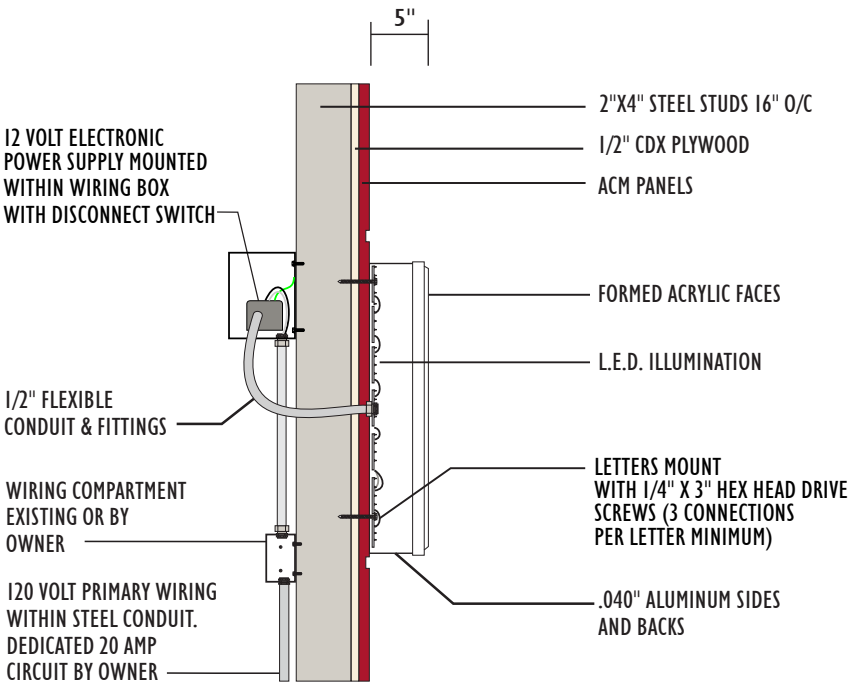
Install one (1) set of int-illuminated, aluminum PC letters w/ 5" deep returns (painted 313 Dk Bronze). Thermo-formed acrylic faces; 3/4" trim cap (to match 313 Dk Bronze). White LED illumination to remote power supplies.

MATERIALS

- 1 Letter returns - 4 3/4" deep .040 aluminum.
- 2 Letter faces - thermo-formed white acrylic.
- 3 Illumination- white LEDs.*

COLORS & FINISHES

F White



SECTION/MOUNTING DETAILS

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U.L. LISTED

Client:

Wendy's

Location:

SWC
Loop 303 & W Bell Rd
Surprise, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

1 24 AUG 16 RKP

2 n/a

3 n/a

4 n/a

5 n/a

6 n/a

7 n/a

8 n/a

9 n/a

10 n/a

Project Manager:

Anthony Chumita

E-Mail:

anthony@royalsign.net

Approval Signatures

X

Client

X

Landlord

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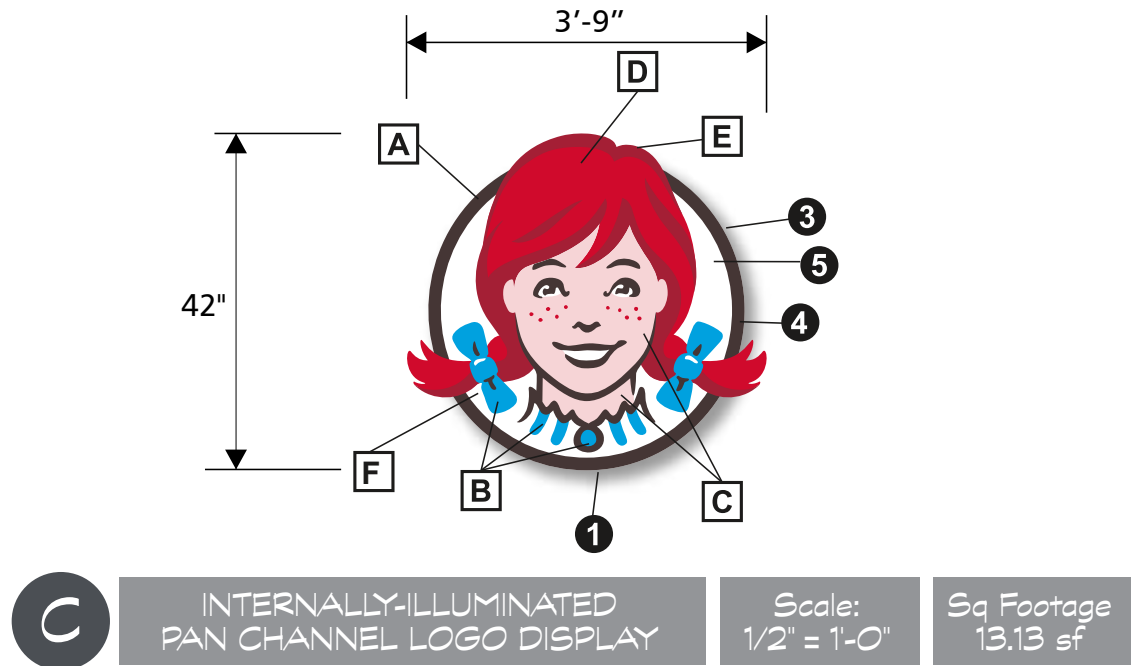
Sheet Title

Exterior

Page Number

3 of 13





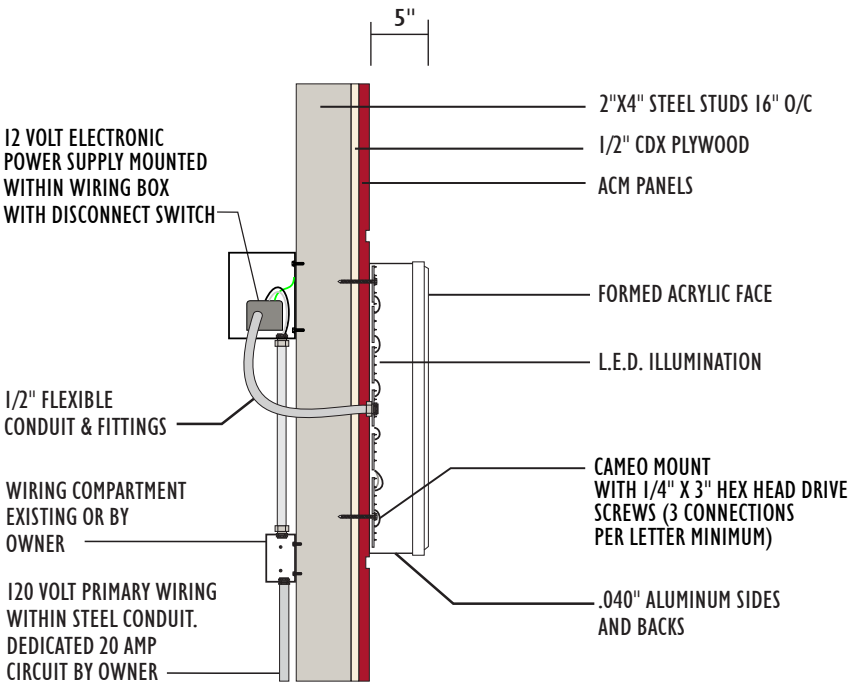
Install one (1) int-illuminated, aluminum PC logo w/ 5" deep returns (painted 313 Dk Bronze). Thermo-formed acrylic face; Logo detail colors to match PMS colors (printed second surface). 3/4" trim cap (to match 313 Dk Bronze). White LED illumination to remote power supplies.

MATERIALS

- 1 Letter returns - 4 3/4" deep .040 aluminum.
 - 3 Illumination- white LEDs.*
 - 4 Cameo return - 4 3/4" deep .040 aluminum.
 - 5 Cameo face - thermo-formed acrylic decorated 2nd surface.
- *Total electrical load = 1.2 amps. Requires 1-20 amp circuit @ 120v/60Hz.

COLORS & FINISHES

- A Brown (PMS 439C - outline)
- B Blue (PMS 299C - bow, shirt, brooch)
- C Flesh (PMS 698C - face, neck)
- D Red (PMS 186C - hair)
- E Dark Red (PMS 201C - hair outline)
- F White (cameo face, letters)



SECTION/MOUNTING DETAILS

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U.L. LISTED

Client:
Wendy's

Location:
SWC
Loop 303 & W Bell Rd
Surprise, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

- 1 24 AUG 16 RKP
- 2 n/a
- 3 n/a
- 4 n/a
- 5 n/a
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:
Anthony Chumita
E-Mail:
anthony@royalsign.net

Approval Signatures

X
Client

X
Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

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Sheet Title
Exterior

Page Number

4 of 13



Client:
Wendy's

Location:
SWC
Loop 303 & W Bell Rd
Surprise, AZ

royal sign
2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

- 1 24 AUG 16 RKP
- 2 n/a
- 3 n/a
- 4 n/a
- 5 n/a
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:
Anthony Chumita
E-Mail:
anthony@royalsign.net

Approval Signatures

X
Client

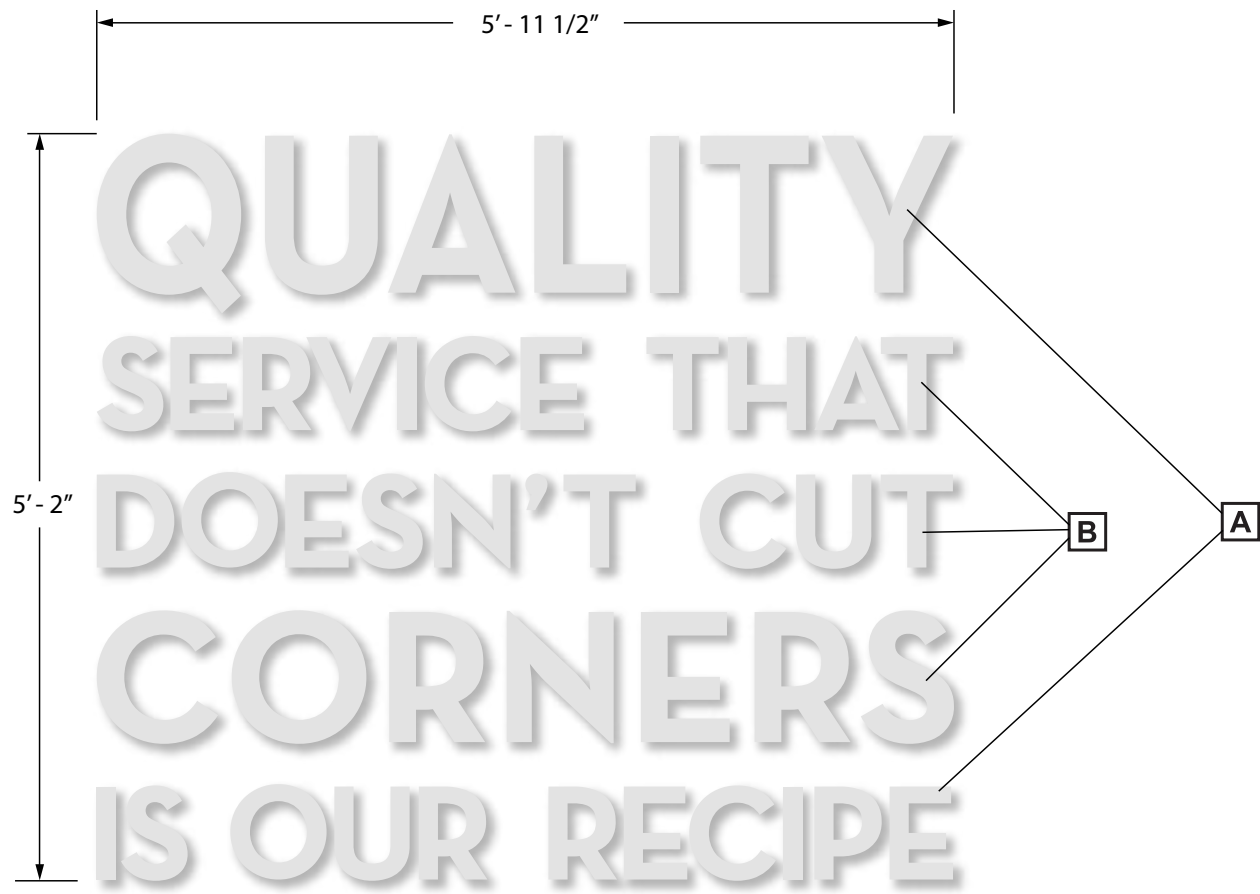
X
Landlord

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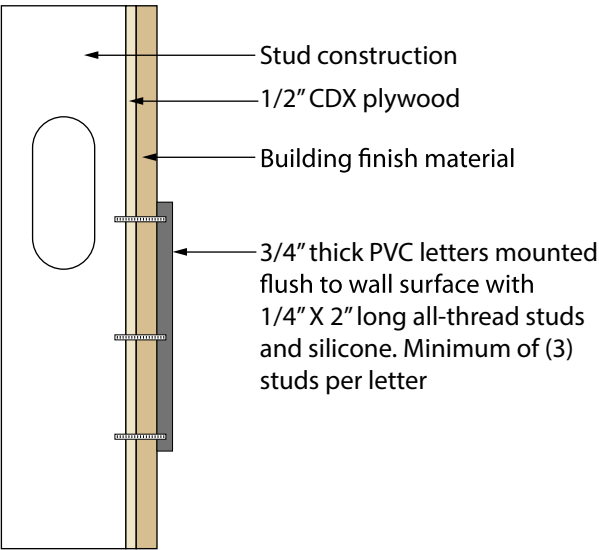
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Sheet Title
Exterior

Page Number



SPECIFICATIONS
Non-illuminated with stand off copy



D

NON-ILLUMINATED
FCO PVC LETTER DISPLAY

Scale:
1" = 1'-0"

Sq Footage
30.78 sf

Install one (1) set of non-illuminated, 3/4" thick PVC letters; painted white (see detail).



Client:
Wendy's

Location:
SWC
Loop 303 & W Bell Rd
Surprise, AZ

royal
sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

- 24 AUG 16 RKP
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a

Project Manager:
Anthony Chumita
E-Mail:
anthony@royalsign.net

Approval Signatures

X
Client

X
Landlord

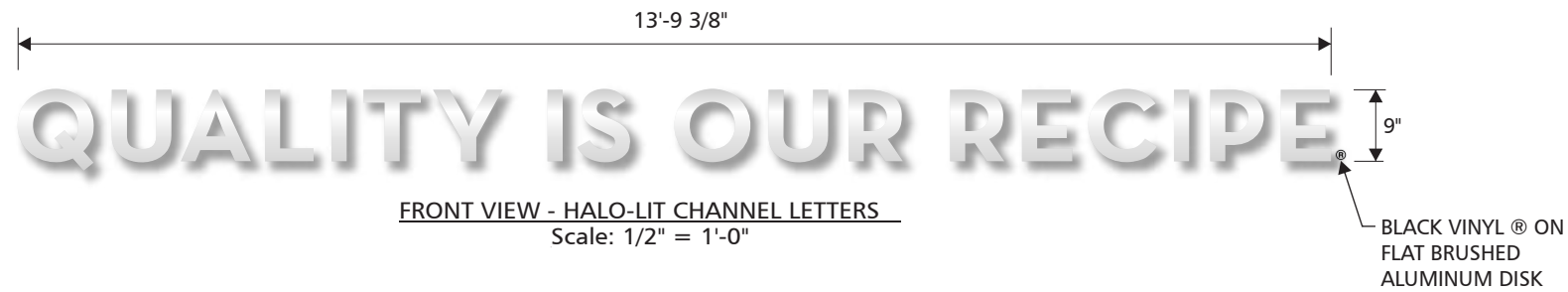
Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

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Sheet Title
Exterior

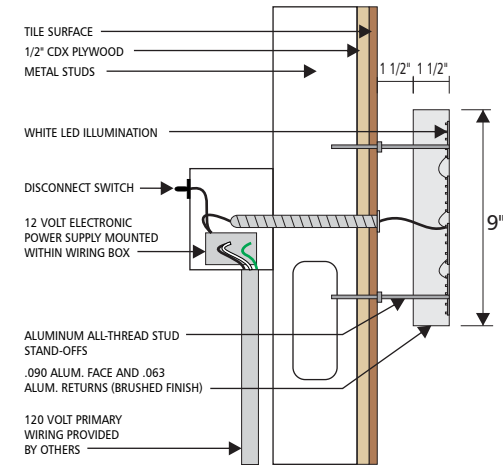
Page Number

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E	REVERSE PAN CHANNEL ALUMINUM LETTER DISPLAY	Scale:	Sq Footage
		1/2" = 1'-0"	10.34

Install one (1) set of halo-illuminated, RPC .090 (brushed) aluminum letters; halo-illumination using White LEDs.



SIDE VIEW - MOUNTING DETAIL
Scale: 1 1/2" = 1'-0"

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U.L. LISTED





F

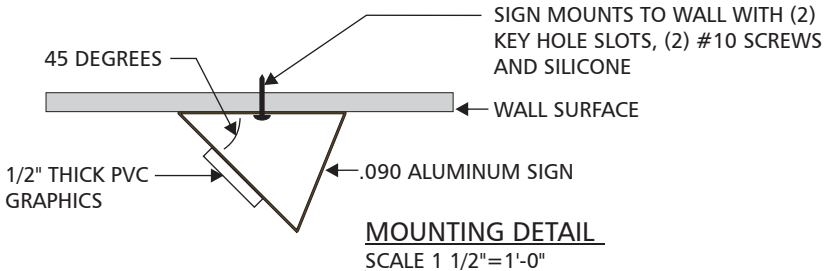
DRIVE-THRU THANK YOU DISPLAY

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

Sq Footage
2.03

Fabricate & install one (1) wall-mounted "THANK YOU" sign as illustrated.

- 313 DARK BRONZE
- PMS 186 RED
- WHITE
- PMS 186 RED HAIR
- PMS 201 BURGUNDY HAIR
- PMS 299 BLUE
- PMS 698 PINK
- PMS 439 BROWN



Client:

Wendy's

Location:

SWC
Loop 303 & W Bell Rd
Surprise, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

1 24 AUG 16 RKP

2 n/a

3 n/a

4 n/a

5 n/a

6 n/a

7 n/a

8 n/a

9 n/a

10 n/a

Project Manager:

Anthony Chumita

E-Mail:

anthony@royalsign.net

Approval Signatures

X

Client

X

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

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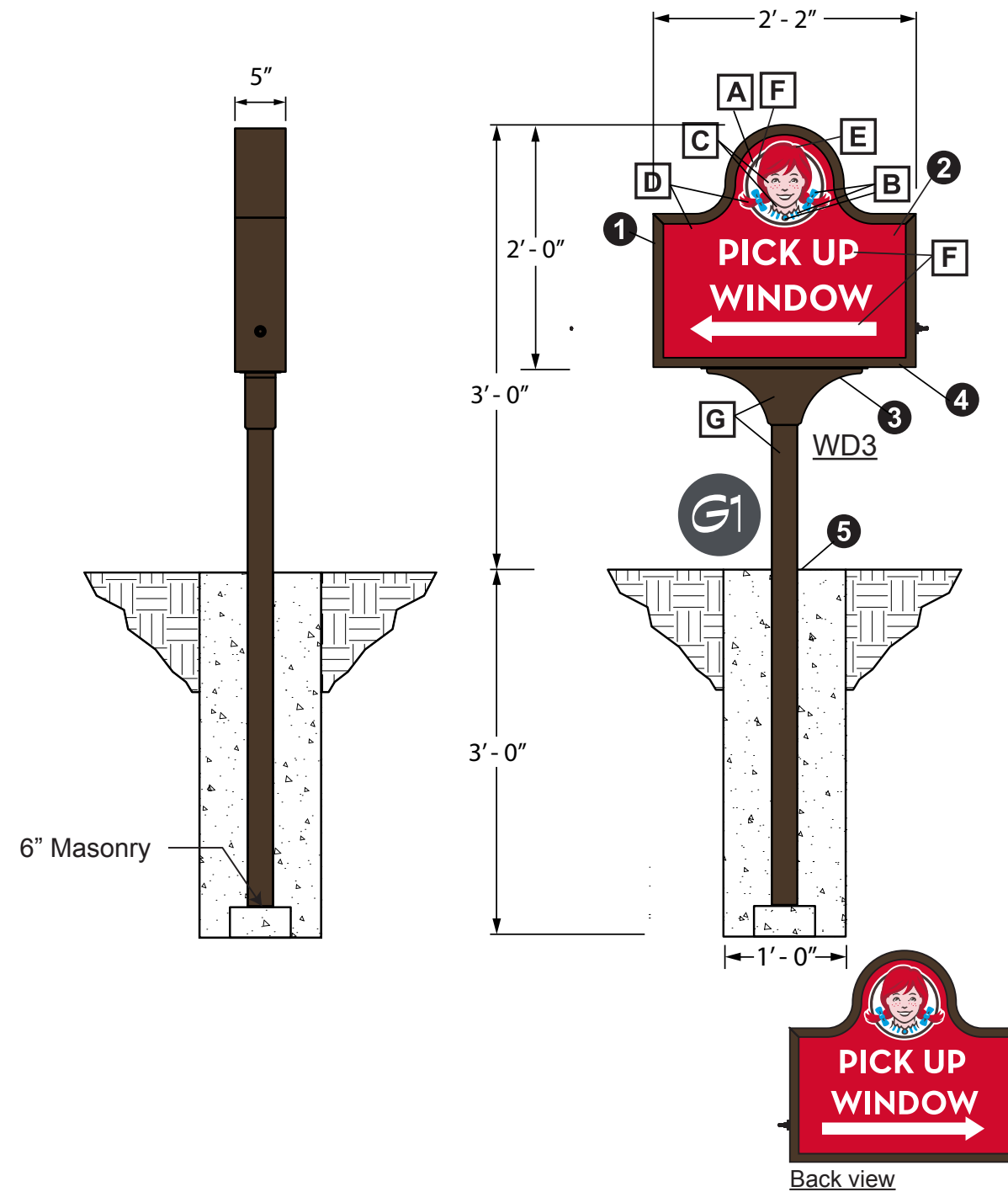
Sheet Title

Exterior

Page Number

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MATERIALS

- 1 5" wide extruded aluminum cabinet.
- 2 1/8" polycarbonate faces, decorated 2nd surface.
- 3 2 1/2" square x 1/8" wall pole, 51" long with formed ABS plastic decorative pole cover.
- 4 Internally illuminated with 800mA high output fluorescent lamps.*
- 5 Direct burial in concrete foundation 12" dia. x 36" deep.

NOTE: Foundation requirements are site specific and subject to local soil conditions and code requirements.

* Total electrical load = .9 amps. Requires 1-15 amp circuit at 110V/60 Hz.

COLORS & FINISHES

- A Brown (PMS 439C - outline)
- B Blue (PMS 299C - bow, shirt, brooch)
- C Flesh (PMS 698C - face, neck)
- D Red (PMS 186C - hair, cabinet face)
- E Dark Red (PMS 201C - hair outline)
- F White (cameo face, text, arrows)
- G Dark Bronze #313 (pole, pole cover)



DIRECTIONAL (WAYFINDING)
DISPLAYS

Scale:
3/4" = 1'-0"

Sq Footage
4.3

Fabricate & install four (4) internally-illuminated directional signs.
NOTE: Actual signs & locations T.B.D.

Client:
Wendy's

Location:

SWC
Loop 303 & W Bell Rd
Surprise, AZ

royal
sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

1 24 AUG 16 RKP

2 n/a

3 n/a

4 n/a

5 n/a

6 n/a

7 n/a

8 n/a

9 n/a

10 n/a

Project Manager:

Anthony Chumita

E-Mail:

anthony@royalsign.net

Approval Signatures

X

Client

X

Landlord

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Sheet Title

Exterior

Page Number

8 of 13

Wendy's

SWC
Loop 303 & W Bell Rd
Surprise, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net



Project
161305

1 24 AUG 16 RKP

2 n/a

3 n/a

4 n/a

5 n/a

6 n/a

7 n/a

8 n/a

9 n/a

10 n/a

Project Manager:

Anthony Chumita

E-Mail:

anthony@royalsign.net

Approval Signatures

X

Client

X

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

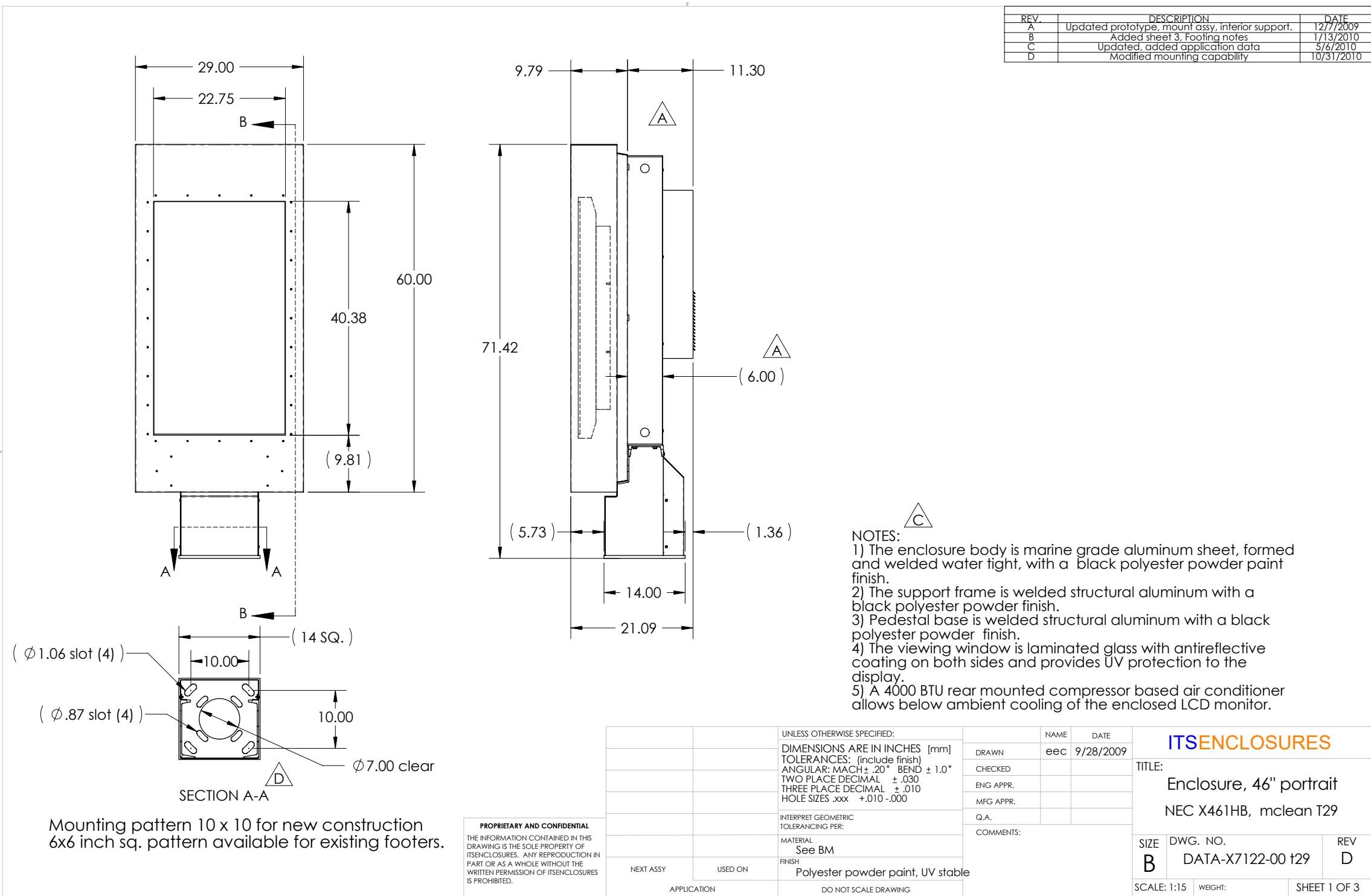
This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from ROYAL SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. ROYAL SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, ROYAL SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title

Exterior

Page Number

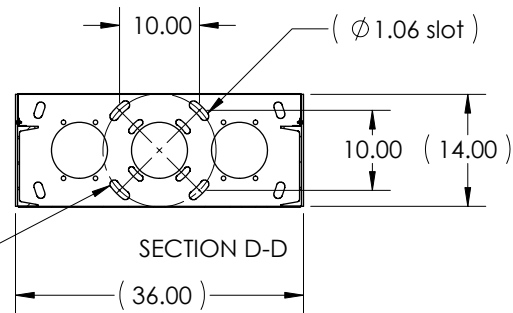
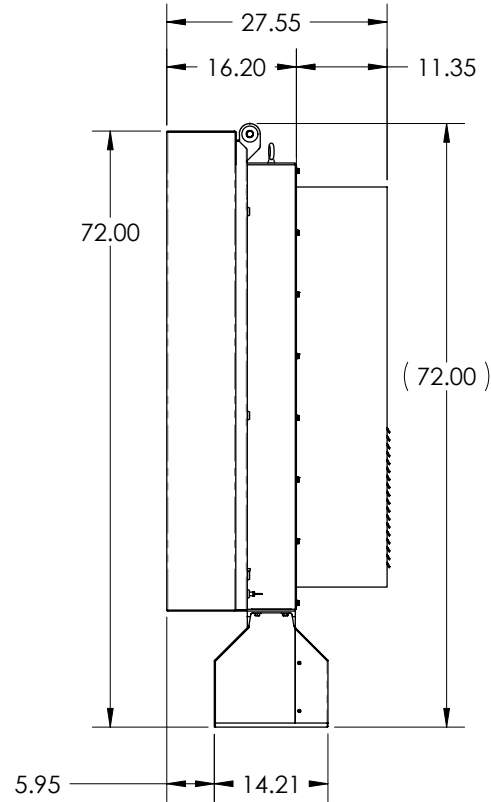
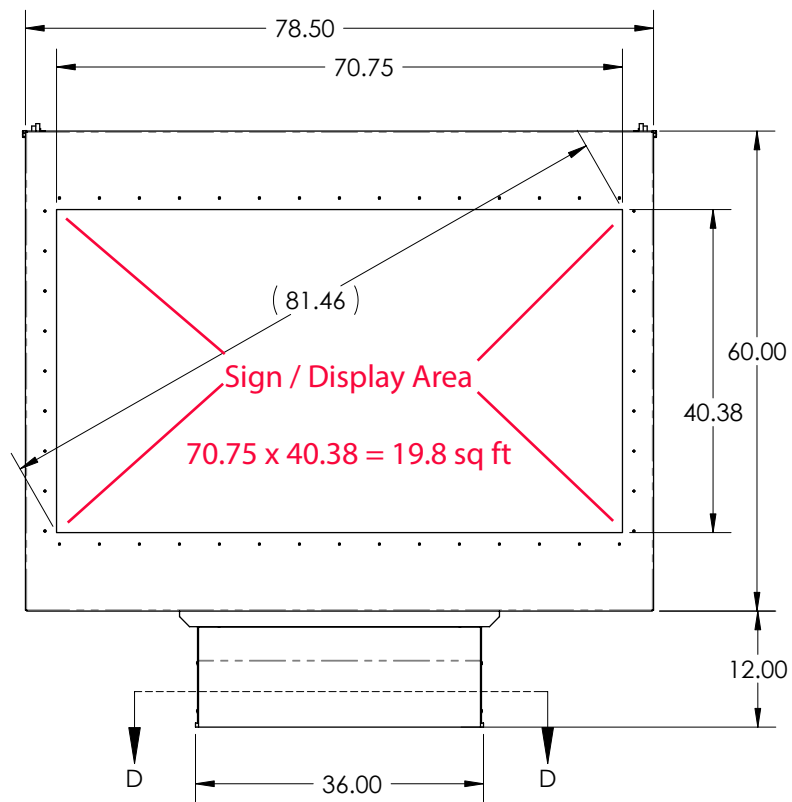
9 of 13



PRE-SELL MENU BOARD

Sq Footage
12.1 sf

Fabricate & install one (1) S/F, internally-illuminated pre-sell menu board.



USE 10 x 10 Pattern for NEW CONSTRUCTION
see sheet 3
6" x 6" pattern available for use with existing footers

- NOTES:
- 1) Enclosure body is marine grade aluminum sheet, formed and welded water tight, with a polyester powder paint finish, black in color.
 - 2) Support frame is welded structural aluminum with black polyester powder finish.
 - 3) Pedestal base is welded structural aluminum with black polyester powder finish.
 - 4) The viewing window is laminated glass with antireflective coating on both sides and provides UV protection.
 - 5) Cooling is provided by a rear mounted air conditioner.
 - 6) Front cover is hinged at the top and supported by gas springs for access to the displays.

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ITS ENCLOSURES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ITS ENCLOSURES IS PROHIBITED.

		UNLESS OTHERWISE SPECIFIED:	NAME	DATE	ITS ENCLOSURES	
		DIMENSIONS ARE IN INCHES [mm]	DRAWN	eec	10-20-2010	TITLE: Enclosure, AC cooled Three portrait, NEC X461HB
		TOLERANCES: (include finish)	CHECKED			
		ANGULAR: MACH ± .20° BEND ± 1.0°	ENG APPR.			
		TWO PLACE DECIMAL ± .030	MFG APPR.			
		THREE PLACE DECIMAL ± .010	Q.A.			
		HOLE SIZES .xxx +.010 -.000	COMMENTS:			SIZE B
		INTERPRET GEOMETRIC TOLERANCING PER:				
NEXT ASSY		USED ON				DWG. NO.
MODEL #						DATA-X7215-00
						REV
APPLICATION						SCALE: 1:18
						WEIGHT:
						SHEET 1 OF 3



MENU BOARD

Sq Footage
32.71 sf

Fabricate & install one (1) S/F, internally-illuminated menu board.

Client:
Wendy's

Location:
SWC
Loop 303 & W Bell Rd
Surprise, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

- 1 24 AUG 16 RKP
- 2 n/a
- 3 n/a
- 4 n/a
- 5 n/a
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:
Anthony Chumita
E-Mail:
anthony@royalsign.net

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from ROYAL SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. ROYAL SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, ROYAL SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title
Exterior

Page Number

10 of 13



TENANT PANEL DECORATION

Scale:
NTS

Remove two (2) of the existing panels from the free standing sign and bring to Royal. Computer-route "Wendy's" & back with white acrylic overlaid with 230-33 Red vinyl and reinstall.



Client:

Wendy's

Location:

SWC
Loop 303 & W Bell Rd
Surprise, AZ

royal
sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project

161305

1

24 AUG 16 RKP

2

n/a

3

n/a

4

n/a

5

n/a

6

n/a

7

n/a

8

n/a

9

n/a

10

n/a

Project Manager:

Anthony Chumita

E-Mail:

anthony@royalsign.net

Approval Signatures

X

Client

X

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

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Sheet Title

Exterior

Page Number

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SURPRISE
ARIZONA

FS16-375

Wendy's

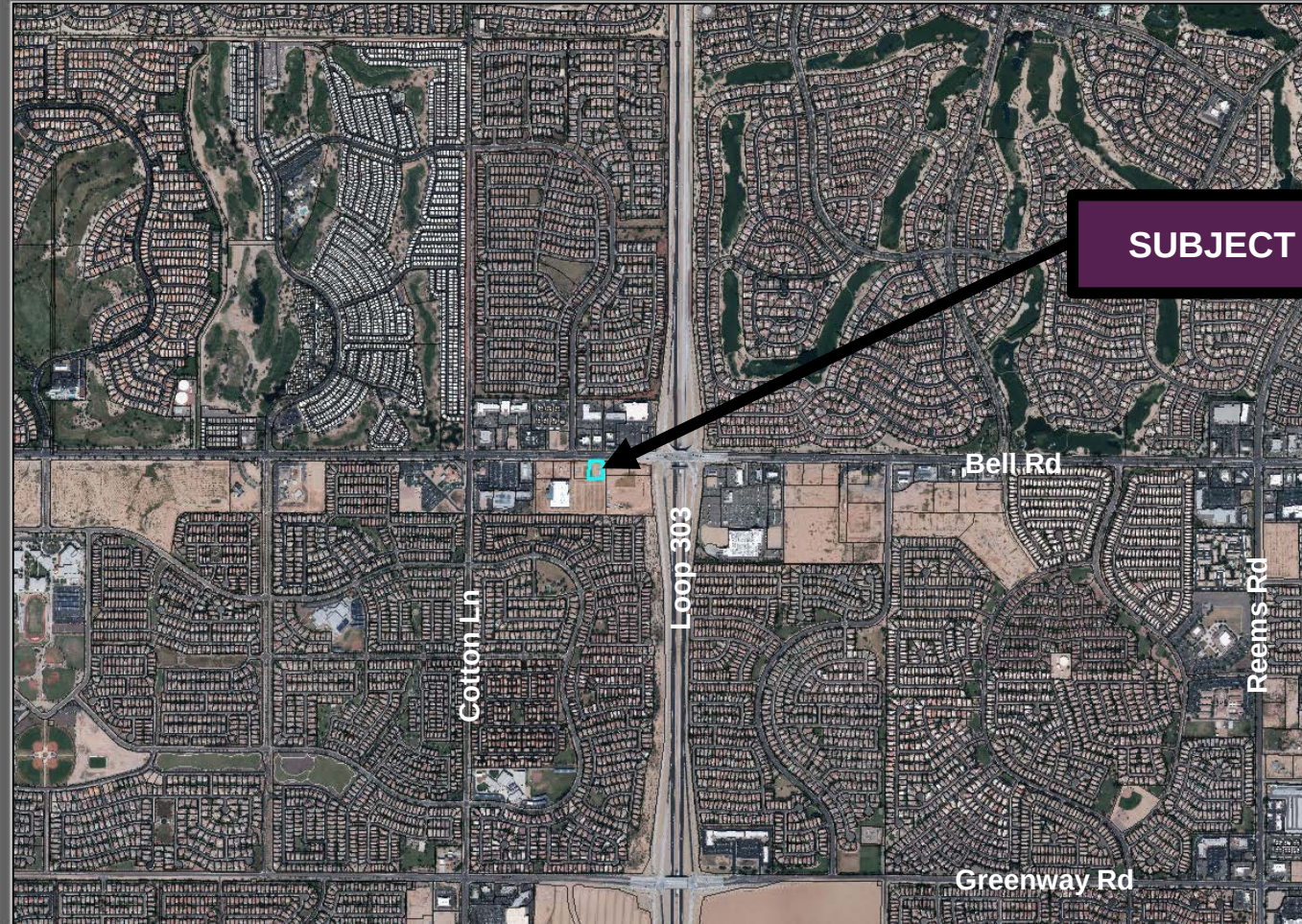
CONDITIONAL USE PERMIT

Planning and Zoning Commission

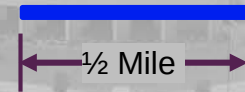
January 5, 2017

**FS16-375
Wendy's
Conditional Use
Permit**

SUBJECT SITE



North



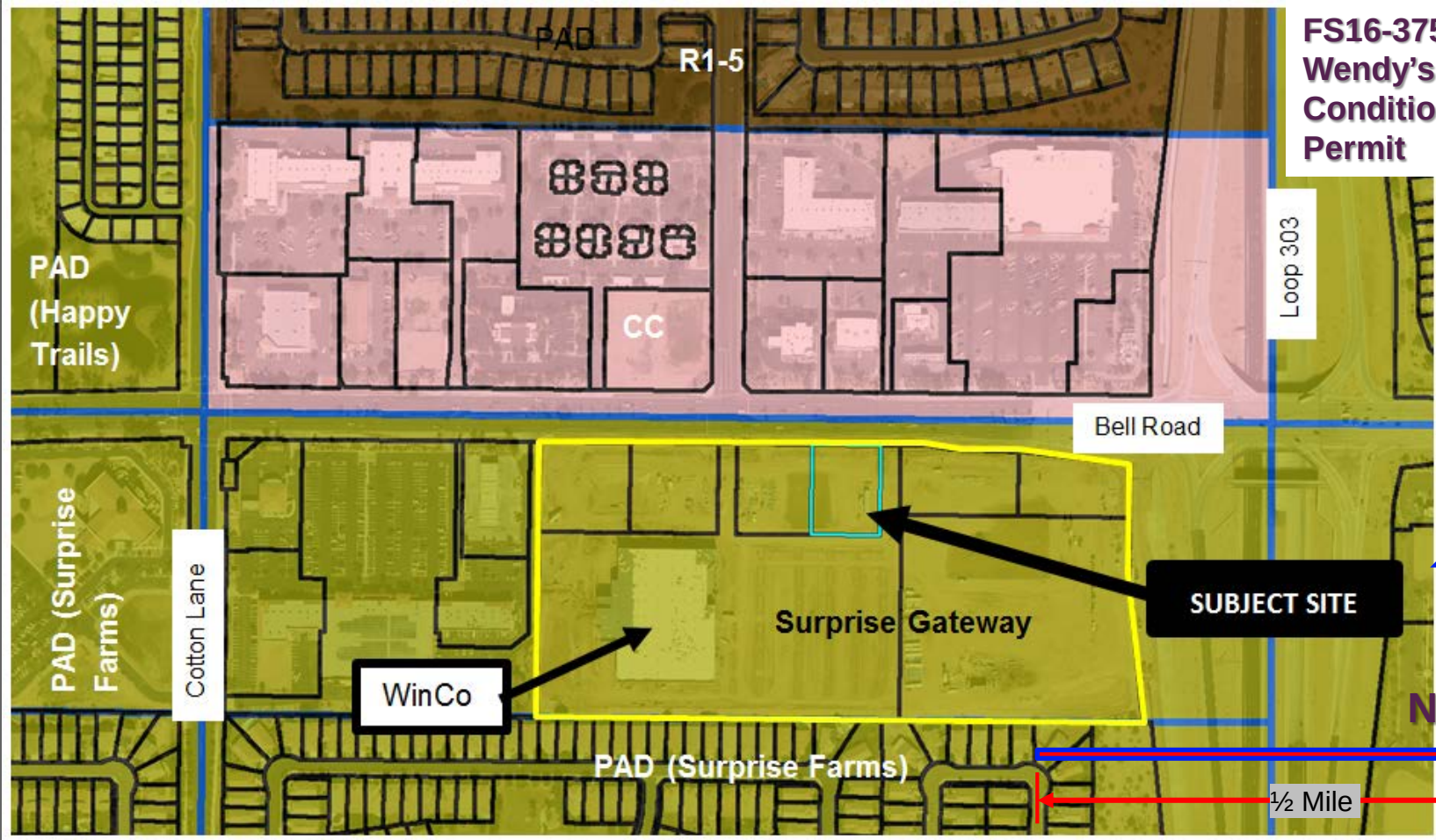
Vicinity Map

**FS16-375
Wendy's
Conditional Use
Permit**

Case Map



North



Loop 303

Bell Road

Cotton Lane

WinCo

SUBJECT SITE

PAD
(Happy
Trails)

PAD (Surprise
Farms)

PAD

R1-5

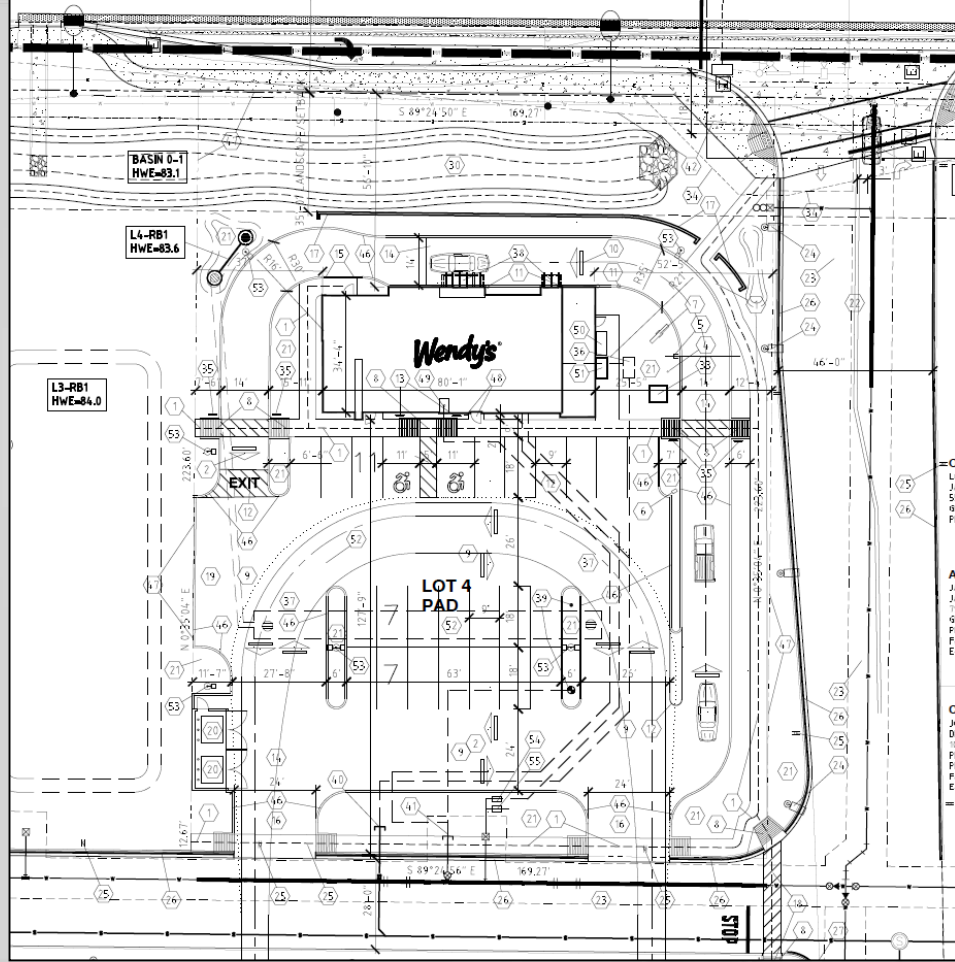
CC

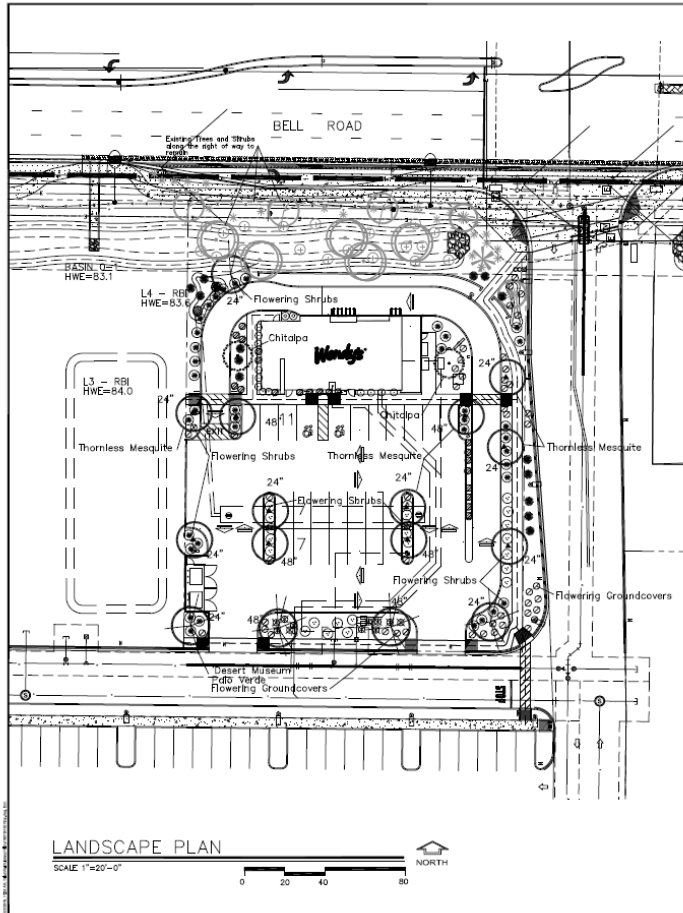
PAD (Surprise Farms)

1/2 Mile

FS16-375
Wendy's
Conditional Use
Permit

Site Plan





PLANT MATERIAL LEGEND				
KEY SYMBOL	BOTANICAL/COMMON NAME	SIZE	FRONTAGE	QUANTITY
EXISTING TREES				
①	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
②	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
③	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
④	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
NEW TREES				
①	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
②	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
③	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
④	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
LARGE SHRUBS				
①	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
②	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
LARGE SHRUBS				
①	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
②	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
SMALL TREES				
①	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
②	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
③	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
④	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
GROUNDCOVERS				
①	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
②	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
ACCENTS				
①	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
LANDSCAPE MATERIALS				
①	Yucca baccata "Palm Tree"	12' H x 12' W	1	1
②	Yucca baccata "Palm Tree"	12' H x 12' W	1	1

LANDSCAPE CALCULATIONS

NET AREA	LANDSCAPE AREA
37,847 Sq. Ft.	19154 Sq. Ft. (37%)
FRONTAGE LANDSCAPING:	
Linear Feet of Frontage- 189'	
Trees Required- 9	Trees Provided- 9
48" Box Required (25%) - 3	48" Provided- 3 (Exist. Trees)
36" Box Required (75%) - 6	36" Provided- 6 (Exist. Trees)
INTERIOR LANDSCAPING:	
Trees Required- 12	Trees Provided- 12
48" Box Required (50%) - 6	48" Provided- 6
GROUNDCOVER:	
Required - 25%	Provided- 25%



DATE	11/17/2017
DATE REVISED	NONE
PROJECT TYPE	FRANCHISE
CLASSIFICATION	NEW BUILD
PROJECT NO.	100
NAME/COMPANY	WENDY'S
PROJECT LOCATION	10000 W. BELL RD. SUITE 100, SURPRISE, AZ 85080
PROJECT TEAM	WENDY'S
PROJECT MANAGER	WENDY'S
DESIGNER	WENDY'S
DATE	11/17/2017
PROJECT TYPE	FRANCHISE
CLASSIFICATION	NEW BUILD

Wendy's
LOOP 303 AND WEST BELL RD
SURPRISE, ARIZONA 85080

DATE	11/17/2017
DATE REVISED	NONE
PROJECT TYPE	FRANCHISE
CLASSIFICATION	NEW BUILD
PROJECT NO.	100
NAME/COMPANY	WENDY'S
PROJECT LOCATION	10000 W. BELL RD. SUITE 100, SURPRISE, AZ 85080
PROJECT TEAM	WENDY'S
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DATE	11/17/2017
DATE REVISED	NONE
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PROJECT MANAGER	WENDY'S
DESIGNER	WENDY'S
DATE	11/17/2017
PROJECT TYPE	FRANCHISE
CLASSIFICATION	NEW BUILD

FS16-375 Wendy's Conditional Use Permit

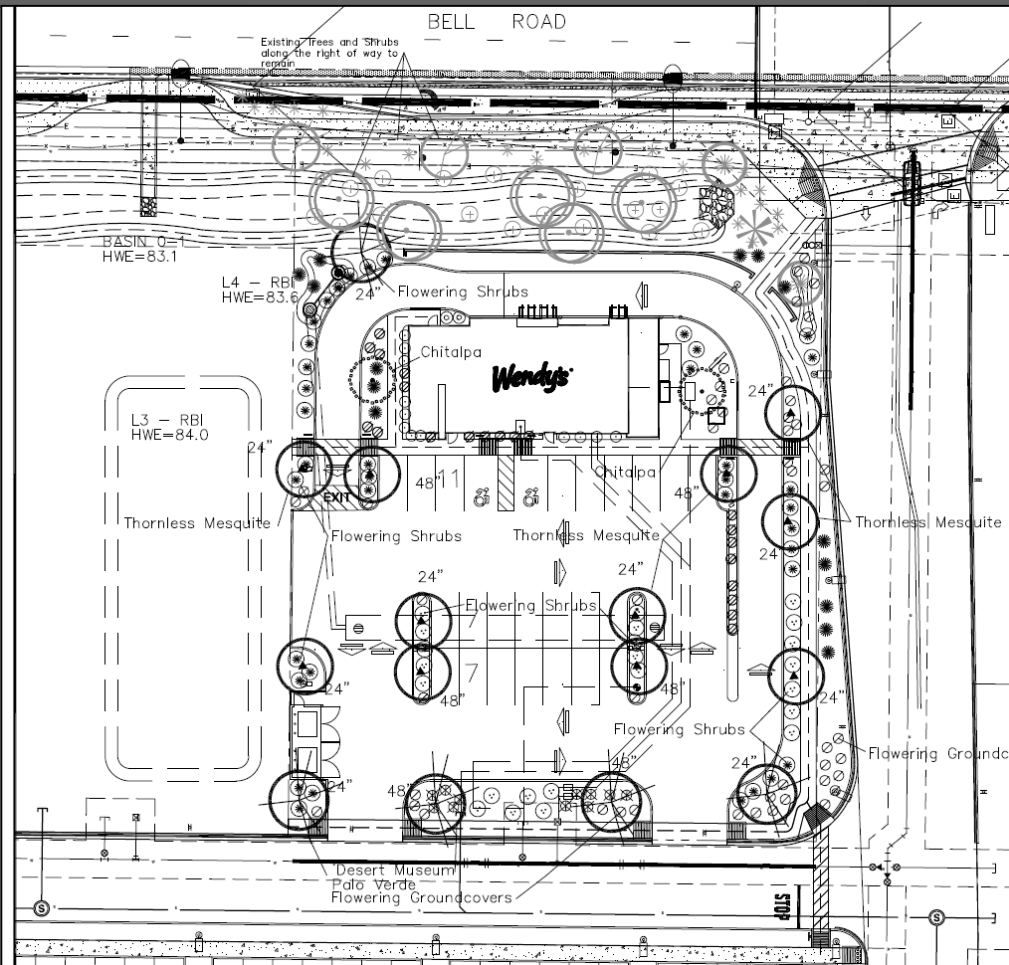
Landscape Plan

L1.0



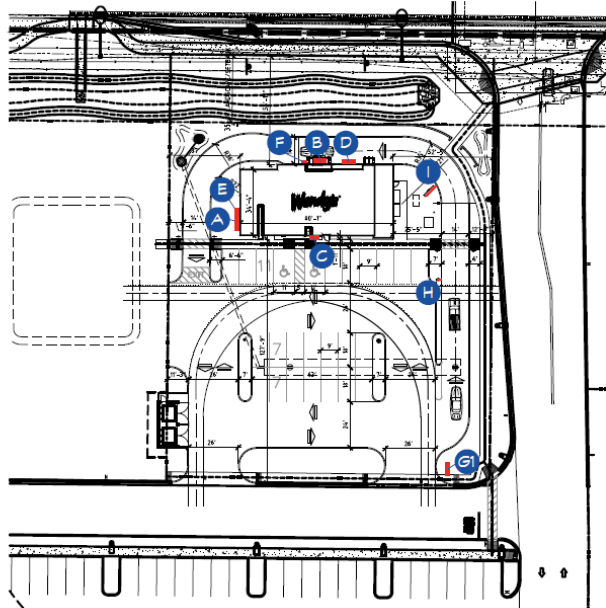
Landscape Plan

Escape Plan





SWC of Loop 303 and West Bell Rd. | Surprise, AZ



SITE PLAN

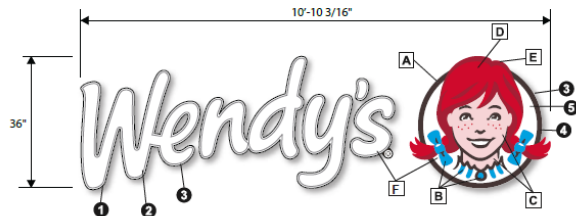
NSI



Client:	Wendy's
Location:	SWC Loop 303 & W Bell Rd Surprise, AZ
royal sign	
2631 N. 31st Ave. Phoenix, AZ 85009 602-278-6286 royalsign.net	
Project:	161305
24 AUG '16 RCP	
n/a	
n/a	
n/a	
n/a	
n/a	
n/a	
n/a	
n/a	
Project Manager:	Anthony Cuijters
E-Mail:	anthony@royalsign.net
Approval Signatures	
X	Client
X	Landlord
Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical wiring devices.	
This original expedited drawing is submitted to the permit building department. It is not to be copied or drawn to permit without the express written authorization of the sign company. All specified details on these drawings are subject to design due to the availability of materials and/or changes in the method of fabrication. The sign company will do their best to maintain the design intent of these drawings at all times. If the owner or owner representative desires to make design changes on all changes during the fabrication process, the sign company must be advised in writing prior to the start of fabrication.	
Sheet Title:	Site
Page Number:	1 of 13

FS16-375 Wendy's Conditional Use Permit

Sign Package



A

INTERNALLY-ILLUMINATED
PAN CHANNEL LETTER DISPLAY

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

Sq Footage
32.5

Install one (1) set of int-illuminated, aluminum PG logo & letters w/ 5" deep returns (painted 313 Dk Bronze). Thermo-formed acrylic faces; Logo detail colors to match PMS colors (printed second surface). 3/4" trim cap (to match 313 Dk Bronze). White LED illumination to remote power supplies.

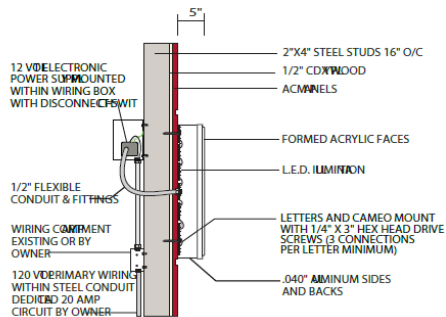
MATERIALS

- 1 Letter returns - 4 1/2" deep .040 aluminum.
- 2 Letter faces - thermo-formed white acrylic.
- 3 Illumination - white LEDs.*
- 4 Cameo return - 4 1/2" deep .040 aluminum.
- 5 Cameo face - thermo-formed acrylic decorated 2nd surface.

*Total electrical load = 1.2 amps. Requires 1-20 amp circuit @ 120v/60Hz.

COLORS & FINISHES

- | | |
|----------|--------------------------------------|
| A | Brown (PMS 439C - outline) |
| B | Blue (PMS 299C - bow, shirt, brooch) |
| C | Flesh (PMS 698C - face, neck) |
| D | Red (PMS 186C - hair) |
| E | Dark Red (PMS 201C - hair outline) |
| F | White (cameo face, letters) |



SECTION/MOUNTING DETAILS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

U.L. LISTED



W. Elevation
1/8" = 1'-0"

Client:
Wendy's

Location:
BWC
Loop 308 & W Bell Rd
Surprise, AZ

royal
sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

24 AUG 16 RCP

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

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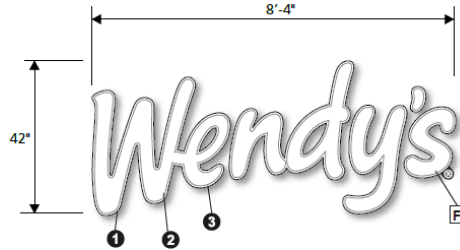
FS16-375 Wendy's Conditional Use Permit

Sign Package

Sheet Title
Exterior

Page Number

2 of 13



B INTERNALLY-ILLUMINATED
PAN CHANNEL LETTER DISPLAY

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

Sq. Footage: 29.15 sq. ft.

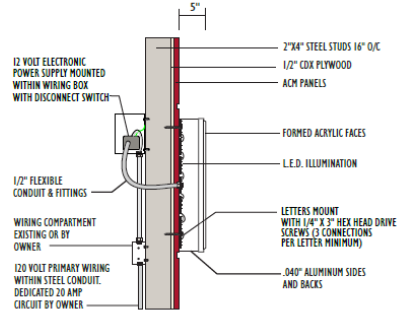
Install one (1) set of internally-illuminated, aluminum PC letters w/ 5" deep returns (painted 313 Dk Bronze). Thermo-formed acrylic faces; 3/4" trim cap (to match 313 Dk Bronze). White LED illumination to remote power supplies.

MATERIALS

- 1 Letter returns - 49/2" deep .040 aluminum.
- 2 Letter faces - thermo-formed white acrylic.
- 3 Illumination- white LEDs.*

COLORS & FINISHES

- 1 White



SECTION/MOUNTING DETAILS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

U.L. LISTED



Client:	Wendy's
Location:	BWC, Loop 303 & W Bell Rd Surprise, AZ
royal sign	
2631 N. 31st Ave. Phoenix, AZ 85009 602-278-6286 royalsign.net	
Project	161305
24 AUG 16 RCP	
n/a	
n/a	
n/a	
n/a	
n/a	
n/a	
n/a	
n/a	
Project Manager:	Anthony Chumma
S.M.	anthony@royalsign.net
Approval Signatures	
X	Client
X	Landlord
	Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.
	The original unpublished drawings is submitted solely for their intended use. It is not to be copied or distributed without express written permission from the SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the nature of fabrication. SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the nature or content of these drawings requires revision (such changes or all changes during the fabrication process, SIGN COMPANY must be advised in writing prior to the start of fabrication.
Sheet Title	Exterior
Page Number	3 of 13

FS16-375 Wendy's Conditional Use Permit

Sign Package



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

Install one (1) Int-Illuminated, aluminum PC logo w/ 5" deep returns (painted 313 Dk Bronze). Thermo-formed acrylic face; Logo detail colors to match PMS colors (printed second surface). 3/4" trim cap (to match 313 Dk Bronze). White LED illumination to remote power supplies.

COLORS & FINISHES

- A** Brown (PMS 439C - outline)
- B** Blue (PMS 299C - bow, shirt, brooch)
- C** Flesh (PMS 698C - face, neck)
- D** Red (PMS 186C - hair)
- E** Dark Red (PMS 201C - hair outline)
- F** White (cameo face, letters)

*Total electrical load = 1.2 amps. Requires 1-20 amp circuit @ 120v/60Hz.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

U.L. LISTED

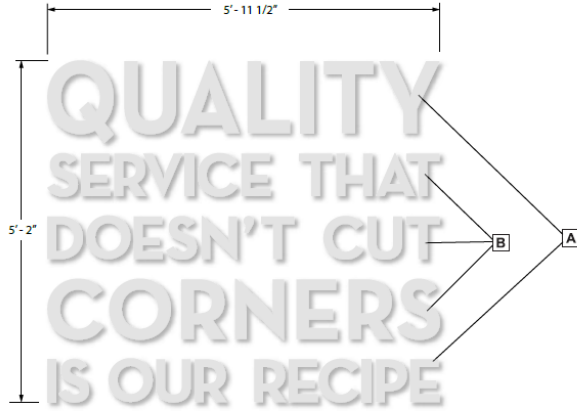


4. 1. 15

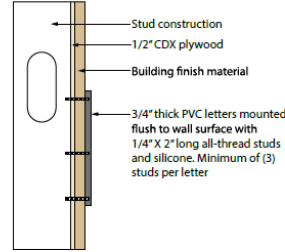
4 of 13

FS16-375 Wendy's Conditional Use Permit

Sign Package



SPECIFICATIONS
Non-illuminated with stand off copy



D	NON-ILLUMINATED FCO PVC LETTER DISPLAY	Scale: 1" = 1'-0"	Sq Footage 30.78 sf
----------	---	----------------------	------------------------

Install one (1) set of non-illuminated, 3/4" thick PVC letters; painted white (see detail).



Client: Wendy's
Location: BWC, Loop 308 & W Bell Rd Surprise, AZ
royal sign 2631 N. 31st Ave. Phoenix, AZ 85009 602-278-6286 royalsign.net
Project: 161305
24 AUG 16 RCP
n/a
n/a
n/a
n/a
n/a
n/a
n/a
n/a
Project Manager: Anthony Cummins
E-Mail: anthony@royalsign.net
Approval Signatures
X Client
X Landlord
Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing device.
The original unapproved drawing is submitted solely for the project being planned. It is not to be re-used or modified by anyone outside of your organization without express written authorization from SUN, SIGN COMPANY, LLC. All technical details on these drawings are subject to change due to the availability of materials and/or changes in the local jurisdiction. SUN, SIGN COMPANY will do their best to maintain the design and avoid damage at all times. If the material or method of installation changes, SUN, SIGN COMPANY will be notified in writing prior to the start of fabrication.
Sheet Title: Exterior
Page Number: 5 of 13

FS16-375 Wendy's Conditional Use Permit

Sign Package



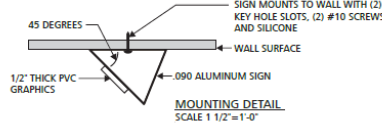
F DRIVE-THRU THANK YOU DISPLAY

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

Sq Footage 2.03

Fabricate & install one (1) wall-mounted "THANK YOU" sign as illustrated.

- 313 DARK BRONZE
- PMS 186 RED
- WHITE
- PMS 186 RED HAIR
- PMS 201 BURGUNDY HAIR
- PMS 299 BLUE
- PMS 698 PINK
- PMS 439 BROWN



Client:
Wendy's

Location:
BWC,
Loop 303 & W Bell Rd
Surprise, AZ

royal
sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

24 AUG 16 RKP

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

Project Manager:
Anthony Cumbria

E-Mail:
anthony@royalsign.net

Approval Signatures

X

Client

X

London

Customer is responsible for
providing a dedicated electrical
circuit within six feet of each sign
location and any desired
electrical timing devices.

The original unapproved drawing is
submitted solely for the project being
described. It is not to be copied or altered
without express written authorization
from ROYAL SIGN COMPANY.
All specified details on these drawings
are subject to change due to the
availability of materials and/or changes
in the method of fabrication. ROYAL
SIGN COMPANY will do their best to
maintain the design intent of these
drawings. If the owner or
contractor incorporates changes to
these drawings, they must be approved
during the fabrication process. ROYAL
SIGN COMPANY must be advised in
writing prior to the start of fabrication.

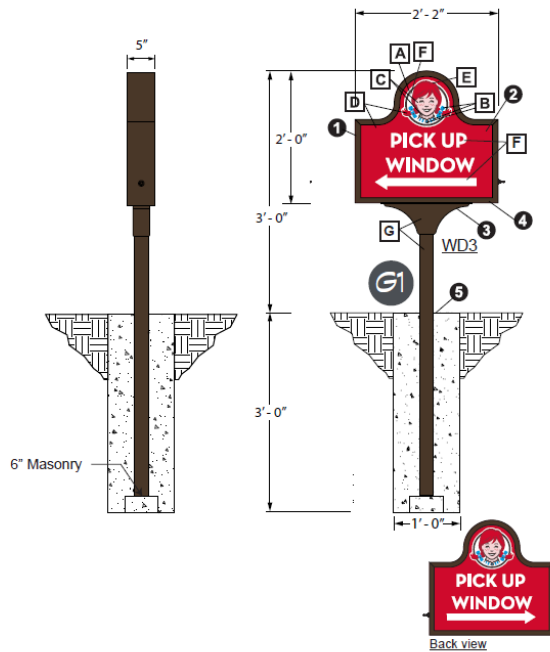
Sheet Title
Exterior

Page Number

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FS16-375 Wendy's Conditional Use Permit

Sign Package



MATERIALS

- 1 5" wide extruded aluminum cabinet.
- 2 1/8" polycarbonate faces, decorated 2nd surface.
- 3 2 1/2" square x 1/8" wall pole, 51" long with formed ABS plastic decorative pole cover.
- 4 Internally illuminated with 800mA high output fluorescent lamps.*
- 5 Direct burial in concrete foundation 12" dia. x 36" deep.

NOTE: Foundation requirements are site specific and subject to local soil conditions and code requirements.

* Total electrical load = .9 amps. Requires 1-15 amp circuit at 110V/60 Hz.

COLORS & FINISHES

- A Brown (PMS 439C - outline)
- B Blue (PMS 299C - bow, shirt, brooch)
- C Flesh (PMS 698C - face, neck)
- D Red (PMS 186C - hair, cabinet face)
- E Dark Red (PMS 201C - hair outline)
- F White (cameo face, text, arrows)
- G Dark Bronze #313 (pole, pole cover)



**DIRECTIONAL (WAYFINDING)
DISPLAYS**

Scale:
3/4" = 1'-0"

Sq Footage
4.3

Fabricate & install four (4) internally-illuminated directional signs.
NOTE: Actual signs & locations T.B.D.

Client: Wendy's
Location: BWC Loop 303 & W Bell Rd Surprise, AZ
royal sign
2631 N. 31st Ave. Phoenix, AZ 85009 602-278-6286 royalsign.net
Project 161305
24 AUG 16 RCP
n/a
n/a
n/a
n/a
n/a
n/a
n/a
n/a
Project Manager: Anthony Columbus
E-Mail: anthony@royalsign.net
Approval Signatures
X Client
X Landlord
Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing device.
This original unaltered drawing is submitted solely for the project being planned. It is not to be copied or reproduced in any form or by any means without express written authorization from the SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the nature of the project. SIGN COMPANY will on their best efforts to make the design meet all drawings at all times. If the nature or scope of the project changes, the customer must submit all changes during the fabrication process. SIGN COMPANY must be advised in writing prior to the start of fabrication.
Sheet Title Exterior
Page Number 8 of 13

FS16-375 Wendy's Conditional Use Permit

Sign Package



L

TENANT PANEL DECORATION

Scale:
NTS

Remove two (2) of the existing panels from the free standing sign and bring to Royal. Computer-route 'Wendy's' & back with white acrylic overlaid with 230-33 Red vinyl and reinstall.



Client:
Wendy's

Location:
BWC
Loop 303 & W Bell Rd
Surprise, AZ

royal
sign

2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
161305

24 AUG '16 RCP

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

n/a

Project Manager:

Anthony Cummins

E-Mail:

anthony@royalsign.net

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unaltered drawing is submitted solely for the purpose of obtaining a permit. It is not to be reproduced, altered, or used in any way without the express written authorization of ROYAL SIGN COMPANY. All specified details and dimensions are subject to change due to the availability of materials and/or changes in the material of construction. ROYAL SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or architect requests changes to the design, ROYAL SIGN COMPANY will be notified in writing prior to the start of fabrication.

Sheet Title
Exterior

Page Number

13 of 13

FS16-375 Wendy's Conditional Use Permit

Sign Package

Recommendation

**FS16-375
Wendy's
Conditional Use
Permit**

Approve subject to stipulations “a” through “e”





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

January 5, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 5, 2017	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action regarding a re-zone approximately 181 acres of property generally located south of Waddell Road and north of Cactus Road between 175th Avenue and Cotton Lane from Residential Ranch (RR) to RM-6 with PUD overlay , RM-9 with PUD overlay, RH with PUD overlay with Flex Zone, CR with PUD overlay with Flex Zone, and CR with PUD overlay; and from RH with PUD overlay to RM-9 with PUD overlay

Motion:

I move to recommend approval of the re-zone of the 181 acres to the City Council subject to stipulations “a” through “c” as listed in the staff report.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of a rezone to various zoning districts, each with a PUD Overlay to allow deviations from the base development standards. The subject request involves the rezoning of approximately 181 acres of raw land that is currently located within a County island roughly bounded by Cotton Lane, 175th Avenue, Waddell Road and Cactus Road. This request follows a related annexation case being processed under case FS16-427.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - Staff Report](#)
- ☐ [01 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - Case Map](#)

- ☐ [02 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - Vicinity Map](#)
- ☐ [03 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - Zoning Narrative - December 2016 Version](#)
- ☐ [04 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - Public Participation Report Excerpt](#)
- ☐ [05 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - Luke AFB Comments](#)
- ☐ [06 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - ADOT Comments](#)
- ☐ [07 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - MWD Comments](#)
- ☐ [08 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - Public Engagement Form for Magnolia](#)
- ☐ [09 - FS16-392 Magnolia Rezone/Pre Plat - Rezone/Zoning Amendment - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, AICP

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-392

Project Name: Magnolia Rezone

Council District: 3

Meeting Date: January 5, 2017 (Continued from December 15, 2016)

Planner: Robert H. Kuhfuss, AICP

Owner: S & S Cotton, LLC et. al.

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC

Request: Rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD.

Site Location: Generally between Cotton Lane and 175th Avenue, Waddell Road to Cactus Road

Site Size: 181 acres (approx.)

Density: 5.0 DU/Ac

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

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' through 'c'

Introduction:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of five (5) separate requests relating to the proposed development in what is currently a county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests are listed below, with the subject request highlighted in **bold font**; however, this report should be read in the context of the other four requests.

Case FS16-391 – 175th & Sweetwater

- Zone Change from RR to RM-9 PUD
- Preliminary Plat

Case FS16-392 – Magnolia

- **Rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD.**
- Preliminary Plat

Case FS16-427 – Annexation*, **

Four of the five aforementioned requests will first be presented to the Planning and Zoning Commission, who will make a recommendation to the City Council. The first of the five requests involves the actual annexation of the property and will only be heard by the City Council. It is envisioned that all five requests will be presented to the City Council on January 17, 2017.

The following map depicts the county island status as currently existing and post-annexation.



* The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses involved, the annexation was broken out from the other two cases and assigned its own case number.

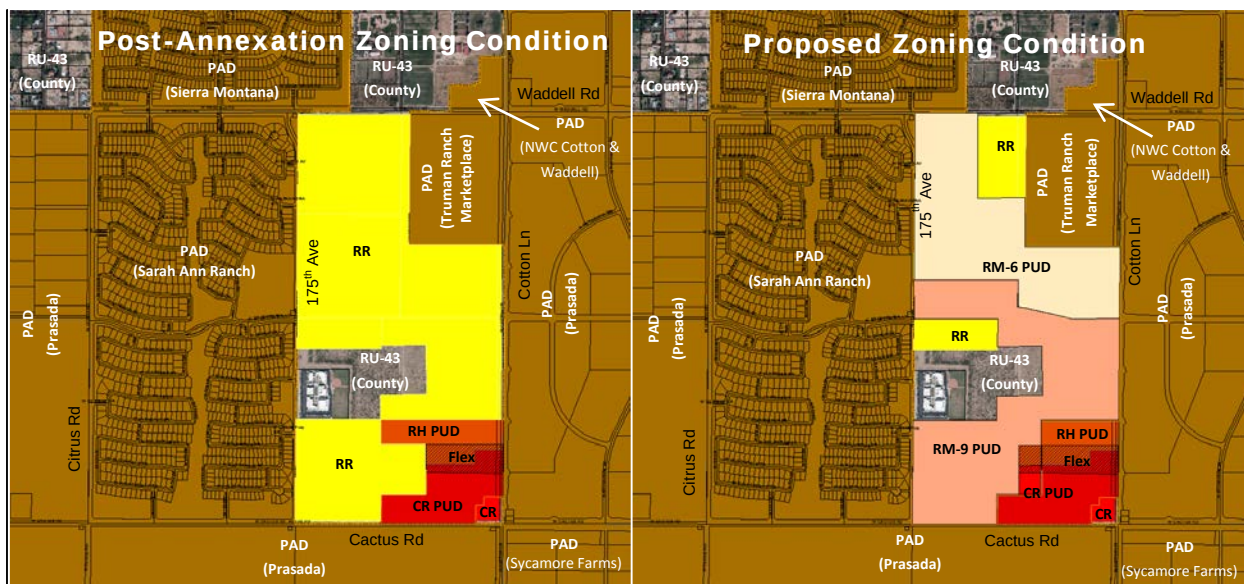
** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 17, 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at <https://agenda.surpriseaz.gov>.

Project Description:

The subject request involves the rezoning of approximately 181 acres of currently unincorporated land to various zoning districts, each with a PUD Overlay to allow deviations from the base development standards. The rezone follows a related annexation case and precedes a related Preliminary Plat.

Surrounding Land Zoning:

The aforementioned annexation covers essentially all of the unincorporated land located within the affected county island with the exception of any land located north of Waddell Road as well as the Paradise Honors school campus; however, the subject zone change request only covers a portion of the annexation area. The following two maps depict the post-annexation zoning condition and the proposed zoning included in the subject request.



Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-9 with a PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the subject case.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property in addition to other properties that are not associated with the subject case.

October 19, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

October 31, 2016: Staff met with the applicant to discuss review comments.

November 8, 2016: The applicant filed their second submittal for the subject case.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

December 1, 2016: Staff met with the applicant to discuss the Final Plat relating to the project.

December 15, 2016: The Commission continued the case to a date-certain of January 5, 2017 due to an advertising error.

Citizen Outreach:

The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. The applicant held a citizen outreach meeting on October 19, 2016, which was well attended. While staff has received no items of opposition or support for the project, the applicant's Citizen Participation Final Report indicates one (1) member of the public offered positive feedback and two (2) members of the public offered negative feedback. The summary report also indicated that seven (7) people offered neutral comments and suggestions. The body of the summary report is included as an attachment to this report.

Analysis and Discussion:

The subject zone change request contemplates a change to four separate zoning districts: RM-6, RM-9, RH and CR (each with a PUD Overlay). As shown on Figure 2 of the zoning narrative, the RM-6 PUD portion will occupy the northern portion of the site. RM-9 PUD will occupy the majority of the balance of the site, with the exception of a small area located near the southeast, which will become RH PUD and CR PUD with a "Flex Zone" covering most of that area.

Unlike typical “PAD” zoning, the subject request falls under the current SUDC. As such, the uses associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain deviations from the development standards as specified in the SUDC. The following table as taken from the zoning narrative expresses the proposed residential development standards applicable to the site. Those items expressed in red font deviate from the base standard. Also of note are several footnotes which serve to clarify how certain development standards are to be applied.

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft) (1) (2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft) (4)	20	15/20	20	13
Maximum Building Height (ft) (5)	35	35	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum front setback for RM-9 shall be 10').
- (2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.
- (4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.
- (5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.

The aforementioned RH PUD / CR PUD / Flex Zone portion is discussed in Section 1.10 of the zoning narrative and is intended to mimic the existing zoning of the adjacent property located to the east and south. The rationale for this component of the zone change is to allow for the “swapping” of land in order to better integrate the otherwise discontinuous parcels, while keeping both parties whole with respect to development rights.

Another feature of the zoning and tied to the PUD Overlay is the entry monument and wall configuration. Figures 6 through 7A of the zoning narrative depict walls and monuments that exceed the height limitations as specified in the SUDC and/or set a particular tone for the project through the use of decorative wrought iron, medallions, faux stone and concrete caps. Staff believes these features add to the amenity value of the community and exceed the requirements of the SUDC.

Figure 3 of the narrative depicts the anticipated lotting for the project. This lotting configuration is expressed in the related Preliminary Plat which is discussed under separate cover; however, staff notes that Figure 3 is intended to be a conceptual design and could change as long as such changes are implemented through the platting process.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal contemplates up to 900 dwelling units, which equates to approximately 5 DU/Ac. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

Reviewing Agencies:

Luke Air Force Base (LAFB): In a letter dated October 3, 2015 (attached), LAFB indicated that the subject development met the Graduated Density Concept and would not interfere with flight operations. LAFB also requested a robust notification program.

Arizona Department of Transportation (ADOT): In an email dated September 20, 2016 (attached), ADOT indicated the proposed development would not affect any ADOT highway facilities.

Maricopa Water District (MWD): In a memo dated October 19, 2016 (attached), MWD indicated the property covered by this application is subject to certain MWD interests including existing facilities and other property interests. MWD requires that prior to Final Plat approval, certain comments must be addressed.

201 **Summary:**

202
203 The Magnolia project is very well designed and is consistent with the General Plan and SUDC. The
204 proposed development standards requested under the PUD Overlay will allow the applicant to
205 develop the site in a creative manner in keeping with the intent of the SUDC. Amenities included
206 will provide recreational opportunities for the residents of the community.

207
208 **Findings:**

- 209
210
 - The proposed zone change is consistent with the Surprise General Plan 2035.
 - The proposed development standards will allow the property to be reasonably developed.

211
212

213 **Recommendation:**

214
215 Based on the findings noted above, staff recommends the Commission move to recommend
216 **approval** of the subject rezone request to the City Council, subject to stipulations 'a' through 'c' as
217 outlined below:

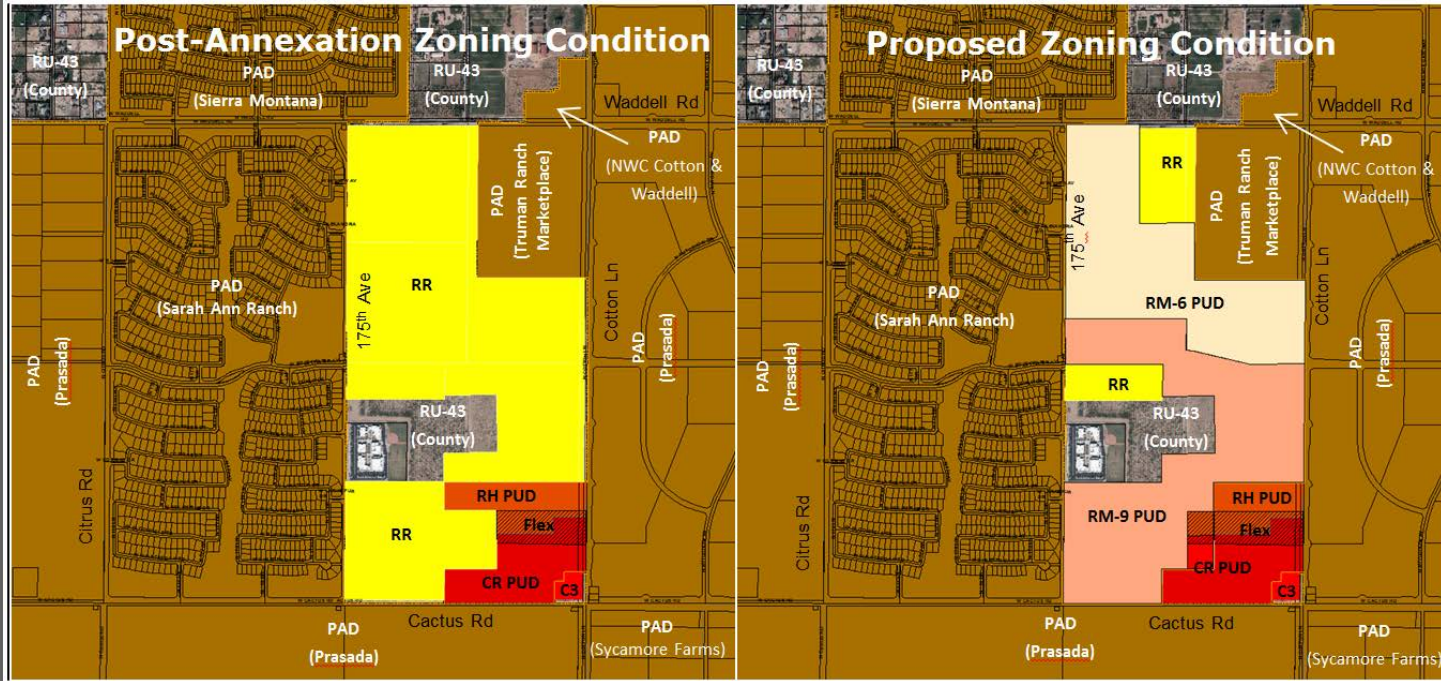
- 218
219 a. Development and use of the site shall be in substantial conformance with the project
220 narrative entitled "Magnolia", prepared by LVA Urban Design Studio, dated revised
221 December 2016 and stamped received December 6, 2016, except as modified by the
222 following stipulations.
223
224 b. Approval of this zone change request presumes the successful annexation of the subject
225 property as being processed under FS16-427. Should said annexation request fail, the
226 zoning of the property granted under the subject approval is null and void.
227
228 c. Non-compliance with the stipulations of approval of this case will be treated as a violation in
229 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
230

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

233
234 **Attachments:**

- 235
236 01 Case Map (1 page)
237 02 Vicinity Map (1 page)
238 03 Project Narrative (27 pages)
239 04 Citizen Participation Final Report (excerpt, 6 pages)
240 05 Luke AFB comments (2 pages)
241 06 ADOT comments (1 page)
242 07 MWD comments (1 page)

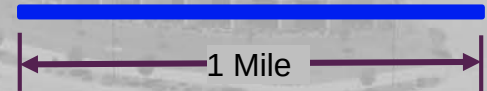
FS16-392 Magnolia Rezone



Case Map



North



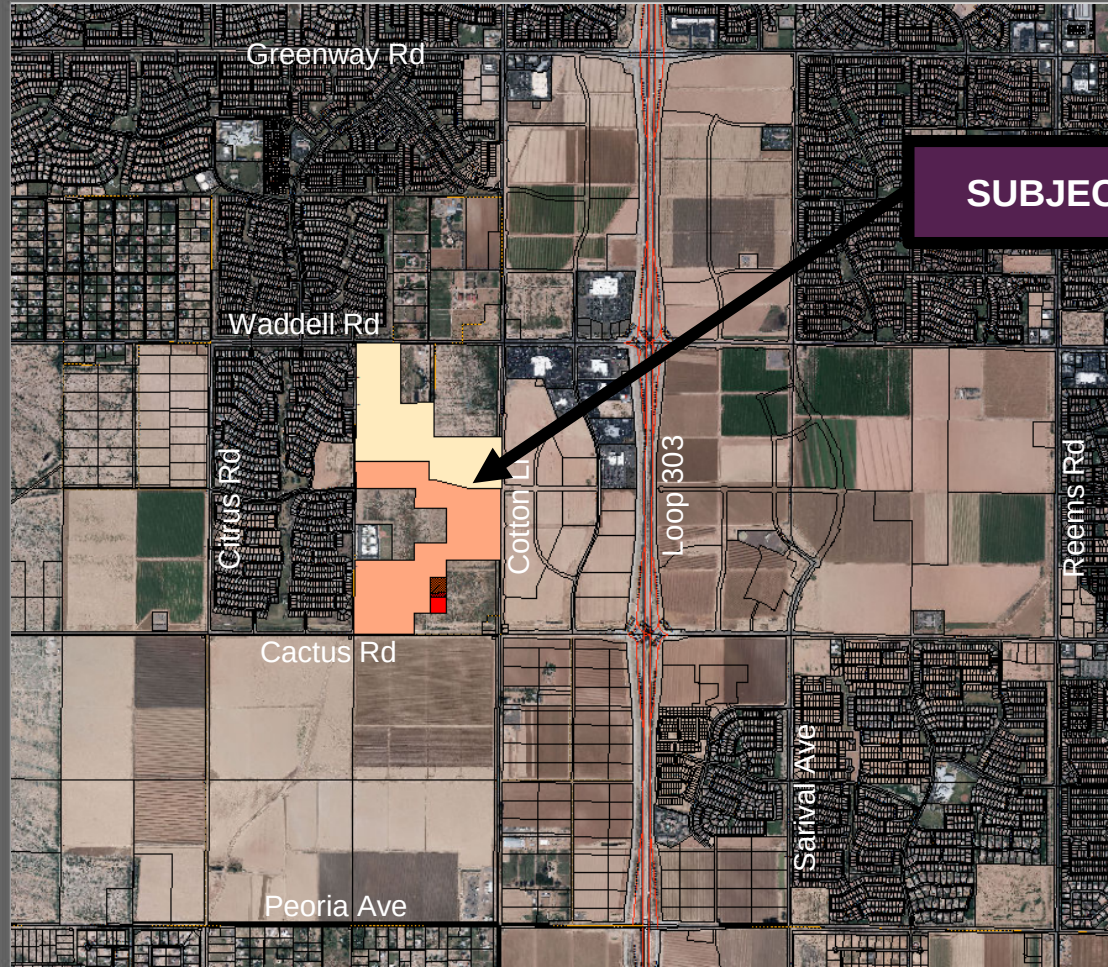
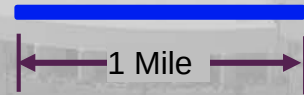
**FS16-392
Magnolia Rezone**

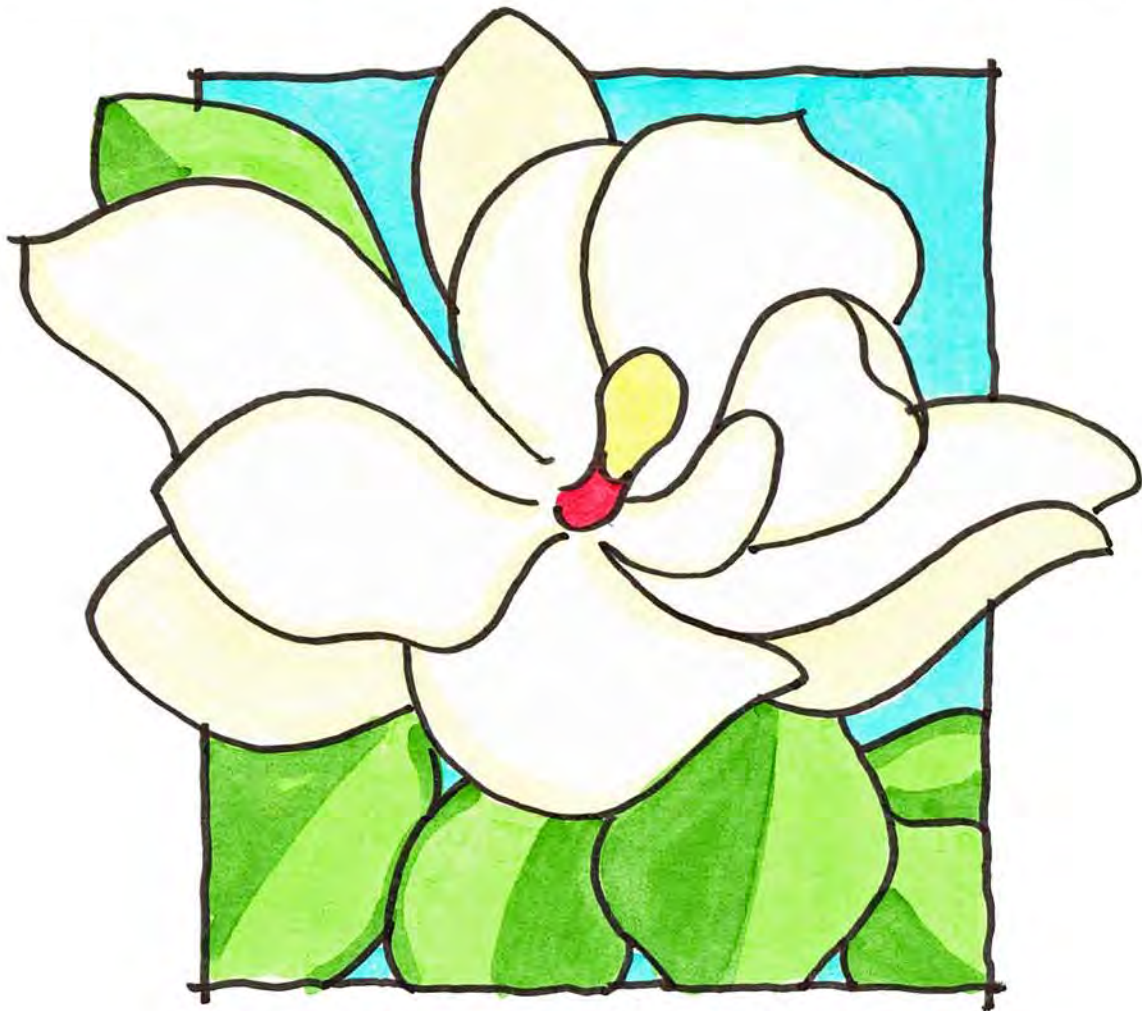
SUBJECT SITE

Vicinity Map



North





MAGNOLIA

A MASTER PLANNED COMMUNITY
SURPRISE, ARIZONA
PUD ZONING APPLICATION
DECEMBER 2016

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994



DAVID EVANS
AND ASSOCIATES, INC.



CivTech

PROJECT TEAM

Developer: Surprise Village Partners, LLC
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1.0 DESCRIPTION OF REQUEST

1.1 Introduction

On behalf of Surprise Village Partners, LLC, Managed by AZ Community Development, LLC, LVA Urban Design Studio, LLC is requesting a zone change on 178 acres of property currently zoned R1-43 to approximately 78.6 acres of RM-6 PUD, approximately 95.2 acres of RM-9 PUD, approximately 1.8 acres of RH-PUD and approximately 2.4 acres of CR-PUD. Note that approximately 2.3 acres within the RH-PUD and CR-PUD is in a flex zone which allows the flexibility for either zoning district based on the final site plan configuration. This request includes a PUD Overlay on the entire 181 acres located at the northeast corner of Cactus Road and 175th Avenue. The site is an irregular-shaped parcel located ½ mile west of the Loop 303 freeway, and is bounded by Cactus Road to the south, Cotton Lane to the east, Waddell Road to the north, and 175th Avenue to the west. See **Figure 1**, *Vicinity Map* for the property boundary and general location and **Appendix A**, *Legal Description and ALTA Surveys* for the legal boundaries of the property. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 10-acre property at the southeast corner of 175th Avenue and Sweetwater Avenue. Upon annexation and rezoning, the intent is to include this parcel within the overall Magnolia master planned community.

1.2 Project Overview and Zoning Request

The proposed project, called Magnolia, will be developed as a highly amenitized, single-family residential master planned community within an active growth area of the City of Surprise. Magnolia will include a blend of various lot sizes, a centralized community center, abundant active and passive open spaces, a connected trail system, and attractive landscaping throughout. The land use plan will provide for a density transition from south to north, with slightly higher densities within the southern portion of the property. The residential zoning for the property will include RM-9 PUD for the southern portion of the property, and RM-6 PUD for the northern portion of the property, using the Conventional Character Pattern. See **Figure 2**, *Proposed Zoning Map* for the location of the zoning district boundaries. The RM-9 PUD and RM-6 PUD zoning designations are affiliated with the following minimum lot sizes:

- RM-9 PUD: 3,000 square foot minimum lot size
- RM-6 PUD: 4,900 square foot minimum lot size

The plan also includes a 4.2-acre commercial and high density residential parcel that will be combined with the commercial and high density residential property at the northwest corner of Cactus Road and Cotton Lane. This is being included to facilitate a private land exchange agreement between property owners to provide more efficiency and better connectivity within each development project. The 4.2-acre property will be zoned to conform to the approved zoning of the adjoining property in accordance with Ordinance 2010-13, which includes RH-PUD, CR-PUD, and a Flex-Zone overlay. (See **Figure 2**, *Proposed Zoning Map* for the CR-PUD and RH-PUD district boundaries and flex-zone location). Also, see **Appendix G: Land Exchange Parcels Legal Description** for the location of the two 4.2 acre properties affiliated with the land exchange.

Magnolia will include up to 900 residential units (plus an additional 55 units within the adjacent 10-acre parcel at Sweetwater and 175th Avenue), with a maximum gross density of 5.0 dwelling units per acre. This is consistent with the 2-8 dwelling units per acre density range permitted within the Neighborhood General Plan Land Use designation. While lot sizes may vary with the final development plan (and can vary without triggering an amendment to the zoning, so long as they meet the minimum development standards defined in **Table 1**), the concept plan includes a mix of the following lot sizes:

- 55' x 115'
- 45' x 110'
- 40' x 98' alley product
- 50' x 63' cluster product (lot sizes vary slightly within each 6-pack cluster pod)

1.3 Residential Zoning Designations and Development Standards

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Unified Development Code. The PUD overlay designation shall be applied to the property to allow modification of various development standards proposed within the community. Unless specifically modified herein, the development of the property shall comply with **Chapter 122** of the Surprise Municipal Code as may be subsequently amended. In the event of a conflict between a development standard, provision or regulation between the Magnolia Rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

The property includes two single family residential zoning districts, including 78.6 acres of RM-6 PUD, and 95.2 acres of RM-9 PUD. The proposed residential development standards affiliated with the RM-6 PUD and RM-9 PUD zoning districts to be modified are provided in the table below. Note that only “red” text items include modified standards. These amended development standards were created based on the anticipated lot sizes and product types proposed within the community in concert with the creation of meaningful, connected open space and a community design that emphasizes a high quality visual appearance throughout the community. One of the possible design features that may be provided within the community is an alley-loaded and/or cluster product where the vehicle garages are accessed off a rear alley or private drive, de-emphasizing the garage from public view, creating an attractive, pedestrian-oriented environment from the public realm. If provided, the alleys and/or private drives will be a minimum of 20' in width (10' on either side of the lot line) with 3' concrete ribbon on either side (26' minimum between structures), with the garage door at the back of the concrete ribbon. This design standard supports the 13' rear setback requirement proposed in the RM-9 PUD standards.

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft) (1) (2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft) (4)	20	15/20	20	13
Maximum Building Height (ft) (5)	35	35	35	35

Footnotes:

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum front setback for RM-9 shall be 10').

(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.

(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

(4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.

(5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.

1.4 Residential Development Plan Concept

The development plan concept represented in **Figure 3** is non-regulatory and subject to change without triggering an amendment to the zoning, but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between individual development parcels and lot configuration, location of the community center and active and passive open spaces, trail connectivity, and relationship of uses and improvements along the perimeter of the property. The development plan concept represented in **Figure 3** includes a mix of four single-family detached lot sizes, including two conventional single-family residential lot types, an alley-loaded product that provides vehicle access from a rear alley and pedestrian access from the public street or common open space courtyard, and a 6-pack cluster product that provides vehicular access from an internal private drive and pedestrians access from the public street or within a common open space courtyard. The alley product and cluster product allow for a smaller lot size, while ensuring that garages do not dominate the streetscape. The front doors and livable space within these home types faces the public

street or common open space, creating an attractive streetscape environment that is oriented toward pedestrians rather than vehicles and garage doors. Garage doors are located within an alley or private drive, and are shielded from public street view. Wide landscaped open spaces corridors are provided at primary entries to the community, creating an attractive, open feel for residents and visitors as they enter and circulate through the neighborhoods.

The layout was designed in a more traditional grid street system, with wide open space corridors and connectivity, providing pedestrian circulation separate from the primary roadway alignments in many locations. The community center is centrally located within the community along Sweetwater Avenue, providing centralized pedestrian and vehicular access to all residents, and ensuring its high visibility as the primary amenity for Magnolia. The perimeter of the community is designed to minimize lots that back up to the adjacent public streets by providing several no-load local streets and/or wide landscape setbacks between the perimeter streets and the homes within the community. This will prevent the monotony of long, perimeter walls and rooftops along the perimeter of the property, and will create a much more open and attractive streetscape to the community, from both internal and external to the site. See **Figure 3, Development Plan Concept** for a visual representation of a conceptual development plan option for Magnolia.

1.5 Circulation Plan

Magnolia is surrounded on all four sides by existing streets, including Cactus Road on the south, Cotton Lane on the east, Waddell Road on the north, and 175th Avenue on the west. Cactus, Cotton, and Waddell are all classified as Major Arterial streets with a 68' half-street right-of-way. 175th Avenue is classified as a Residential Collector with a 40' half-street right-of-way. Additionally, Sweetwater Avenue, a planned Residential Collector with a full 80' right-of-way section, will be dedicated and constructed to provide east/west access through the center of the site.

Magnolia proposes a minimum of five access points into the community, including two full movement access points at Cotton Lane and Sweetwater and at 175th Avenue and Sweetwater. A three-quarter turn movement intersection is proposed at Cactus Road and 174th Avenue (limiting left-turns out). At least two additional full movement access points are proposed along 175th Avenue to provide local connections to the development.

Three roadway modifications are requested as part of this development, including the following:

- Traffic Circles on Sweetwater Avenue and on 174th Avenue: A 4-way traffic circle at intersection of Sweetwater Avenue and 172nd Drive and a 3-way traffic circle at the terminus of 174th Avenue and Larkspur Drive. These are proposed as a traffic calming feature as well as a visual enhancement to the community at primary circulation routes within the community.
- Modified Local Street Section for 174th Avenue: The plan includes an option for a modified local street standard to increase the right-of-way to 80' and to provide center landscaped medians (no longer than 200-feet in length without a break) within the street section.
- Traffic Calming Techniques for Local Streets: Traffic calming chokers coupled with connected pedestrian open spaces are proposed along local streets that exceed 800' in length and approximately ten continuous homes without a break. Note that per

Section 122.33(c)(7), *Circulation*, block length may be exceeded if appropriate pedestrian and vehicular connections are provided. In all cases, there are at least two points of access for vehicles, a separate pedestrian trail connection at the choker location, and additional landscaping provided mid-block.

Details regarding each of these modifications will be submitted with the preliminary plat for the property.

A Traffic Impact Analysis for the property has been prepared and is included with this rezoning application as an **Appendix**. A series of conclusions and recommendations related to roadway improvements are provided within the study.

Bicycle lanes will be provided on Sweetwater Avenue and 175th Avenue in accordance with the City's standard detail for Residential Collector Streets to facilitate bicycle movements within and adjacent to the property. Pedestrian circulation will include a series of setback sidewalks along public streets, as well as a dedicated 6' off-street multi-use trail system that will provide pedestrian and non-motorized access and connectivity throughout the development. The trail system provides for both public trails (through a dedicated public trails easement) and private trails as shown and labeled on **Figure 4, *Open Space and Trails Master Plan***.

1.6 Landscape Theme and Community Character

The community identity is based on the Magnolia, an ancient plant genus, and one of the first flowering plants known to mankind. It's thick and waxy petals evolved to protect the flowers from damage by the beetles that it still depends upon for pollination. Widely known for its longevity and sublimely beautiful large aromatic flowers, the magnolia tree is a symbol of sweetness, purity, and the love of nature. Old fashioned elegance, inspired by this iconic flower, will characterize the design of Magnolia to create a traditional neighborhood with a landscape that exudes the timeless charm of the South where magnolia thrive. Magnolia is a place to live and celebrate the simple pleasures of life.

In addition to a limited number of Magnolia trees used in strategic and highly visible locations within the community (note that as the Magnolia tree is not included in the ADWR list of drought-tolerant species, it will not appear in the public right of way per City Code), the overall landscape theme uses elegant and traditional old-world trees and shrubs that are found on the low-water use plant list. Primary trees include Oak, Ash, and Magnolia trees; with secondary trees including Evergreen Elm, Italian Cypress, Ficus, Vitex, Bahuania, and pollen free Swan-Hill Olive trees. Aromatic white-flowering plants may include Jasmine, Citrus, Natal Plum, Gardenia, and Plumeria. Old-fashioned garden-style plants may include English Ivy, Lily, White Lantana, Indian Hawthorn, Boxwood, Pentas, Vinca, Lady Bank's Rose, Myrtle, Rosemary, Guara, and Verbena. While many of these aromatic and old-fashioned plants may be included in select locations throughout the community, due to the harsh desert climate, selected colorful desert shrubs and groundcover plants will also be included throughout. A complete list of plant materials will be provided at the time of preliminary plat, and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended.

Magnolia's character and hardscape elements will include formal tones and elegant simplicity that are characteristic of traditional architecture. Entry monuments, theme walls and signage will use simple forms of stucco, single scored block, cast stone and ornamental iron. Precast concrete floral accent plaques and brick may be used as accent

materials for walls and paving. To provide a pleasing contrast with the many shades of green and white present in the plant materials, the hardscape color scheme will build a white, gray and black foundation palette, accented with bright bursts of color at focal points and in site furniture. See **Figure 6, Community Entry Monument** and **Figure 7 and 7A, Community Wall Details** for the design concept for the primary entry monument and various wall types proposed within the community.

Wall Height Modification

For lots that back up to non-residential uses, perimeter walls may be up to eight (8) feet in height with an additional two (2) feet retaining wall for a total height of ten (10) feet.

1.7 Open Space, Trails and Amenities Plan

Magnolia will provide an abundance of interconnected parks, open space and 6-foot trails that encourages walking and alternative modes of transportation within the community. The heart of the community is the 8-acre Truman Community Center, a private, HOA maintained recreation complex that will include amenities such as a community building with fitness facilities, meeting rooms, and full-service kitchen, a competition-sized swimming pool with cabanas and hot tub, and various additional recreational amenities such as tennis and pickle ball courts, sand volleyball, multi-use sport court, tot-lot playground, splash pad, picnic areas with barbeque grills, shade ramadas, a great lawn with retention, trails and landscaping. See **Figure 5, Truman Community Center Sketch Concept** for a general layout and potential amenities proposed for the community center.

In addition to the Truman Community Center, Magnolia will include several pocket parks and linear trails corridors throughout the development with active and passive recreational amenities such as tot-lots, shade ramadas, picnic areas, multi-use play fields with retention, dog park, trails, landscaping, and other active and passive improvements. All pocket parks will have access to the linear trail system that connects the development parcels within the community.

Perimeter open space and landscaping will also be provided where adjacent to public streets, including:

- **Cotton Lane:** Minimum 60' wide landscape buffer to include a drainage corridor for off-site flows, retention, landscaping and entry monument at the primary entry at Sweetwater Avenue.
- **Cactus Road:** Minimum 120' wide landscape buffer to include a drainage corridor for off-site flows, retention, landscaping and an entry monument at the secondary entry at 174th Avenue and Cactus Road. This exceeds the minimum landscape buffer requirement of 60' by double.
- **Waddell Road:** Minimum 25' wide landscape buffer from back of sidewalk to include landscaping improvements. This is a modification from **Section 122-137(e)(1), Roadway Landscape Buffer**, which requires a 60' setback for major arterial streets. This modification will impact approximately 585' of linear frontage along Waddell Road. However, there are wide, landscaped open space tracts at the intersection of Waddell Road and 175th Avenue, and along the eastern edge of the property along Waddell Road. Additionally, a decorative theme wall and enhanced landscaping will be provided along this frontage to enhance the visual character within this area.

- 175th Avenue: Minimum 40' wide landscape buffer to include landscaping and neighborhood entry monuments at the roadway entries into the community. This exceeds the minimum landscape buffer requirement of 15' by more than double.

Additional landscaped open space will be provided along several primary roadways and center landscaped medians within Magnolia. Including the Truman Community Center, pocket parks, trails, and additional active and passive open space and landscaped areas within and adjacent to the right-of-way, Magnolia will provide a minimum of 25% open space, a 5% increase in the 20% requirement per the Conventional Character Pattern standard.

Landscape Modifications

The provisions of Article X of Chapter 122 of the Surprise Municipal Code as may be subsequently amended shall apply with the following modifications related to the landscaping and hardscaping within the proposed APS Power Line Easement along the north edge of Cactus Road:

- (1) Trees, shrubs and hardscape elements which could hinder access and maintenance of the power line poles by APS should not be located within 50' of base of the poles.
- (2) The location of all trees or screening walls or the alteration of ground level within with APS Easement shall first be approved by the appropriate APS representative before permitted by the City of Surprise.
- (3) The species of all trees within the APS Easement should be limited to those currently allowed by APS under their power lines. The list and species may be added or removed at the sole discretion of APS Representatives at the time landscaping plans are presented to them for approval.

1.8 Drainage Master Plan

The site generally slopes in a southeasterly direction. 175th Avenue is an improved half street adjacent to the site. There is a street median with a full section fronting the school site and a full section at the intersection of 175th Avenue and Waddell Road. The road slopes general in a southerly direction and there is a large catch basin south of the intersection of 175th Avenue and Waddell Road that captures the street runoff into the street storm drain system.

Waddell Road is an improved street with curb on the north side and no curb along the south side of the road. The road slopes in an easterly direction.

Cactus Road alignment is a dirt road adjacent to the site that has been recently paved. The road follows the slope of the land in an easterly direction. There is an existing culvert at the intersection of 175th Avenue and Cactus Road that conveys runoff in an easterly direction. The estimated flow from the culvert is 540 cfs. There is an earthen ditch adjacent to the road alignment within an APS easement to the north that conveys the runoff from Cactus Road existing culvert and the farm field to the north towards the east. The ditch ends with earthen basin located northwest of the intersection of Cotton Lane and Cactus Road.

The site is located mostly in Zone X according to FIRM Panel 04013C1660L, revised October 2013. Portion of the site along Cotton Lane is located in Zone A. The design team is in the process of preparing a Conditional Letter of Map Revision to be submitted to the Maricopa County Flood Control District (MCFCD) and to the City of Surprise. After

approval by the City, it will be submitted to FEMA. The CLOMR application is based on the fact that the drainage conditions in the area have changed with the development upstream and there is currently less flow impacting the site. The site will have drainage channels traversing the eastern boundary (along Cotton Lane) and the southern boundary (along Cactus Road) to account for the offsite flow reaching the site.

The intent of the grading design is to convey the runoff generated onsite during a 100-year 2-hour storm event or smaller into retention basins, located throughout the subdivision. The roadways will convey the street runoff to various basins distributed throughout the development. When the street capacity is exceeded, catch basins with storm drain system will be installed to allow the runoff to stay within the street right-of-way section.

The finish floor elevations for the site will be set higher than the adjacent 100-year water elevations and the cascading outfall elevations for the site in case of storm events beyond the 100-year storm events.

The grading improvements shown on the grading and drainage plans will follow the phasing of the project. The offsite improvements will also follow the phasing of the project. The catch basin, in relation to street capacity, will be added during final design and they are not reflected on the preliminary grading and drainage plans.

1.9 Water & Sewer Master Plans

Water

The existing water infrastructure around the site is split in two zones, zone 2 and zone 3, per EPCOR description. The zone 2 is in the southeasterly side of the project along Cotton Lane, and zone 3 is in the northwest part of the project along 175th Avenue. The proposed water main serving the project as part of Zone 2 connects to an existing 12" water line, approximately 700 feet south of Waddell Road on Cotton Lane. The new main continues south, entering our project site in Sweetwater Avenue. The main is extended through the project local streets and exits the project site at Cactus Road. The 12 inch main will be extended easterly along Cactus Road to Cotton Lane, where it will connect to an existing 16" water line at the intersection. An 8" loop will be used to follow up with the balance of the water line system, to serve the project for zone 2.

Zone 3 will connect to an existing 12" water line at Sweetwater Avenue and 175th Avenue. The main will continue easterly along Sweetwater Avenue approximately 1,350 feet. This will serve an 8" loop that heads northerly and westerly through the subdivision until it connects to the existing 12" water line approximately 1,450 feet north of Sweetwater Avenue on 175th Avenue. An 8" loop will continue to serve the balance of the project.

Sewer

The sewer will connect to an existing 12" sewer line in 175th Avenue, at two locations. One connection will be made at the intersection of 175th Avenue and the southerly most proposed road, and another at the road just south of the existing school site. These connections will serve the southwesterly part of the subdivision.

Another sewer main connection will be extended to the existing 12" sewer line at the southeast corner of Cactus Road and Cotton Lane. The main will be located within Cotton

Lane, entering our subdivision approximately 1,400 feet further north into the subdivision to serve the balance of the project.

1.10 Commercial & Multi-Family Residential Zoning Designation and Development Standards

This section shall only apply to the 4.2 acre property at the southeast corner of the site that is designated as 1.8 acres of RH-PUD and 2.4 acres of CR-PUD (which also includes a flex overlay for 2.3 acres of the property based on the configuration of the final site plan for the commercial and multi-family development). This property is affiliated with the property transfer, and the development standards defined below are identical to the standards defined within the adopted zoning associated with Ordinance 2010-13, affiliated with Zoning Case# FS-10-051.

Character Pattern

The subject property shall utilize the Marketplace Character Pattern as described in Section 122-37 of the Surprise Municipal Code. Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the Surprise Municipal Code.

Land Use Designations

The subject property is proposed to be developed with a mix of commercial and high density residential. The southern 2.4 acres fall under the Regional Commercial (CR) Use District while the northern 1.8 acres fall under the Residential High Density (RH) Use District. As part of the PUD overlay, flexibility of the zoning boundaries is expected. The 2.3 acre area between the two zoning districts, as shown on Figure 2: Proposed Zoning Map, shall be designated a flex zone, where the proposed zoning boundaries can be finalized at the time of the Site Plan Approval. As such, any modifications to the zoning boundaries that is within the designated flex zone shall be reviewed and approved by the Community Development Director. However, any increase to the area of land within the Residential high Density (RH) Use District shall not permit an increase to the maximum number of dwelling units beyond a total of 384 dwelling units.

Development standards as part of the PUD overlay for these districts are listed below.

Planned Unit Development Overlay

Development Standards

Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the Surprise Municipal Code.

Table 2: CR-PUD and RH-PUD Development Standards

Regional Commercial (CR)					
Min. Lot Area	Min. Lot Width	Min. Front or Street Side Setback (1) (2)	Min. Side & Rear Setback (1)	Maximum Building Height	
N/A	N/A	20'	0' (3) (4)	45' (4)	

Residential High Density (RH) (5)					
Maximum Number of Dwelling Units	Maximum Gross Density	Min. Front or Street Side Setback (1) (2)	Min. Side & Rear Setback (1)	Maximum Building Height	Min. Recreational Space per D/U
384	30	20'	15' (4)	45' (4)	30%

Footnotes:

- (1) All setbacks are subject to the applicable adopted Building Codes.
- (2) Build-to-Lines are not required to be established for projects within this PUD. Minimum front and street side setbacks will be traditional and follow the table above.
- (3) A 20' minimum building setback is required for Commercial uses next to Multi-Family or Single-Family Attached Residential Zoning. A 45' minimum building setback is required for Commercial uses next to Single-Family Detached Residential Zoning.
- (4) When directly adjacent to Single-Family Detached Residential Zoning, for any commercial or residential building that exceeds a height of 35', the side and/or rear minimum setback shall have an additional distance of 1' for each 1' of building height above 35'.
- (5) These High Density Residential Development standards assume the property will develop as multi-family apartments. If a single-family attached product is developed, the minimum lot dimensions and setbacks shall be determined at the time of Preliminary Plat and/or Final Plat approval whichever comes first and shall be consistent with the Marketplace Character Pattern as described in Chapter 122 of the Surprise Municipal Code.

Parking and Loading Standards

All provisions in Article IX of Chapter 122 of the Surprise Municipal Code shall apply.

Landscape Standards

The provisions of Article X of Chapter 122 of the Surprise Municipal Code shall apply with the following additions related to the landscaping and hardscaping within the proposed APS Power Line Easement along the north edge of Cactus Road:

- (1) Trees, shrubs and hardscape elements which could hinder access and maintenance of the power line poles by APS should not be located within 50' of base of the poles.

- (2) The location of all trees or screening walls or the alteration of ground level within with APS Easement shall first be approved by the appropriate APS representative before permitted by the City of Surprise.
- (3) The species of all trees within the APS Easement should be limited to those indicated in Exhibit J, which lists the currently acceptable species of trees allowed by APS under their power lines. This list is not an absolute list and species may be added or removed at the sole discretion of APS Representatives at the time landscaping plans are presented to them for approval.

Lighting Standards

All provisions in Article XI of Chapter 122 of the Surprise Municipal Code shall apply as well as any applicable Engineering Development Standards.

Signage Standards

All provisions in Chapter 112 of the Surprise Municipal Code shall apply.

Grading and Drainage Standards

All provisions of the Engineering Development Standards shall apply. Prior to final site plan approval, a Conditional Letter of Map Revision (CLOMR) will be filed with FEMA to request a Letter of Map Revision (LOMR) to reclassify the flood zone designation to Zone X on the FIRM maps and eliminate the property from being in a flood zone.

1.11 FUTURE HOME OWNERS ASSOCIATION RESPONSIBILITY

The Magnolia community will include a home owners association (HOA) that will own and maintain all common community amenities, including the Truman Community Center, signage and entry monuments, parks, trails, open space tracts, private alleys and drives, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. The purchasers of property within the Magnolia community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA. Regarding the 175th & Sweetwater project, it is the intent that this development will become part of the Magnolia community and HOA after annexation and zoning approval, however, if that does not happen, an agreement related to the dedication of all necessary right-of-way for the construction of Sweetwater will be required prior to the first phase of development of either project.

2.0. EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

The proposed site is located on the northeast corner of Cactus Road and 175th Avenue within unincorporated Maricopa County (currently within a County island), but within City of Surprise General Planning area. More specifically, the property is an irregular shaped assemblage of parcels generally bounded by 175th Avenue to the west, Waddell Road to the north, Cotton Lane to the east, and Cactus Road to the south. The subject site is made up several parcels, as defined in **Appendix 1, Legal Description and ALTA Survey**.

The intent is to annex the property into the City of Surprise concurrent with this rezoning application.

The assemblage of properties included in the rezoning application are owned by various property owners; however, the intent is that upon annexation and rezoning approval, all properties included within the rezoning application (with the exception of the CR/RH zoning) will be developed under a single ownership entity as part of the Magnolia master planned community. The CR/RH zoned property will be developed as part of the commercial development at the northwest corner of Cactus Road and Cotton Lane, and is included as part of a land swap to benefit both developments by removing narrow fingers on the commercial property and adding better connectivity within the residential development parcels. The following Assessor Parcel Numbers are included with this zoning application:

- APN# 502-04-004
- APN# 502-04-006A
- APN# 502-04-006B
- APN# 502-04-005D
- APN# 502-04-022D
- APN# 502-04-002E
- APN# 502-04-002Q
- APN# 502-04-023C
- APN# 502-04-022A
- APN# 502-04-002R

2.2 Existing Land Use, General Plan Designation and Zoning

The subject property is currently vacant land that was once used for agricultural purposes. Properties surrounding the site include single-family residential, agricultural and vacant land to the north, single-family residential, agricultural and vacant land of the future Prasada Commercial Complex to the east, agricultural and vacant land to the south, and single family residential property to the west. Paradise Honors School, a K-12 charter school is also located immediately adjacent to the property along 175th Avenue, and has plans to expand further east with new classroom buildings, parking, athletic fields and other associated improvements. See **Table 5** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The proposed site is currently within the City of Surprise 2035 General Plan boundary and is designated as *Neighborhood Character Area*. The site is also within the *Residential (Citrus and Cactus) Growth Area* as defined within the Anticipated Growth map in the General Plan. The Neighborhood land use designation allows for densities up to 8+ dwelling units per acre and supports a wide variety of residential development opportunities. The proposed zoning is in conformance with the Neighborhood General Plan designation, and will utilize the *Suburban Development Type* (2-8 du/ac) throughout the community. See **Table 5** below and **Figure 9, Existing General Plan Land Use Map** for the general plan land use designation on the site and surrounding area.

Currently, the property is zoned RU-43 (Rural 43) in unincorporated Maricopa County, permitting 1 dwelling units per acre. The intent of this zoning district is to conserve open

land use and permit farming and rural residential uses. See **Table 5** below and **Figure 10, Existing Zoning Map** for the existing zoning on the site and surrounding area.

Table 3: Existing Land Use, General Plan Designation and Zoning

	LAND USE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
SITE	Vacant	Neighborhood	County RU-43
NORTH	Single-family residential agricultural & vacant	Neighborhood	County RU-43 & PAD
EAST	Single family residential, agricultural and vacant	Commerce & Office - TOD sub area	PAD, CR PUD, RH PUD
SOUTH	Agricultural and vacant	Neighborhood	PAD
WEST	Single family residential and charter school	Neighborhood	PAD

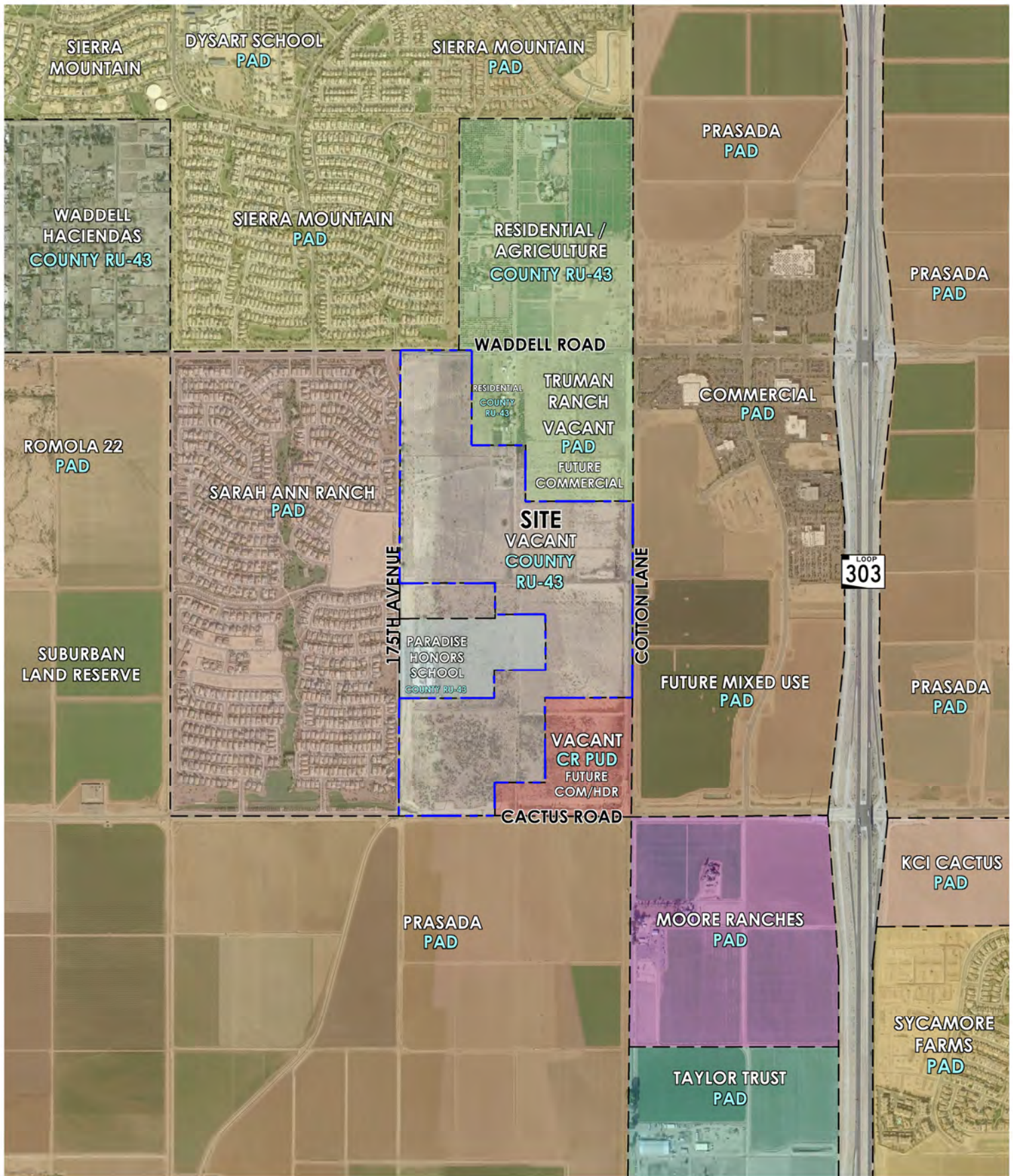
2.3 Regional Facilities and Services

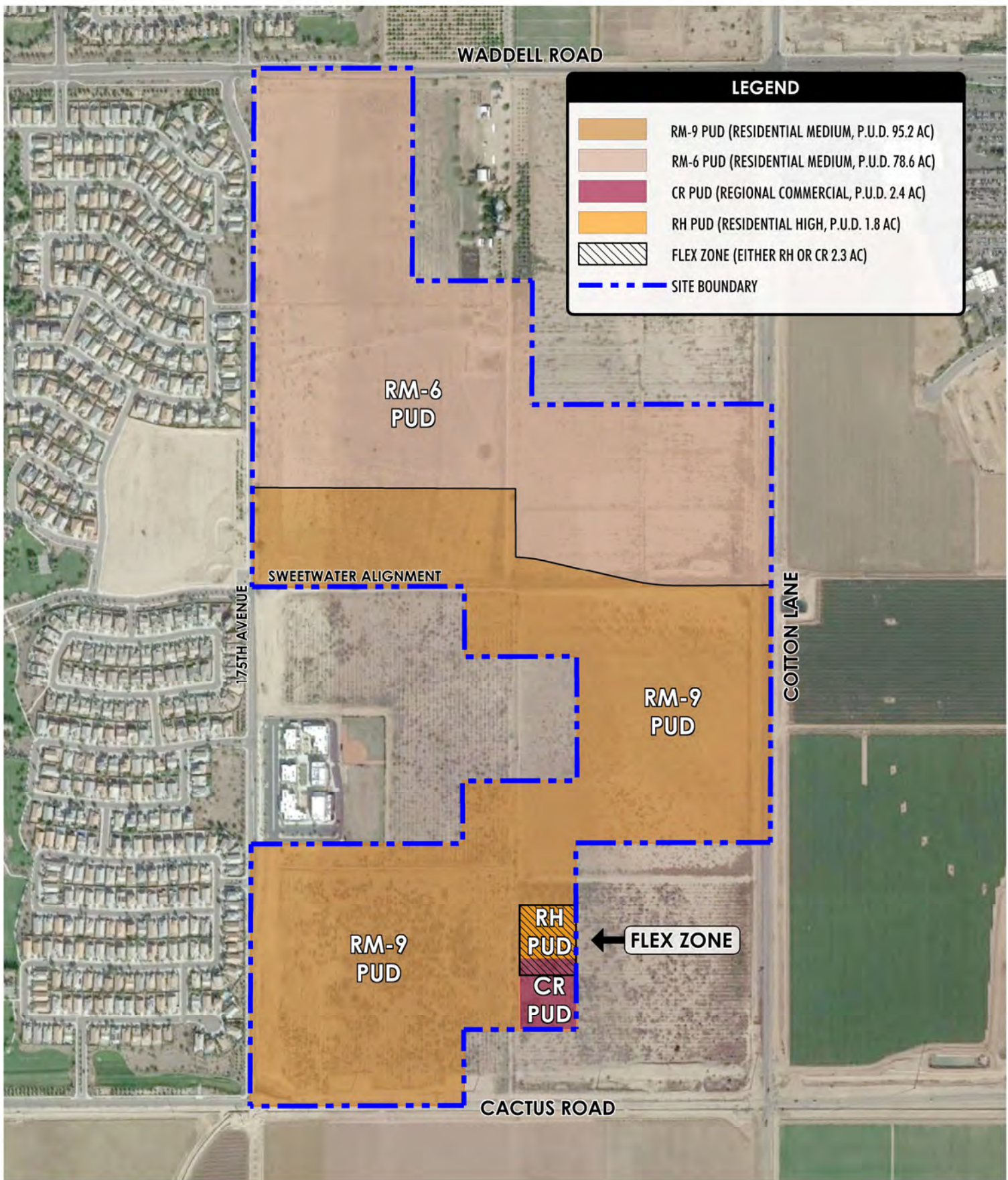
The site falls within the City of Surprise Planning Boundary, but is currently located in unincorporated Maricopa County. The site is surrounded on all sides by the City of Surprise jurisdictional limits, with the exception of a portion of the northern boundary, making this property part of a County island. **Figure 1, Vicinity Map** shows the jurisdictional limits of the City of Surprise city limits in relation to lands within unincorporated Maricopa County.

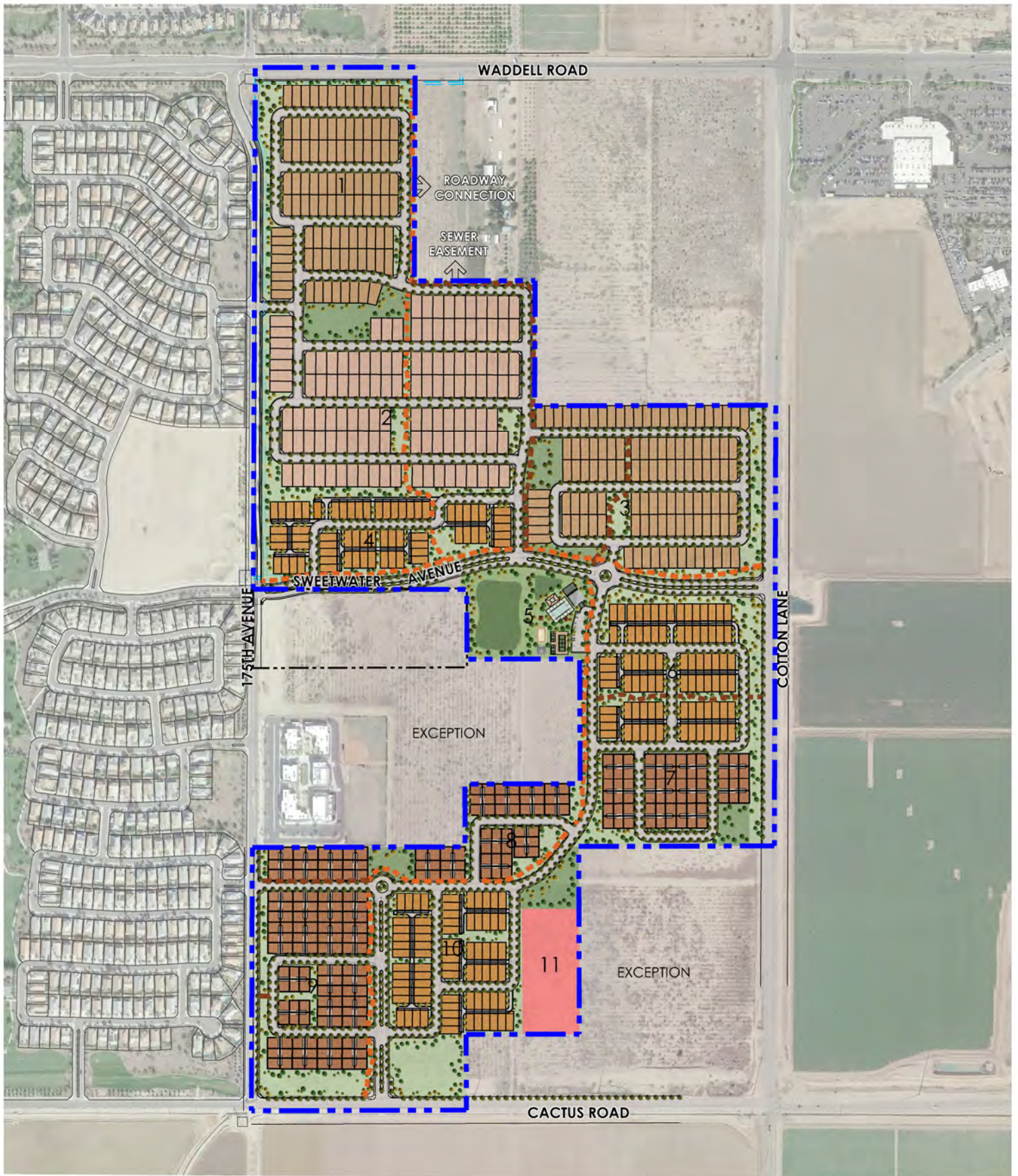
The proposed property is approximately ½ mile west of the Loop 303 Freeway, with direct access to both the Cactus Road and Waddell Road interchanges, providing excellent access to the site along the regional freeway system. The site is bounded by three major arterial roads, including Cactus Road to the south, Cotton Lane to the east, and Waddell Road to the north. 175th Avenue, a Residential Collector, is located along the western boundary of the site. Sweetwater Road, a planned east/west Residential Collector road, will run through the center of the property connecting 175th Avenue to Cotton Lane.

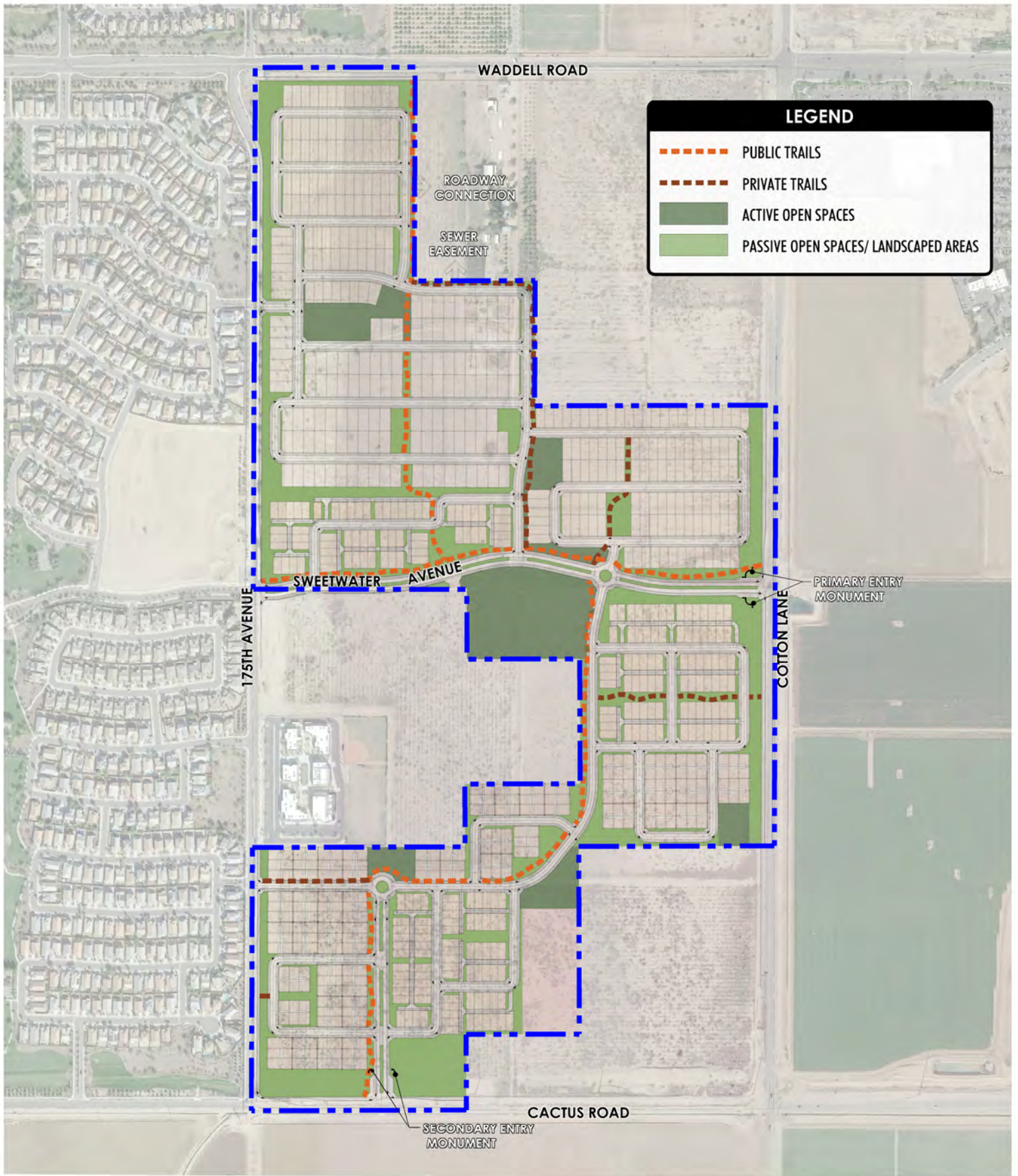
The subject property is within the Dysart Unified School District (SUSD). The property is within the boundary of the Sonoran Heights Elementary School, located at 11405 N. Greer Ranch Parkway, and the Shadow Ridge High School, located at 10909 N. Perryville Road. Paradise School, a K-12 charter school, is also located immediately adjacent to the property at 12775 N. 175th Avenue.

Upon annexation into the City of Surprise, fire & emergency services, law enforcement services, and refuse collection will all be provided by the City. The nearest fire station, Surprise Fire-Medical Station #307, is located 2 miles east of the site near Sarival Avenue and Cactus Road. The nearest Police Station is located in Surprise City Hall, approximately 6 miles northeast of the site.









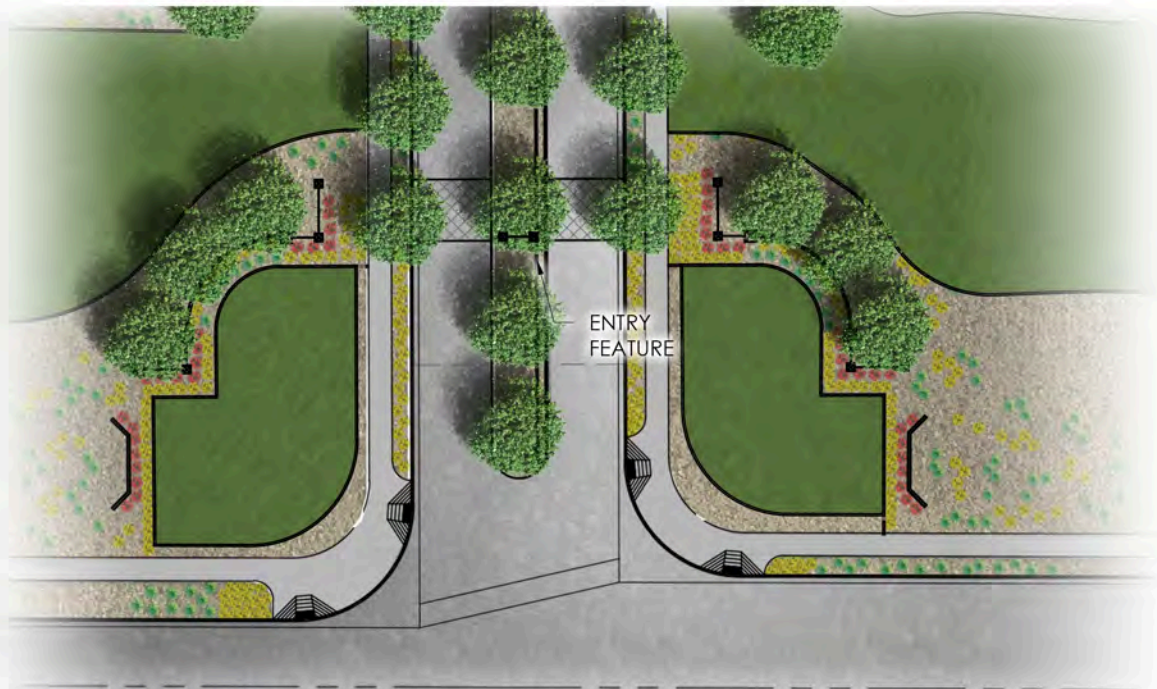




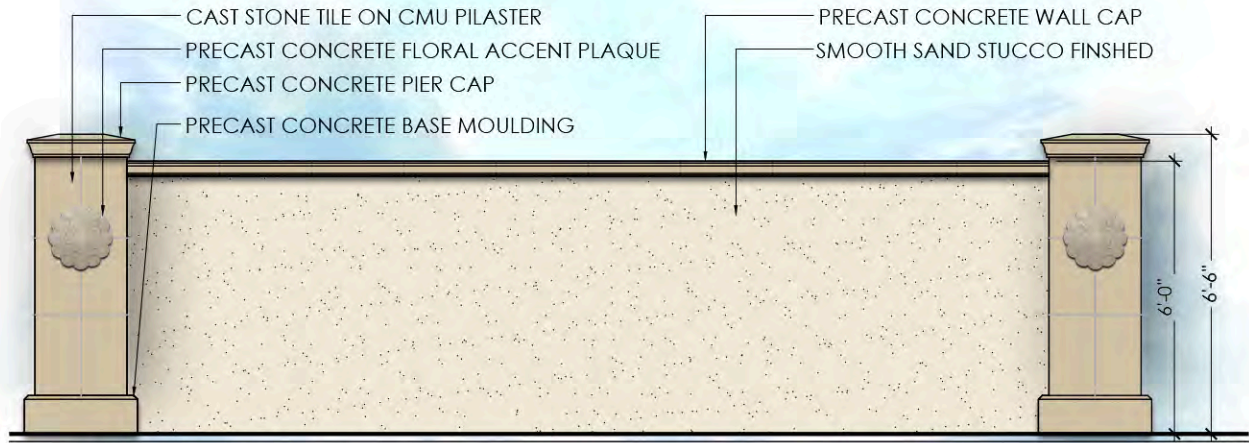
PRIMARY ENTRY MONUMENT



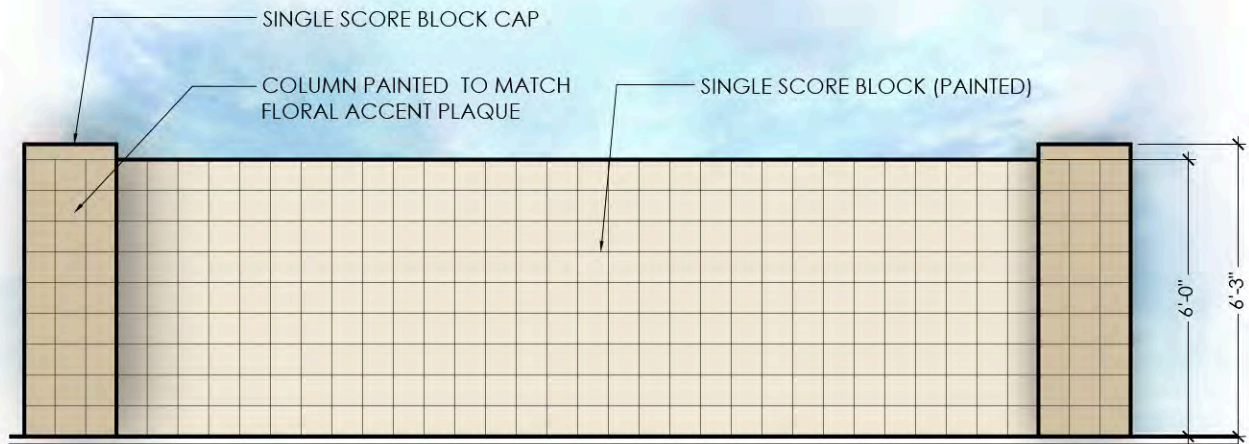
ENTRY FEATURE IN MEDIAN



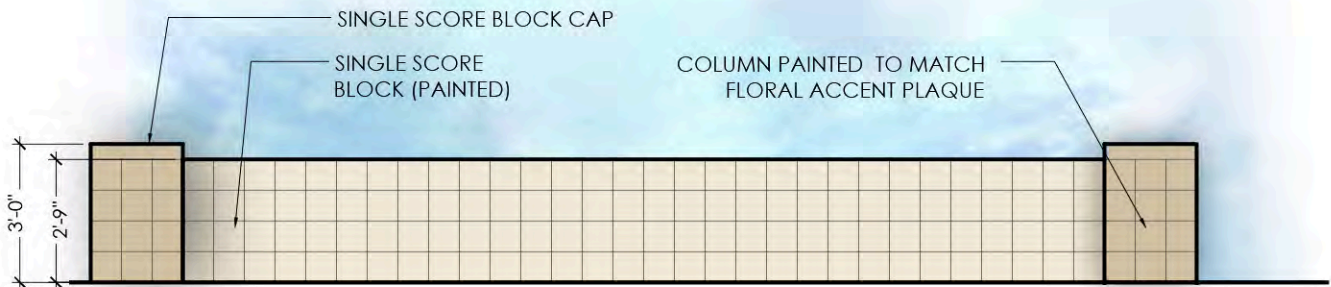
PRIMARY ENTRY PLAN VIEW (COTTON LANE & SWEETWATER AVE)



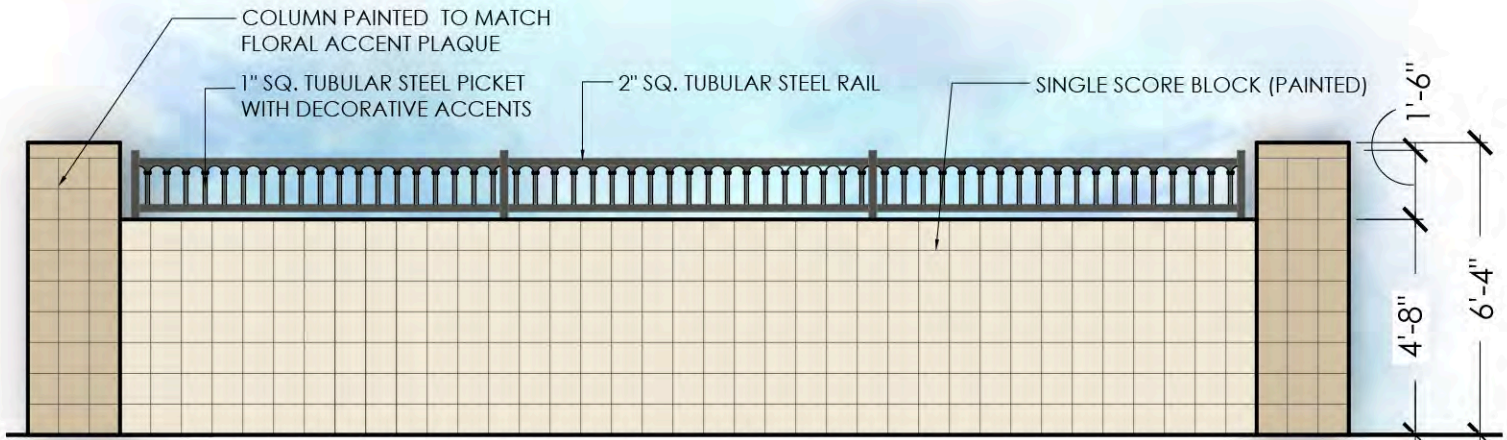
ENHANCED THEME WALL



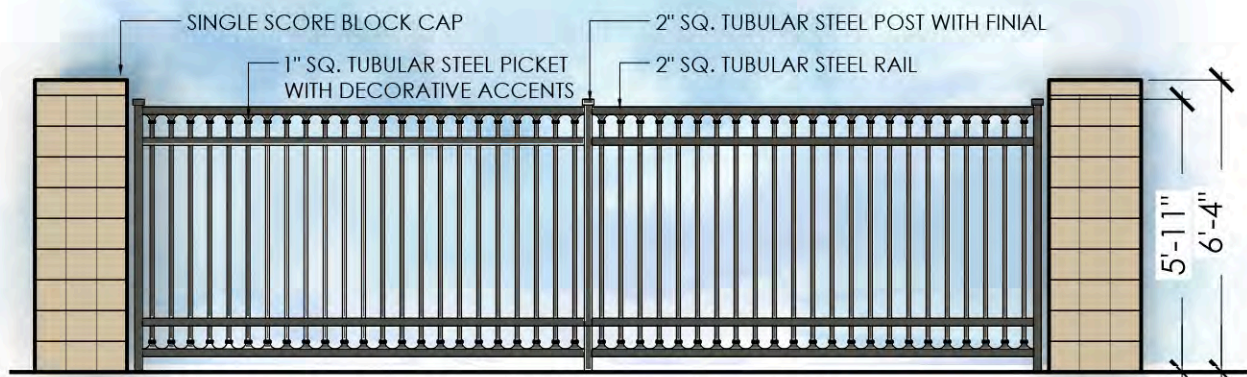
THEME WALL



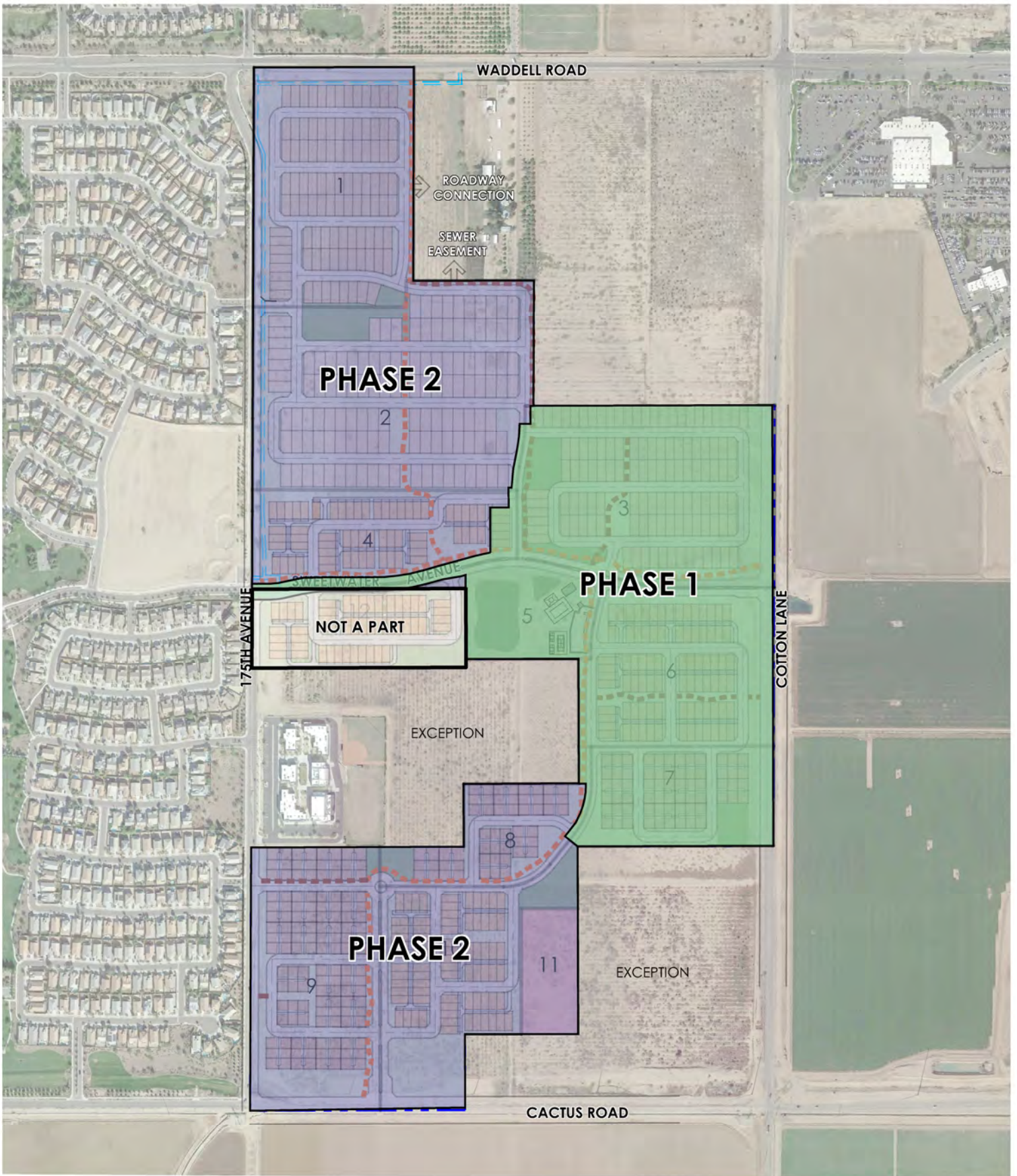
PONY WALL



PARTIAL VIEW FENCE (DECORATIVE WROUGHT IRON REQUIRED)



FULL VIEW FENCE (DECORATIVE WROUGHT IRON REQUIRED)



MAGNOLIA

FIGURE 8: CONCEPTUAL PHASING PLAN

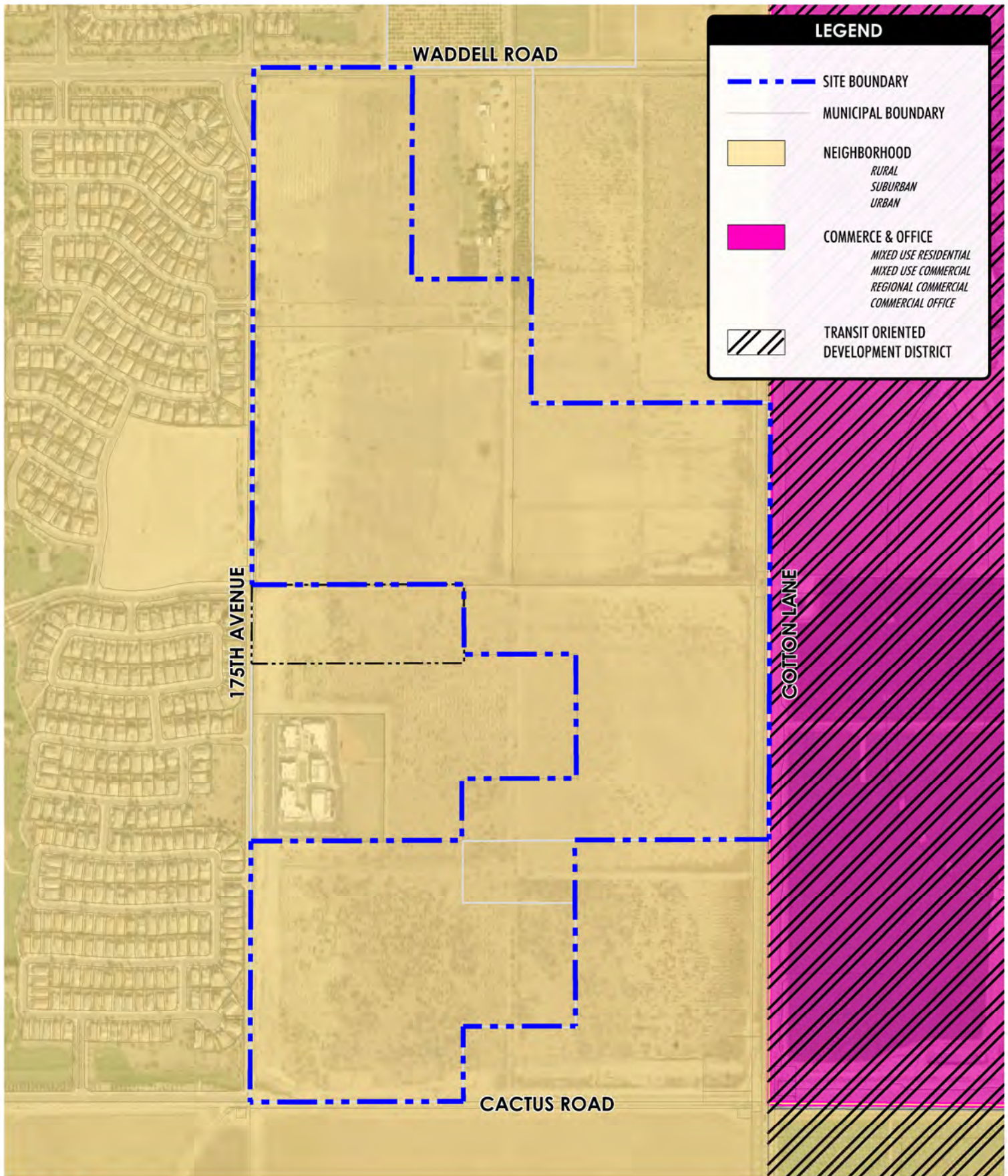
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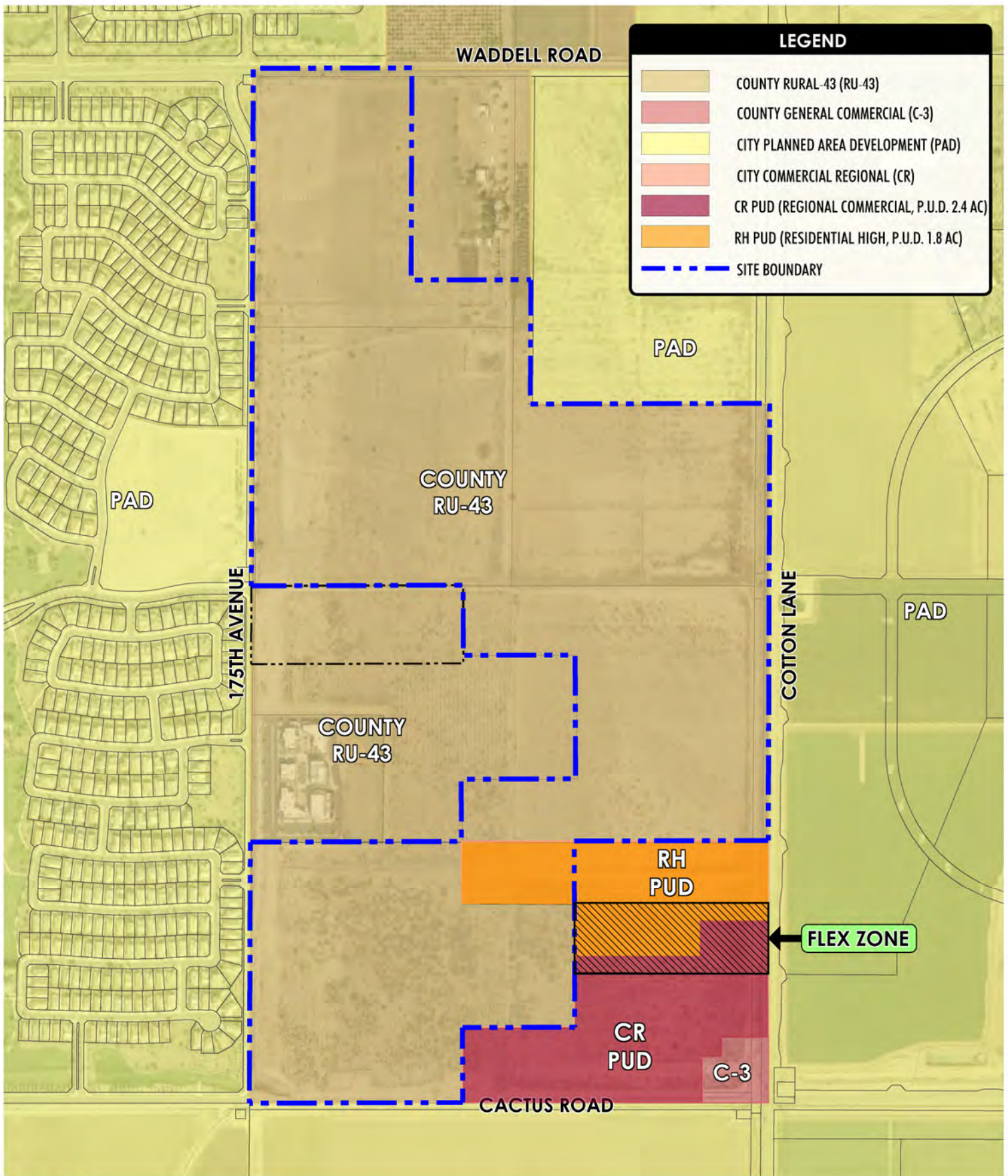
1640

DRAWN BY: PR



9/8/16





CITIZEN PARTICIPATION FINAL REPORT

MAGNOLIA & SWEETWATER PLANNED UNIT DEVELOPMENT

PARCEL NUMBERS: 502-04-002P, 502-04-002J, 502-04-004, 502-04-006B, 502-04-006A,
502-04-005D, 502-04-022D, 502-04-002Q, 502-04-002E, 502-04-023C, 502-04-022A,
and 502-04-002R

CITY OF SURPRISE

PREPARED BY:

LVA URBAN DESIGN STUDIO, LLC
120 E. Ash Ave.
Tempe, AZ 85281

November 2016

ANNEXATION, PUD ZONING & PRELIMINARY PLAT
(FS16-427, FS16-391 & FS16-392)

Development Team

Developer

Surprise Village Partners, LLC
c/o AZ Community Development, LLC
Mr. Joseph Kalish and Jack Hilton
11024 N. 28th Dr. Suite 170
Phoenix, AZ 85029
(602) 499-0899

Land Planner

LVA Urban Design Studio, LLC
Mr. Mark Reddie
120 South Ash Avenue
Tempe, Arizona 85281
(480) 994-0994

Civil Engineer

David Evans & Associates
Mr. Don Willie
4600 E. Washington St. Suite 250
Phoenix, AZ 85034
(602) 678-5151

Traffic Engineer

CivTech
Ms. Dawn Cartier
10605 N. Hayden Rd. Suite 140
Scottsdale, AZ 85260
(480) 659-4250

CITIZEN PARTICIPATION FINAL REPORT

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Appendices

- Appendix A: Site Posting Affidavits
- Appendix B: Neighborhood Meeting Notification Letter
- Appendix C: Daily Sun Newspaper Advertisement
- Appendix D: Meeting Exhibits
- Appendix E: Sign in Sheets & Comment Cards
- Appendix F: Scanned E-mail Comments and Responses

I. PUBLIC MEETING INFORMATION

A. Applicant Attendees:

AZ Community Development – Joseph Kalish, Jack Hilton - Owners Representatives

David Evans & Associates – Don Willie – Civil Engineer Representative

CivTech – Dawn Cartier – Traffic Engineer

LVA Urban Design Studio – Mark Reddie, Alisse Highley - Applicant/Planning Consultant

II. PROJECT DESCRIPTION

The proposed applications are requesting a zone change on 178 acres of property currently zoned R1-43 to approximately 78.6 acres of RM-6 PUD, approximately 95.2 acres of RM-9 PUD, approximately 1.8 acres of RH-PUD and approximately 2.4 acres of /CR-PUD. Note that approximately 2.3 acres within the RH-PUD and CR-PUD is in a flex zone which allows the flexibility for either zoning district based on the final site plan configuration. This request includes a PUD Overlay on the entire 178 acres located at the northeast corner of Cactus Road and 175th Avenue. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 10-acre property at the southeast corner of 175th Avenue and Sweetwater Avenue. Upon annexation and rezoning, the intent is to include this parcel within the overall Magnolia master planned community. The public outreach activities were conducted for both projects together.

As part of the Annexation and Zoning process, a neighborhood meeting was held on October 19, 2016 as an opportunity for local residents to learn about the project, ask questions, and express their comments or concerns regarding the project.

III. MEETING LOCATION

The neighborhood meeting was held at Sunset Hills Elementary located at 17825 W. Sierra Montana Loop Surprise, Arizona on Wednesday October 19, 2016 from 6:00pm to 7:00pm.

IV. NOTIFICATION

A. REQUIRED SITE POSTING

On October 4, 2016 sixteen notification signs were posted on the subject site informing the surrounding community of the proposed applications and of the neighborhood meeting. These signs will remain in place and continue to be updated as the application advances through to City Council. **Appendix A, *Site Posting Affidavits*** includes photos of the signs, locations, and affidavits.

B. REQUIRED FIRST CLASS MAILINGS

Mailed notification letters were sent from the City of Surprise to 135 property owners and HOAs on October 6, 2016. The letters included a map of the project and details on the neighborhood meeting. A copy of the outreach letter can be found in **Appendix B, *Neighborhood Meeting Notification Letter***.

C. REQUIRED NEWSPAPER ADVERTISEMENT

An advertisement was posted in in the Daily News-Sun on September 30, 2016 with a map and details of the Citizen Review Meeting. A copy of the advertisement can be found in **Appendix C, *Daily Sun Newspaper Advertisement***.

V. PUBLIC MEETING

The applicant team arrived at Sunset Hills Elementary school to set up exhibit boards and sign in/comment card tables. Directional signs were posted in the parking lot and outdoor hallways to direct and notify residents to the meeting room. See **Appendix D, Meeting Exhibits** for a copy of all exhibits presented at the Neighborhood Meeting.

Twenty eight attendees were recorded on the sign-in sheet (See **Appendix E, Sign-In Sheet and Comment Cards**) for the open house style neighborhood meeting. Guests were greeted at the door and encouraged to walk through the exhibits with a member of the development team. Comment cards were provided throughout the meeting. The meeting came to a close at 7:15 pm.

Since the neighborhood meeting, the applicant has followed up and emailed a site plan to the six attendees who left requests via comment card. No responses have been received at this time, but the applicant will continue to accept feedback through the application process. All sent and received e-mails to date have been included with this report as **Appendix F, Scanned E-mail Comments & Responses**.

VI. MEETING PARTICIPANT FEEDBACK

Included as **Appendix E, Sign-In Sheet & Comment Cards** is a copy of all comment cards received from the October 19th meeting. Below is a response tally, brief summary of feedback, and written responses to questions and/or negative feedback in Subsection A below. Outreach response was the result of neighborhood meeting comment cards. Similar comments are grouped together.

RESPONSE TALLY

Positive Feedback – 1

Negative Feedback – 2

Informative/Suggestions/Neutral – 7

SUMMARY OF FEEDBACK

- Encouraging relocation of proposed access on to 175th Ave
- Concern about multi-family being part of the development
- Request for site plan
- Request for continual updates
- In favor of building Sweetwater
- Concern about traffic impacts

A. GENERAL COMMENTS/CONCERNS & RESPONSES

- Eliminating 175th Ave. Access
Applicant Response – A Traffic Impact Analysis was completed as part of the application. Based on the project densities, improvements and proposed mitigation, 175th Avenue is shown to operate at an acceptable level of service.
- Concern about multi-family being included in the development
Applicant Response – Multi-family is not proposed within this development. All residential is single-family detached. This addressed resident concerns regarding this issue.

- Request for Site Plan & Follow up
Applicant Response – Emails from the applicant were sent out October 21, 2016 to those who requested additional information. An open line of communication was offered as well as an attached site plan.
- Increased traffic
Applicant Response – A Traffic Impact Analysis was done as part of the zoning submittal process for both projects. The TIA's have been submitted, revised per comments, and reviewed by staff. The TIA identifies traffic impacts and improvements required to mitigate impacts. While the applicant acknowledged that traffic will increase with the proposed development, various roadway improvements and mitigation will be provided to accommodate the increased traffic in the area. The conclusions of the TIA's indicate that with the proposed improvements and mitigation, all roadways will operate at an acceptable level of service at full build out.

VII. PUBLIC CORRESPONDENCE SUMMARY AND PLAN REVISIONS

The applicant received a phone call in response to the email sent out on October 21, 2016. That call was in reference to clarification on the date of the upcoming public hearings, and the scheduled Annexation public hearing on November 15, 2016. No other correspondence has been received.

No major adjustments were necessary to address resident concerns with the project based on feedback received at the neighborhood meeting and through comment cards. The applicant remains open to resident comments, but believes the current plan does respond to all comments expressed by the residents.



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

3 October 2016

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

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

Re: FS16-392; Magnolia

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Annexation, Rezone and Preliminary Plate Application for Magnolia. The project consist of 233 acres located at the northeast corner of Cactus Road and 175th Avenue in unincorporated Maricopa County. The intent of the applicant is to annex the subject property into the City of Surprise in order to zone and develop portions of the property as a residential master planned community. Magnolia will be an 181.1 acre residential master planned community within a growth area of the City of Surprise consisting of 900 single family homes with a 5.0 du/ac. The Rezone will be from Rural 43 (RU-43) to Residential medium, Planned Unit Development (MR-9 PUD) and RM-6 PUD. The development is located approximately 2.28 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The site is also 5.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone".

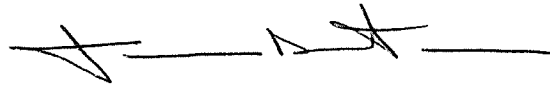
Luke AFB follows the guidelines of the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above density of 5.0 du/ac falls within these guidelines.

The request for annexation and construction of 900 single family homes will not negatively impact Luke AFB's flying mission. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound

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

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

Sincerely

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

JAMES R. MITCHELL

cc:

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

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

Jamie,

I have reviewed the proposed FS16-392 Magnolia residential development. The development does not affect any ADOT highway facilities.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E

Phoenix, AZ 85007

602-712-7348

azdot.gov



Jamie,

Thank you for providing the Electronic Submittal for Magnolia (FS16-392).

MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Magnolia Rezone

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; churches; businesses; public at-large; property owners?

OBJECTIVES:

What is the purpose of the project/service/program and why is it needed? What are the impacts if the project/service/program is not achieved?

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

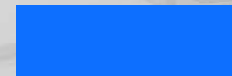
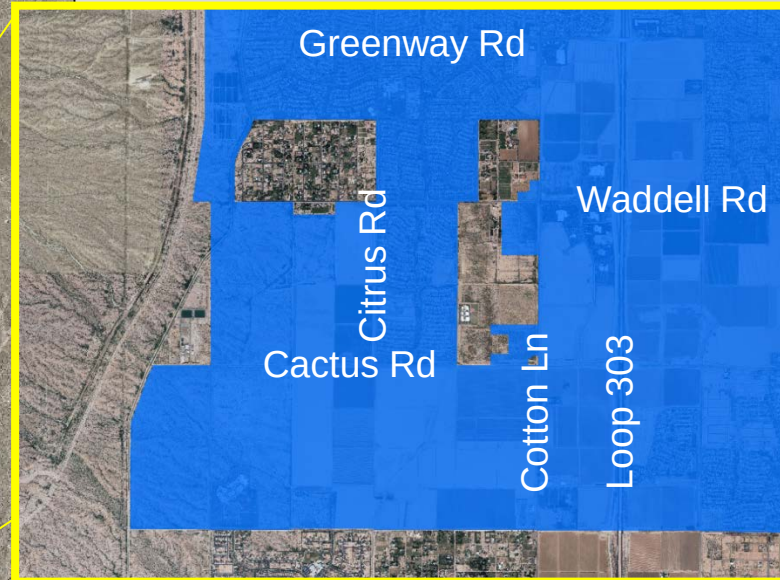
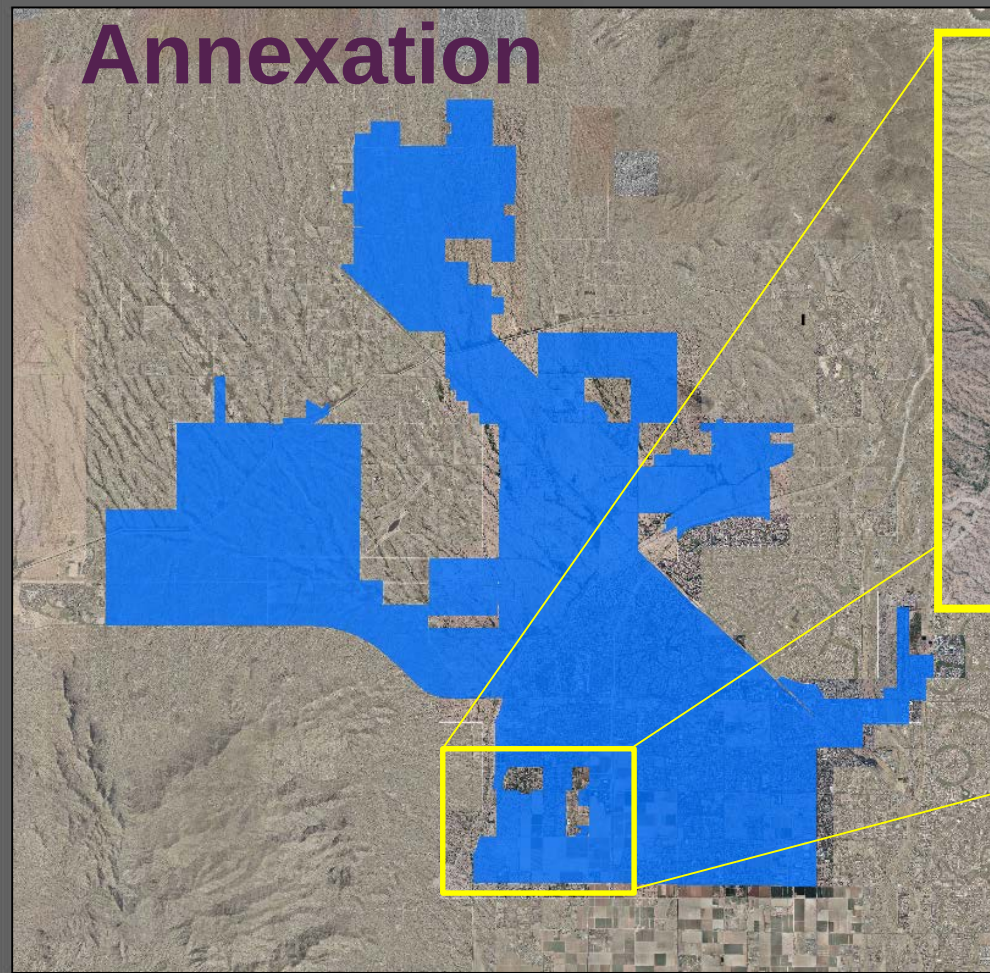


- **FS16-391 175th & Sweetwater**
 - **Rezone**
 - **Preliminary Plat**

- **FS16-392 Magnolia**
 - **Rezone**
 - **Preliminary Plat**

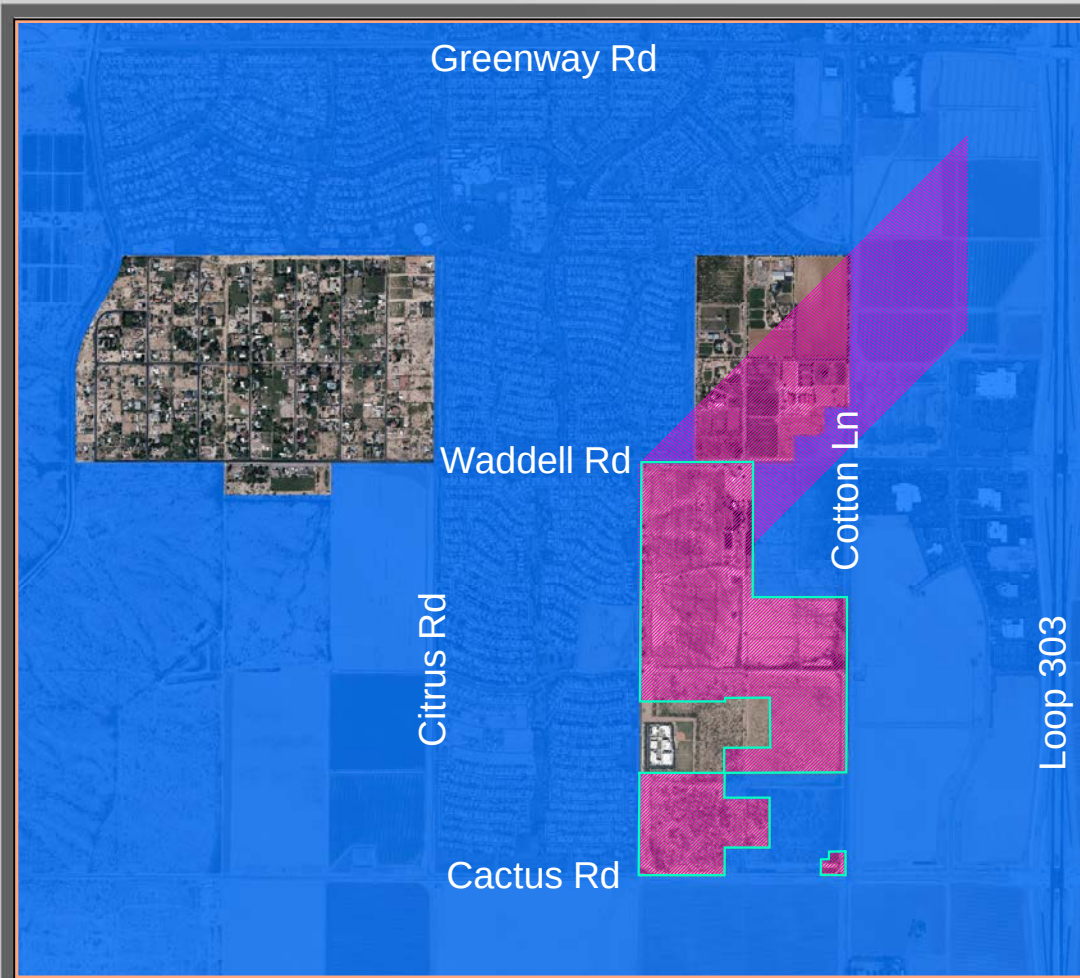
Planning and Zoning Commission
January 5, 2017 (Continued from December 15, 2016)

Annexation

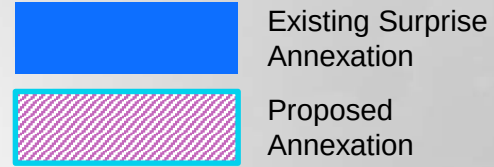


Existing Surprise
Annexation

Annexation covered
under FS16-427

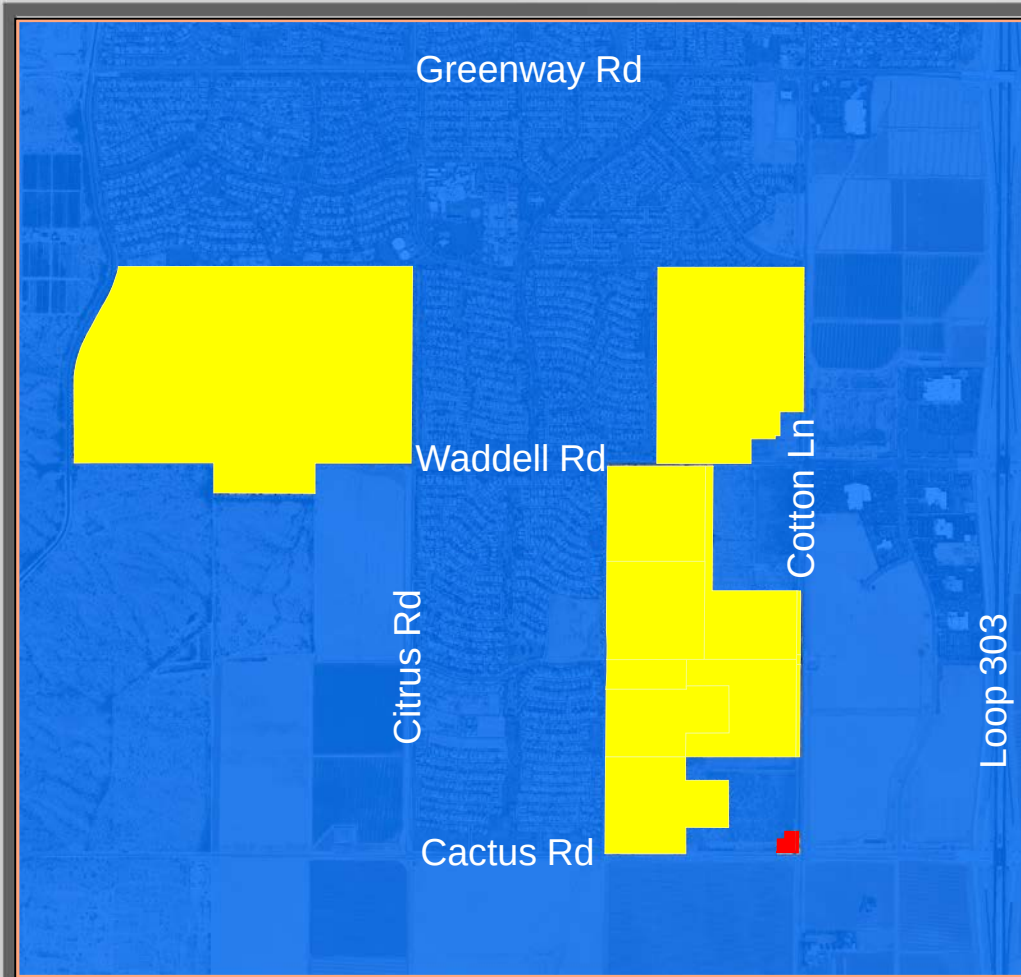


Annexation

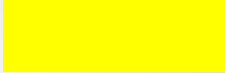


Annexation covered
under FS16-427

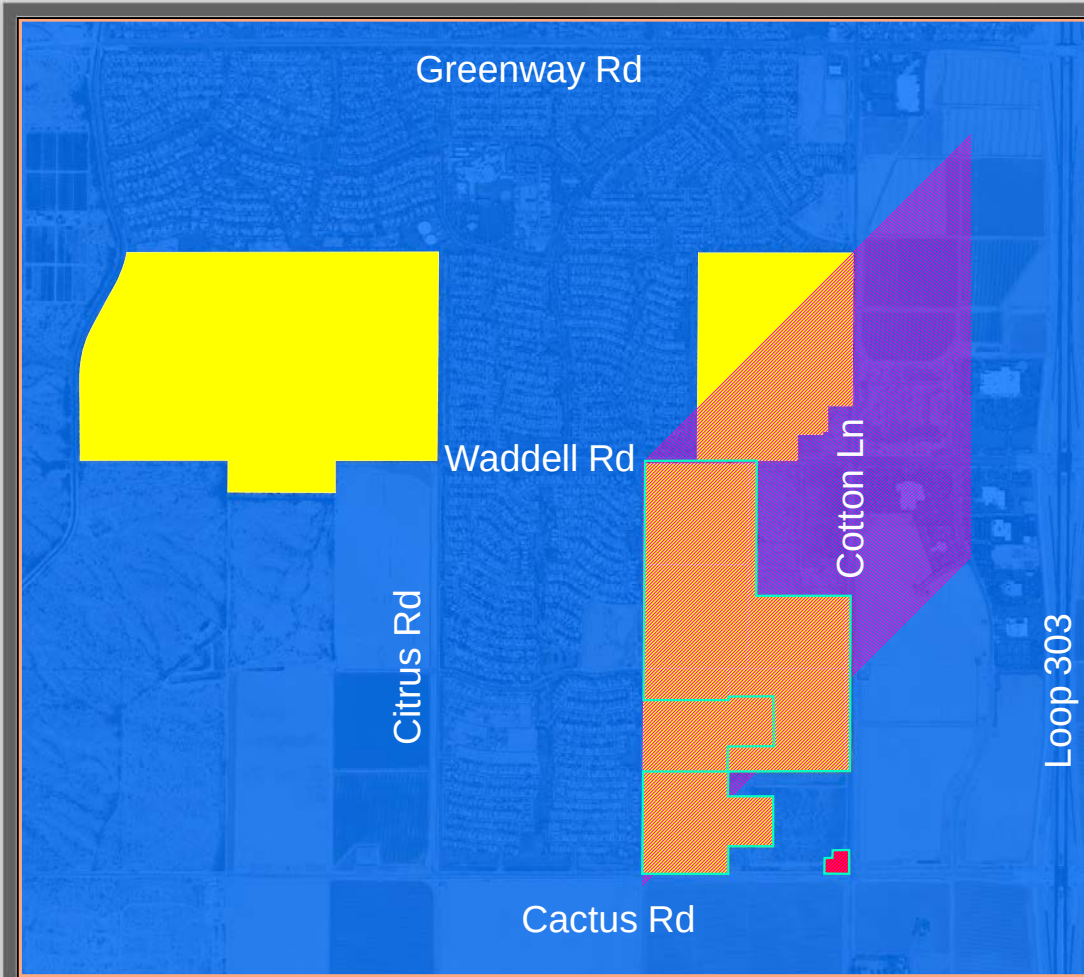




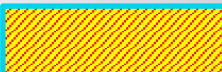
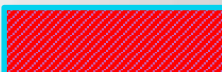
Annexation

-  Existing Surprise Annexation
-  Existing County RU-43 Zoning
-  Existing County C3 Zoning

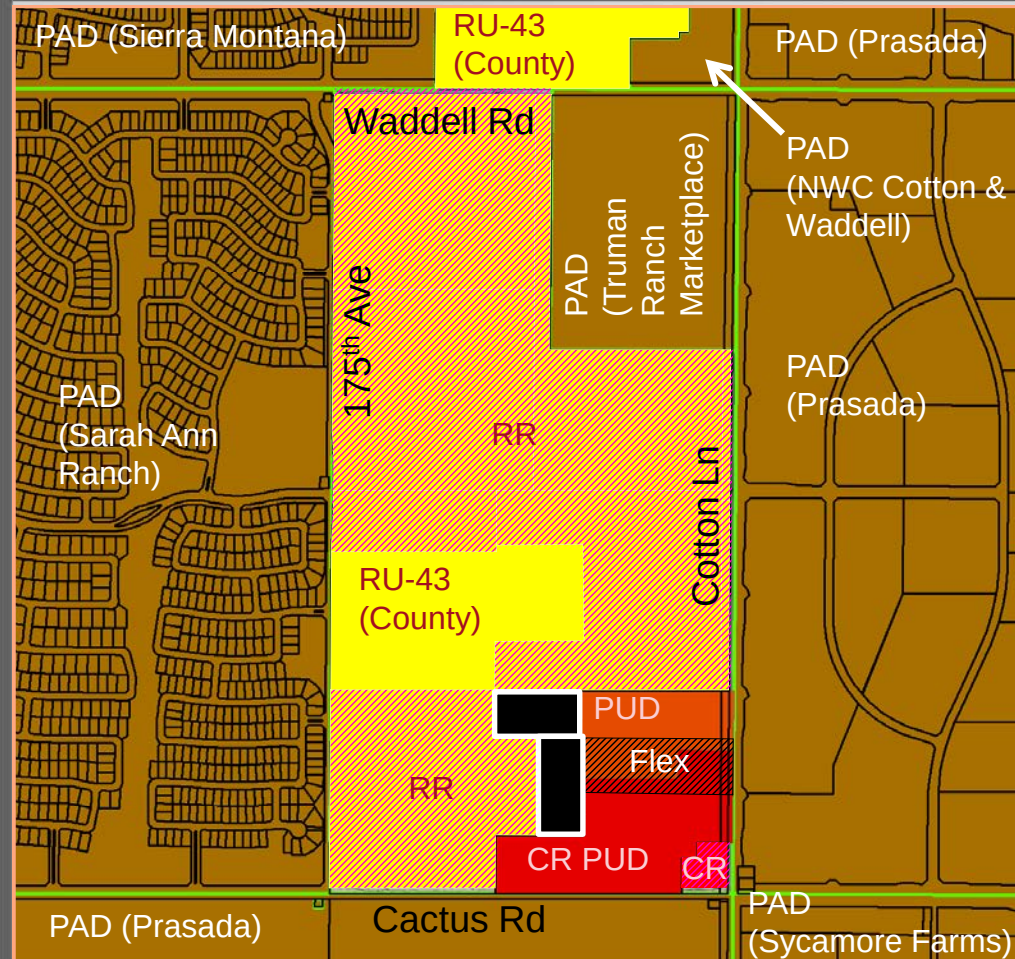
Annexation covered
under FS16-427



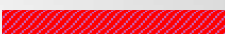
Annexation

-  Existing Surprise Annexation
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning
-  Post-Annexation Surprise CR Zoning

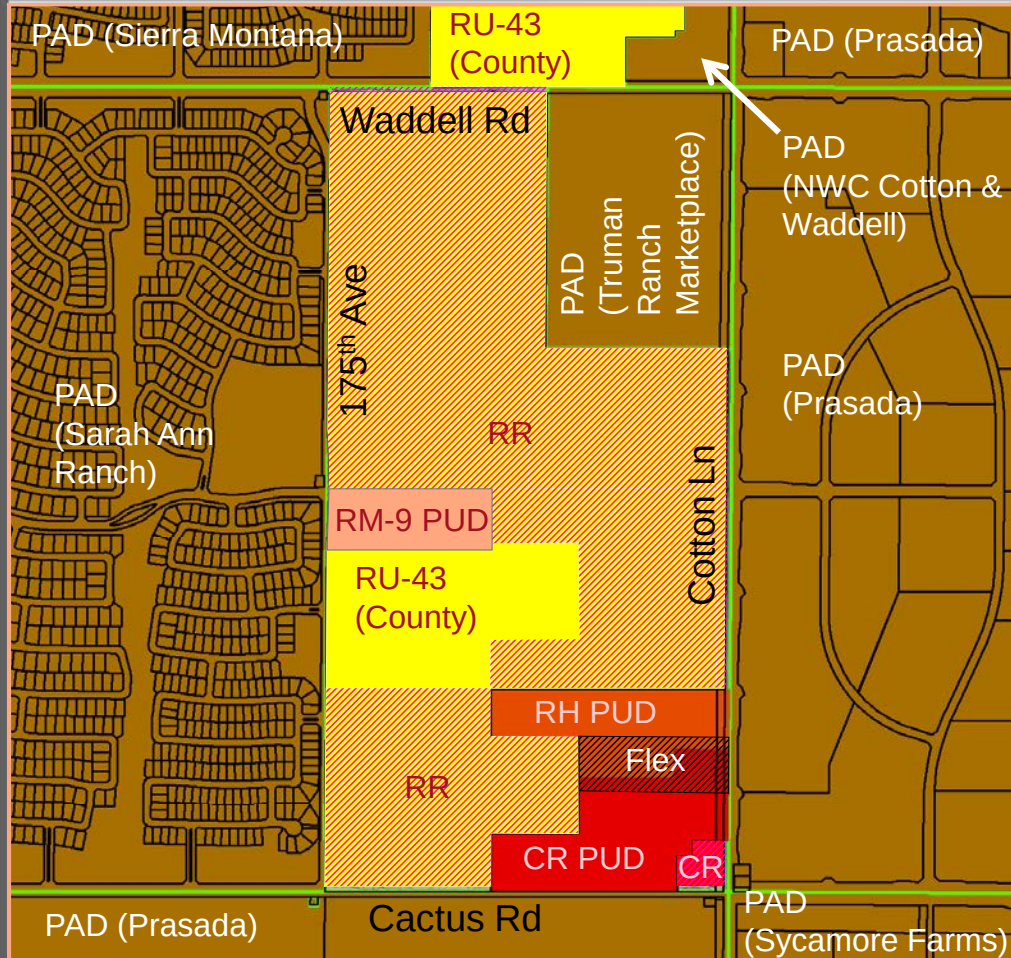
Annexation covered
under FS16-427



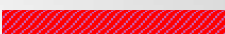
Zone Change

-  Existing Surprise PAD Zoning
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning*
-  Post-Annexation Surprise CR Zoning*
-  Existing Surprise RH PUD Zoning
-  Existing Surprise CR PUD Zoning
-  Existing Surprise CR PUD / RH PUD Flex Zoning

*Post-Annexation zoning presumes prior City Council approval of Annexation request covered under FS16-427

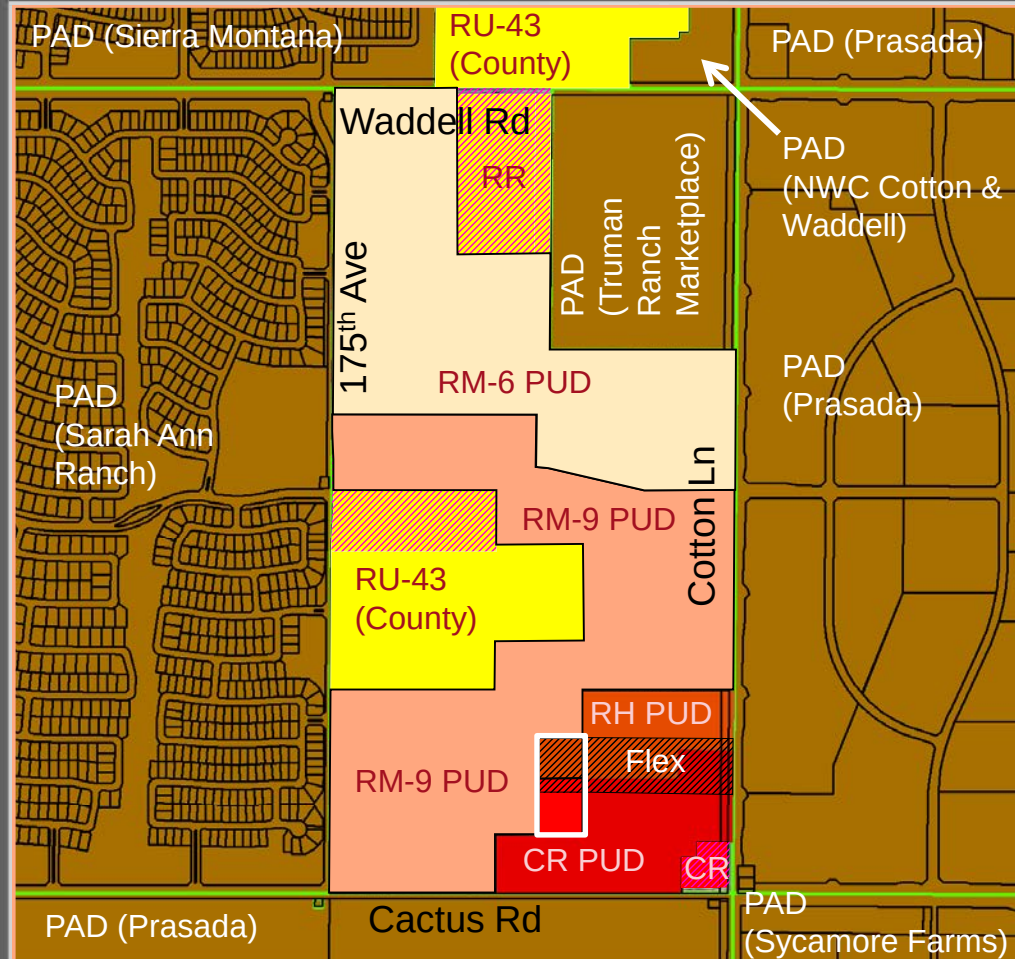


Zone Change

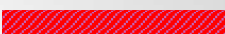
-  Existing Surprise PAD Zoning
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning
-  Post-Annexation Surprise CR Zoning
-  Existing Surprise RH PUD Zoning
-  Existing Surprise CR PUD Zoning
-  Existing Surprise CR PUD / RH PUD Flex Zoning

175th & Sweetwater
FS16-391

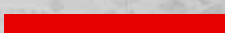
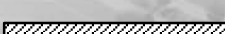
-  Proposed RM-9 PUD Zoning

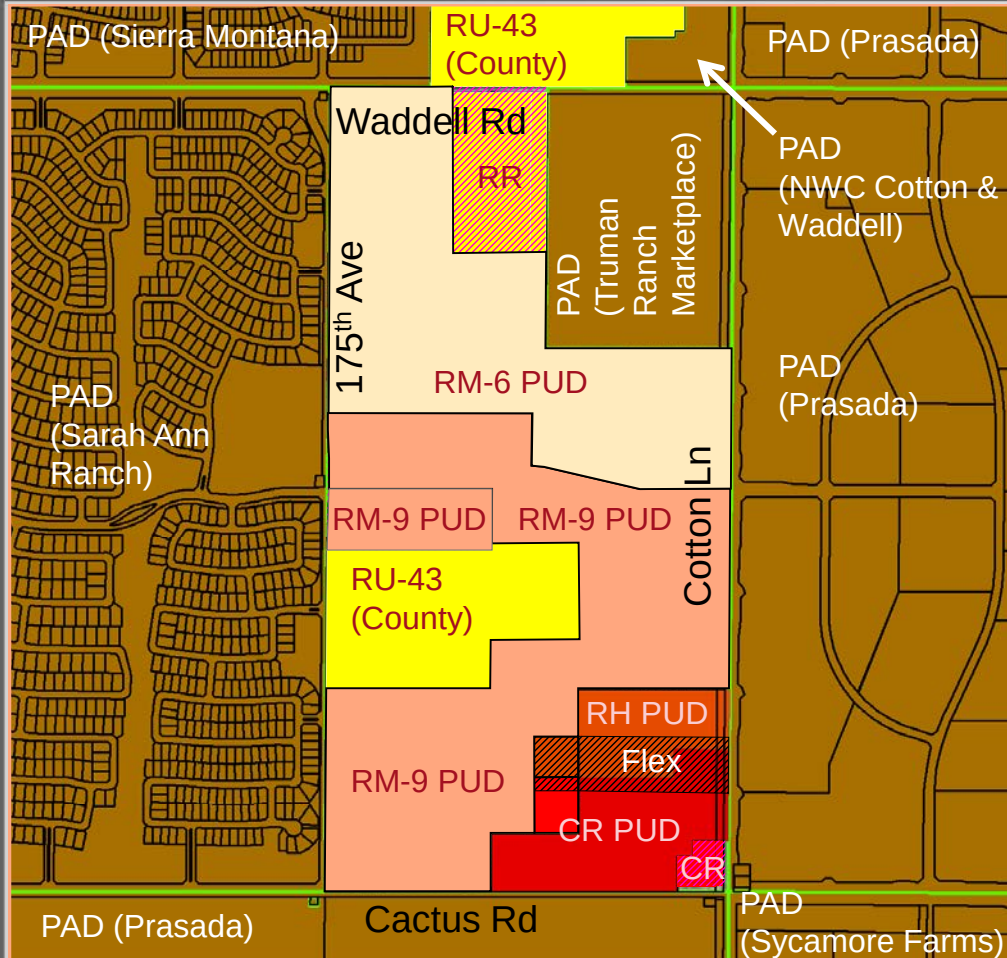


Zone Change

-  Existing Surprise PAD Zoning
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning
-  Post-Annexation Surprise CR Zoning
-  Existing Surprise RH PUD Zoning
-  Existing Surprise CR PUD Zoning
-  Existing Surprise CR PUD / RH PUD Flex Zoning



-  Proposed RM-9 PUD Zoning
-  Proposed RM-6 PUD Zoning
-  Proposed RH PUD Zoning
-  Proposed CR PUD Zoning
-  Proposed CR PUD / RH PUD Flex Zoning



Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning



175th & Sweetwater
FS16-391

- Proposed RM-9 PUD Zoning
- Proposed RM-6 PUD Zoning
- Proposed RH PUD Zoning
- Proposed CR PUD Zoning
- Proposed CR PUD / RH PUD Flex Zoning

Zone Change

175th & Sweetwater
FS16-391



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south oak avenue • tempe, arizona 85281 • 480.994.0994

175TH & SWEETWATER

FIGURE 3: DEVELOPMENT PLAN CONCEPT

APPROX. SCALE: 1/8" = 1'-0"

1640 DRAWN BY: PK



11/2/14

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11/16/14 ANR0014/CAD/P/ANN0014-1405-FIGURE 3 DEVELOPMENT PLAN CONCEPT.dwg, Rev. 2, 2014.

Table 1: RM-9 FUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a FUE, in which case the minimum front setback shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

Zone Change



FS16-392

Table 1: RM-6 FUD and RM-9 FUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 FUD Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft)	(1)(2)	12/20	12/20	8/20
Minimum Side Yard Setback (ft)	(3)	TBD	TBD	5
Minimum Rear Yard Setback (ft)	(4)	20	20	13
Maximum Building Height (ft)	(5)	35	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a FUE, in which case the minimum front setback for RM-9 shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.
- (4) For RM-6 FUD, single-story minimum setback is 15', and two-story minimum setback is 20'.
- (5) For cluster product in the RM-9 FUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.



Preliminary Plat

175th & Sweetwater
FS16-391

- 49 Alley Loaded Lots in RM-9 PUD Zoning District
- Will integrate with Magnolia
- Must plat concurrently with Magnolia Phase I or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities and be part of the Magnolia HOA

175th & Wetmore
FS16-391



Preliminary Plat

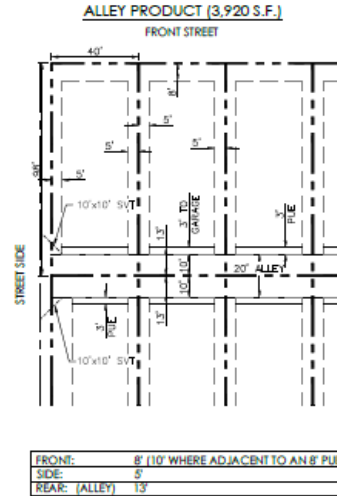
175th & Sweetwater
FS16-391

Table 1: RM-9 FUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	15
Maximum Building Height (ft)	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a FUE, in which case the minimum front setback shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89°48'58" WEST, 2,645.91 FEET.

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°48'58" WEST, 1,566.22 FEET TO A POINT THAT LIES 1,566.22 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00°12'02" WEST, 33.00 FEET TO A POINT ON THE NORTH LINE OF THAT 33.00 FOOT WIDE SECTION 14; THENCE ALONG THE NORTH LINE OF SAID SECTION 14, BEARING SOUTH 89°48'58" WEST, 1,566.22 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE NORTH LINE OF SAID DEDICATED RIGHT OF WAY, SOUTH 89°48'58" WEST, 1,089.01 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER.

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°12'02" EAST, 1,295.63 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT NO. 2015-088709, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015-088709, SOUTH 89°48'58" WEST, 1,089.01 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 89°48'58" EAST, 1,077.57 FEET, TO THE MOST SOUTHWEST SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015-088709.

THENCE ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 00°12'02" WEST, 316.90 FEET.

THENCE CONTINUING ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 89°48'58" EAST, 594.03 FEET.

THENCE CONTINUING ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 00°12'02" WEST, 633.80 FEET TO THE NORTHEAST CORNER OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709.

THENCE ALONG THE WESTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, SOUTH 89°48'58" WEST, 570.93 FEET TO A POINT ON THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN DOCUMENT NO. 2009-1021524, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE ALONG THE WESTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2009-1021524, NORTH 00°12'02" WEST, 337.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14.

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SOUTH 89°48'58" WEST, 1,089.01 FEET TO AN ALUMINUM CAP, MARKED PLAIN RLS 42137 FOUND AT THE CENTER OF SAID SECTION 14.

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00°12'02" EAST, 2,607.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33.00 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, SOUTH 89°48'58" WEST, 1,050.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33.00 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, NORTH 89°48'58" EAST, 611.78 FEET TO A POINT ON THE EAST LINE OF THE NORTH 33.00 FEET OF THE EAST HALF OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID EAST LINE, SOUTH 00°12'02" WEST, 633.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 175.99 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, NORTH 89°48'58" EAST, 1,188.86 FEET TO A POINT ON THE WEST LINE OF THE EAST 33.00 FEET OF SAID SECTION 14.

THENCE ALONG SAID SOUTH LINE, SOUTH 00°12'02" WEST, 623.34 FEET.

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 00°12'02" WEST, 1,308.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 133.80 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14.

THENCE ALONG SAID SOUTH LINE, SOUTH 89°48'58" WEST, 958.17 FEET.

THENCE SOUTH 89°48'58" WEST, 287.98 FEET.

THENCE SOUTH 00°12'02" EAST, 633.80 FEET.

THENCE SOUTH 89°48'58" WEST, 285.54 FEET.

THENCE SOUTH 00°12'02" EAST, 348.90 FEET TO THE POINT OF BEGINNING.

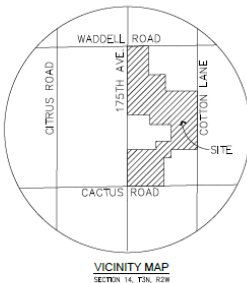
SAD PARCEL CONTAINING 3,752,358 SQUARE FEET OR 173.838 ACRES, MORE OR LESS.

MAGNOLIA PRELIMINARY PLAT SURPRISE, ARIZONA

A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING: R9-48 PUD & R9-48 PUD
GRID AREA: 110.8 AC (R9-48: 74.8 AC (R9-48: 35.2 AC)
NET AREA: 107.4 (R9-48: 74.3 AC (R9-48: 33.1 AC)
LOT COUNT: 812 LOTS
DENSITY: 5.1
GROSS PLANT AREA: 65.2 AC



VICINITY MAP
SECTION 14, T3N, R2W
N15E

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE PLAT OF SURVEY AND THAT THE REMAINDER OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE UNSHADDED ZONE. FLOOD HAZARD AREA (FHA) PARCEL NUMBER: 040130484, DATED OCTOBER 18, 2013, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND SHOWN PLATTING ONLY.

ZONE "A" AS DEFINED BY FEMA IS: SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, NO FLOOD DEVIATIONS (DEEMED).

SHADDED ZONE "X" AS DEFINED BY FEMA IS: AREAS OF 1% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH GRAVITATIONAL AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER

SURPRISE ALIVE PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
PHOENIX, ARIZONA 85034
PHONE: (602) 499-0899
CONTACT: JOSEPH HADSH

PLANNER

LUA URBAN DESIGN STUDIO
130 SOUTH 4TH AVENUE
TULSA, ARIZONA 85029
PHONE: (480) 994-0994

ENGINEER

SANDY EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034
PHONE: (602) 478-5151
FAX: (602) 478-5151
CELL: (602) 478-5151
E-MAIL: rydd@evansinc.com

SHEET INDEX

1 COVER SHEET
2 DETAIL AND CROSS SECTIONS
3-14 PRELIMINARY PLAT
15-17 BORING AND MARKING PLANS
18-20 SOLID WASTE COLLECTION ROUTE

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A POINT ON THE SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND CITRUS LANE AND A POINT ON THE SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE AS SHOWN HEREIN, UTILIZING THE LIDAR SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DESCRIPTION PROJECTION.

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83
PROJECTION TYPE: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)

LATITUDE OF ORIGIN: 33°15'00" N
CENTRAL MERIDIAN: 112°15'00" W
FALSE NORTHING: 1,500,000.000 IN
FALSE EASTING: 2,500,000.000 IN
STANDARD PARALLEL SCALE: 1.000000 (EXACT)

BENCHMARK

2 INCH CITY OF SURPRISE BRASS ORIGIN WITH RAISED DATUM POINT - MARKED CITY OF SURPRISE BENCHMARK 2017 1008.7 - LOCATED ON TOP OF GRANITE CURB APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND CITRUS LANE ON THE EAST SIDE OF CITRUS LANE.

ELEVATION 1246.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAV88)

LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EXISTENT
- ELECTRICAL
- GAS
- SANITARY SEWER
- TELEPHONE
- WATER
- OVERHEAD ELECTRICAL
- FLOW LINE
- IRRIGATION LINE
- PUC
- VALVE
- STORM DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- EXISTING ELEVATION CONTOUR
- FLOW ARROW
- SIGN
- WATER VALVE
- FIRE HYDRANT
- GRADE BREAK
- MATCH LINE
- PARCEL LINE
- FLOODPLAIN LIMITS



FS16-392

Preliminary Plat

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

ANNEAL CASE #
P16-477
DRAWING CASE #
P16-392

SECTION 14
TOWNSHIP 3N
RANGE 2W

JOB NO.
A00000002

1 SHEET
OF 20

DATE: 3/1/2017

Preliminary Plat



FS16-392

- 812 Lots Total
 - 215, 45' x 110 Standard Lots in the RM-6 PUD Zoning District
 - 125, 55' x 115' Standard Lots in the RM-6 PUD Zoning District
 - 224, Alley Loaded Lots in the RM-9 PUD Zoning District
 - 248, Cluster Lots in the RM-9 PUD Zoning District

Preliminary Plat



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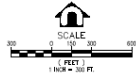
- Will integrate with 175th & Sweetwater Project
- Phase I must plat concurrently with 175th & Sweetwater Project or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities with the 175th & Sweetwater project and be part of a combined Magnolia HOA



Primary Platform

Estimote
FS16-391

FS16-391

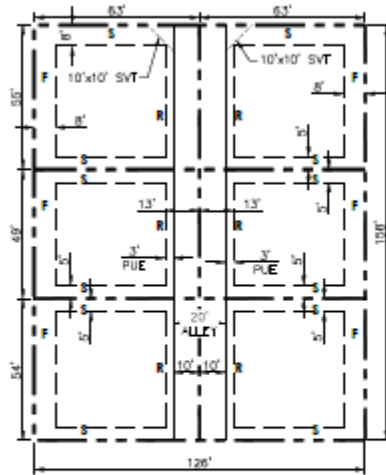
[illegible]

Preliminary Plat

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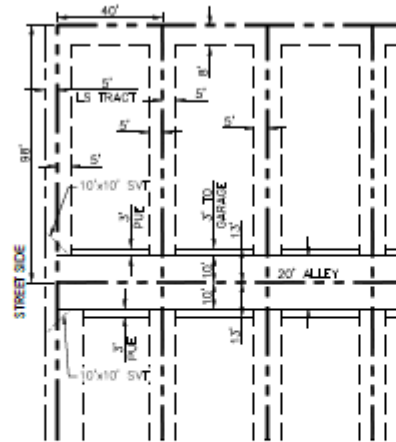
CLUSTER PRODUCT
FRONT STREET



F = FRONT YARD
R = REAR YARD
S = SIDE YARD

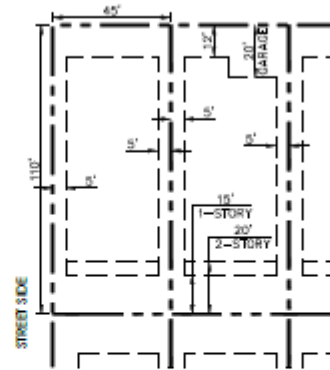
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
STREET SIDE: 8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY) 13'

ALLEY PRODUCT (3,920 S.F.)
FRONT STREET



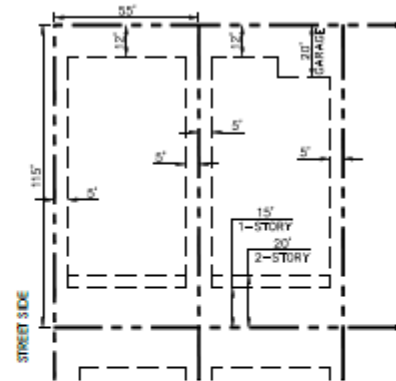
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
REAR: (ALLEY) 13'

45' X 110' LOT SIZE (4,950 S.F.)
FRONT STREET

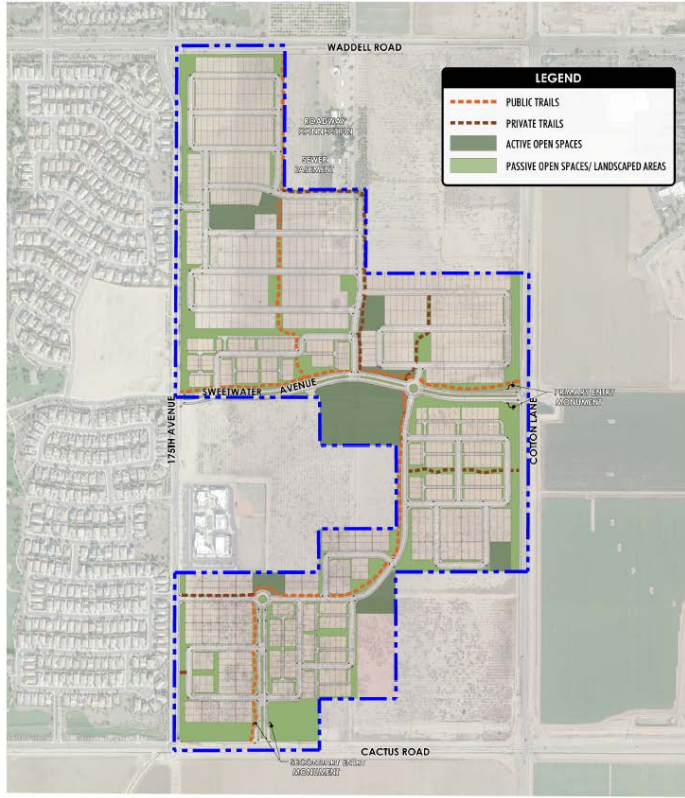


FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)

55' X 115' LOT SIZE (6,325 S.F.)
FRONT STREET



FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)



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MAGNOLIA

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE: 1/8" = 1' 1/2"

1640 DRAWN BY: PR



11/2/14

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U:\1640-MAGNOLIA\CD\PLANNING\1640-1645-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2014



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175TH & SWEETWATER

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE: 1/8" = 1' 1/2"

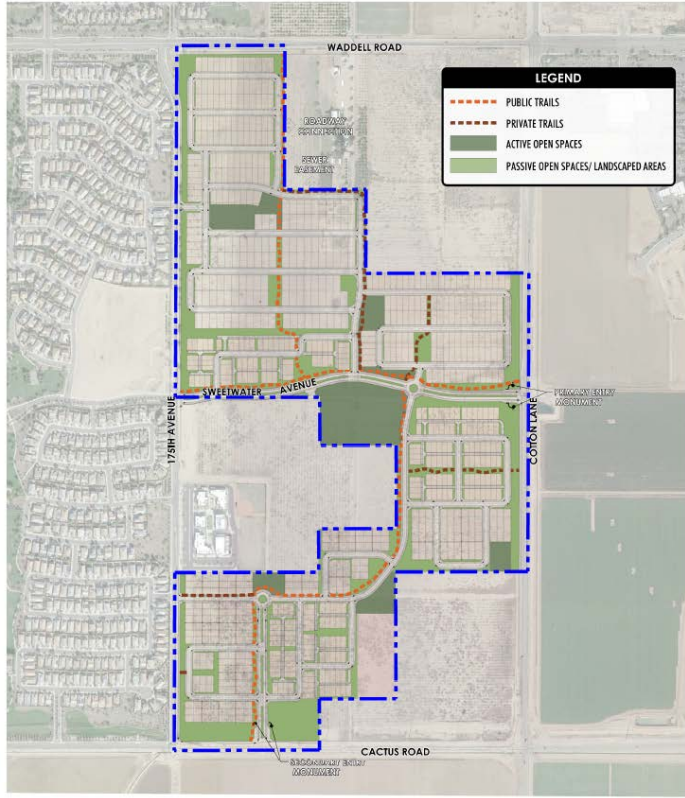
1640 DRAWN BY: PR



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U:\1640-MAGNOLIA\CD\PLANNING\1640-1645-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2014

Amenities



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MAGNOLIA

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE(S)

1640 DRAWN BY: PR



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 U:\1040-MAGNOLIA\LAND PLANNING\UVA-1040-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2015



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MAGNOLIA

FIGURE 5: TRUMAN COMMUNITY CENTER SKETCH CONCEPT

APPROX. SCALE(S)

1640 DRAWN BY: PR



8/30/14

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 U:\1040-MAGNOLIA\LAND PLANNING\UVA-1040-FIGURE 5-TRUMAN COMMUNITY CENTER SKETCH CONCEPT.dwg Aug 30, 2014



FS16-392

Amenities



PRIMARY ENTRY MONUMENT



ENTRY FEATURE IN MEDIAN



PRIMARY ENTRY PLAN VIEW (COTTON LANE & SWEETWATER AVE)

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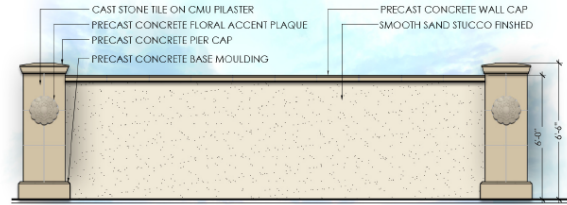
MAGNOLIA

FIGURE 6: COMMUNITY ENTRY MONUMENT

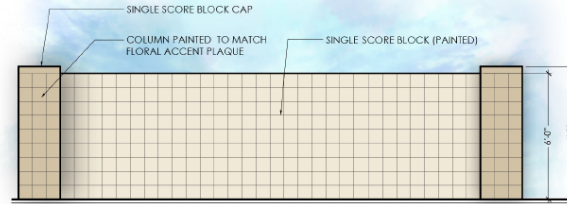
1640

DRAWN BY: PR

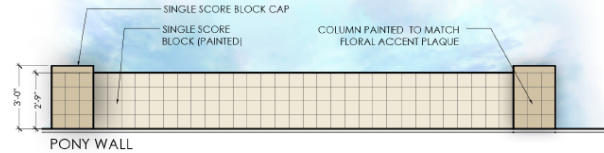
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 011940-CACTUS & 175TH/CACTUS PLANNING/ULTRA-1640-FIGURE 6 COMMUNITY ENTRY MONUMENT.dwg Sep 7, 2018



ENHANCED THEME WALL



THEME WALL



PONY WALL

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MAGNOLIA

FIGURE 7: WALL DETAILS

APPROX. SCALES

1640

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11/01/16

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 011940-MAGNOLIA/PLANNING/ULTRA-1640-FIGURE 7 WALL DETAILS.dwg Nov 2, 2016



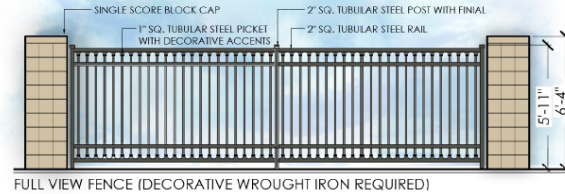
FS16-392

Monuments and Walls



FS16-392

Monuments and Walls



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MAGNOLIA

FIGURE 7A: WALL DETAILS

APPROX. SCALENTS

1/40

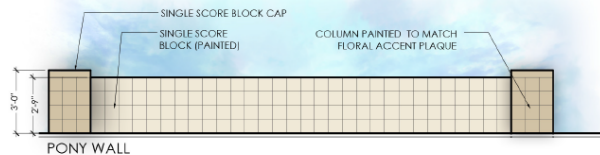
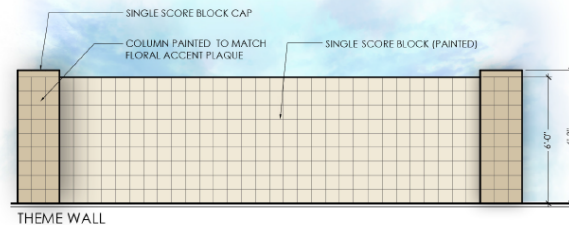
DRAWN BY: PR



11/01/16

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6/1/16 MAGNOLIA LAND PLANNING LVA 1/40 FIGURE 7 WALL DETAILS.dwg Nov 2, 2016

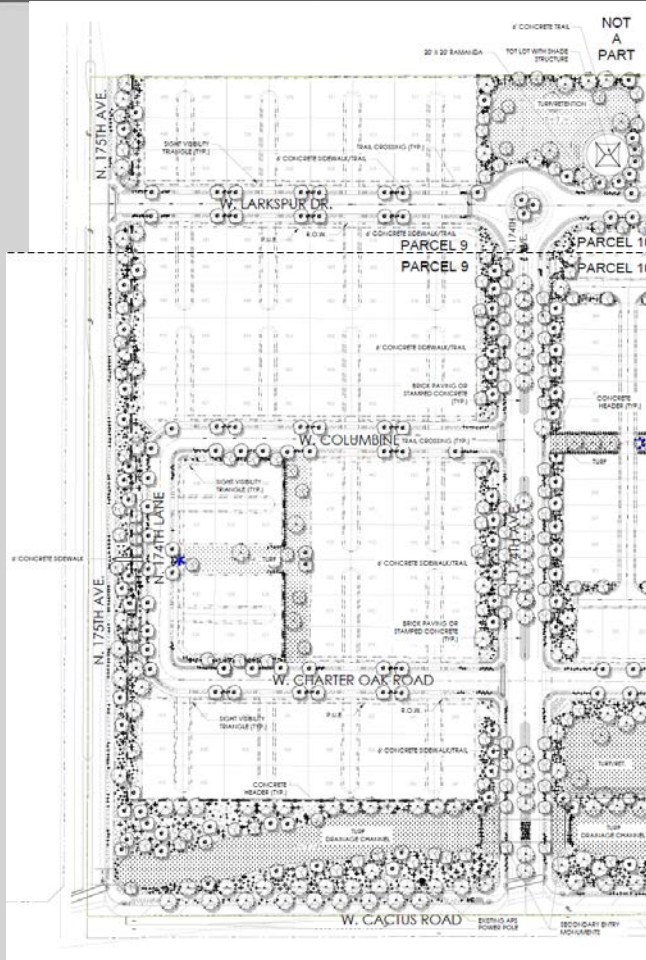
Monuments and Walls



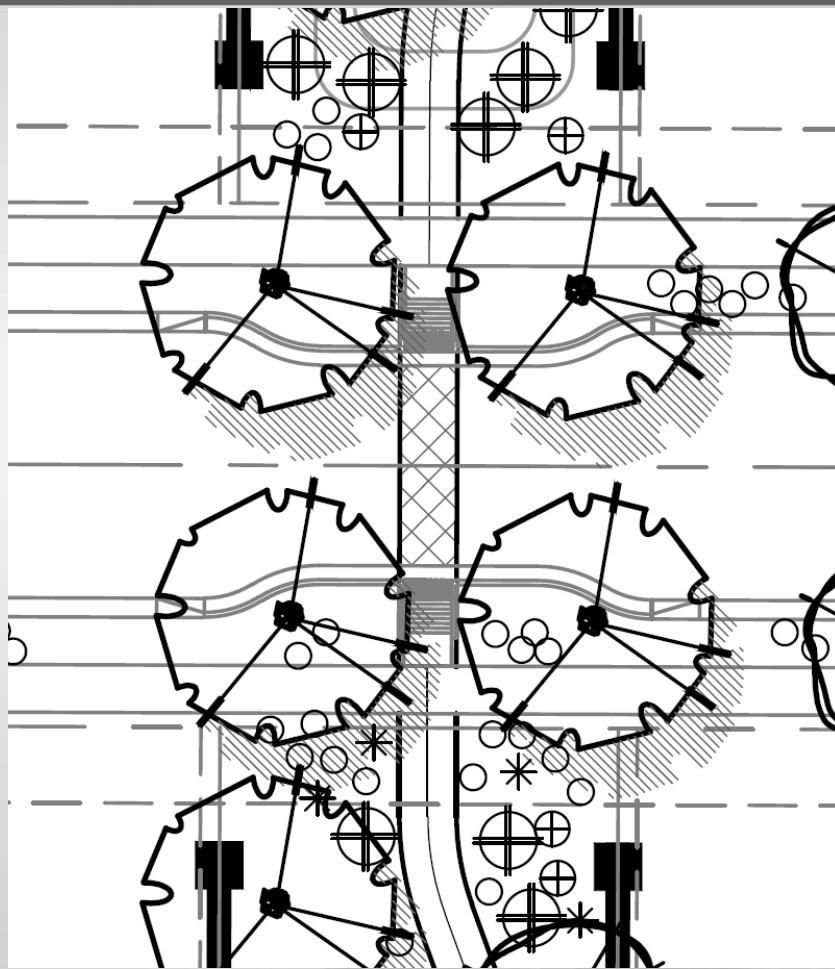
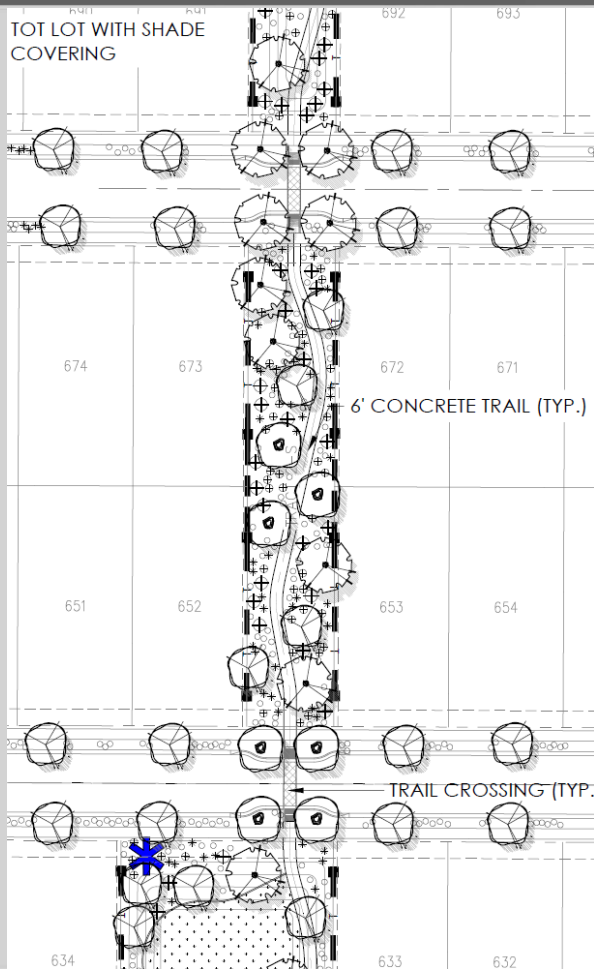


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Preliminary Plat

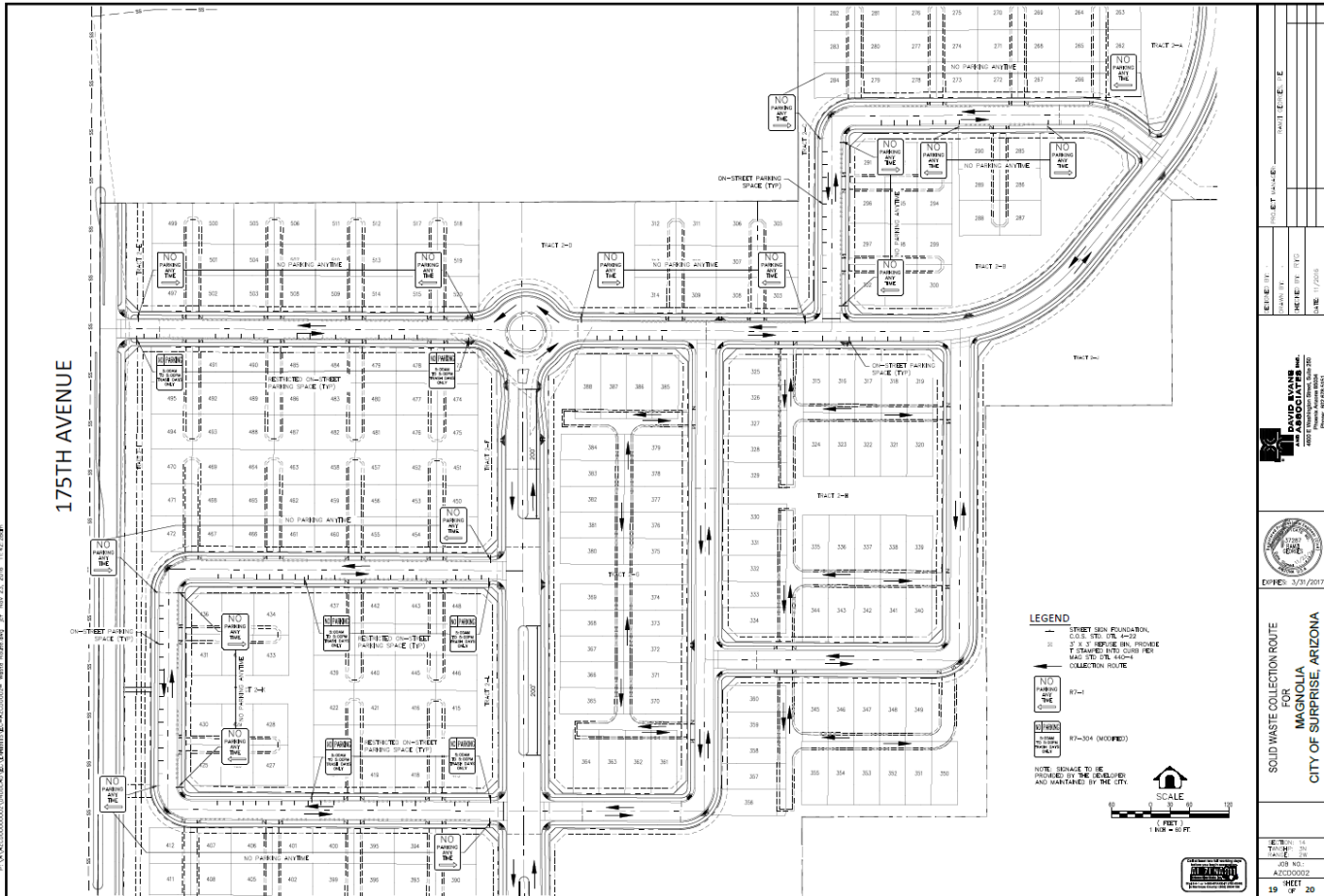


TOT LOT WITH SHADE
COVERING



FS16-392

Preliminary Plat



FS16-392

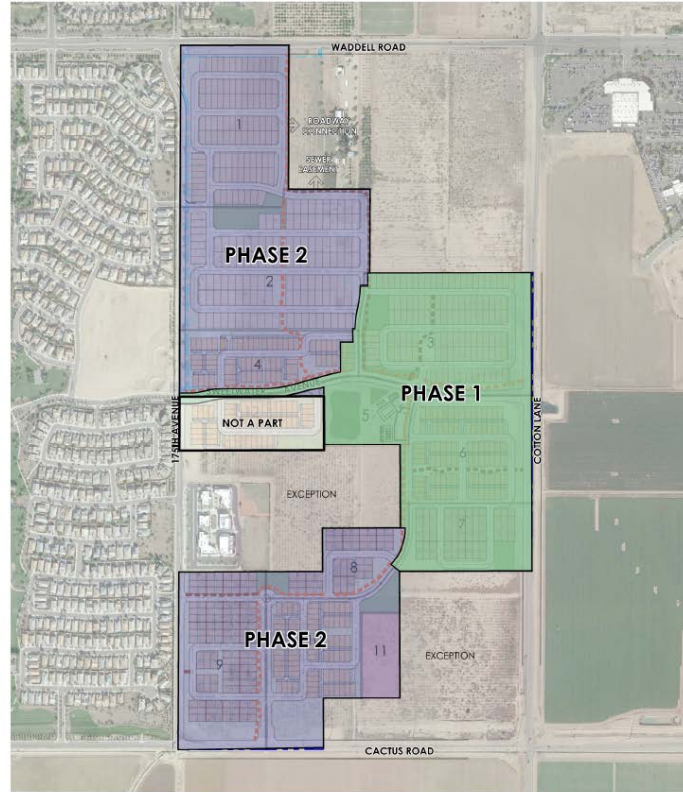
Preliminary Plat

SOLID WASTE COLLECTION ROUTE		DATE: 3/31/2017	
FOR		CITY OF SURPRISE, ARIZONA	
MAGNOLIA			
AZC00002		SHEET 4 OF 20	
15	16	17	18
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383	384	385	386



FS16-392

Preliminary Plat



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MAGNOLIA

FIGURE 8: CONCEPTUAL PHASING PLAN

APPROX. SCALE: 1/8" = 1' 1/4"

1/8" = 1' 1/4" DRAWN BY: PR



9/8/16

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 U:\1646-MAGNOLIA\CD\PLANNING\1646-FIGURE 8-CONCEPTUAL PHASING PLAN.dwg Sep 8, 2016

Recommendations:

The logo for the 175th & Sweetwater area, featuring the text "175th & Sweetwater" in a white, stylized script font on a dark, textured rectangular background.

- **FS16-391 175th & Sweetwater Zone Change –**
Approve subject to stipulations “a” through “c”
- **FS16-391 175th & Sweetwater Preliminary Plat –**
Approve subject to stipulations “a” through “g”



- **FS16-392 Magnolia Zone Change –**
Approve subject to stipulations “a” through “c”
- **FS16-392 Magnolia Preliminary Plat –**
Approve subject to stipulations “a” through “h”



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

January 5, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 5, 2017	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action regarding a zone change from Residential Ranch (RR) to RM-9 with a PUD overlay of approximately 10 acres generally located west of 175th Avenue between Cactus Road and Waddell Road.

Motion:

I move to recommend approval of the re-zone for Residential Ranch to RM-9 with a PUD overlay to the City Council subject to stipulations "a" through "c" as listed in the staff report.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of a rezone from Residential Ranch (RR) to RM-9 with a PUD Overlay to allow deviations from the base development standards. The subject request involves the rezoning of approximately 10 acres of raw land that is currently located within a County island roughly bounded by Cotton Lane, 175th Avenue, Waddell Road and Cactus Road. This request follows a related annexation case being processed under case FS16-427.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - Staff Report](#)
- ☐ [01 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - Case Map](#)
- ☐ [02 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - Vicinity Map](#)
- ☐ [03 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - Zoning Narrative December 2016](#)

Version

- ☐ [04 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - Public Participation Report Excerpt](#)
- ☐ [05 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - Luke AFB Comments](#)
- ☐ [06 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - ADOT Comments](#)
- ☐ [07 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - MWD Comments](#)
- ☐ [08 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - Public Engagement Form for 175th & Sweetwater](#)
- ☐ [09 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment RFLS #5416 - 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

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-391

Project Name: 175th & Sweetwater Rezone

Council District: 3

Meeting Date: January 5, 2017 (Continued from December 15, 2016)

Planner: Robert H. Kuhfuss, AICP

Owner: A & B Investments

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC

Request: Zone change from RR to RM-9 PUD

Site Location: Generally between Cotton Lane and 175th Avenue, Waddell Road to Cactus Road

Site Size: 9.9 acres (approx.)

Density: 5.0 DU/Ac

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

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' through 'c'

Introduction:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of five (5) separate requests relating to the proposed development in what is currently a county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests are listed below, with the subject request highlighted in **bold font**; however, this report should be read in the context of the other four requests.

Case FS16-391 – 175th & Sweetwater

- **Zone Change from RR to RM-9 PUD**
- Preliminary Plat

Case FS16-392 – Magnolia

- Rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD.
- Preliminary Plat

Case FS16-427 – Annexation*, **

Four of the five aforementioned requests will first be presented to the Planning and Zoning Commission, who will make a recommendation to the City Council. The first of the five requests involves the actual annexation of the property and will only be heard by the City Council. It is envisioned that all five requests will be presented to the City Council on January 17, 2017.

The following map depicts the county island status as currently existing and post-annexation.



* The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses involved, the annexation was broken out from the other two cases and assigned its own case number.

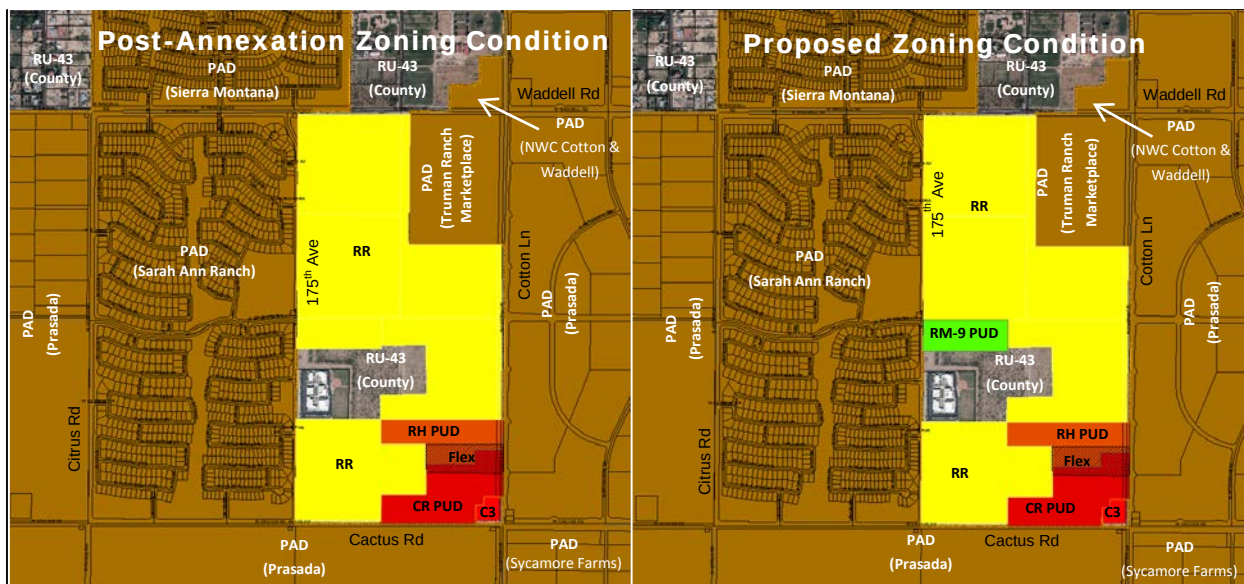
** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 17, 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at <https://agenda.surpriseaz.gov>.

Project Description:

The subject request involves the rezoning of approximately 10 acres of currently unincorporated land from Residential Ranch (RR) to RM-9 with a PUD Overlay to allow deviations from the base development standards. The rezone follows a related annexation case and precedes a related Preliminary Plat.

Surrounding Land Zoning:

The aforementioned annexation covers essentially all of the unincorporated land located within the affected county island with the exception of any land located north of Waddell Road as well as the Paradise Honors school campus; however, the subject zone change request only covers a portion of the annexation area. The following two maps depict the post-annexation zoning condition and the proposed zoning included in the subject request.



Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-9 with a PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the subject case.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property in addition to other properties that are not associated with the subject case.

October 19, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

October 31, 2016: Staff met with the applicant to discuss review comments.

November 8, 2016: The applicant filed their second submittal for the subject case.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

December 1, 2016: Staff met with the applicant to discuss the Final Plat relating to the project.

December 15, 2016: The Commission continued the case to a date-certain of January 5, 2017 due to an advertising error.

Citizen Outreach:

The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. The applicant held a citizen outreach meeting on October 19, 2016, which was well attended. While staff has received no items of opposition or support for the project, the applicant's Citizen Participation Final Report indicates one (1) member of the public offered positive feedback and two (2) members of the public offered negative feedback. The summary report also indicated that seven (7) people offered neutral comments and suggestions. The body of the summary report is included as an attachment to this report.

Analysis and Discussion:

The subject zone change request contemplates a change from RR to RM-9 PUD. Unlike typical “PAD” zoning, the subject request falls under the current SUDC. As such, the uses associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain deviations from the development standards as specified in the SUDC. The following table as taken from the zoning narrative expresses the proposed residential development standards applicable to the site. Those items expressed in red font deviate from the base standard. Also of note are several footnotes which serve to clarify how certain development standards are to be applied.

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1) (2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35
Footnotes:		
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback shall be 10').		
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.		
(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.		

Another feature of the zoning and tied to the PUD Overlay is the wall configuration. Figure 5 of the zoning narrative depict wall heights that exceed the limitations as specified in the SUDC, but is intended to be consistent with the wall design proposed under the Magnolia Rezone (Fs16-392). Staff believes these features add to the amenity value of the community and exceed the requirements of the SUDC.

Figure 3 of the narrative depicts the anticipated lotting for the project. This lotting configuration is expressed in the related Preliminary Plat which is discussed under separate cover; however, staff notes that Figure 3 is intended to be a conceptual design and could change as long as such changes are implemented through the platting process.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal contemplates up to 55 dwelling units, which equates to approximately 5.5 DU/Ac. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

Reviewing Agencies:

Luke Air Force Base (LAFB): In a letter dated October 3, 2015 (attached), LAFB indicated that the subject development met the Graduated Density Concept and would not interfere with flight operations. LAFB also requested a robust notification program.

Arizona Department of Transportation (ADOT): In an email dated September 20, 2016 (attached), ADOT indicated the proposed development would not affect any ADOT highway facilities.

Maricopa Water District (MWD): In a memo dated October 19, 2016 (attached), MWD indicated the property covered by this application is subject to certain MWD interests including existing facilities and other property interests. MWD requires that prior to Final Plat approval, certain comments must be addressed.

199 **Summary:**

200
201 The 175th & Sweetwater project is very well designed and is consistent with the General Plan and
202 SUDC. The proposed development standards requested under the PUD Overlay will allow the
203 applicant to develop the site in a creative manner in keeping with the intent of the SUDC.
204 Amenities included will provide recreational opportunities for the residents of the community.
205

206 **Findings:**

- 207
208
 - The proposed zone change is consistent with the Surprise General Plan 2035.
 - The proposed development standards will allow the property to be reasonably developed.

209
210

211 **Recommendation:**

212
213 Based on the findings noted above, staff recommends the Commission move to recommend
214 **approval** of the subject rezone request to the City Council, subject to stipulations 'a' through 'c' as
215 outlined below:
216

- 217 a. Development and use of the site shall be in substantial conformance with the project
218 narrative entitled "175th & Sweetwater", prepared by LVA Urban Design Studio, dated
219 revised December 2016 and stamped received December 6, 2016, except as modified by
220 the following stipulations.
221
222 b. Approval of this zone change request presumes the successful annexation of the subject
223 property as being processed under FS16-427. Should said annexation request fail, the
224 zoning of the property granted under the subject approval is null and void.
225
226 c. Non-compliance with the stipulations of approval of this case will be treated as a violation in
227 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
228

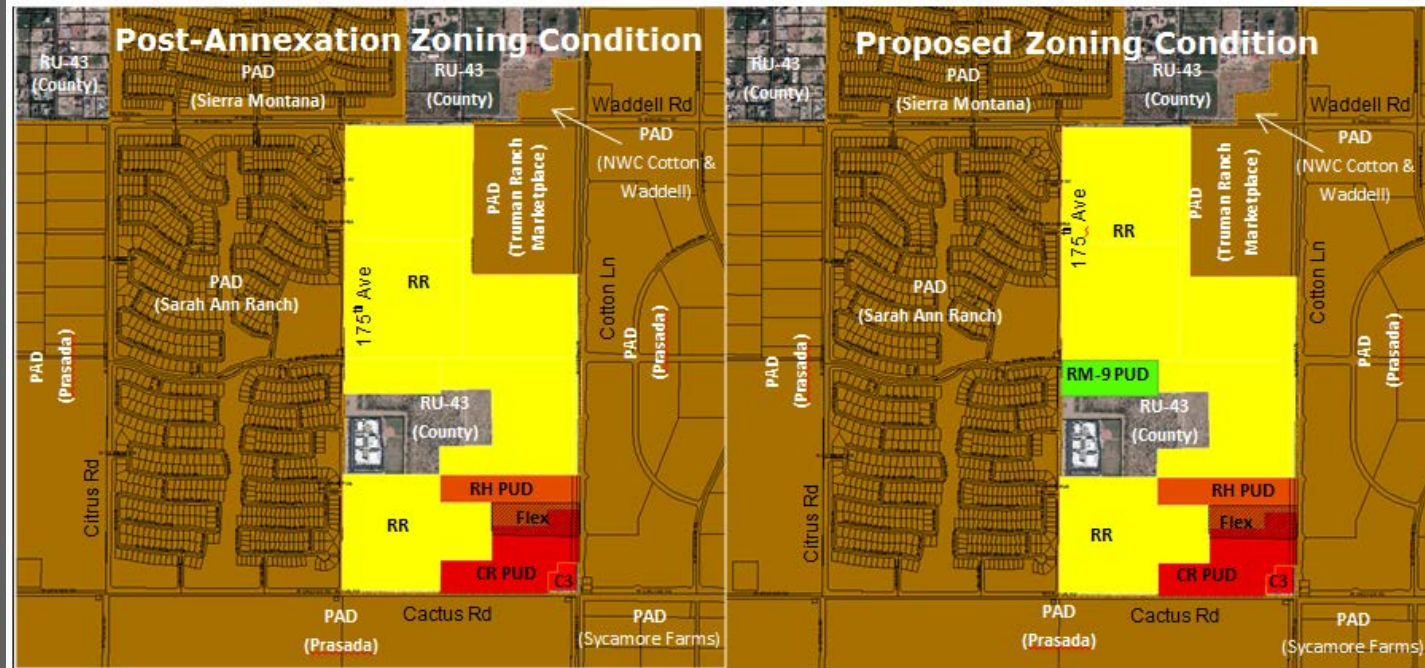
229 However, should the Commission wish to recommend denial of the request, the Commission
230 should make its own findings and base its decision on those alternative findings.
231

232 **Attachments:**

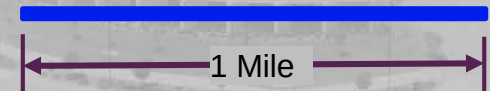
- 233
234 01 Case Map (1 page)
235 02 Vicinity Map (1 page)
236 03 Project Narrative (27 pages)
237 04 Citizen Participation Final Report (excerpt, 6 pages)
238 05 Luke AFB comments (2 pages)
239 06 ADOT comments (1 page)
240 07 MWD comments (1 page)

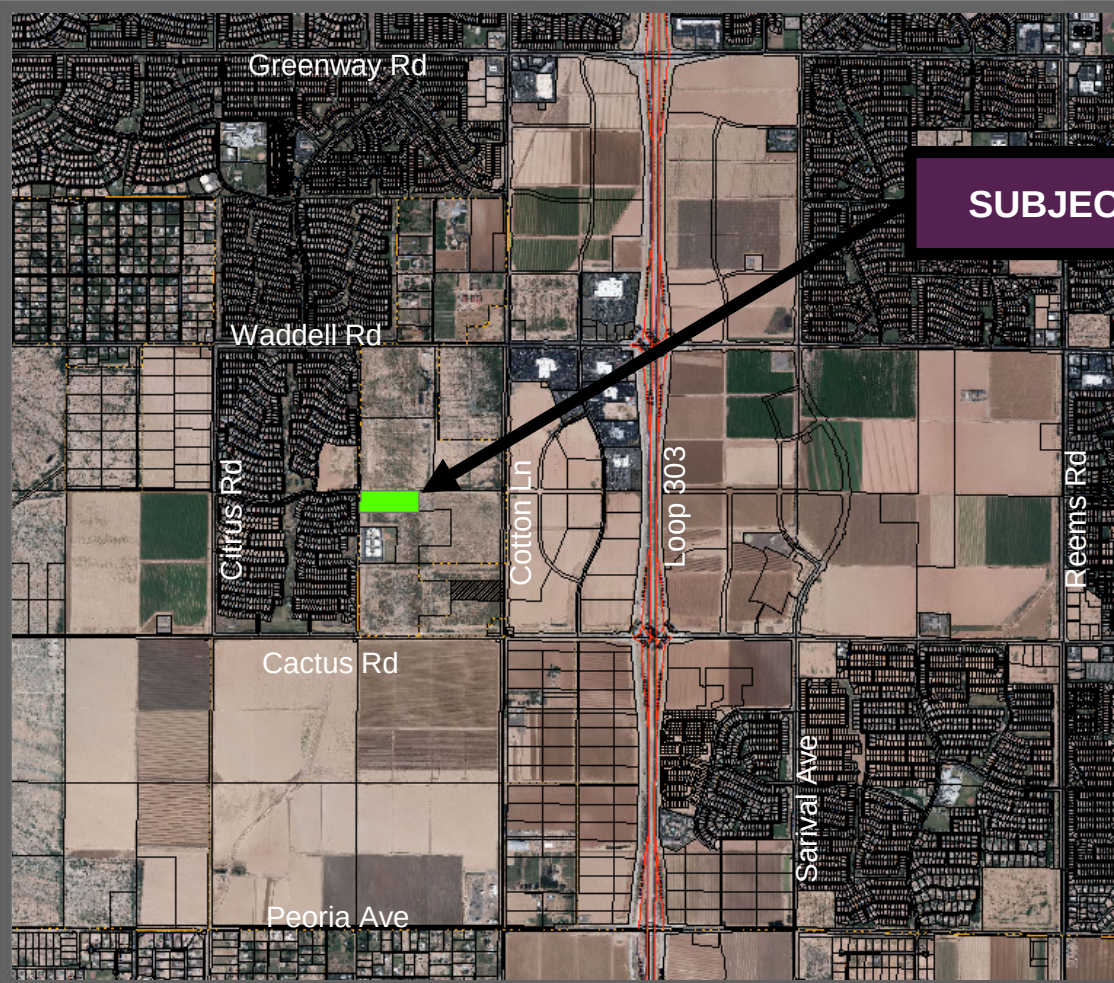
**FS16-391
175th &
Sweetwater
Rezone**

Case Map



North





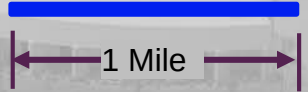
SUBJECT SITE

**FS16-391
175th & Sweetwater
Rezone**

Vicinity Map



North



175th & Sweetwater

A RESIDENTIAL DEVELOPMENT
SURPRISE, ARIZONA

PUD ZONING APPLICATION
DECEMBER 2016

PROJECT TEAM

Developer: Surprise Village Partners, LLC
c/o AZ Community Development, LLC
Mr. Joseph Kalish and Jack Hilton
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Phoenix, AZ 85029
(602) 499-0899

Land Planner: LVA Urban Design Studio, LLC
Mr. Mark Reddie
120 South Ash Avenue
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Mr. Don Willie
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(602) 678-5151



Traffic: CivTech
Ms. Dawn Cartier
10605 N. Hayden Road, Suite 140
Scottsdale, AZ 85260
(480) 659-4250



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A.	Legal Description and ALTA Survey
B.	Traffic Impact Analysis
C.	Master Drainage Report
D.	Master Water Report
E.	Master Wastewater Report

1.0 DESCRIPTION OF REQUEST

1.1 Introduction

On behalf of Surprise Village Partners, LLC, Managed by AZ Community Development, LLC, LVA Urban Design Studio, LLC is requesting a zone change from 10 acres of R1-43 to 10 acres of RM-9 PUD. This request includes a PUD Overlay on 10-acres located at the southeast corner of 175th Avenue and Sweetwater Avenue. The site is a rectangular-shaped parcel located $\frac{3}{4}$ mile west of the Loop 303 freeway, and is bounded by the Paradise Honor School property to the south, the planned Magnolia development to the east, Sweetwater Avenue to the north, and 175th Avenue to the west. See **Figure 1, Vicinity Map** for the property boundary and general location and **Appendix A, Legal Description and ALTA Surveys** for the legal boundaries of the property. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 178-acre property surrounding this site. Upon annexation, rezoning and platting, the intent is to include this parcel within the overall Magnolia master planned community.

1.2 Project Overview and Zoning Request

The proposed project will be developed as a single-family residential development within an active growth area of the City of Surprise. While being zoned separately, the intent is to include this property within the overall Magnolia master planned community, which will include a blend of various lot sizes, a centralized community center, an abundance of active and passive open spaces, a connected trail system, and attractive landscaping throughout. The residential zoning for the property is RM-9 PUD using the Conventional Character Pattern. See **Figure 2, Proposed Zoning Map** for the location of the zoning district boundary. The RM-9 PUD zoning designation is affiliated with a 3,000 square foot minimum lot size.

175th & Sweetwater Avenue will include up to 55 residential units which translates to a maximum gross density of 5.5 dwelling units per acre. This is consistent with the 2-8 dwelling units per acre density range permitted within the Neighborhood General Plan Land Use designation. While lot sizes may vary with the final development plan, the concept plan includes a proposed 40' x 98' alley product.

1.3 Residential Zoning Designations and Development Standards

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Unified Development Code as may subsequently amended. The PUD overlay designation shall be applied to the property to allow modification of various development standards proposed within the development. Unless specifically modified herein, the development of the property shall comply with **Chapter 122** of the Surprise Municipal Code. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

The property will be zoned RM-9 PUD. The proposed residential development standards affiliated with the RM-9 PUD zoning district will be modified as provided in **Table 1, RM-9 PUD Development Standards** below. Note that only “red” text items include modified standards. These amended development standards were created based on the anticipated

lot size and product type proposed within the community in concert with the creation of meaningful, connected open space and a community design that emphasizes a high quality visual appearance throughout the community. One of the possible features that may be provided is an alley-loaded product where the vehicle garages are accessed off a rear alley, de-emphasizing the garage from public view, creating an attractive, pedestrian-oriented environment from the public realm. If provided, the alleys will be a minimum of 20' in width (10' on either side of the lot line) with 3' concrete ribbon on either side (26' minimum between structures), with the garage door at the back of the concrete ribbon. This design standard supports the 13' rear setback requirement proposed in the RM-9 PUD standards.

Table 1: RM-9 PUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

Footnotes:

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback shall be 10').

(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.

(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

1.4 Residential Development Plan Concept

The development plan concept represented in **Figure 3** is non-regulatory and subject to change without triggering an amendment to the zoning, but has been provided to graphically illustrate how the property may be developed, including roadway access and

connectivity, relationship between surrounding properties, general lot configuration, and location and size of open spaces. The development plan concept represented in **Figure 3** identifies a 40' x 98' alley-loaded product that provides vehicle access from a rear alley and pedestrian access from the public street or common open space courtyard. This product option allows for a smaller lot size while ensuring that garages do not dominate the streetscape. The front doors and livable space within this product type will face the public street or common open space, creating an attractive streetscape environment that is oriented toward pedestrians rather than vehicles and garage doors. Garage doors are located within an alley, and are shielded from public street view. While Sweetwater Avenue begins to curve to the north, two points of access will be provided along Sweetwater at the east and west ends of the site. Additional right-of-way will be dedicated on the Magnolia property to provide the eastern connection to Sweetwater Avenue. See **Figure 3, Development Plan Concept** for a visual representation of the conceptual development plan option for the property.

1.5 Circulation Plan

The site is bounded by 175th Avenue to the east and the future Sweetwater Avenue alignment to the north, both of which are classified as Residential Collector streets with a 40' half street right-of-way. Where Sweetwater Avenue begins to curve north, additional right-of-way will be provided to ensure the connection to the local street within the development.

Primary access to the property will be from Sweetwater Avenue, with a looped local street system connecting on the east and west sides of the property. Internal alleys will provide access to garages for each of the residential lots. As part of the larger adjacent Magnolia development, Sweetwater Avenue will be constructed from 175th avenue to Cotton Lane, providing additional access to and from the property.

A Traffic Statement for the property has been prepared and is included with this rezoning application as an Appendix under separate cover.

Bicycle lanes will be provided on Sweetwater Avenue and 175th Avenue in accordance with the City's standard detail for Residential Collector Streets to facilitate bicycle movements within and adjacent to the property. Pedestrian circulation will include setback sidewalks along public streets, and a 6-foot trail that will connect the internal open space to Sweetwater Avenue. The trail is shown on **Figure 4, Open Space and Trails Master Plan**.

1.6 Landscape Theme and Community Character

The overall landscape theme will use elegant and traditional old-world trees and shrubs that are found on the low-water use plant list. Primary trees include Oak and Ash; with secondary trees including Evergreen Elm, Italian Cypress, Ficus, Vitex, Bahuania, and pollen free Swan-Hill Olive trees. Aromatic white-flowering plants may include Jasmine, Citrus, Natal Plum, Gardenia, and Plumeria. Old-fashioned garden-style plants may include English Ivy, Lily, White Lantana, Indian Hawthorn, Boxwood, Pentas, Vinca, Lady Bank's Rose, Myrtle, Rosemary, Guara, and Verbena. While many of these aromatic and old-fashioned plants may be included in select locations throughout the community, due to the harsh desert climate, selected colorful desert shrubs and groundcover plants will also be included throughout. A complete list of plant materials will be provided at the time of preliminary plat, and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended.

The property's character and hardscape elements will include formal tones and elegant simplicity that are characteristic of traditional architecture. Theme walls and signage will use simple forms of stucco, single scored block, cast stone and ornamental iron. Precast concrete floral accent plaques and brick may be used as accent materials for walls and paving. To provide a pleasing contrast with the many shades of green and white present in the plant materials, the hardscape color scheme will build a white, gray and black foundation palette, accented with bright bursts of color at focal points and in site furniture. See **Figure 5**, *Wall Details* for the design concept for the various wall types proposed within the development.

1.7 Open Space, Trails and Amenities Plan

175th & Sweetwater will provide perimeter and internal open spaces, a pocket park and 6-foot trail that will encourage walking and pedestrian connectivity within the larger surrounding community. A minimum 40' wide landscape buffer will be provided along 175th Avenue to include landscaping and neighborhood entry monuments at the roadway entry into the community. This exceeds the minimum landscape buffer requirement of 15' by more than double. The pocket park will include active and passive recreational amenities such as shade ramadas, picnic areas, informal play field and landscaping to serve the residents within the development. The property will provide a minimum of 25% open space, a 5% increase in the 20% requirement per the Conventional Character Pattern standard.

1.8 Drainage Master Plan

The site generally slopes in a southeasterly direction. 175th Avenue is an improved half street adjacent to the site. There is street median with full section fronting the school site and there is full section at the intersection of 175th Avenue and Waddell Road. The road slopes in a southerly direction and there is a large catch basin south of the intersection of 175th Avenue and Waddell Road that captures the street runoff into the street storm drain system. The site is located mostly in Zone X according to FIRM Panel 04013C1660L, revised October 2013.

The intent of the grading design is to convey the runoff generated onsite during a 100-year 2-hour storm event or smaller into retention basins, located within the subdivision. The roadways will convey the street runoff to the different basins, proposed in different locations of the subdivision. When the street capacity is exceeded, catch basins with a storm drain system will be installed to allow the runoff to stay within the street right way of way section.

The finish floor elevations for the site will be set higher than the adjacent 100-year water elevations and the cascading outfall elevations for the site in case of storm events beyond the 100-year storm events.

1.9 Water & Sewer Master Plans

Water

The existing water infrastructure around the site is located in pressure zone 3, per EPCOR information. Zone 3 will connect to an existing 12 inch water line at Sweetwater Avenue and 175th Avenue. The 12 inch main will be extended easterly along Sweetwater Avenue. This will serve an 8 inch loop that will be located in the roadway sections. A fire flow test was conducted and shows high static pressures at approximately 90 psi. PRVs will need

to be installed at the individual water meters. Public hydrants will be spaced along the local roadways and Sweetwater Avenue. A Master Water Report has been completed for the project and contains detailed water modeling information and results.

Sewer

The sewer will connect to an existing 12 inch sewer line in 175th Avenue to the west of the site with an 8 inch sewer at the road just south of the existing school site. The 8 inch sewer main is designed to exceed the minimum slopes required to provide 2 feet per second velocity when flowing full, and less than 0.65 d/D during the peak day demand. A master Sewer report has been prepared for this project and contains detailed modeling information and results.

1.10 Future Home Owners Association Responsibility

The community will include a home owners association (HOA) that will own and maintain all common community amenities, including signage, parks, trails, open space tracts, private alleys, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. The purchasers of property within the community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA. It is the intent that this development will become part of the adjacent Magnolia community and HOA after annexation and zoning approval, however, if that does not happen, an agreement related to the dedication of all necessary right-of-way for the construction of Sweetwater Avenue will be required prior to the first phase of development of either project.

2.0. EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

The proposed site is located on the southeast corner of 175th Avenue and Sweetwater Avenue within unincorporated Maricopa County (currently within a County island), but within City of Surprise General Planning area. More specifically, the property is a rectangular-shaped parcel generally bounded by 175th Avenue to the west, Sweetwater Avenue to the north, the planned Magnolia community to the east, and the Paradise Honors School to the south. The subject site is defined in **Appendix 1, *Legal Description and ALTA Survey***. The intent is to annex the property into the City of Surprise concurrent with this rezoning application.

The following Assessor Parcel Numbers are included with this zoning application:

502-04-002P, A&B Investments

502-04-002J, A&B Investments

2.2 Existing Land Use, General Plan Designation and Zoning

The subject property is currently vacant land that was once used for agricultural purposes. Properties surrounding the site include vacant land to the north, vacant land to

the east, vacant land and the future expansion of the Paradise Honor School to the south, and single family residential property to the west. Paradise Honors School, a K-12 charter school is located immediately adjacent to the property along 175th Avenue, and has plans to expand up to the southern property line with new classroom buildings, parking, athletic fields and other associated improvements. See **Table 2** below and **Figure 1**, *Vicinity Map* for the existing land uses on the site and surrounding area.

The proposed site is currently within the City of Surprise 2035 General Plan boundary and is designated as *Neighborhood Character Area*. The site is also within the *Residential (Citrus and Cactus) Growth Area* as defined within the Anticipated Growth map in the General Plan. The Neighborhood land use designation allows for densities up to 8+ dwelling units per acre and supports a wide variety of residential development opportunities. The proposed zoning is in conformance with the Neighborhood General Plan designation, and will utilize the *Suburban Development Type* (2-8 du/ac) throughout the community. See **Table 2** below and **Figure 6**, *Existing General Plan Land Use Map* for the general plan land use designation on the site and surrounding area.

Currently, the property is zoned RU-43 (Rural 43) in unincorporated Maricopa County, permitting 1 dwelling units per acre. The intent of this zoning district is to conserve open land use and permit farming and rural residential uses. See **Table 2** below and **Figure 7**, *Existing Zoning Map* for the existing zoning on the site and surrounding area.

Table 2: Existing Land Use, General Plan Designation and Zoning

	LAND USE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
SITE	Vacant	Neighborhood	County RU-43
NORTH	agricultural & vacant	Neighborhood	County RU-43
EAST	agricultural and vacant	Neighborhood	County RU-43
SOUTH	Vacant (future Paradise Honors School expansion)	Neighborhood	County RU-43
WEST	Single family residential	Neighborhood	PAD

2.3 Regional Facilities and Services

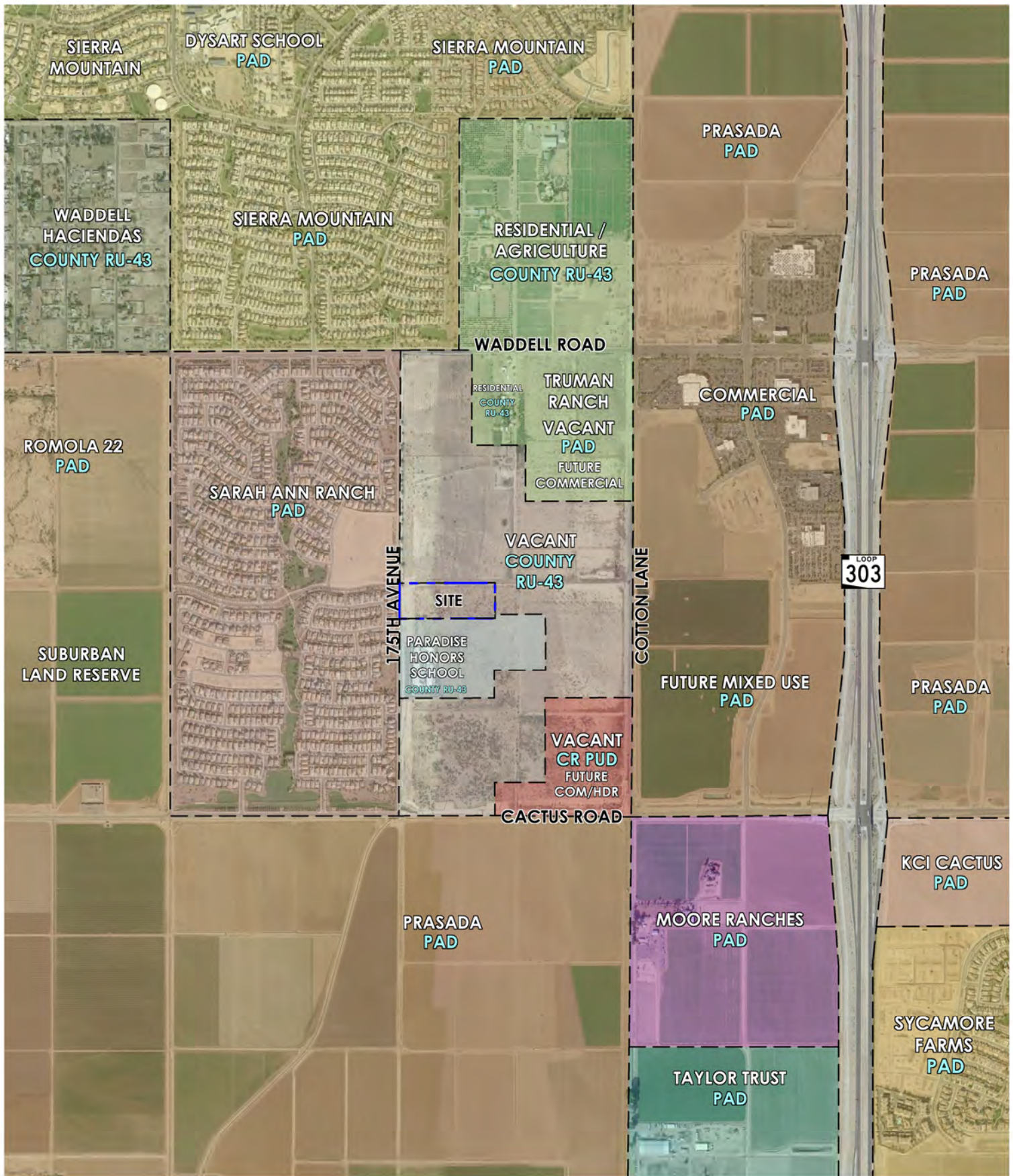
The site falls within the City of Surprise Planning Boundary, but is currently located in unincorporated Maricopa County. The site is within an area generally surrounded by the City of Surprise jurisdictional limits, making this property part of a County island. **Figure 1**, *Vicinity Map* shows the jurisdictional limits of the City of Surprise city limits in relation to lands within unincorporated Maricopa County.

The proposed property is approximately ¾ mile west of the Loop 303 Freeway, with direct access to both the Cactus Road and Waddell Road interchanges, providing excellent access to the site along the regional freeway system. The site is bounded by two residential collector roads, including 175th Avenue and the future Sweetwater Avenue alignment.

The subject property is within the Dysart Unified School District (SUSD). The property is within the boundary of the Sonoran Heights Elementary School, located at 11405 N.

Greer Ranch Parkway, and the Shadow Ridge High School, located at 10909 N. Perryville Road. Paradise School, a K-12 charter school, is also located immediately adjacent to the property at 12775 N. 175th Avenue.

Upon annexation into the City of Surprise, fire & emergency services, law enforcement services, and refuse collection will all be provided by the City. The nearest fire station, Surprise Fire-Medical Station #307, is located 2 miles east of the site near Sarival Avenue and Cactus Road. The nearest Police Station is located in Surprise City Hall, approximately 6 miles northeast of the site.



175TH & SWEETWATER

FIGURE 1: VICINITY MAP

APPROX. SCALE:NTS

1640

DRAWN BY: PR



8/31/16



175TH & SWEETWATER

FIGURE 2: PROPOSED ZONING MAP



175TH & SWEETWATER

FIGURE 3: DEVELOPMENT PLAN CONCEPT

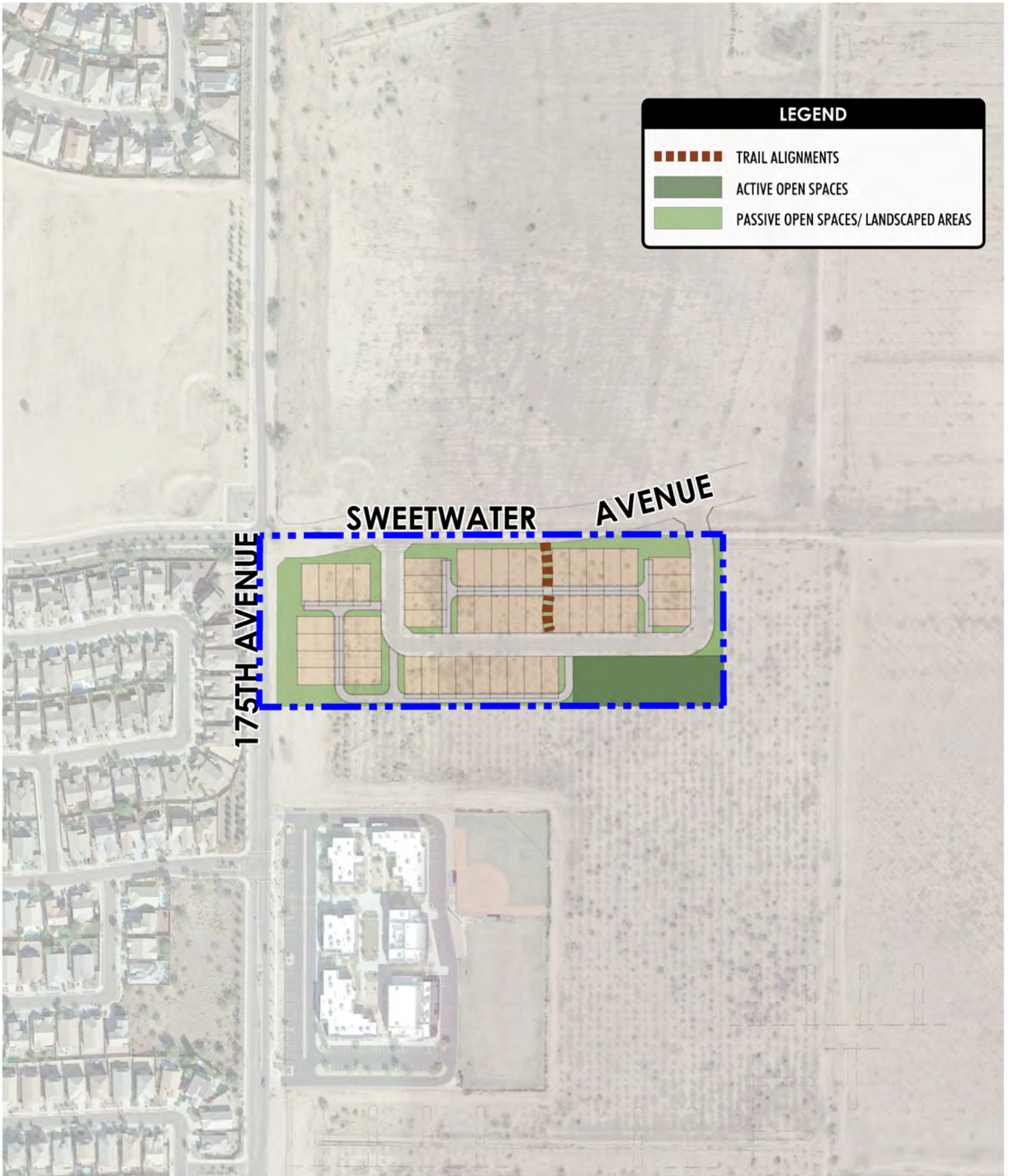
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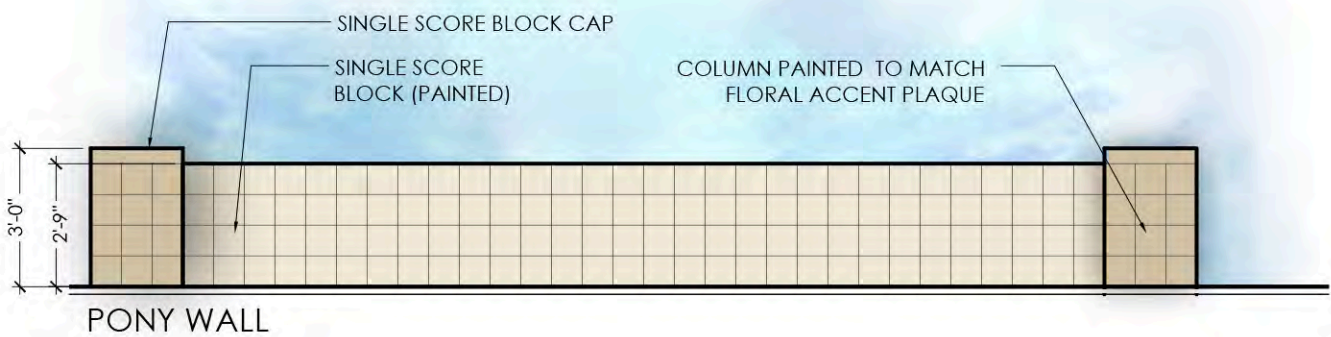
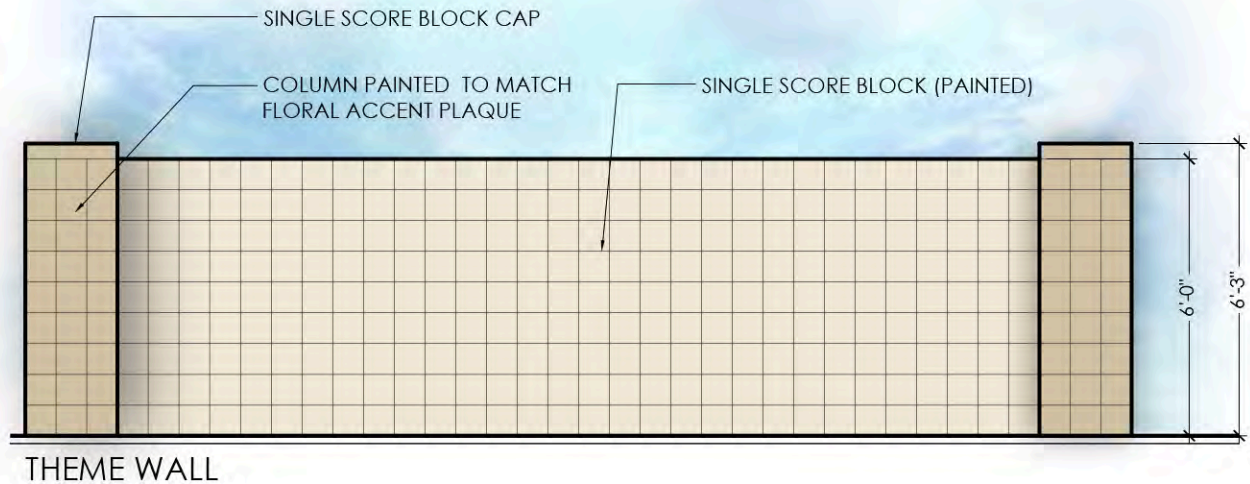
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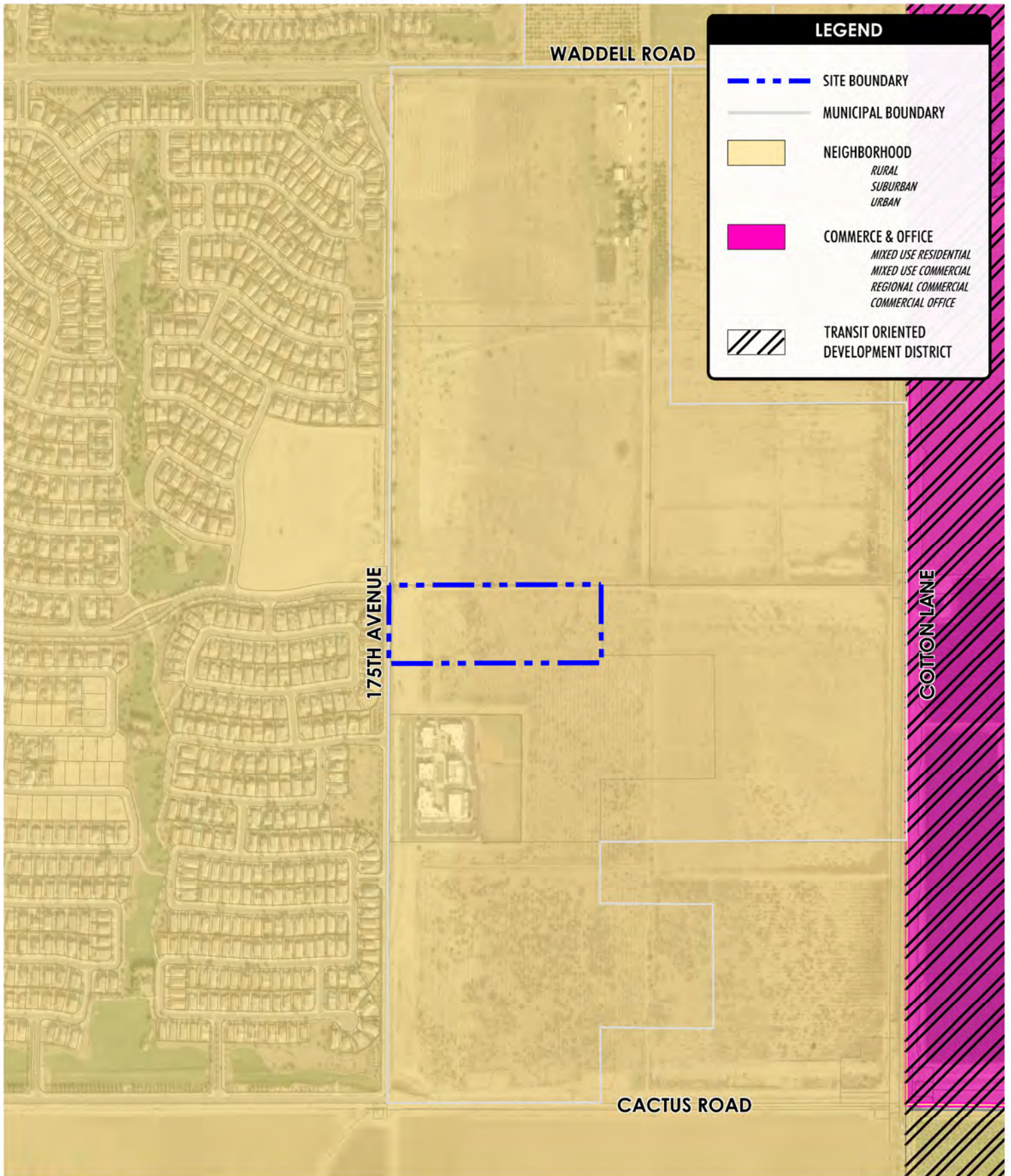
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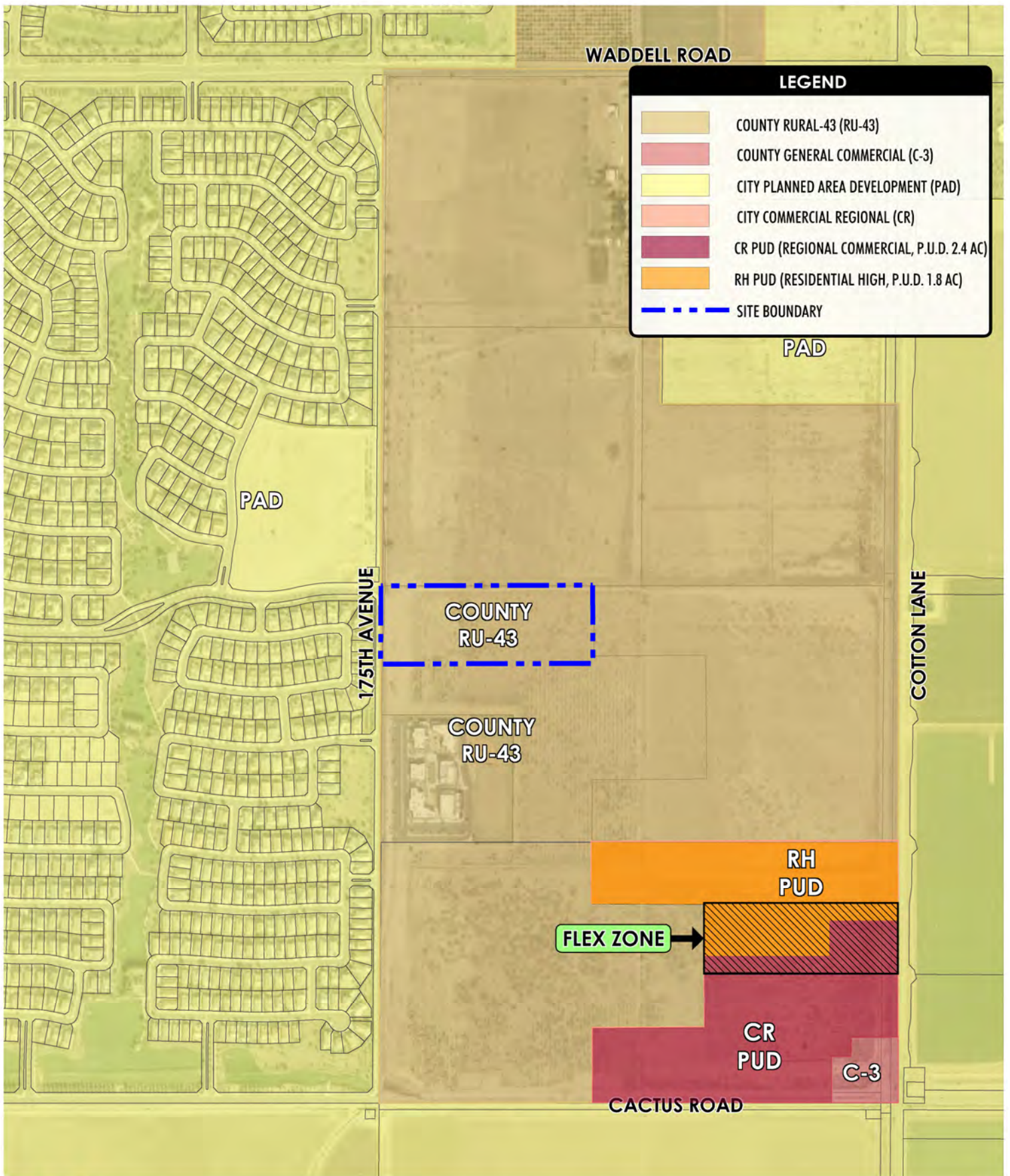


11/2/16









CITIZEN PARTICIPATION FINAL REPORT

MAGNOLIA & SWEETWATER PLANNED UNIT DEVELOPMENT

PARCEL NUMBERS: 502-04-002P, 502-04-002J, 502-04-004, 502-04-006B, 502-04-006A,
502-04-005D, 502-04-022D, 502-04-002Q, 502-04-002E, 502-04-023C, 502-04-022A,
and 502-04-002R

CITY OF SURPRISE

PREPARED BY:

LVA URBAN DESIGN STUDIO, LLC
120 E. Ash Ave.
Tempe, AZ 85281

November 2016

ANNEXATION, PUD ZONING & PRELIMINARY PLAT
(FS16-427, FS16-391 & FS16-392)

Development Team

Developer

Surprise Village Partners, LLC
c/o AZ Community Development, LLC
Mr. Joseph Kalish and Jack Hilton
11024 N. 28th Dr. Suite 170
Phoenix, AZ 85029
(602) 499-0899

Land Planner

LVA Urban Design Studio, LLC
Mr. Mark Reddie
120 South Ash Avenue
Tempe, Arizona 85281
(480) 994-0994

Civil Engineer

David Evans & Associates
Mr. Don Willie
4600 E. Washington St. Suite 250
Phoenix, AZ 85034
(602) 678-5151

Traffic Engineer

CivTech
Ms. Dawn Cartier
10605 N. Hayden Rd. Suite 140
Scottsdale, AZ 85260
(480) 659-4250

CITIZEN PARTICIPATION FINAL REPORT

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Appendices

- Appendix A: Site Posting Affidavits
- Appendix B: Neighborhood Meeting Notification Letter
- Appendix C: Daily Sun Newspaper Advertisement
- Appendix D: Meeting Exhibits
- Appendix E: Sign in Sheets & Comment Cards
- Appendix F: Scanned E-mail Comments and Responses

I. PUBLIC MEETING INFORMATION

A. Applicant Attendees:

AZ Community Development – Joseph Kalish, Jack Hilton - Owners Representatives

David Evans & Associates – Don Willie – Civil Engineer Representative

CivTech – Dawn Cartier – Traffic Engineer

LVA Urban Design Studio – Mark Reddie, Alisse Highley - Applicant/Planning Consultant

II. PROJECT DESCRIPTION

The proposed applications are requesting a zone change on 178 acres of property currently zoned R1-43 to approximately 78.6 acres of RM-6 PUD, approximately 95.2 acres of RM-9 PUD, approximately 1.8 acres of RH-PUD and approximately 2.4 acres of /CR-PUD. Note that approximately 2.3 acres within the RH-PUD and CR-PUD is in a flex zone which allows the flexibility for either zoning district based on the final site plan configuration. This request includes a PUD Overlay on the entire 178 acres located at the northeast corner of Cactus Road and 175th Avenue. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 10-acre property at the southeast corner of 175th Avenue and Sweetwater Avenue. Upon annexation and rezoning, the intent is to include this parcel within the overall Magnolia master planned community. The public outreach activities were conducted for both projects together.

As part of the Annexation and Zoning process, a neighborhood meeting was held on October 19, 2016 as an opportunity for local residents to learn about the project, ask questions, and express their comments or concerns regarding the project.

III. MEETING LOCATION

The neighborhood meeting was held at Sunset Hills Elementary located at 17825 W. Sierra Montana Loop Surprise, Arizona on Wednesday October 19, 2016 from 6:00pm to 7:00pm.

IV. NOTIFICATION

A. REQUIRED SITE POSTING

On October 4, 2016 sixteen notification signs were posted on the subject site informing the surrounding community of the proposed applications and of the neighborhood meeting. These signs will remain in place and continue to be updated as the application advances through to City Council. **Appendix A, *Site Posting Affidavits*** includes photos of the signs, locations, and affidavits.

B. REQUIRED FIRST CLASS MAILINGS

Mailed notification letters were sent from the City of Surprise to 135 property owners and HOAs on October 6, 2016. The letters included a map of the project and details on the neighborhood meeting. A copy of the outreach letter can be found in **Appendix B, *Neighborhood Meeting Notification Letter***.

C. REQUIRED NEWSPAPER ADVERTISEMENT

An advertisement was posted in in the Daily News-Sun on September 30, 2016 with a map and details of the Citizen Review Meeting. A copy of the advertisement can be found in **Appendix C, *Daily Sun Newspaper Advertisement***.

V. PUBLIC MEETING

The applicant team arrived at Sunset Hills Elementary school to set up exhibit boards and sign in/comment card tables. Directional signs were posted in the parking lot and outdoor hallways to direct and notify residents to the meeting room. See **Appendix D, Meeting Exhibits** for a copy of all exhibits presented at the Neighborhood Meeting.

Twenty eight attendees were recorded on the sign-in sheet (See **Appendix E, Sign-In Sheet and Comment Cards**) for the open house style neighborhood meeting. Guests were greeted at the door and encouraged to walk through the exhibits with a member of the development team. Comment cards were provided throughout the meeting. The meeting came to a close at 7:15 pm.

Since the neighborhood meeting, the applicant has followed up and emailed a site plan to the six attendees who left requests via comment card. No responses have been received at this time, but the applicant will continue to accept feedback through the application process. All sent and received e-mails to date have been included with this report as **Appendix F, Scanned E-mail Comments & Responses**.

VI. MEETING PARTICIPANT FEEDBACK

Included as **Appendix E, Sign-In Sheet & Comment Cards** is a copy of all comment cards received from the October 19th meeting. Below is a response tally, brief summary of feedback, and written responses to questions and/or negative feedback in Subsection A below. Outreach response was the result of neighborhood meeting comment cards. Similar comments are grouped together.

RESPONSE TALLY

Positive Feedback – 1

Negative Feedback – 2

Informative/Suggestions/Neutral – 7

SUMMARY OF FEEDBACK

- Encouraging relocation of proposed access on to 175th Ave
- Concern about multi-family being part of the development
- Request for site plan
- Request for continual updates
- In favor of building Sweetwater
- Concern about traffic impacts

A. GENERAL COMMENTS/CONCERNS & RESPONSES

- Eliminating 175th Ave. Access
Applicant Response – A Traffic Impact Analysis was completed as part of the application. Based on the project densities, improvements and proposed mitigation, 175th Avenue is shown to operate at an acceptable level of service.
- Concern about multi-family being included in the development
Applicant Response – Multi-family is not proposed within this development. All residential is single-family detached. This addresses resident concerns regarding this issue.

- Request for Site Plan & Follow up
Applicant Response – Emails from the applicant were sent out October 21, 2016 to those who requested additional information. An open line of communication was offered as well as an attached site plan.
- Increased traffic
Applicant Response – A Traffic Impact Analysis was done as part of the zoning submittal process for both projects. The TIA's have been submitted, revised per comments, and reviewed by staff. The TIA identifies traffic impacts and improvements required to mitigate impacts. While the applicant acknowledged that traffic will increase with the proposed development, various roadway improvements and mitigation will be provided to accommodate the increased traffic in the area. The conclusions of the TIA's indicate that with the proposed improvements and mitigation, all roadways will operate at an acceptable level of service at full build out.

VII. PUBLIC CORRESPONDENCE SUMMARY AND PLAN REVISIONS

The applicant received a phone call in response to the email sent out on October 21, 2016. That call was in reference to clarification on the date of the upcoming public hearings, and the scheduled Annexation public hearing on November 15, 2016. No other correspondence has been received.

No major adjustments were necessary to address resident concerns with the project based on feedback received at the neighborhood meeting and through comment cards. The applicant remains open to resident comments, but believes the current plan does respond to all comments expressed by the residents.



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

3 October 2016

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

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

Re: FS16-391; 175th Ave & Sweetwater Avenue

Dear Ms. Sullivan

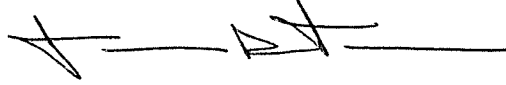
Thank you for the opportunity to provide comments on the Rezone and Preliminary Plat Application for 175th and Sweetwater Avenues. The site is on 10 net acres located at the southeast corner of 175th and Sweetwater Avenues within unincorporated Maricopa County however is within the City of Surprise General Planning Area. This request is a rezoning with a preliminary plat for a planned residential community consisting of 55 units, for an overall density of 5.5 dwelling units per acre. The subject property is currently vacant zoned Rural 43 (R-43), requested zoning for the property will be Residential Medium, Planned Unit Development (RM-9 PUD). The site is approximately 2.7 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of 5.5 du/ac meets these guidelines.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

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

JAMES R. MITCHELL

cc:

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

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

Jamie,

I have reviewed the proposed FS16-391 175th Ave & Sweetwater residential development. The development does not affect any ADOT highway facilities.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E

Phoenix, AZ 85007

602-712-7348

azdot.gov



Jamie,

Thank you for providing the Electronic Submittal for 175th Ave. & Sweetwater (FS16-391).

MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: 175th & Sweetwater Rezone

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; churches; businesses; public at-large; property owners?

OBJECTIVES:

What is the purpose of the project/service/program and why is it needed? What are the impacts if the project/service/program is not achieved?

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

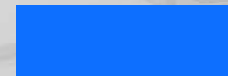
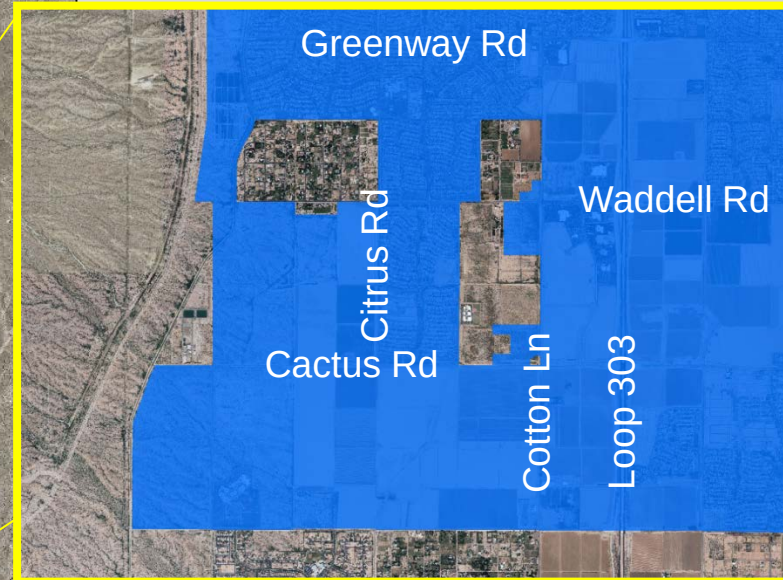
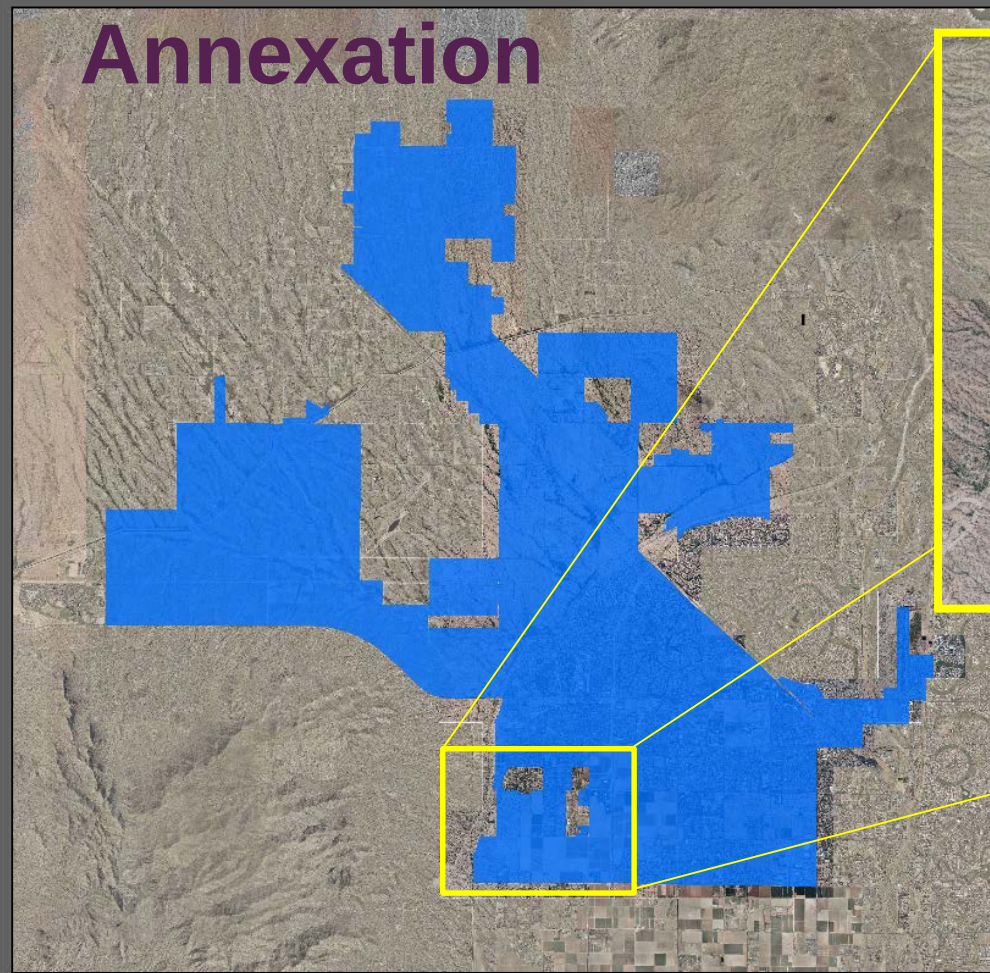


- **FS16-391 175th & Sweetwater**
 - **Rezone**
 - **Preliminary Plat**

- **FS16-392 Magnolia**
 - **Rezone**
 - **Preliminary Plat**

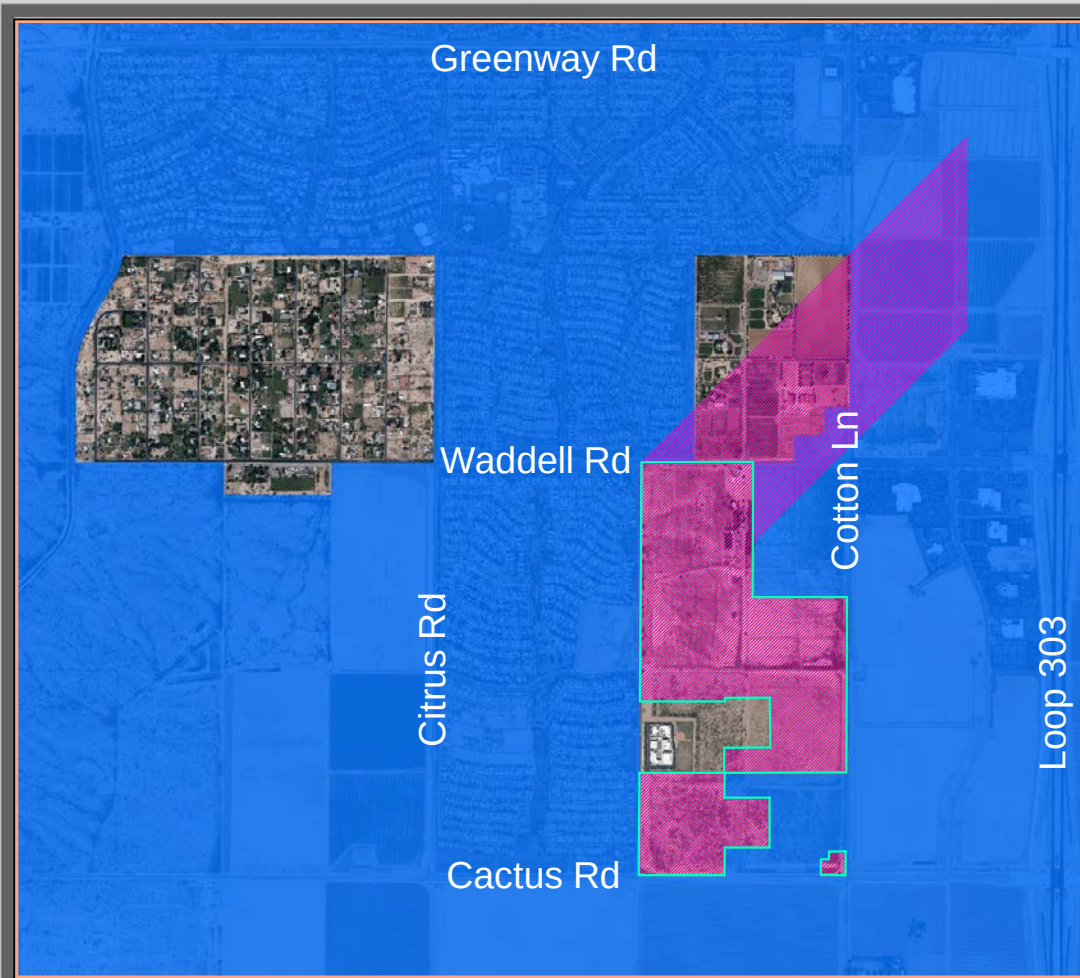
Planning and Zoning Commission
January 5, 2017 (Continued from December 15, 2016)

Annexation

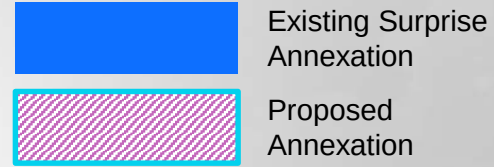


Existing Surprise
Annexation

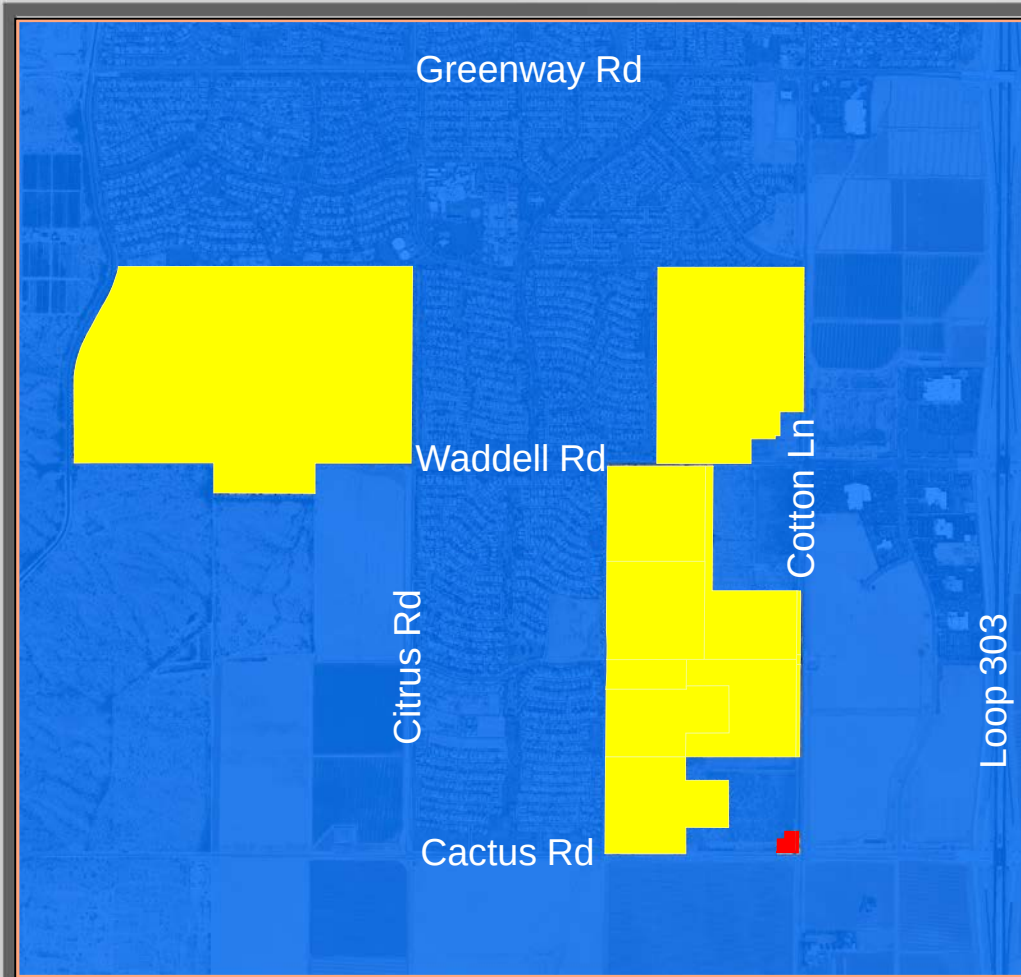
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under FS16-427



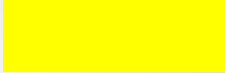
Annexation



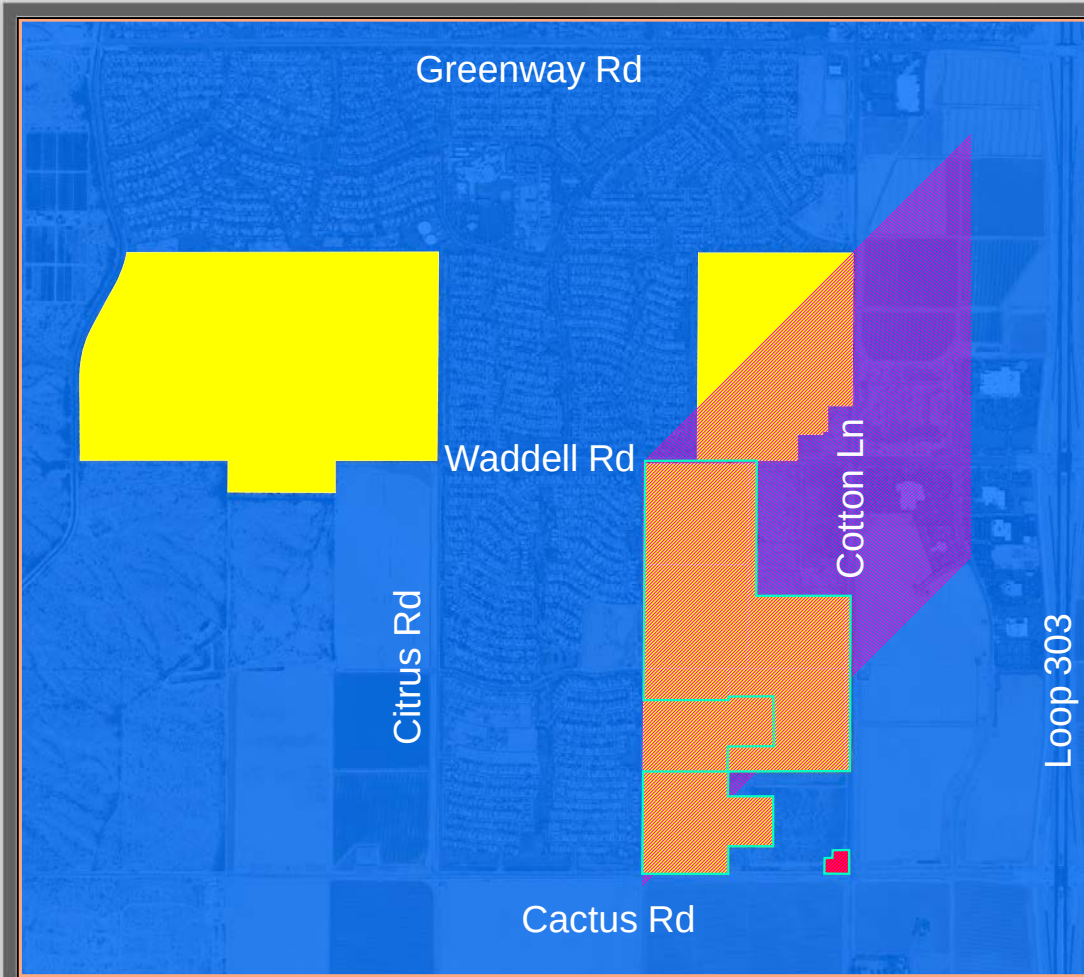
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under FS16-427



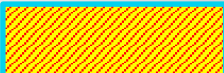
Annexation

-  Existing Surprise Annexation
-  Existing County RU-43 Zoning
-  Existing County C3 Zoning

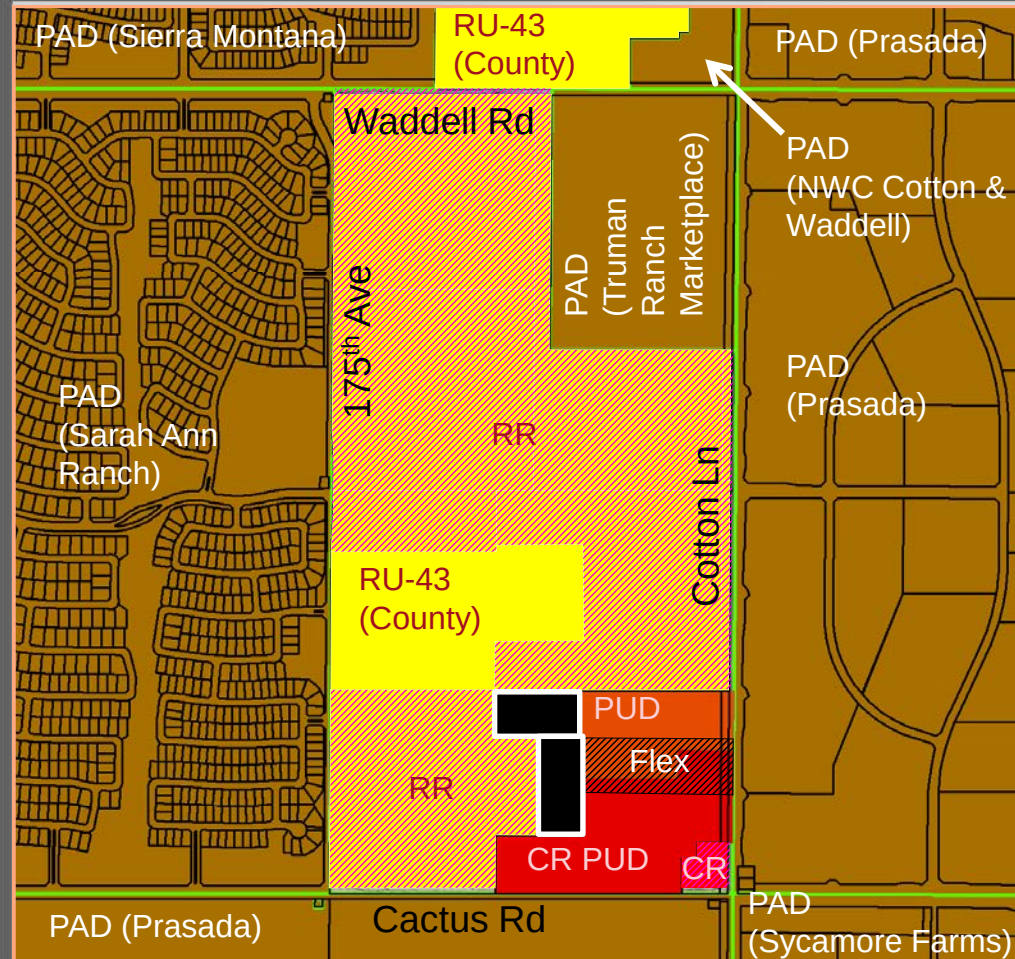
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under FS16-427



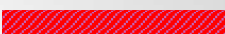
Annexation

-  Existing Surprise Annexation
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning
-  Post-Annexation Surprise CR Zoning

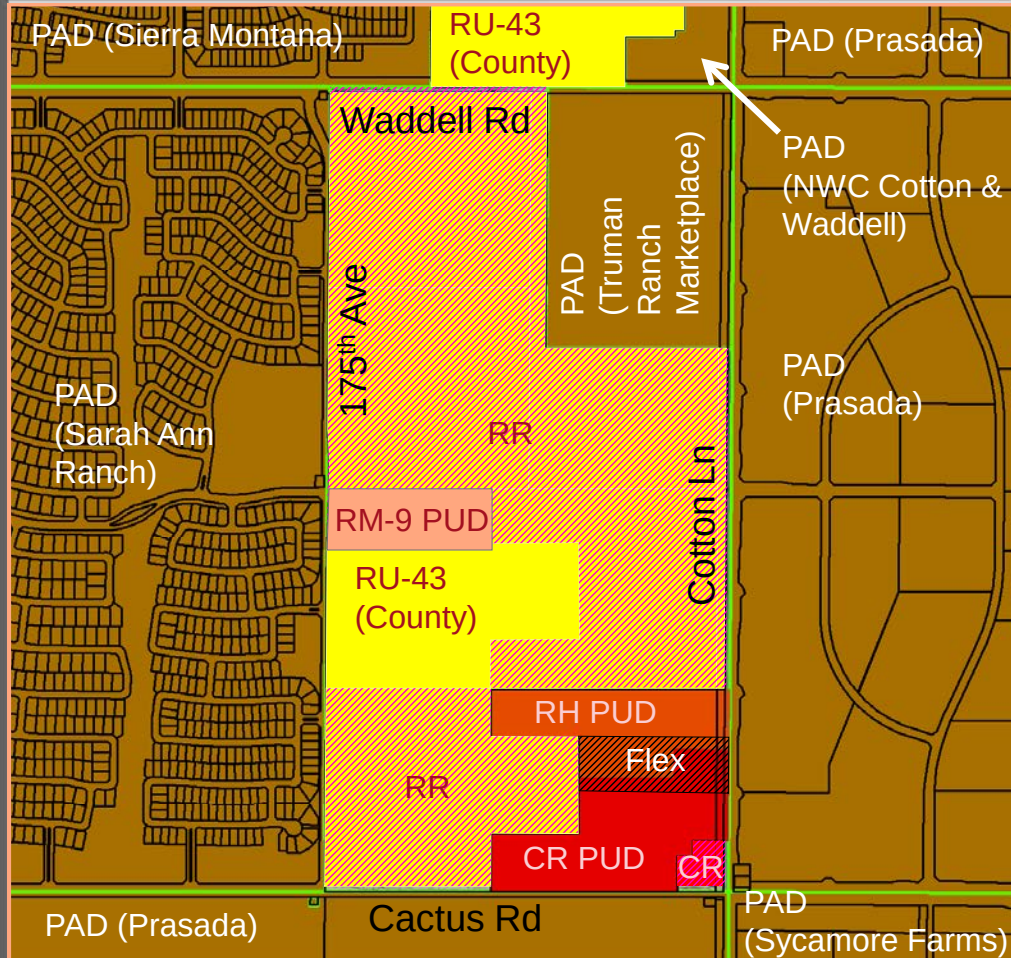
Annexation covered
under FS16-427



Zone Change

-  Existing Surprise PAD Zoning
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning*
-  Post-Annexation Surprise CR Zoning*
-  Existing Surprise RH PUD Zoning
-  Existing Surprise CR PUD Zoning
-  Existing Surprise CR PUD / RH PUD Flex Zoning

*Post-Annexation zoning presumes prior City Council approval of Annexation request covered under FS16-427

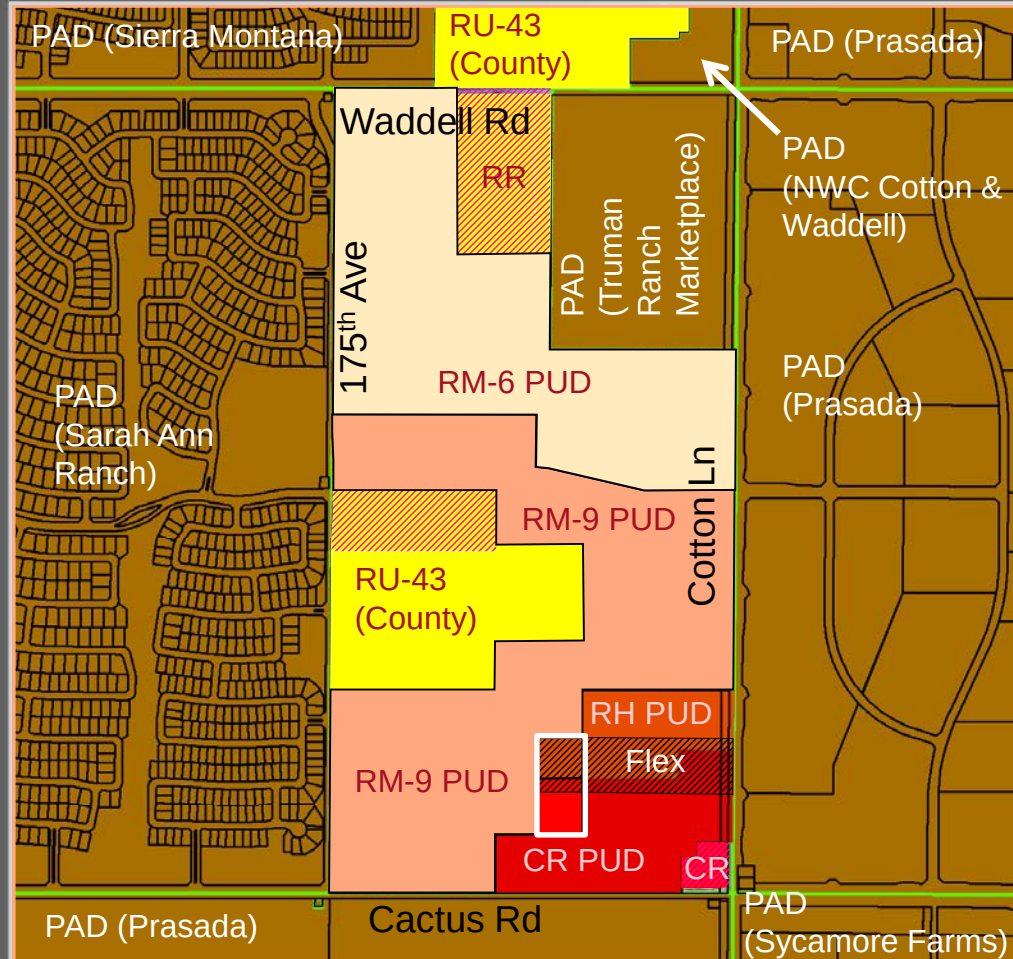


Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning

175th & Sweetwater
FS16-391

- Proposed RM-9 PUD Zoning

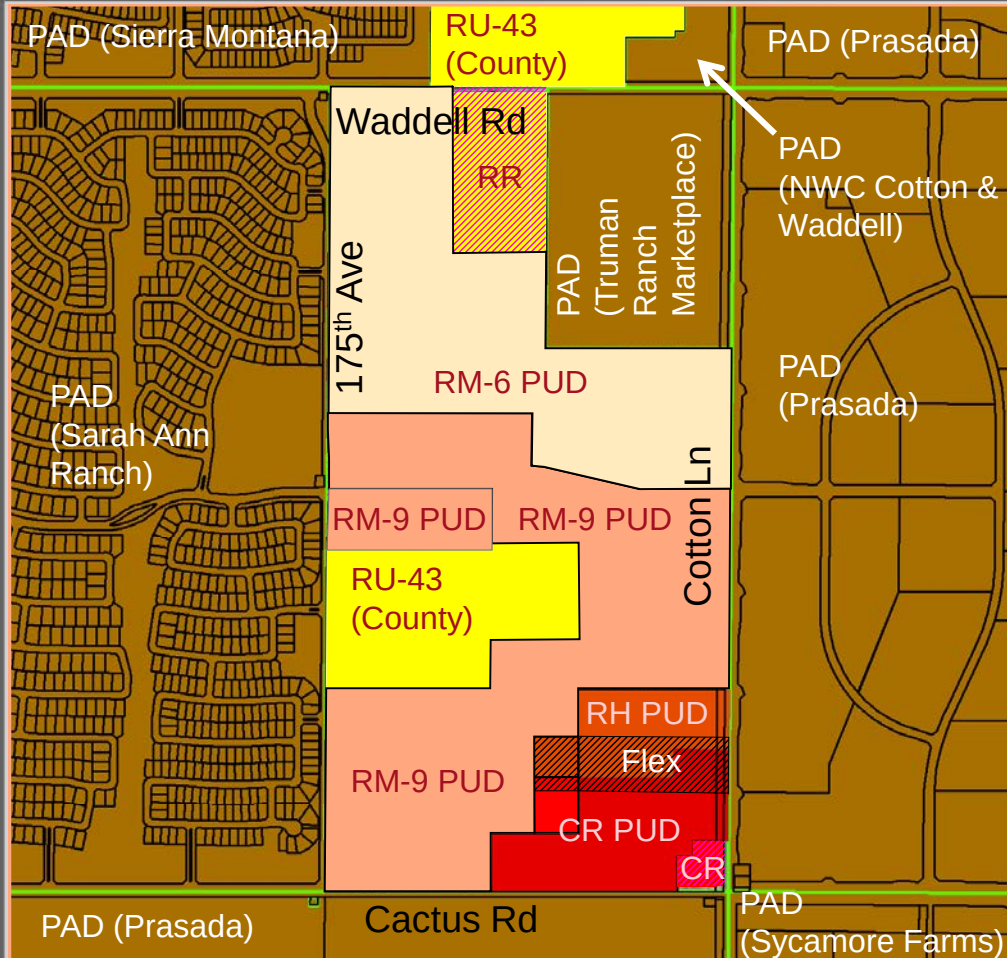


Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning



- Proposed RM-9 PUD Zoning
- Proposed RM-6 PUD Zoning
- Proposed RH PUD Zoning
- Proposed CR PUD Zoning
- Proposed CR PUD / RH PUD Flex Zoning



Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning



175th & Sweetwater
FS16-391

- Proposed RM-9 PUD Zoning
- Proposed RM-6 PUD Zoning
- Proposed RH PUD Zoning
- Proposed CR PUD Zoning
- Proposed CR PUD / RH PUD Flex Zoning

Zone Change

175th & Sweetwater
FS16-391



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south oak avenue • tempe, arizona 85281 • 480.994.0994

175TH & SWEETWATER

FIGURE 3: DEVELOPMENT PLAN CONCEPT

APPROX. SCALE: 1/8" = 1'-0"

1640 DRAWN BY: PK



11/2/14

PRELIMINARY: NOT FOR CONSTRUCTION. - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL. - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use
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11/16/14 ANAROLUCAD/P/ANNOUNCING-1640-FIGURE 3 DEVELOPMENT PLAN CONCEPT.dwg, Nov. 2, 2014.

Table 1: RM-9 FUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a FUE, in which case the minimum front setback shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

Zone Change



FS16-392

Table 1: RM-6 FUD and RM-9 FUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 FUD Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft)	(1)(2)	12/20	12/20	8/20
Minimum Side Yard Setback (ft)	(3)	TBD	TBD	5
Minimum Rear Yard Setback (ft)	(4)	20	20	13
Maximum Building Height (ft)	(5)	35	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a FUE, in which case the minimum front setback for RM-9 shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.
- (4) For RM-6 FUD, single-story minimum setback is 15', and two-story minimum setback is 20'.
- (5) For cluster product in the RM-9 FUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.



LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN SOUTHERN BOOK PAGE 212, AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 1,223.99 FEET TO A POINT THAT LIES 1,089.24 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 381.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 633.60 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 1,484.01 FEET;

THENCE SOUTH 00° 00' 00" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 999.62 FEET;

THENCE SOUTH 89° 59' 50" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 233.01 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14, WHEN POINT BEARS SOUTH OF 22° 01' 00" WEST A DISTANCE OF 2,040.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1,558.08 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 1,089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00° 00' 00" EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1,332.63 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 1,077.62 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 633.60 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 575.97 FEET;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN SOUTHERN BOOK PAGE 212, AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 00' 00" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 1,484.01 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 633.60 FEET;

THENCE NORTH 89° 59' 50" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 5,079.27 FEET;

THENCE SOUTH 00° 00' 00" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,307.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN SOUTHERN BOOK PAGE 212, AND

S.E.C. 175TH AVE & SWEETWATER

PRELIMINARY PLAT

SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (CONTINUED)

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 250.01 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 233.00 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00° 00' 00" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION OF SAID PROPERTY LINE WITHIN THAT CERTAIN HIGHWAY RIGHT OF WAY FOR THE MAIN SPUR OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY CO., EXTENDING FROM BEAULIEU STREET, AS CONVEYED BY DEED RECORDED IN BOOK 215 OF DEEDS, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN SOUTHERN BOOK PAGE 212, AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 00' 00" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET;

THENCE SOUTH 89° 59' 50" WEST, A DISTANCE OF 1,889.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 59' 50" WEST, A DISTANCE OF 672.15 FEET;

THENCE NORTH 89° 59' 50" EAST, A DISTANCE OF 672.15 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 648.08 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 00' 00" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET;

THENCE SOUTH 89° 59' 50" WEST, A DISTANCE OF 1,484.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 59' 50" WEST, A DISTANCE OF 405.52 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 648.08 FEET;

THENCE SOUTH 89° 59' 50" WEST, A DISTANCE OF 672.15 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 284.08 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 405.52 FEET OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89° 59' 50" WEST, 1,084.41 FEET ALONG SAID SOUTH LINE;

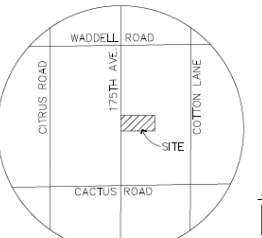
THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 44.60 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 570.96 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 633.63 FEET;

THENCE SOUTH 89° 59' 50" WEST, A DISTANCE OF 584.03 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 316.95 FEET TO THE POINT OF BEGINNING;



VICINITY MAP
SECTION 14, T3N, R2W
M2S

SITE DATA

EXISTING ZONE
ZONING AREA
NET AREA
LUMPY AREA
SUBJECT
OPEN SPACE AREA

RMS-9 PUD
10.0 AC
8.1 AC
0.4 AC
0.5 AC
2.4 AC

Development Standard	RMS-9 City Standard	Proposed RMS-9 PUD Standard
Minimum Number of Units	30	32
Minimum Density	8.0	8.0
Minimum Lot Area (sq)	4,500	5,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	40
Minimum Front Yard Setback (ft)	100	80
Minimum Side Yard Setback (ft)	10	10
Minimum Rear Yard Setback (ft)	10	10
Minimum Building Height (ft)	35	35

NOTES

- (1) Front facing garage shall have a minimum 10' front yard setback when facing a public street. Open space shall not be used to offset a minimum 8' setback for frontage adjacent to a PUD, in which case the minimum front setback shall be 10%.
- (2) Where an R-PUD is provided adjacent to a street, a minimum 10' front setback is required to provide a minimum 2' separation between the PUD and the building.
- (3) For side yard setbacks adjacent to a public street, a minimum 5' landscape tree shall be provided between the edge of the street and the lot. In compliance with the minimum 8' side yard setback, this shall provide for a minimum of 10' between the ROW and the building when adjacent to a public street.

FLOOD ZONE CERTIFICATION

NO FLOOD CERTIFICATION IS REQUIRED FOR THIS PROJECT. THE PROJECT IS LOCATED WITHIN THE "ZONE 1" FLOOD HAZARD AREA. THE PROJECT IS LOCATED WITHIN THE "ZONE 1" FLOOD HAZARD AREA. THE PROJECT IS LOCATED WITHIN THE "ZONE 1" FLOOD HAZARD AREA.

SHADED ZONE "X" AS SHOWN BY FEMA IS AREA OF HIGH ANNUAL FLOODING. AREAS OF LOW ANNUAL FLOODING WITH ANNUAL DEPTH OF LESS THAN 1 FOOT OR WITH ANNUAL FLOODING LESS THAN 1 FOOT ARE NOT SHOWN. AREAS OF LOW ANNUAL FLOODING ARE NOT SHOWN. AREAS OF LOW ANNUAL FLOODING ARE NOT SHOWN.

DEVELOPER

SURPRISE VALLEY PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
MESA, ARIZONA 85205
PHONE: (602) 499-0899
CONTACT: JOSEPH WALSH

PLANNER

LVA URBAN DESIGN STUDIO
125 SOUTH MAIN AVENUE
TAMPA, ARIZONA 85001
PHONE: (602) 636-1001
FAX: (602) 678-5155
CONTACT: MARIA GONZALEZ, PE
e-mail: ryan@lva.com

ENGINEER

DAVID DAVIS AND ASSOCIATES, INC.
4800 EAST WASHINGTON STREET, SUITE 200
PHOENIX, ARIZONA 85034
PHONE: (602) 636-1001
FAX: (602) 678-5155
CONTACT: MARIA GONZALEZ, PE
e-mail: ryan@lva.com

SHEET INDEX

1. SITE MAP
2. STREET CROSS SECTIONS
3. UTILITY PLAT
4. PRELIMINARY PLAT
5. SOLID WASTE COLLECTION ROUTE PLAN

BASIS OF BEARING

SOUTH SOUTHWEST, THE MEASURED BEARING BETWEEN A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE AND A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE, AS SHOWN HEREIN, UTILIZING THE LOCAL SHARPNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOCAL DISTRIBUTION SECTION

UNIVERSITY OF ARIZONA
NAD 83
LARGEST COMMON CORNER
(SHOULD PARALLEL)

INTERPOLATED FEET
NAD 83
LARGEST COMMON CORNER
(SHOULD PARALLEL)

STANDARD PARALLEL SCALE
1:10,000 (EARTH)

STANDARD PARALLEL SCALE
1:10,000 (EARTH)

STANDARD PARALLEL SCALE
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STANDARD PARALLEL SCALE
1:10,000 (EARTH)

REVISIONS

NO. 1
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 2
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 3
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 4
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 5
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 6
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 7
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 8
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 9
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 10
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 11
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 12
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 13
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 14
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 15
DATE 1/1/2011
BY J. WALSH

REVISIONS

NO. 16
DATE 1/1/2011
BY J. WALSH

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NO. 17
DATE 1/1/2011
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BY J. WALSH

NO. 30
DATE 1/1/2011
BY J. WALSH

NO. 31
DATE 1/1/2011
BY J. WALSH

NO. 32
DATE 1/1/2011
BY J. WALSH

NO. 33
DATE 1/1/2011
BY J. WALSH

NO. 34
DATE 1/1/2011
BY J. WALSH

NO. 35
DATE 1/1/2011
BY J. WALSH

NO. 36
DATE 1/1/2011
BY J. WALSH

NO. 37
DATE 1/1/2011
BY J. WALSH

NO. 38
DATE 1/1/2011
BY J. WALSH

NO. 39
DATE 1/1/2011
BY J. WALSH

NO. 40
DATE 1/1/2011
BY J. WALSH

NO. 41
DATE 1/1/2011
BY J. WALSH

NO. 42
DATE 1/1/2011
BY J. WALSH

Preliminary Plat

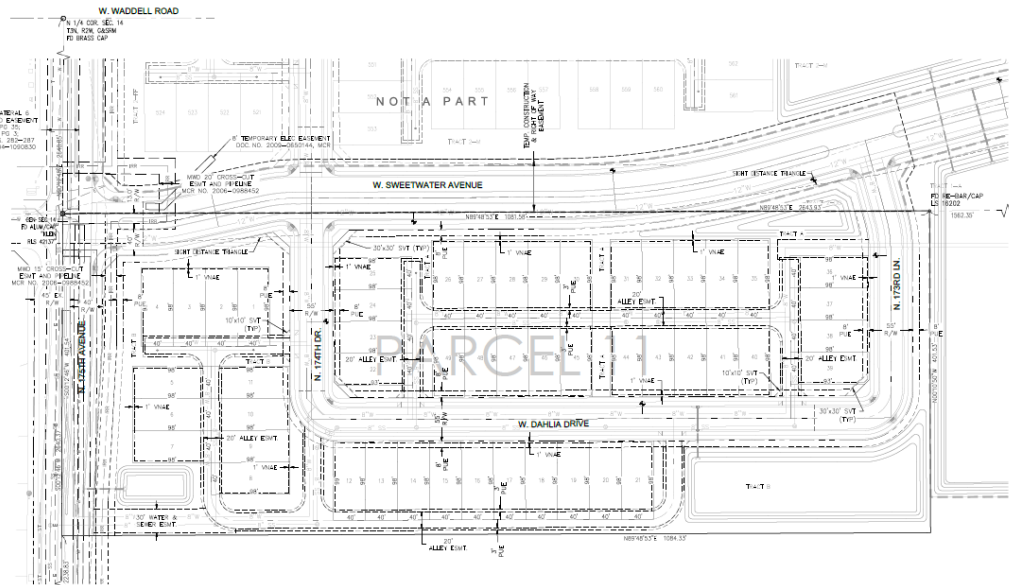
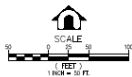
175th & Sweetwater
FS16-391

- 49 Alley Loaded Lots in RM-9 PUD Zoning District
- Will integrate with Magnolia
- Must plat concurrently with Magnolia Phase I or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities and be part of the Magnolia HOA

Preliminary Plat

175th & Sweetwater
FS16-391

PRELIMINARY PLAT	DATE: 1/11/2017	BY: [Signature]
SEC 175TH AVE & SWEETWATER	DATE: 1/11/2017	BY: [Signature]
CITY OF SURPRISE, ARIZONA	DATE: 1/11/2017	BY: [Signature]
PRELIMINARY PLAT	DATE: 1/11/2017	BY: [Signature]
SEC 175TH AVE & SWEETWATER	DATE: 1/11/2017	BY: [Signature]
CITY OF SURPRISE, ARIZONA	DATE: 1/11/2017	BY: [Signature]
PRELIMINARY PLAT	DATE: 1/11/2017	BY: [Signature]
SEC 175TH AVE & SWEETWATER	DATE: 1/11/2017	BY: [Signature]
CITY OF SURPRISE, ARIZONA	DATE: 1/11/2017	BY: [Signature]



TRACT TABLE

TRACT NAME	AREA (AC)	PURPOSE
A	0.794	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, DRAINAGE, AND COMMUNITY AMENITIES
B	2.374	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	3.168	

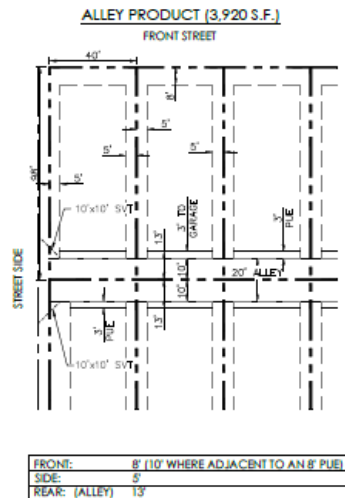
NOTE:
MINIMUM LOT THICKS TO BE PROVIDED
ON FINAL PLAT



175th & Sweetwater FS16-391

Development Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sq)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garages shall have a minimum 5' setback (unless adjacent to a FUE, in which case the minimum front setback shall be 10').
- (2) Where an S' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89°48'58" WEST, 2,645.91 FEET.

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°48'58" WEST, 1,566.22 FEET TO A POINT THAT LIES 1,566.22 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00°12'02" WEST, 33.00 FEET TO A POINT ON THE NORTH LINE OF THAT 33.00 FOOT WIDE SECTION 14; THENCE ALONG THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015-088709, MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE NORTH LINE OF SAID DEDICATED RIGHT OF WAY, SOUTH 89°48'58" WEST, 1,089.01 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER.

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°12'02" EAST, 1,295.63 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT NO. 2015-088709, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015-088709, SOUTH 89°48'58" WEST, 1,089.01 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SOUTH 89°48'58" WEST, 1,089.01 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015-088709, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 00°12'02" WEST, 316.90 FEET.

THENCE CONTINUING ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 89°48'58" EAST, 594.03 FEET.

THENCE CONTINUING ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 00°12'02" WEST, 633.80 FEET TO THE NORTHEAST CORNER OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709.

THENCE ALONG THE WESTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, SOUTH 89°48'58" WEST, 570.93 FEET TO A POINT ON THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN DOCUMENT NO. 2009-1021524, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE ALONG THE WESTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2009-1021524, NORTH 00°12'02" WEST, 337.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14.

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SOUTH 89°48'58" WEST, 1,089.01 FEET TO AN ALUMINUM CAP, MARKED PLEN RLS 421377 FOUND AT THE CENTER OF SAID SECTION 14.

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00°12'02" EAST, 2,607.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33.00 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 810.02 FEET TO A POINT ON THE EAST LINE OF THE WEST 810.02 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID EAST LINE, SOUTH 00°12'02" WEST, 1,050.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1050.02 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 811.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1050.02 FEET OF THE EAST HALF OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID EAST LINE, SOUTH 00°12'02" WEST, 833.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1715.99 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 1,188.86 FEET TO A POINT ON THE WEST LINE OF THE EAST 33.00 FEET OF SAID SECTION 14.

THENCE ALONG SAID SOUTH LINE, SOUTH 00°12'02" WEST, 823.34 FEET.

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 00°12'02" WEST, 1,308.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1,333.80 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14.

THENCE ALONG SAID NORTH LINE, SOUTH 89°48'58" WEST, 958.17 FEET.

THENCE SOUTH 00°12'02" EAST, 316.90 FEET.

THENCE SOUTH 89°48'58" WEST, 287.98 FEET.

THENCE SOUTH 00°12'02" EAST, 633.80 FEET.

THENCE SOUTH 89°48'58" WEST, 285.54 FEET.

THENCE SOUTH 00°12'02" EAST, 348.90 FEET TO THE POINT OF BEGINNING.

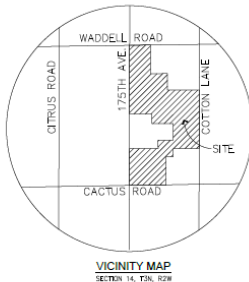
SAID PARCEL CONTAINING 3,752,358 SQUARE FEET OR 173.838 ACRES, MORE OR LESS.

MAGNOLIA PRELIMINARY PLAT SURPRISE, ARIZONA

A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING: R9-40 PUD & R9-40 PUD
GRID AREA: 110.8 AC (R9-40: 74.8 AC | R9-40: 35.2 AC)
NET AREA: 107.4 (R9-40: 74.3 AC | R9-40: 33.1 AC)
LOT COUNT: 812 LOTS
DENSITY: 5.1
PER SPAC AREA: 63.2 AC



VICINITY MAP
SECTION 14, T3N, R2W
N15E

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA AS IDENTIFIED ON THE PLAT OF SURVEY AND THAT THE REMAINDER OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE UNSHADDED ZONE. FLOOD HAZARD AREA (FHA) PARCEL NUMBER: 040130484, DATED OCTOBER 18, 2013, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND SHOWN PLATTING ONLY.

ZONE "A" AS DEFINED BY FEMA IS: SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, NO FLOOD DEVIATIONS (DEEMED).

SHADDED ZONE "X" AS DEFINED BY FEMA IS: AREAS OF 1% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH GRAVITATIONAL AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER

SURPRISE ALLIANCE PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
PHOENIX, ARIZONA 85034
PHONE: (602) 499-0899
CONTACT: JOSEPH PAULIN

PLANNER

LUA URBAN DESIGN STUDIO
130 SOUTH 4TH AVENUE
TUCSON, ARIZONA 85709
PHONE: (520) 796-5101
PHONE: (480) 994-0994

ENGINEER

SAHIL DAVS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034
PHONE: (602) 478-5151
FAX: (602) 478-5150
CELL: (602) 478-5150
E-MAIL: rty@sdai.com

SHEET INDEX

1 COVER SHEET
2 PRELIMINARY MAP
3 DETAIL AND CROSS SECTIONS
4-14 PRELIMINARY PLAT
15-17 BORING AND MARKING PLANS
18-20 SOLID WASTE COLLECTION ROUTE

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A POINT ON THE SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND CITRUS LANE AND A POINT ON THE SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE AS SHOWN HEREIN, UTILIZING THE LIDAR SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DESCRIPTION PROJECTION.

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83
PROJECTION TYPE: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)

LATITUDE OF ORIGIN: 33°15'00" N
CENTRAL MERIDIAN: 112°15'00" W
FALSE NORTHING: 1,500,000.000 IN
FALSE EASTING: 2,500,000.000 IN
STANDARD PARALLEL SCALE: 1.000000 (EXACT)

BENCHMARK

2 INCH CITY OF SURPRISE BRASS ORIGIN WITH RAISED DATUM POINT - MARKED CITY OF SURPRISE BENCHMARK 2017 1008.7 - LOCATED ON TOP OF GRANITE CURB APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND CITRUS LANE ON THE EAST SIDE OF CITRUS LANE.

ELEVATION 1246.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAV88)

LEGEND

- CENTERLINE
- PERMITS OF WAY
- PROPERTY LINE
- EXISTENT
- ELECTRICAL
- GAS
- SANITARY SEWER
- TELEPHONE
- WATER
- OVERHEAD ELECTRICAL
- FLOW LINE
- IRRIGATION LINE
- PUC
- VALVE
- STORM DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- EXISTING ELEVATION CONTOUR
- FLOW ARROW
- SIGN
- WATER VALVE
- FIRE HYDRANT
- GRADE BREAK
- MATCH LINE
- PARCEL LINE
- FLOODPLAIN LIMITS



FS16-392 Preliminary Plat

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

ANNEAL CASE #

FILE-47

DRAWING CASE #

FILE-392

SECTION 14

TOWNSHIP 3N

RANGE 2W

JOB NO.

AR00000002

1 SHEET

OF 20

Preliminary Plat



FS16-392

- 812 Lots Total
 - 215, 45' x 110 Standard Lots in the RM-6 PUD Zoning District
 - 125, 55' x 115' Standard Lots in the RM-6 PUD Zoning District
 - 224, Alley Loaded Lots in the RM-9 PUD Zoning District
 - 248, Cluster Lots in the RM-9 PUD Zoning District

Preliminary Plat



FS16-392

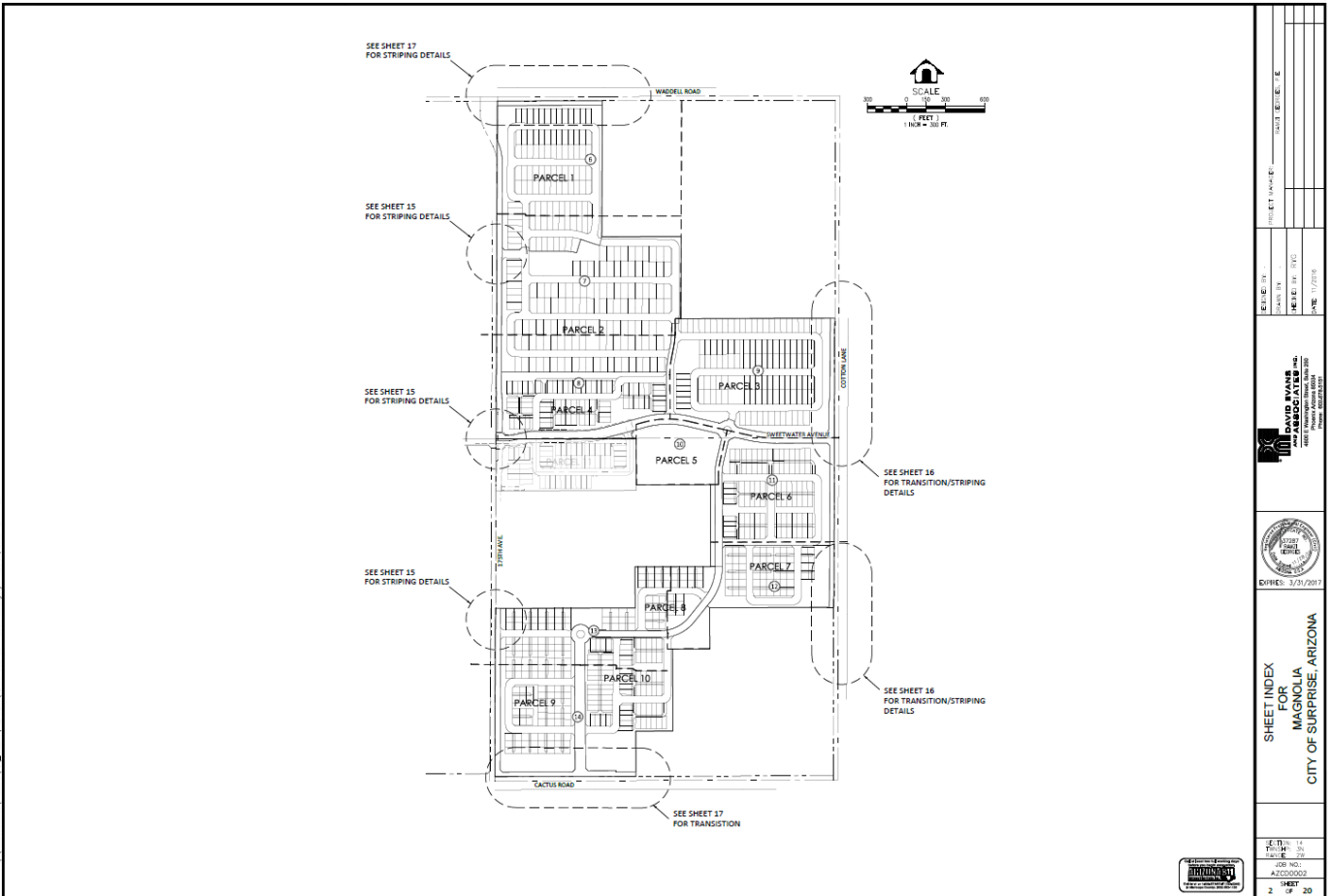
- Will integrate with 175th & Sweetwater Project
- Phase I must plat concurrently with 175th & Sweetwater Project or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities with the 175th & Sweetwater project and be part of a combined Magnolia HOA



Primary Platform

Estimote
FS16-391

175th & Jewelwater
FS16-391

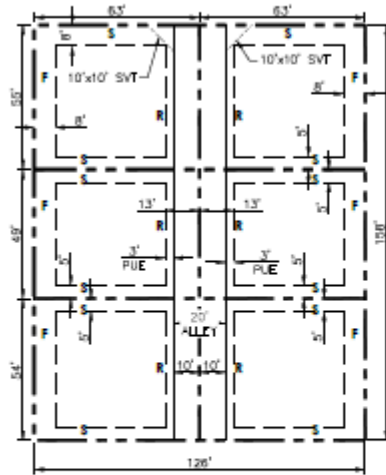


Preliminary Plat

FS16-392



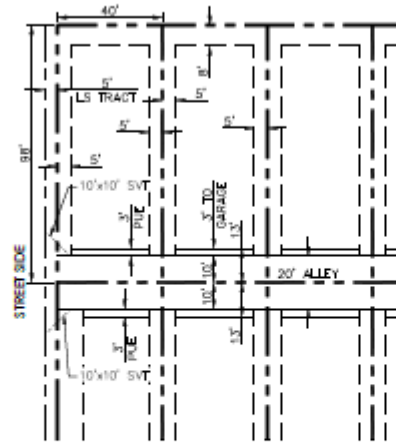
CLUSTER PRODUCT
FRONT STREET



F = FRONT YARD
R = REAR YARD
S = SIDE YARD

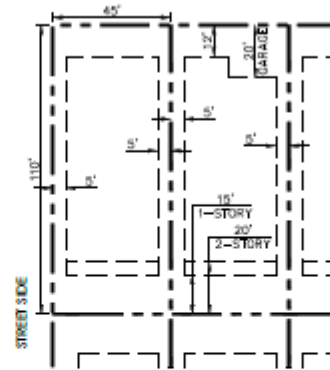
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
STREET SIDE: 8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY) 13'

ALLEY PRODUCT (3,920 S.F.)
FRONT STREET



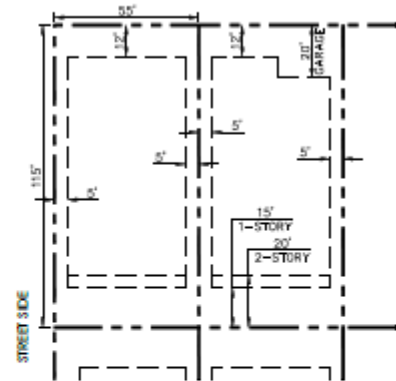
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
REAR: (ALLEY) 13'

45' X 110' LOT SIZE (4,950 S.F.)
FRONT STREET

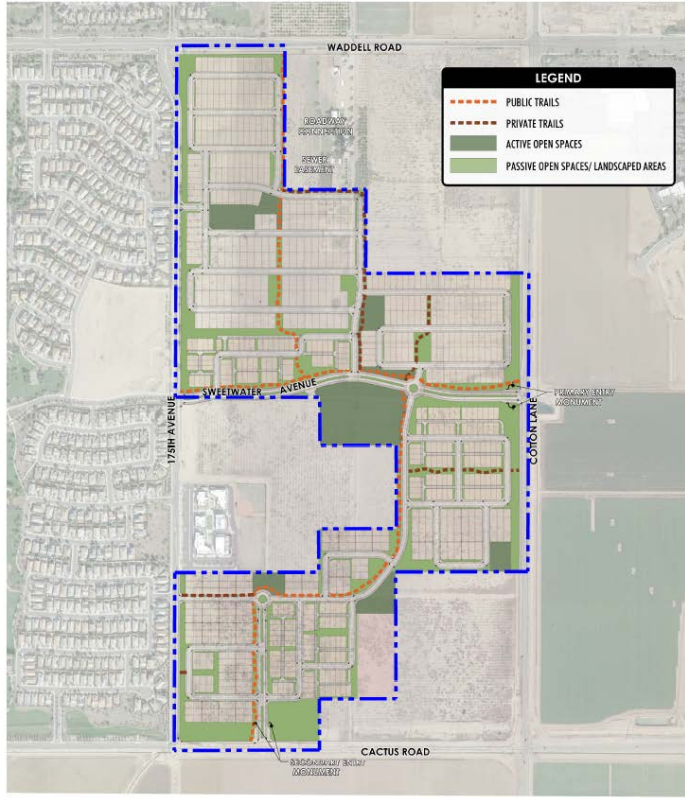


FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)

55' X 115' LOT SIZE (6,325 S.F.)
FRONT STREET



FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)



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MAGNOLIA

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE: 1/8" = 1' N.T.S.

1640 DRAWN BY: PR



11/2/14

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U:\1640-MAGNOLIA\CD\PLANNING\1640-1645-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2014



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175TH & SWEETWATER

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE: 1/8" = 1' N.T.S.

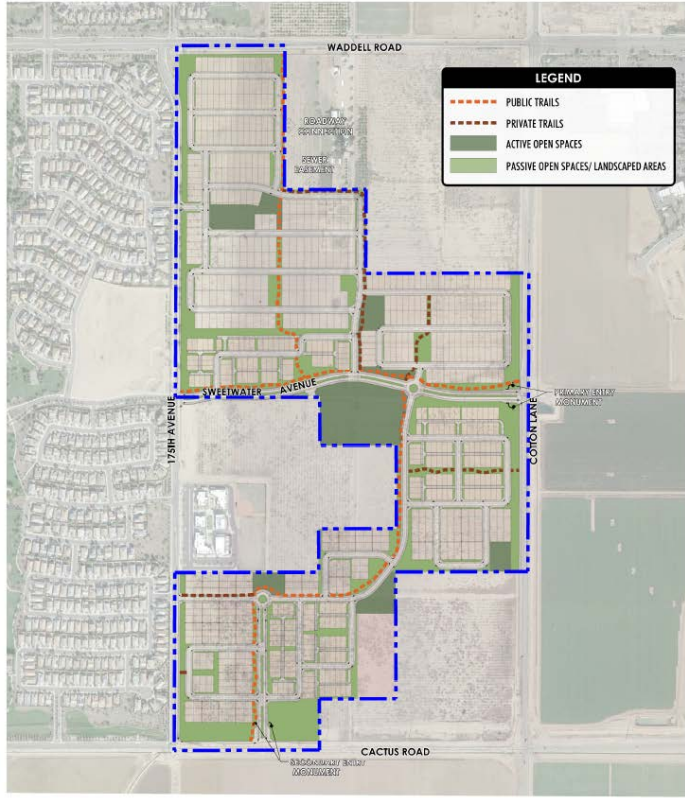
1640 DRAWN BY: PR



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U:\1640-MAGNOLIA\CD\PLANNING\1640-1645-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2014

Amenities



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MAGNOLIA

APPROX. SCALE(S)



FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

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11/14/14 MAGNOLIA/PLANNING/11/14/14-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Rev 2, 2015



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MAGNOLIA

APPROX. SCALE(S)



FIGURE 5: TRUMAN COMMUNITY CENTER SKETCH CONCEPT

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11/14/14 MAGNOLIA/PLANNING/11/14/14-FIGURE 5-TRUMAN COMMUNITY CENTER SKETCH CONCEPT.dwg Rev 2, 2015



FS16-392

Amenities



PRIMARY ENTRY MONUMENT



ENTRY FEATURE IN MEDIAN



PRIMARY ENTRY PLAN VIEW (COTTON LANE & SWEETWATER AVE)

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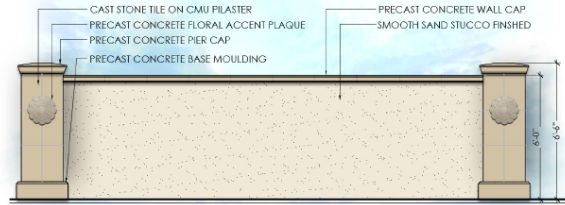
MAGNOLIA

FIGURE 6: COMMUNITY ENTRY MONUMENT

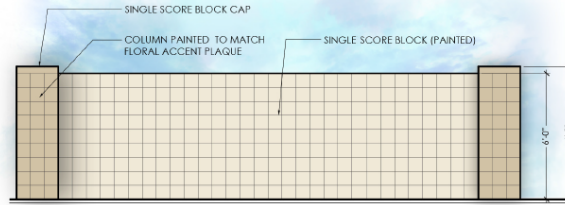
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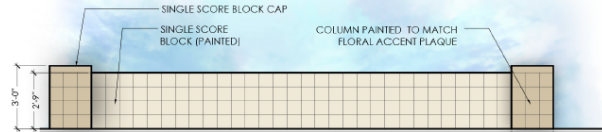
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ENHANCED THEME WALL



THEME WALL



PONY WALL

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MAGNOLIA

FIGURE 7: WALL DETAILS

APPROX. SCALES

1640

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1/10/18

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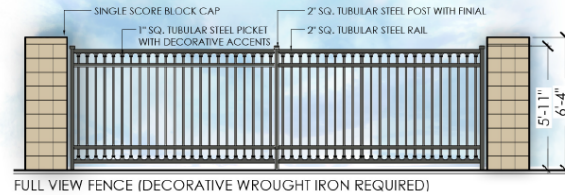
FS16-392

Monuments and Walls



FS16-392

Monuments and Walls



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MAGNOLIA

FIGURE 7A: WALL DETAILS

APPROX. SCALENTS

1/40

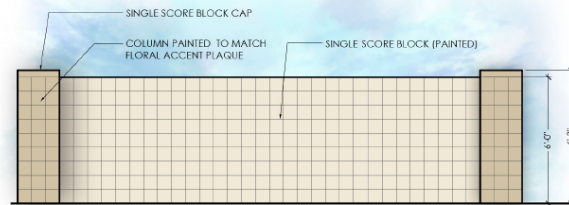
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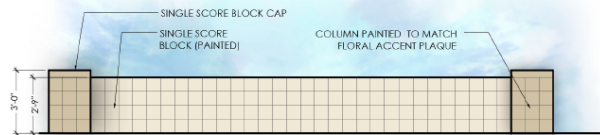
11/01/16

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6/1/16 MAGNOLIA LAND PLANNING LVA 1040 FIGURE 7 WALL DETAILS.dwg Nov 2, 2016

Monuments and Walls



THEME WALL

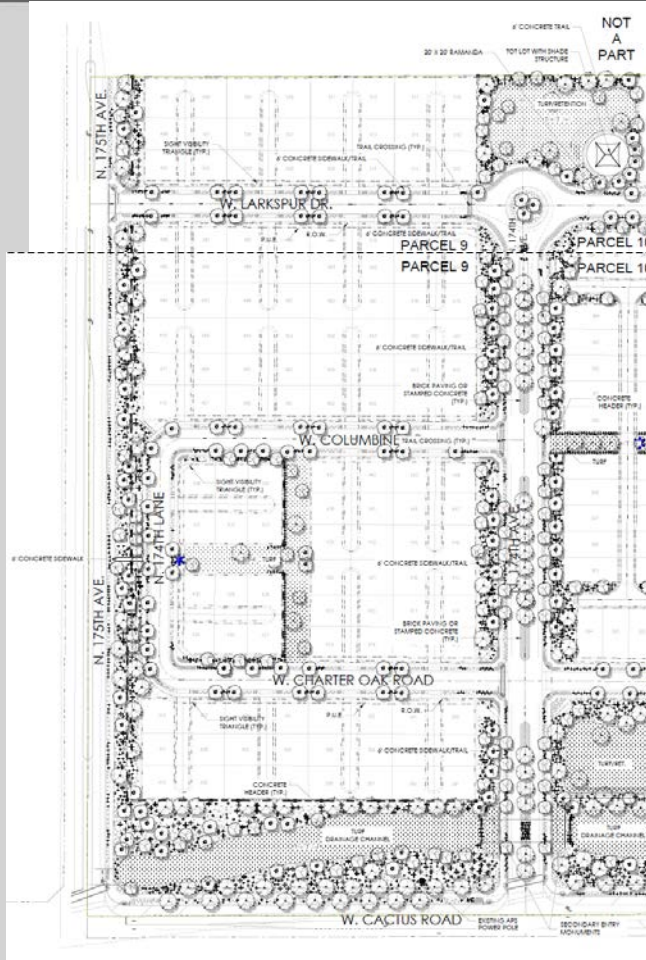


PONY WALL

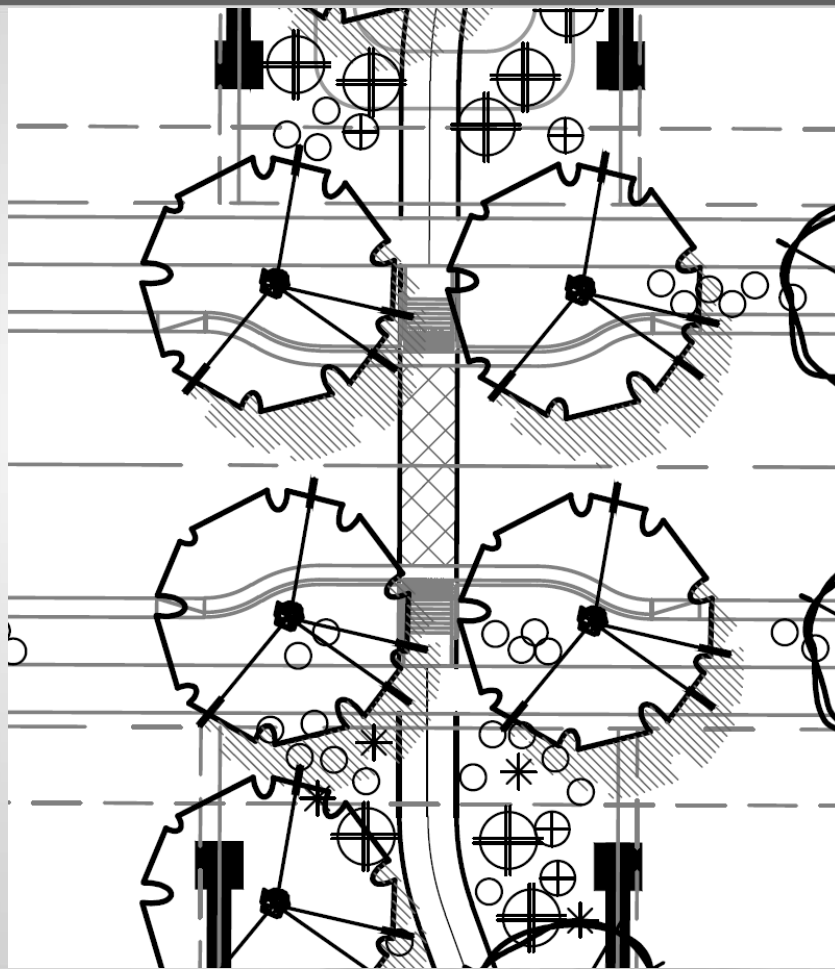
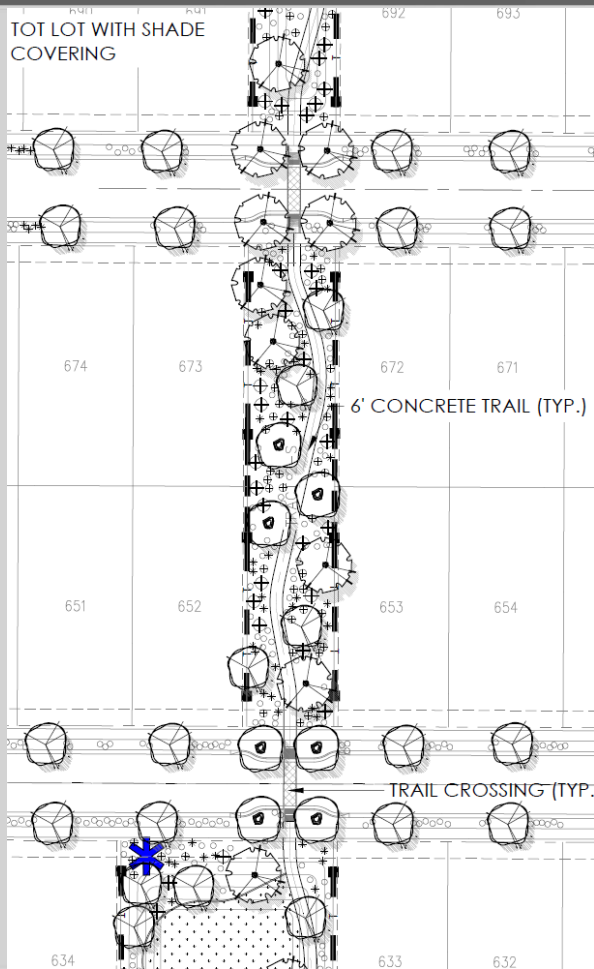


FS16-392

Preliminary Plat

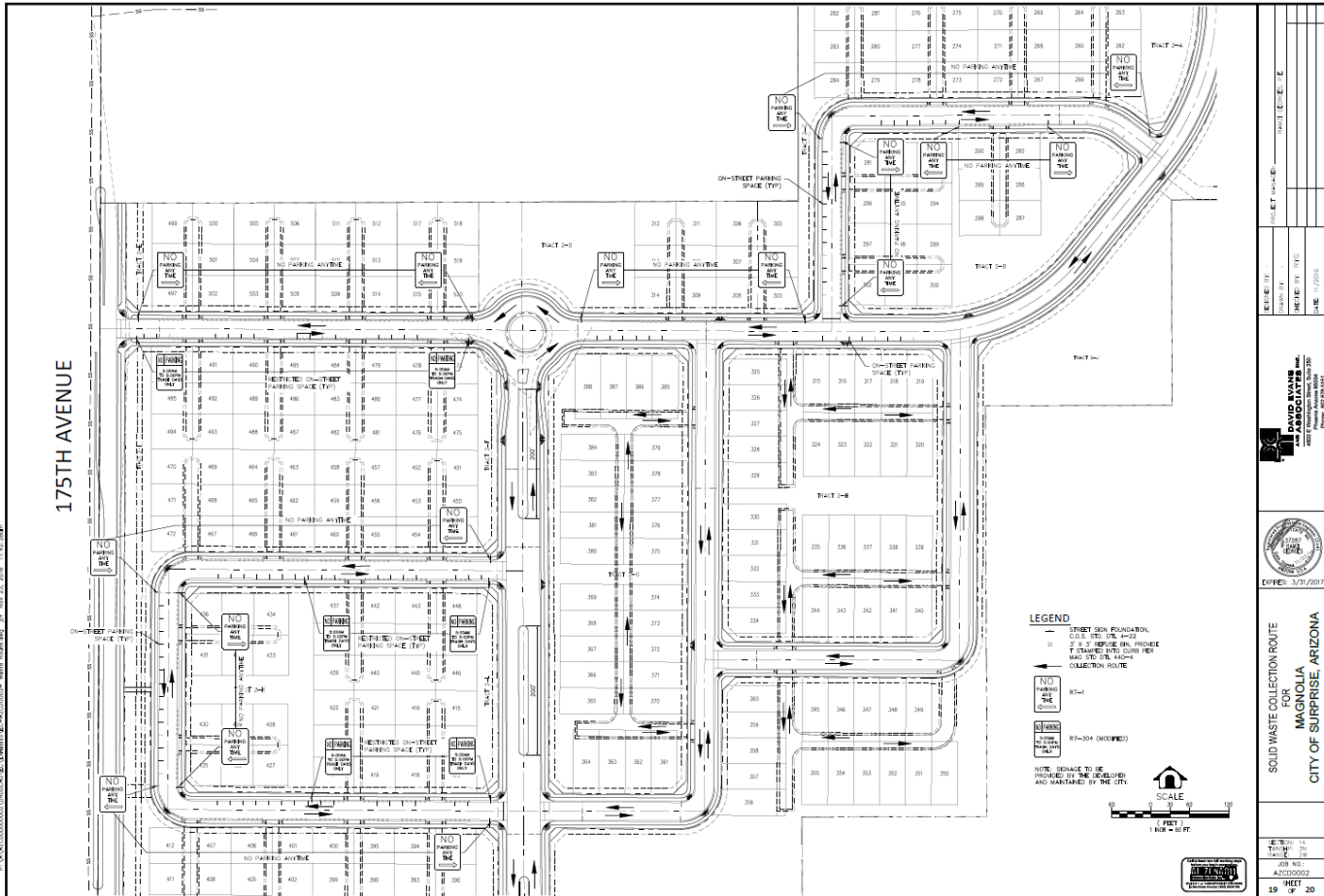


TOT LOT WITH SHADE
COVERING



FS16-392

Preliminary Plat



FS16-392

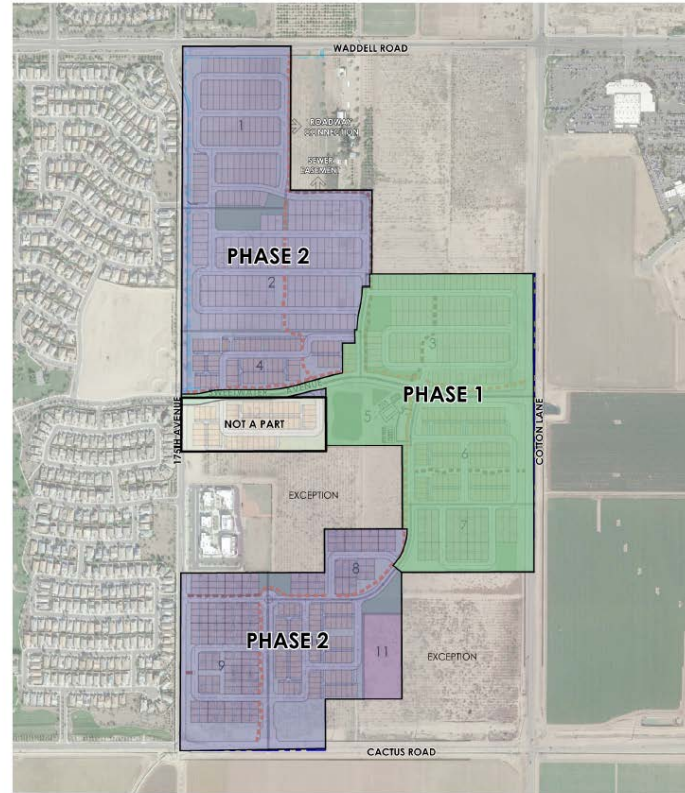
Preliminary Plat

SOLID WASTE COLLECTION ROUTE		DATE: 3/31/2017	
FOR		CITY OF SURPRISE, ARIZONA	
MAGNOLIA			
AZC00002		SHEET 2 OF 20	
15	16	17	18
19	20	21	22
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39	40	41	42
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383	384	385	386



FS16-392

Preliminary Plat



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MAGNOLIA

FIGURE 8: CONCEPTUAL PHASING PLAN

APPROX. SCALE: 1/8" = 1' 1/4"

1/8" = 1' 1/4" DRAWN BY: PR



9/8/16

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 U:\1646-MAGNOLIA\CD\PLANNING\1646-FIGURE 8-CONCEPTUAL PHASING PLAN.dwg Sep 8, 2016

Recommendations:

The logo for the 175th & Sweetwater area, featuring the text "175th & Sweetwater" in a white, stylized script font on a dark, textured rectangular background.

- **FS16-391 175th & Sweetwater Zone Change –**
Approve subject to stipulations “a” through “c”
- **FS16-391 175th & Sweetwater Preliminary Plat –**
Approve subject to stipulations “a” through “g”



- **FS16-392 Magnolia Zone Change –**
Approve subject to stipulations “a” through “c”
- **FS16-392 Magnolia Preliminary Plat –**
Approve subject to stipulations “a” through “h”



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

January 5, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 5, 2017	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action regarding a Preliminary Plat entitled "Magnolia" dated November 28, 2016, an approximately 174 acre property generally located Cotton Lane and 175th Avenue, Waddell Road to Cactus Road.

Motion:

I move to recommend approval of the Preliminary Plat entitled "Magnolia" dated November 28, 2016 to the City Council subject to stipulations "a" through "h" as listed in the staff report.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of a 174-acre, 812-lot Preliminary Plat. The subject request presumes the prior annexation and approval of a related zone change being processed under separate covers.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - Staff Report](#)
- ☐ [01 - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - Case Map](#)
- ☐ [02 - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - Vicinity Map](#)
- ☐ [03 - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat](#)
- ☐ [04A - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - Landscape Plans](#)
- ☐ [04B - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - Landscape Plans](#)
- ☐ [05 - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - Luke AFB Comments](#)

- ☐ [06 - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - ADOT Comments](#)
- ☐ [07 - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - MWD Comments](#)
- ☐ [08 - FS16-392 Magnolia Rezone/Pre Plat - Preliminary Plat - 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

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-392

Project Name: Magnolia Preliminary Plat

Council District: 3

Meeting Date: January 5, 2017 (Continued from December 15, 2016)

Planner: Robert H. Kuhfuss, AICP

Owner: S & S Cotton, LLC et. al.

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC

Request: Preliminary Plat

Site Location: Generally between Cotton Lane and 175th Avenue, Waddell Road to Cactus Road

Site Size: 174 acres (approx.)

Density: 5.0 DU/Ac

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

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' through 'h'

Introduction:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of five (5) separate requests relating to the proposed development in what is currently a county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests are listed below, with the subject request highlighted in **bold font**; however, this report should be read in the context of the other four requests.

Case FS16-391 – 175th & Sweetwater

- Zone Change from RR to RM-9 PUD
- Preliminary Plat

Case FS16-392 – Magnolia

- Rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD.
- **Preliminary Plat**

Case FS16-427 – Annexation*, **

Four of the five aforementioned requests will first be presented to the Planning and Zoning Commission, who will make a recommendation to the City Council. The first of the five requests involves the actual annexation of the property and will only be heard by the City Council. It is envisioned that all five requests will be presented to the City Council on January 17, 2017.

The following map depicts the county island status as currently existing and post-annexation.



* The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses involved, the annexation was broken out from the other two cases and assigned its own case number.

** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 17, 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at <https://agenda.surpriseaz.gov>.

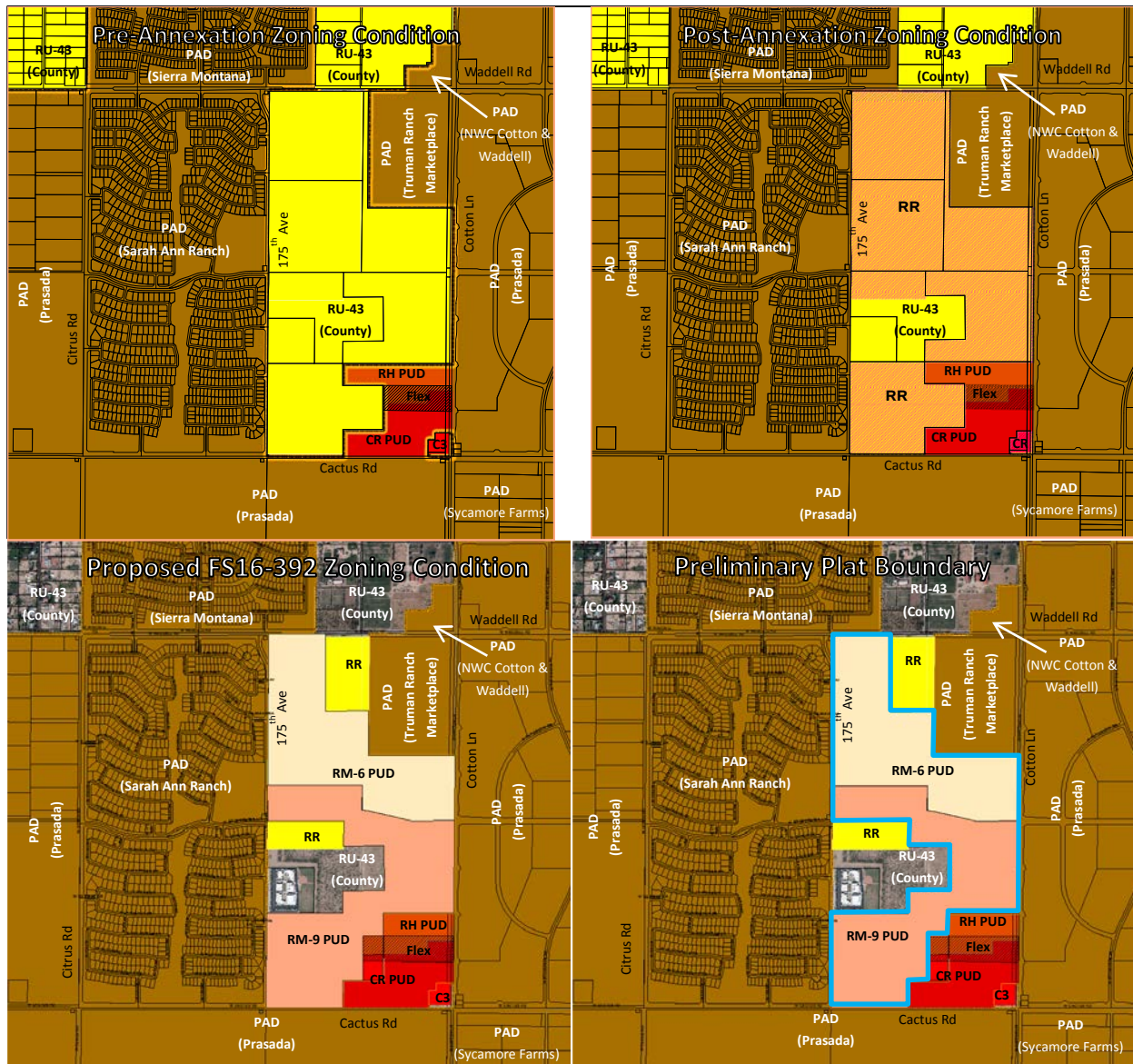
72 **Project Description:**

73
74 The subject request involves a 174-acre, 812-lot Preliminary Plat in the proposed RM-6 PUD and
75 RM-9 PUD zoning districts and anticipates the prior approval of the aforementioned annexation
76 case proposed under FS16-427, as well as the related zone change request under FS16-392. This
77 Preliminary Plat also anticipates the approval of the Preliminary Plat sought under case FS16-391
78 for the 175th & Sweetwater project as the two are interconnected as will be discussed later in this
79 report. This Preliminary Plat also anticipates four (4) lot product types, provides 45 acres of open
80 space and implements the development standards, amenities, and other design features of the
81 PUD Overlay. Note that the subject Preliminary Plat does not include the CR PUD, RH PUD, or Flex
82 Zones which are included as part of the companion zone change.

83
84 **Surrounding Land Zoning:**

85
86 The aforementioned annexation covers a large portion (approximately 200 acres) of the
87 unincorporated land located within the affected county island with the exception of any land
88 located north of Waddell Road as well as the Paradise Honors school campus. Similarly, the FS16-
89 392 zone change only encompasses a portion of the annexation area (approximately 181 acres),
90 while the subject Preliminary Plat only covers a portion of the zone change area (approximately 174
91 acres). The following three (3) maps depict the pre and post-annexation zoning condition, the
92 proposed zoning condition assuming the FS16-392 zone change is approved, and the subject
93 Preliminary Plat.

94
95 [See map set on following page.]



Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-9 with a PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the subject case.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property in addition to other properties that are not associated with the subject case.

October 19, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

October 31, 2016: Staff met with the applicant to discuss review comments.

November 8, 2016: The applicant filed their second submittal for the subject case.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

December 1, 2016: Staff met with the applicant to discuss the Final Plat relating to the project.

December 15, 2016: The Commission continued the case to a date-certain of January 5, 2017 due to an advertising error.

Citizen Outreach:

The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. The applicant held a citizen outreach meeting on October 19, 2016, which was well attended. While staff has received no items of opposition or support for the project, the applicant's Citizen Participation Final Report indicates one (1) member of the public offered positive feedback and two (2) members of the public offered negative feedback. The summary report also indicated that seven (7) people offered neutral comments and suggestions. The body of the summary report is included as an attachment to this report.

Analysis and Discussion:

Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The PUD Overlay proposed under the companion case, however, will allow certain deviations from the development standards as specified in the SUDC. The following table as taken from the zoning narrative expresses the proposed residential development standards applicable to the site. Those items expressed in red font deviate from the base standard. Also of note are several footnotes which serve to clarify how certain development standards are to be applied.

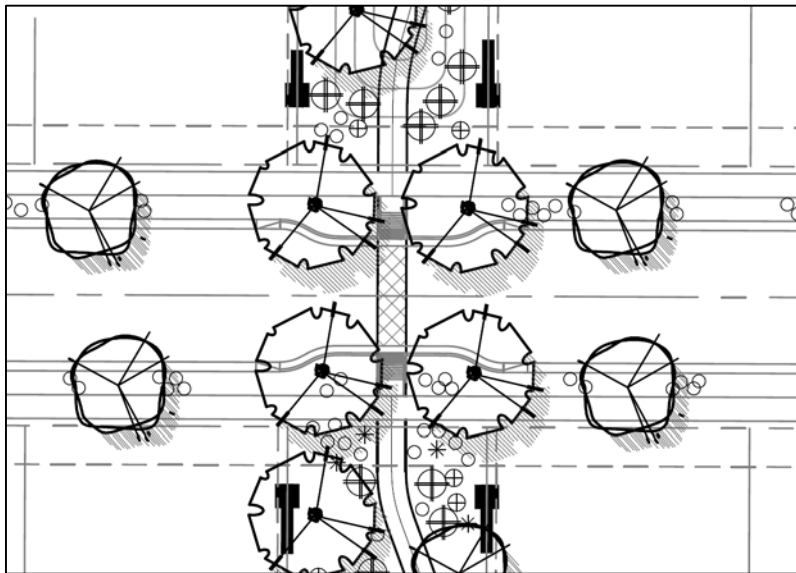
Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft)				
(1) (2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft)				
(3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)				
(4)	20	15/20	20	13
Maximum Building Height (ft)				
(5)	35	35	35	35
Footnotes:				
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum front setback for RM-9 shall be 10').				
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.				
(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.				
(4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.				
(5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.				

The subject Preliminary Plat proposes four different lot products: 55' x 115' standard lots, 45' x 110' standard lots (both located within the RM-6 PUD zoning district), as well as alley loaded and cluster products (both located with the RM-9 PUD zoning district). The related zone change anticipates these lot products and includes PUD Overlays to amend the development standards accordingly. These lot products are illustrated on Sheet 5 of the Preliminary Plat along with the Development Standards table included in the zoning narrative. Staff notes that considerable effort went into creating the development standards that would meet the objectives of the applicant while addressing staff concerns over as parking, trash collection, fire access, and proximity to public utility easements. One discrepancy remains, however, regarding Sheet 18 of the Preliminary Plat which needs to be revised with respect to the R7-304 signage. A stipulation to that effect is included in staff's recommendation.

Sweetwater Avenue will bisect the site, with access to both Cotton Lane and 175th Avenue. The majority of Sweetwater Avenue is located within the Magnolia project; however, a small portion of that right-of-way located within the 175th & Sweetwater project discussed under separate cover. Since Sweetwater Avenue cohabitates both projects, it is essential that both Phase 1 of the Magnolia project be platted and developed concurrently with the 175th & Sweetwater project. As an alternative, Sweetwater Avenue could be implemented in its entirety through a Master Plat, a Map of Dedication or a combined Final Plat. Staff has included a stipulation to addresses this issue.

Staff considers the linear street/block design to be a desirable feature; however, the project is somewhat constrained by the adjacent properties that are not part of the development. As a result, some of the streets are longer than what the SUDC might allow. To mitigate this, certain traffic calming features are being implemented. These block lengths and traffic calming features are incorporated into the PUD Overlay and implemented in the Preliminary Plat. As an example, “chokers” are placed in strategic locations for the purpose of slowing traffic while not interfering with the ability of adjacent homeowner to park in front of their own homes. Further, the chokers reduce the effective paving width, thereby reducing the pedestrian crossing distance at those strategic locations, while not reducing the width of the travel lane making them compliant with Fire Department standards. The following image taken from Sheet L-2 of the Preliminary Landscape Plan illustrates this condition.



The Magnolia project provides approximately 45 acres of open space, which includes perimeter and end-block landscape tracts, co-use turf/retention areas, a dog park, interior trail corridors, and a highly amenitized Truman Community Center. Sweetwater Avenue will be flanked on either side by a substantial open space tract thereby enhancing the openness of the neighborhood. Similarly, 174th Avenue between Cactus Road and Larkspur Drive at the southern end of the project is configured using a modified residential cross-section, which includes a landscape median and edge treatments. In addition, well landscape drainage channels are located along the south and east borders of the project. Project amenities include tot-lots, ramadas, barbeques, and a trail system connecting each of the amenity areas via an open space spine, which was strategically positioned to enhance view corridors while reducing the number of adjacent lots.

The development will include certain wall and entry monument configurations, which will enhance the sense of place through the use of decorative wrought iron, medallions, faux stone and concrete caps. Figures 6 through 7A of the zoning narrative best illustrate the wall and monument configuration, although the same are illustrated on Sheet WD-1 of the subject Preliminary Landscape Plan. The locations of these wall and entry features are expressed on Sheets W-1 through W-3 of the Preliminary Landscape Plan.

The project will be well landscaped using a robust plant palette intended to enhance and reinforce the overall theme of the community. Most, but not all, of the plant species identified on the Preliminary Landscape Plan are included in the Arizona Department of Water Resources (ADWR) List of Drought Tolerant Plant Species. Several species listed on the Preliminary Landscape Plan, such as but not limited to the Magnolia tree, are not on the ADWR list; however, these plants will be used sparingly throughout the project. Staff notes that per the SUDC, only those plant species that are included in the ADWR list may be used within the public right-of-way. Further, the use of turf within the median of a public right-of-way is prohibited. The proposed landscape design meets these requirements.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal contemplates up to 900 dwelling units, which equates to approximately 5 DU/Ac. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

Reviewing Agencies:

Luke Air Force Base (LAFB): In a letter dated October 3, 2015 (attached), LAFB indicated that the subject development met the Graduated Density Concept and would not interfere with flight operations. LAFB also requested a robust notification program.

Arizona Department of Transportation (ADOT): In an email dated September 20, 2016 (attached), ADOT indicated the proposed development would not affect any ADOT highway facilities.

Maricopa Water District (MWD): In a memo dated October 19, 2016 (attached), MWD indicated the property covered by this application is subject to certain MWD interests including existing facilities and other property interests. MWD requires that prior to Final Plat approval, certain comments must be addressed.

Surprise GIS: City of Surprise GIS requires certain revisions relating to the AutoCAD files for the project. Staff has included a stipulation to address this issue.

Summary:

The Magnolia project is very well designed and is consistent with the General Plan and SUDC as amended by the PUD Overlay. The proposed development standards requested under the PUD Overlay will allow the applicant to develop the site in a creative manner in keeping with the intent of the SUDC and satisfying staff concerns. Amenities included will provide recreational opportunities for the residents of the community.

Findings:

- The proposed Preliminary Plat is consistent with the zone change proposed under case FS16-392.
- The proposed development standards will allow the property to be reasonably developed.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'h' as outlined below:

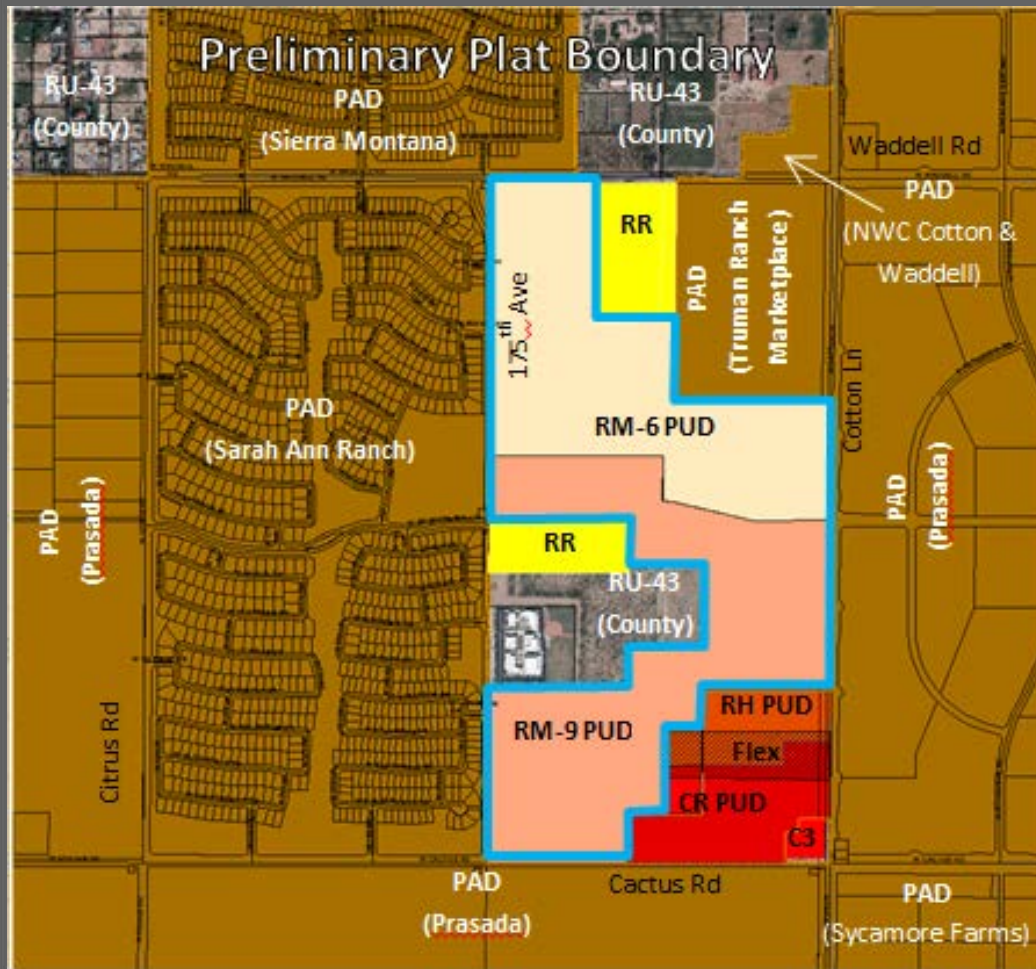
- a. Development of the site shall be in substantial conformance with the Preliminary Plat entitled "Magnolia", prepared by David Evans and Associates, dated revised November 2016 and stamped received November 28, 2016, except as modified by the following stipulations.
- b. Landscaping of the development shall be consistent with the Preliminary Landscape Plan entitled "Magnolia", Prepared by LVA Urban Design Studio, dated revised November 2016 and stamped received November 28, 2016, except as modified by the following stipulations.

- c. Final Platting of Phase I of the Magnolia development shall occur concurrently with the Final Platting of the 175th & Sweetwater development contemplated under FS16-391, unless an alternative methodology is approved by the City of Surprise with respect to the Sweetwater Avenue right-of-way.
- d. Prior to Final Plat approval, the applicant shall obtain approval from the Maricopa Water District with respect to the development's effect on MWD facilities.
- e. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant shall submit a revised Sheet 18 of the Preliminary Plat Plan such to include arrows on the R7-304 signs.
- f. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant shall submit revised AutoCAD drawings in accordance with City of Surprise GIS standards.
- g. Approval of this Preliminary Plat request presumes the approval of the rezone proposed under FS16-392. Should said rezone request fail, the subject Preliminary Plat granted under the subject approval is null and void.
- h. 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.

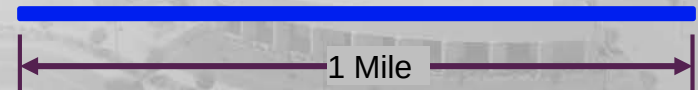
Attachments:

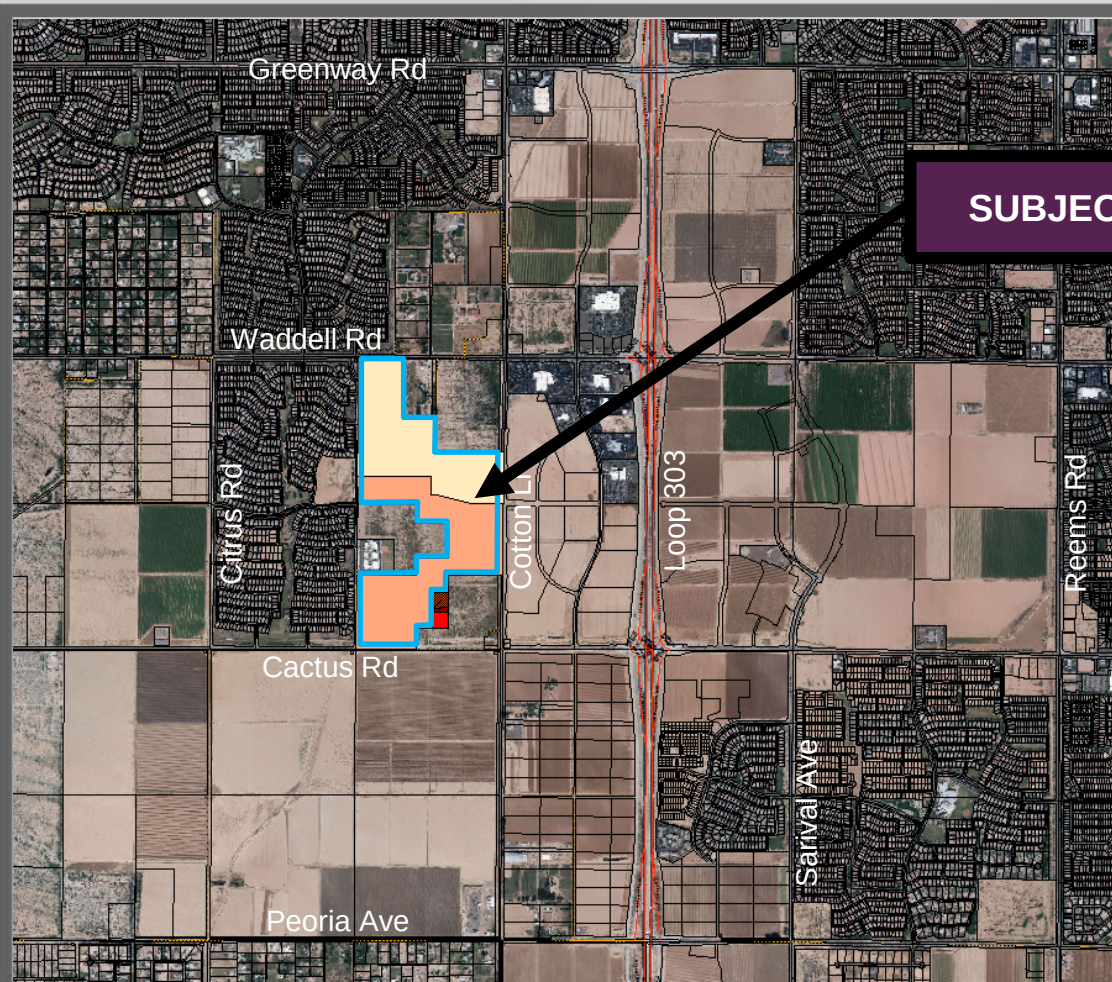
- 01 Case Map (1 page)
- 02 Vicinity Map (1 page)
- 03 Preliminary Plat (20 pages)
- 04 Preliminary Landscape Plan (16 pages)
- 05 Luke AFB comments (2 pages)
- 06 ADOT comments (1 page)
- 07 MWD comments (1 page)



FS16-392 Magnolia Preliminary Plat

Case Map





Greenway Rd

Waddell Rd

Citrus Rd

Cactus Rd

Peoria Ave

Cotton Rd

Loop 303

Sarval Ave

Reems Rd

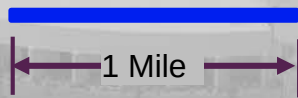
SUBJECT SITE

**FS16-392
Magnolia
Preliminary Plat**

Vicinity Map



North



1 Mile

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89°48'58" WEST, 2,645.51 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°48'58" WEST, 1,556.27 FEET TO A POINT THAT LIES 1,089.24 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00°11'02" WEST, 33.00 FEET TO A POINT ON THE NORTH LINE OF THAT 33.0 FOOT WIDE DEDICATED RIGHT OF WAY DESCRIBED IN DOCUMENT NO. 2016-0134602, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID DEDICATED RIGHT OF WAY, SOUTH 89°48'58" WEST, 1,089.01 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°12'46" EAST, 1,299.63 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT NO. 2010-0916813 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2010-0916813 AND DOCUMENT NO. 2015-0888709, BOTH IN RECORDS OF MARICOPA COUNTY, ARIZONA, NORTH 89°48'58" EAST, 1,077.57 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015-0888709;

THENCE ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, NORTH 00°11'02" WEST, 316.90 FEET;

THENCE CONTINUING ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, NORTH 89°48'58" EAST, 584.03 FEET;

THENCE CONTINUING ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, NORTH 00°11'02" WEST, 633.80 FEET TO THE NORTHEAST CORNER OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709;

THENCE ALONG THE NORTHERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, SOUTH 89°48'58" WEST, 570.97 FEET TO A POINT ON THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN DOCUMENT NO. 2009-1021524, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE WESTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2009-1021524, NORTH 00°11'02" WEST, 357.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SOUTH 89°48'53" WEST, 1081.58 FEET TO AN ALUMINUM CAP, MARKED "KLEIN RLS 42137" FOUND AT THE CENTER OF SAID SECTION 14;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00°12'48" EAST, 2,607.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 810.02 FEET TO A POINT ON THE EAST LINE OF THE WEST 810.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°12'48" WEST, 1,050.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1083.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 611.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 100.0 FEET OF THE EAST HALF OF SAID NORTHEAST QUARTER;

THENCE ALONG LAST SAID EAST LINE, SOUTH 00°12'26" WEST, 633.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1715.99 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG LAST SAID SOUTH LINE, NORTH 89°50'33" EAST, 1,188.86 FEET TO A POINT ON THE WEST LINE OF THE EAST 33.0 FEET OF SAID SECTION 14;

THENCE ALONG LAST SAID WEST LINE, SOUTH 00°12'04" WEST, 923.34 FEET;

THENCE CONTINUING ALONG LAST SAID WEST LINE, SOUTH 00°10'43" WEST, 1,308.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1332.60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE ALONG LAST SAID NORTH LINE, SOUTH 89°48'58" WEST, 958.17 FEET;

THENCE SOUTH 00°11'02" EAST, 316.90 FEET;

THENCE SOUTH 89°48'58" WEST, 287.98 FEET;

THENCE SOUTH 00°11'02" EAST, 633.80 FEET;

THENCE SOUTH 89°48'58" WEST, 285.54 FEET;

THENCE SOUTH 00°11'02" EAST, 348.90 FEET TO THE POINT OF BEGINNING.

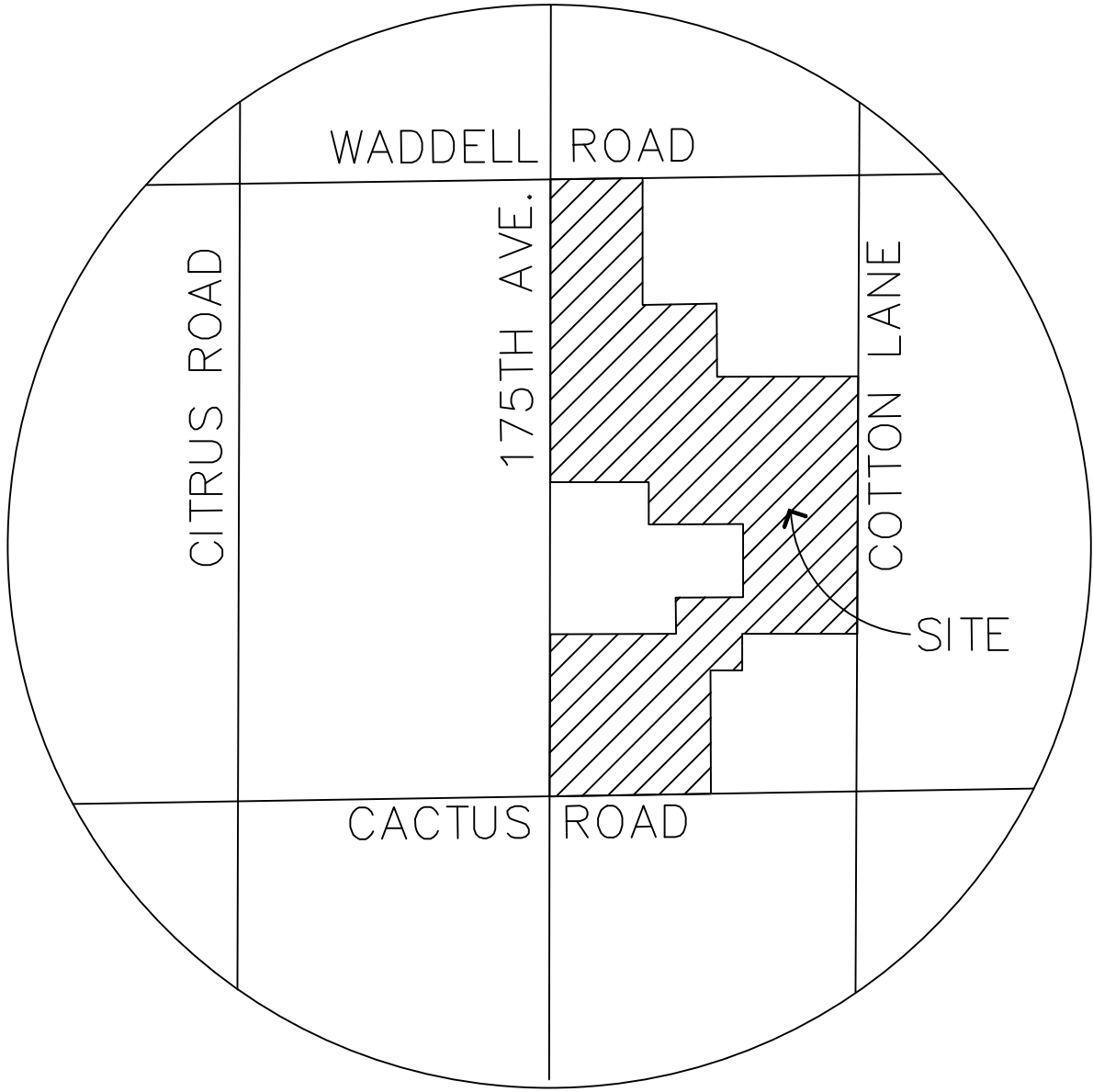
SAID PARCEL CONTAINING 7,572,398 SQUARE FEET OR 173.838 ACRES, MORE OR LESS.

MAGNOLIA
PRELIMINARY PLAT
SURPRISE, ARIZONA

A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING:	RM-6 PUD & RM-9 PUD
GROSS AREA:	173.8 AC (RM-6: 78.6 AC RM-9: 95.2 AC)
NET AREA:	157.4 (RM-6: 74.3 AC RM-9: 83.1 AC)
LOT COUNT:	812 LOTS
DENSITY:	5.2
OPEN SPACE AREA:	45.2 AC



VICINITY MAP

SECTION 14, T3N, R2W
NTS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE ZONE "A" FLOOD HAZARD AREA AS DEPICTED ON THE PLAT OF SURVEY AND THAT THE REMAINDER OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE SHADED ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1660L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

ZONE "A" AS DEFINED BY FEMA IS:
SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.

SHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER

SURPRISE VILLAGE PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
PHOENIX, 85029

PHONE: (602) 499-0899
CONTACT: JOSEPH KALISH

PLANNER

LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: MARK REDDIE
PHONE: (480) 994-0994

ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034
PHONE: (602) 678-5151
FAX: (602) 678-5155
CONTACT: RAMZI GEORGES, PE
e-mail: ryg@deainc.com

SHEET INDEX

- 1.....COVER SHEET/KEY MAP
- 2-5.....DETAILS AND CROSS SECTIONS
- 6-14.....PRELIMINARY PLAT
- 15-17.....SIGNING AND MARKING PLANS
- 18-20.....SOLID WASTE COLLECTION ROUTE

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE AND A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE, AS SHOWN HEREON, UTILIZING THE LEICA SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DISTORTION PROJECTION

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 1983
PROJECTION TYPE: LAMBERT CONFORMAL CONIC
(SINGLE PARALLEL)

LATITUDE OF ORIGIN: 33°15'00" N
CENTRAL MERIDIAN: 112°15'00" W
FALSE NORTHING: 1,500,000.000 ift
FALSE EASTING: 2,500,000.000 ift
STANDARD PARALLEL SCALE: 1.000045 (EXACT)

BENCHMARK

2 INCH CITY OF SURPRISE BRASS DISK WITH RAISED DATUM POINT - MARKED CITY OF SURPRISE BENCHMARK COT1 2009.7 - LOCATED ON TOP OF DRAINAGE SCUPPER APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND COTTON LANE ON THE EAST SIDE OF COTTON LANE.

ELEVATION 1248.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

LEGEND

- CENTERLINE
- RIGHT OF WAY
- _____ PROPERTY LINE
- — — EASEMENT
- E — ELECTRICAL
- G — GAS
- _____ SANITARY SEWER
- T — TELEPHONE
- W — WATER
- OHE — OVERHEAD ELECTRIC
- FLOW LINE
- IRR — IRRIGATION LINE
- PUE
- VNAE
- ===== STORM DRAIN
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- \ / — EXISTING ELEVATION CONTOUR
- ← FLOW ARROW
- ⊗ SIGN
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- GRADE BREAK
- === MATCH LINE
- PARCEL LINE
- FLOODPLAIN LIMITS



PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY: .

DRAWN BY: .

CHECKED BY: RYG

DATE: 11/2016

DAVID EVANS
AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602/678-5151

EXPIRES: 3/31/2017

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

ANNEXATION CASE #:
FS16-427
ZONING CASE #:
FS16-392
SECTION: 14
TWNISP: 3N
RANGE: 2W
JOB NO.:
AZCD0002
SHEET
1 OF 20

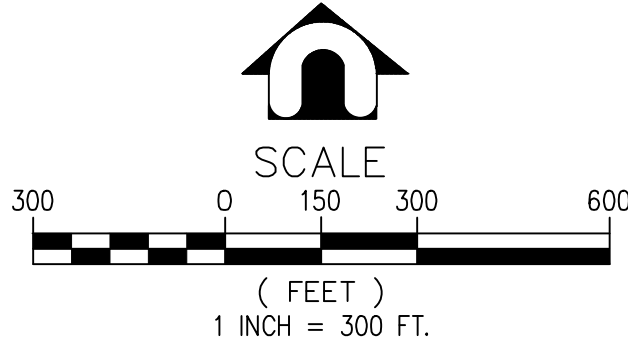
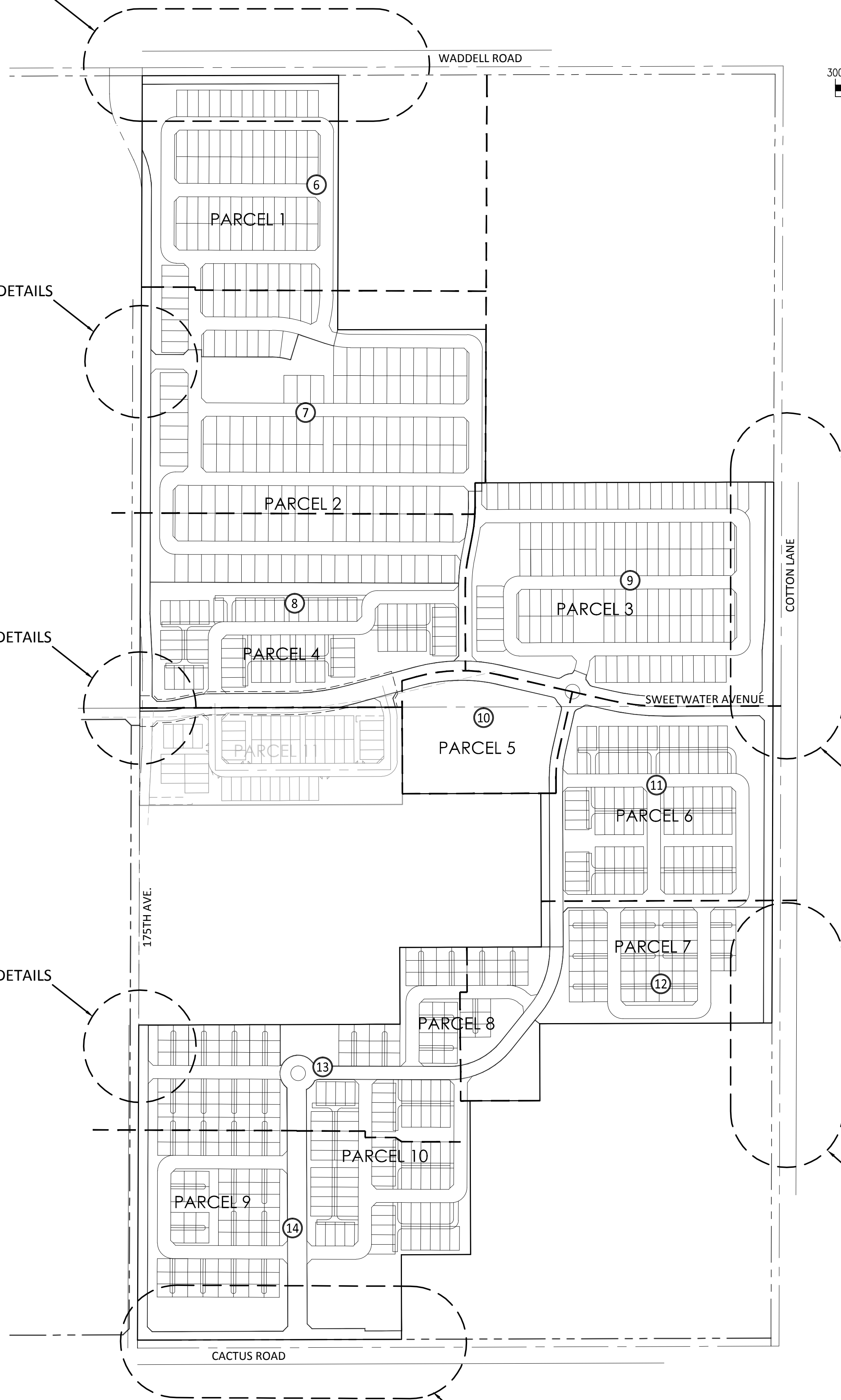
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SEE SHEET 17
FOR STRIPING DETAILS

SEE SHEET 15
FOR STRIPING DETAILS

SEE SHEET 15
FOR STRIPING DETAILS

SEE SHEET 15
FOR STRIPING DETAILS



SEE SHEET 16
FOR TRANSITION/STRIPING
DETAILS

SEE SHEET 16
FOR TRANSITION/STRIPING
DETAILS

SEE SHEET 17
FOR TRANSITION



SHEET INDEX
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNHP: 3N
RANGE: 2W

JOB NO.:
AZCD0002

SHEET
2 OF 20



EXPIRES: 3/31/2017

**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER: RAMZI GEORGES, P.E.

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-AA	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2-BB	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2-CC	2.666	OPEN SPACE, DRAINAGE, SEWER EASEMENT, AND COMMUNITY AMENITIES
2-II	0.017	OPEN SPACE AND COMMUNITY AMENITIES
2-W	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2-X	0.166	OPEN SPACE AND COMMUNITY AMENITIES
2-Y	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2-Z	0.035	OPEN SPACE AND COMMUNITY AMENITIES
TOTAL	3.024	

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-EE	0.519	OPEN SPACE, WATER EASEMENT, SEWER EASEMENT
2-GG	0.145	OPEN SPACE, DRAINAGE, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2-HH	0.047	OPEN SPACE AND COMMUNITY AMENITIES
2-N	1.083	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, AND COMMUNITY AMENITIES
2-O	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2-P	0.537	OPEN SPACE, DRAINAGE, MULTI-USE TRAIL, AND COMMUNITY AMENITIES
2-Q	0.451	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
2-R	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2-S	0.221	OPEN SPACE, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2-T	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2-U	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2-V	2.194	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	5.341	

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1-C	2.319	OPEN SPACE, DRAINAGE EASEMENT, AND COMMUNITY AMENITIES
1-D	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1-E	0.638	OPEN SPACE, MULTI-USE TRAIL, DRAINAGE, AND COMMUNITY AMENITIES
1-F	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1-G	1.785	OPEN SPACE, DRAINAGE, MULTI-USE TRAIL, AND COMMUNITY AMENITIES
1-H	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1-I	0.158	OPEN SPACE, MULTI-USE TRAIL, SEWER EASEMENT AND COMMUNITY AMENITIES
1-J	0.049	OPEN SPACE, MULTI-USE TRAIL AND COMMUNITY AMENITIES
TOTAL	5.054	

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-FF	2.701	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2-M	1.981	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	4.682	

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1 - A	6.922	OPEN SPACE, DRAINAGE, PUBLIC TRAIL EASEMENT, RECREATION AND COMMUNITY AMENITIES
TOTAL	6.922	

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1-B	2.883	OPEN SPACE, DRAINAGE EASEMENT, ALLEY EASEMENT, SIDEWALK EASEMENT, SEWER EASEMENT, AND COMMUNITY AMENITIES
1-K	0.994	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1-L	0.616	OPEN SPACE, MULTI-USE TRAIL, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	4.493	

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1-M	0.066	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1-N	0.100	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1-O	2.936	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, SEWER EASEMENT, WATER EASEMENT, AND COMMUNITY AMENITIES
TOTAL	3.102	

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-A	0.354	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-B	0.857	OPEN SPACE, DRAINAGE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-C	0.292	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-D	0.847	OPEN SPACE, DRAINAGE AND COMMUNITY AMENITIES
TOTAL	2.350	

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-E	0.148	OPEN SPACE AND COMMUNITY AMENITIES
2-F	0.196	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-I	2.851	OPEN SPACE, PUBLIC TRAIL EASEMENT, DRAINAGE EASEMENT, SEWER EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-K	0.508	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-L	0.223	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	3.926	

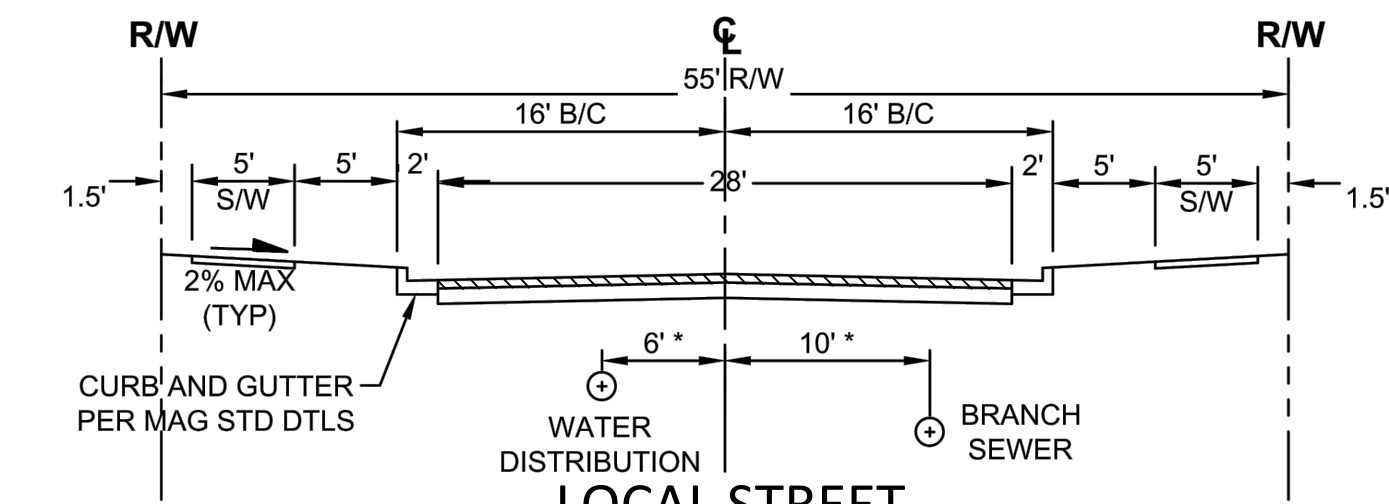
TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2—G	0.810	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2—H	0.791	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2—J	4.688	OPEN SPACE, DRAINAGE EASEMENT, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	6.289	

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

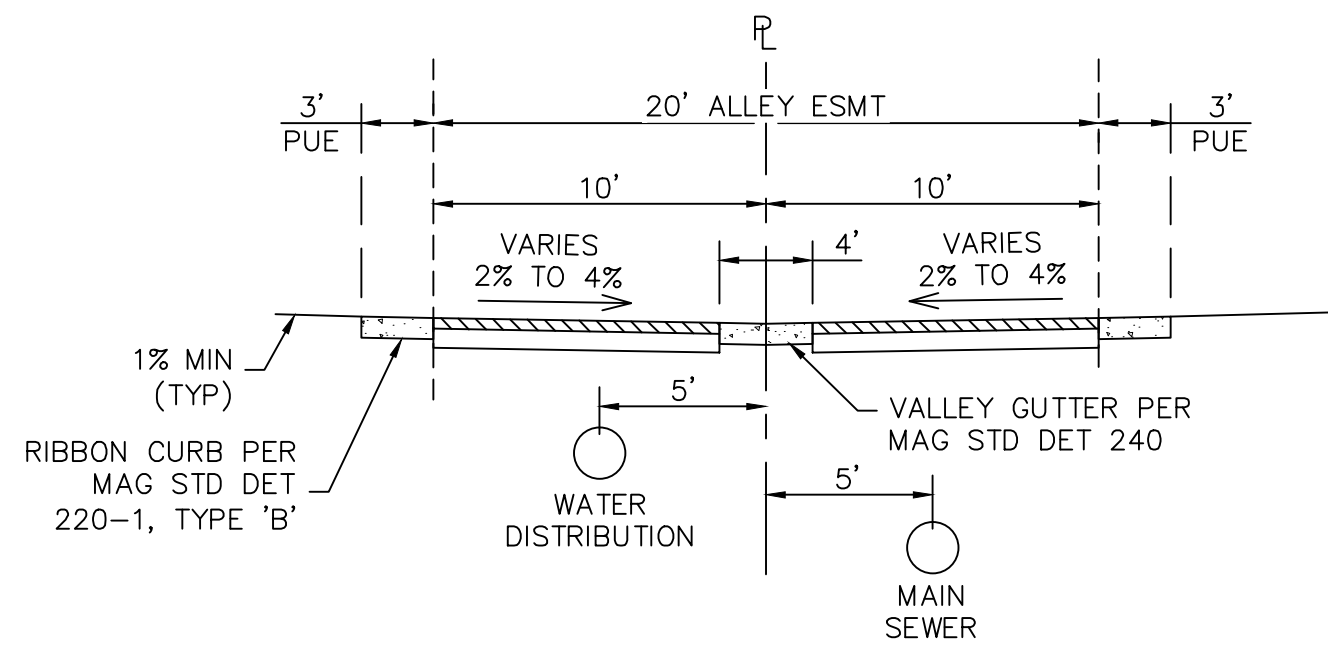
ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5346)
In Maricopa County: (602) 263-1100

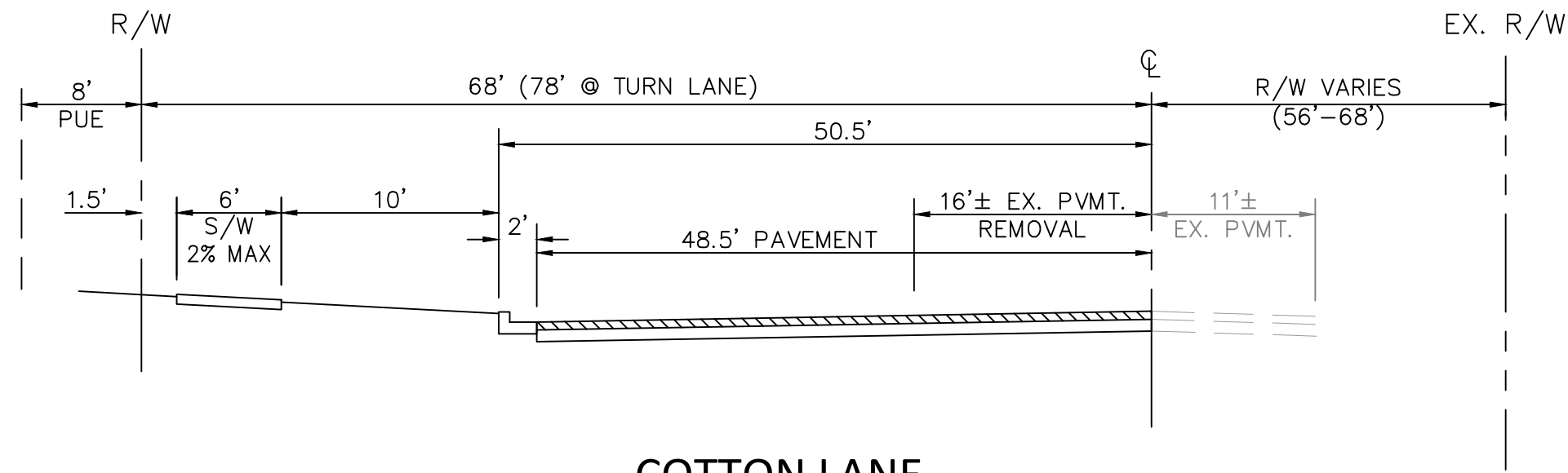
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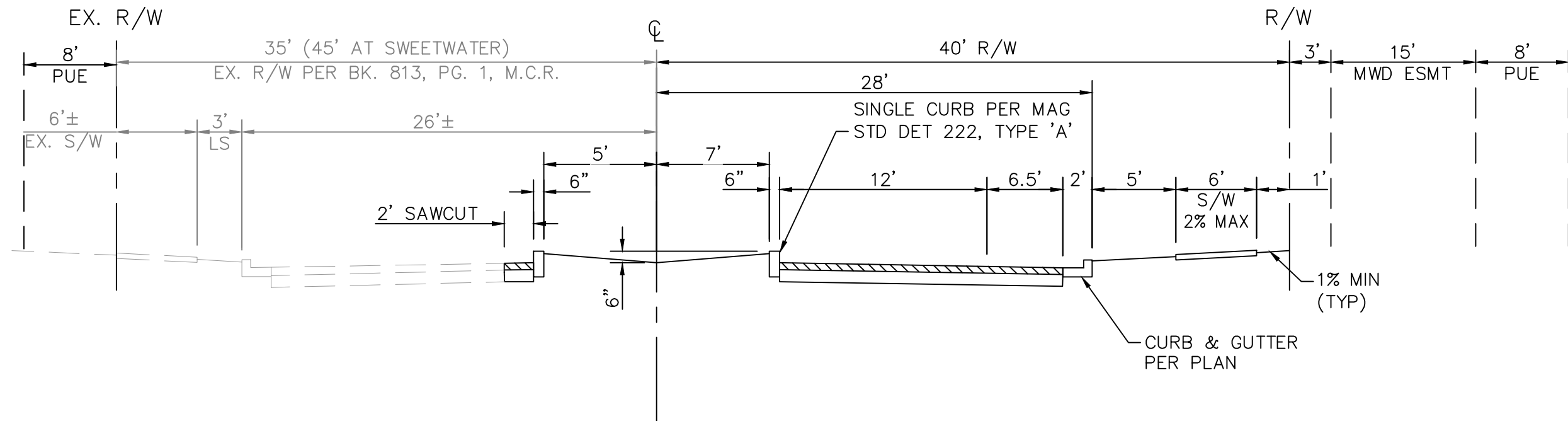
LOOKING NORTH / EAST
(GEORGIA DR., WILLOW AVE., VOLTAIRE ST., EUGENE TR., ALEXANDRIA WY., ANDORA ST., PERSHING ST., VALENTINE ST., SURREY DR., WOOD DR., DREYFUS ST., DAHLIA DR., WINDROSE DR., CORRINE DR., LARKSPUR DR., COLUMBINE DR., BLOOMFIELD RD., CHARTER OAK RD., 171ST LN., 171ST DR., 172ND AVE., 172ND DR., 172ND LN., 173RD LN., 174TH AVE., 174TH LN., 174TH DR.)



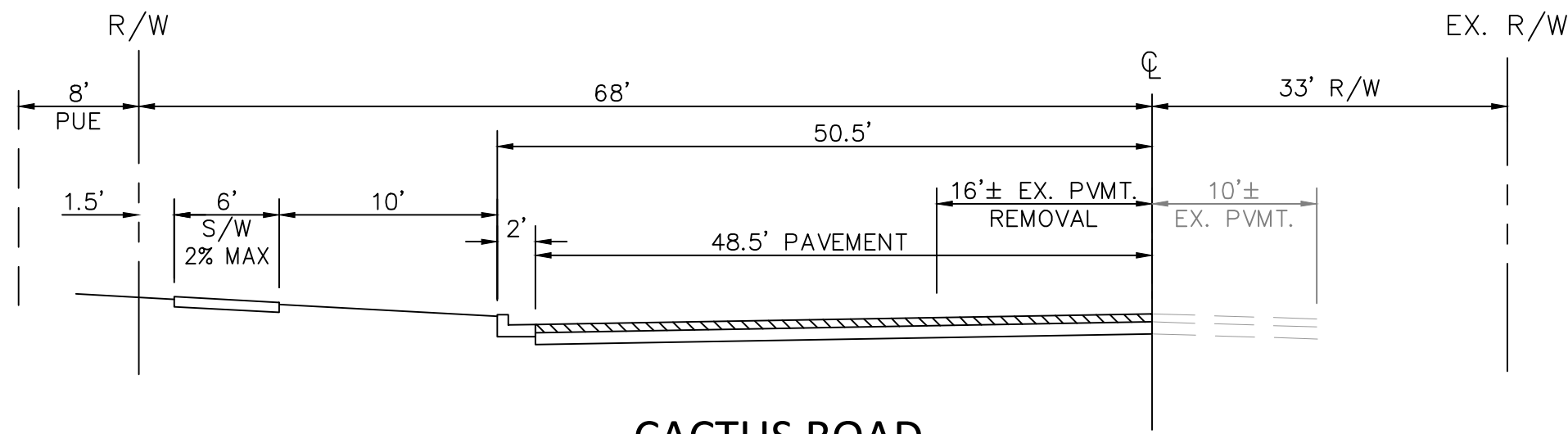
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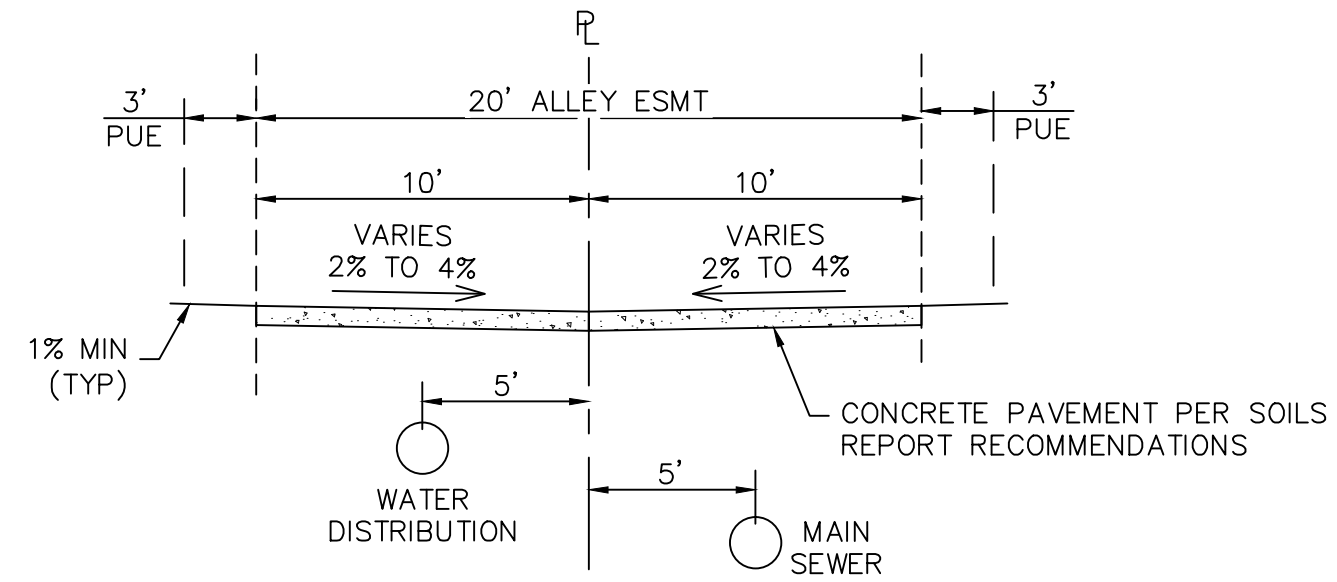
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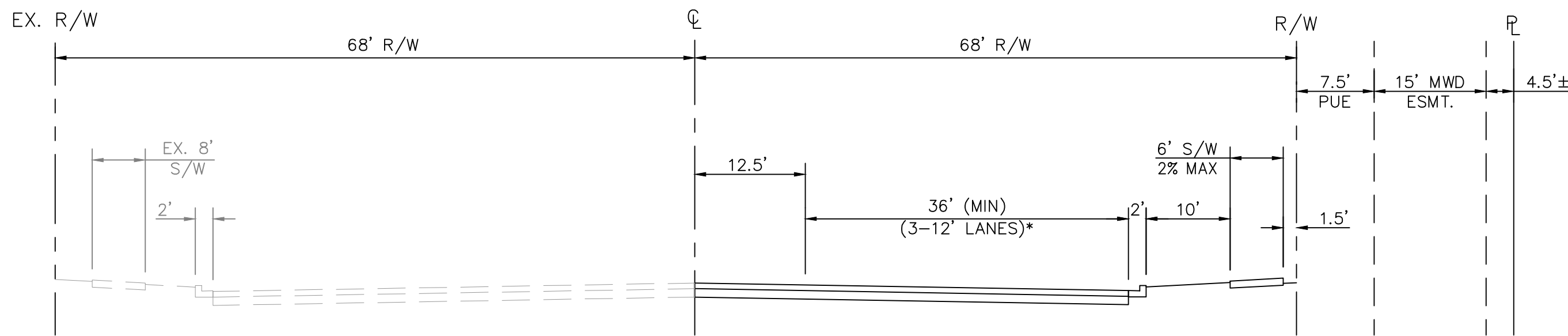
LOOKING NORTH



LOOKING EAST

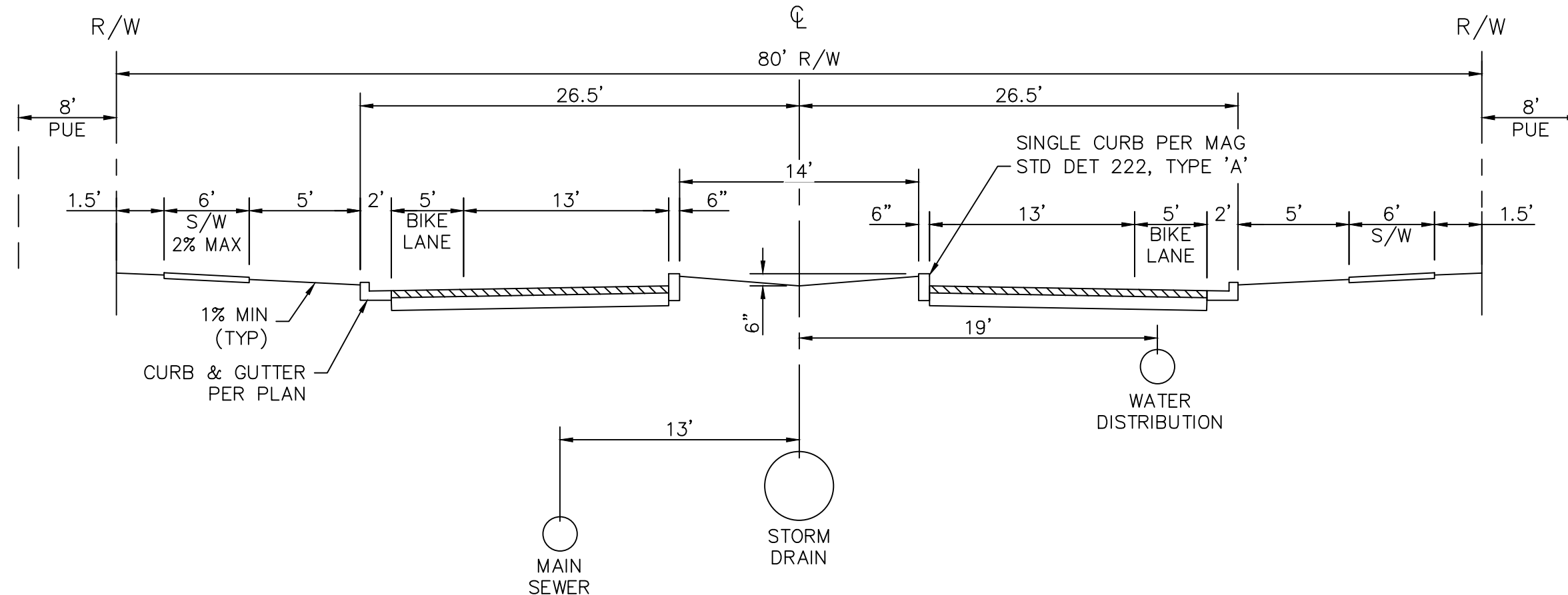


LOOKING NORTH / EAST

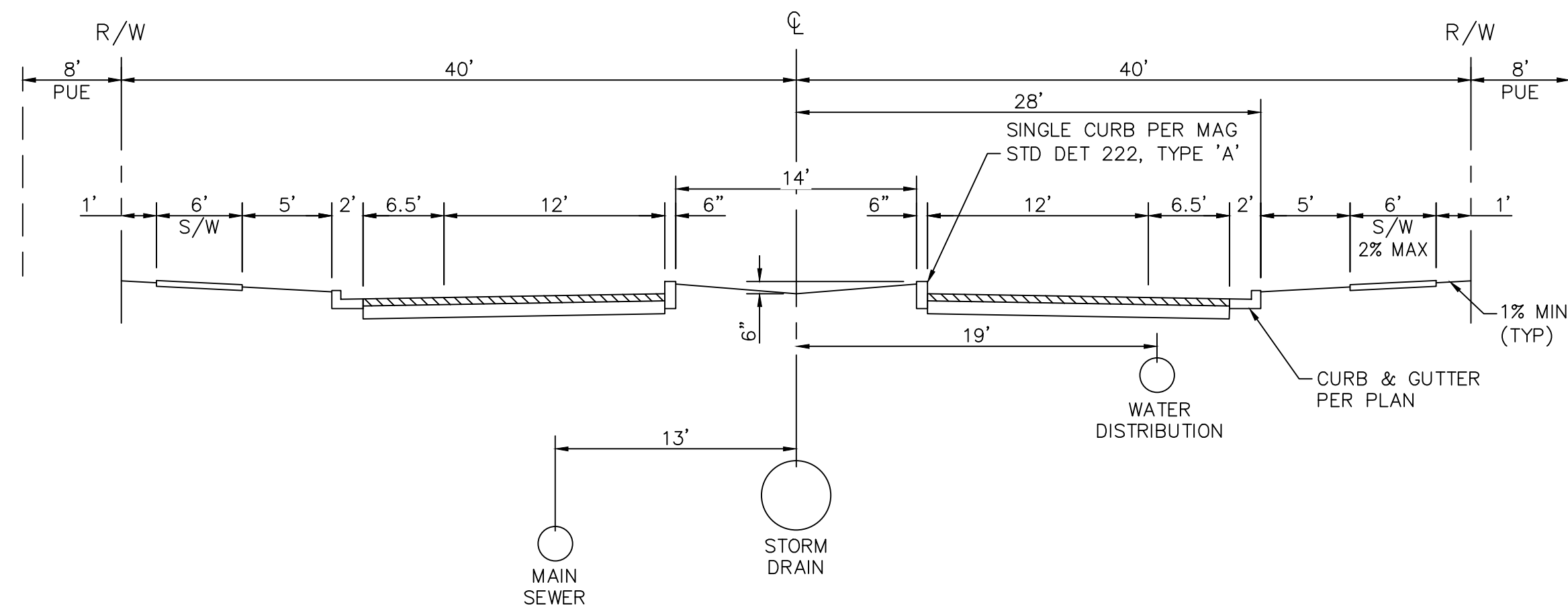


LOOKING EAST

*NOTE:
THIS SECTION REPRESENTS THE ULTIMATE BUILDOUT CONDITION OF WADDELL ROAD. INTERIM LANE STRIPING IS TO BE PER STRIPING PLANS.



LOOKING NORTH



LOOKING EAST

PROJECT MANAGER:	RAMZI GEORGES, P.E.
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	RYG
DATE:	11/2016

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Phone: 602.878.5151

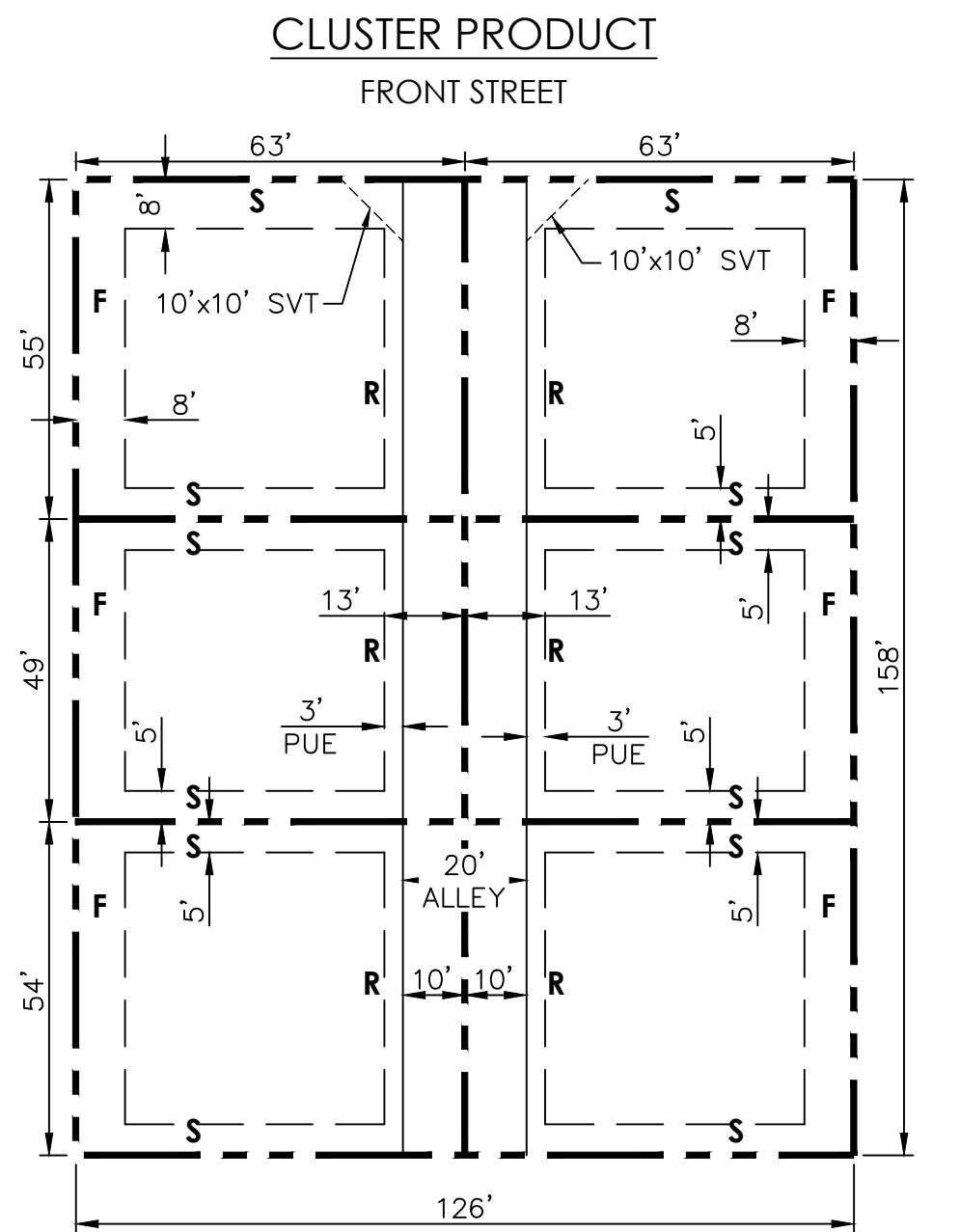


STREET SECTIONS
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWSHP: 3N
RANGE: 2W
JOB NO.:
AZCD0002
SHEET
4 OF 20

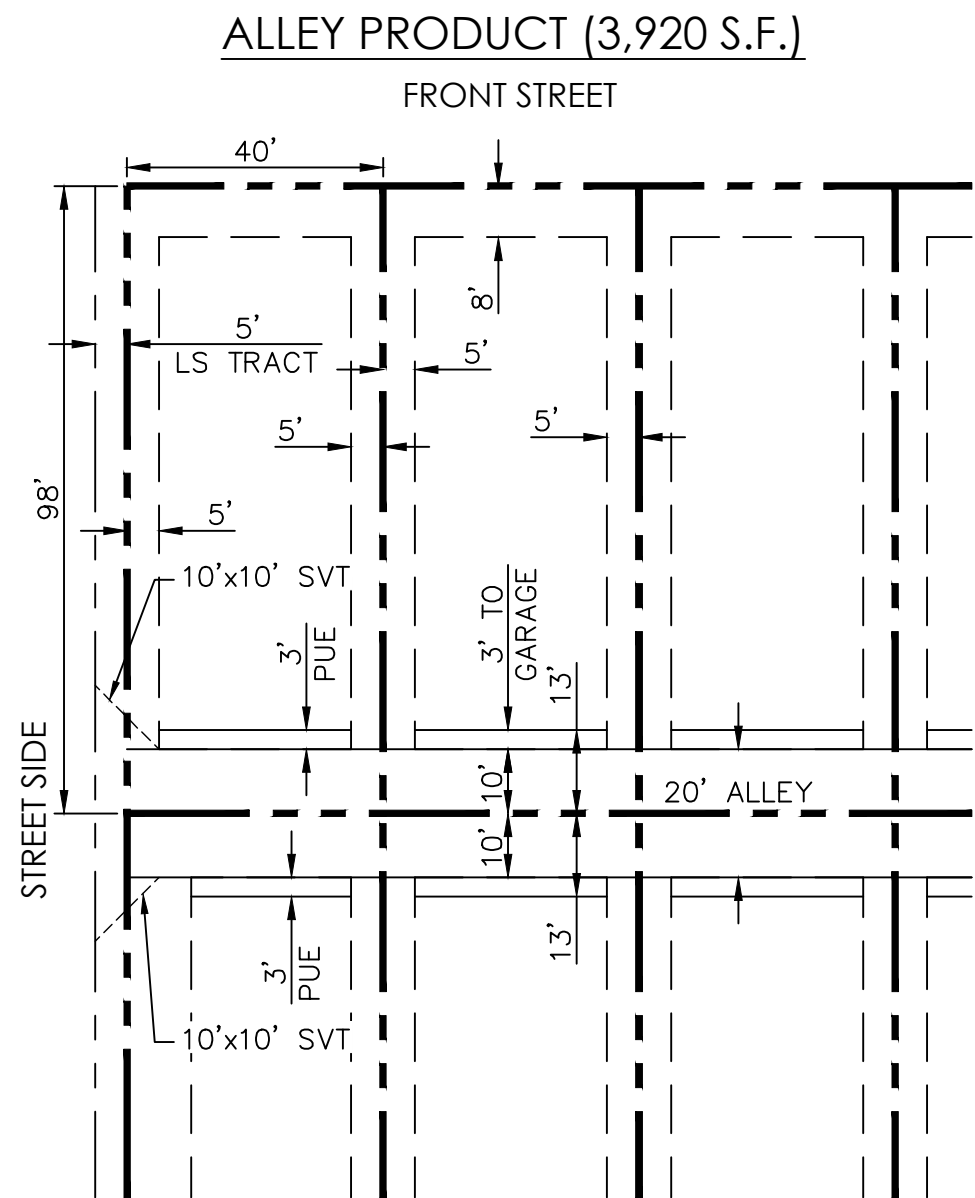


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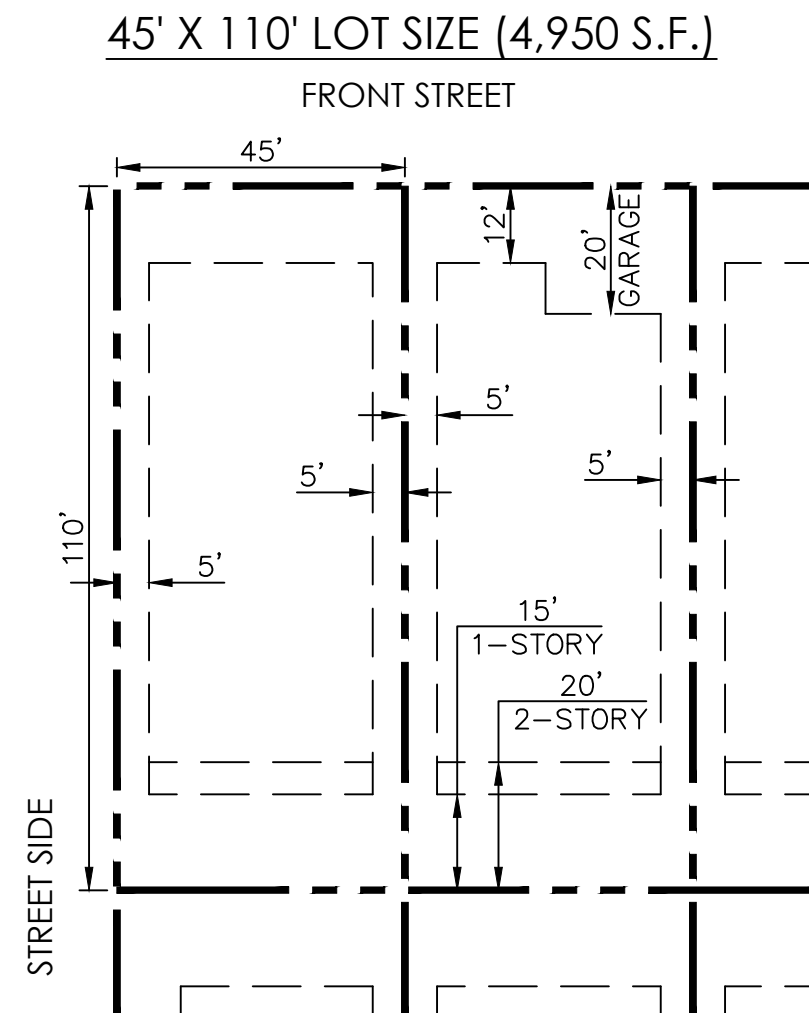


F = FRONT YARD
R = REAR YARD
S = SIDE YARD

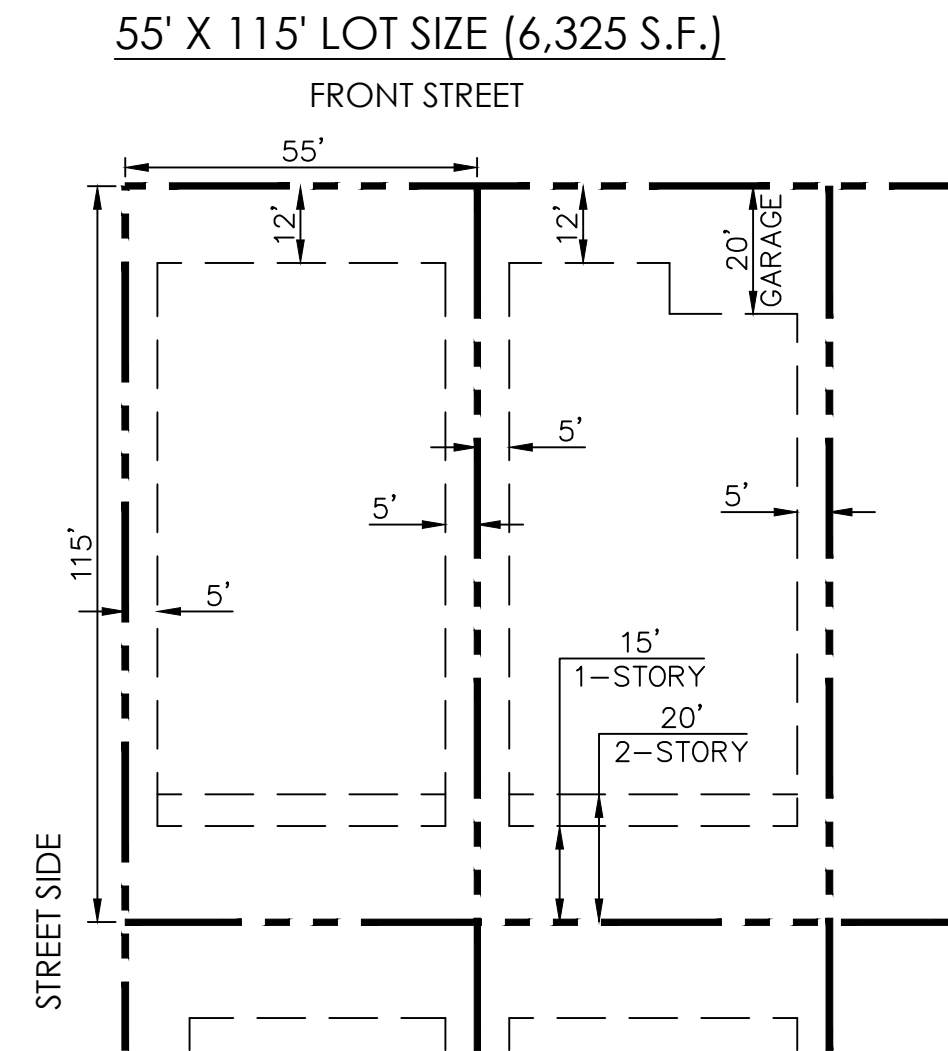
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
STREET SIDE: 8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY) 13'



FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
REAR: (ALLEY) 13'



FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)



FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)

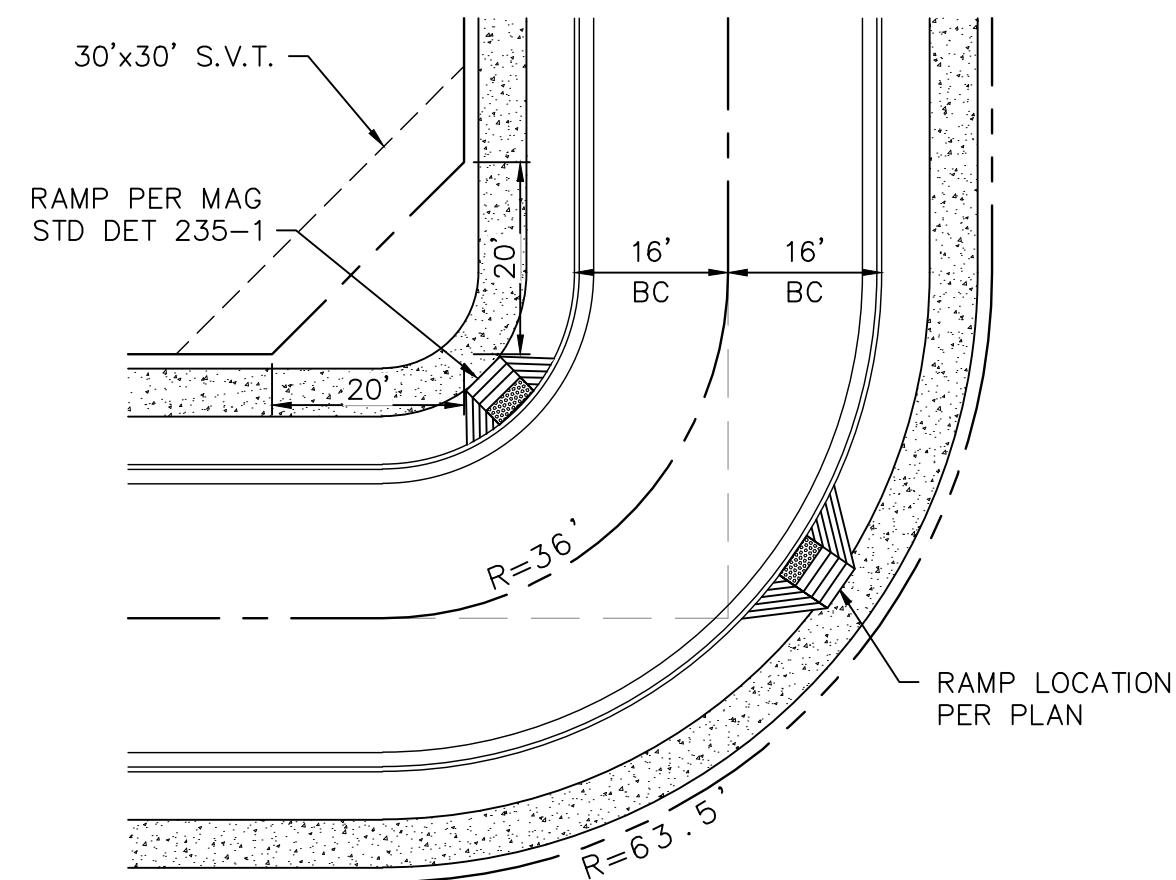
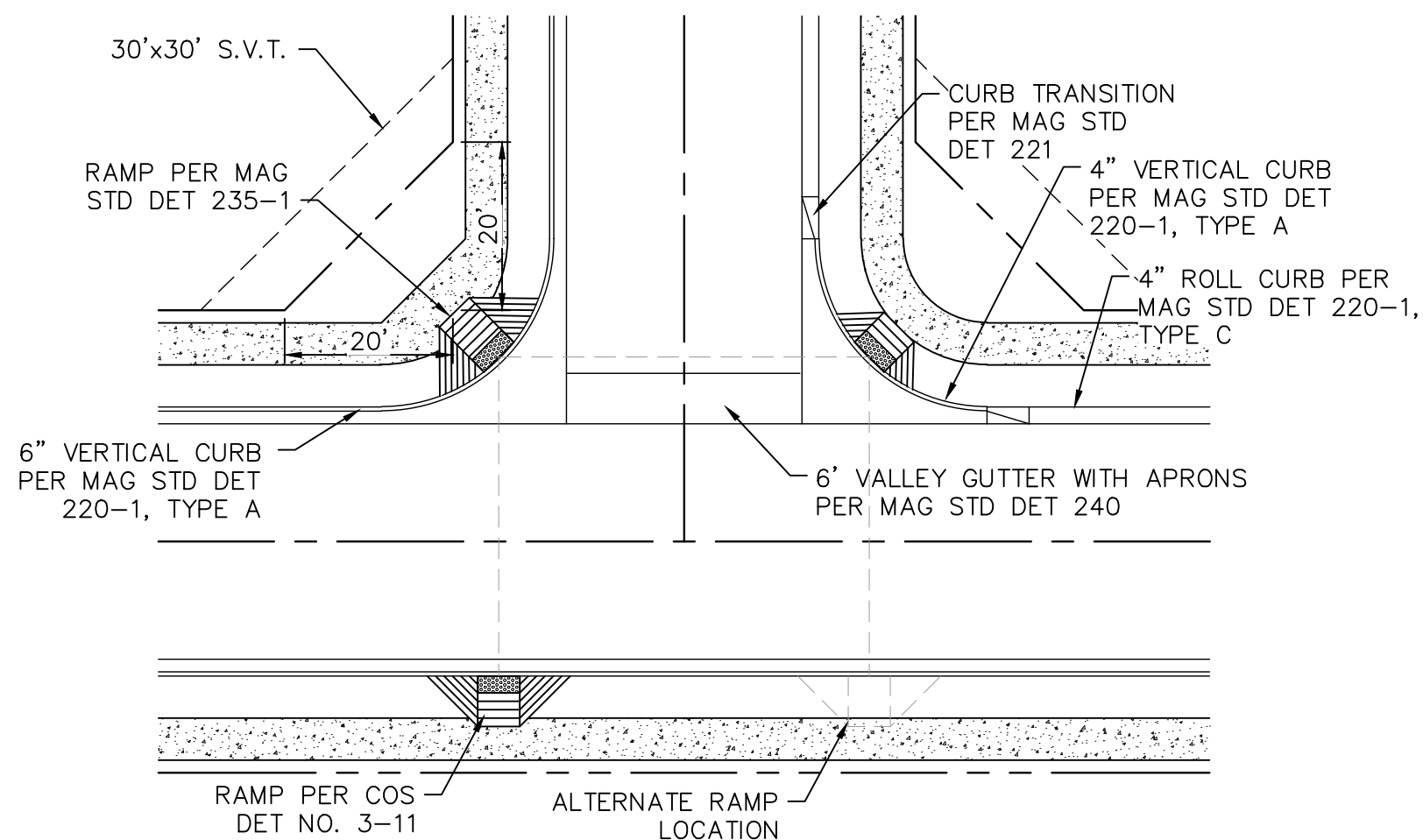
MAGNOLIA DEVELOPMENT DATA TABLE

Parcel	Area (Gross AC)	Area (Net AC)	Zoning	Lot Size	Actual Units	Actual Gross Density	Actual Net Density
1	21.2	19.8	RM-6 PUD	45' X 110'	101	4.8	5.1
2	31.6	30.7	RM-6 PUD	55' X 115'	125	4.0	4.1
3	25.8	23.8	RM-6 PUD	45' X 110'	114	4.4	4.8
4	14.7	12.4	RM-9 PUD	40' X 98' (ALLEY)	66	4.5	5.3
5	8.3	6.9	RM-9 PUD	COMMUNITY CTR.	-	-	-
6	17.1	15.1	RM-9 PUD	40' X 98' (ALLEY)	84	4.9	5.6
7	10.0	9.4	RM-9 PUD	50' X 63' (CLUSTER)	62	6.2	6.6
8	8.6	7.6	RM-9 PUD	50' X 63' (CLUSTER)	54	6.3	7.1
9	19.2	16.5	RM-9 PUD	50' X 63' (CLUSTER)	132	6.9	8.0
10	17.3	15.2	RM-9 PUD	40' X 98' (ALLEY)	74	4.3	4.9
TOTAL	173.8	157.4			812	4.7	5.2

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sd)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft) (4)	20	15/20	20	13
Maximum Building Height (ft) (5)	35	35	35	35

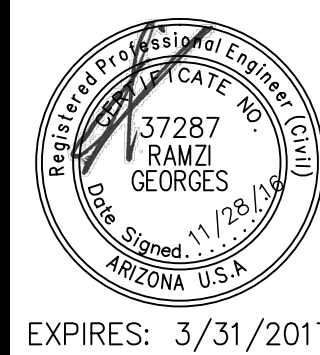
Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum frnt setback for RM-9 shall be 10'.
- (2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building wher adjacent to a public street.
- (4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.
- (5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder choses to fire sprinkler those homes, in which case two story units shall be permitted.



DETAILS AND DATA TABLES

FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA



DAVID EVANS AND ASSOCIATES, INC.
4800 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602.678.5151

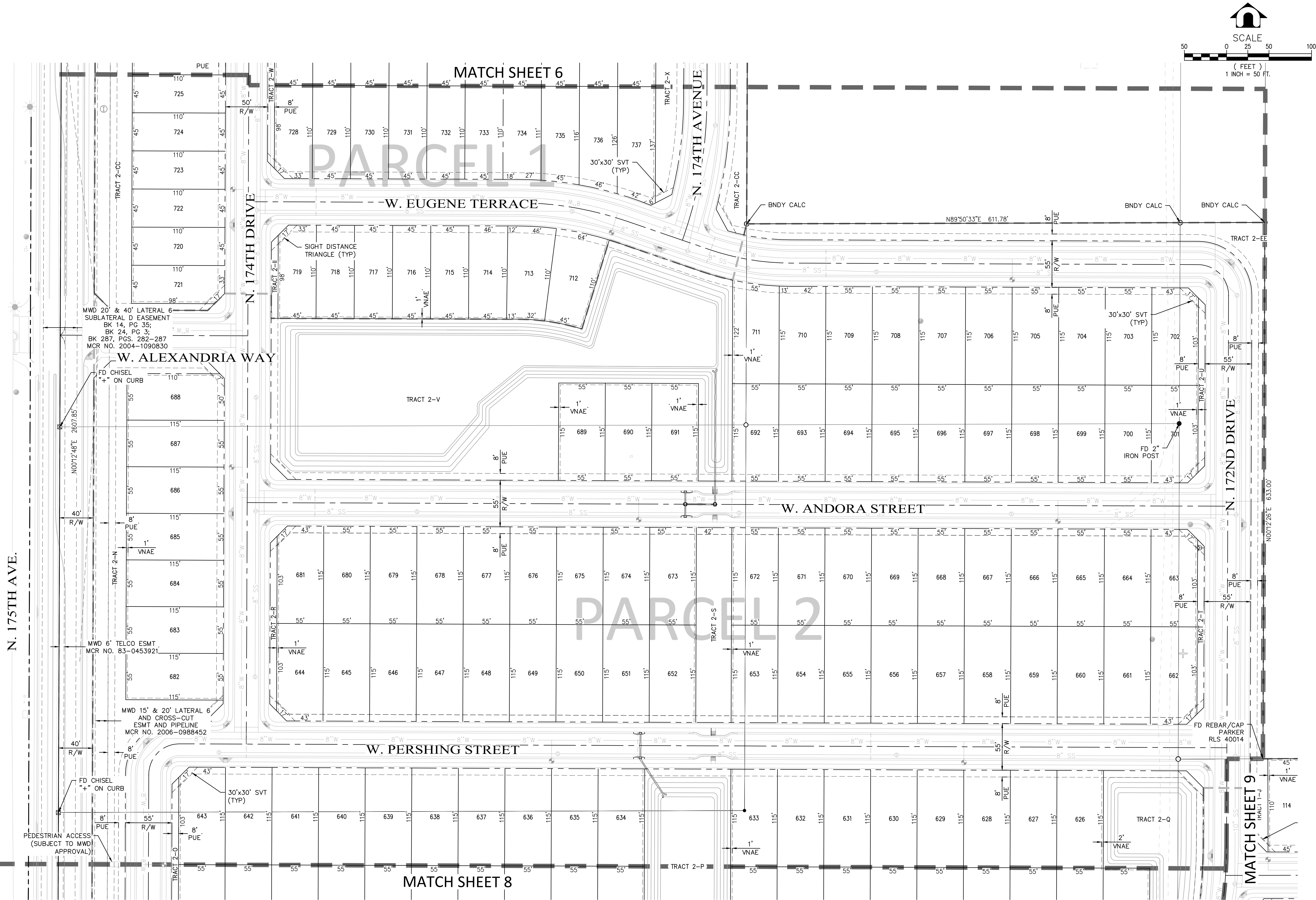
DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

SECTION: 14
TWNSH: 3N
RANGE: 2W
JOB NO.: AZCD0002
SHEET 5 OF 20





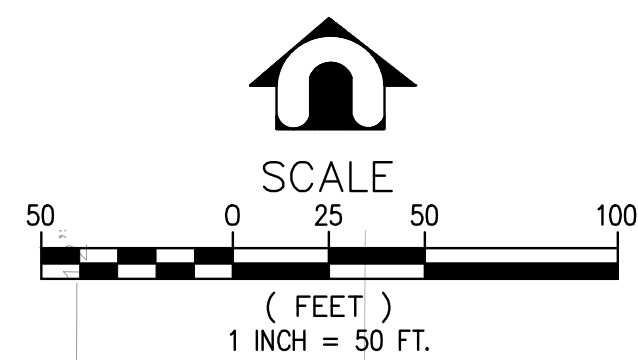
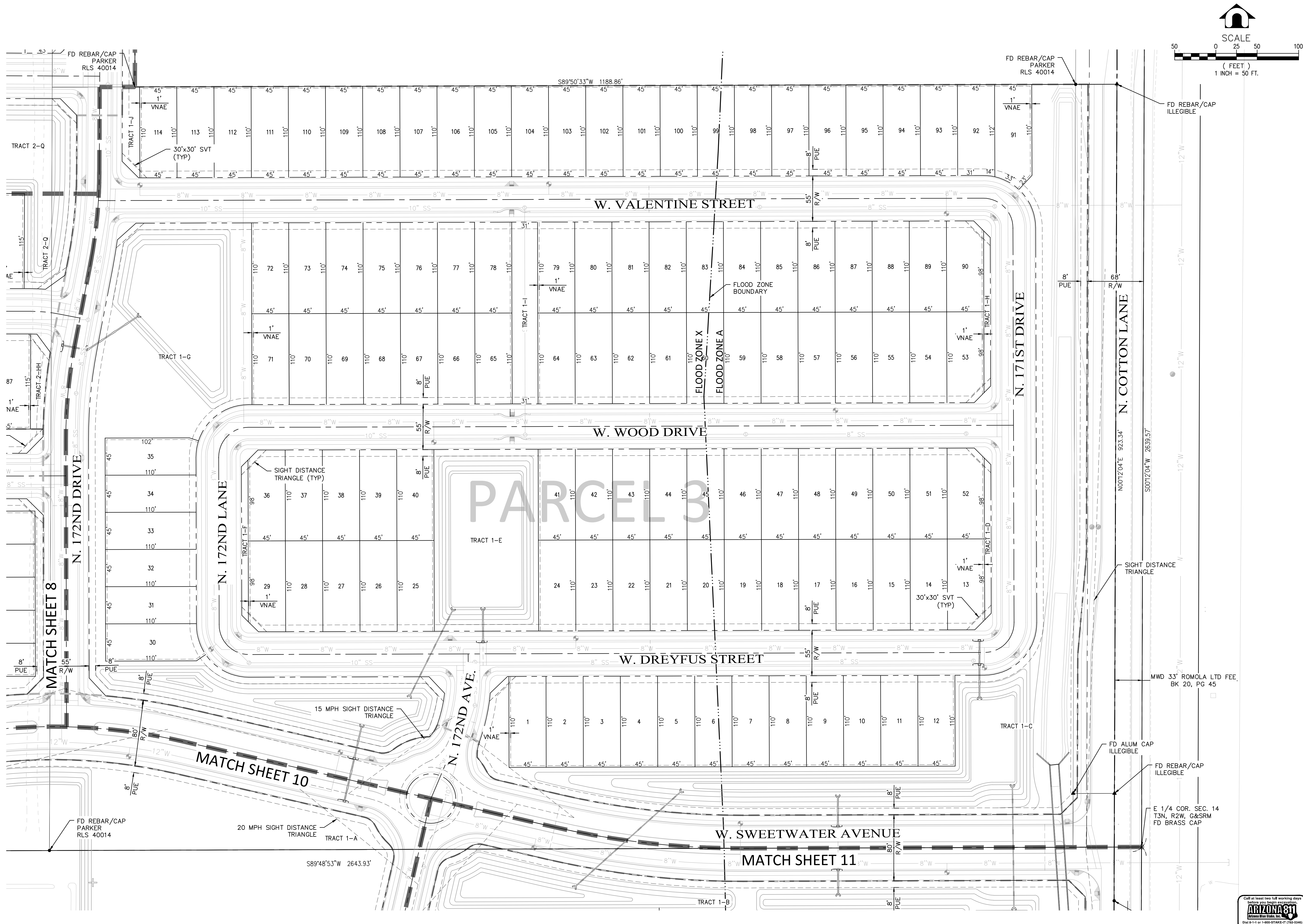
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PROJECT MANAGER: RAMZI GEORGES, P.E.	
DESIGNED BY:	DRAWN BY:
CHECKED BY: RYG	DATE: 11/2016
DAVID EVANS AND ASSOCIATES INC. 4800 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151	
 EXPIRES: 3/31/2017	
PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA	
SECTION: 14 TWN: 3N RANGE: 2W	JOB NO.: AZCD0002
SHEET 7 OF 20	



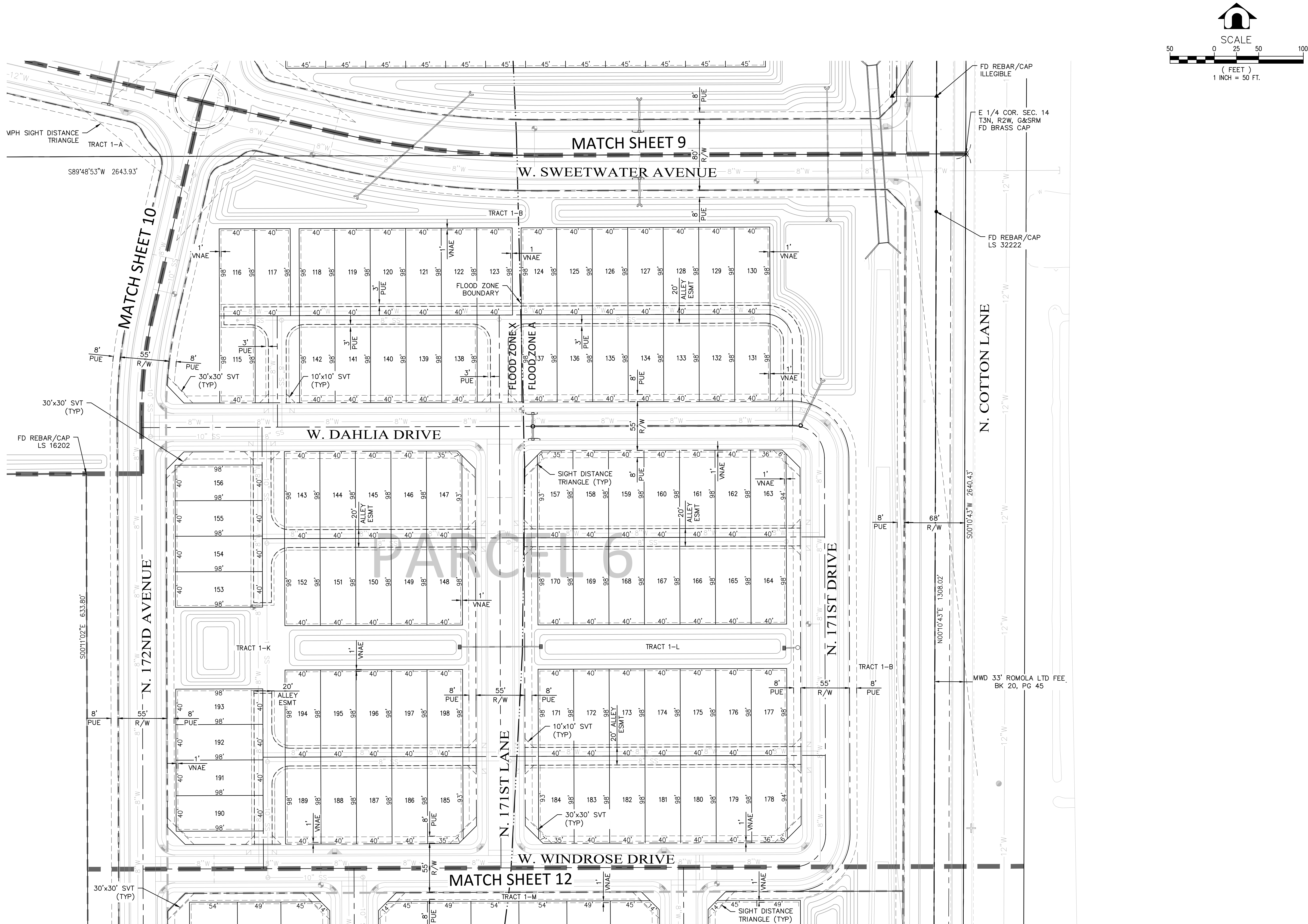
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PROJECT MANAGER: RAMZI GEORGES, P.E.	
DESIGNED BY:	DRAWN BY:
CHECKED BY: RYG	DATE: 11/2016
DAVID EVANS AND ASSOCIATES INC. 4800 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151	
PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA	
SECTION: 14 TWN: 3N RANGE: 2W	
JOB NO.: AZCD00002	
SHEET 9 OF 20	



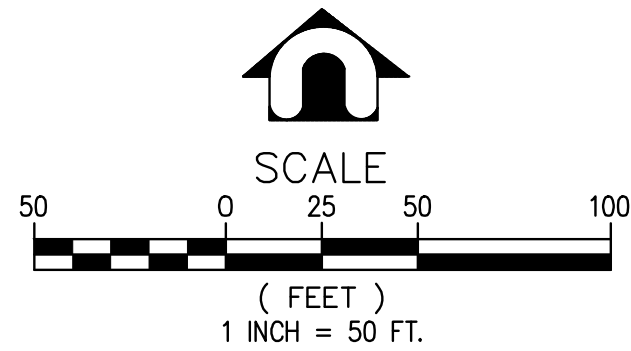
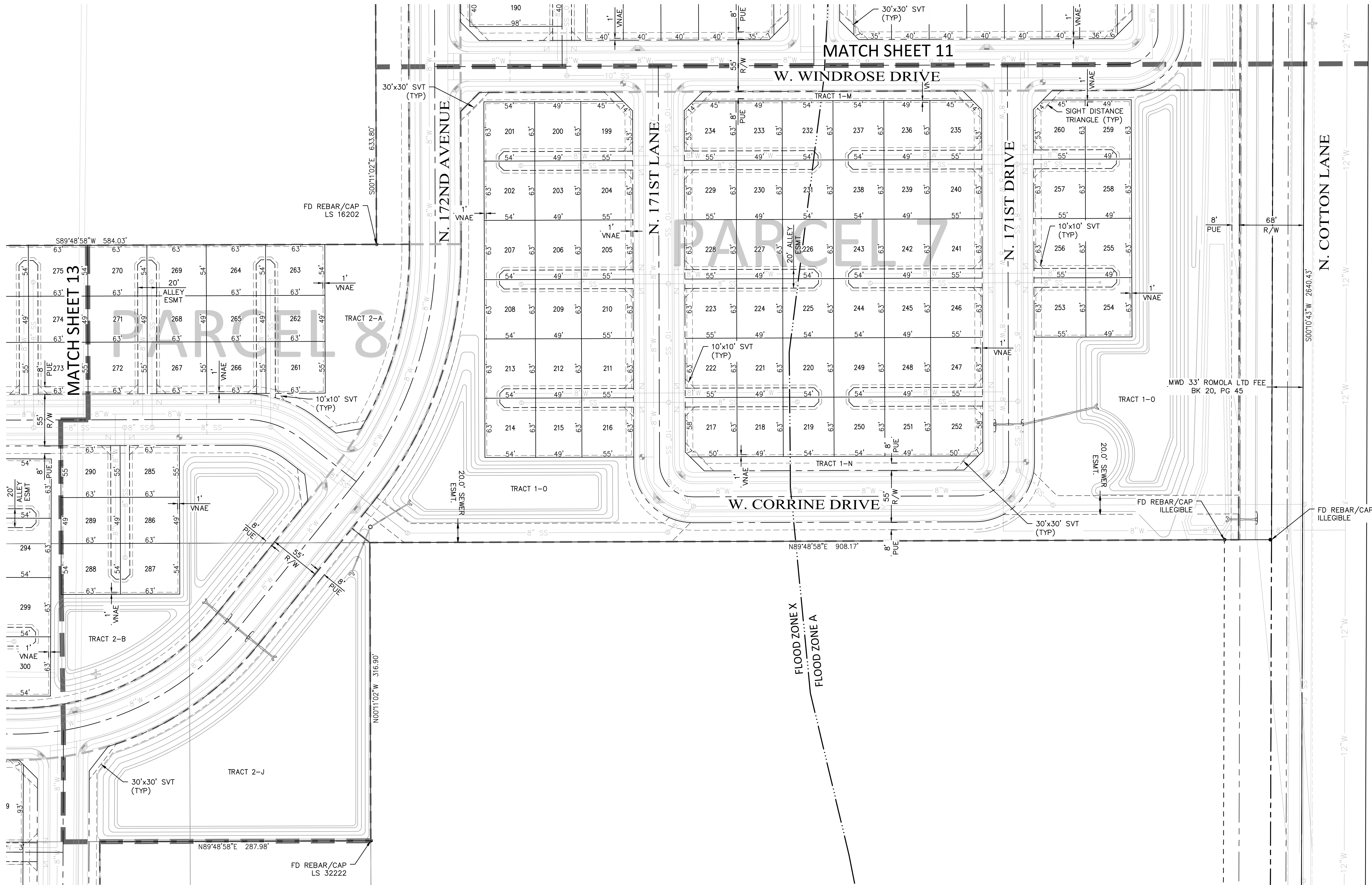
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PROJECT MANAGER: RAMZI GEORGES, P.E.	
DESIGNED BY:	DRAWN BY:
CHECKED BY: RYG	DATE: 11/2016
DAVID EVANS AND ASSOCIATES INC. 4800 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151	
	
PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA	
SECTION: 14 TWN: 3N RANGE: 2W	
JOB NO.: AZCD0002	
SHEET 11 OF 20	



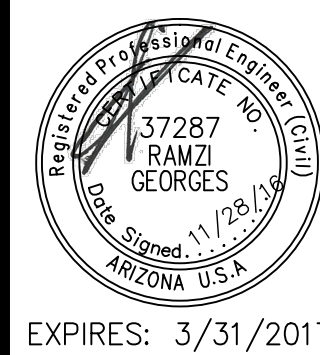
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PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TNSHP: 3N
RANGE: 2W
JOB NO.:
AZCD0002

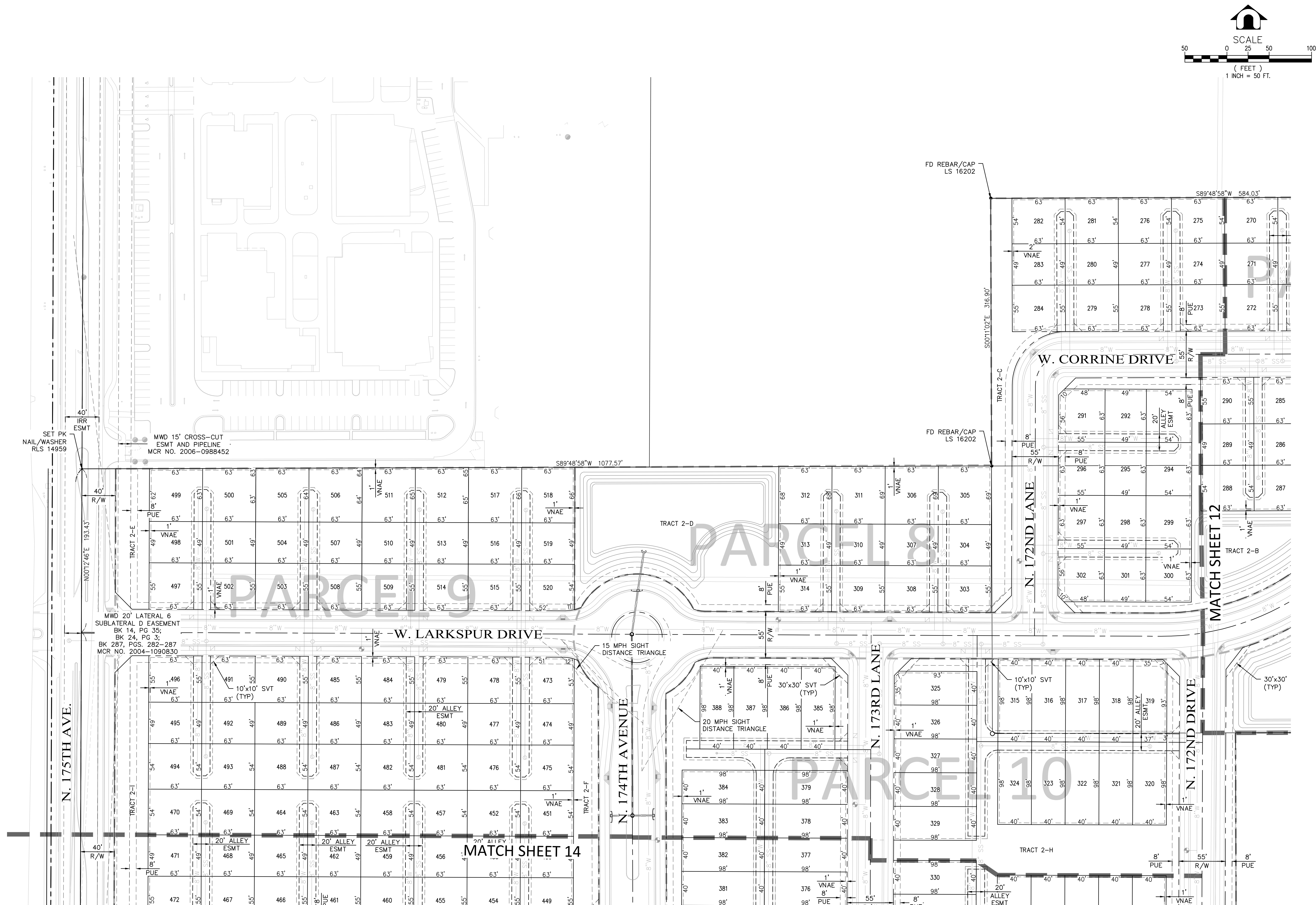
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12 OF 20



**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

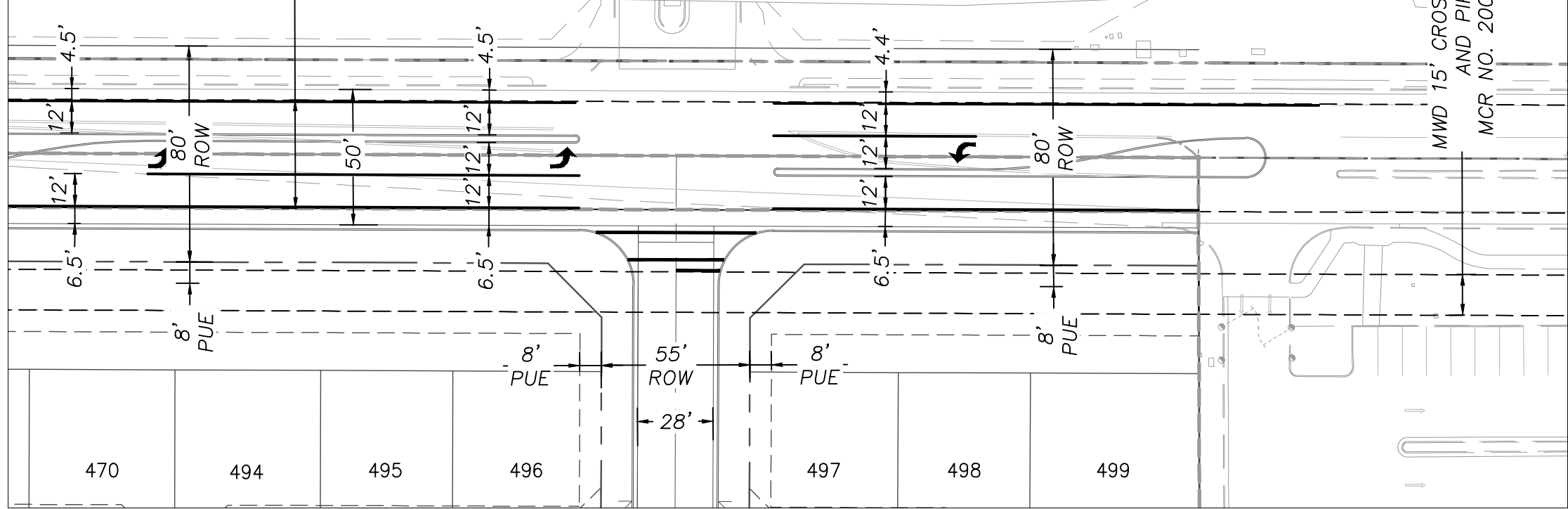
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DRAWN BY:
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER:
RAMZI GEORGES, P.E.



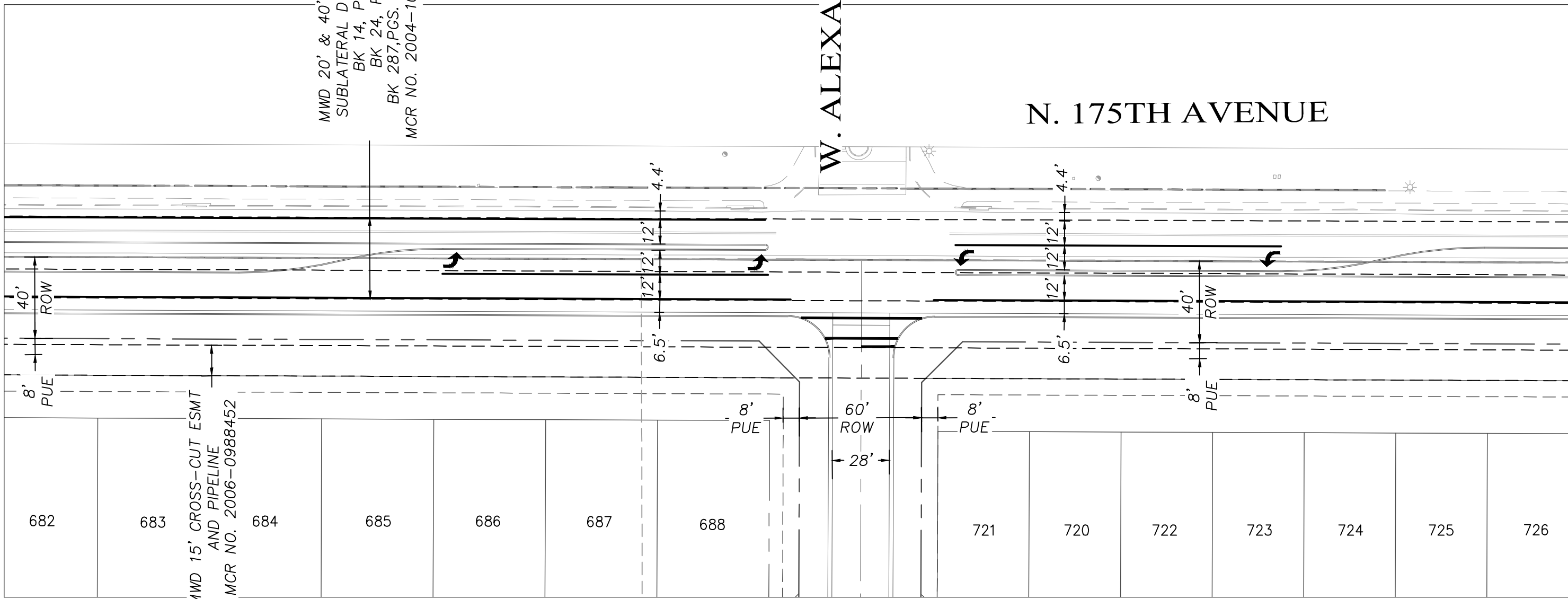


MWD 20' & 40' LATERAL 6
SUB LATERAL D EASEMENT
BK 14, PG 35;
BK 24, PG 3;
BK 287.PCS. 282-287
MCR NO. 2004-1090830\XROW



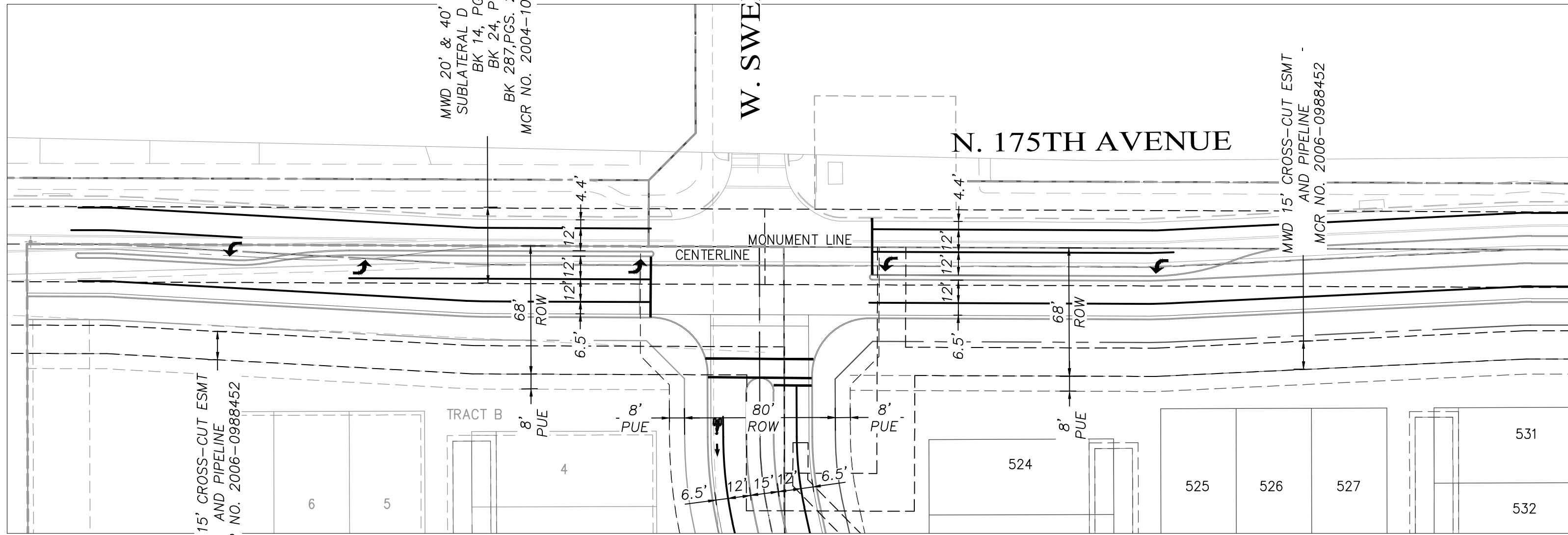
W. LARKSPUR DR
N. 175TH AVENUE

MWD 20' & 40' LATERAL 6
SUB LATERAL D EASEMENT
BK 14, PG 35;
BK 24, PG 3;
BK 287.PCS. 282-287
MCR NO. 2004-1090830\XROW

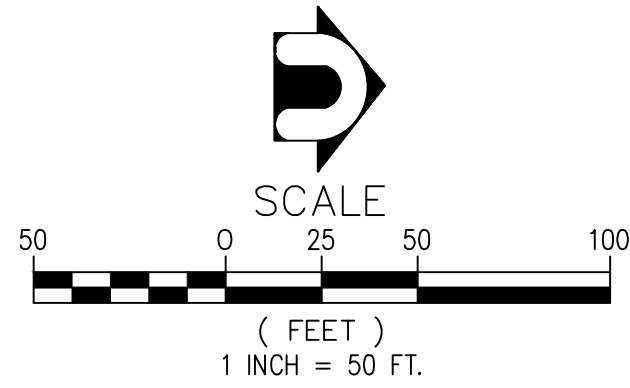


W. ALEXANDRA WAY

MWD 20' & 40' LATERAL 6
SUB LATERAL D EASEMENT
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BK 24, PG 3;
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MCR NO. 2004-1090830\XROW



W. SWEETWATER AVE

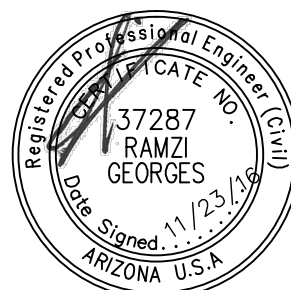


SECTION: 14
TOWNSHIP: 3N
RANGE: 2W

JOB NO.:
AZCD0002

SHEET
15 OF 20

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA



EXPIRES: 3/31/2017

**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602/6351511

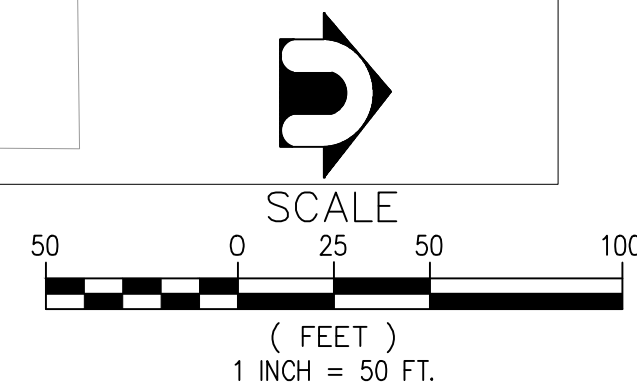
DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER: RAMZI GEORGES, P.E.

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

ARIZONA 811
Arizona Blue Stake, Inc.

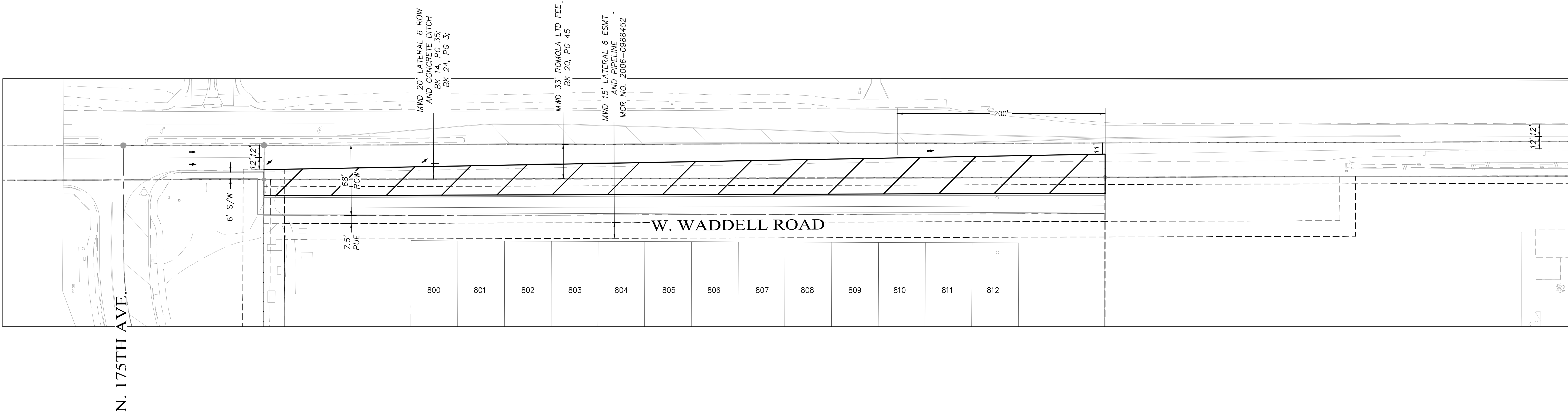
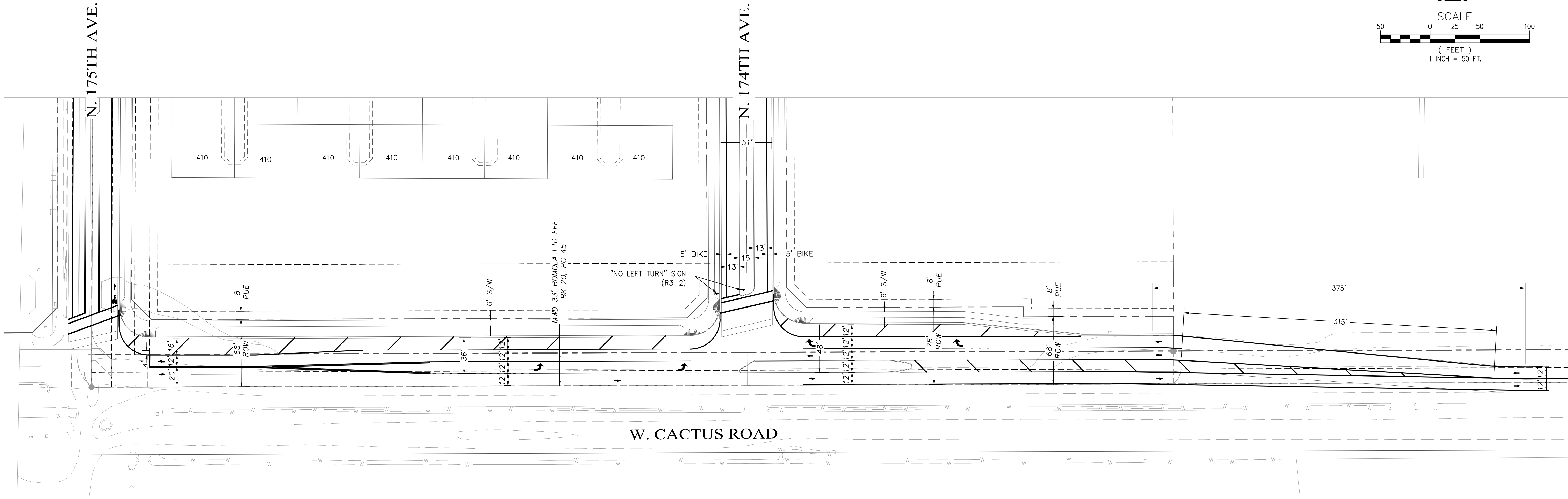
Dial 8-1-1 or 1-800-STAKE-IT (782-5346)
In Maricopa County: (602) 263-1100



EXPIRES: 3/31/2017

16 SHEET OF 20

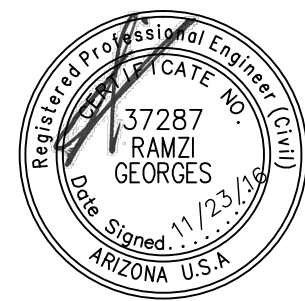
DESIGNED BY: .	PROJECT MANAGER: RAMZI GEORGES, P.E.
DRAWN BY: .	
CHECKED BY: RYG	
DATE: 11/2016	



NOTE:
ROADWAY TRANSITION AND STORAGE LENGTHS
ARE CONCEPTUAL. FINAL CONFIGURATION AND
DESIGN WILL BE DETERMINED PRIOR TO FINAL PLAT
APPROVAL.



PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA



**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602/6131311

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER: RAMZI GEORGES, P.E.

SECTION: 14
TOWNSHIP: 3N
RANGE: 2W
JOB NO.: AZCD0002
SHEET 17 OF 20

P:\A\AZCD00000002\0400CAD\EC\EXHIBITS\EC-AZCD0002-- Waste Route.dwg jcf Nov 23, 2016 11:42:16am

W. SWEETWATER AVE.

SEE DETAIL A

SEE DETAIL B

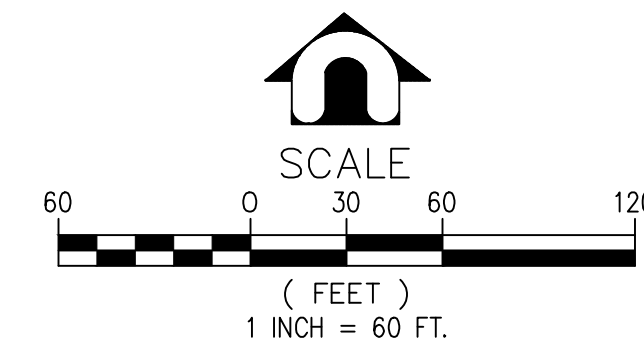
N. COTTON LANE

LEGEND

STREET SIGN FOUNDATION,
C.O.S. STD. DTL 4-22
3' X 3' REFUSE BIN, PROVIDE
T STAMPED INTO CURB PER
MAG STD DTL 440-4
COLLECTION ROUTE



NOTE: SIGNAGE TO BE
PROVIDED BY THE DEVELOPER
AND MAINTAINED BY THE CITY.

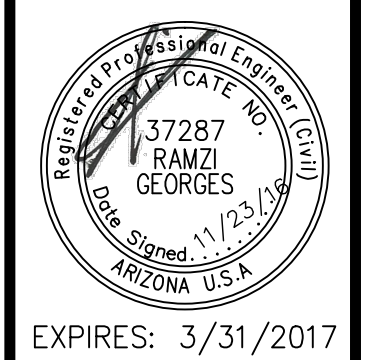


DETAIL A (ALLEY LOTS)

DETAIL B (CLUSTER LOTS)

PROJECT MANAGER:
DESIGNED BY:
DRAWN BY:
CHECKED BY: RYG
DATE: 11/2016

DAVID EVANS
AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

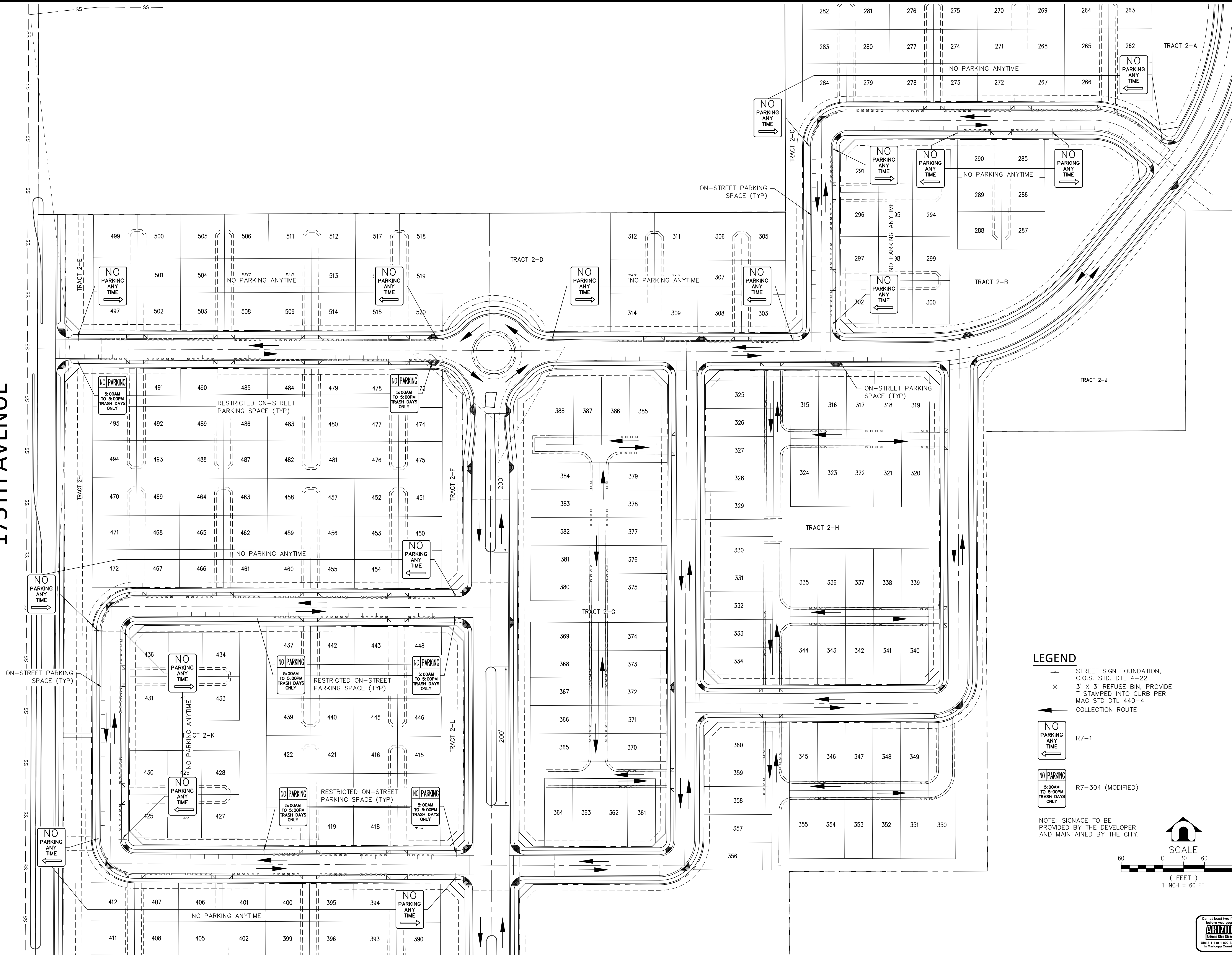


SOLID WASTE COLLECTION ROUTE
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TOWNSHIP: 3N
RANGE: 2W
JOB NO.:
AZCD0002
SHEET
18 OF 20



175TH AVENUE



PROJECT MANAGER: RAMZI GEORGES, P.E.	
DESIGNED BY:	CHECKED BY: RYG
DRAWN BY:	DATE: 11/2016

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602.678.5151

REGISTERED PROFESSIONAL ENGINEER
No. 37287
Date Signed: 11/23/16
ARIZONA U.S.A.

EXPIRES: 3/31/2017

SOLID WASTE COLLECTION ROUTE FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

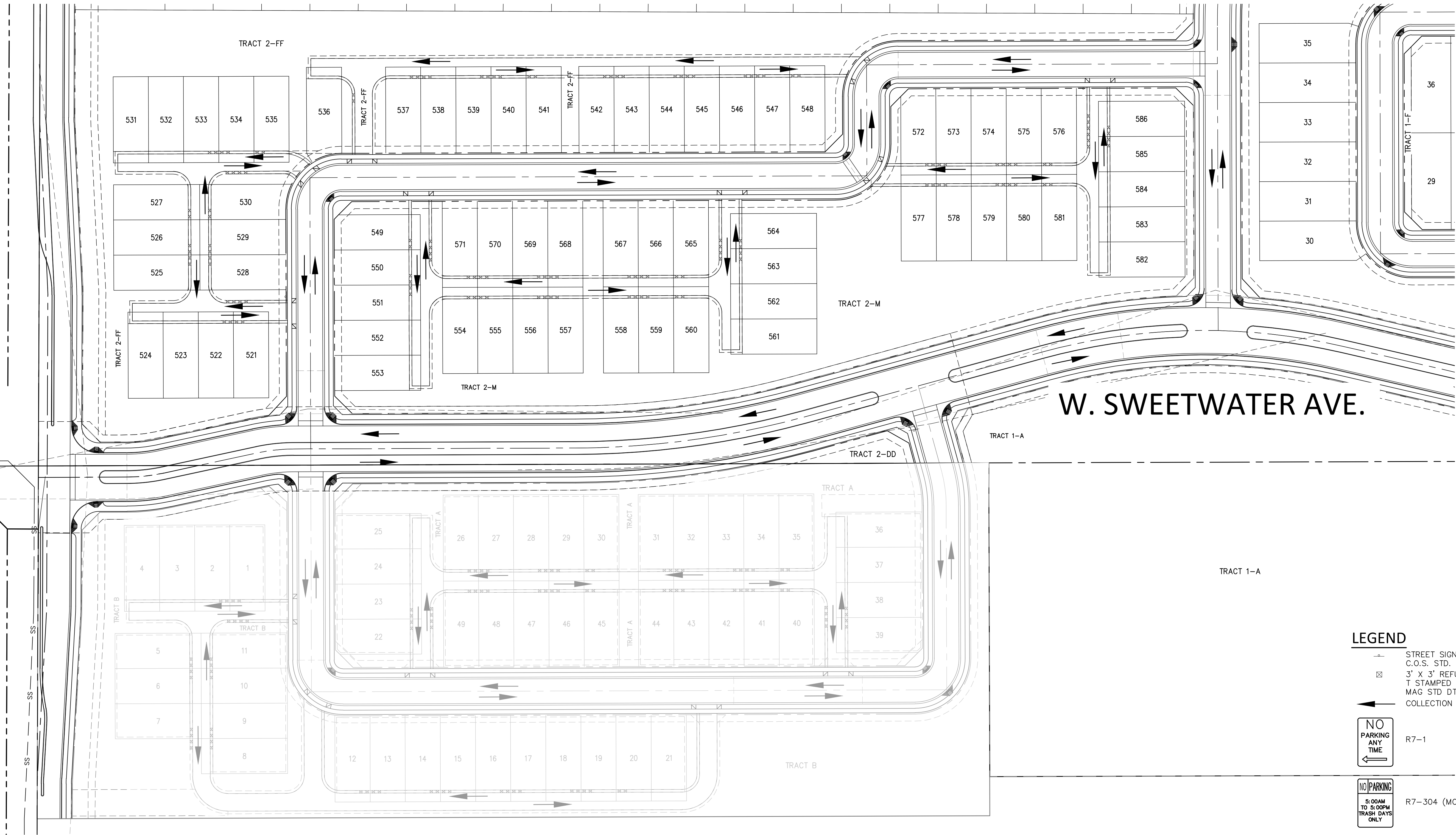
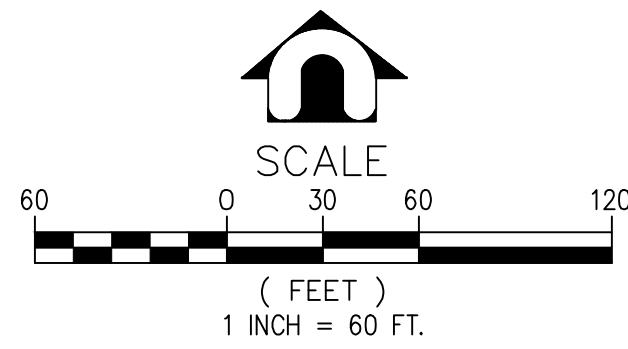
SECTION: 14
TOWNSHIP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 19 OF 20

P:\A\AZCD000000002\0400CAD\EC\EXHIBITS\EC-AZCD0002-- Waste Route.dwg jcf Nov 23, 2016 11:42:38am

175TH AVENUE



LEGEND

- STREET SIGN FOUNDATION, C.O.S. STD. DTL 4-22
- 3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440-4
- COLLECTION ROUTE
- NO PARKING ANY TIME R7-1
- NO PARKING 5:00AM TO 5:00PM TRASH DAYS ONLY R7-304 (MODIFIED)

NOTE: SIGNAGE TO BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE CITY.



SOLID WASTE COLLECTION ROUTE
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHIP: 3N
RANGE: 2W
JOB NO.:
AZCD0002
SHEET
20 OF 20



DAVID EVANS
AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602.678.5151

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016
PROJECT MANAGER: RAMZI GEORGES, P.E.

MAGNOLIA

SURPRISE, ARIZONA

BY: AZ COMMUNITY DEVELOPMENT, LLC

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, 1/2" MINUS COLOR AS SPECIFIED., 2" DEPTH, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT / OWNER'S REP IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 1" - 3" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE BERMUDA HYBRID. MAY BE INSTALLED AS SOD OR HYDROSEED.
- ALL HEADER IS TO BE EXTRUDED CONCRETE CURBING OR EQUAL.
- 100 PERCENT OF ALL RIGHT OF WAY PLANT MATERIAL IS TO BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.
- TREES WITH THORNS ARE NOT TO BE LOCATED WITHIN RECREATION AREAS, AND SHALL BE SET A MINIMUM OF 10' AWAY FROM ALL PEDESTRIAN ROUTES.
- ALL SIDEWALKS AND COMMUNITY TRAILS ARE 6' WIDE.
- TREES THAT OVERHANG THE CITY STREETS MUST BE TRIMMED UP TO A CLEAR HEIGHT OF NOT LESS THAN 15'
- TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED SO THAT NO LIMBS, LEAVES NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

CITY NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- ROOT BARRIER PER CITY OF SURPRISE EDS 8-14 IS REQUIRED FOR ANY TREE LOCATED WITH THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION, INCREASING TO 10' CLEARANCE WHERE APPROACHING STOP SIGNS.
- TRAILS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
- SIDEWALKS AND SIDEWALK SEPERATION WILL CONFORM TO THE CITY OF SURPRISE PLANNING AND DESIGN GUIDELINES.

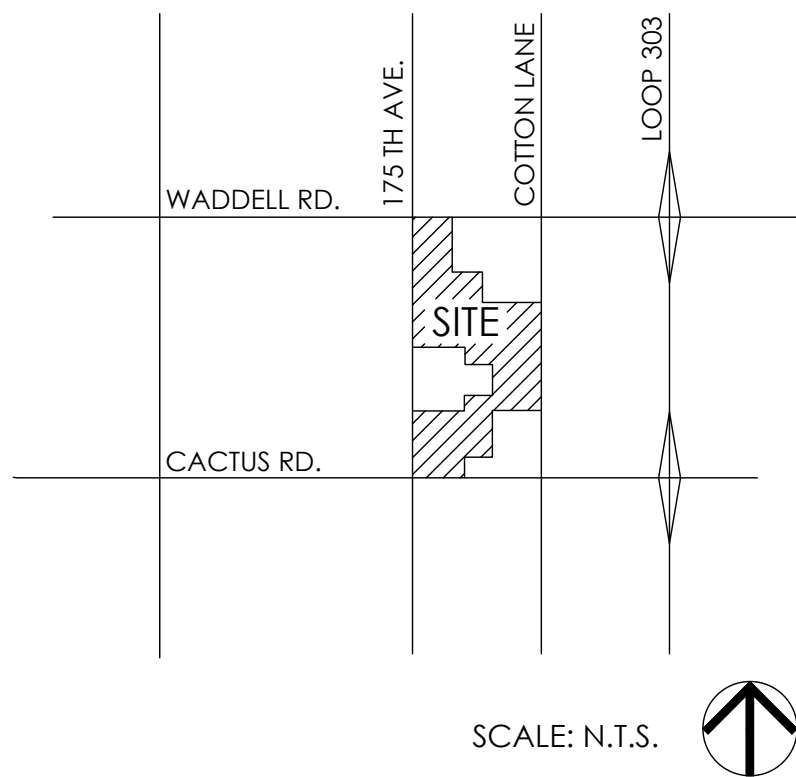
PROJECT DATA

CURRENT ZONING: RU-43 (COUNTY)
PROPOSED ZONING: *RM-6 PUD, RM-9 PUD
GROSS AREA: 181.1 AC.
NET AREA: 167.2 AC.
OPEN SPACE AREA: 21.0 AC.

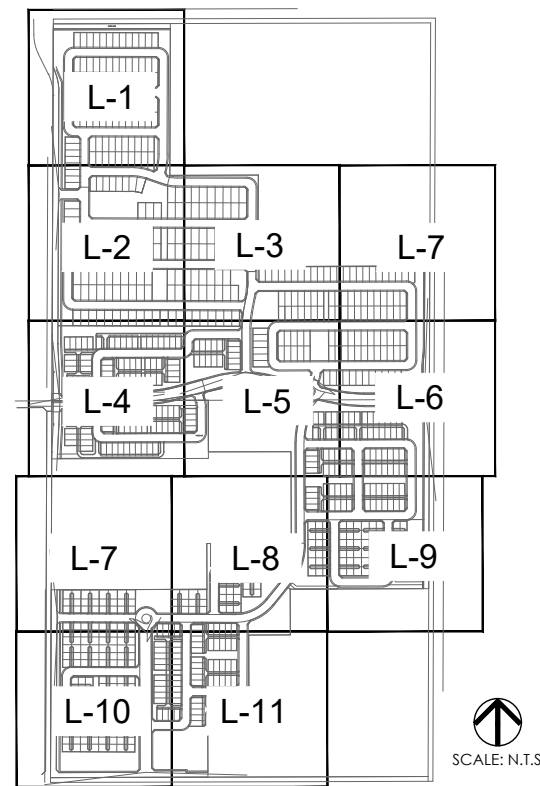
FOR TRACT TABLE SEE PRELIMINARY PLAT, SHEET 2, BY DAVID EVANS AND ASSOCIATES.

*UPON SUCCESSFUL ANNEXATION PER FS16-437 AND SUBSEQUENT ZONING APPROVAL PER FS16-392

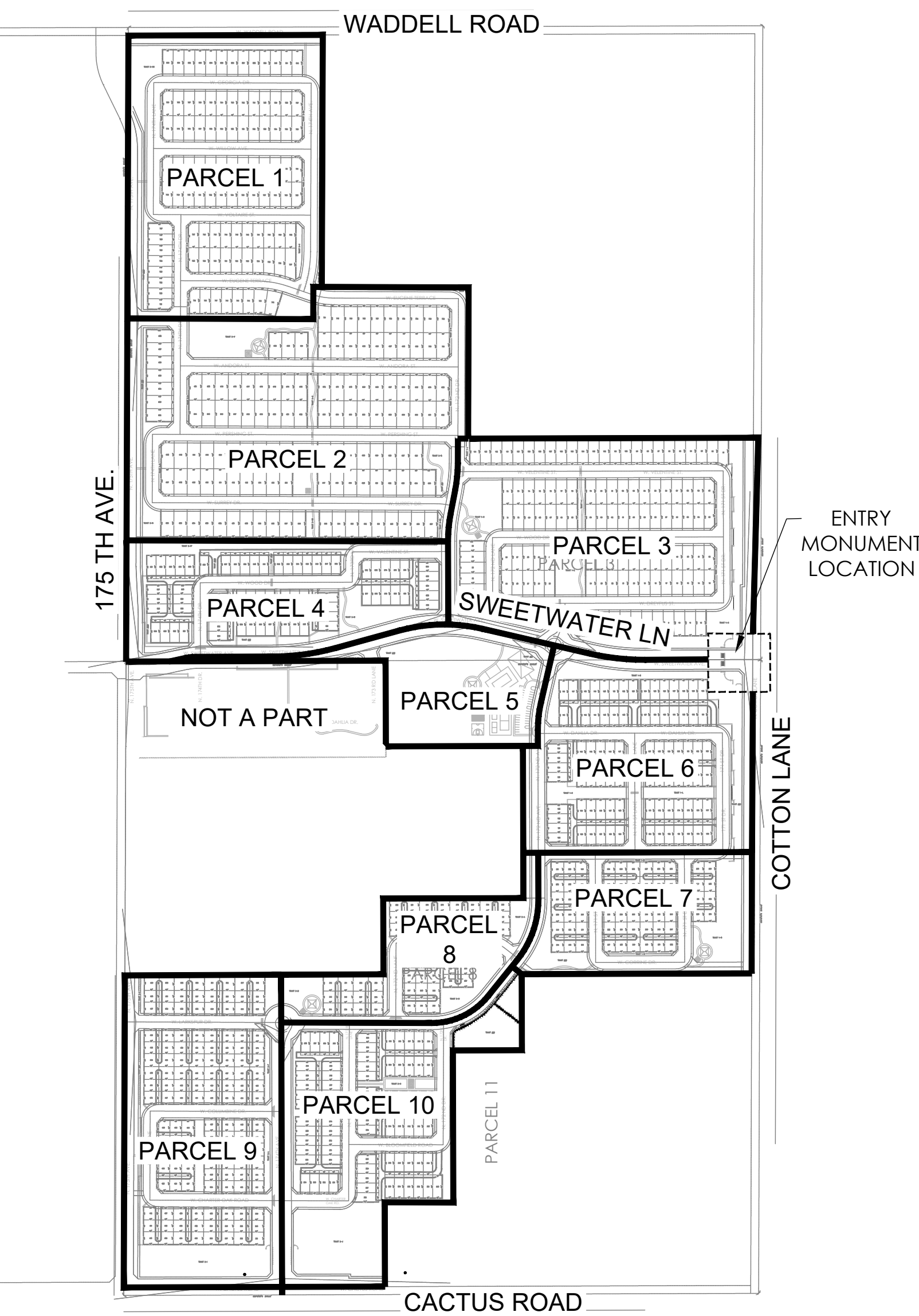
VICINITY MAP



KEYMAP



OVERALL PARCEL PLAN



PRELIMINARY PLANT PALETTE

Trees: <i>Acacia aneura</i> Mulga <i>Bauhinia mexicana</i> * Orchid Tree <i>Bauhinia lunariodes</i> * Anacaco Orchid Tree <i>Brachychiton populneus</i> * Bottle Tree <i>Caesalpinia cacalaco</i> Casalote 'Smoothie' <i>Chitalpa tashkentensis</i> 'Pink Dawn' * Chitalpa <i>Citrus calamondin</i> Mandarin Orange <i>Cupressus sempervirens</i> Italian Cypress <i>Dalbergia sissoo</i> * Indian Rosewood <i>Eucalyptus microtheca</i> * Colibah Tree <i>Ficus microcarpa</i> Indian Laurel Fig	<i>Fraxinus uhdei</i> Shamel Ash <i>Fraxinus velutina</i> Arizona Ash <i>Fraxinus velutina 'Fan Tex'</i> Fan Tex Ash <i>Jacaranda mimosifolia</i> Jacaranda <i>Ligustrum lucidum</i> Glossy Privet <i>Magnolia grandiflora</i> <i>Olea europaea 'Swan Hill'</i> Swan Hill Olive <i>Pistacia chinensis 'Red Push'</i> ** Red Push Pistache <i>Quercus virginiana</i> 'Heritage' ** Heritage Live Oak <i>Schinus teribinthifolius</i> Brazilian Pepper Tree <i>Sophora secundiflora</i> ** Texas Mountain Laurel	<i>Thevetia peruviana</i> * Yellow Oleander <i>Tipuana tipu</i> * Tipu Tree <i>Ulmus parvifolia .cv</i> 'Sempervirens' * Chinese Evergreen Elm <i>Vitex agnus-castus 'Montrose Purple'</i> Chaste Tree
Shrubs: <i>Buxus japonica 'Green Beauty'</i> Japanese Boxwood <i>Callistemon citrinus 'Little John'</i> * Little John Bottlebrush <i>Carissa micorcarpa</i> 'Boxwood Beauty' Boxwood Beauty Natal Plum <i>Chrysactinia mexicana</i> Damianita * <i>Dietes bicolor</i> Fortnight Lily <i>Eremophila maculata</i> 'Valentine' * Emu Bush <i>Feijoa sellowiana</i> Pinnapple Guava <i>Gardenia jasminoides</i> Gardenia <i>Hibiscus rosa-sinensis</i> Chinese Hibiscus	<i>Ilex vomitoria 'Stokes'</i> Dwaft Yaupon <i>Ligustrum japonicum</i> Japanese Privet <i>Muhlenbergia rigens</i> * Deer Grass <i>Myrtus communis</i> 'Compacta' * Dwarf Myrtle <i>Nandina domestica</i> Compacta * <i>Osmanthus fragrans</i> Sweet Olive <i>Photinia fraseri</i> Red Photinia <i>Plumbago auriculata</i> * Cape Plumbago <i>Pyracantha koidzumii</i> 'Santa Cruz' * Santa Cruz Prostrata <i>Raphiolepis indica</i> 'Ballerina' Ballerina	<i>Simmondsia chinensis</i> Jojoba <i>Tecoma stans 'Orange Jubilee'</i> Arizona Yellow Bells <i>Vauquelinia californica</i> * Arizona Rosewood
Accents: <i>Cycas revoluta</i> * Sago Palm <i>Guara lindheimeri</i> Lindheimer's beeblossom	<i>Hesperaloe parviflora</i> * Red yucca <i>Yucca bacata</i> * Banana Yucca	<i>Yucca gloriosa</i> * Spanish Dagger <i>Yucca recurvifolia</i> * Pendulous Yucca
Ground Covers: <i>Carissa grandiflora</i> Green Carpet' Natal Plum <i>Convolvulus tricolor</i> Dwarf Morning Glory <i>Gazania rigens 'Sun Gold'</i> * Sun Gold * <i>Hedera helix</i> English Ivy <i>Lantana camera 'New Gold'</i> * New Gold Lantana <i>Lantana montevidensis</i> * Purple Trailing Lantana	<i>Lantana montevidensis</i> 'White' * Trailing White Lantana <i>Liriope muscari</i> Lilyturf <i>Pentas lanceolata</i> Egyptian Star <i>Rosmarinus officinalis</i> 'Prostratus' * Prostrate Rosemary <i>Trachelospermum asiaticum</i> Dwarf Star Jasmine <i>Verbena species</i>	<i>Vinca major</i> Vinca Major <i>Zephyranthes sp</i> Rain Lily
Vines <i>Bougainvillea brasiliensis</i> 'La Jolla' * La Jolla Bougainvillea <i>Gelsemium sempervirens</i> Carolina Jasmine	<i>Grewia occidentalis/caffra</i> Lavender Star Flower <i>Lonicera japonica</i> 'Halliana' Hall's Honeysuckle	<i>Rosa banksiae</i> * Lady Bank's Rose

Notes:

- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
- ** Plant species that are approved for use in public right-of-way per EDS 8.1.4.
- Plants with an invasive root system will not be planted near sidewalks, pavements, wall, etc. and are indicated by **bold type and underline**.
- Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.

SHEET INDEX

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L-1	2	LANDSCAPE PLAN
L-2	3	LANDSCAPE PLAN
L-3	4	LANDSCAPE PLAN
L-4	5	LANDSCAPE PLAN
L-5	6	LANDSCAPE PLAN
L-6	7	LANDSCAPE PLAN
L-7	8	LANDSCAPE PLAN
L-8	9	LANDSCAPE PLAN
L-9	10	LANDSCAPE PLAN
L-10	11	LANDSCAPE PLAN
L-11	12	LANDSCAPE PLAN
W-1	13	WALL & MAILBOX PLAN
W-2	14	WALL & MAILBOX PLAN
W-3	15	WALL & MAILBOX PLAN
WD-1	16	WALL DETAILS

PROJECT TEAM

Discipline	Company Contact Info.
Client	AZ Community Development, LLC. Joseph J. Kalish 11024 N 28th Drive, Suite 170 Phoenix, AZ 85029 (602) 499-0899 joseph@jjkalish.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA 120 South Ash Avenue Tempe, Arizona 85281 (480) 994-0994 lthelen@lvadesign.com
Civil Engineer	David Evans and Associates Inc. Ramzi Georges, PE, CFPM 4600 E. Washington St., Suite 250 Phoenix, Arizona 85034 (602) 474-9223 ryg@deainc.com

AMENITIES LIST (BY PARCEL)

Parcel 1: (1) Paved trails (1) Turf retention basins	Parcel 6: (1) Turf play area/paved trails
Parcel 2: (1) Tot lot/paved trails (2) 20'x20' Ramada (3) Turf retention basins	Parcel 7: (1) Tot lot/paved trails (1) 20'x20' Ramada (2) Turf retention basins
Parcel 3: (1) Tot lot/paved trails (1) 20'x20' Ramada (2) Turf retention basins	Parcel 8: (1) Tot lot/paved trails (1) 20'x20' Ramada (3) Turf retention basins
Parcel 4: (1) Turf retention/paved trails	Parcel 9: (1) Turf play area/paved trails
Parcel 5: (1) Tot lot/paved trails (1) Pool/Splash pad (1) Sand Volleyball (1) Sports Court (1) Tennis Court (2) Pickleball Court (1) Turf play area (1) Multi-Purpose Community Center	Parcel 10: (1) Dog park/paved trails (1) 20'x20' Ramada (2) Turf retention basins

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994
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MAGNOLIA
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

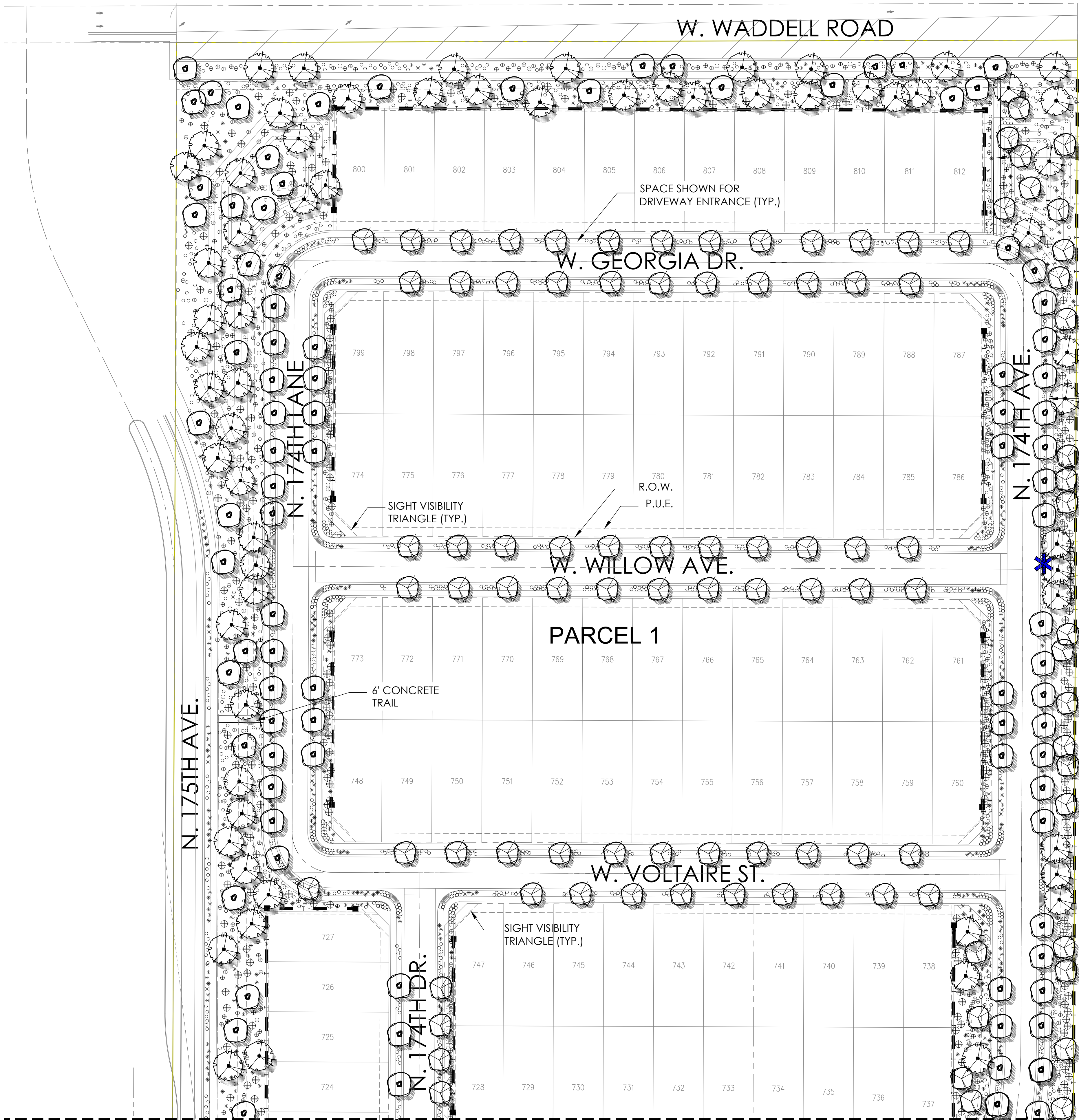
COVER
SHEET

revision	date
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date: 11/28/16
job no.: 1640
drawn: LVA
sheet #

C-1
1 of 16



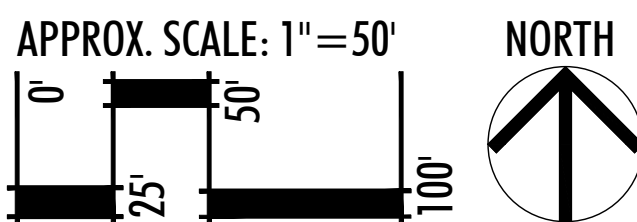
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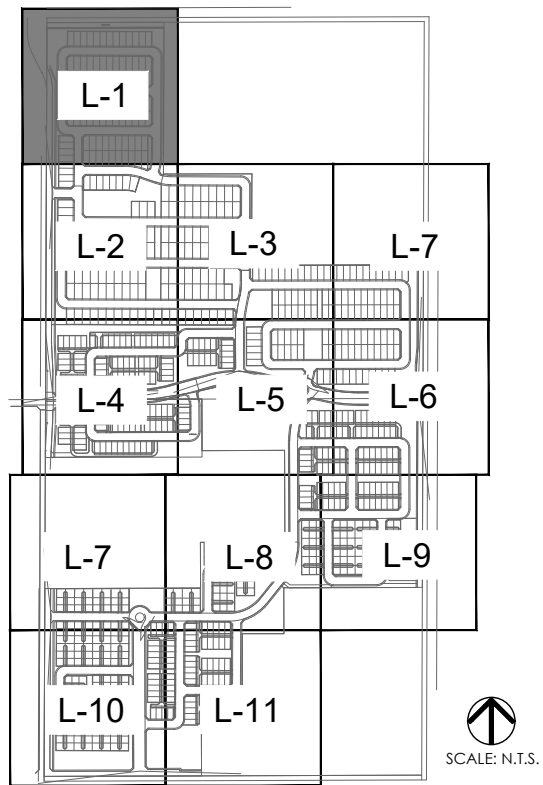
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LEGEND

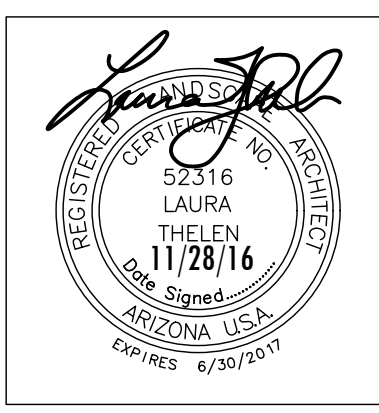
ENHANCED THEME WALL (DETAIL 3, SHT WD-1)	
THEME WALL (DETAIL 4, SHT WD-1)	
FULL VIEW FENCE (DETAIL 5, SHT WD-1)	
PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	
PONY WALL (DETAIL 7, SHT WD-1)	
BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



KEYMAP



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MAGNOLIA
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

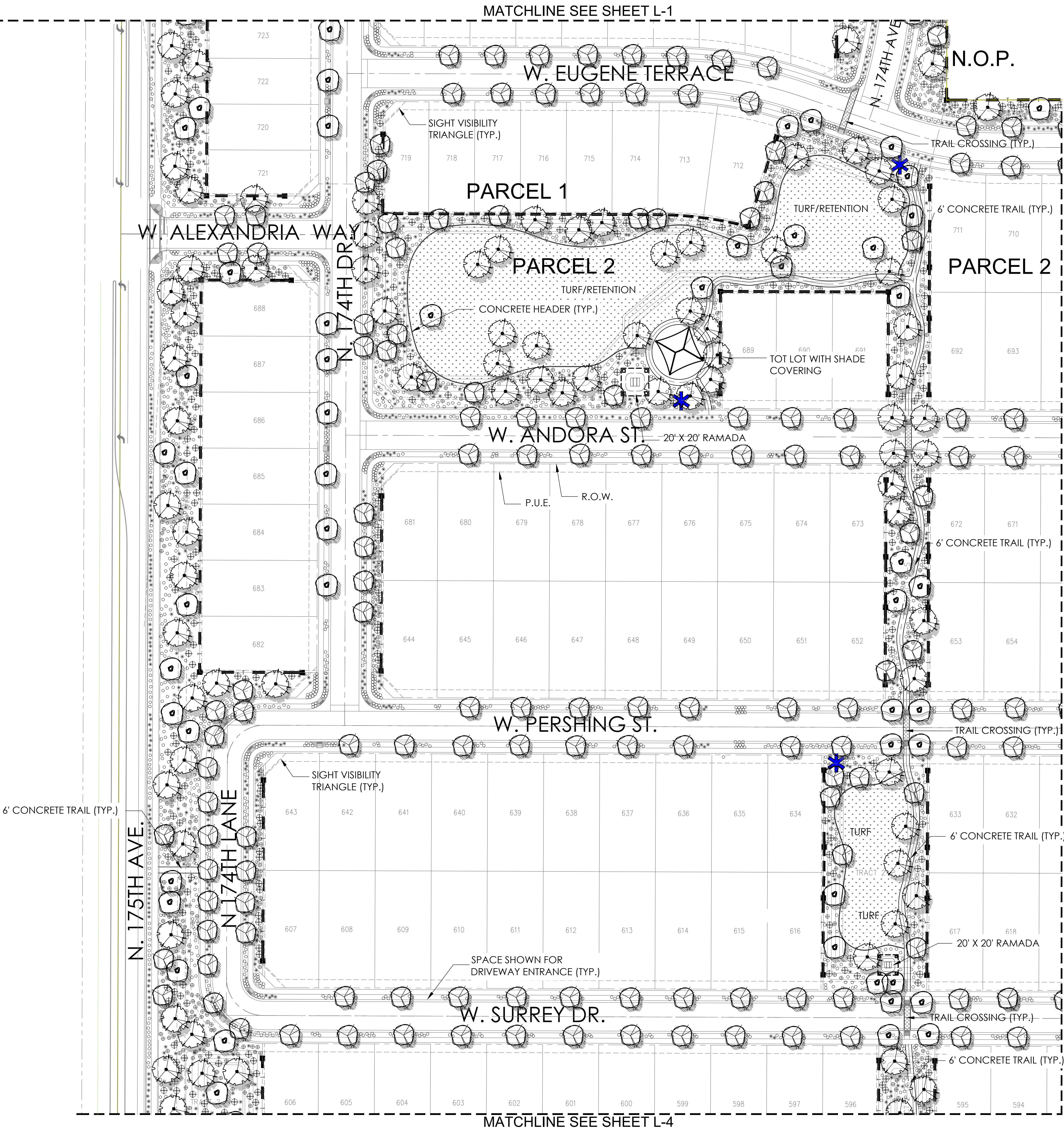
LANDSCAPE PLAN

revision date

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(Outside Maricopa County)

date: 11/28/16
job no.: 1640
drawn: LVA
sheet #

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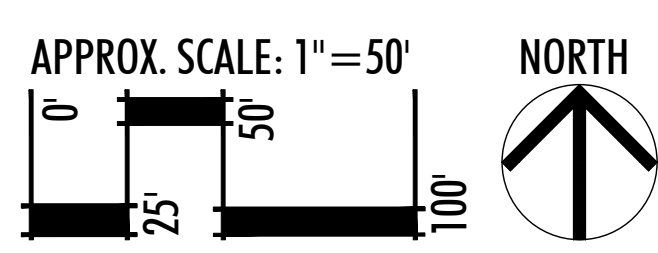
PRELIMINARY PLANT PALETTE

Trees: <i>Acacia aneura</i> Mulga <i>Bauhinia mexicana</i> * Orchid Tree <i>Bauhinia lunarioides</i> * Anacaco Orchid Tree <i>Brachychiton populneus</i> * Bottle Tree <i>Caesalpinia cacalaco</i> Cascadote 'Smoothie' <i>Chitalpa tashkentensis</i> 'Pink Dawn' * Chittalpa <i>Citrus calamondin</i> Mandarin Orange <i>Cupressus sempervirens</i> Italian Cypress <i>Dalbergia sissoo</i> * Indian Rosewood <i>Eucalyptus microtheca</i> * Colibah Tree <i>Ficus microcarpa</i> Indian Laurel Fig	<i>Fraxinus uhdei</i> Shamel Ash <i>Fraxinus velutina</i> Arizona Ash <i>Fraxinus velutina</i> 'Fan Tex' Fan Tex Ash <i>Jacaranda mimosifolia</i> Jacaranda <i>Ligustrum lucidum</i> Glossy Privet <i>Magnolia grandiflora</i> <i>Olea europaea</i> 'Swan Hill' Swan Hill Olive <i>Pistacia chinensis</i> 'Red Push' ** Red Push Pistache <i>Quercus virginiana</i> 'Heritage' ** Heritage Live Oak <i>Schinus terbinthifolius</i> Brazilian Pepper Tree <i>Sophora secundiflora</i> ** Texas Mountain Laurel	<i>Thevetia peruviana</i> * Yellow Oleander <i>Tipuana tipu</i> * Tipu Tree <i>Ulmus parvifolia</i> ,cv 'Sempervirens' * Chinese Evergreen Elm <i>Vitex agnus-castus</i> 'Montrose Purple' Chaste Tree
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Accents: <i>Cycas revoluta</i> * Sago Palm <i>Guara lindheimeri</i> Lindheimer's beeblossom	<i>Hesperaloe parviflora</i> * Red yucca <i>Yucca bacata</i> * Banana Yucca	<i>Yucca gloriosa</i> * Spanish Dagger <i>Yucca recurvifolia</i> * Pendulous Yucca
Ground Covers: <i>Carissa grandiflora</i> Green Carpet' Natal Plum <i>Convolvulus tricolor</i> Dwarf Morning Glory <i>Gazania rigens</i> 'Sun Gold' * Sun Gold * <i>Hedera helix</i> English Ivy <i>Lantana camara</i> 'New Gold' * New Gold Lantana <i>Lantana montevidensis</i> * Purple Trailing Lantana	<i>Lantana montevidensis</i> 'White' * Trailing White Lantana <i>Liriope muscari</i> Lilyturf <i>Pentas lanceolata</i> Egyptian Star <i>Rosmarinus officinalis</i> 'Prostratus' * Prostrate Rosemary <i>Trachelospermum asiaticum</i> Dwarf Star Jasmine <i>Verbena species</i>	<i>Vinca major</i> Vinca Major <i>Zephyranthes sp</i> Rain Lily
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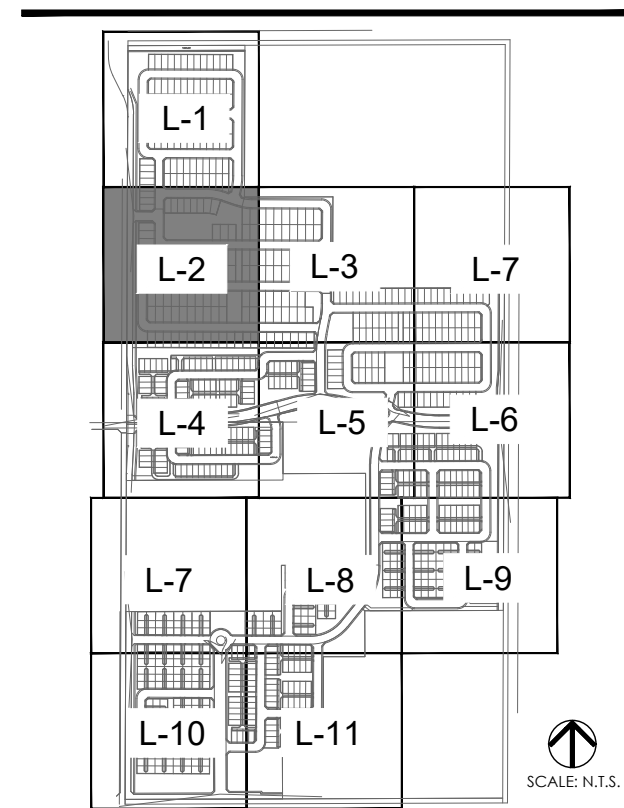
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LEGEND

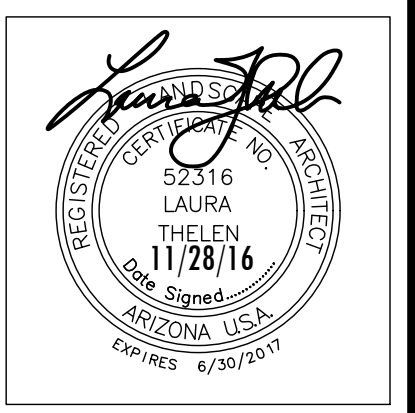
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THEME WALL (DETAIL 4, SHT WD-1)	
FULL VIEW FENCE (DETAIL 5, SHT WD-1)	
PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	
PONY WALL (DETAIL 7, SHT WD-1)	
BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



KEYMAP



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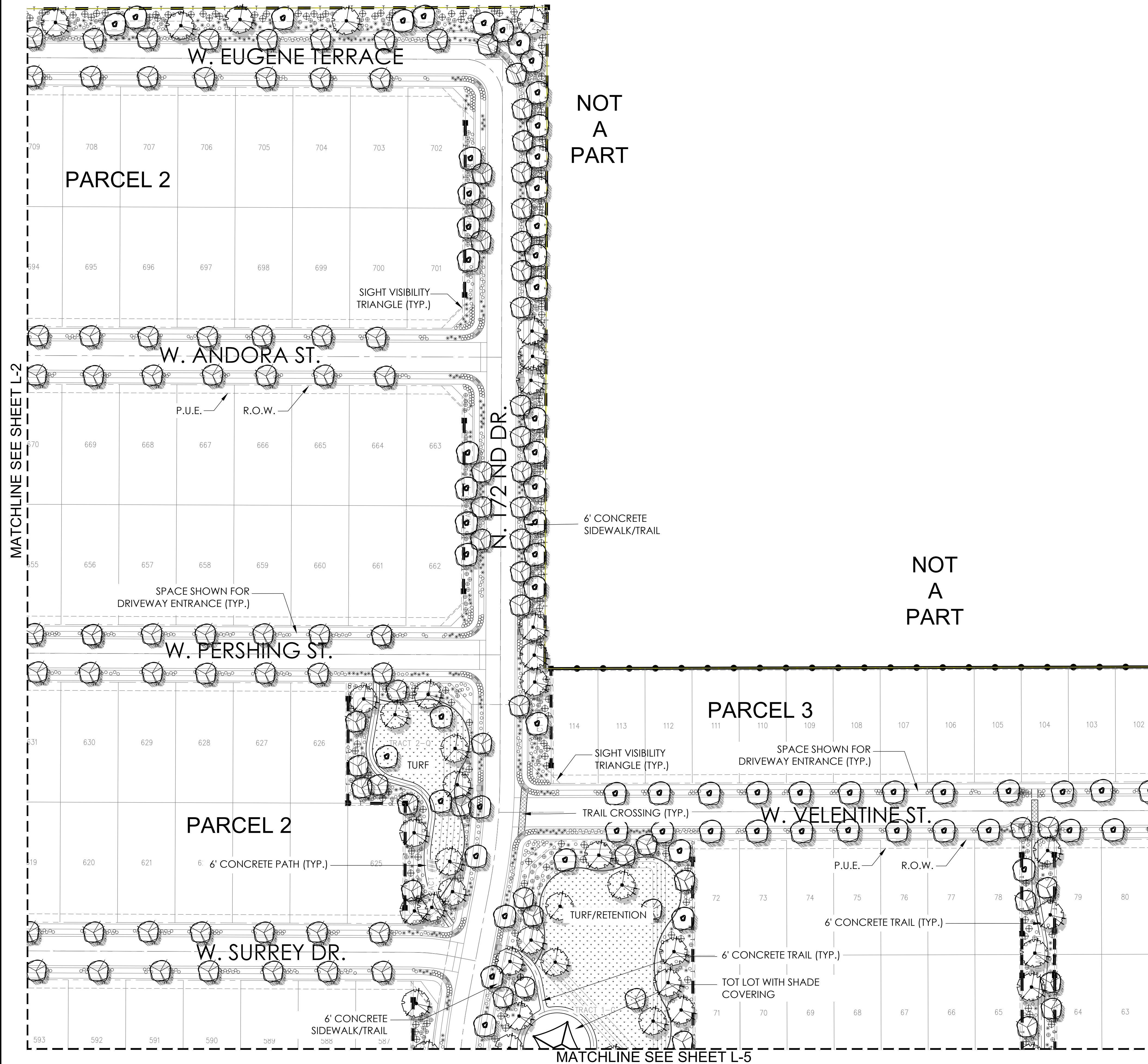
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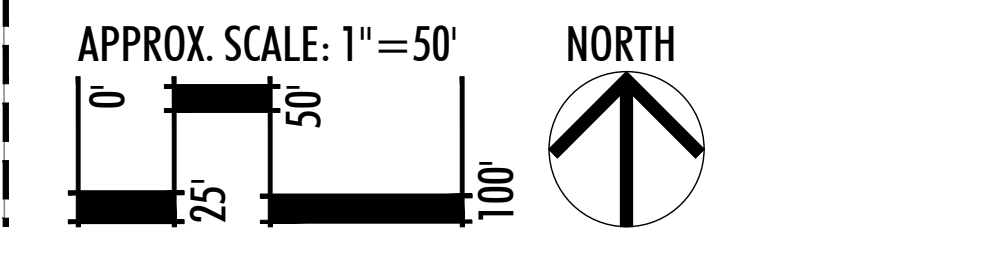
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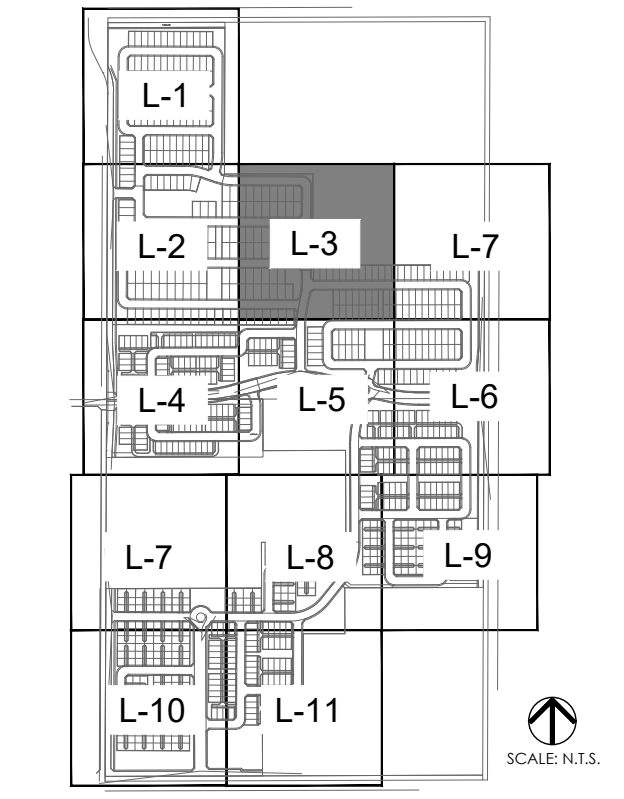
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LEGEND

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THEME WALL (DETAIL 4, SHT WD-1)	
FULL VIEW FENCE (DETAIL 5, SHT WD-1)	
PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	
PONY WALL (DETAIL 7, SHT WD-1)	
BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



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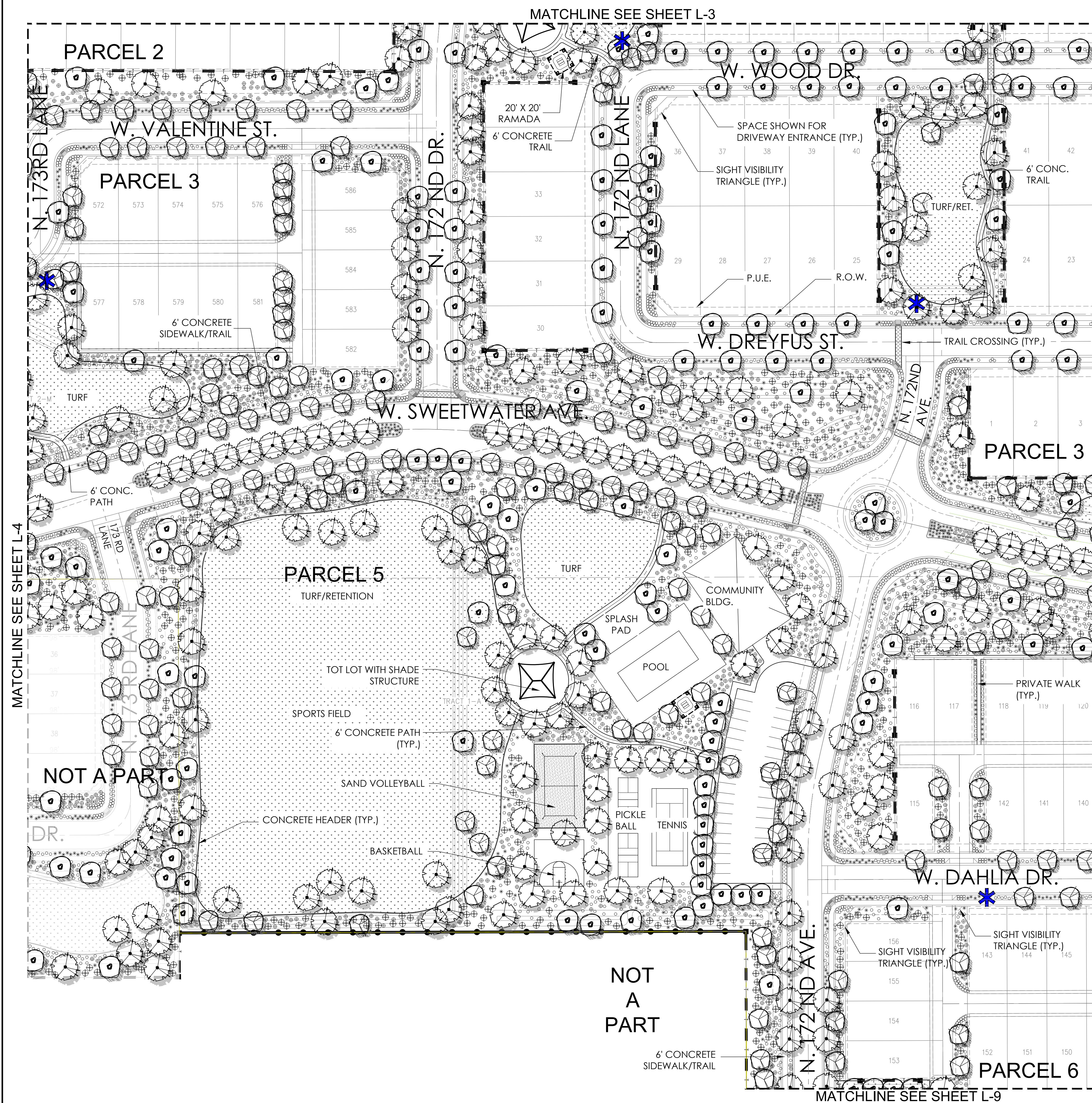
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PRELIMINARY PLANT PALETTE

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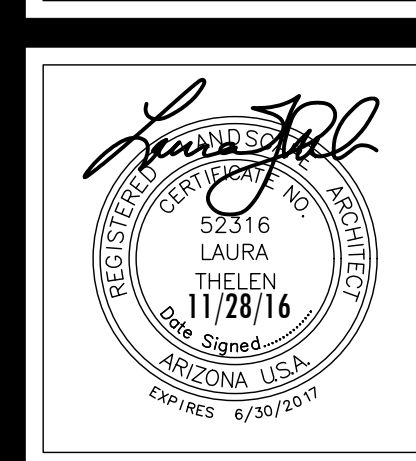
ENHANCED THEME WALL (DETAIL 3, SHT WD-1)	=====
THEME WALL (DETAIL 4, SHT WD-1)	=====
FULL VIEW FENCE (DETAIL 5, SHT WD-1)	=====
PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	=====
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BUILDER WALL	=====
DOG FENCE (DETAIL 9, SHT WD-1)	=====
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	=====

KEYMAP

APPROX. SCALE: 1"=50'

NORTH

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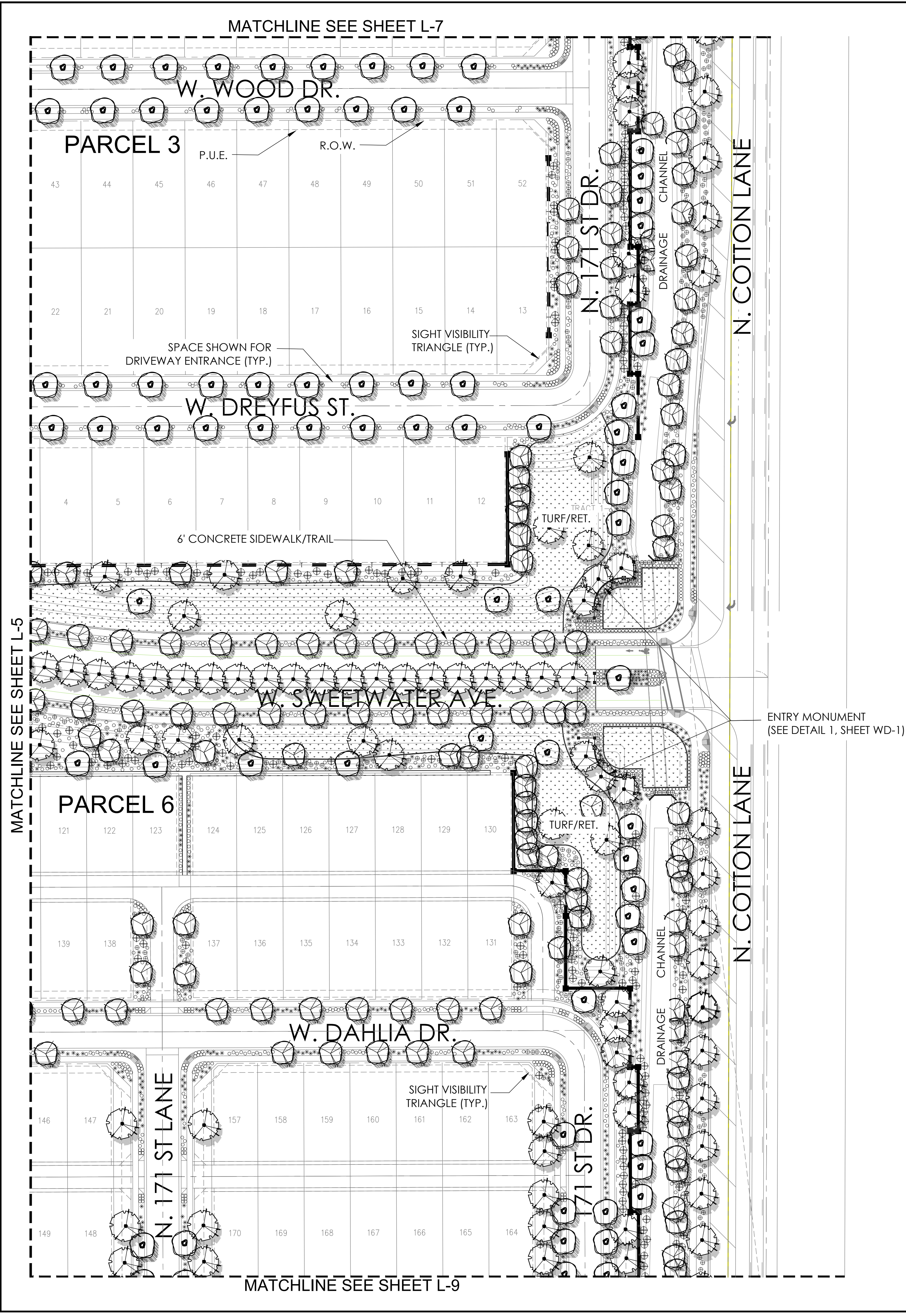
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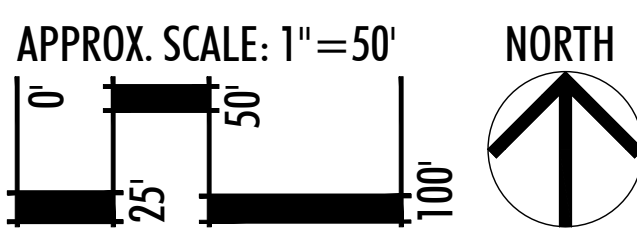
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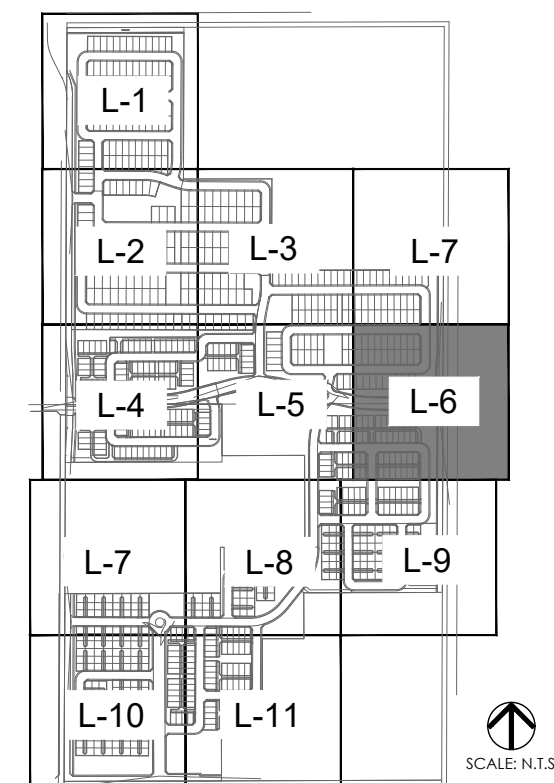
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LEGEND

ENHANCED THEME WALL (DETAIL 3, SHT WD-1)	
THEME WALL (DETAIL 4, SHT WD-1)	
FULL VIEW FENCE (DETAIL 5, SHT WD-1)	
PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	
PONY WALL (DETAIL 7, SHT WD-1)	
BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



KEYMAP

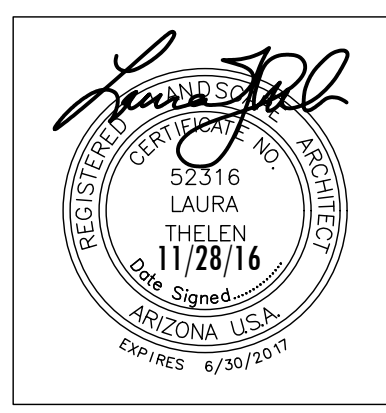


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MAGNOLIA

PRELIMINARY LANDSCAPE PLAN

SURPRISE, ARIZONA

AZ COMMUNITY DEVELOPMENT, LLC.

LANDSCAPE PLAN

revision date

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(Outside Maricopa County)

date: 11/28/16

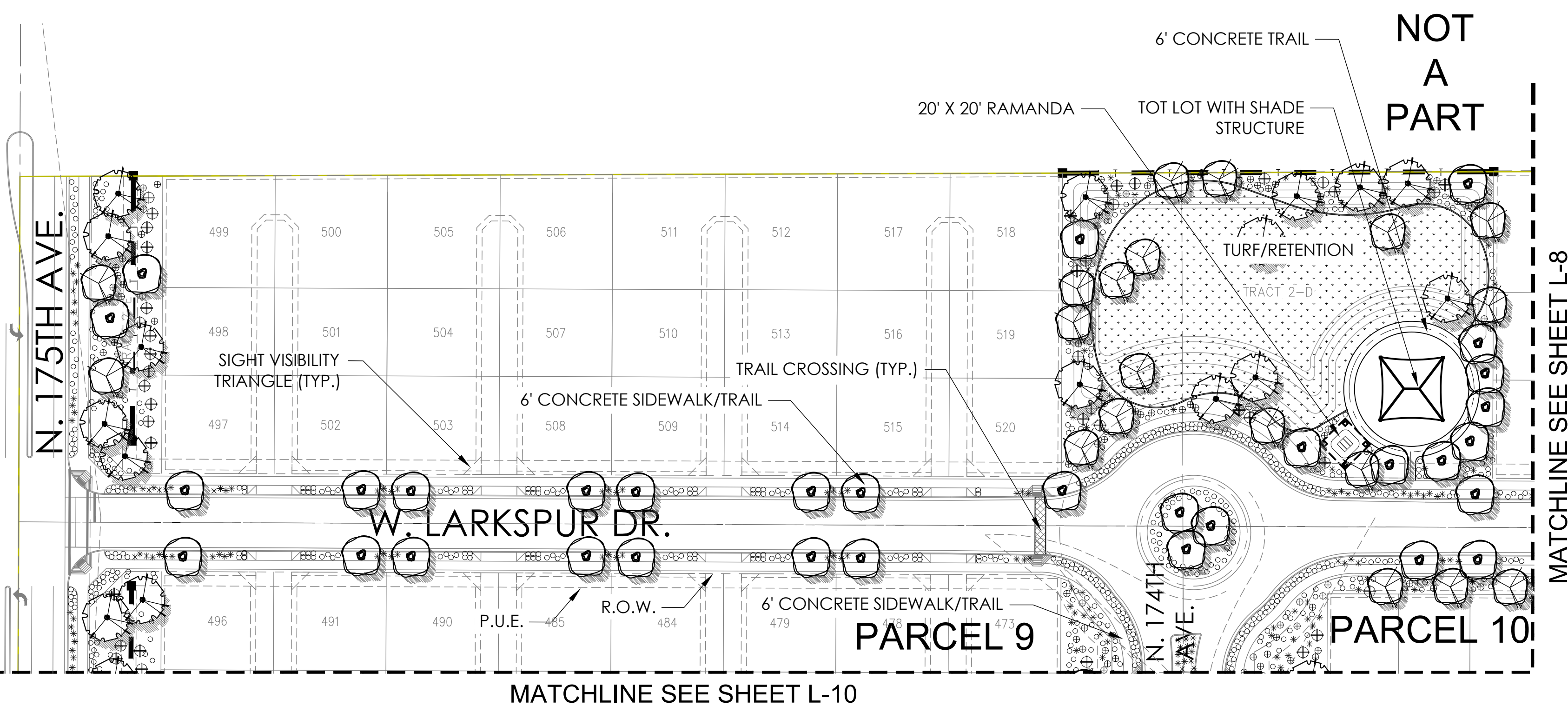
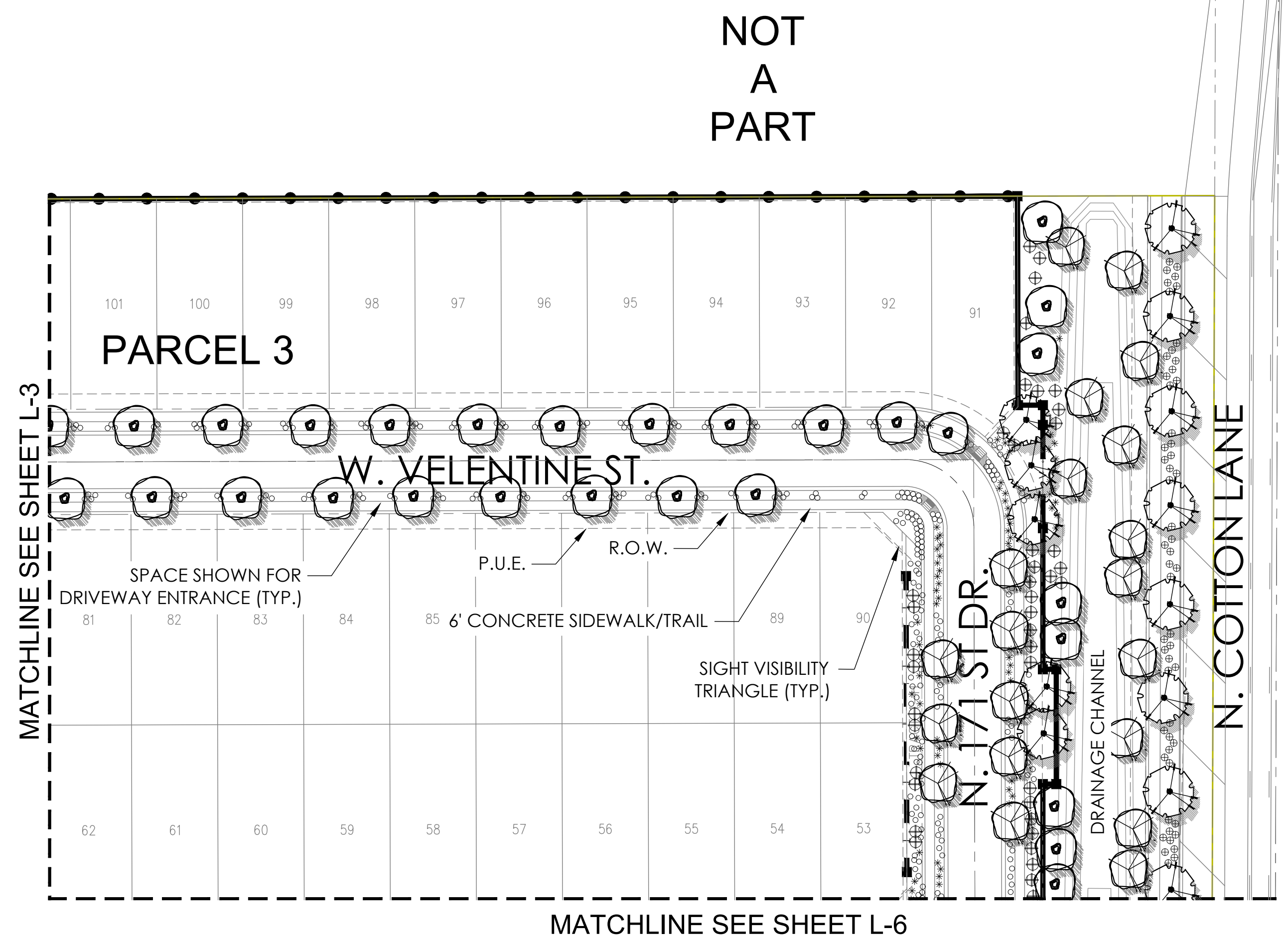
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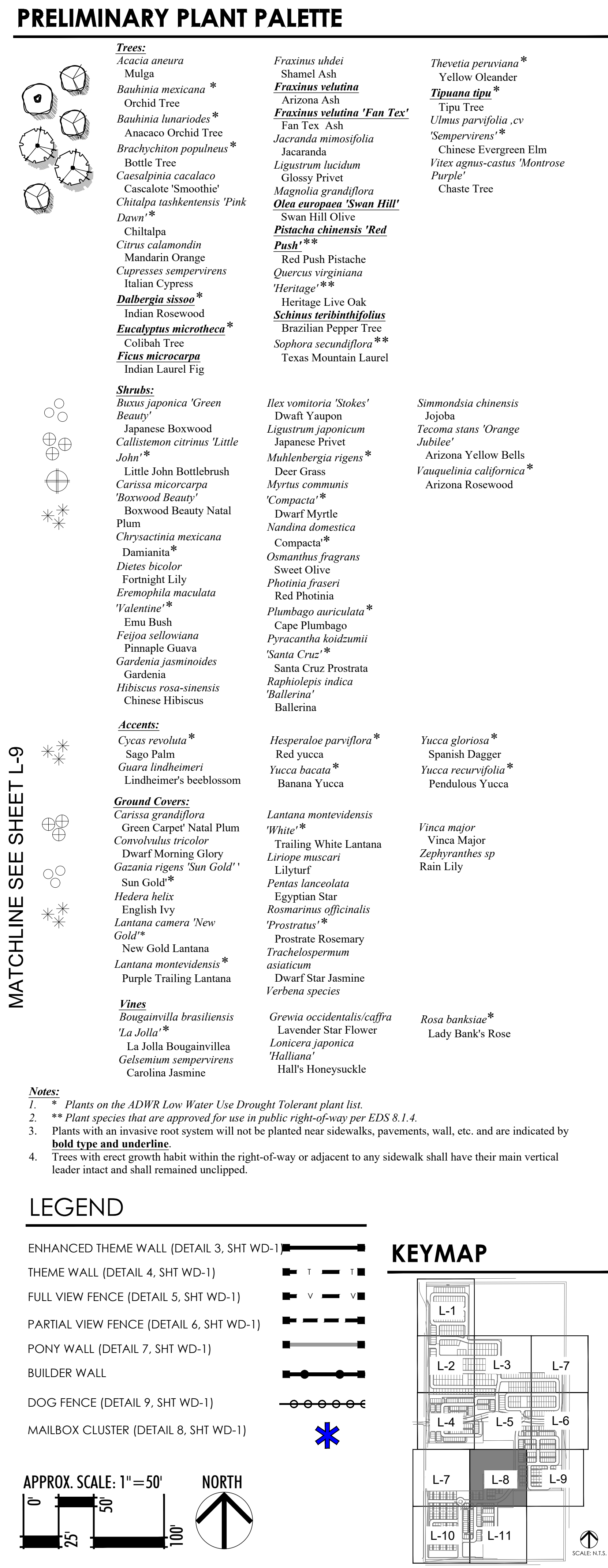
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sheet #

L-6

7 of 16





revision

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date

Call Two Working Days
Before You Dig

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(Outside Maricopa County)

date: 11/28/16

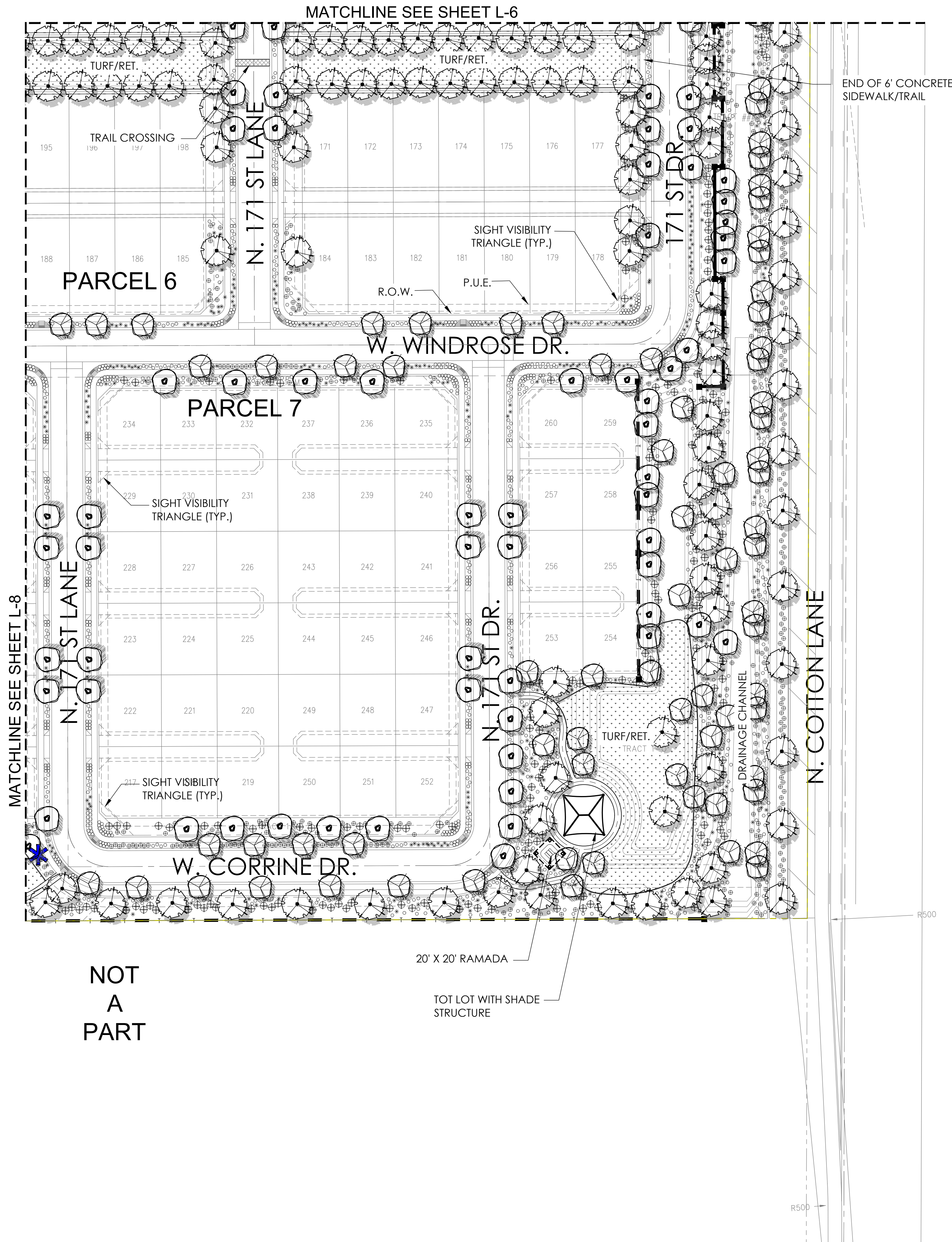
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drawn: LVA

sheet #

L-8

9 of 16



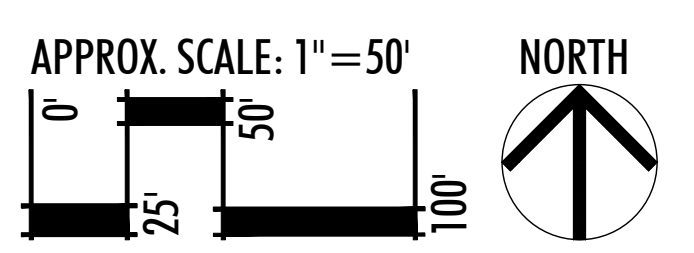
PRELIMINARY PLANT PALETTE

Trees: <i>Acacia aneura</i> Mulga <i>Bauhinia mexicana</i> * Orchid Tree <i>Bauhinia lunarioides</i> * Anacaco Orchid Tree <i>Brachychiton populneus</i> * Bottle Tree <i>Caesalpinia cacalaco</i> Cascalote 'Smoothie' <i>Chitalpa tashkentensis</i> 'Pink Dawn' * Chittalpa <i>Citrus calamondin</i> Mandarin Orange <i>Cupressus sempervirens</i> Italian Cypress <i>Dalbergia sissoo</i> * Indian Rosewood <i>Eucalyptus microtheca</i> * Colibah Tree <i>Ficus microcarpa</i> Indian Laurel Fig	<i>Fraxinus uhdei</i> Shamel Ash <i>Fraxinus velutina</i> Arizona Ash <i>Fraxinus velutina</i> 'Fan Tex' Fan Tex Ash <i>Jacaranda mimosifolia</i> Jacaranda <i>Ligustrum lucidum</i> Glossy Privet <i>Magnolia grandiflora</i> <i>Olea europaea</i> 'Swan Hill' Swan Hill Olive <i>Pistacia chinensis</i> 'Red Push' ** Red Push Pistache <i>Quercus virginiana</i> 'Heritage' ** Heritage Live Oak <i>Schinus terbinthifolius</i> Brazilian Pepper Tree <i>Sophora secundiflora</i> ** Texas Mountain Laurel	<i>Thevetia peruviana</i> * Yellow Oleander <i>Tipuana tipu</i> * Tipu Tree <i>Ulmus parvifolia</i> .cv 'Sempervirens' * Chinese Evergreen Elm <i>Vitex agnus-castus</i> 'Montrose Purple' Chaste Tree
Shrubs: <i>Buxus japonica</i> 'Green Beauty' Japanese Boxwood <i>Callistemon citrinus</i> 'Little John' * Little John Bottlebrush <i>Carissa micorcarpa</i> 'Boxwood Beauty' Boxwood Beauty Natal Plum <i>Chrysactinia mexicana</i> Damianita * <i>Dietes bicolor</i> Fortnight Lily <i>Eremophila maculata</i> 'Valentine' * Emu Bush <i>Feijoa sellowiana</i> Pinnapple Guava <i>Gardenia jasminoides</i> Gardenia <i>Hibiscus rosa-sinensis</i> Chinese Hibiscus	<i>Ilex vomitoria</i> 'Stokes' Dwaft Yaupon <i>Ligustrum japonicum</i> Japanese Privet <i>Muhlenbergia rigens</i> * Deer Grass <i>Myrtus communis</i> 'Compacta' * Dwarf Myrtle <i>Nandina domestica</i> Compacta * <i>Osmanthus fragrans</i> Sweet Olive <i>Photinia fraseri</i> Red Photinia <i>Plumbago auriculata</i> * Cape Plumbago <i>Pyracantha koidzumii</i> 'Santa Cruz' ** Santa Cruz Prostrata <i>Raphiolepis indica</i> 'Ballerina' Ballerina	<i>Simmondsia chinensis</i> Jojoba <i>Tecoma stans</i> 'Orange Jubilee' Arizona Yellow Bells <i>Vauquelinia californica</i> * Arizona Rosewood
Accents: <i>Cycas revoluta</i> * Sago Palm <i>Guara lindheimeri</i> Lindheimer's beeblossom	<i>Hesperaloe parviflora</i> * Red yucca <i>Yucca bacata</i> * Banana Yucca	<i>Yucca gloriosa</i> * Spanish Dagger <i>Yucca recurvifolia</i> * Pendulous Yucca
Ground Covers: <i>Carissa grandiflora</i> Green Carpet' Natal Plum <i>Convolvulus tricolor</i> Dwarf Morning Glory <i>Gazania rigens</i> 'Sun Gold' * Sun Gold * <i>Hedera helix</i> English Ivy <i>Lantana camera</i> 'New Gold' * New Gold Lantana <i>Lantana montevidensis</i> * Purple Trailing Lantana	<i>Lantana montevidensis</i> 'White' * Trailing White Lantana <i>Liriope muscari</i> Lilyturf <i>Pentas lanceolata</i> Egyptian Star <i>Rosmarinus officinalis</i> 'Prostratus' * Prostrate Rosemary <i>Trachelospermum asiaticum</i> Dwarf Star Jasmine <i>Verbena species</i>	<i>Vinca major</i> Vinca Major <i>Zephyranthes sp</i> Rain Lily
Vines <i>Bougainvillea brasiliensis</i> 'La Jolla' * La Jolla Bougainvillea <i>Gelsemium sempervirens</i> Carolina Jasmine	<i>Grewia occidentalis/caffra</i> Lavender Star Flower <i>Lonicera japonica</i> 'Halliana' Hall's Honeysuckle	<i>Rosa banksiae</i> * Lady Bank's Rose

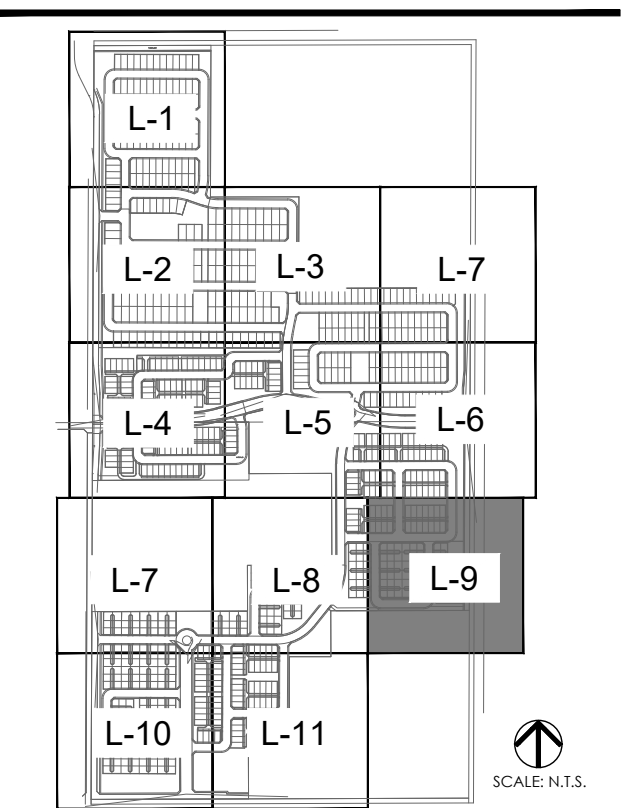
- Notes:
- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
 - ** Plant species that are approved for use in public right-of-way per EDS 8.1.4.
 - Plants with an invasive root system will not be planted near sidewalks, pavements, wall, etc. and are indicated by **bold type and underline**.
 - Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.

LEGEND

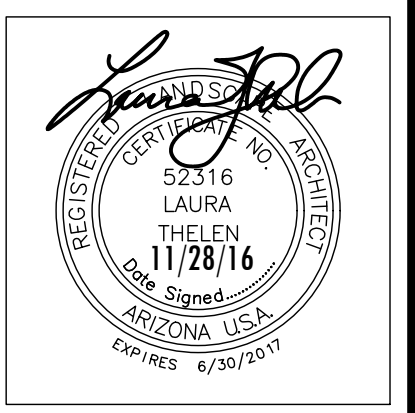
ENHANCED THEME WALL (DETAIL 3, SHT WD-1)	
THEME WALL (DETAIL 4, SHT WD-1)	
FULL VIEW FENCE (DETAIL 5, SHT WD-1)	
PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	
PONY WALL (DETAIL 7, SHT WD-1)	
BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



KEYMAP



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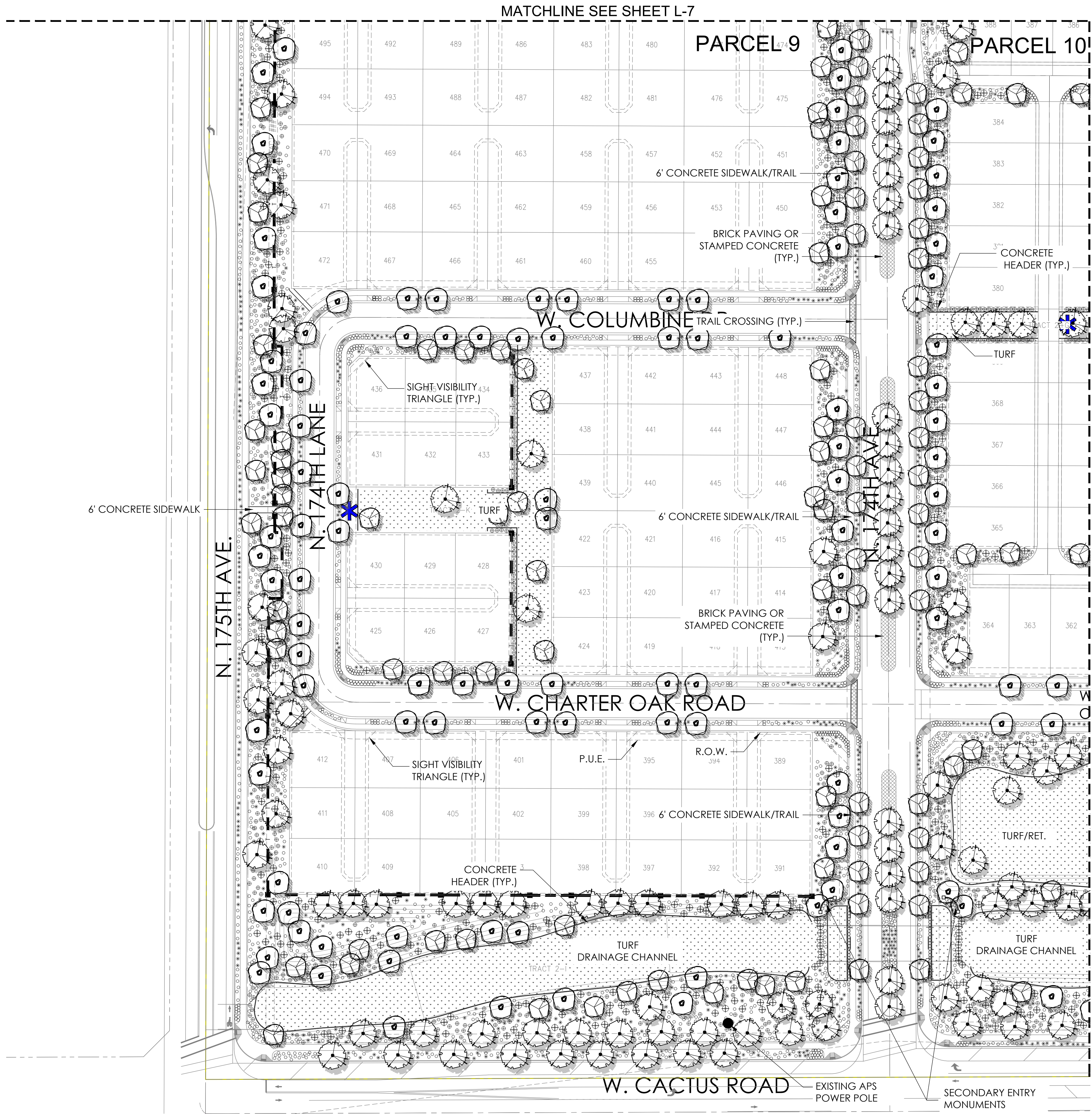
LANDSCAPE PLAN

revision date

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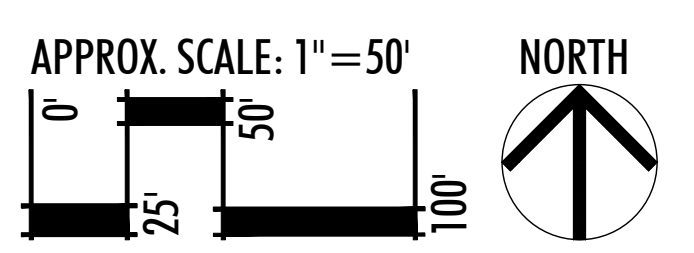
PRELIMINARY PLANT PALETTE

- Trees:**
Acacia aneura
Mulga
Bauhinia mexicana *
Orchid Tree
Bauhinia lunarioides *
Anacaco Orchid Tree
Brachychiton populneus *
Bottle Tree
Caesalpinia cacalaco
Cascadote 'Smoothie'
Chitalpa tashkentensis 'Pink Dawn'
Chitalpa
Citrus calamondin
Mandarin Orange
Cupressus sempervirens
Italian Cypress
Dalbergia sissoo *
Indian Rosewood
Eucalyptus microtheca *
Colibah Tree
Ficus microcarpa
Indian Laurel Fig
Fraxinus uhdei
Shamel Ash
Fraxinus velutina
Arizona Ash
Fraxinus velutina 'Fan Tex'
Fan Tex Ash
Jacaranda mimosifolia
Jacaranda
Ligustrum lucidum
Glossy Privet
Magnolia grandiflora
Olea europaea 'Swan Hill'
Swan Hill Olive
Pistacia chinensis 'Red Push' **
Red Push Pistache
Quercus virginiana
'Heritage' **
Heritage Live Oak
Schinus terbinthifolius
Brazilian Pepper Tree
Sophora secundiflora **
Texas Mountain Laurel
Thevetia peruviana *
Yellow Oleander
Tipuana tipu *
Tipu Tree
Ulmus parvifolia ,cv
'Sempervirens' *
Chinese Evergreen Elm
Vitex agnus-castus 'Montrose Purple'
Chaste Tree
- Shrubs:**
Buxus japonica 'Green Beauty'
Japanese Boxwood
Callistemon citrinus 'Little John' *
Little John Bottlebrush
Carissa micocarpa
'Boxwood Beauty'
Boxwood Beauty Natal Plum
Chrysactinia mexicana
Damianita *
Dietes bicolor
Fortnight Lily
Eremophila maculata
'Valentine' *
Emu Bush
Feijoa sellowiana
Pinnacle Guava
Gardenia jasminoides
Gardenia
Hibiscus rosa-sinensis
Chinese Hibiscus
Ilex vomitoria 'Stokes'
Dwarf Yaupon
Ligustrum japonicum
Japanese Privet
Muhlenbergia rigens *
Deer Grass
Myrtus communis
'Compacta' *
Dwarf Myrtle
Nandina domestica
Compacta *
Osmanthus fragrans
Sweet Olive
Photinia fraseri
Red Photinia
Plumbago auriculata *
Cape Plumbago
Pyracantha koidzumii
'Santa Cruz' *
Santa Cruz Prostrata
Raphiolepis indica
'Ballerina'
Ballerina
Simmondsia chinensis
Jojoba
Tecoma stans 'Orange Jubilee'
Arizona Yellow Bells
Vauquelinia californica *
Arizona Rosewood
Yucca gloriosa *
Spanish Dagger
Yucca recurvifolia *
Pendulous Yucca
Vinca major
Vinca Major
Zephyranthes sp
Rain Lily
- Accents:**
Cycas revoluta *
Sago Palm
Guara lindheimeri
Lindheimer's beeblossom
Hesperaloe parviflora *
Red yucca
Yucca bacata *
Banana Yucca
Lantana montevidensis
'White' *
Trailing White Lantana
Liriope muscari
Lilyturf
Pentas lanceolata
Egyptian Star
Rosmarinus officinalis
'Prostratus' *
Prostrate Rosemary
Trachelospermum asiaticum
Dwarf Star Jasmine
Verbena species
Grewia occidentalis/caffra
Lavender Star Flower
Lonicera japonica
'Haltiana'
Hall's Honeysuckle
Rosa banksiae *
Lady Bank's Rose
- Ground Covers:**
Carissa grandiflora
Green Carpet' Natal Plum
Convolvulus tricolor
Dwarf Morning Glory
Gazania rigens 'Sun Gold' *
Sun Gold *
Hedera helix
English Ivy
Lantana camara 'New Gold' *
New Gold Lantana
Lantana montevidensis *
Purple Trailing Lantana
Bougainvillea brasiliensis
'La Jolla' *
La Jolla Bougainvillea
Gelsemium sempervirens
Carolina Jasmine
- Vines:**
Bougainvillea brasiliensis
'La Jolla' *
La Jolla Bougainvillea
Gelsemium sempervirens
Carolina Jasmine

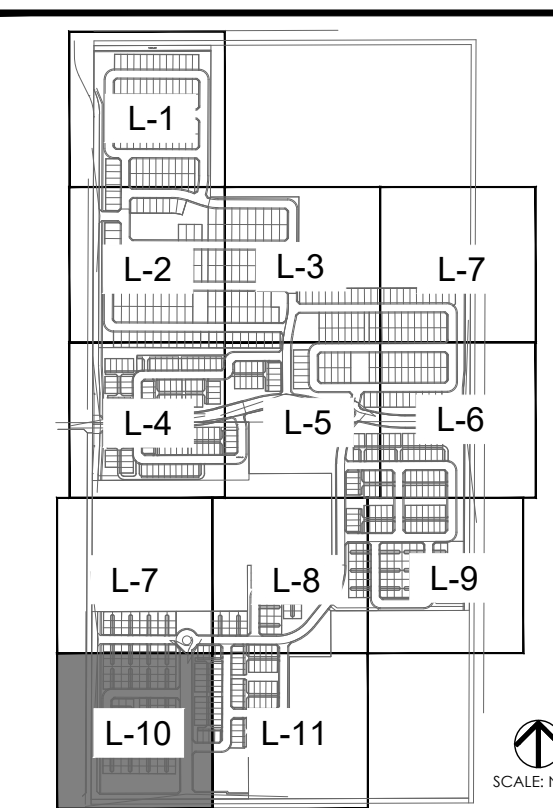
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LEGEND

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THEME WALL (DETAIL 4, SHT WD-1)
FULL VIEW FENCE (DETAIL 5, SHT WD-1)
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BUILDER WALL
DOG FENCE (DETAIL 9, SHT WD-1)
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)



KEYMAP



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Laura J. Allen
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 52316
LAURA THELEN
11/28/16
AZ 52316
EXPIRES 6/30/2017

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SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

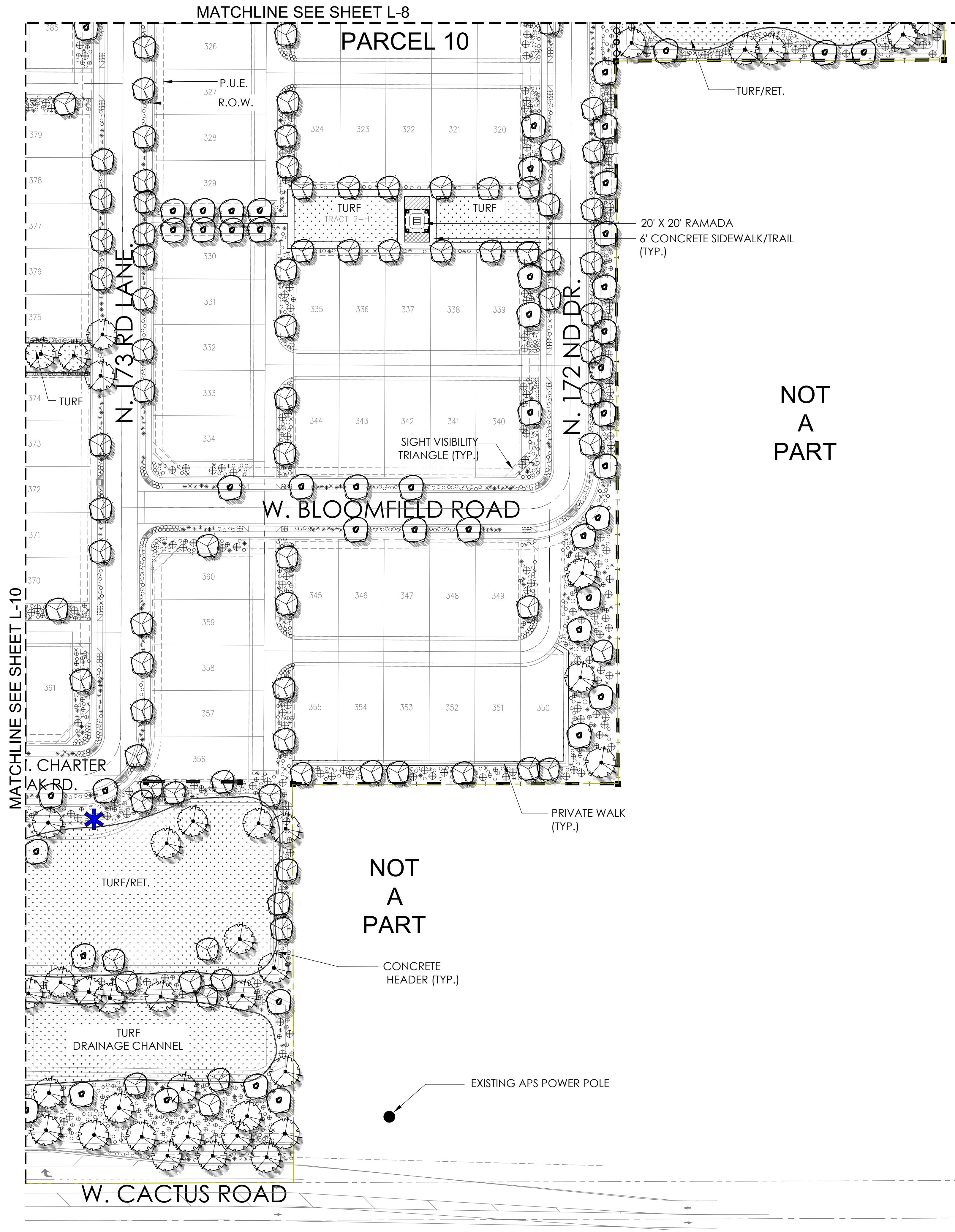
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job no.: 1640
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sheet #

L-10
11 of 16



PRELIMINARY PLANT PALETTE

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THEME WALL (DETAIL 4, SHT WD-1)

FULL VIEW FENCE (DETAIL 5, SHT WD-1)

PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)

PONY WALL (DETAIL 7, SHT WD-1)

BUILDER WALL

DOG FENCE (DETAIL 9, SHT WD-1)

MAILBOX CLUSTER (DETAIL 8, SHT WD-1)

KEYMAP

APPROX. SCALE: 1"=50'

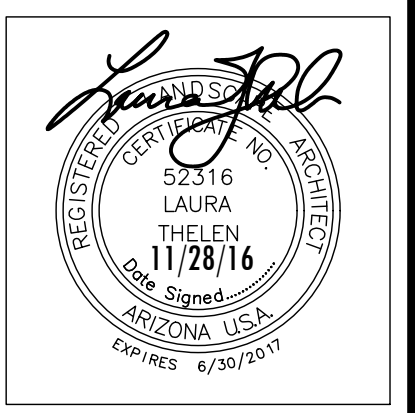
NORTH

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SURPRISE, ARIZONA

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LANDSCAPE PLAN

revision date

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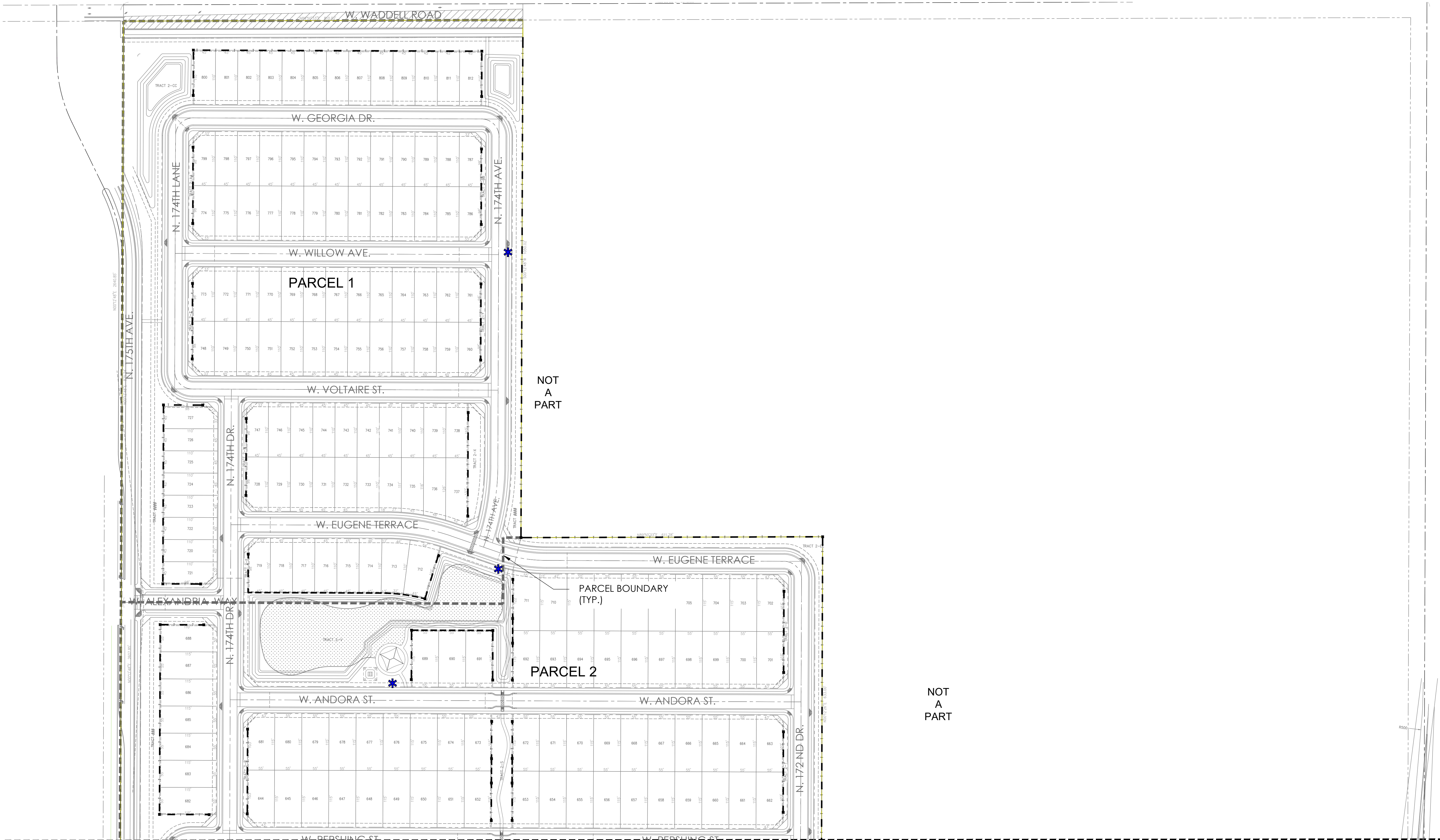
job no.: 1640

drawn: LVA

sheet #

L-11

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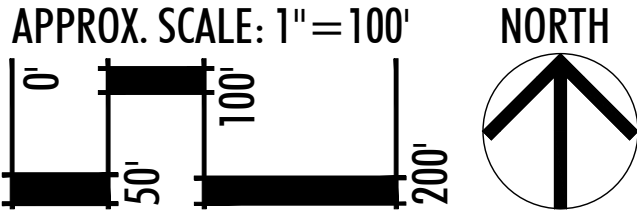


MATCHLINE SEE SHEET W-2

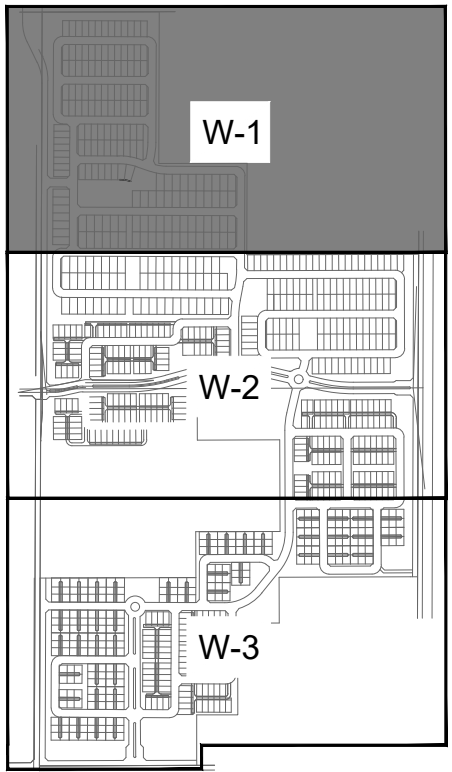
- NOTE:**
- 1. ALL MAILBOX LOCATIONS AND SIZES ARE PRELIMINARY AND ARE SUBJECT TO FINAL APPROVAL BY THE U.S.P.S.
 - 2. ADEQUATE LIGHTING FIXTURES WILL BE PROVIDED IN MAILBOX LOCATIONS. DETAILS TO BE PROVIDED WITH FINAL PLANS.

LEGEND

- ENHANCED THEME WALL (DETAIL 3, SHT WD-1)
- THEME WALL (DETAIL 4, SHT WD-1)
- FULL VIEW FENCE (DETAIL 5, SHT WD-1)
- PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)
- PONY WALL (DETAIL 7, SHT WD-1)
- BUILDER WALL
- DOG FENCE (DETAIL 9, SHT WD-1)
- MAILBOX CLUSTER (DETAIL 8, SHT WD-1)



KEYMAP



SCALE: N.T.S.

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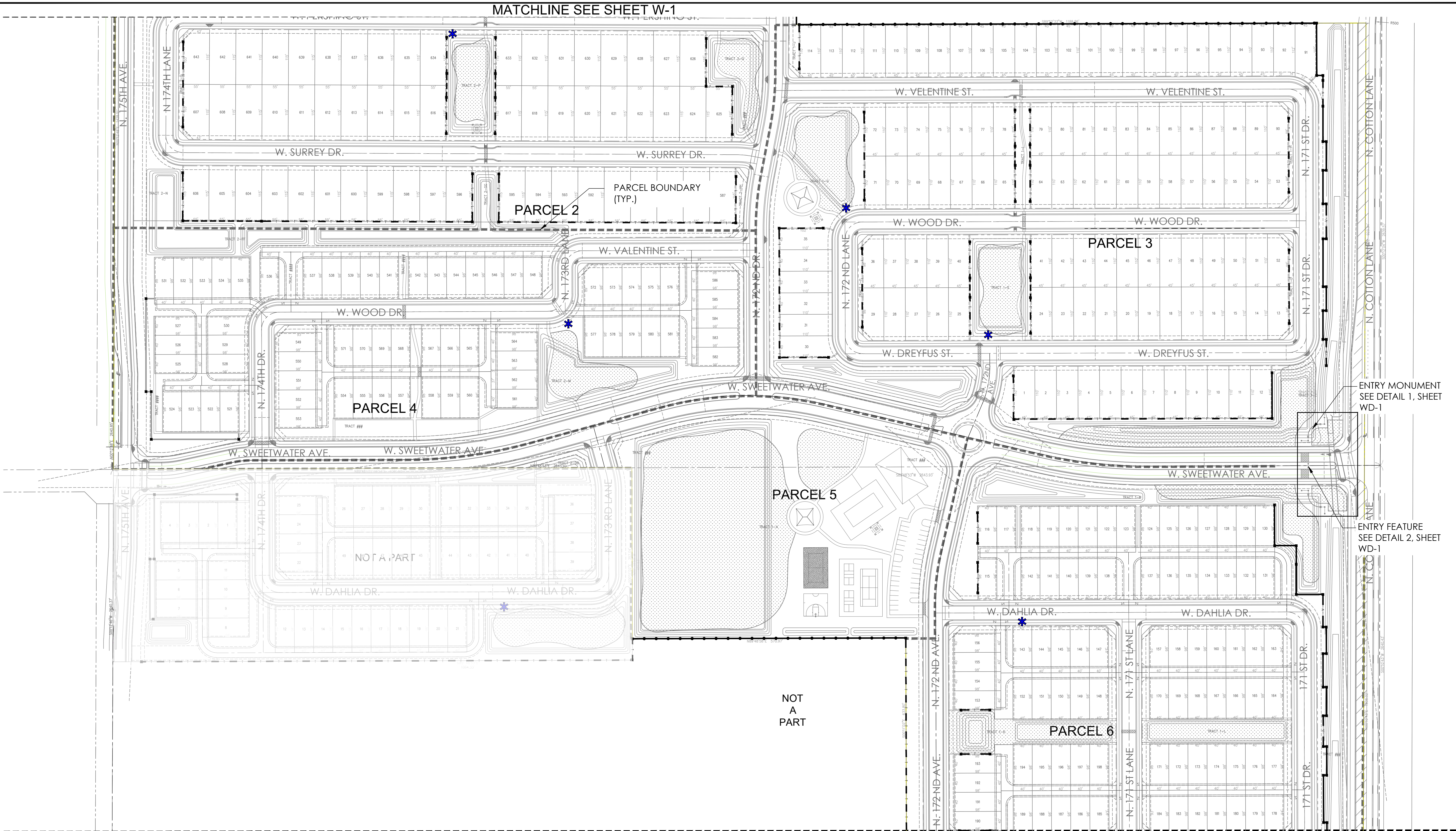
WALL &
MAILBOX
PLAN

revision	date

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date: 11/28/16
job no.: 1640
drawn: LVA
sheet #

W-1
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LEGEND

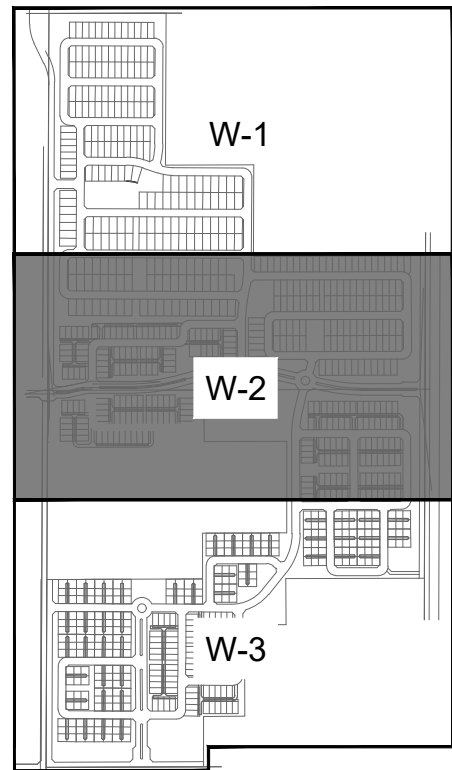
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- BUILDER WALL
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- MAILBOX CLUSTER (DETAIL 8, SHT WD-1)

APPROX. SCALE: 1"=100'

50' 100' 200'



KEYMAP



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PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

WALL &
MAILBOX
PLAN

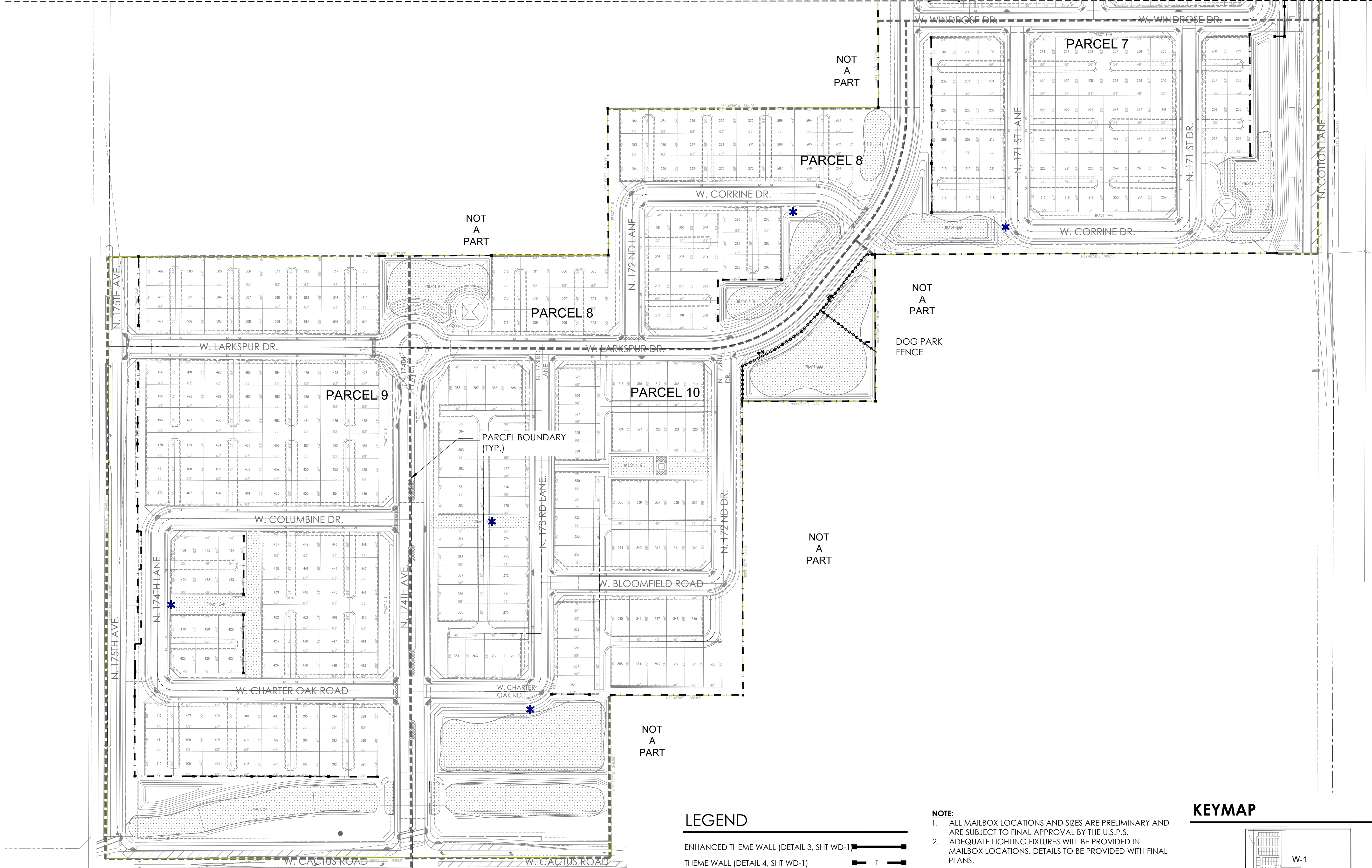
revision	date

Call Two Working Days
Before You Dig
602-263-1100
1-800-STAKE-IT
(Outside Maricopa County)

date: 11/28/16
job no.: 1640
drawn: LVA
sheet #

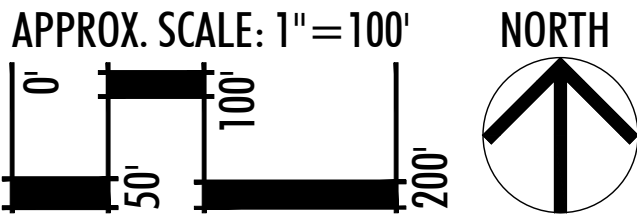
W-2
14 of 16

MATCHLINE SEE SHEET W-2

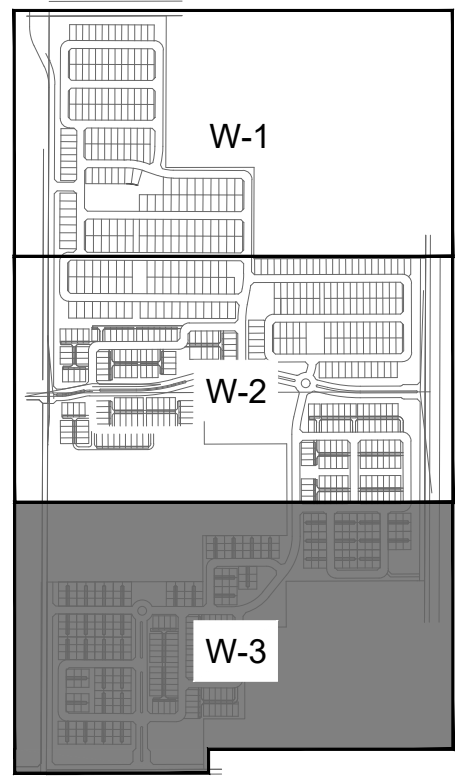


LEGEND

- ENHANCED THEME WALL (DETAIL 3, SHT WD-1)
- THEME WALL (DETAIL 4, SHT WD-1)
- FULL VIEW FENCE (DETAIL 5, SHT WD-1)
- PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)
- PONY WALL (DETAIL 7, SHT WD-1)
- BUILDER WALL
- DOG FENCE (DETAIL 9, SHT WD-1)
- MAILBOX CLUSTER (DETAIL 8, SHT WD-1)



KEYMAP



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994
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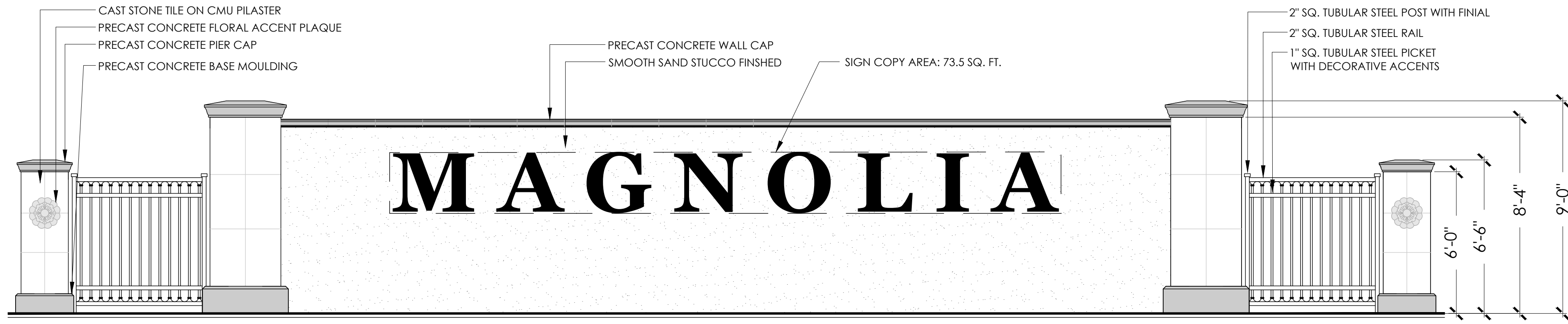
MAGNOLIA
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

**WALL &
MAILBOX
PLAN**

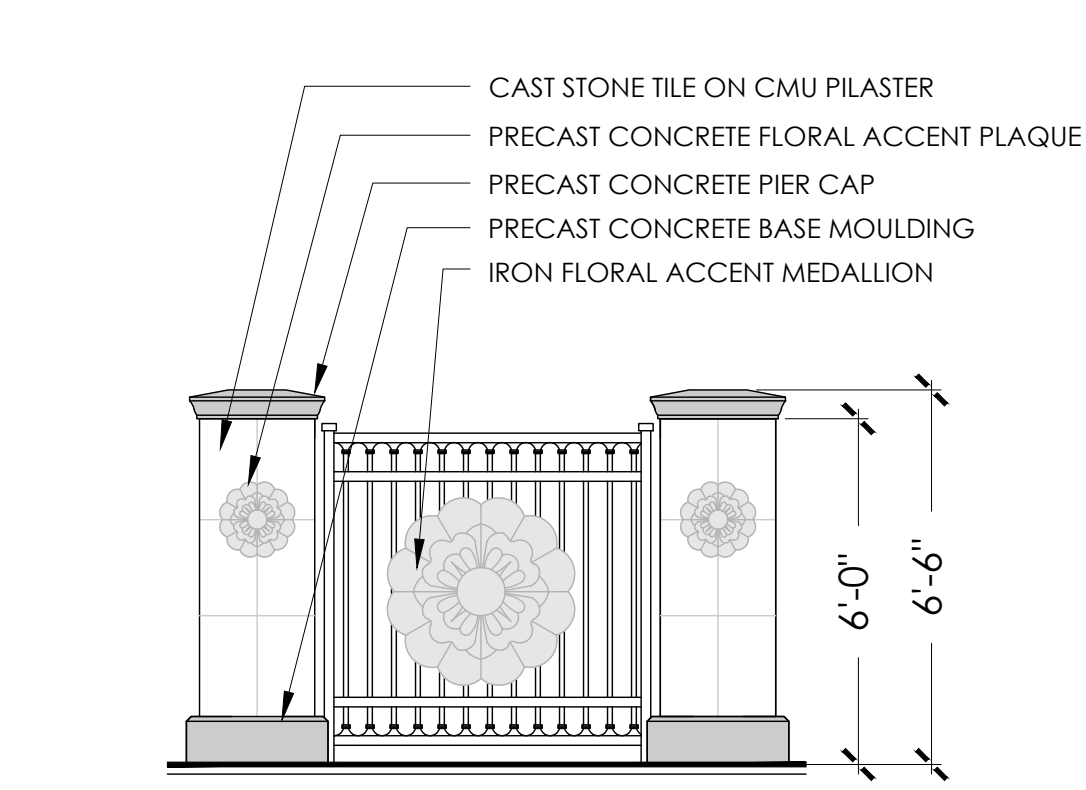
revision	date
1	
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Call Two Working Days
Before You Dig
602-263-1100
1-800-STAKE-IT
(Outside Maricopa County)

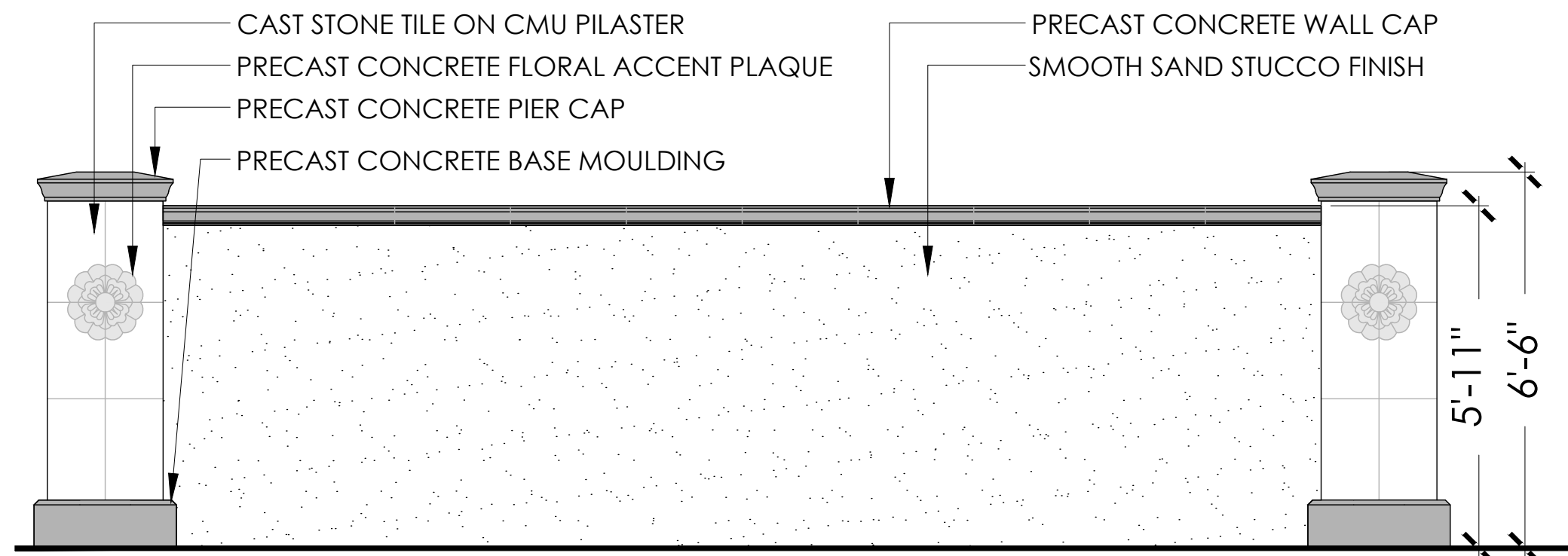
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sheet #
W-3
15 of 16



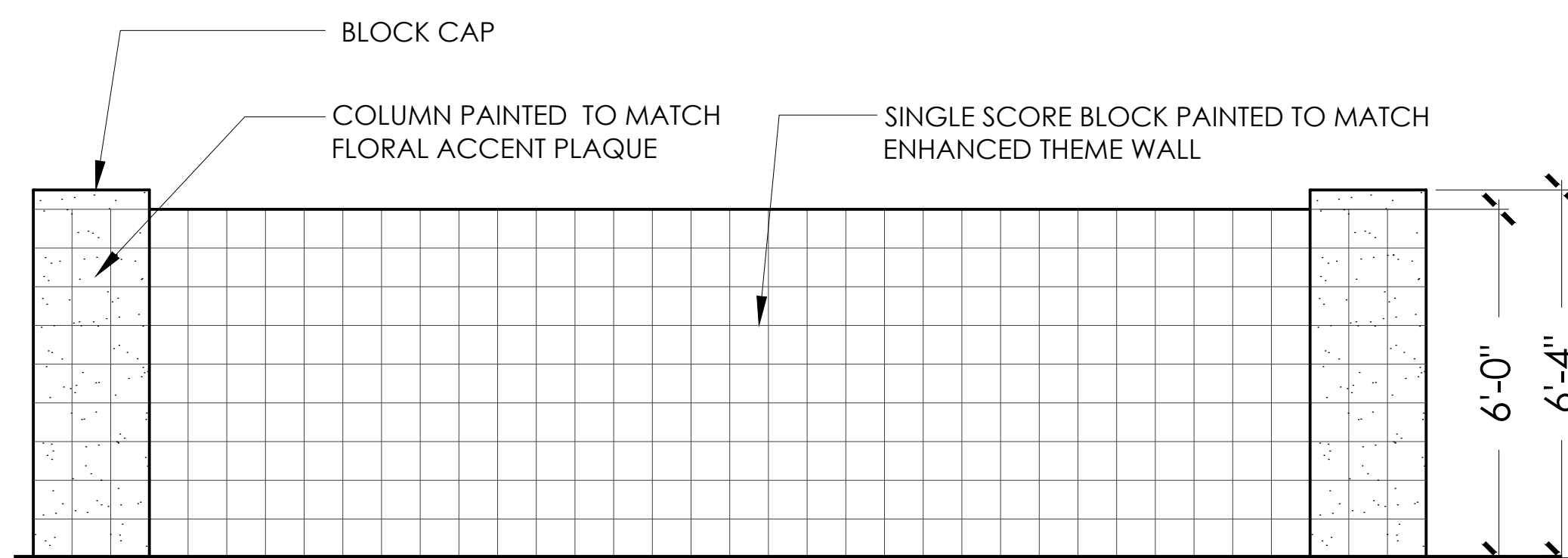
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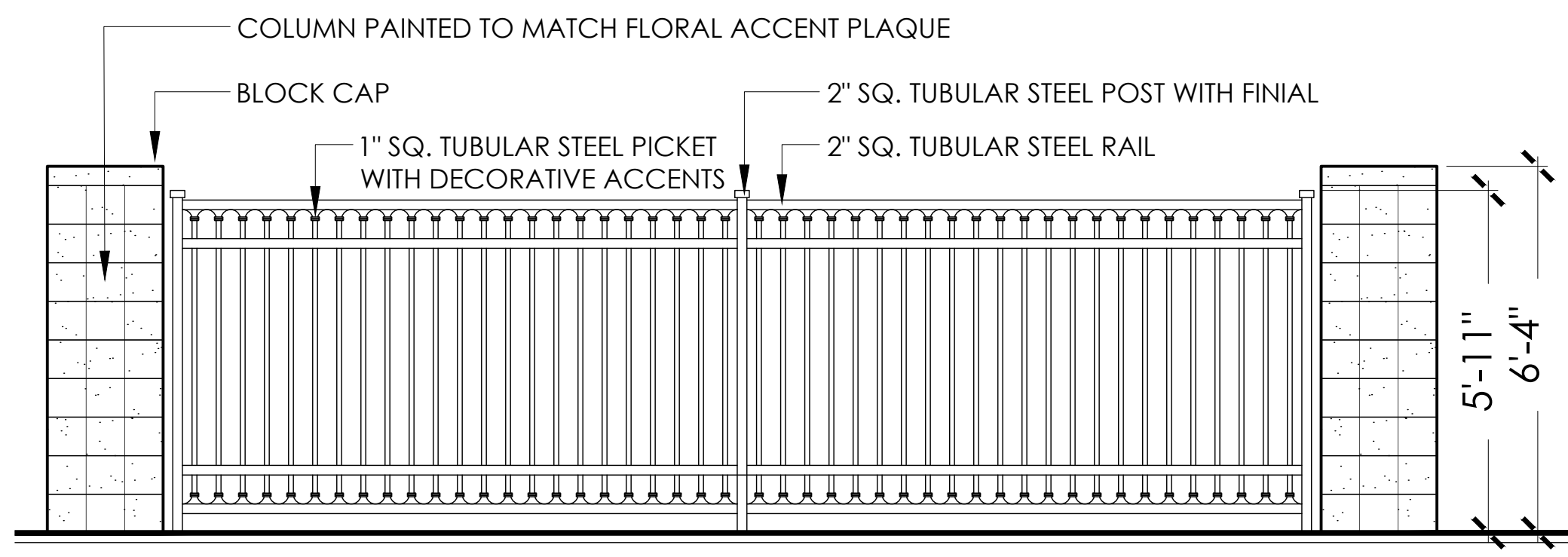
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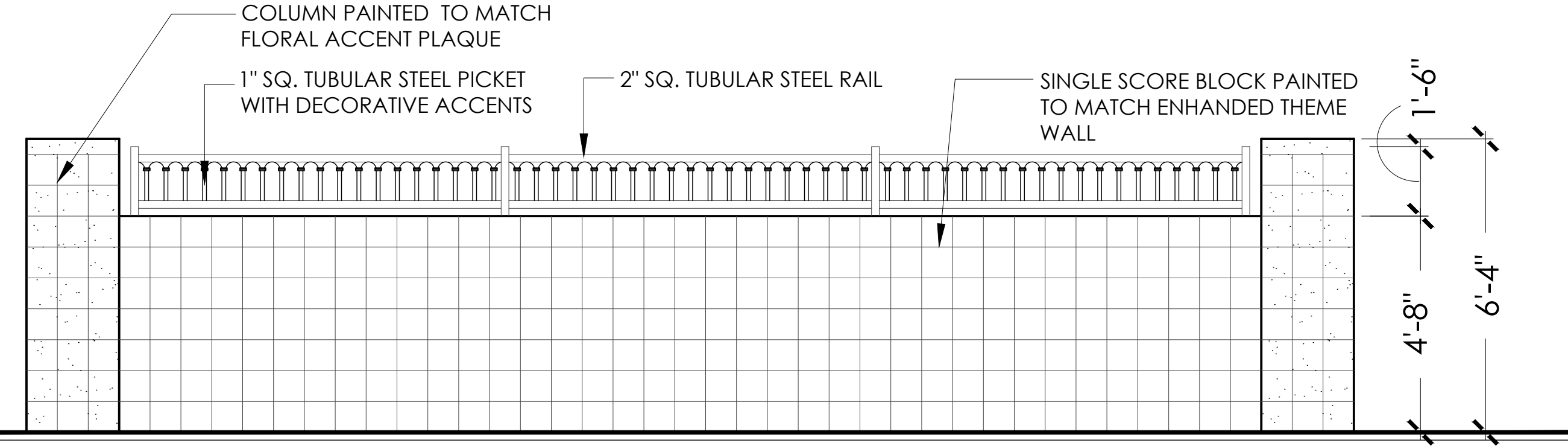
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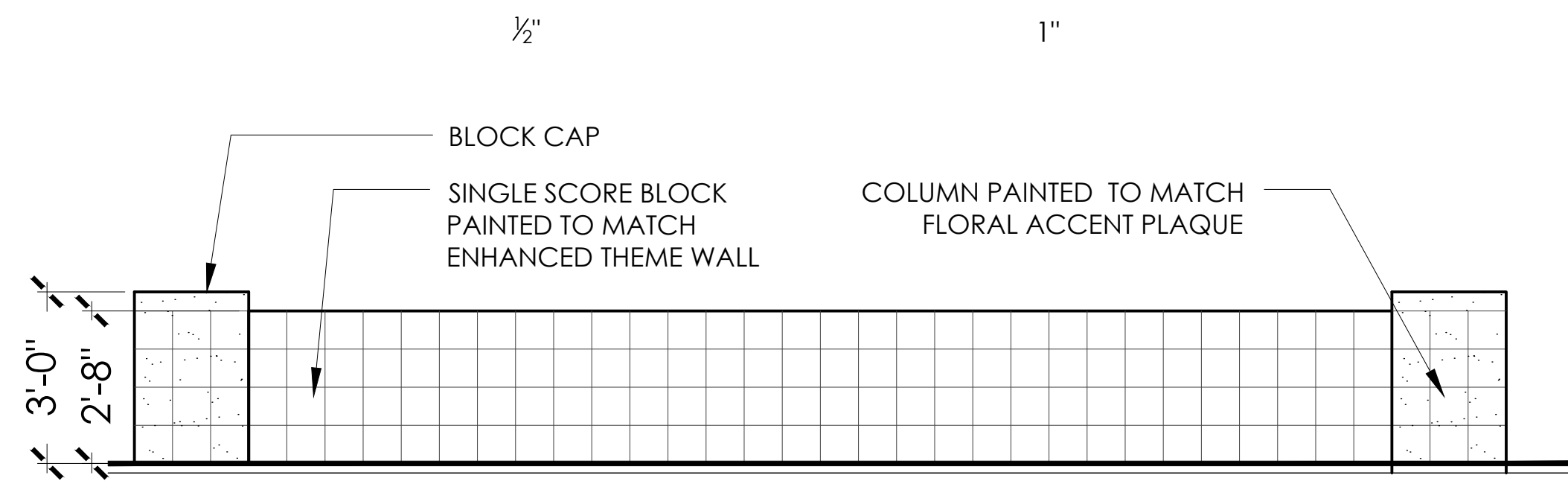
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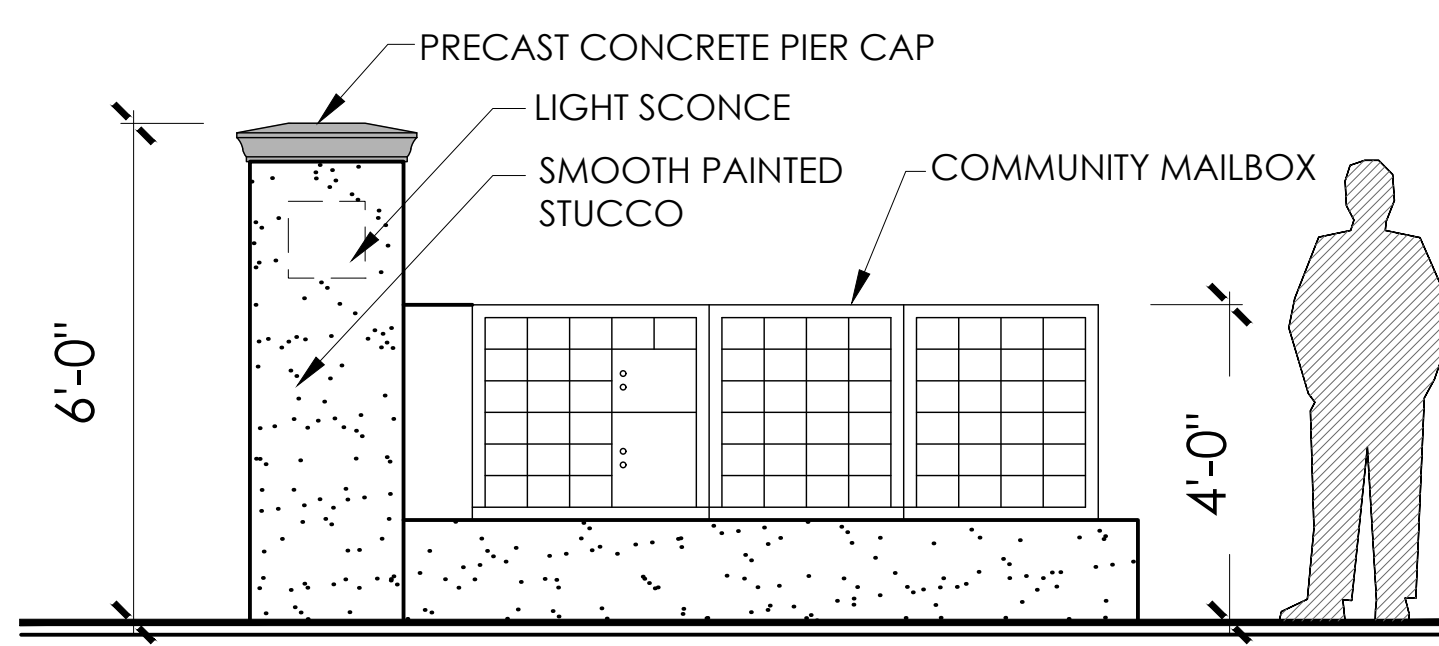
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SCALE: 1" = 30'



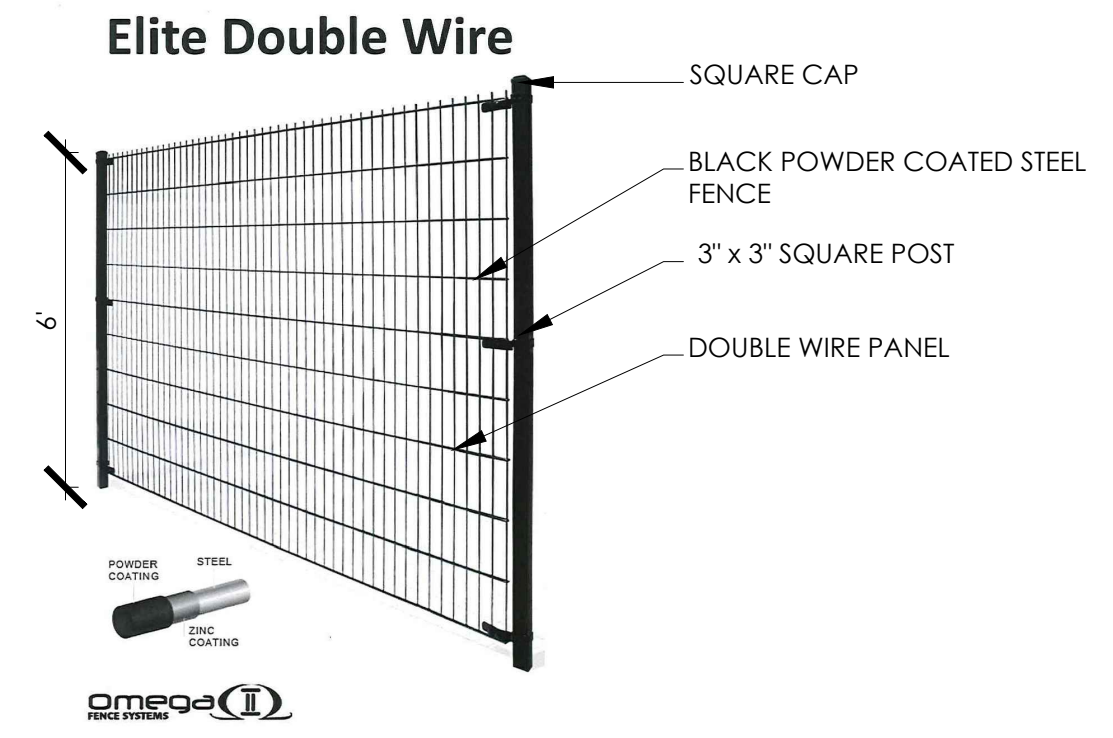
6 PARTIAL VIEW FENCE
SCALE: 1" = 30'



7 PONY WALL
SCALE: 1" = 30'



8 MAILBOX CLUSTER
SCALE: 1" = 30'



NOTE: INSTALL PER
MANUFACTURE
SPECIFICATIONS

9 DOG FENCE
SCALE: N.T.S.



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

3 October 2016

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

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

Re: FS16-392; Magnolia

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Annexation, Rezone and Preliminary Plate Application for Magnolia. The project consist of 233 acres located at the northeast corner of Cactus Road and 175th Avenue in unincorporated Maricopa County. The intent of the applicant is to annex the subject property into the City of Surprise in order to zone and develop portions of the property as a residential master planned community. Magnolia will be an 181.1 acre residential master planned community within a growth area of the City of Surprise consisting of 900 single family homes with a 5.0 du/ac. The Rezone will be from Rural 43 (RU-43) to Residential medium, Planned Unit Development (MR-9 PUD) and RM-6 PUD. The development is located approximately 2.28 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The site is also 5.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone".

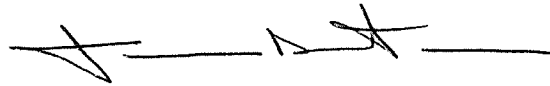
Luke AFB follows the guidelines of the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above density of 5.0 du/ac falls within these guidelines.

The request for annexation and construction of 900 single family homes will not negatively impact Luke AFB's flying mission. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound

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

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

Sincerely

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

JAMES R. MITCHELL

cc:

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

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

Jamie,

I have reviewed the proposed FS16-392 Magnolia residential development. The development does not affect any ADOT highway facilities.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E

Phoenix, AZ 85007

602-712-7348

azdot.gov



Jamie,

Thank you for providing the Electronic Submittal for Magnolia (FS16-392).

MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com

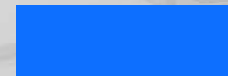
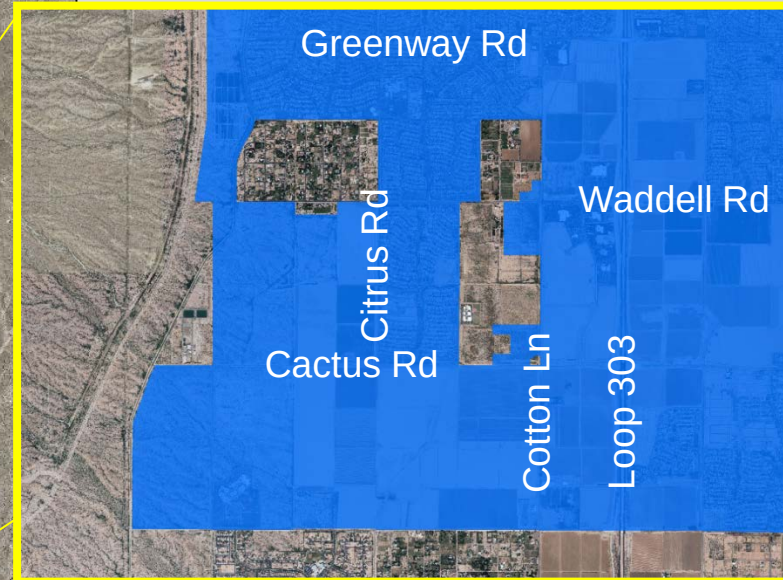
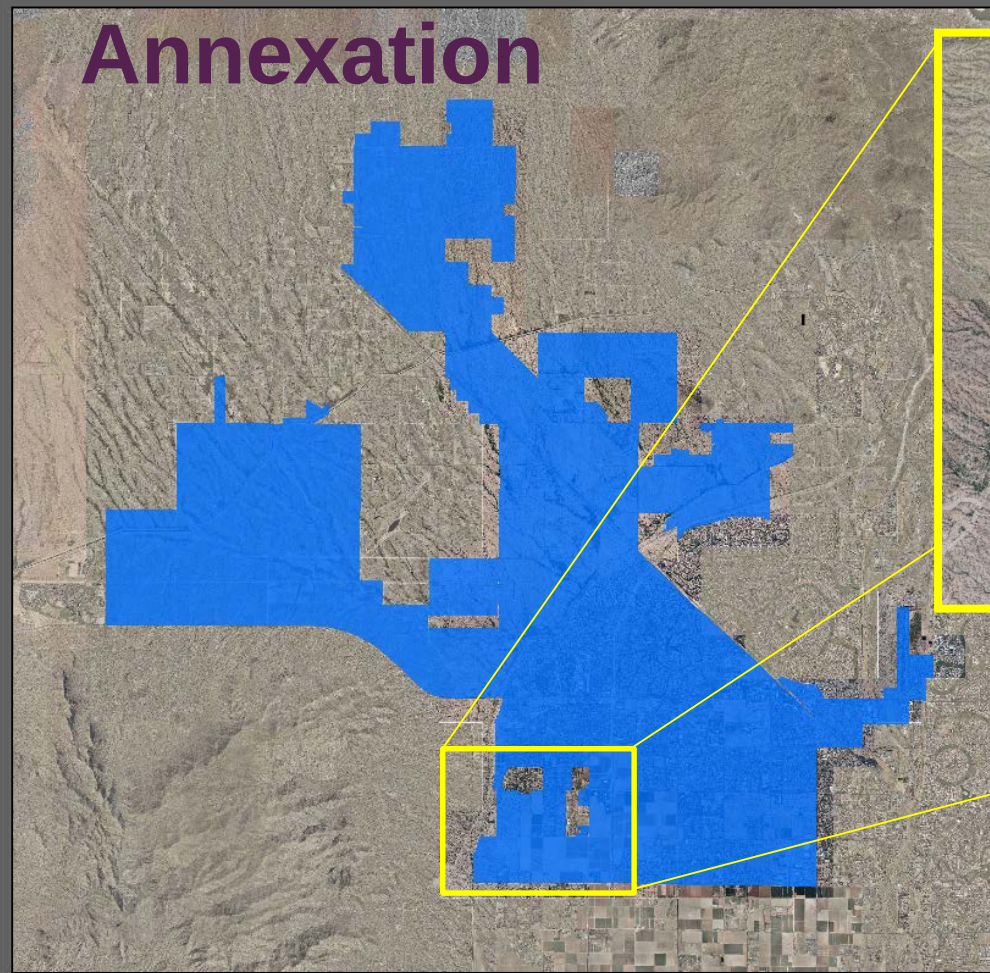


- **FS16-391 175th & Sweetwater**
 - **Rezone**
 - **Preliminary Plat**

- **FS16-392 Magnolia**
 - **Rezone**
 - **Preliminary Plat**

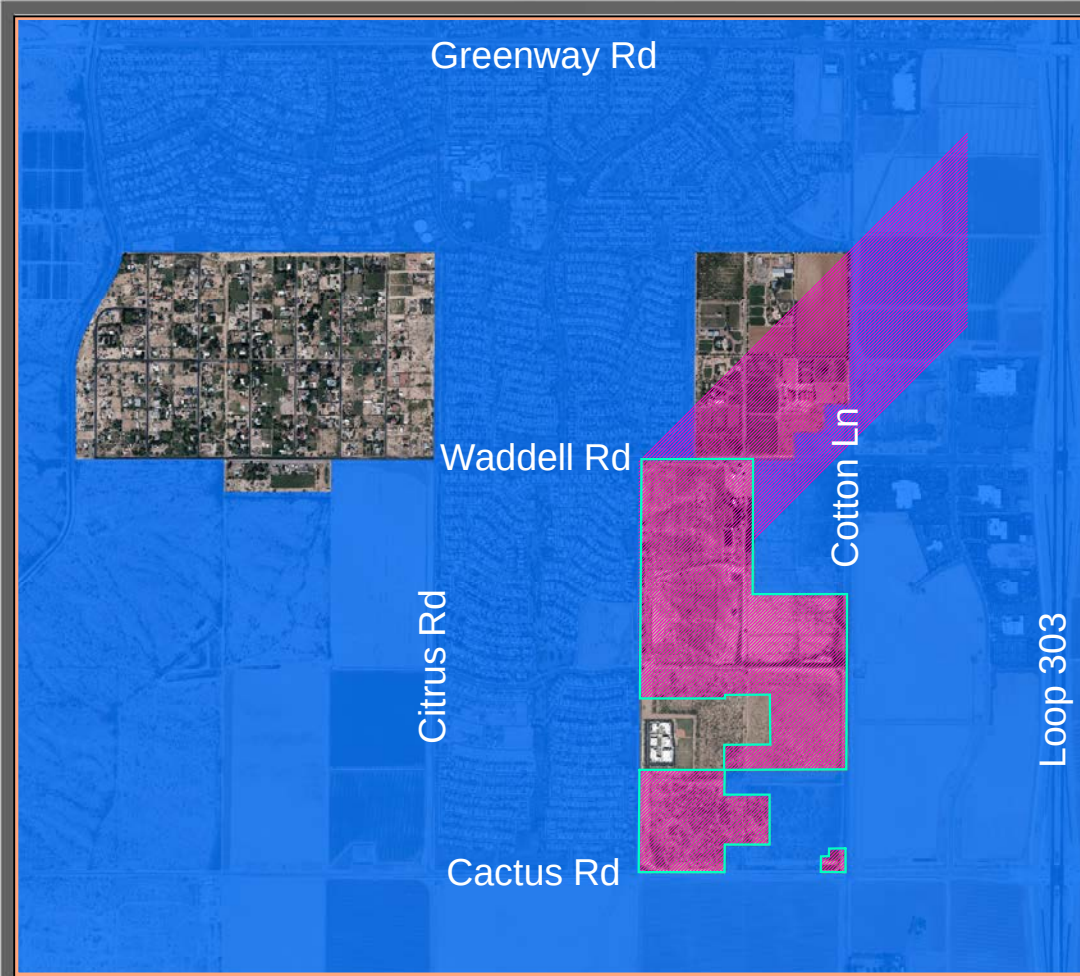
Planning and Zoning Commission
January 5, 2017 (Continued from December 15, 2016)

Annexation



Existing Surprise
Annexation

Annexation covered
under FS16-427

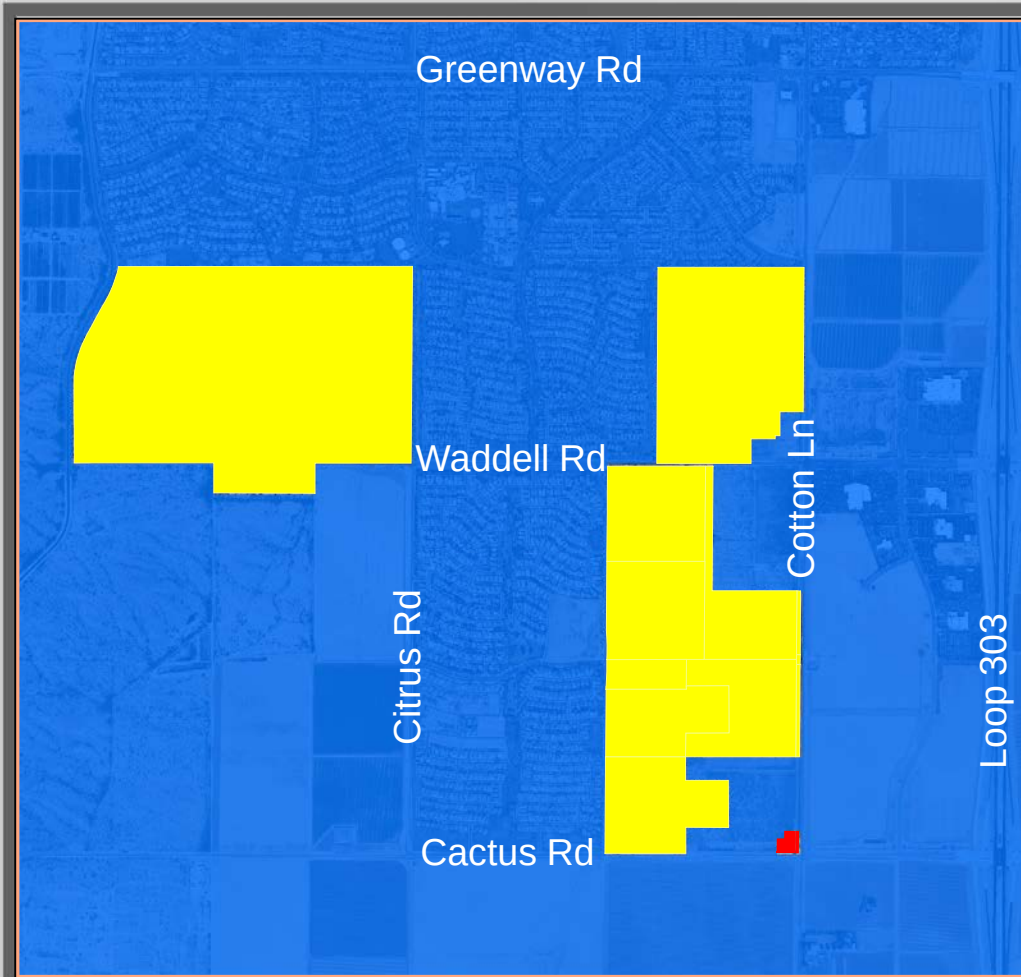


Annexation

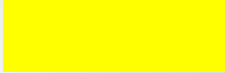


Annexation covered
under FS16-427



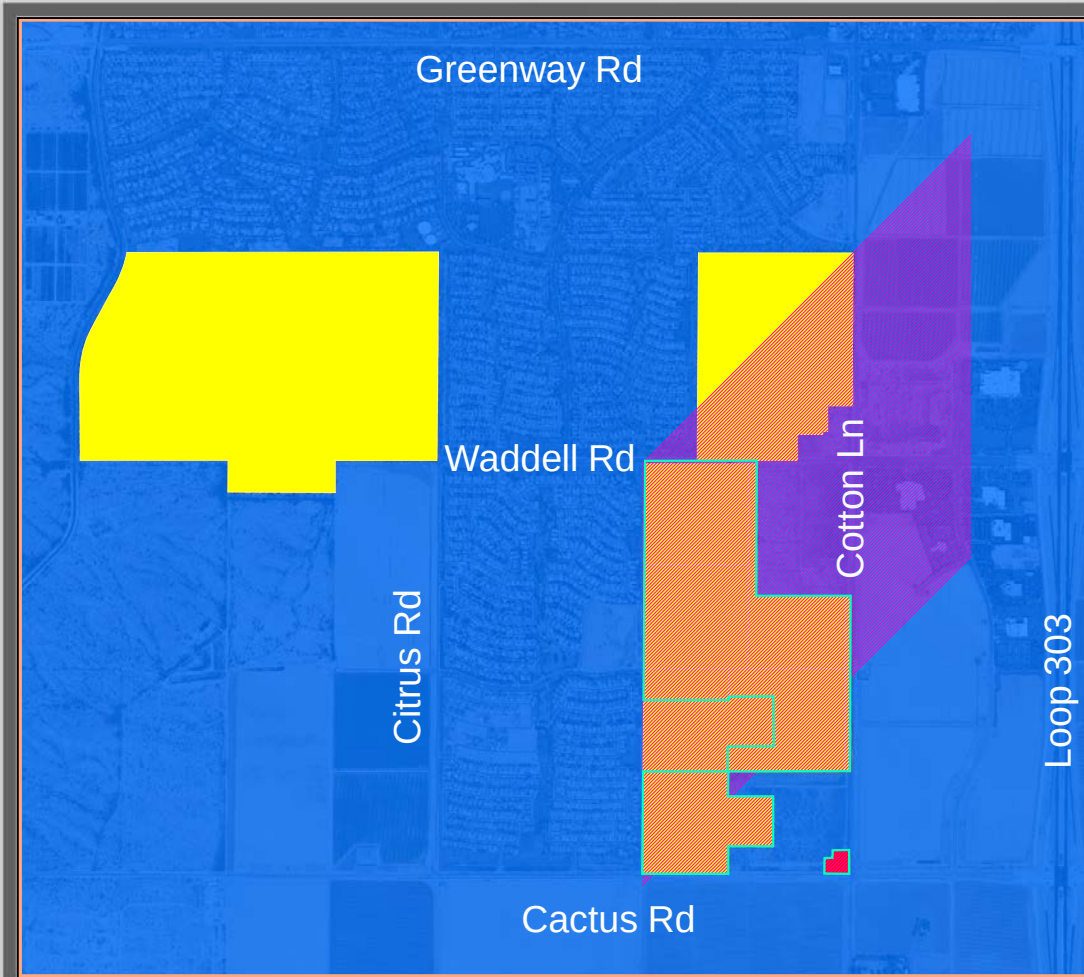


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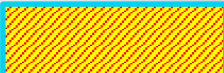
-  Existing Surprise Annexation
-  Existing County RU-43 Zoning
-  Existing County C3 Zoning

Annexation covered
under FS16-427

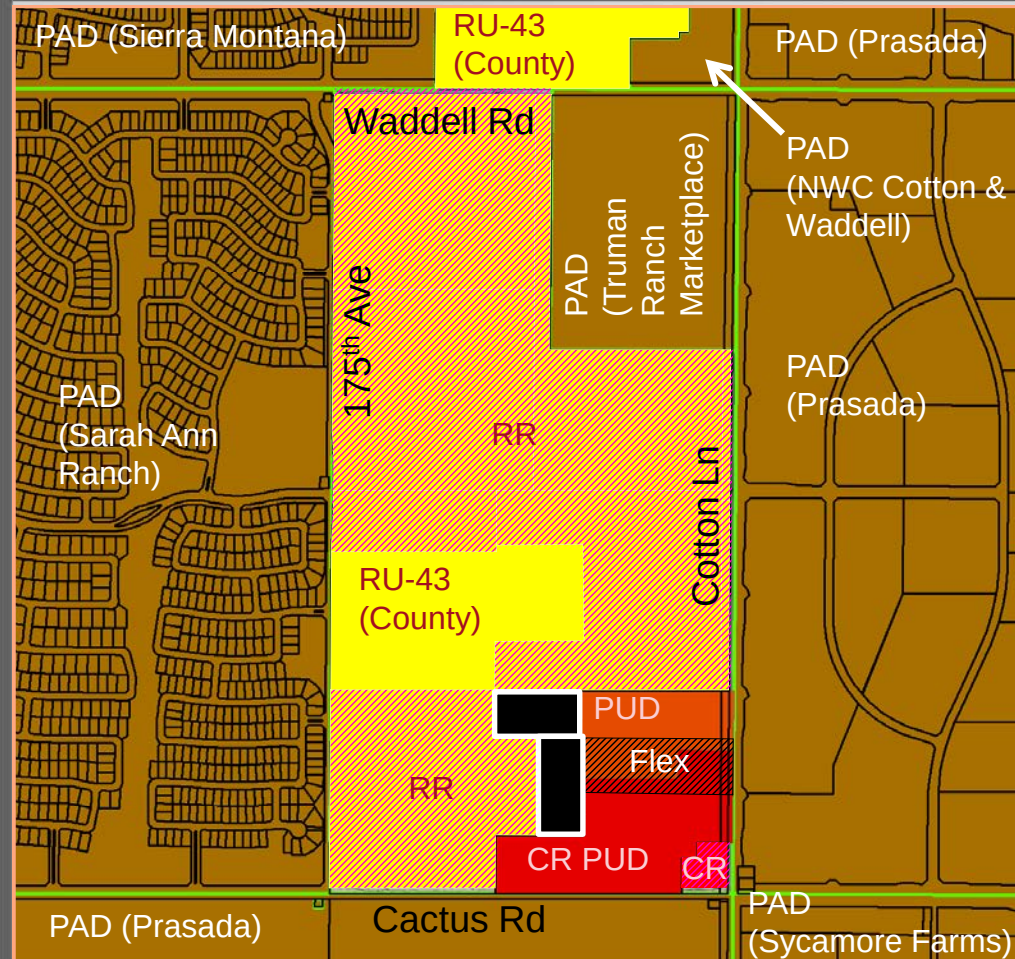




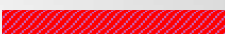
Annexation

-  Existing Surprise Annexation
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning
-  Post-Annexation Surprise CR Zoning

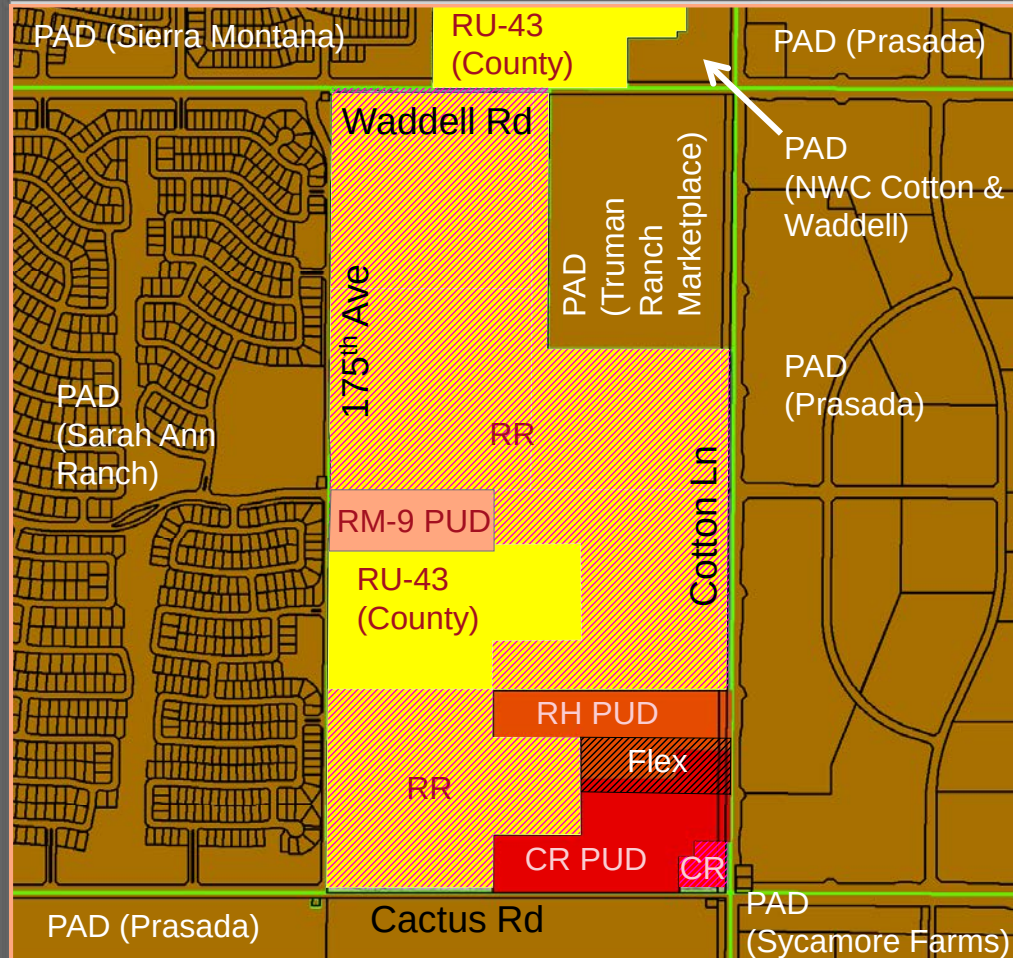
Annexation covered
under FS16-427



Zone Change

-  Existing Surprise PAD Zoning
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning*
-  Post-Annexation Surprise CR Zoning*
-  Existing Surprise RH PUD Zoning
-  Existing Surprise CR PUD Zoning
-  Existing Surprise CR PUD / RH PUD Flex Zoning

*Post-Annexation zoning presumes prior City Council approval of Annexation request covered under FS16-427

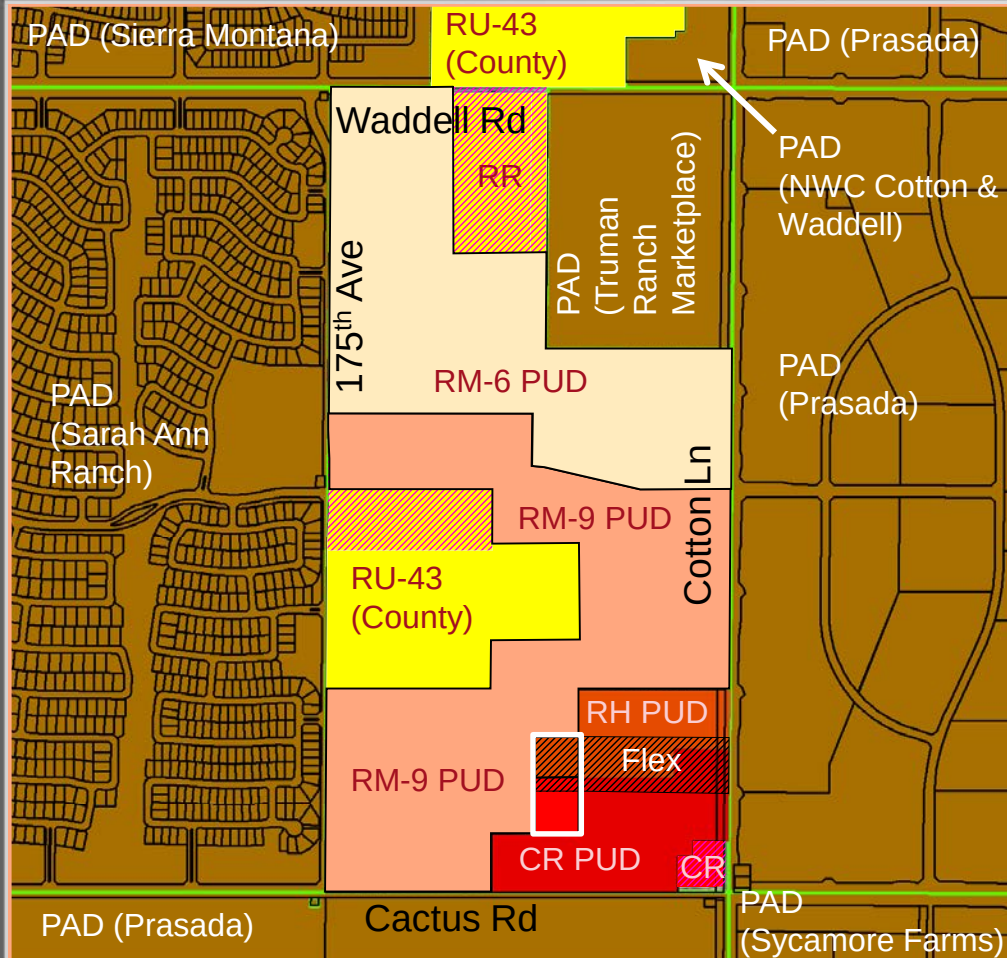


Zone Change

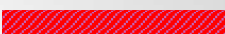
- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning

175th & Sweetwater
FS16-391

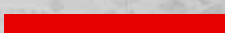
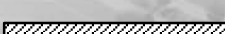
- Proposed RM-9 PUD Zoning

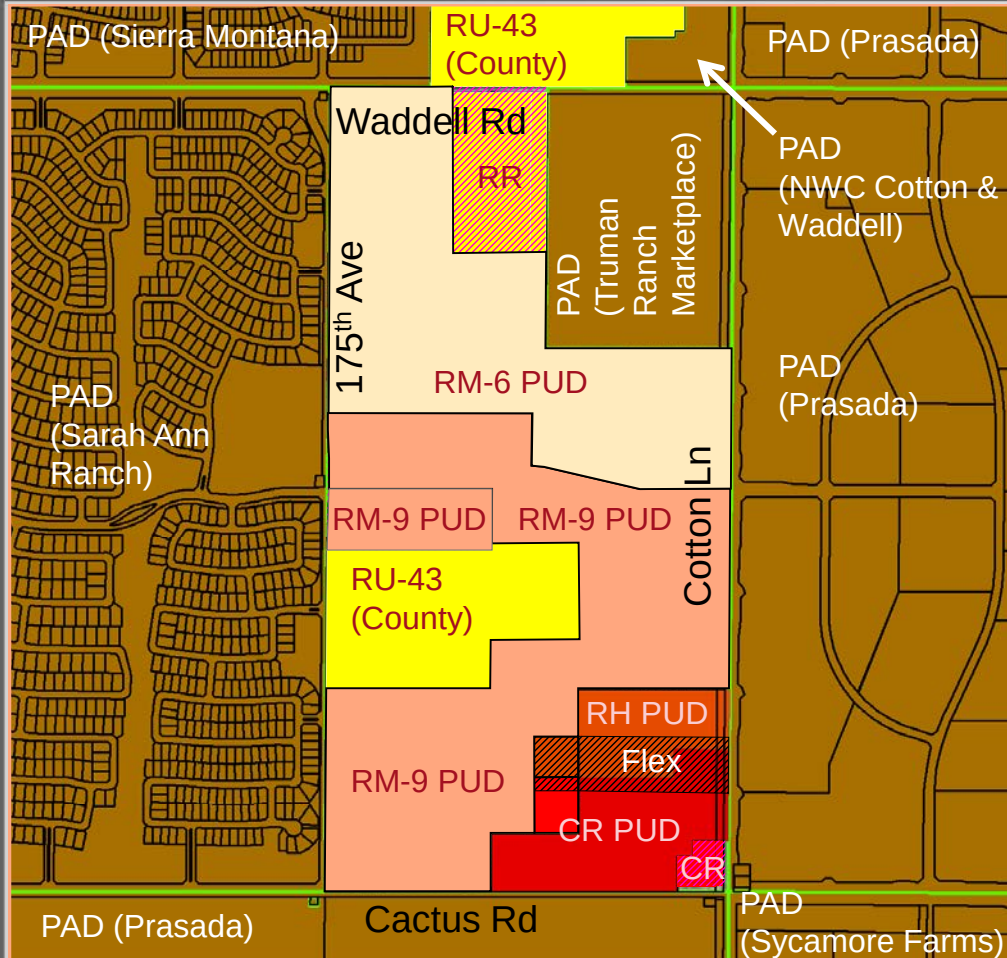


Zone Change

-  Existing Surprise PAD Zoning
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning
-  Post-Annexation Surprise CR Zoning
-  Existing Surprise RH PUD Zoning
-  Existing Surprise CR PUD Zoning
-  Existing Surprise CR PUD / RH PUD Flex Zoning



-  Proposed RM-9 PUD Zoning
-  Proposed RM-6 PUD Zoning
-  Proposed RH PUD Zoning
-  Proposed CR PUD Zoning
-  Proposed CR PUD / RH PUD Flex Zoning



Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning



175th & Sweetwater
FS16-391

- Proposed RM-9 PUD Zoning
- Proposed RM-6 PUD Zoning
- Proposed RH PUD Zoning
- Proposed CR PUD Zoning
- Proposed CR PUD / RH PUD Flex Zoning

Zone Change

175th & Sweetwater
FS16-391



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175TH & SWEETWATER

FIGURE 3: DEVELOPMENT PLAN CONCEPT

APPROX. SCALE: 1/8" = 1'-0"

1640 DRAWN BY: PK



11/1/2014

PRELIMINARY: NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL. © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
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11/16/14 ANR0014/CAD/P/ANN0014-1405-FIGURE 3 DEVELOPMENT PLAN CONCEPT.dwg, Rev. 2, 2014.

Table 1: RM-9 FUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a FUE, in which case the minimum front setback shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

Zone Change



FS16-392

Table 1: RM-6 FUD and RM-9 FUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 FUD Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft)	(1)(2)	12/20	12/20	8/20
Minimum Side Yard Setback (ft)	(3)	TBD	TBD	5
Minimum Rear Yard Setback (ft)	(4)	20	20	13
Maximum Building Height (ft)	(5)	35	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a FUE, in which case the minimum front setback for RM-9 shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.
- (4) For RM-6 FUD, single-story minimum setback is 15', and two-story minimum setback is 20'.
- (5) For cluster product in the RM-9 FUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.



LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN SOUTHERN BOOK PAGE 212, AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 50' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 50' 50" WEST, ALONG SAID LINE, A DISTANCE OF 1,223.09 FEET TO A POINT THAT LIES 1,089.24 FEET EXACTLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 381.90 FEET;

THENCE SOUTH 89° 50' 50" EAST, A DISTANCE OF 575.92 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 633.60 FEET;

THENCE NORTH 89° 50' 50" WEST, A DISTANCE OF 575.92 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 50' 50" EAST, A DISTANCE OF 1,484.01 FEET;

THENCE SOUTH 00° 00' 00" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 999.62 FEET;

THENCE SOUTH 89° 50' 50" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 50' 50" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 233.01 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14, WHEN POINT BEARS SOUTH OF 22° 01' 00" WEST A DISTANCE OF 2,040.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89° 50' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1,558.08 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 50' 50" WEST, ALONG SAID LINE, A DISTANCE OF 1,089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00° 00' 00" EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1,332.63 FEET;

THENCE SOUTH 89° 50' 50" EAST, A DISTANCE OF 1,077.62 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 50' 50" WEST, A DISTANCE OF 575.92 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 633.60 FEET;

THENCE NORTH 89° 50' 50" WEST, A DISTANCE OF 575.92 FEET;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN SOUTHERN BOOK PAGE 212, AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 50' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 00' 00" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 50' 50" WEST, A DISTANCE OF 1,484.01 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 50' 50" EAST, A DISTANCE OF 575.92 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 633.60 FEET;

THENCE NORTH 89° 50' 50" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 575.92 FEET;

THENCE SOUTH 00° 00' 00" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,307.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN SOUTHERN BOOK PAGE 212, AND

S.E.C. 175TH AVE & SWEETWATER

PRELIMINARY PLAT

SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (CONTINUED)

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 50' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 50' 50" WEST, ALONG SAID LINE, A DISTANCE OF 250.00 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 233.00 FEET;

THENCE SOUTH 89° 50' 50" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89° 50' 50" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00° 00' 00" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION OF SAID PROPERTY LINE WITHIN THAT CERTAIN HIGHWAY RIGHT OF WAY FOR THE MAIN SPUR OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY CO., EXTENDING FROM BEAULIEU STREET, AS CONVEYED BY DEED RECORDED IN BOOK 215 OF DEEDS, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN SOUTHERN BOOK PAGE 212, AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 50' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 00' 00" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET;

THENCE SOUTH 89° 50' 50" WEST, A DISTANCE OF 1,889.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 50' 50" WEST, A DISTANCE OF 672.15 FEET;

THENCE NORTH 00° 00' 00" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 648.08 FEET;

THENCE SOUTH 89° 50' 50" WEST, A DISTANCE OF 648.08 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 50' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 00' 00" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET;

THENCE SOUTH 89° 50' 50" WEST, A DISTANCE OF 1,484.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 50' 50" WEST, A DISTANCE OF 405.52 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 648.08 FEET;

THENCE SOUTH 89° 50' 50" WEST, A DISTANCE OF 672.15 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 284.08 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 405.52 FEET OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89° 50' 50" WEST, 1,084.41 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 44.60 FEET;

THENCE SOUTH 89° 50' 50" EAST, A DISTANCE OF 570.96 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 633.63 FEET;

THENCE SOUTH 89° 50' 50" WEST, A DISTANCE OF 584.03 FEET;

THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 316.95 FEET TO THE POINT OF BEGINNING;



VICINITY MAP
SECTION 14, T3N, R2W
N7S

SITE DATA

EXISTING ZONE
ZONING AREA
NET AREA
LIFT AREA
SECURITY
OPEN SPACE AREA

RMS-9 PUD
10.0 AC
8.1 AC
0.4 AC
0.5 AC
2.4 AC

Development Standard	RMS-9 City Standard	Proposed RMS-9 PUD Standard
Minimum Number of Units	30	32
Minimum Density	8.0	8.0
Minimum Lot Area (sq)	4,500	5,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	40
Minimum Front Yard Setback (ft)	100	80
Minimum Side Yard Setback (ft)	20	20
Minimum Rear Yard Setback (ft)	20	20
Minimum Building Height (ft)	35	35

NOTES

- (1) Front facing garage shall have a minimum 10' front yard setback when facing a public street. Double open side yard setbacks shall have a minimum 8' setback for lot area adjacent to a PUD, in which case the minimum front setback shall be 10%.
- (2) Where an R-PUD is provided adjacent to a street, a minimum 10' front setback is required to provide a minimum 2' separation between the PUD and the building.
- (3) For side yard setbacks adjacent to a public street, a minimum 8' landscape tree shall be provided between the edge of the street and the lot. In compliance with the minimum 8' side yard setback, this will provide for a minimum of 10' between the ROW and the building when adjacent to a public street.

FLOOD ZONE CERTIFICATION

NO FLOOD CERTIFICATION IS REQUIRED FOR THIS PROJECT. THE PROJECT IS LOCATED WITHIN THE "ZONE X" FLOOD HAZARD AREA. THE PROJECT IS LOCATED WITHIN THE "ZONE X" FLOOD HAZARD AREA. THE PROJECT IS LOCATED WITHIN THE "ZONE X" FLOOD HAZARD AREA.

SHADED ZONE "X" AS SHOWN BY FEMA 1. AREAS OF EXCESS ANNUAL FLOOD RISK. AREAS OF EXCESS ANNUAL FLOOD RISK. AREAS OF EXCESS ANNUAL FLOOD RISK.

DEVELOPER

SURPRISE VALLEY PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
MESA, ARIZONA 85205
PHONE: (602) 499-0899
CONTACT: JOSEPH WALSH

PLANNER

LVA URBAN DESIGN STUDIO
125 SOUTH MAIN AVENUE
TAMPA, ARIZONA 85001
PHONE: (602) 636-1031
FAX: (602) 678-5155
CONTACT: MARIA GONZALEZ, PE
e-mail: ryan@lva.com

ENGINEER

DAVID DAVIS AND ASSOCIATES, INC.
4802 EAST WASHINGTON STREET, SUITE 200
PHOENIX, ARIZONA 85034
PHONE: (602) 636-1031
FAX: (602) 678-5155
CONTACT: MARIA GONZALEZ, PE
e-mail: ryan@lva.com

SHEET INDEX

1. SITE MAP
2. STREET CROSS SECTIONS
3. UTILITY PLAT
4. PRELIMINARY PLAT
5. SOLID WASTE COLLECTION ROUTE PLAN

BASIS OF BEARING

SOUTH SOUTHWEST, THE MEASURED BEARING BETWEEN A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE AND A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE, AS SHOWN HEREIN, UTILIZING THE LOCAL SHARPNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOCAL DISTRIBUTION

SECTION

INTERPOLATED FEET
NAD 1983
LARGEST COMMON CORNER
(SHOULD PARALLEL)

LENGTH OF CHAIN
3315.00' N
11710.00' W
FAULT DISTANCE
1,500,000.000 IN
FAULT EASTING
2,500,000.000 IN
STANDARD PARALLEL SCALE
1:100,000 (EXACT)

BENCHMARK

2 INCH CITY OF SURPRISE BRASS CAP WITH RANGED DATUM POINT - MARKED CITY OF SURPRISE BENCHMARK CITE 2003.0 - LOCATED ON TOP OF SHARADE SCULPTED APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND COTTON LANE ON THE EAST SIDE OF COTTON LANE.

ELEVATION 1248.85 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83)

LEGEND

- CENTURINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- ELECTRICAL
- GAS
- SANITARY SEWER
- TELEPHONE
- WATER
- OVERHEAD ELECTRIC
- FLOW LINE
- STORM DRAIN
- SEWER MANHOLE
- UTILITY POLE / REFER
- CATCH BASIN
- STORM DRAIN MANHOLE
- SIGN
- FIRE HYDRANT
- GROUND BREAK



PRELIMINARY PLAT
SEC 175TH AVE & SWEETWATER
CITY OF SURPRISE, ARIZONA

ANNEALING CASE #
PUD-012
ZONING CASE #
PUD-012
SHEET 14
DATE: 10/1/2010
JOB NO.
A-2000002
SHEET
1 OF 5

Preliminary Plat

175th Ave & Sweetwater
FS16-391

Preliminary Plat

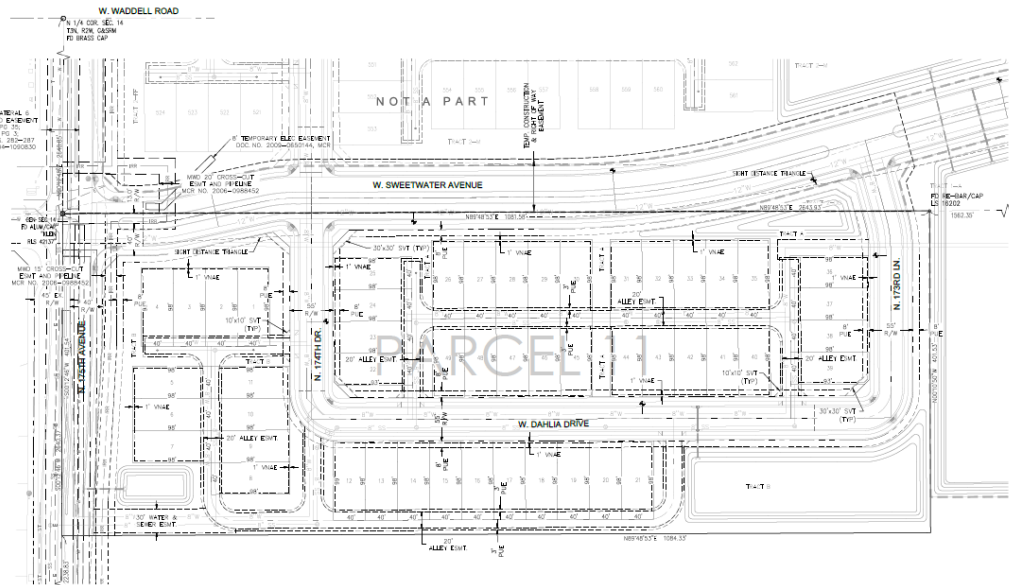
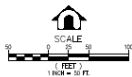
175th & Sweetwater
FS16-391

- 49 Alley Loaded Lots in RM-9 PUD Zoning District
- Will integrate with Magnolia
- Must plat concurrently with Magnolia Phase I or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities and be part of the Magnolia HOA

Preliminary Plat

175th & Sweetwater
FS16-391

DATE: 11/11/2011	PROJECT NAME: PARCEL 11	SCALE: 1" = 50'
DRAWN BY: TJD	REVIEWED BY: TJD	DATE: 11/11/2011
		
		
PRELIMINARY PLAT FOR PARCEL 11 SEC 175TH AVE. & SWEETWATER CITY OF SURPRISE, ARIZONA		
DATE: 11/11/2011 DRAWN BY: TJD REVIEWED BY: TJD DATE: 11/11/2011		
4 SHEET OF 5		



TRACT TABLE

TRACT NAME	AREA (AC)	PURPOSE
A	0.794	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, DRAINAGE, AND COMMUNITY AMENITIES
B	2.374	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	3.168	

NOTE:
MINIMUM LOT THICKS TO BE PROVIDED
ON FINAL PLAT



Preliminary Plat

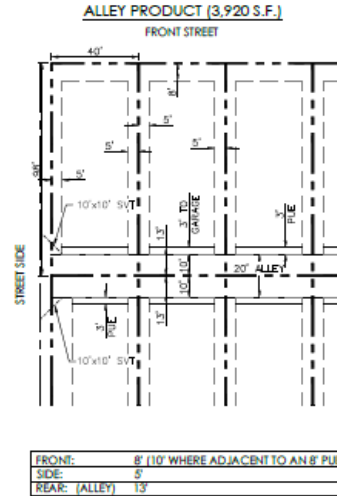
175th & Sweetwater
FS16-391

Table 1: RM-9 FUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	15
Maximum Building Height (ft)	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback shall be 10').
- (2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.



Preliminary Plat



FS16-392

- 812 Lots Total
 - 215, 45' x 110 Standard Lots in the RM-6 PUD Zoning District
 - 125, 55' x 115' Standard Lots in the RM-6 PUD Zoning District
 - 224, Alley Loaded Lots in the RM-9 PUD Zoning District
 - 248, Cluster Lots in the RM-9 PUD Zoning District

Preliminary Plat



FS16-392

- Will integrate with 175th & Sweetwater Project
- Phase I must plat concurrently with 175th & Sweetwater Project or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities with the 175th & Sweetwater project and be part of a combined Magnolia HOA

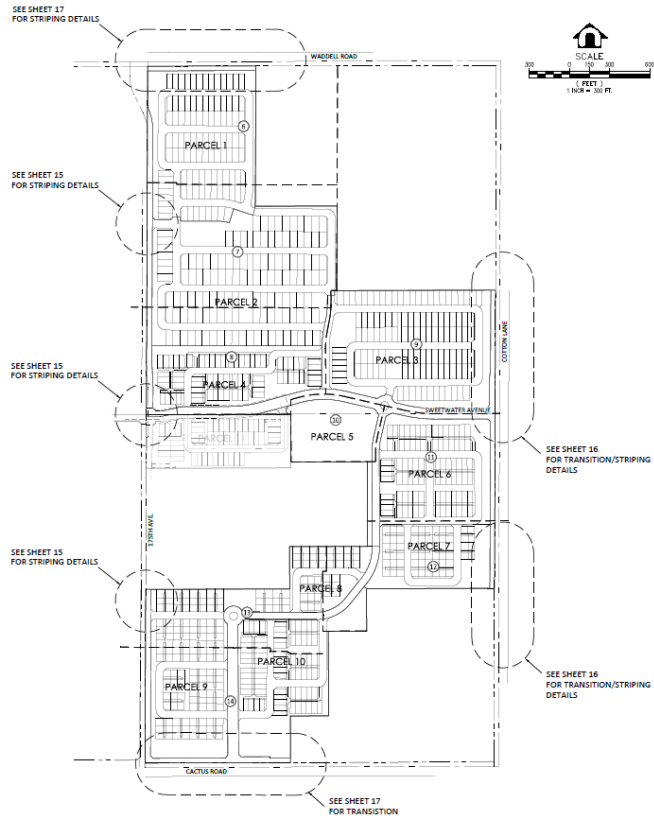


ary Plat

estimator

FS16-391

175th & Jewelwater
FS16-391



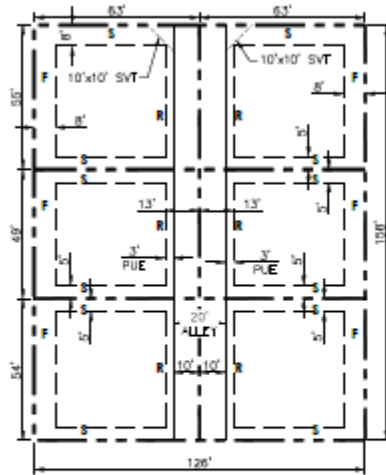
SHEET INDEX FOR MAGNOLIA CITY OF SURPRISE, ARIZONA	 EXPIRES: 3/31/2017	 DAVID RUANE City Manager 44021 Washington Blvd., Suite 200 Surprise, Arizona 85076 Phone: 480.367.2211 Fax: 480.367.2212	SHEET NO. 14 OF 20 JOB NO. A2700002 2 OF 20 SHEETS	DATE: 12/14/2016 TIME: 10:30 AM DRAWN BY: JTC CHECKED BY: JTC DATE: 11/20/16	PROJECT NAME: 16031 DOWD LANE
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Preliminary Plat

FS16-392



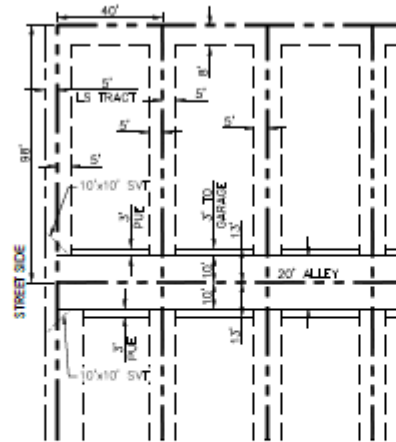
CLUSTER PRODUCT
FRONT STREET



F = FRONT YARD
R = REAR YARD
S = SIDE YARD

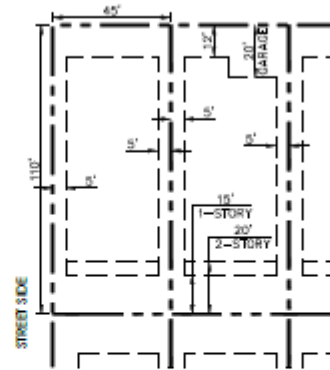
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
STREET SIDE: 8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY) 13'

ALLEY PRODUCT (3,920 S.F.)
FRONT STREET



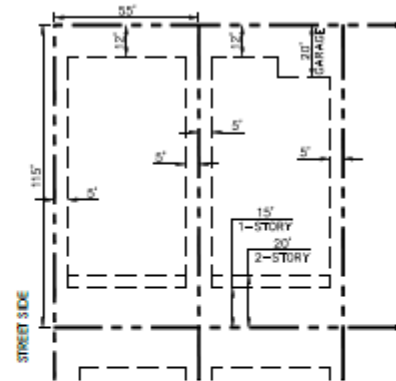
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
REAR: (ALLEY) 13'

45' X 110' LOT SIZE (4,950 S.F.)
FRONT STREET

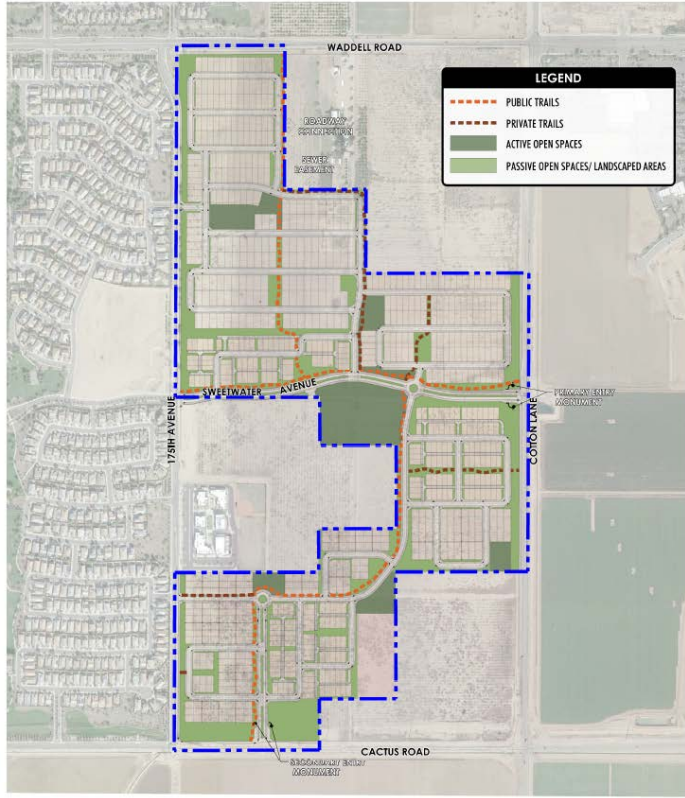


FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)

55' X 115' LOT SIZE (6,325 S.F.)
FRONT STREET



FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)



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MAGNOLIA

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE: 1/8" = 1' 1/2"

1640 DRAWN BY: PR



11/2/14

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U:\1640-MAGNOLIA\CD\PLANNING\1640-1645-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2014



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175TH & SWEETWATER

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE: 1/8" = 1' 1/2"

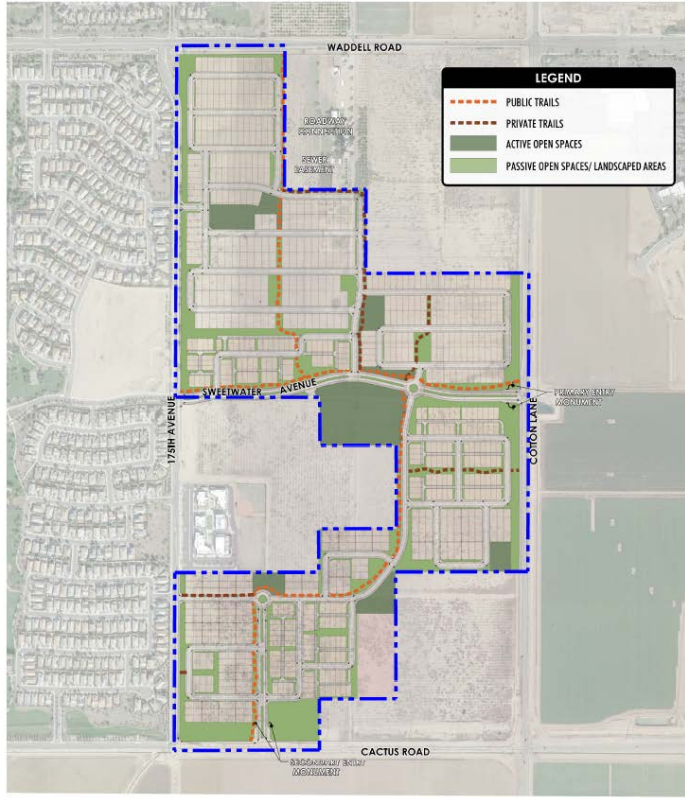
1640 DRAWN BY: PR



11/2/14

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U:\1640-MAGNOLIA\CD\PLANNING\1640-1645-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2014

Amenities



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MAGNOLIA

APPROX. SCALE(S)



FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

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 U:\1040-MAGNOLIA\LAND PLANNING\UVA-1040-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2015



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MAGNOLIA

APPROX. SCALE(S)



FIGURE 5: TRUMAN COMMUNITY CENTER SKETCH CONCEPT

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 U:\1040-MAGNOLIA\LAND PLANNING\UVA-1040-FIGURE 5-TRUMAN COMMUNITY CENTER SKETCH CONCEPT.dwg Aug 28, 2016



FS16-392

Amenities



PRIMARY ENTRY PLAN VIEW (COTTON LANE & SWEETWATER AVE)

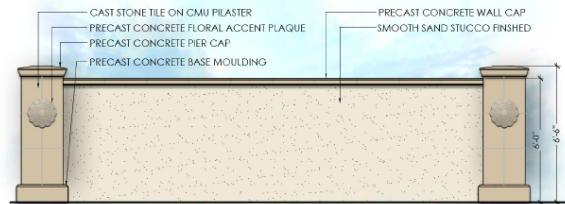


MAGNOLIA

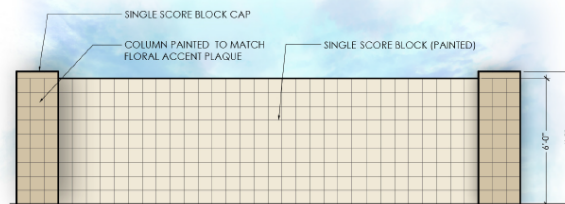
FIGURE 6: COMMUNITY ENTRY MONUMENT

1642

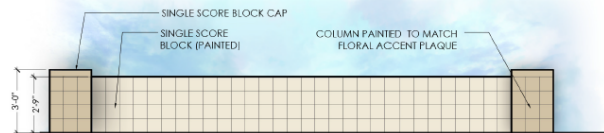
DRAWN BY- PR



ENHANCED THEME WALL



THEME WALL



PONY WALL



MAGNOLIA

FIGURE 7: WALL DETAILS

APPROX. SCALE-NTS

16.07

DRAWN BY: P2



11/006

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10/16/16 CACTUS & 175TH CAD PLANNING LVA-1640-FIGURE 6-COMMUNITY ENTRY MONUMENT dwg Sep 7, 2016

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R:\1640 MAGNOLIA\CAD\PLANNING\1640 FIGURE 7 WALL DETAILS.dwg 05/13/2016



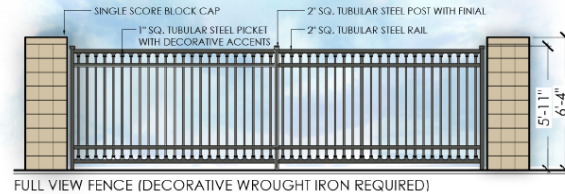
FS16-392

Monuments and Walls



FS16-392

Monuments and Walls



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MAGNOLIA

FIGURE 7A: WALL DETAILS

APPROX. SCALENTS

1/40

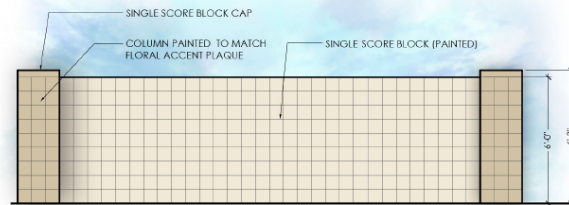
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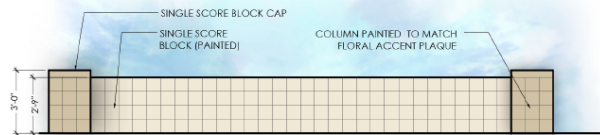
11/01/16

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6/1/16 MAGNOLIA LAND PLANNING LVA 1040 FIGURE 7 WALL DETAILS.dwg Nov 2, 2016

Monuments and Walls



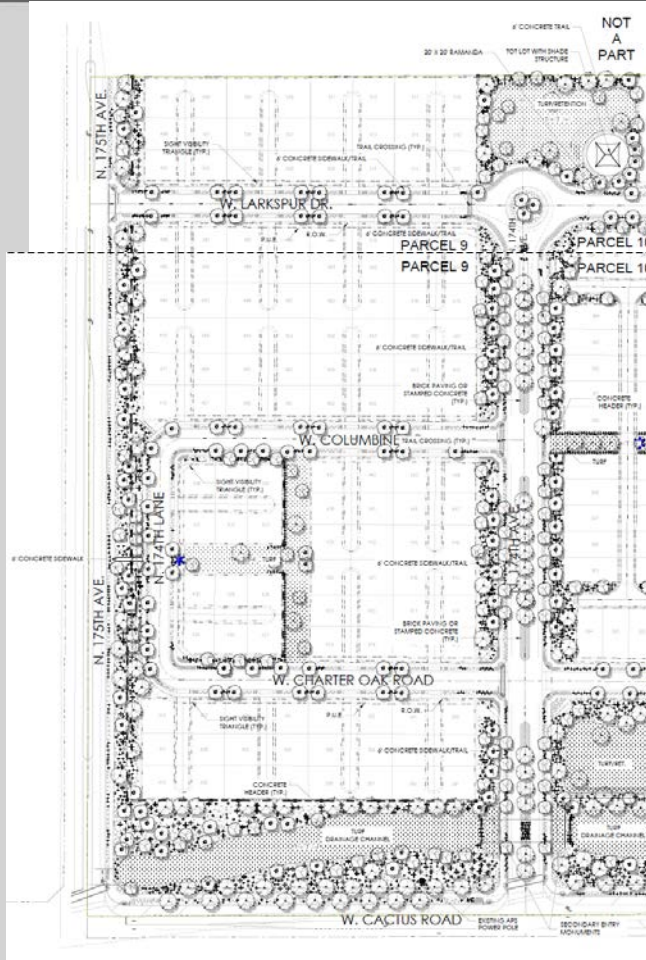
THEME WALL



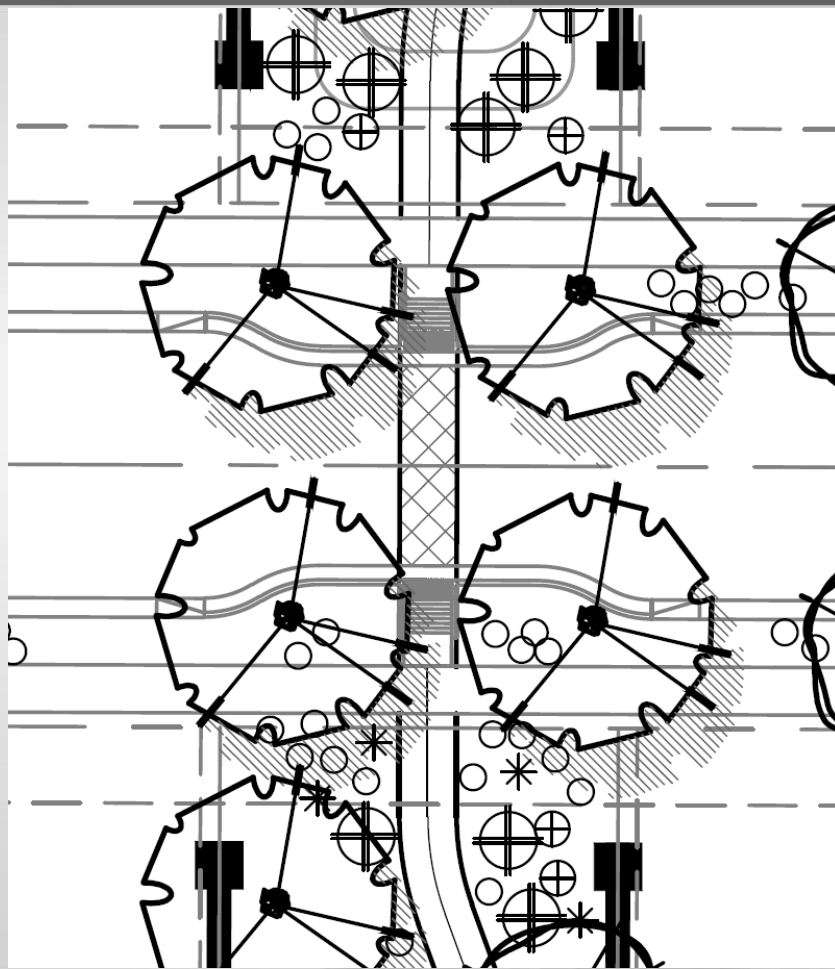
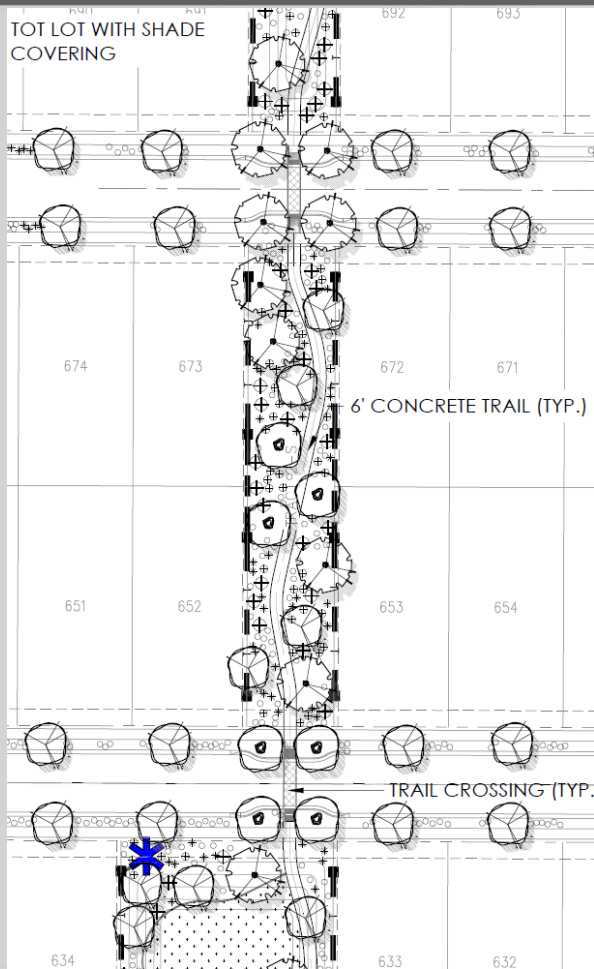
PONY WALL



Preliminary Plat

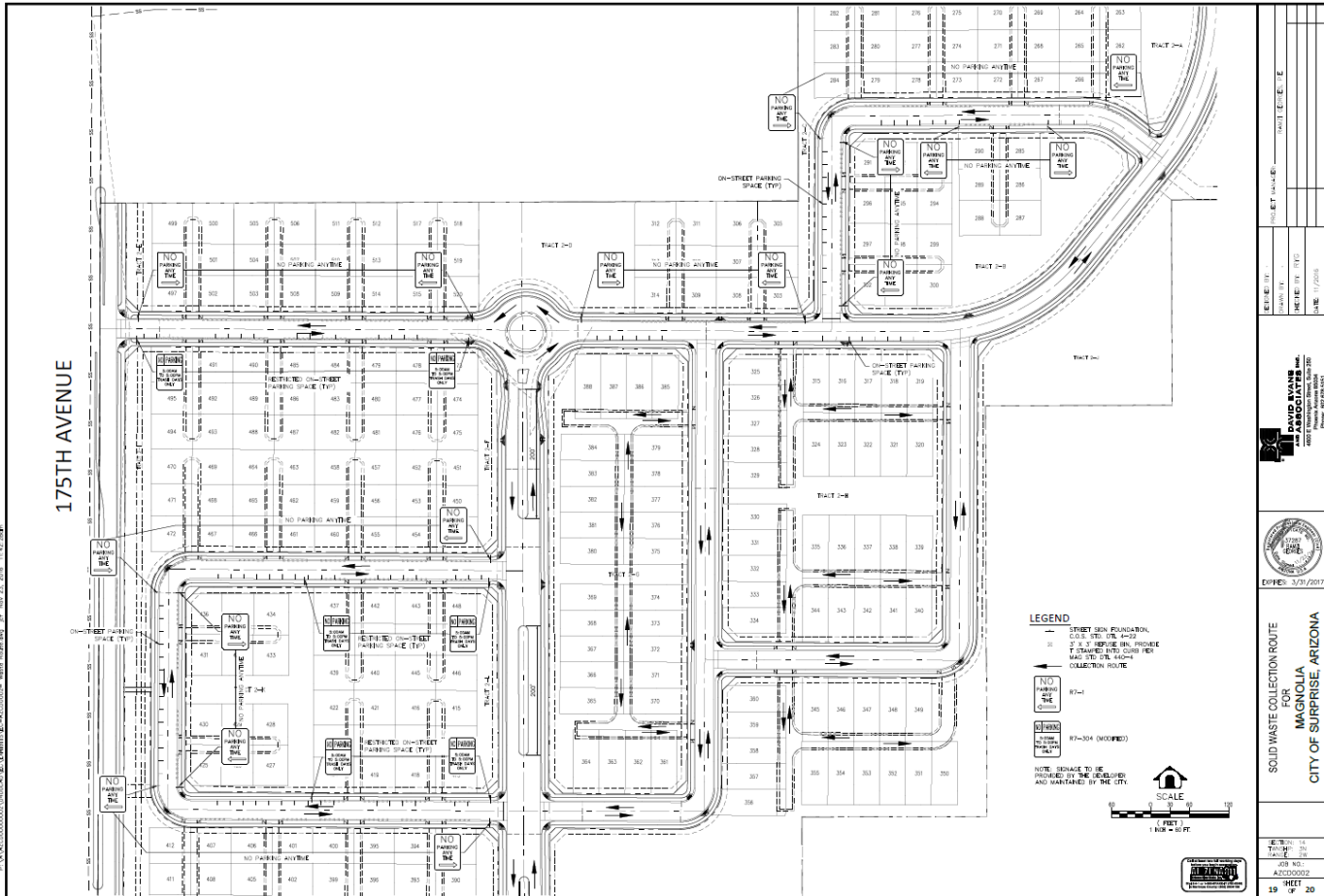


TOT LOT WITH SHADE
COVERING



FS16-392

Preliminary Plat



FS16-392

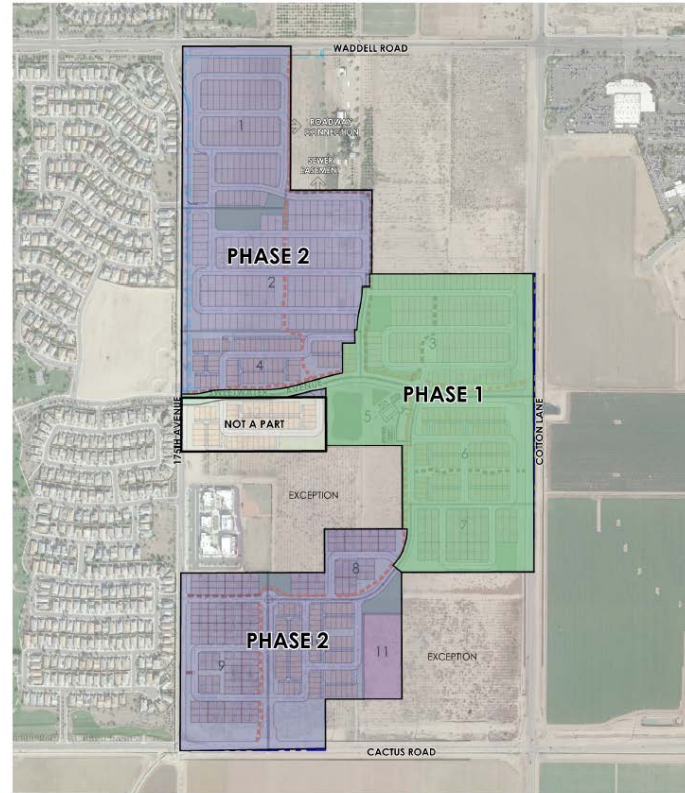
Preliminary Plat

SOLID WASTE COLLECTION ROUTE		DATE: 3/31/2017	
FOR		CITY OF SURPRISE, ARIZONA	
MAGNOLIA			
AZC00002		SHEET 2 OF 20	
15	16	17	18
19	20	21	22
23	24	25	26
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FS16-392

Preliminary Plat



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south oak crescent • tempe, arizona 85281 • 480.994.0994

MAGNOLIA

FIGURE 8: CONCEPTUAL PHASING PLAN

APPROX. SCALE: 1/8" = 1' 1/4"

DRAWN BY: PR



9/8/16

PRELIMINARY: NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
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 of and/or any other release on this document without written authorization and citation to LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
 U:\1646-MAGNOLIA\CD\PLANNING\1646-FIGURE 8-CONCEPTUAL PHASING PLAN.dwg Sep 8, 2016

Recommendations:

The logo for the 175th & Sweetwater area, featuring the text "175th & Sweetwater" in a white, stylized script font on a dark, textured rectangular background.

- **FS16-391 175th & Sweetwater Zone Change –**
Approve subject to stipulations “a” through “c”
- **FS16-391 175th & Sweetwater Preliminary Plat –**
Approve subject to stipulations “a” through “g”



- **FS16-392 Magnolia Zone Change –**
Approve subject to stipulations “a” through “c”
- **FS16-392 Magnolia Preliminary Plat –**
Approve subject to stipulations “a” through “h”



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

January 5, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 5, 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 the Preliminary Plat entitled "S.E.C. 175th Ave & Sweetwater" dated November 28, 2016, an approximately 9.9 acre property generally located on the southeast corner of 175th Avenue and Sweetwater Avenue.

Motion:

I move to recommend approval of the Preliminary Plat entitled "S.E.C. 175th Ave & Sweetwater" to the City Council subject to stipulations "a" through "g" as listed in the staff report.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of a 9.9-acre, 49-lot Preliminary Plat in the RM-9 PUD zoning district. The subject request presumes the prior annexation and approval of a related zone change being processed under separate cover.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Staff Report](#)
- ☐ [01 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Case Map](#)
- ☐ [02 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Vicinity Map](#)
- ☐ [03 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat](#)
- ☐ [04 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Landscape Plan](#)

- ☐ [05 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Luke AFB Comments](#)
- ☐ [06 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - ADOT Comments](#)
- ☐ [07 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - MVD](#)
- ☐ [08 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - 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

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-391

Project Name: 175th & Sweetwater Preliminary Plat

Council District: 3

Meeting Date: January 5, 2017 (Continued from December 15, 2016)***

Planner: Robert H. Kuhfuss, AICP

Owner: S & S Cotton, LLC et. al.

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC

Request: Preliminary Plat

Site Location: Southeast corner of 175th Avenue and Sweetwater Avenue

Site Size: 9.9 acres (approx.)

Density: 5.0 DU/Ac

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

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' through 'g'

Introduction:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of five (5) separate requests relating to the proposed development in what is currently a county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests are listed below, with the subject request highlighted in **bold font**; however, this report should be read in the context of the other four requests.

Case FS16-391 – 175th & Sweetwater

- Zone Change from RR to RM-9 PUD
- **Preliminary Plat**

Case FS16-392 – Magnolia

- Rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD.
- Preliminary Plat

Case FS16-427 – Annexation*, **

Four of the five aforementioned requests will first be presented to the Planning and Zoning Commission, who will make a recommendation to the City Council. The first of the five requests involves the actual annexation of the property and will only be heard by the City Council. It is envisioned that all five requests will be presented to the City Council on January 17, 2017.

The following map depicts the county island status as currently existing and post-annexation.



* The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses involved, the annexation was broken out from the other two cases and assigned its own case number.

** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 17, 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at <https://agenda.surpriseaz.gov>.

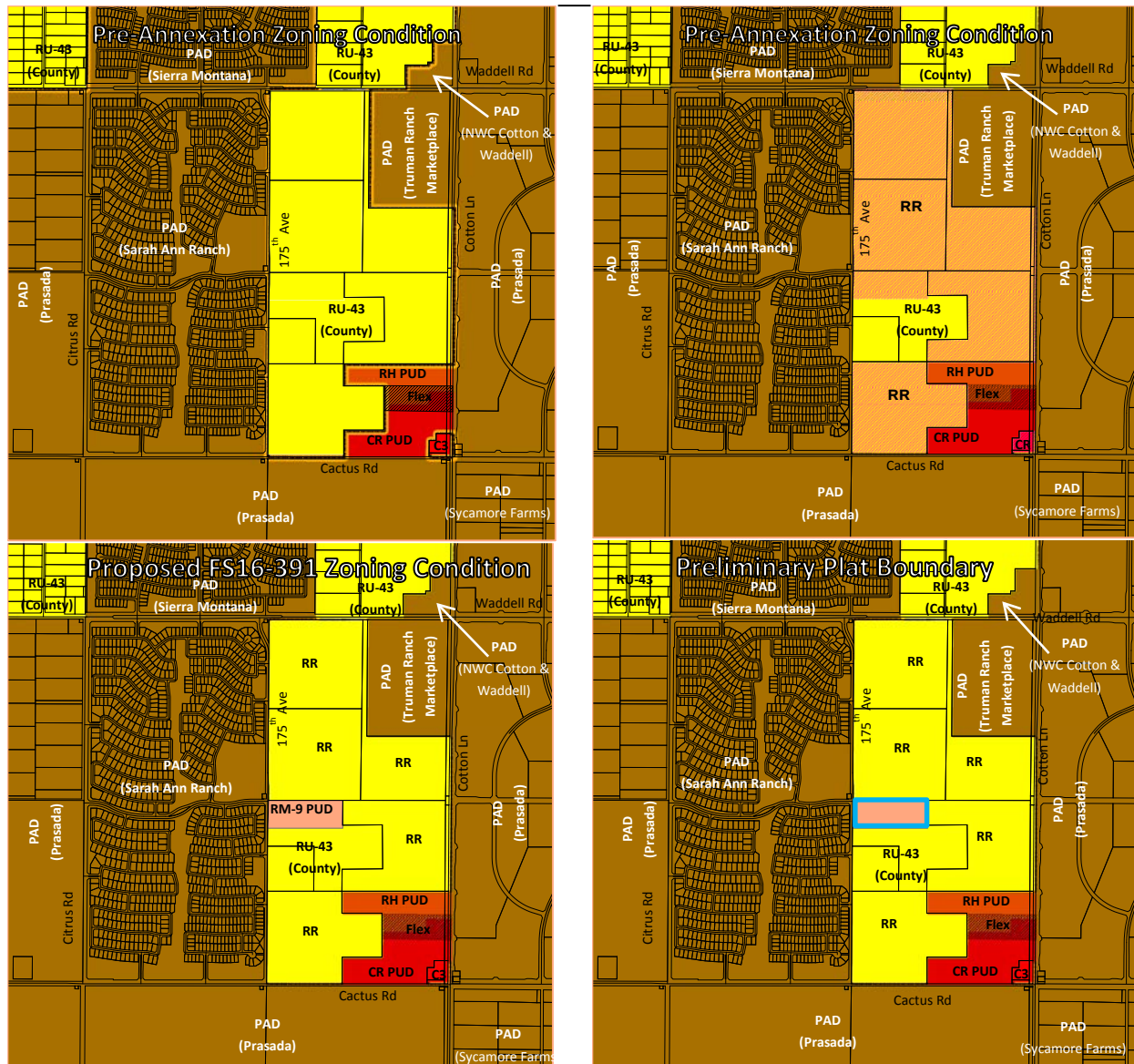
72 **Project Description:**

73
74 The subject request involves a 10-acre, 49-lot Preliminary Plat in the proposed RM-9 PUD zoning
75 district and anticipates the prior approval of the aforementioned annexation case proposed under
76 FS16-427, as well as the related zone change request under FS16-391. This Preliminary Plat also
77 anticipates the approval of the Preliminary Plat sought under case FS16-392 for the Magnolia
78 project as the two are interconnected as will be discussed later in this report. This Preliminary Plat
79 also anticipates a single lot product type, provides 2.4 acres of open space and implements the
80 development standards, amenities, and other design features of the PUD Overlay. Note that the
81 subject Preliminary Plat.

82
83 **Surrounding Land Zoning:**

84
85 The aforementioned annexation covers a large portion (approximately 200 acres) of the
86 unincorporated land located within the affected county island with the exception of any land
87 located north of Waddell Road as well as the Paradise Honors school campus. Similarly, the FS16-
88 392 zone change only encompasses a portion of the annexation area (approximately 181 acres),
89 while the subject Preliminary Plat only covers a portion of the zone change area (approximately 174
90 acres). The following three (3) maps depict the pre and post-annexation zoning condition, the
91 proposed zoning condition assuming the FS16-391 zone change is approved, and the subject
92 Preliminary Plat.

93
94 [See map set on following page.]



Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-9 with a PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the subject case.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property in addition to other properties that are not associated with the subject case.

October 19, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

October 31, 2016: Staff met with the applicant to discuss review comments.

November 8, 2016: The applicant filed their second submittal for the subject case.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

December 1, 2016: Staff met with the applicant to discuss the Final Plat relating to the project.

December 15, 2016: The Commission continued the case to a date-certain of January 5, 2017 due to an advertising error.

Citizen Outreach:

The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. The applicant held a citizen outreach meeting on October 19, 2016, which was well attended. While staff has received no items of opposition or support for the project, the applicant's Citizen Participation Final Report indicates one (1) member of the public offered positive feedback and two (2) members of the public offered negative feedback. The summary report also indicated that seven (7) people offered neutral comments and suggestions. The body of the summary report is included as an attachment to this report.

Analysis and Discussion:

Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The PUD Overlay proposed under the companion case, however, will allow certain deviations from the development standards as specified in the SUDC. The following table as taken from the zoning narrative expresses the proposed residential development standards applicable to the site. Those items expressed in red font deviate from the base standard. Also of note are several footnotes which serve to clarify how certain development standards are to be applied.

Table 1: RM-9 PUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1) (2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35
Footnotes:		
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback shall be 10').		
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.		
(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.		

The subject Preliminary Plat proposes alley loaded products. The related zone change anticipates this lot product and includes a PUD Overlay to amend the development standards accordingly. The lot product is illustrated on Sheet 3 of the Preliminary Plat along with the Development Standards table included in the zoning narrative. Staff notes that considerable effort went into creating the development standards that would meet the objectives of the applicant while addressing staff concerns over as parking, trash collection, fire access, and proximity to public utility easements.

Sweetwater Avenue will bisect the site, with access to both Cotton Lane and 175th Avenue. The majority of Sweetwater Avenue is located within the Magnolia project; however, a small portion of that right-of-way located within the 175th & Sweetwater project. Since Sweetwater Avenue cohabitates both projects, it is essential that both Phase 1 of the Magnolia project be platted and developed concurrently with the 175th & Sweetwater project. As an alternative, Sweetwater Avenue could be implemented in its entirety through a Master Plat, a Map of Dedication or a combined Final Plat. Staff has included a stipulation to addresses this issue.

The 175th & Sweetwater project provides approximately 2.4 acres of open space, which includes perimeter and end-block landscape tracts, and co-use turf/retention areas. Although the amenities associated with this Preliminary Plat are minimal, the project is immediately adjacent to the highly amenitized Truman Community Center. Further, the intent is for this Preliminary Plat to integrate with the Magnolia project to the extent of being part of the same HOA. As with Magnolia, Sweetwater Avenue will be flanked on either side by a substantial open space tract thereby enhancing the openness of the neighborhood.

The development will include certain wall configurations, which are consistent with the Magnolia project. Figure 7 of the zoning narrative best illustrate the wall configuration, although the same are illustrated on Sheet WD-1 of the subject Preliminary Landscape Plan. The locations of these wall and entry features are expressed on Sheet W-1 of the Preliminary Landscape Plan.

The project will be well landscaped using a robust plant palette intended to enhance and reinforce the overall theme of the community. Most, but not all, of the plant species identified on the Preliminary Landscape Plan are included in the Arizona Department of Water Resources (ADWR) List of Drought Tolerant Plant Species. Several species listed on the Preliminary Landscape Plan, such as but not limited to the Magnolia tree, are not on the ADWR list; however, these plants will be used sparingly throughout the project. Staff notes that per the SUDC, only those plant species that are included in the ADWR list may be used within the public right-of-way. Further, the use of turf within the median of a public right-of-way is prohibited. The proposed landscape design meets these requirements.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal contemplates up to 900 dwelling units, which equates to approximately 5 DU/Ac. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

206 **Reviewing Agencies:**

207
208 **Luke Air Force Base (LAFB):** In a letter dated October 3, 2015 (attached), LAFB indicated that the
209 subject development met the Graduated Density Concept and would not interfere with flight
210 operations. LAFB also requested a robust notification program.

211
212 **Arizona Department of Transportation (ADOT):** In an email dated September 20, 2016 (attached),
213 ADOT indicated the proposed development would not affect any ADOT highway facilities.

214
215 **Maricopa Water District (MWD):** In a memo dated October 19, 2016 (attached), MWD indicated
216 the property covered by this application is subject to certain MWD interests including existing
217 facilities and other property interests. MWD requires that prior to Final Plat approval, certain
218 comments must be addressed.

219
220 **Surprise GIS:** City of Surprise GIS requires certain revisions relating to the AutoCAD files for the
221 project. Staff has included a stipulation to address this issue.

222
223 **Summary:**

224
225 The 175th & Sweetwater project is very well designed and is consistent with the General Plan and
226 SUDC as amended by the PUD Overlay. The proposed development standards requested under the
227 PUD Overlay will allow the applicant to develop the site in a creative manner in keeping with the
228 intent of the SUDC and satisfying staff concerns. Amenities included will provide recreational
229 opportunities for the residents of the community.

230
231 **Findings:**

- 232
233
 - The proposed Preliminary Plat is consistent with the zone change proposed under case
 - 234 FS16-391.
 - The proposed development standards will allow the property to be reasonably developed.

235
236
237 **Recommendation:**

238
239 Based on the findings noted above, staff recommends the Commission move to recommend
240 **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a'
241 through 'g' as outlined below:

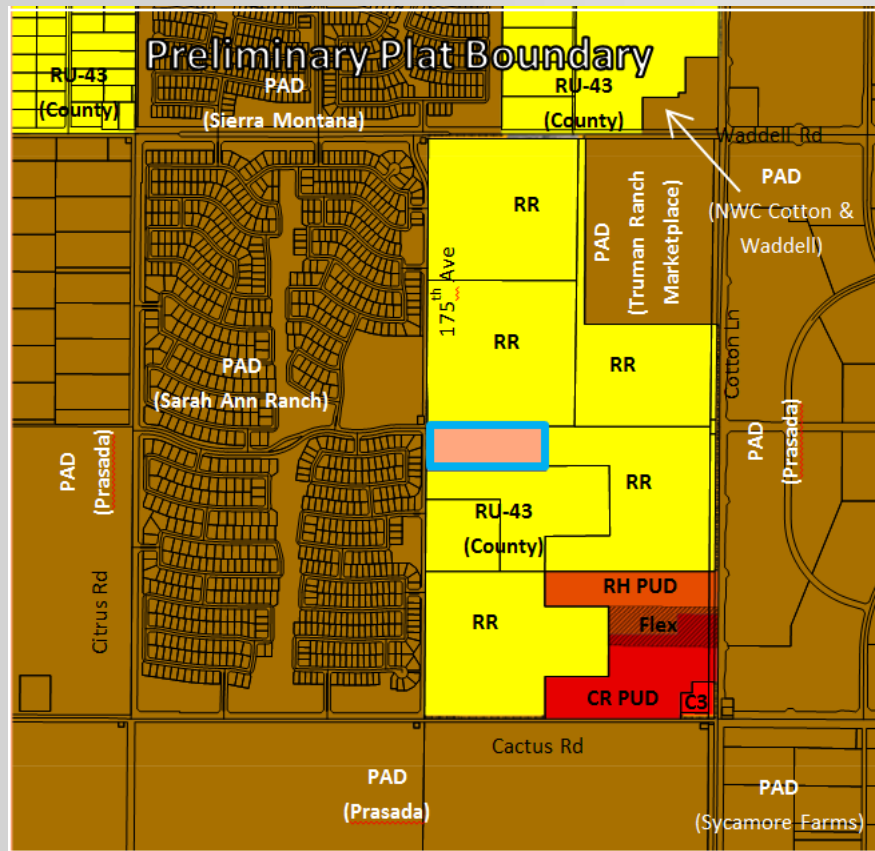
- 242
243
 - a. Development of the site shall be in substantial conformance with the Preliminary Plat
 - 244 entitled "S.E.C 175th Ave & Sweetwater", prepared by David Evans and Associates, dated
 - 245 revised November 2016 and stamped received November 28, 2016, except as modified by
 - 246 the following stipulations.

- b. Landscaping of the development shall be consistent with the Preliminary Landscape Plan entitled "175th & Sweetwater", Prepared by LVA Urban Design Studio, dated revised November 2016 and stamped received November 7, 2016, except as modified by the following stipulations.
- c. Final Platting of Phase I of the 175th & Sweetwater development shall occur concurrently with the Final Platting of the Magnolia development contemplated under FS16-392, unless an alternative methodology is approved by the City of Surprise with respect to the Sweetwater Avenue right-of-way.
- d. Prior to Final Plat approval, the applicant shall obtain approval from the Maricopa Water District with respect to the development's effect on MWD facilities.
- e. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant shall submit revised AutoCAD drawings in accordance with City of Surprise GIS standards.
- f. Approval of this Preliminary Plat request presumes the approval of the rezone proposed under FS16-391. Should said rezone request fail, the subject Preliminary Plat granted under the subject approval is null and void.
- g. 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.

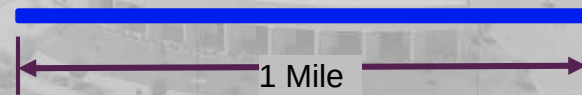
Attachments:

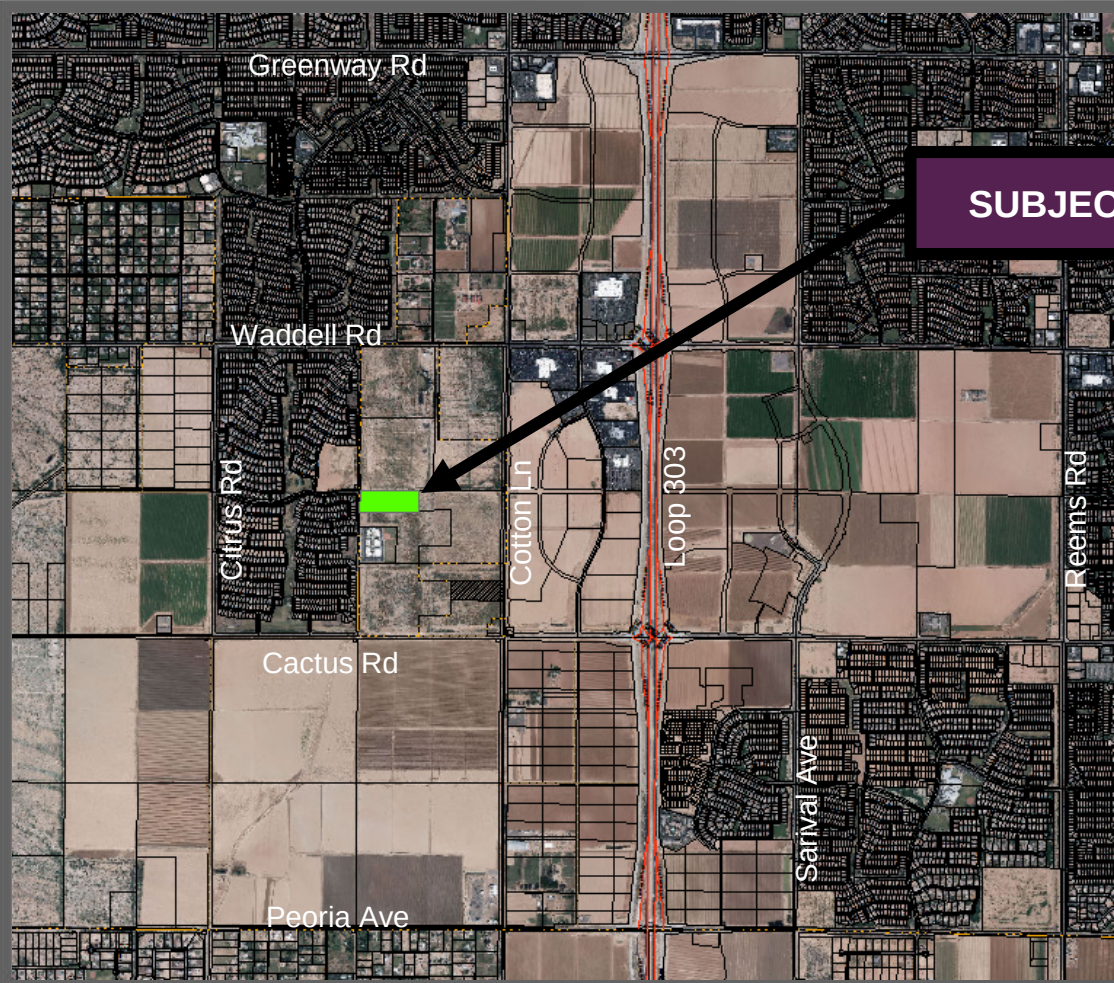
- 01 Case Map (1 page)
- 02 Vicinity Map (1 page)
- 03 Preliminary Plat (20 pages)
- 04 Preliminary Landscape Plan (16 pages)
- 05 Luke AFB comments (2 pages)
- 06 ADOT comments (1 page)
- 07 MWD comments (1 page)



**FS16-391
175th &
Sweetwater
Preliminary Plat**

Case Map





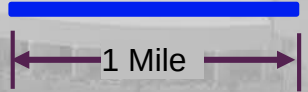
SUBJECT SITE

FS16-391
175th & Sweetwater
Preliminary Plat

Vicinity Map



North



P:\AZCD00000002\0400CAD\PL\ SHEETS\PRE-PLAT - PARCEL B\PL-PR-01-AZCD00002.dwg jct Nov 28, 2016 6:22:53am

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE–HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 1,223.09 FEET TO A POINT THAT LIES 1,089.24 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 381.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 573.52 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 1,484.01 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 999.62 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 0° 22' 01" WEST,A DISTANCE OF 2,640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1,556.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°59'50" WEST, ALONG SAID LINE, A DISTANCE OF 1,089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0° 23' 49" EAST, ALONG THE MID–SECTION LINE, A DISTANCE OF 1,332.63 FEET; THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 1,077.62 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 573.52 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 381.90 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE–HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 0° 22' 01" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 1,484.01 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 584.03 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 570.97 FEET; THENCE NORTH 0° 00'10" EAST, A DISTANCE OF 356.92 FEET;

THENCE NORTH 89° 59' 55" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1,479.27 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14,A DISTANCE OF 1,307.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE–HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

S.E.C. 175TH AVE & SWEETWATER
PRELIMINARY PLAT
SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (CONTINUED)

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 250.01 FEET; THENCE NORTH 0° 22' 01" EAST, A DISTANCE OF 233.00 FEET; THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 02° 22' 01" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION OF SAID PROPERTY LYING WITHIN THAT CERTAIN RAILROAD RIGHT OF WAY FOR THE MAIN SPUR OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY CO., EXTENDING FROM BEARDSLEY STATION, AS CONVEYED BY DEED RECORDED IN BOOK 215 OF DEEDS, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ONE–HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 21' 47" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.65 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 1,889.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 59' 59" WEST, A DISTANCE OF 672.15 FEET;

THENCE NORTH 00° 23' 51" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14,A DISTANCE OF 648.08 FEET;

THENCE NORTH 89° 59' 59" EAST, A DISTANCE OF 672.15 FEET;

THENCE SOUTH 00° 23' 51" WEST, A DISTANCE OF 648.08 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 0° 21' 47" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.65 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 1,484.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 59' 59" WEST, A DISTANCE OF 405.52 FEET;

THENCE NORTH 0° 23' 51" EAST, A DISTANCE OF 648.08 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 672.15 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 0° 23' 51" EAST, A DISTANCE OF 258.08 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 401.53 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89° 59' 55" EAST, 1,084.44 FEET ALONG SAID SOUTH LINE;

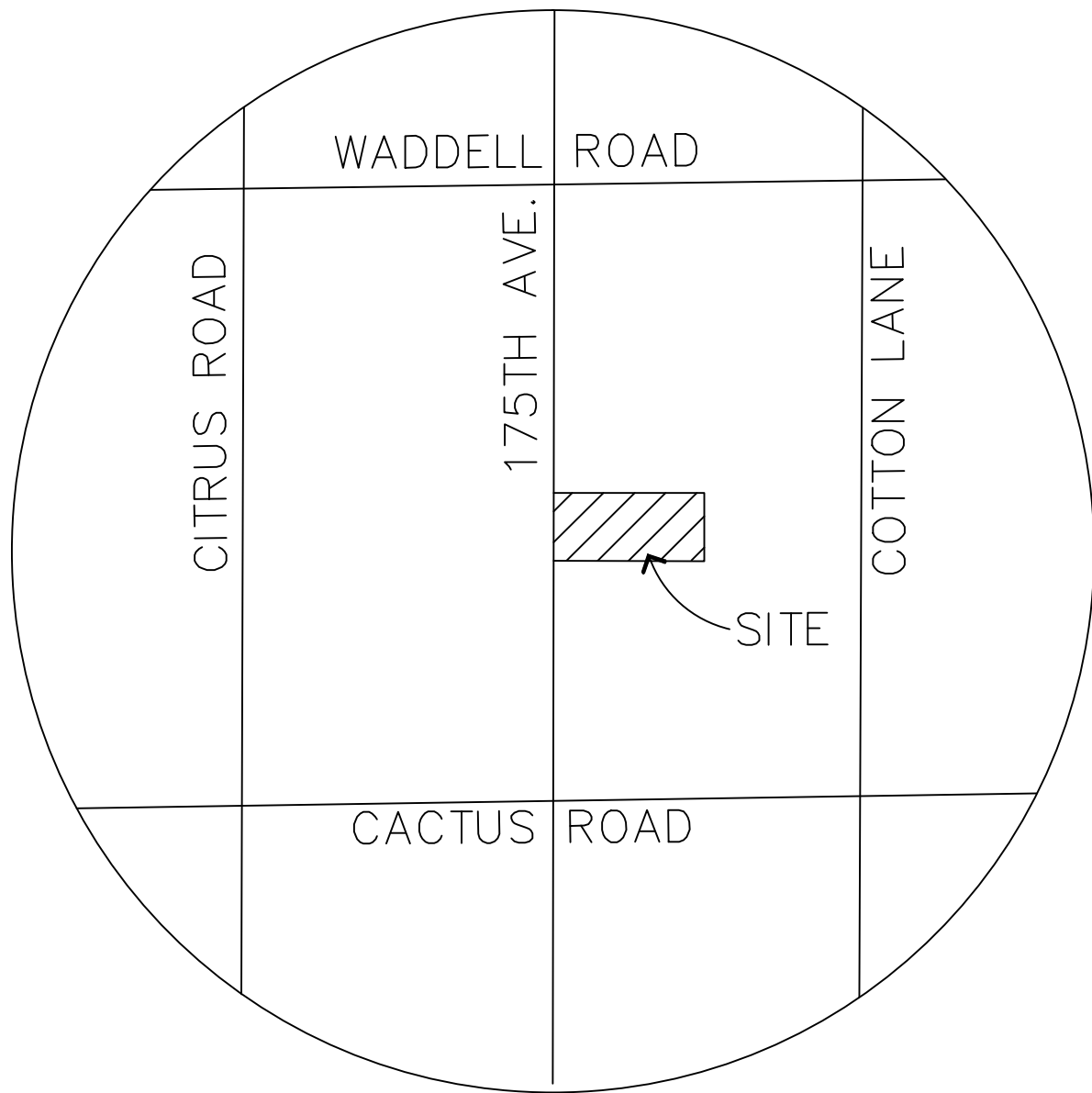
THENCE NORTH 0° 00' 16" WEST, A DISTANCE OF 44.60 FEET;

THENCE SOUTH 89° 59' 53" EAST, A DISTANCE OF 570.96 FEET;

THENCE SOUTH 0° 00' 03" WEST, A DISTANCE OF 633.83 FEET;

THENCE NORTH 89° 59' 48" WEST, A DISTANCE OF 584.03 FEET;

THENCE SOUTH 0° 00' 15" WEST, A DISTANCE OF 316.95 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

SECTION 14, T3N, R2W
NTS

SITE DATA

EXISTING ZONING:	RM–9 PUD
GROSS AREA:	10.0 AC
NET AREA:	9.1 AC
LOT COUNT:	49 LOTS
DENSITY:	5.5
OPEN SPACE AREA:	2.4 AC

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	to be determined	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space and side entry garage shall have a minimum 8' setback for (unless adjacent to a PUE, in which case the minimum front setback shall be 10').
- (2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building wher adjacent to a public street.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEYED PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1660L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

SHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER

SURPRISE VILLAGE PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
PHOENIX, 85029

PHONE: (602) 499–0899
CONTACT: JOSEPH KALISH

PLANNER

LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: MARK REDDIE
PHONE: (480) 994–0994

ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034

PHONE: (602) 678–5151
FAX: (602) 678–5155
CONTACT: RAMZI GEORGES, PE

e–mail: ryg@deainc.com

SHEET INDEX

- | | |
|---|-----------------------------------|
| 1 | COVER SHEET/KEY MAP |
| 2 | STREET CROSS SECTIONS |
| 3 | DETAILS |
| 4 | PRELIMINARY PLAT |
| 5 | SOLID WASTE COLLECTION ROUTE PLAN |

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE AND A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE, AS SHOWN HEREON, UTILIZING THE LEICA SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DISTORTION PROJECTION

LINEAR UNIT:	INTERNATIONAL FEET
GEODETIC DATUM:	NAD 1983
PROJECTION TYPE:	LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)

LATITUDE OF ORIGIN:	33°15'00" N
CENTRAL MERIDIAN:	112°15'00" W
FALSE NORTHING:	1,500,000.000 ift
FALSE EASTING:	2,500,000.000 ift
STANDARD PARALLEL SCALE:	1.000045 (EXACT)

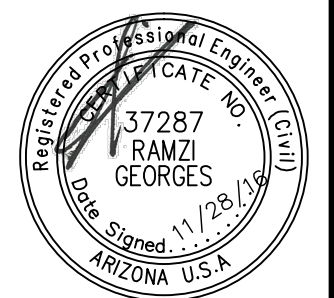
BENCHMARK

2 INCH CITY OF SURPRISE BRASS DISK WITH RAISED DATUM POINT – MARKED CITY OF SURPRISE BENCHMARK COT1 2009.7 – LOCATED ON TOP OF DRAINAGE SCUPPER APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND COTTON LANE ON THE EAST SIDE OF COTTON LANE.

ELEVATION 1248.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

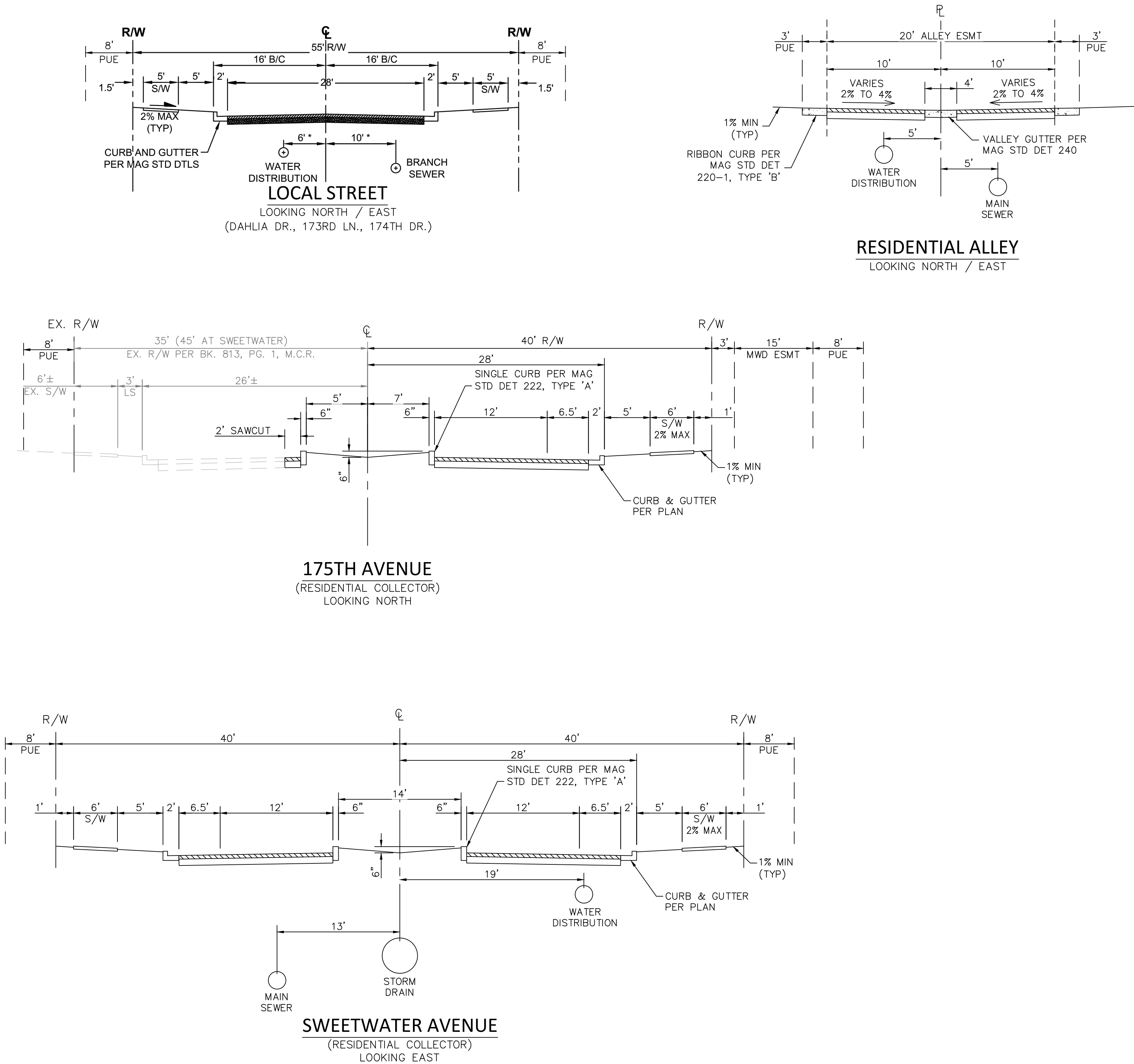
LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- E — ELECTRICAL
- G — GAS
- SS — SANITARY SEWER
- T — TELEPHONE
- W — WATER
- OHE — OVERHEAD ELECTRIC
- FLOW LINE
- STORM DRAIN
- SEWER MANHOLE
- UTILITY POLE / RISER
- ▭ CATCH BASIN
- STORM DRAIN MANHOLE
- ✕ SIGN
- FIRE HYDRANT
- GRADE BREAK

PROJECT MANAGER: RAMZI GEORGES, P.E.				
DESIGNED BY:	DRAWN BY:	CHECKED BY: RYG	DATE: 11/2016	
 DAVID EVANS AND ASSOCIATES INC. 4600 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151				
				
PRELIMINARY PLAT FOR SEC 175TH AVE. & SWEETWATER CITY OF SURPRISE, ARIZONA				
ANNEXATION CASE #: FS16–427 ZONING CASE #: FS16–392				
SECTION: 14 TWNSHP: 3N RANGE: 2W				
JOB NO.: AZCD0002				
SHEET 1 OF 5				

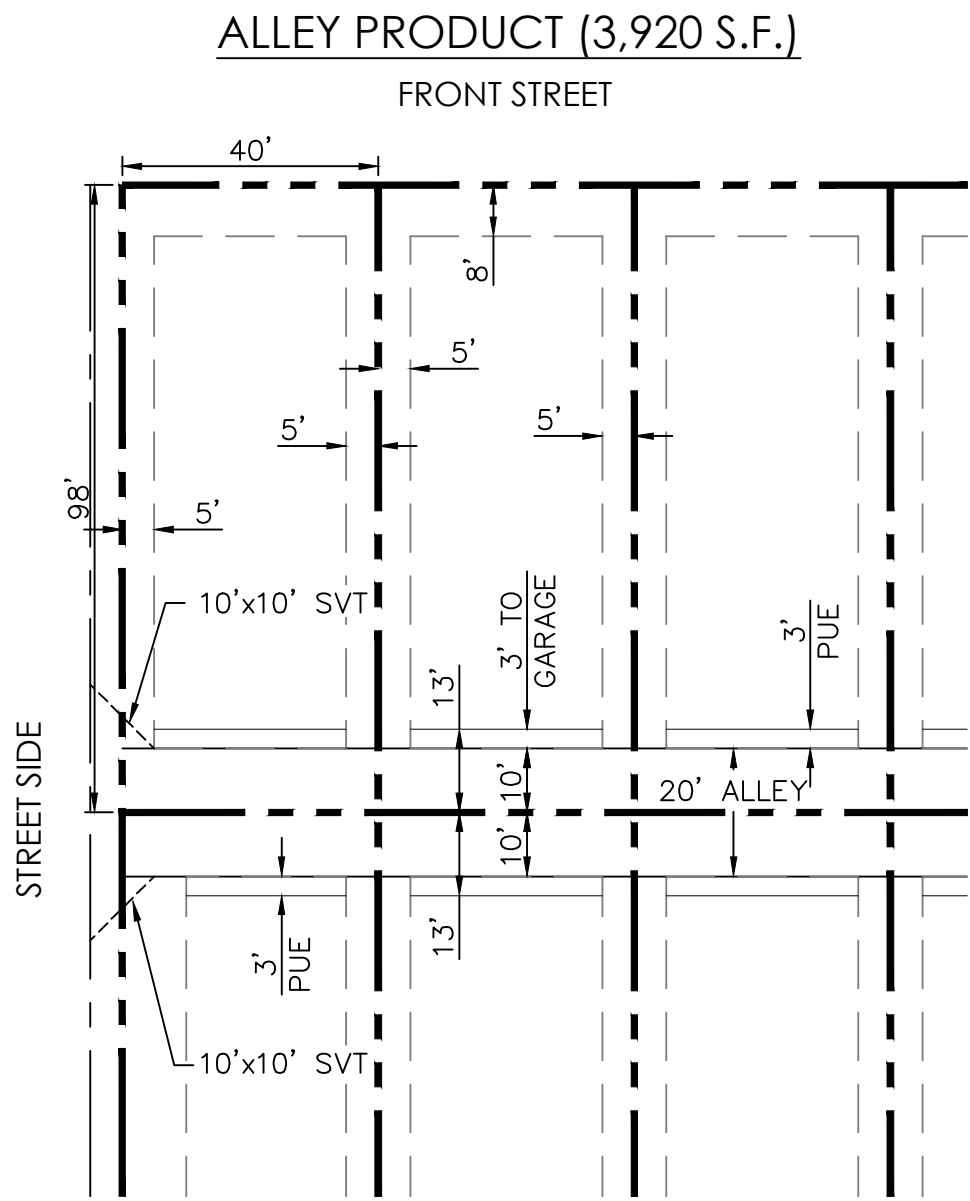


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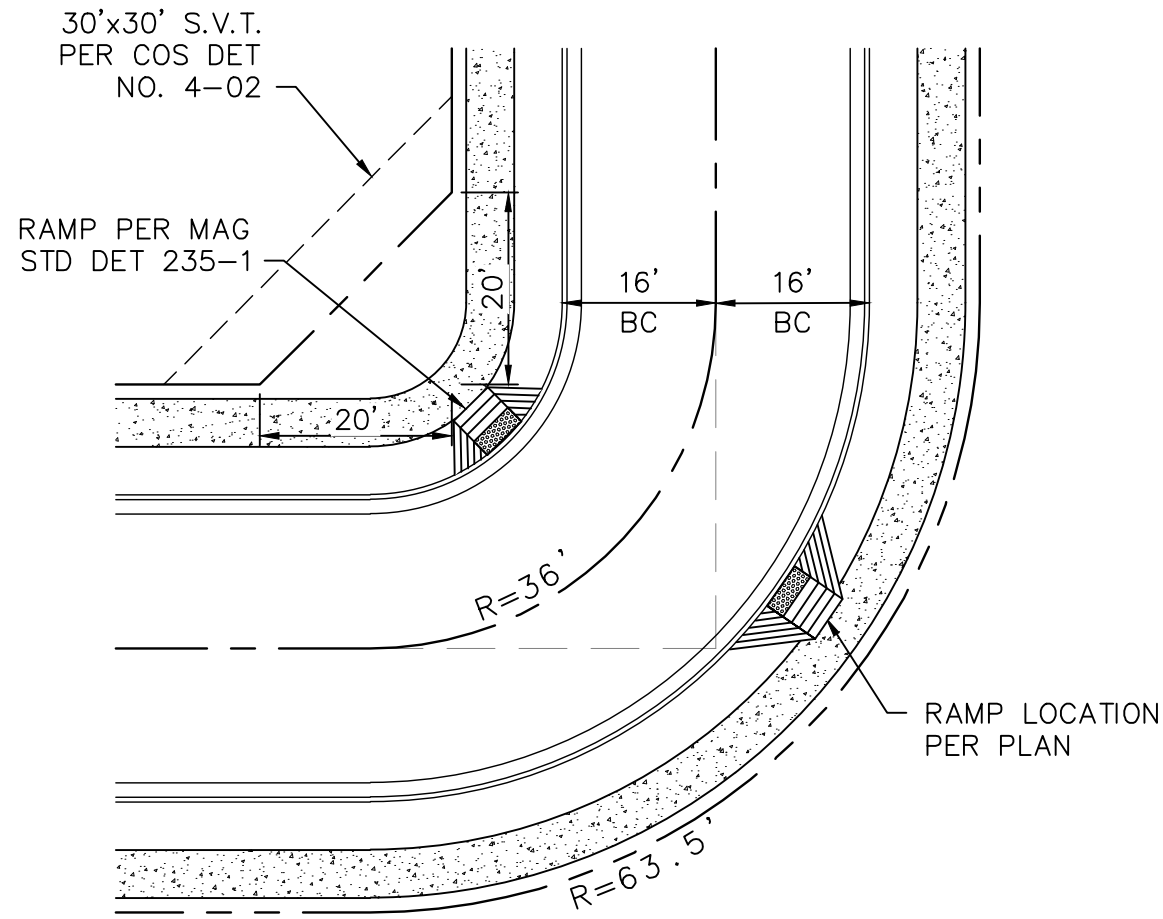


PROJECT MANAGER: RAMZI GEORGES, P.E.		DESIGNED BY: .		DRAWN BY: .		CHECKED BY: RYG		DATE: 11/2016	
DAVID EVANS AND ASSOCIATES INC. 4600 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151		REGISTERED PROFESSIONAL ENGINEER STATE NO. 37287 RAMZI GEORGES Signed 11/17/16 ARIZONA U.S.A.		STREET SECTIONS & DETAILS FOR SEC 175TH AVE. & SWEETWATER CITY OF SURPRISE, ARIZONA		SECTION: 14 TWNSH: 3N RANGE: 2W		JOB NO.: AZCD0002	
						SHEET 2 OF 5			





FRONT:	8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE:	5'
REAR: (ALLEY)	13'



TYPICAL ELBOW GEOMETRY

1"=20'



DETAILS
FOR
SEC 175TH AVE. & SWEETWATER
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.:
AZCD0002

SHEET
OF

3 OF 5

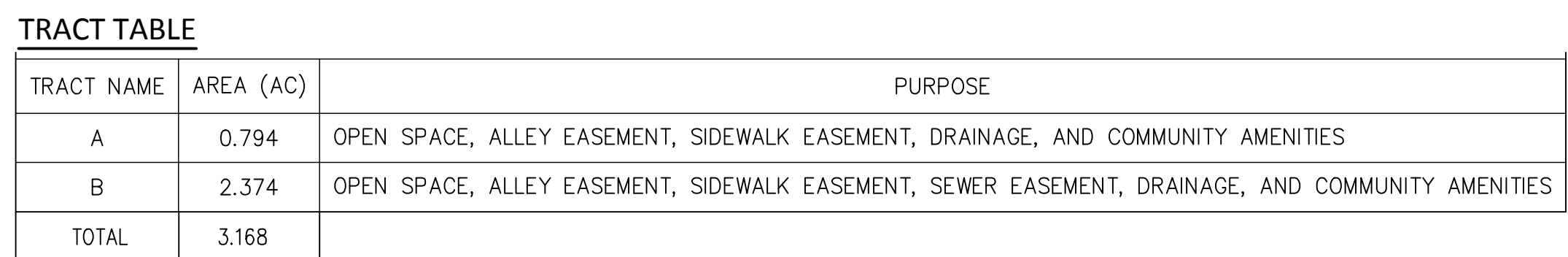


EXPIRES: 3/31/2017

**DAVID EVANS
AND ASSOCIATES INC.**
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER: RAMZI GEORGES, P.E.



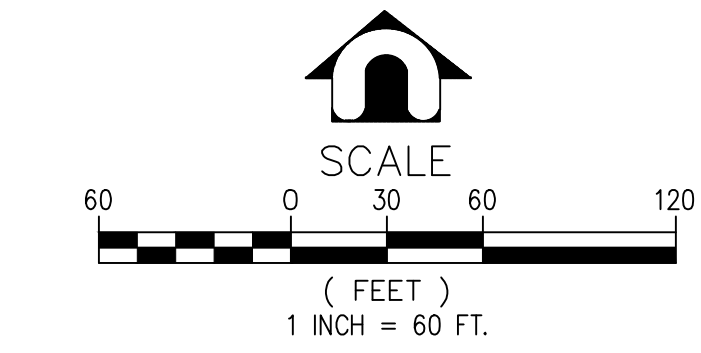
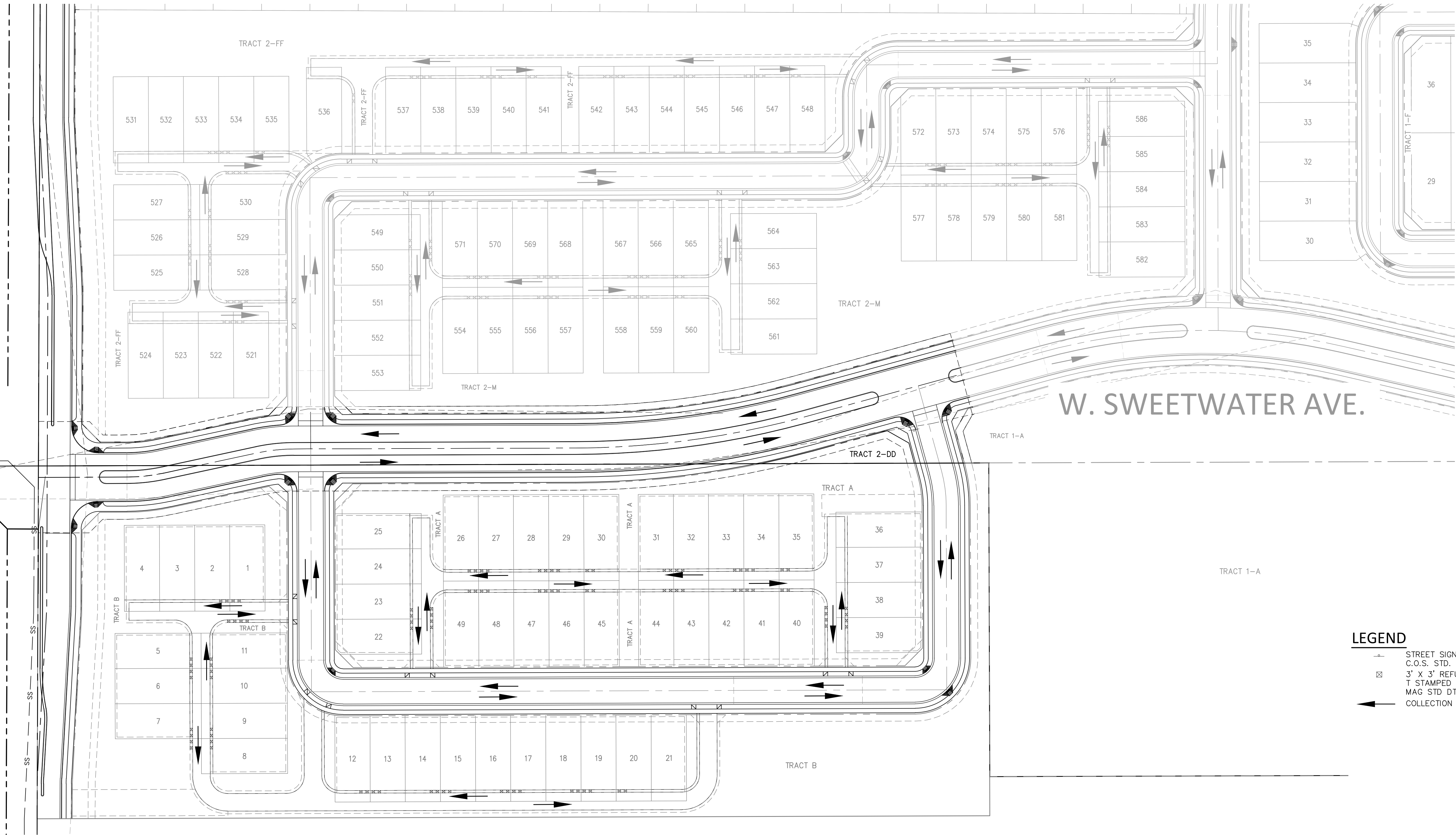
Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-6346)
In Maricopa County: (602) 263-1100

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175TH AVENUE



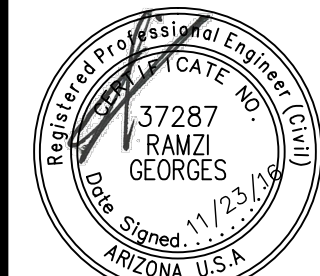
- LEGEND**
- STREET SIGN FOUNDATION, C.O.S. STD. DTL 4-22
 - 3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440-4
 - COLLECTION ROUTE



SOLID WASTE COLLECTION ROUTE
FOR
SEC 175TH AVENUE AND SWEETWATER
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWN: 3N
RANGE: 2W
JOB NO.:
AZCD0002

5 SHEET OF 5



EXPIRES: 3/31/2017

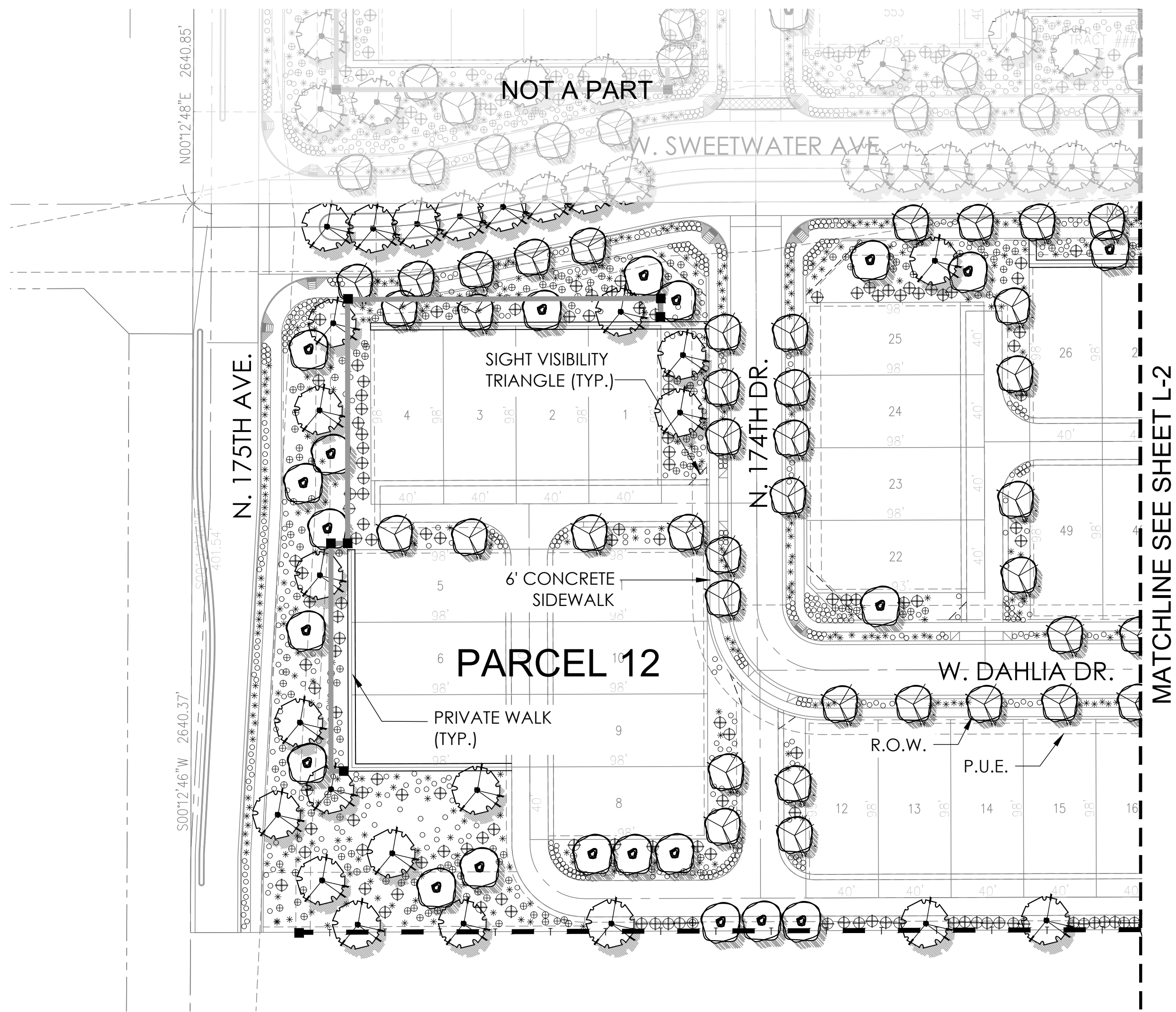
**DAVID EVANS
AND ASSOCIATES INC.**
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602.678.5151

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER:
RAMZI GEORGES, P.E.

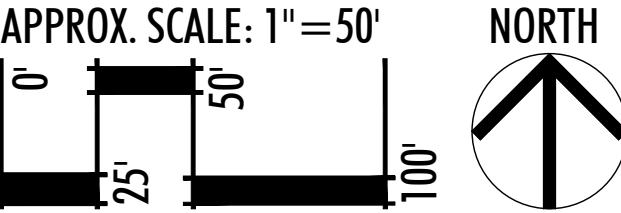
SURPRISE, ARIZONA
BY: AZ COMMUNITY DEVELOPMENT, LLC
PRELIMINARY LANDSCAPE PLAN

C-1
1 of 5

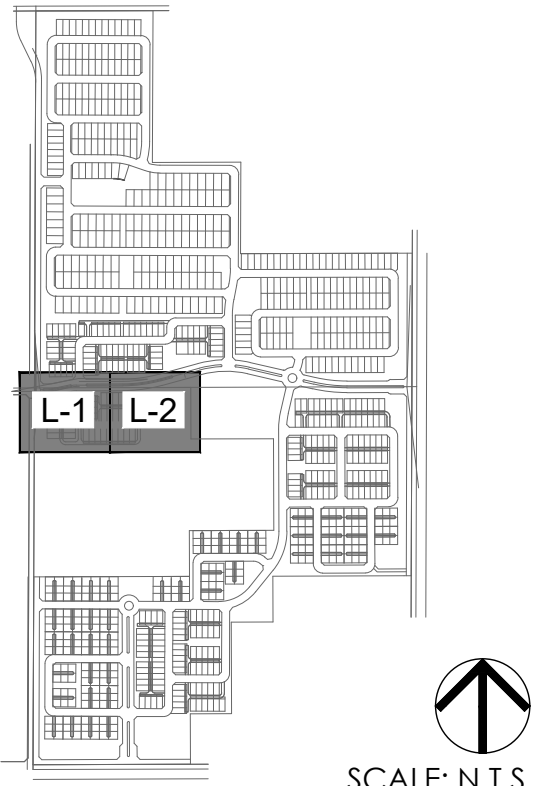


LEGEND

- THEME WALL (DETAIL 1, SHT WD-1)
- PONY WALL (DETAIL 2, SHT WD-1)
- MAILBOX CLUSTER (DETAIL 3, SHT WD-1)



KEYMAP

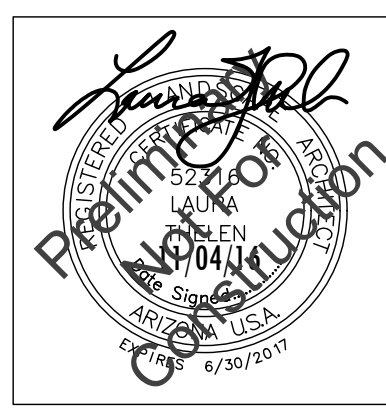


PRELIMINARY PLANT PALETTE

- Trees:**
- Acacia aneura
 - Mulga
 - Bauhinia mexicana *
 - Orchid Tree
 - Bauhinia lunaroides *
 - Anacaco Orchid Tree
 - Brachychiton populneus *
 - Bottle Tree
 - Caesalpinia cocalaco
 - Cascalote 'Smoothie'
 - Chitalpa tashkentensis 'Pink Dawn' *
 - Chitalpa
 - Citrus calamondin
 - Mandarin Orange
 - Cupresses sempervirens
 - Italian Cypress *
 - Dalbergia sissoo
 - Indian Rosewood
 - Eucalyptus microtheca *
 - Colibah Tree
 - Ficus microcarpa
 - Indian Laurel Fig
 - Fraxinus uhdei
 - Shamel Ash
 - Fraxinus velutina
 - Arizona Ash
 - Fraxinus velutina 'Fan Tex'
 - Fan Tex Ash
 - Jacaranda mimosifolia
 - Jacaranda
 - Ligustrum lucidum
 - Glossy Privet
 - Magnolia grandiflora
 - Olea europaea 'Swan Hill'
 - Swan Hill Olive
 - Pistacia chinensis 'Red Push' **
 - Red Push Pistache
 - Quercus virginiana
 - 'Heritage' **
 - Heritage Live Oak
 - Schinus terbinthifolius
 - Brazilian Pepper Tree
 - Sophora secundiflora **
 - Texas Mountain Laurel
 - Thevetia peruviana *
 - Yellow Oleander
 - Tipuana tipu *
 - Tipu Tree
 - Ulmus parvifolia cv
 - 'Sempervirens' *
 - Chinese Evergreen Elm
 - Vitex agnus-castus 'Montrose Purple'
 - Chaste Tree
- Shrubs:**
- Buxus japonica 'Green Beauty'
 - Japanese Boxwood
 - Callistemon citrinus 'Little John' *
 - Little John Bottlebrush
 - Carissa micorcarpa
 - 'Boxwood Beauty' Natal Plum
 - Chrysactinia mexicana
 - Damianita *
 - Diets bicolor
 - Fortnight Lily
 - Eremophila maculata
 - 'Valentine' *
 - Emu Bush
 - Feijoa sellowiana
 - Pinnacle Guava
 - Gardenia jasminoides
 - Gardenia
 - Hibiscus rosa-sinensis
 - Chinese Hibiscus
 - Ilex vomitoria 'Stokes'
 - Dwarf Yaupon
 - Ligustrum japonicum
 - Japanese Privet
 - Muhlenbergia rigens *
 - Deer Grass
 - Myrtus communis
 - 'Compacta' *
 - Dwarf Myrtle
 - Nandina domestica
 - Compacta *
 - Osmanthus fragrans
 - Sweet Olive
 - Photinia fraseri
 - Red Photinia
 - Plumbago auriculata *
 - Cape Plumbago
 - Pyracantha koidzumii
 - 'Santa Cruz' *
 - Santa Cruz Prostrata
 - Raphiolepis indica
 - 'Ballerina'
 - Ballerina
 - Simmondsia chinensis
 - Jojoba
 - Tecoma stans 'Orange Jubilee'
 - Arizona Yellow Bells
 - Vauquelinia californica *
 - Arizona Rosewood
- Accents:**
- Cycas revoluta *
 - Sago Palm
 - Guara lindheimeri
 - Lindheimer's beeblossom
 - Hesperaloe parviflora *
 - Red yucca
 - Yucca bacata *
 - Banana Yucca
 - Yucca gloriosa *
 - Spanish Dagger
 - Yucca recurvifolia *
 - Pendulous Yucca
- Ground Covers:**
- Carissa grandiflora
 - Green Carpet' Natal Plum
 - Convolvulus tricolor
 - Dwarf Morning Glory
 - Gazania rigens 'Sun Gold' *
 - Sun Gold *
 - Hedera helix
 - English Ivy
 - Lantana camera 'New Gold' **
 - New Gold Lantana
 - Lantana montevidensis *
 - Purple Trailing Lantana
 - Lantana montevidensis
 - 'White' *
 - Trailing White Lantana
 - Liriope muscari
 - Lilyturf
 - Pentas lanceolata
 - Egyptian Star
 - Rosmarinus officinalis
 - 'Prostratus' *
 - Prostrate Rosemary
 - Trachelospermum asiaticum
 - Dwarf Star Jasmine
 - Verbena species
 - Vinca major
 - Vinca Major
 - Zephyranthes sp
 - Rain Lily
- Vines**
- Bougainvillea brasiliensis
 - 'La Jolla' *
 - La Jolla Bougainvillea
 - Gelsemium sempervirens
 - Carolina Jasmine
 - Grevia occidentalis/caffra
 - Lavender Star Flower
 - Lonicera japonica
 - 'Halliana'
 - Hall's Honeysuckle
 - Rosa banksiae *
 - Lady Bank's Rose

- Notes:**
- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
 - ** Plant species that are approved for use in public right-of-way per EDS 8.1.4.
 - Plants with an invasive root system will not be planted near sidewalks, pavements, wall, etc. and are indicated by **bold type and underline**.
 - Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994
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175TH & SWEETWATER
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

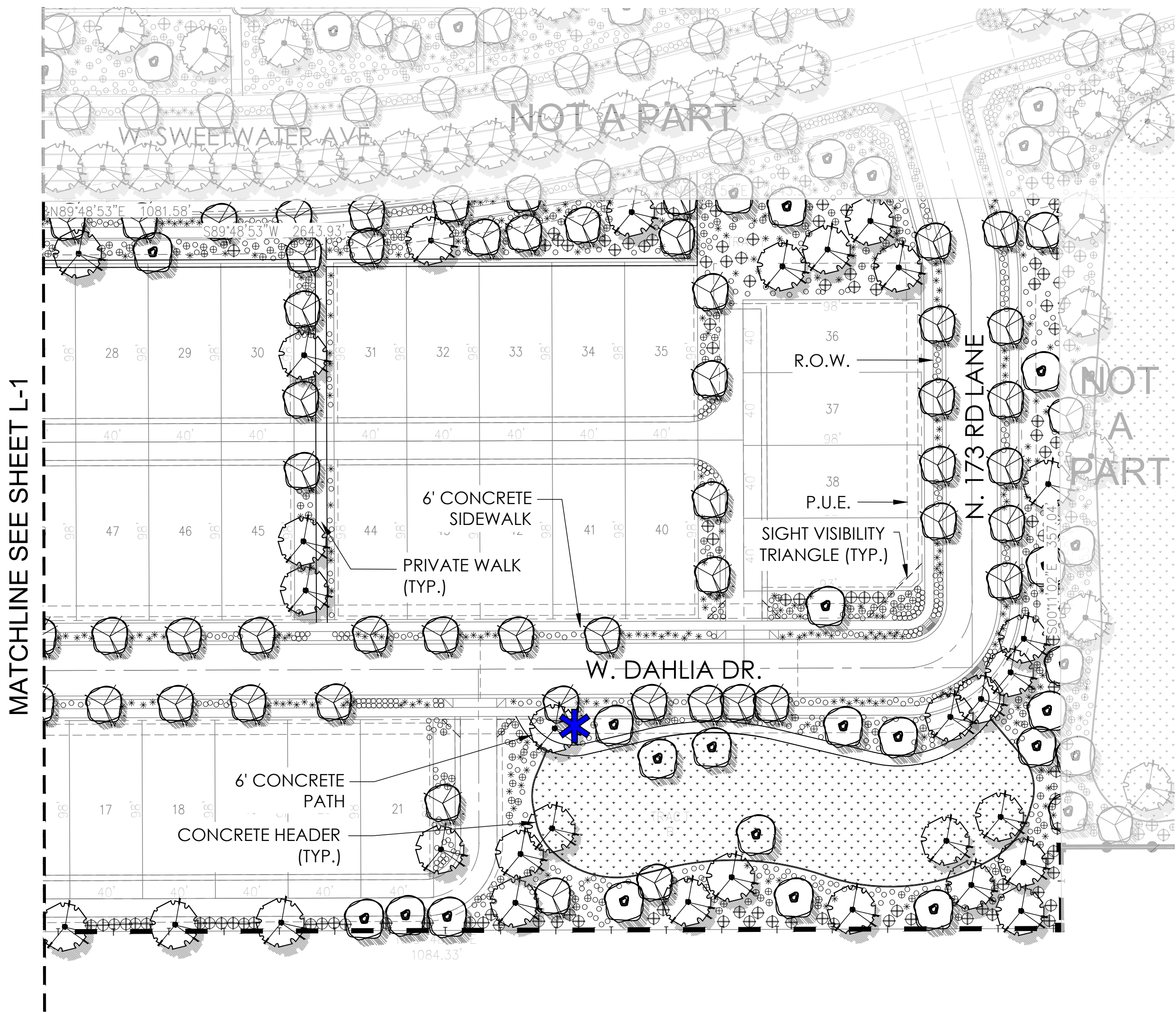
LANDSCAPE PLAN

revision date

Call Two Working Days Before You Dig
602-263-1100
1-800-STAKE-IT
(Outside Maricopa County)

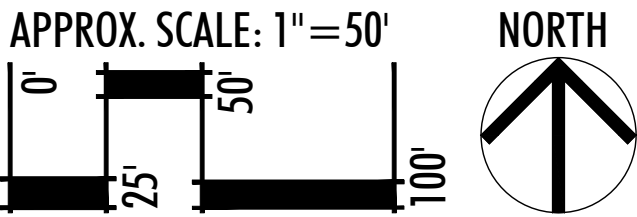
date: 11/04/16
job no.: 1640
drawn: LVA
sheet #

L-1
2 of 5



LEGEND

- THEME WALL (DETAIL 1, SHT WD-1) — T — T —
- PONY WALL (DETAIL 2, SHT WD-1) — — —
- MAILBOX CLUSTER (DETAIL 3, SHT WD-1) *



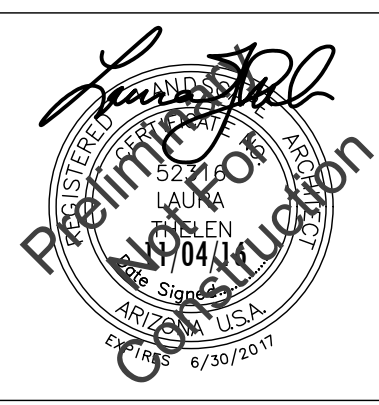
KEYMAP



PRELIMINARY PLANT PALETTE

Trees: <i>Acacia aneura</i> Mulga <i>Bauhinia mexicana</i> * Orchid Tree <i>Bauhinia lunaroides</i> * Anacaco Orchid Tree <i>Brachychiton populneus</i> * Bottle Tree <i>Caesalpinia cocalaco</i> Cascadote 'Smoothie' <i>Chitalpa tashkentensis</i> 'Pink Dawn' * Chitalpa <i>Citrus calamondin</i> Mandarin Orange <i>Cupressus sempervirens</i> Italian Cypress <i>Dalbergia sissoo</i> Indian Rosewood <u><i>Eucalyptus microtheca</i></u> * Colibah Tree <i>Ficus microcarpa</i> Indian Laurel Fig	<i>Fraxinus uhdei</i> Shamel Ash <u><i>Fraxinus velutina</i></u> Arizona Ash <u><i>Fraxinus velutina</i></u> 'Fan Tex' Fan Tex Ash <i>Jacaranda mimosifolia</i> Jacaranda <i>Ligustrum lucidum</i> Glossy Privet <i>Magnolia grandiflora</i> <u><i>Olea europaea</i></u> 'Swan Hill' Swan Hill Olive <u><i>Pistacia chinensis</i></u> 'Red Push' ** Red Push Pistache <i>Quercus virginiana</i> 'Heritage' ** Heritage Live Oak <i>Schinus terbinthifolius</i> Brazilian Pepper Tree <i>Sophora secundiflora</i> ** Texas Mountain Laurel	<i>Thevetia peruviana</i> * Yellow Oleander <u><i>Tipuana tipu</i></u> * Tipu Tree <i>Ulmus parvifolia</i> cv 'Sempervirens' * Chinese Evergreen Elm <i>Vitex agnus-castus</i> 'Montrose Purple' Chaste Tree
Shrubs: <i>Buxus japonica</i> 'Green Beauty' Japanese Boxwood <i>Callistemon citrinus</i> 'Little John' * Little John Bottlebrush <i>Carissa microcarpa</i> 'Boxwood Beauty' Boxwood Beauty Natal Plum <i>Chrysactinia mexicana</i> Damianita * <i>Diets bicolor</i> Fortnight Lily <i>Eremophila maculata</i> 'Valentine' * Emu Bush <i>Feijoa sellowiana</i> Pinnacle Guava <i>Gardenia jasminoides</i> Gardenia <i>Hibiscus rosa-sinensis</i> Chinese Hibiscus	<i>Ilex vomitoria</i> 'Stokes' Dwarf Yaupon <i>Ligustrum japonicum</i> Japanese Privet <i>Muhlenbergia rigens</i> * Deer Grass <i>Myrtus communis</i> 'Compacta' * Dwarf Myrtle <i>Nandina domestica</i> Compacta * <i>Osmanthus fragrans</i> Sweet Olive <i>Photinia fraseri</i> Red Photinia <i>Plumbago auriculata</i> * Cape Plumbago <i>Pyracantha koidzumii</i> 'Santa Cruz' * Santa Cruz Prostrata <i>Raphiolepis indica</i> 'Ballerina' Ballerina	<i>Simmondsia chinensis</i> Jojoba <i>Tecoma stans</i> 'Orange Jubilee' Arizona Yellow Bells <i>Vauquelinia californica</i> * Arizona Rosewood
Accents: <i>Cycas revoluta</i> * Sago Palm <i>Guara lindheimeri</i> Lindheimer's beeblossom	<i>Hesperaloe parviflora</i> * Red yucca <i>Yucca bacata</i> * Banana Yucca	<i>Yucca gloriosa</i> * Spanish Dagger <i>Yucca recurvifolia</i> * Pendulous Yucca
Ground Covers: <i>Carissa grandiflora</i> Green Carpet' Natal Plum <i>Convolvulus tricolor</i> Dwarf Morning Glory <i>Gazania rigens</i> 'Sun Gold' * Sun Gold * <i>Hedera helix</i> English Ivy <i>Lantana camera</i> 'New Gold' * New Gold Lantana <i>Lantana montevidensis</i> * Purple Trailing Lantana	<i>Lantana montevidensis</i> 'White' * Trailing White Lantana <i>Liriope muscari</i> Lilyturf <i>Pentas lanceolata</i> Egyptian Star <i>Rosmarinus officinalis</i> 'Prostratus' * Prostrate Rosemary <i>Trachelospermum asiaticum</i> Dwarf Star Jasmine <i>Verbena species</i>	<i>Vinca major</i> Vinca Major <i>Zephyranthes sp</i> Rain Lily
Vines <i>Bougainvillea brasiliensis</i> 'La Jolla' * La Jolla Bougainvillea <i>Gelsemium sempervirens</i> Carolina Jasmine	<i>Grevia occidentalis/caffra</i> Lavender Star Flower <i>Lonicera japonica</i> 'Halliana' Hall's Honeysuckle	<i>Rosa banksiae</i> * Lady Bank's Rose

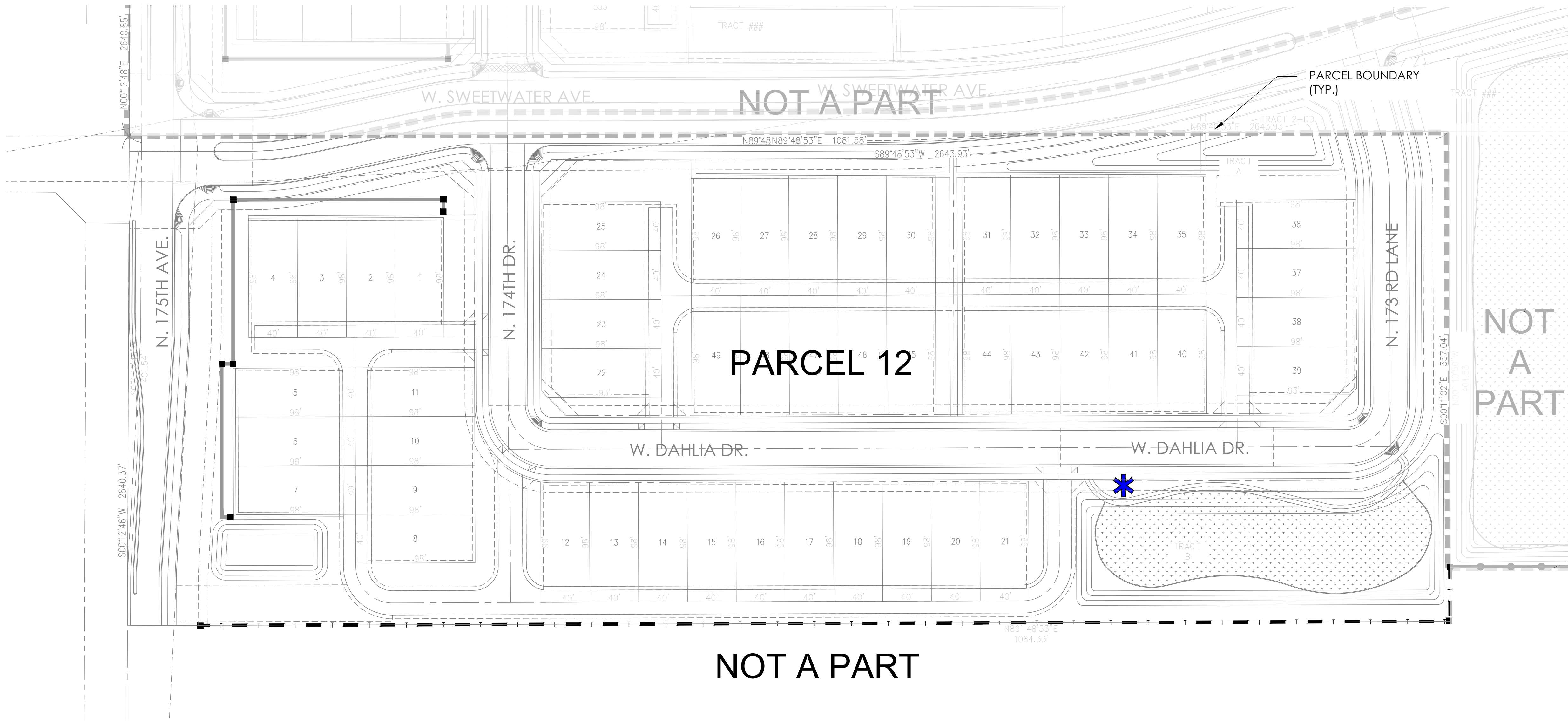
- Notes:
- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
 - ** Plant species that are approved for use in public right-of-way per EDS 8.1.4.
 - Plants with an invasive root system will not be planted near sidewalks, pavements, wall, etc. and are indicated by **bold type and underline**.
 - Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.



revision	date
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Call Two Working Days Before You Dig
602-263-1100
1-800-STAKE-IT
(Outside Maricopa County)

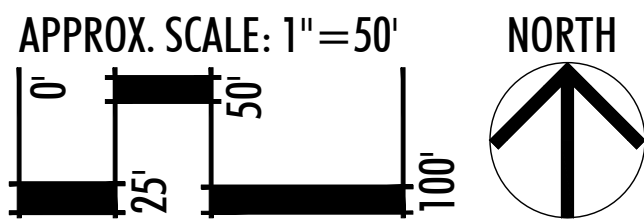
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job no.: 1640
drawn: LVA
sheet #



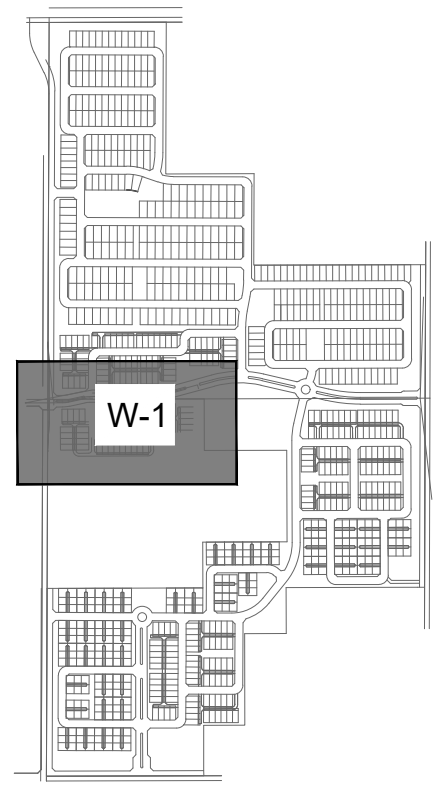
- NOTE:**
- ALL MAILBOX LOCATIONS AND SIZES ARE PRELIMINARY AND ARE SUBJECT TO FINAL APPROVAL BY THE U.S.P.S.
 - ADEQUATE LIGHTING FIXTURES WILL BE PROVIDED IN MAILBOX LOCATIONS. DETAILS TO BE PROVIDED WITH FINAL PLANS.

LEGEND

- THEME WALL (DETAIL 1, SHT WD-1)
- PONY WALL (DETAIL 2, SHT WD-1)
- MAILBOX CLUSTER (DETAIL 3, SHT WD-1)



KEYMAP



SCALE: N.T.S.

175TH & SWEETWATER
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

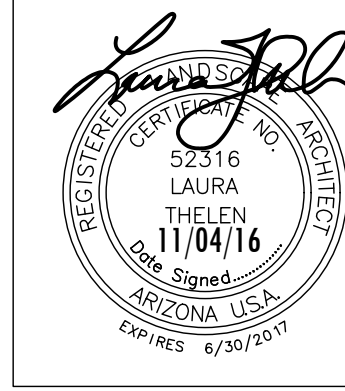
**WALL &
MAILBOX
PLAN**

revision	date

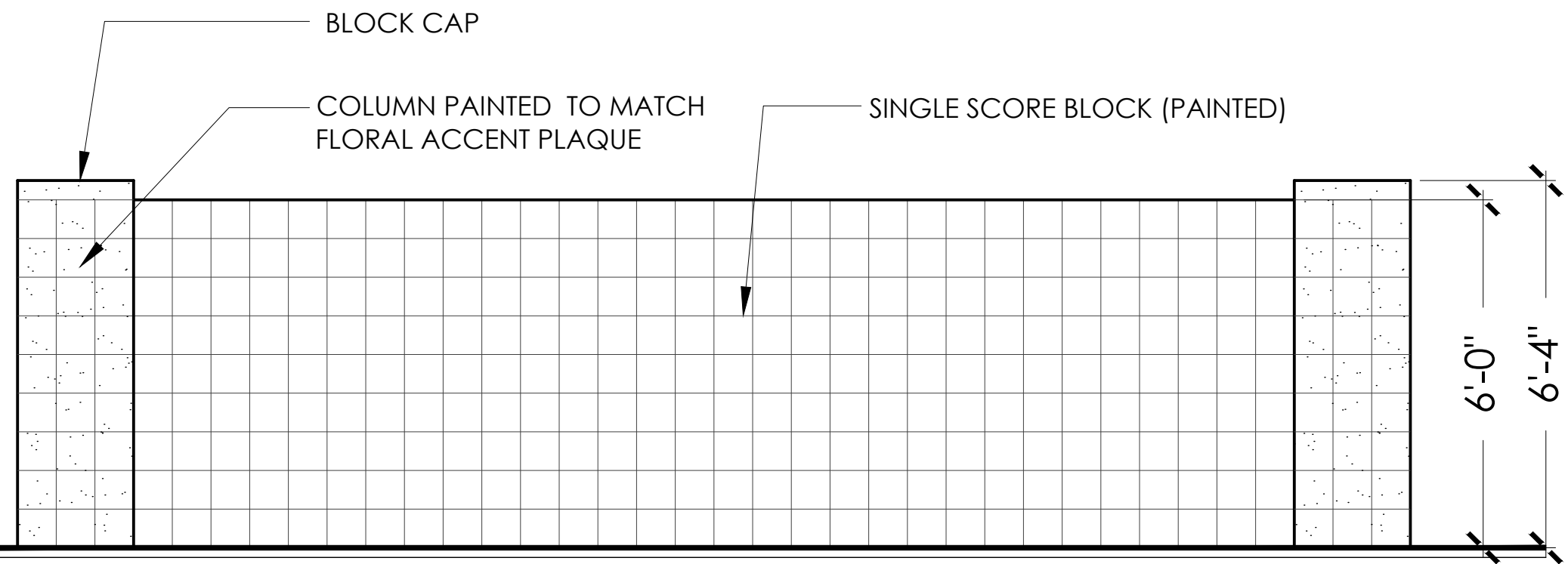


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drawn: LVA
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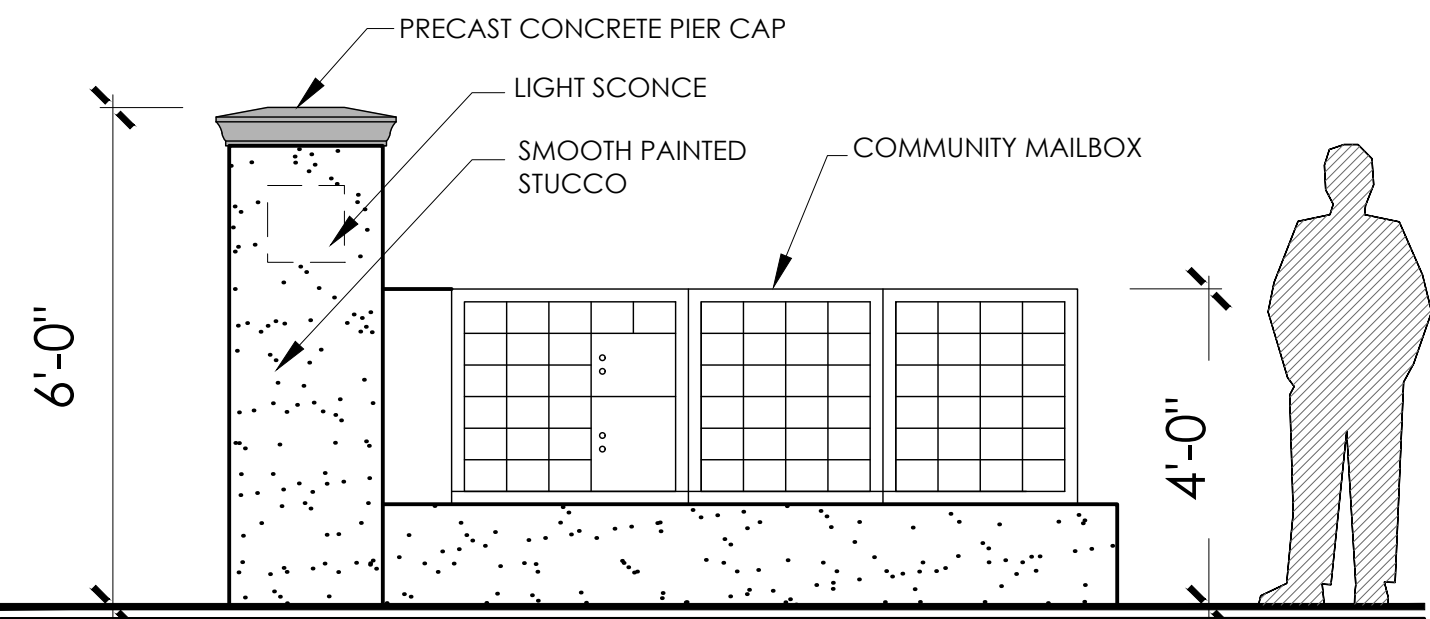
W-1
4 of 5



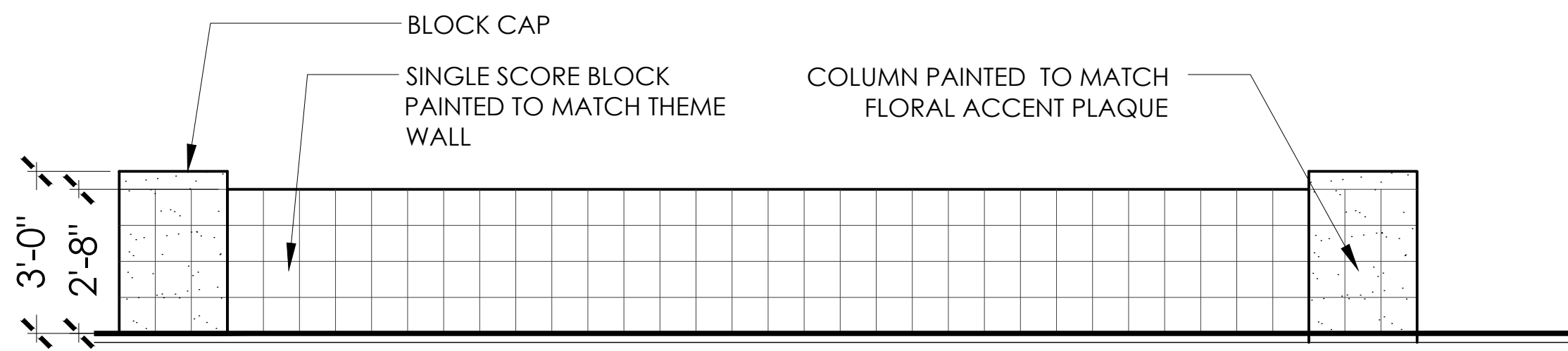
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120 south ash avenue • tempe, arizona 85281 • 480.994.0994
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1 THEME WALL
SCALE: 1" = 30'



3 MAILBOX CLUSTER
SCALE: 1" = 30'



2 PONY WALL
SCALE: 1" = 30'

revision	date
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date: 11/04/16
job no.: 1640
drawn: LVA
sheet #



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

3 October 2016

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

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

Re: FS16-391; 175th Ave & Sweetwater Avenue

Dear Ms. Sullivan

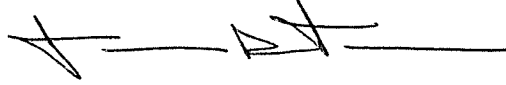
Thank you for the opportunity to provide comments on the Rezone and Preliminary Plat Application for 175th and Sweetwater Avenues. The site is on 10 net acres located at the southeast corner of 175th and Sweetwater Avenues within unincorporated Maricopa County however is within the City of Surprise General Planning Area. This request is a rezoning with a preliminary plat for a planned residential community consisting of 55 units, for an overall density of 5.5 dwelling units per acre. The subject property is currently vacant zoned Rural 43 (R-43), requested zoning for the property will be Residential Medium, Planned Unit Development (RM-9 PUD). The site is approximately 2.7 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of 5.5 du/ac meets these guidelines.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line and a small 'M'.

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

Jamie,

I have reviewed the proposed FS16-391 175th Ave & Sweetwater residential development. The development does not affect any ADOT highway facilities.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E

Phoenix, AZ 85007

602-712-7348

azdot.gov



Jamie,

Thank you for providing the Electronic Submittal for 175th Ave. & Sweetwater (FS16-391).

MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com

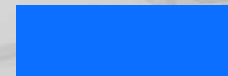
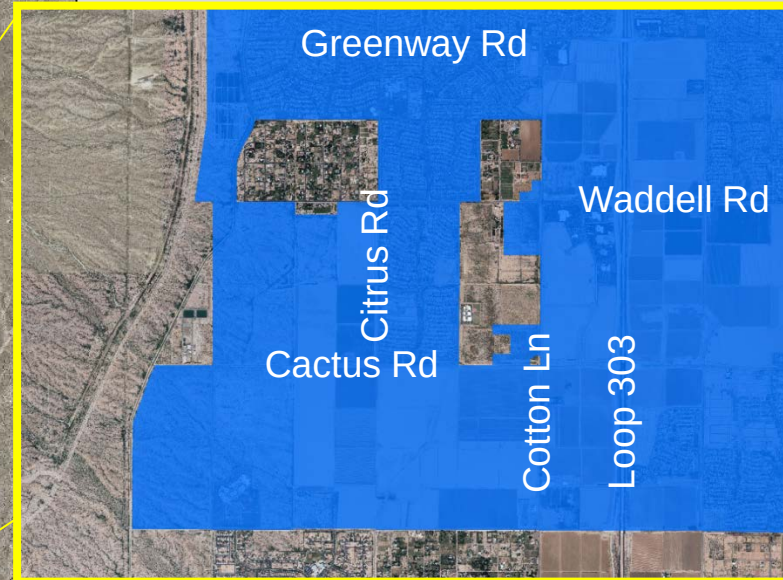
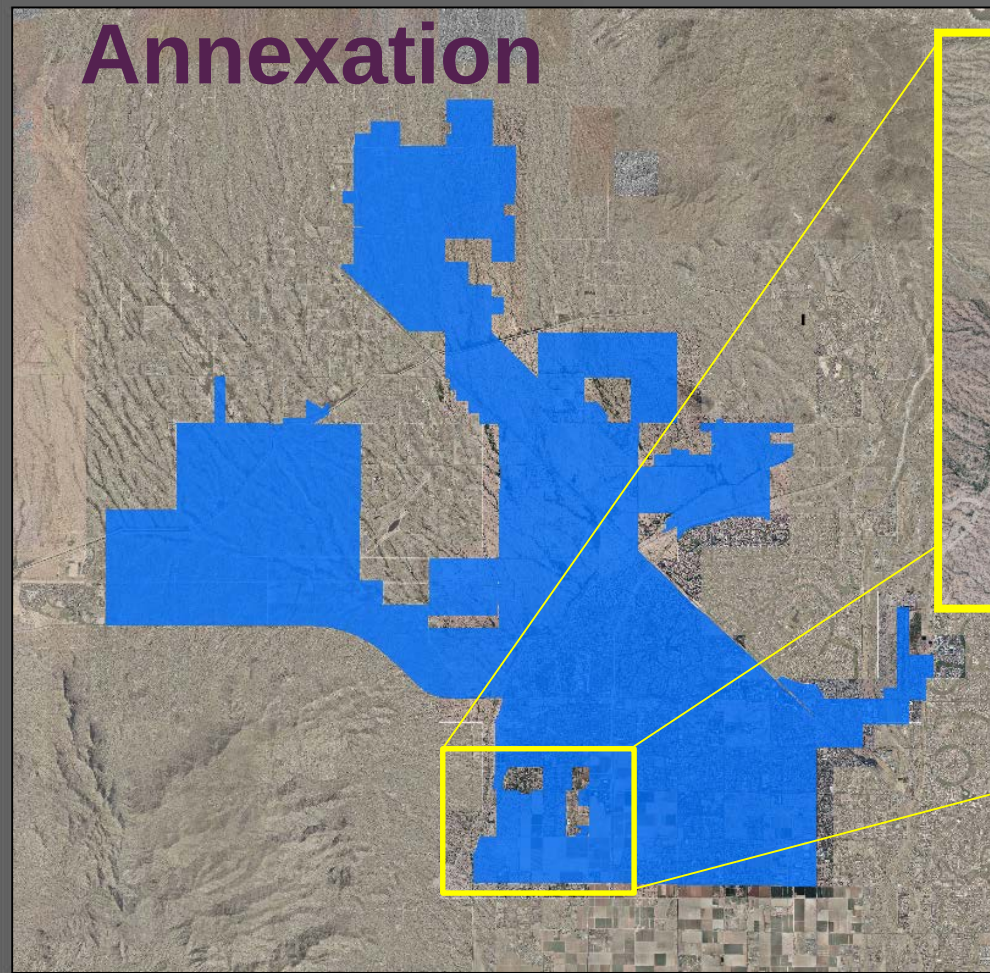


- **FS16-391 175th & Sweetwater**
 - **Rezone**
 - **Preliminary Plat**

- **FS16-392 Magnolia**
 - **Rezone**
 - **Preliminary Plat**

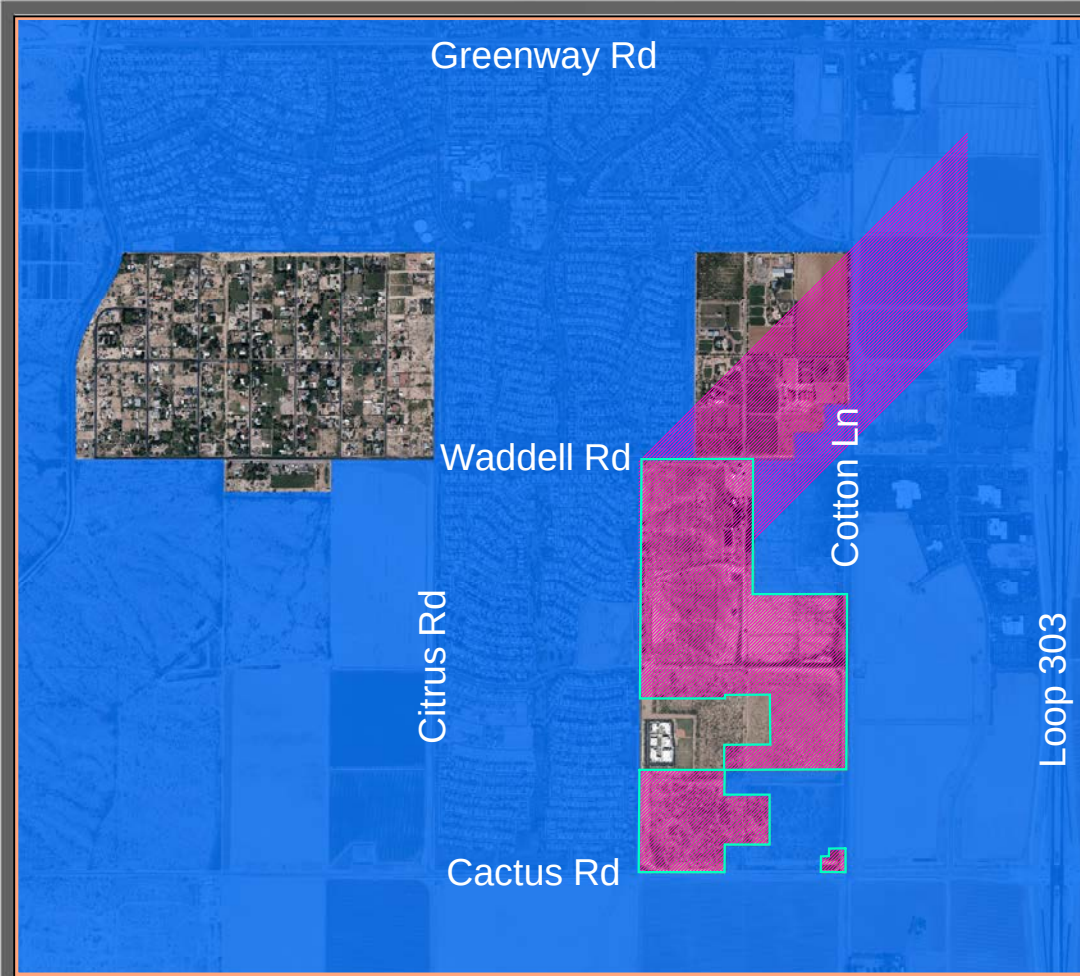
Planning and Zoning Commission
January 5, 2017 (Continued from December 15, 2016)

Annexation

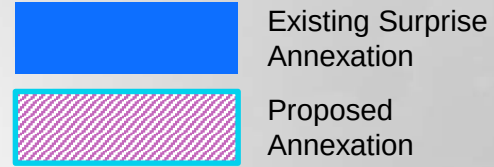


Existing Surprise
Annexation

Annexation covered
under FS16-427

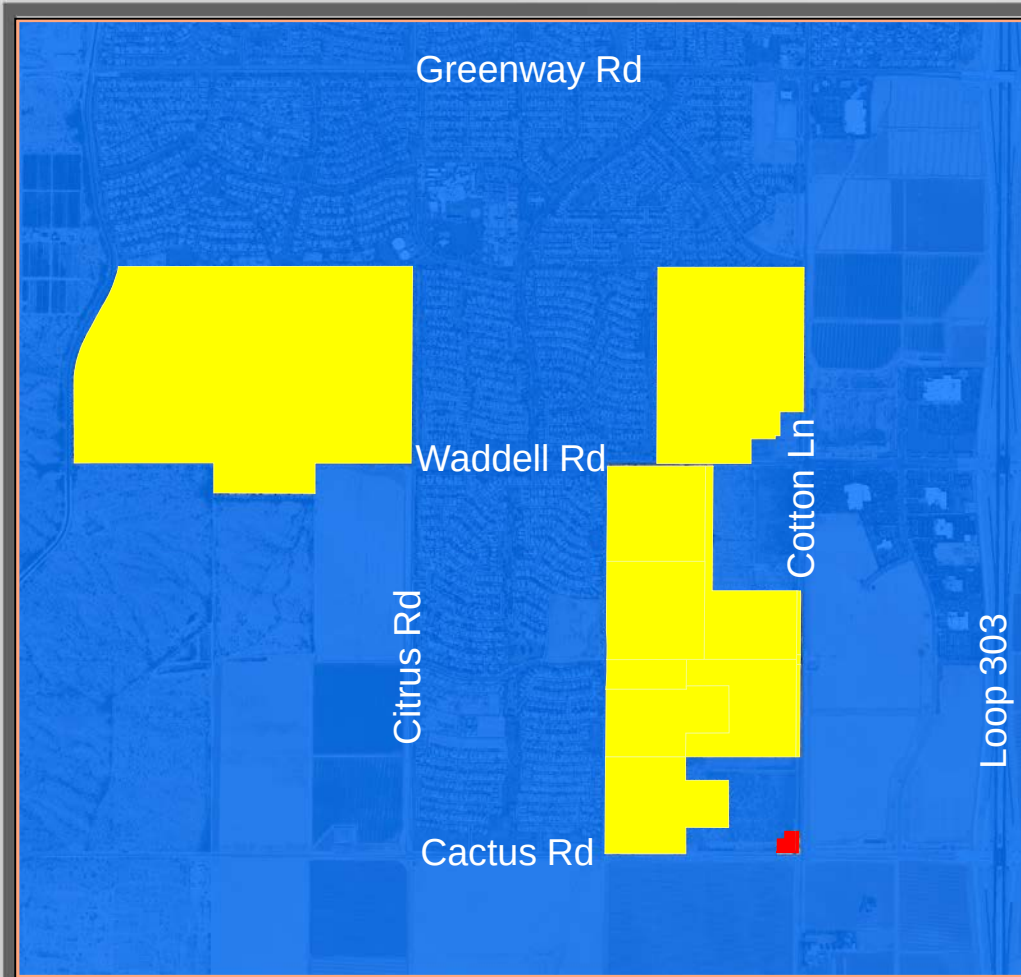


Annexation

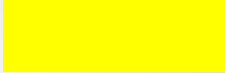


Annexation covered
under FS16-427

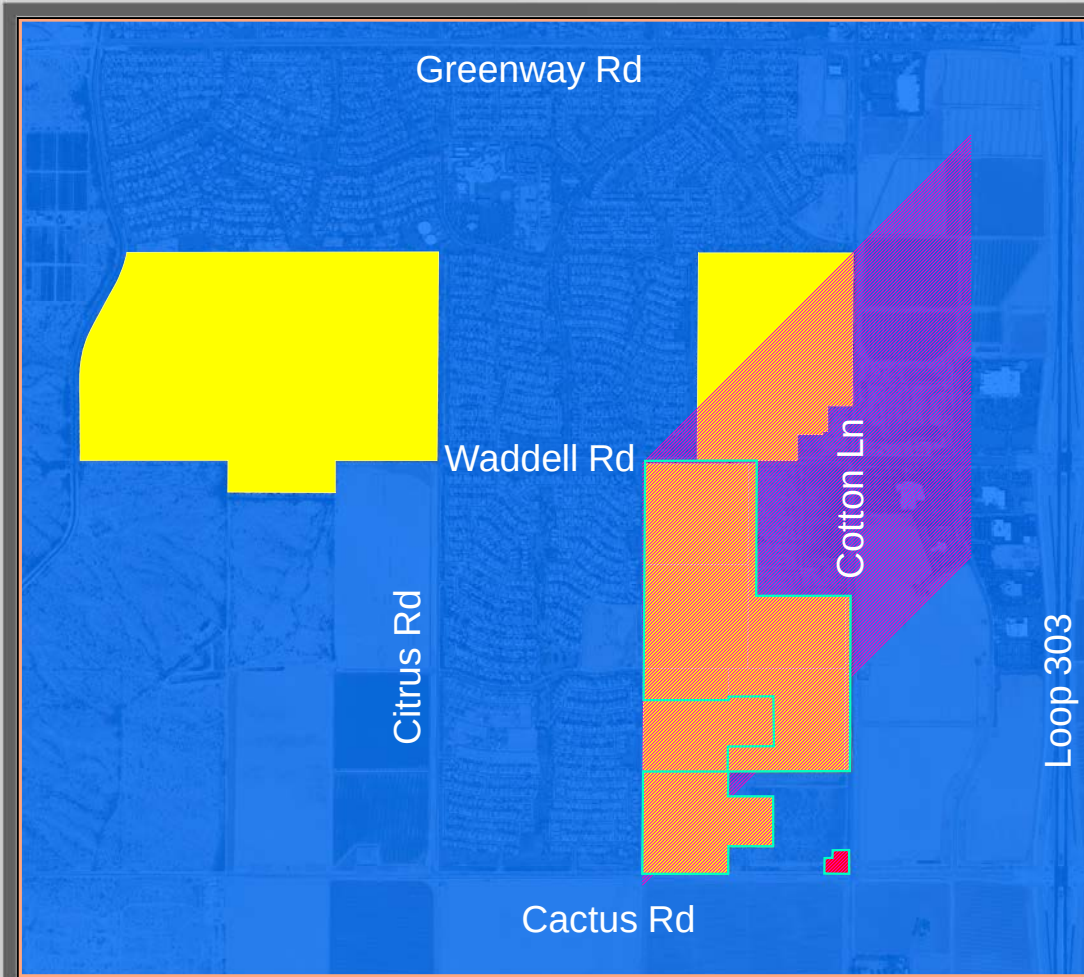




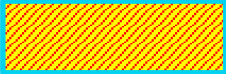
Annexation

-  Existing Surprise Annexation
-  Existing County RU-43 Zoning
-  Existing County C3 Zoning

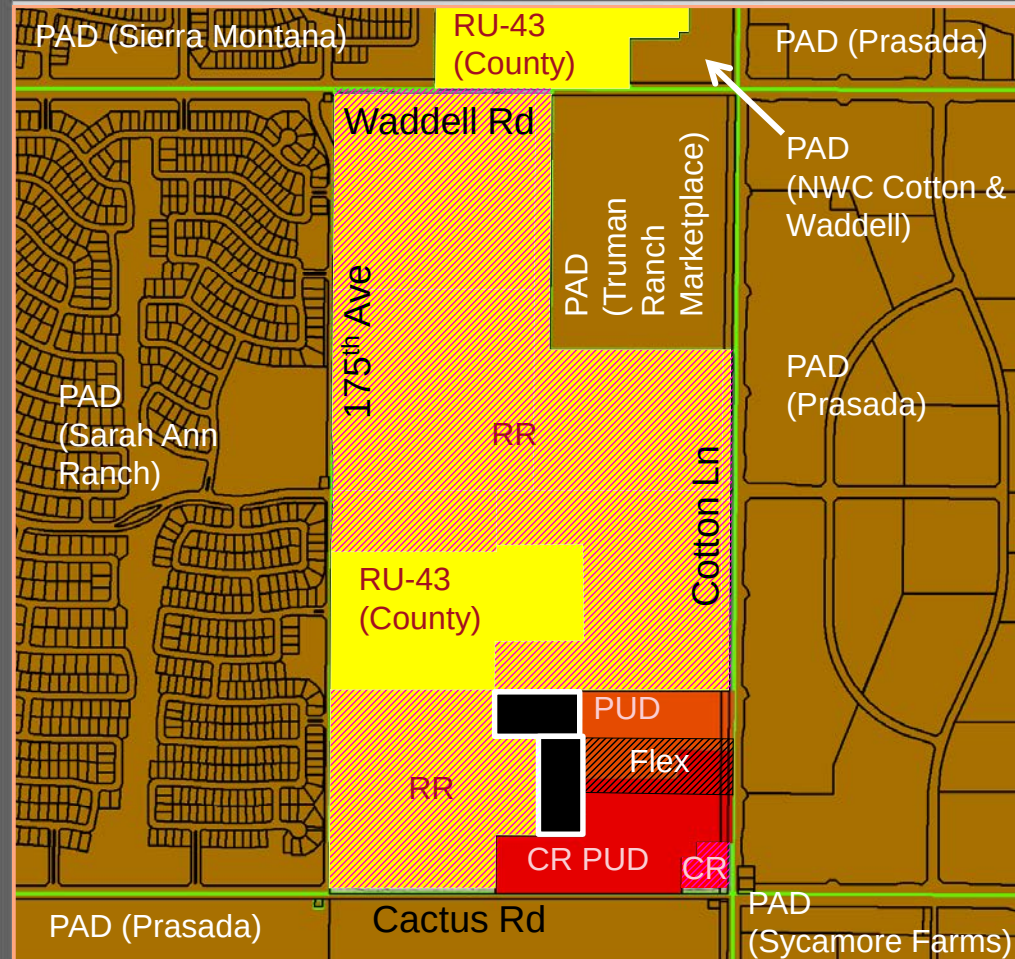
Annexation covered
under FS16-427



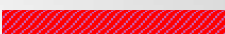
Annexation

-  Existing Surprise Annexation
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning
-  Post-Annexation Surprise CR Zoning

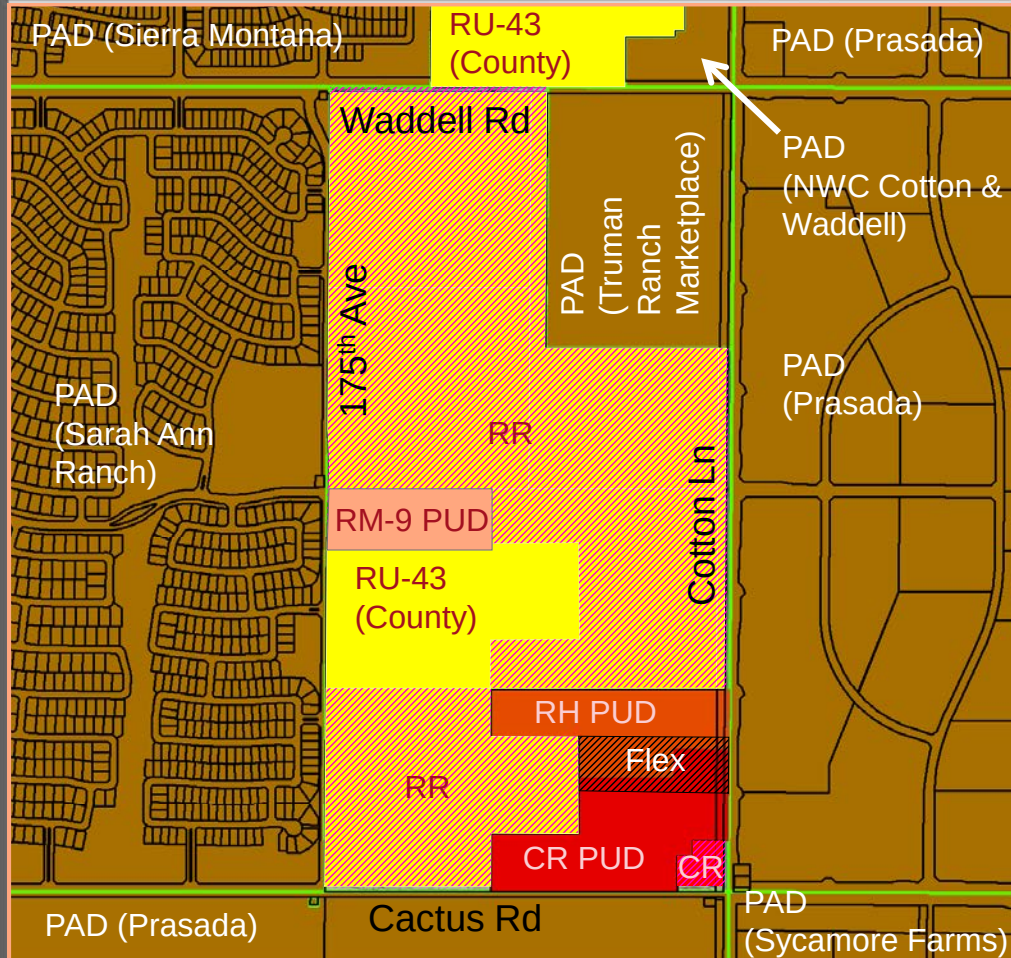
Annexation covered
under FS16-427



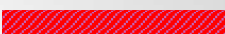
Zone Change

-  Existing Surprise PAD Zoning
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning*
-  Post-Annexation Surprise CR Zoning*
-  Existing Surprise RH PUD Zoning
-  Existing Surprise CR PUD Zoning
-  Existing Surprise CR PUD / RH PUD Flex Zoning

*Post-Annexation zoning presumes prior City Council approval of Annexation request covered under FS16-427

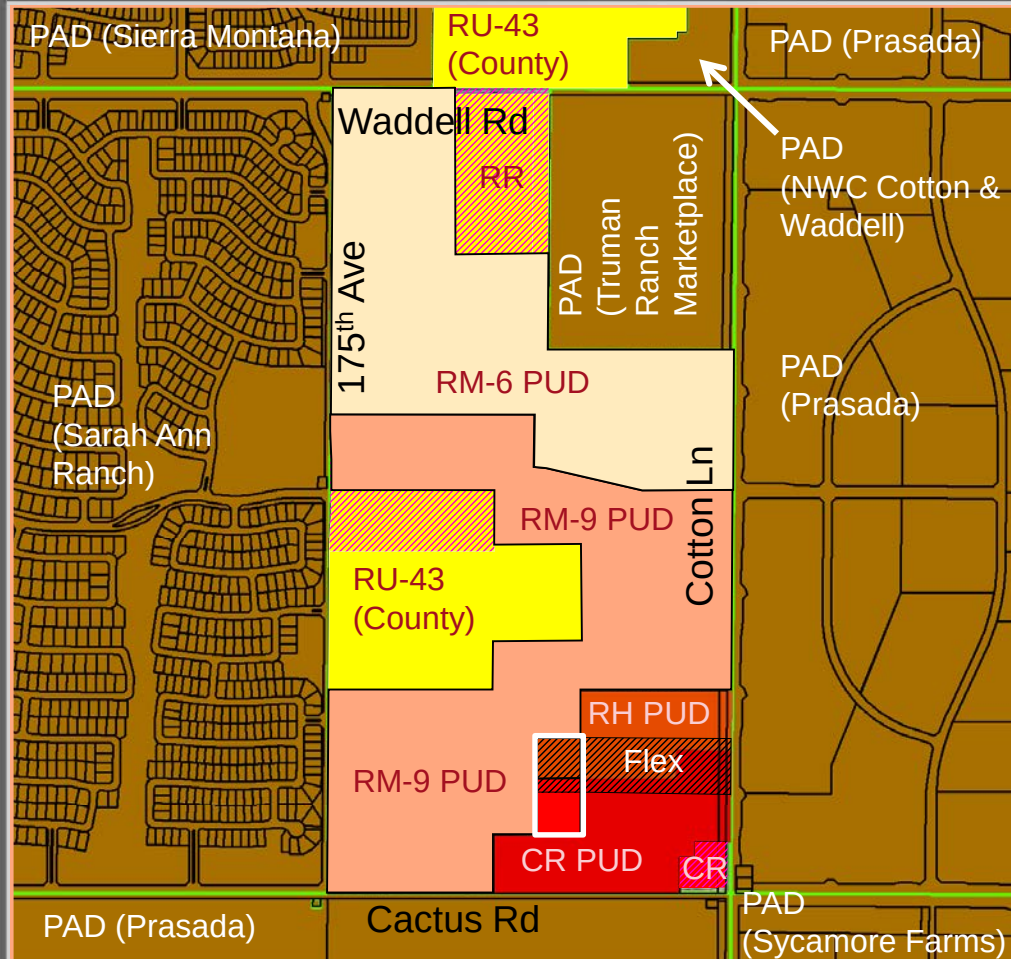


Zone Change

-  Existing Surprise PAD Zoning
-  Existing County RU-43 Zoning
-  Post-Annexation Surprise RR Zoning
-  Post-Annexation Surprise CR Zoning
-  Existing Surprise RH PUD Zoning
-  Existing Surprise CR PUD Zoning
-  Existing Surprise CR PUD / RH PUD Flex Zoning

175th & Sweetwater
FS16-391

-  Proposed RM-9 PUD Zoning

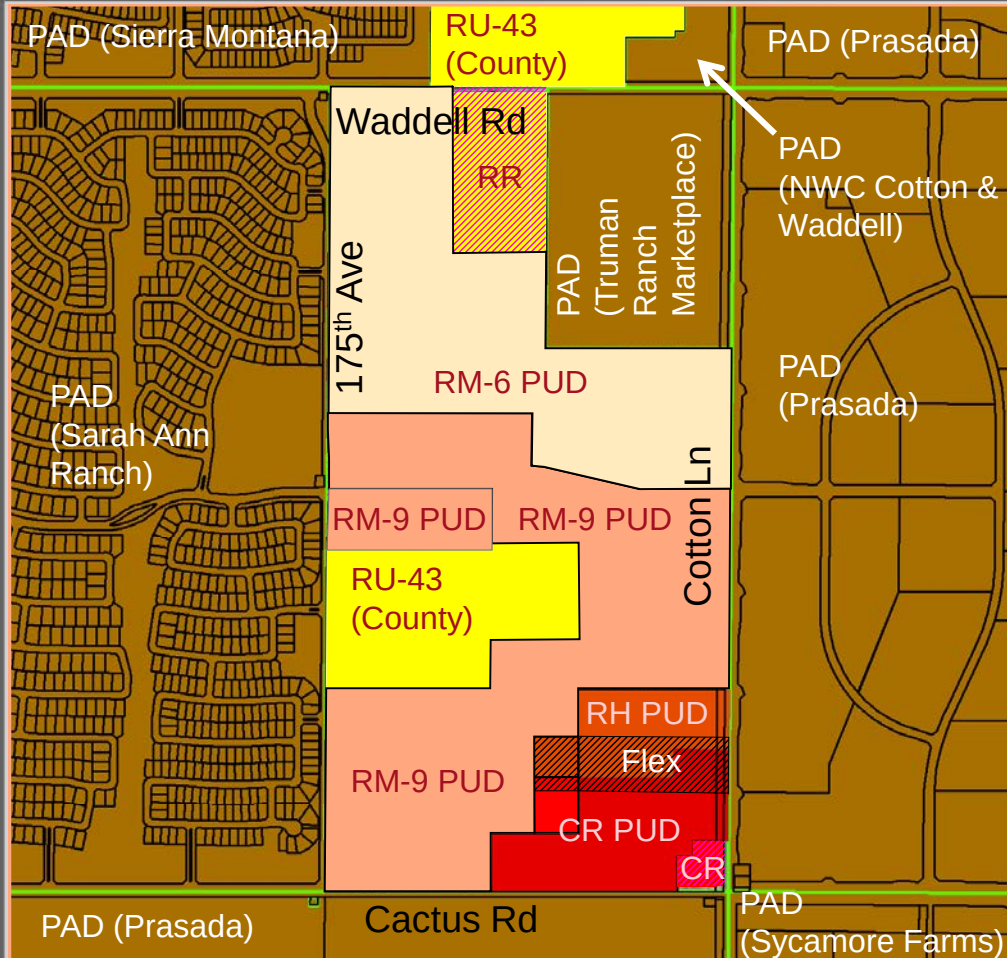


Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning



- Proposed RM-9 PUD Zoning
- Proposed RM-6 PUD Zoning
- Proposed RH PUD Zoning
- Proposed CR PUD Zoning
- Proposed CR PUD / RH PUD Flex Zoning



Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning



175th & Sweetwater
FS16-391

- Proposed RM-9 PUD Zoning
- Proposed RM-6 PUD Zoning
- Proposed RH PUD Zoning
- Proposed CR PUD Zoning
- Proposed CR PUD / RH PUD Flex Zoning

Zone Change

175th & Sweetwater
FS16-391



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120 south oak avenue • tempe, arizona 85281 • 480.994.0994

175TH & SWEETWATER

FIGURE 3: DEVELOPMENT PLAN CONCEPT

APPROX. SCALE: 1/8" = 1' - 0"

1640 DRAWN BY: PK



11/2/14

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11/16/14 ANR0014/CAD/P/ANN0014-1405-FIGURE 3 DEVELOPMENT PLAN CONCEPT.dwg, Rev. 2, 2014.

Table 1: RM-9 FUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a FUE, in which case the minimum front setback shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

Zone Change



FS16-392

Table 1: RM-6 FUD and RM-9 FUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 FUD Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft)	(1)(2)	12/20	12/20	8/20
Minimum Side Yard Setback (ft)	(3)	TBD	TBD	5
Minimum Rear Yard Setback (ft)	(4)	20	20	13
Maximum Building Height (ft)	(5)	35	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a FUE, in which case the minimum front setback for RM-9 shall be 10').
- (2) Where an 8' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.
- (4) For RM-6 FUD, single-story minimum setback is 15', and two-story minimum setback is 20'.
- (5) For cluster product in the RM-9 FUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.



Preliminary Plat

175th & Sweetwater
FS16-391

- 49 Alley Loaded Lots in RM-9 PUD Zoning District
- Will integrate with Magnolia
- Must plat concurrently with Magnolia Phase I or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities and be part of the Magnolia HOA

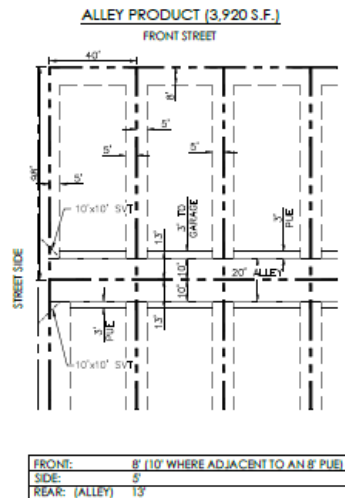
175th & Wetmore
FS16-391



175th & Sweetwater FS16-391

Development Standard	RM-9 City Base Standard	Proposed RM-9 FUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sq)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garages shall have a minimum 5' setback (unless adjacent to a FUE, in which case the minimum front setback shall be 10').
- (2) Where an S' FUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the FUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89°48'58" WEST, 2,645.91 FEET.

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°48'58" WEST, 1,566.22 FEET TO A POINT THAT LIES 1,566.24 FEET EASTERN OF THE SOUTH QUARTER CORNER OF SAID SECTION 14, THENCE NORTH 00°12'02" WEST, 33.00 FEET TO A POINT ON THE NORTH LINE OF THAT 33.00 FOOT WIDE SECTION 14 THAT LIES 33.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE NORTH 00°12'02" WEST, 33.00 FEET TO A POINT ON THE NORTH LINE OF THAT 33.00 FOOT WIDE SECTION 14, THENCE SOUTH 89°48'58" WEST, 1,566.22 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE NORTH LINE OF SAID DEDICATED RIGHT OF WAY, SOUTH 89°48'58" WEST, 1,089.01 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER.

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°12'02" EAST, 1,295.63 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT NO. 2015-088709, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015-088709, SOUTH 89°48'58" WEST, 1,089.01 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 89°48'58" WEST, 1,089.01 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 00°12'02" EAST, 1,295.63 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 00°12'02" WEST, 316.90 FEET.

THENCE CONTINUING ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 89°48'58" EAST, 594.03 FEET.

THENCE CONTINUING ALONG THE EASTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, NORTH 00°12'02" WEST, 633.80 FEET TO THE NORTHEAST CORNER OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709.

THENCE ALONG THE WESTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-088709, SOUTH 89°48'58" WEST, 570.93 FEET TO A POINT ON THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN DOCUMENT NO. 2009-1021524, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE ALONG THE WESTERN LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2009-1021524, NORTH 00°12'02" WEST, 337.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14.

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SOUTH 89°48'58" WEST, 1,089.01 FEET TO AN ALUMINUM CAP, MARKED PLEN RLS 421377 FOUND AT THE CENTER OF SAID SECTION 14.

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00°12'02" EAST, 2,607.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33.00 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 810.02 FEET TO A POINT ON THE EAST LINE OF THE WEST 810.02 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID EAST LINE, SOUTH 00°12'02" WEST, 1,050.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1050.02 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 811.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1050.02 FEET OF THE EAST HALF OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID EAST LINE, SOUTH 00°12'02" WEST, 833.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1715.99 FEET OF SAID NORTHEAST QUARTER.

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 1,188.86 FEET TO A POINT ON THE WEST LINE OF THE EAST 33.00 FEET OF SAID SECTION 14.

THENCE ALONG SAID SOUTH LINE, SOUTH 00°12'02" WEST, 823.34 FEET.

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 00°12'02" WEST, 1,308.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1,333.80 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14.

THENCE ALONG SAID NORTH LINE, SOUTH 89°48'58" WEST, 958.17 FEET.

THENCE SOUTH 89°48'58" WEST, 287.98 FEET.

THENCE SOUTH 89°48'58" WEST, 633.80 FEET.

THENCE SOUTH 89°48'58" WEST, 285.54 FEET.

THENCE SOUTH 00°12'02" EAST, 348.90 FEET TO THE POINT OF BEGINNING.

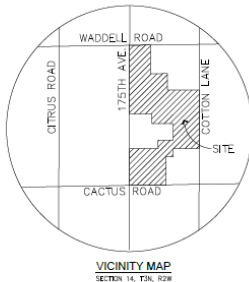
SAD PARCEL CONTAINING 3,752,358 SQUARE FEET OR 173.838 ACRES, MORE OR LESS.

MAGNOLIA PRELIMINARY PLAT SURPRISE, ARIZONA

A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING: R9-48 PUD & R9-48 PUD
GRID AREA: 110.8 AC (R9-48: 74.8 AC | R9-48: 35.2 AC)
NET AREA: 107.4 (R9-48: 74.3 AC | R9-48: 33.1 AC)
LOT COUNT: 812 LOTS
DENSITY: 5.1
GROSS PLANT AREA: 45.2 AC



VICINITY MAP
SECTION 14, T3N, R2W
N15E

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE PLAT OF SURVEY AND THAT THE REMAINDER OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE UNSHADDED ZONE "X" FLOOD HAZARD AREA. THE FLOOD HAZARD AREA IS SHOWN ON THE PLAT OF SURVEY DATED OCTOBER 18, 2013, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

ZONE "X" AS DEFINED BY FEMA IS: SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, NO FLOOD DEVIATIONS (DEEMED).

SHADDED ZONE "X" AS DEFINED BY FEMA IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH GRAVITATIONAL AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER

SURPRISE ALIVE PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
PHOENIX, ARIZONA 85034
PHONE: (602) 499-0899
CONTACT: JOSEPH HADSH

PLANNER

LUA URBAN DESIGN STUDIO
130 SOUTH 4TH AVENUE
TUCSON, ARIZONA 85709
PHONE: (520) 796-5101
PHONE: (480) 994-0994

ENGINEER

SAHIL DAVS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034
PHONE: (602) 478-5151
FAX: (602) 478-5150
CELL: (602) 478-5150
E-MAIL: rty@sdai.com

SHEET INDEX

1 COVER SHEET
2 DETAIL AND CROSS SECTIONS
3-4 PRELIMINARY PLAT
5-7 SURVEY AND MARKING PLANS
8-10 SLOPE AND SOLID COLLECTION ROUTE

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A POINT ON THE SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND CITRUS LANE AND A POINT ON THE SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE AS SHOWN HEREIN, UTILIZING THE LIDAR SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DESCRIPTION PROJECTION.

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 83
PROJECTION TYPE: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)

LATITUDE OF ORIGIN: 33°15'00" N
CENTRAL MERIDIAN: 112°15'00" W
FALSE NORTHING: 1,500,000.000 IN
FALSE EASTING: 2,500,000.000 IN
STANDARD PARALLEL SCALE: 1.000000 (EXACT)

BENCHMARK

2 INCH CITY OF SURPRISE BRASS OR WITH RAISED DATUM POINT - MARKED CITY OF SURPRISE BENCHMARK 2017 1008.7 - LOCATED ON TOP OF GRANITE CURB APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND CITRUS LANE ON THE EAST SIDE OF CITRUS LANE.

ELEVATION 1246.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAV88)

LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EXISTENT
- ELECTRICAL
- GAS
- SANITARY SEWER
- TELEPHONE
- WATER
- OVERHEAD ELECTRICAL
- FLOW LINE
- IRRIGATION LINE
- PILE
- VALVE
- STORM DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- EXISTING ELEVATION CONTOUR
- FLOW ARROW
- SIGN
- WATER VALVE
- FIRE HYDRANT
- GRADE BREAK
- MATCH LINE
- PARCEL LINE
- FLOODPLAIN LIMITS



FS16-392 Preliminary Plat

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

ANNEAL CASE #
P16-477
DRAWING CASE #
P16-392

SECTION 14
TOWNSHIP 3N
RANGE 2W

JOB NO.
A00000002

1 SHEET
OF 20

DATE: 3/1/2017

Preliminary Plat



FS16-392

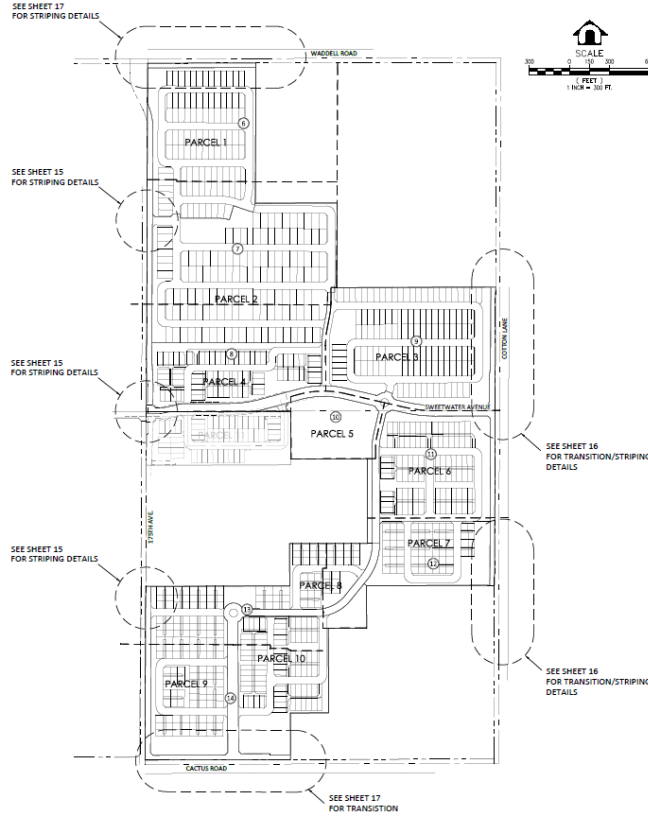
- 812 Lots Total
 - 215, 45' x 110 Standard Lots in the RM-6 PUD Zoning District
 - 125, 55' x 115' Standard Lots in the RM-6 PUD Zoning District
 - 224, Alley Loaded Lots in the RM-9 PUD Zoning District
 - 248, Cluster Lots in the RM-9 PUD Zoning District

Preliminary Plat



FS16-392

- Will integrate with 175th & Sweetwater Project
- Phase I must plat concurrently with 175th & Sweetwater Project or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities with the 175th & Sweetwater project and be part of a combined Magnolia HOA



2 SHEET OF 20

SHEET INDEX
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

DATE: 3/21/2017



DAVID EVANS
P.E.
14300
1000 N. 10TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85007

DATE: 3/21/2017
DRAWN BY: JEC
CHECKED BY: JEC
DESIGNED BY: JEC

PROJECT NAME: 175th & Sweetwater

175th & Sweetwater
FS16-391

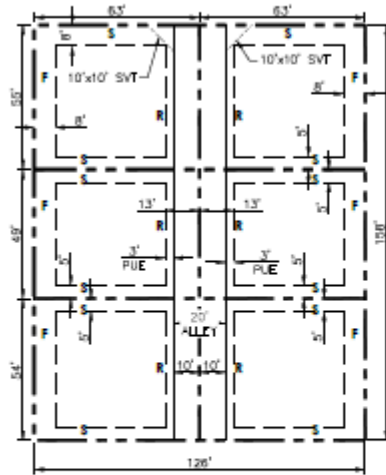
Preliminary Plat

Preliminary Plat

FS16-392



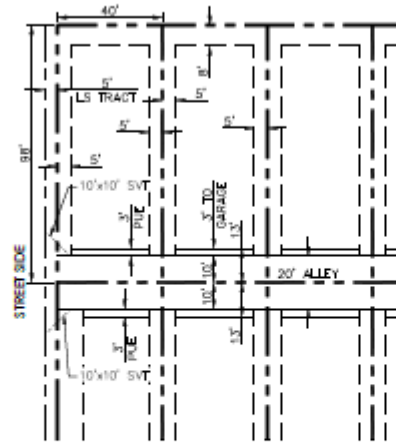
CLUSTER PRODUCT
FRONT STREET



F = FRONT YARD
R = REAR YARD
S = SIDE YARD

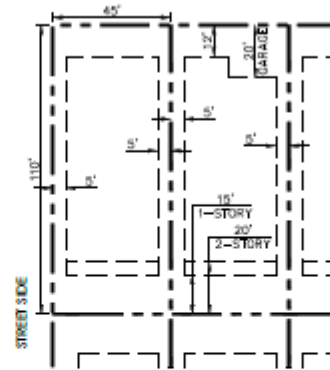
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
STREET SIDE: 8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY) 13'

ALLEY PRODUCT (3,920 S.F.)
FRONT STREET



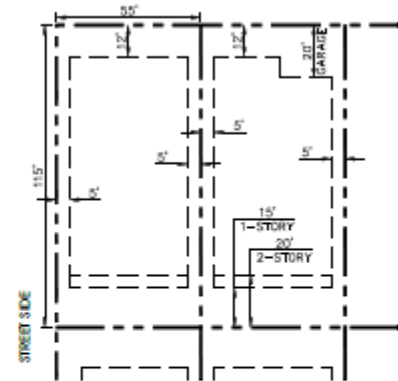
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
REAR: (ALLEY) 13'

45' X 110' LOT SIZE (4,950 S.F.)
FRONT STREET

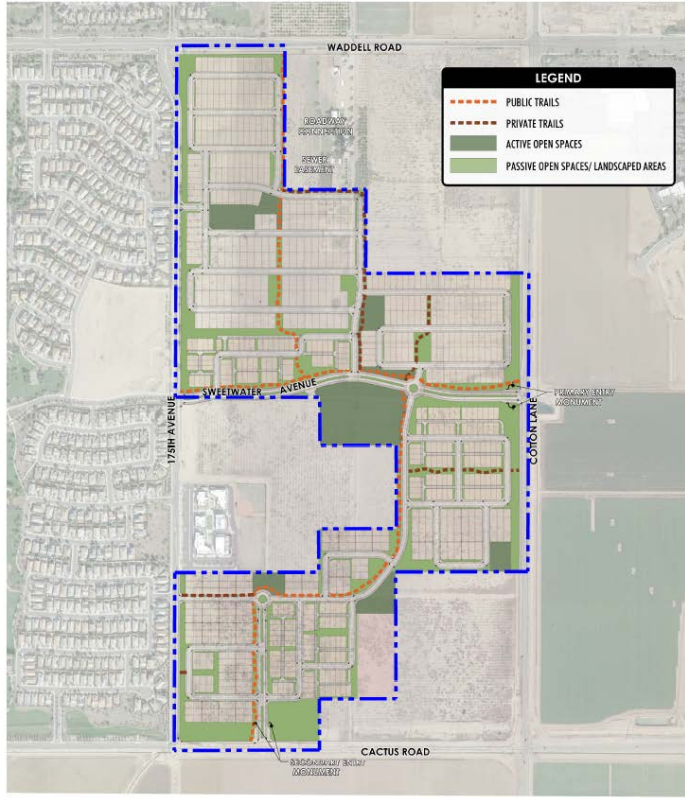


FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)

55' X 115' LOT SIZE (6,325 S.F.)
FRONT STREET



FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)



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MAGNOLIA

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE: 1/8" = 1' 1/4"

1640 DRAWN BY: PR



11/2/14

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U:\1640-MAGNOLIA\CD\PLANNING\1640-1645-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2014



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175TH & SWEETWATER

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE: 1/8" = 1' 1/4"

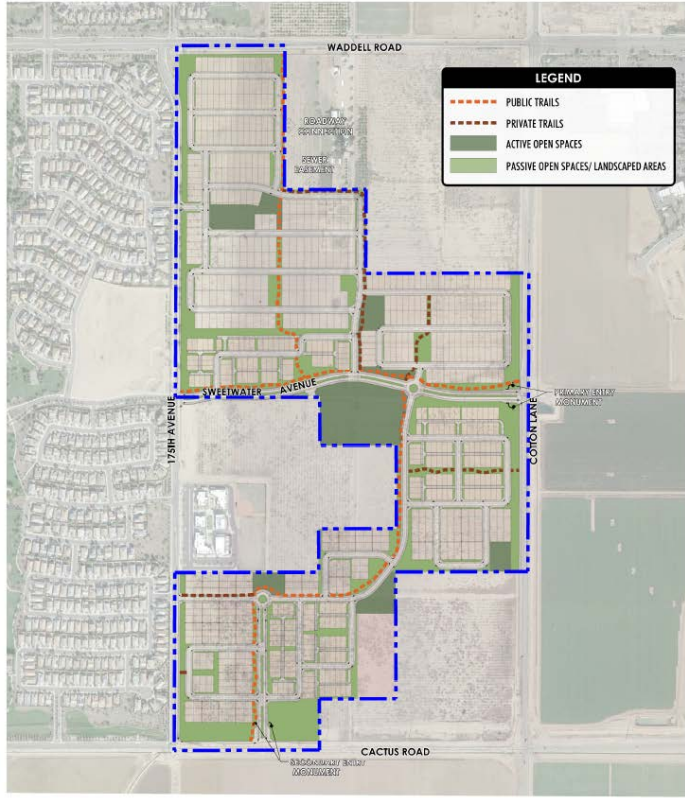
1640 DRAWN BY: PR



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U:\1640-MAGNOLIA\CD\PLANNING\1640-1645-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2014

Amenities



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MAGNOLIA

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE(S)

1640 DRAWN BY: PR



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11/14/14 MAGNOLIA/PLANNING/11/14/14-FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Rev 2, 2015



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MAGNOLIA

FIGURE 5: TRUMAN COMMUNITY CENTER SKETCH CONCEPT

APPROX. SCALE(S)

1640 DRAWN BY: PR



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11/14/14 MAGNOLIA/PLANNING/11/14/14-FIGURE 5-TRUMAN COMMUNITY CENTER SKETCH CONCEPT.dwg Aug 26, 2015



FS16-392

Amenities



PRIMARY ENTRY MONUMENT



ENTRY FEATURE IN MEDIAN



PRIMARY ENTRY PLAN VIEW (COTTON LANE & SWEETWATER AVE)

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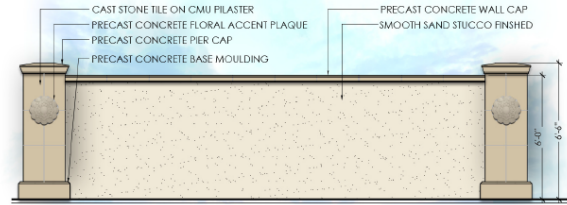
MAGNOLIA

FIGURE 6: COMMUNITY ENTRY MONUMENT

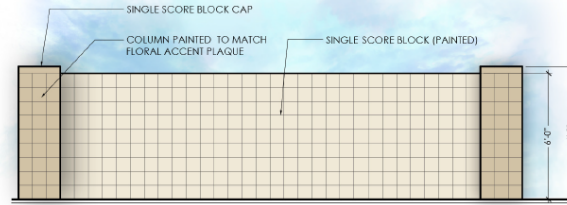
1640

DRAWN BY: PR

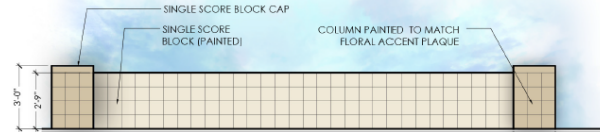
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 011940-CACTUS & 175797-CACTUS PLANNING/ULTRA-1640-FIGURE 6 COMMUNITY ENTRY MONUMENT.dwg Sep 7, 2018



ENHANCED THEME WALL



THEME WALL



PONY WALL

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MAGNOLIA

FIGURE 7: WALL DETAILS

APPROX. SCALES

1640

DRAWN BY: PR



11/3/16

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 011940-CACTUS & 175797-CACTUS PLANNING/ULTRA-1640-FIGURE 7 WALL DETAILS.dwg Nov 3, 2016



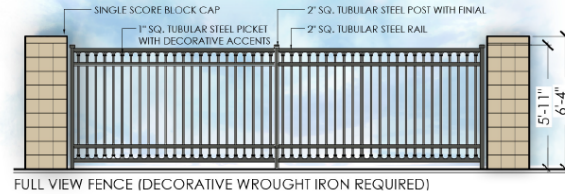
FS16-392

Monuments and Walls



FS16-392

Monuments and Walls



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MAGNOLIA

FIGURE 7A: WALL DETAILS

APPROX. SCALENTS

1/40

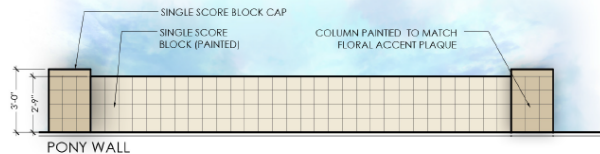
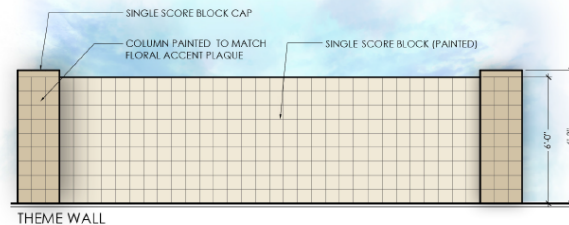
DRAWN BY: PR



11/01/16

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6/1/16 MAGNOLIA LAND PLANNING LVA 1040 FIGURE 7 WALL DETAILS.dwg Nov 2, 2016

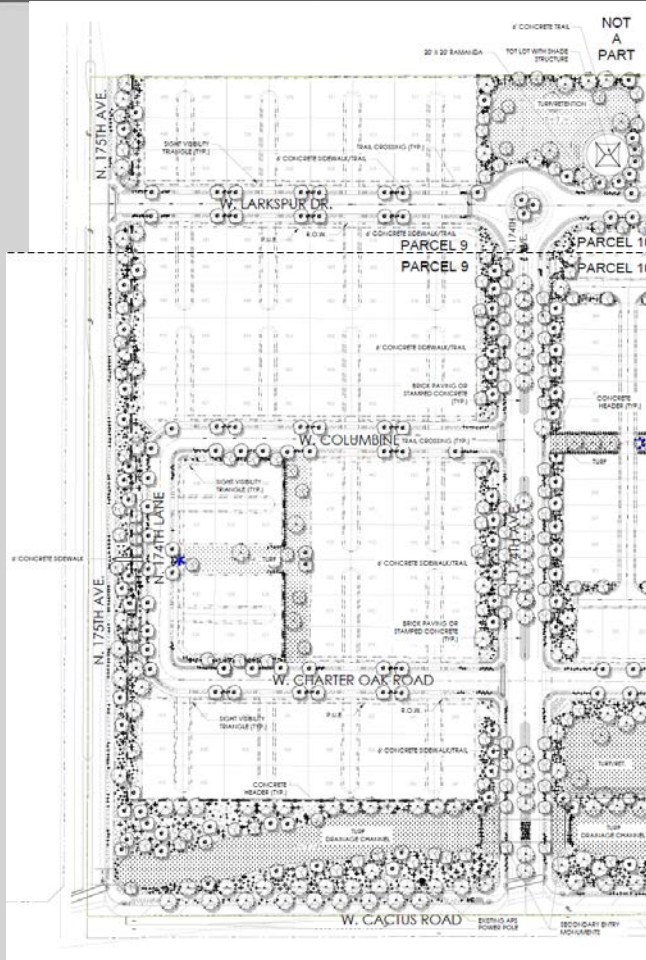
Monuments and Walls



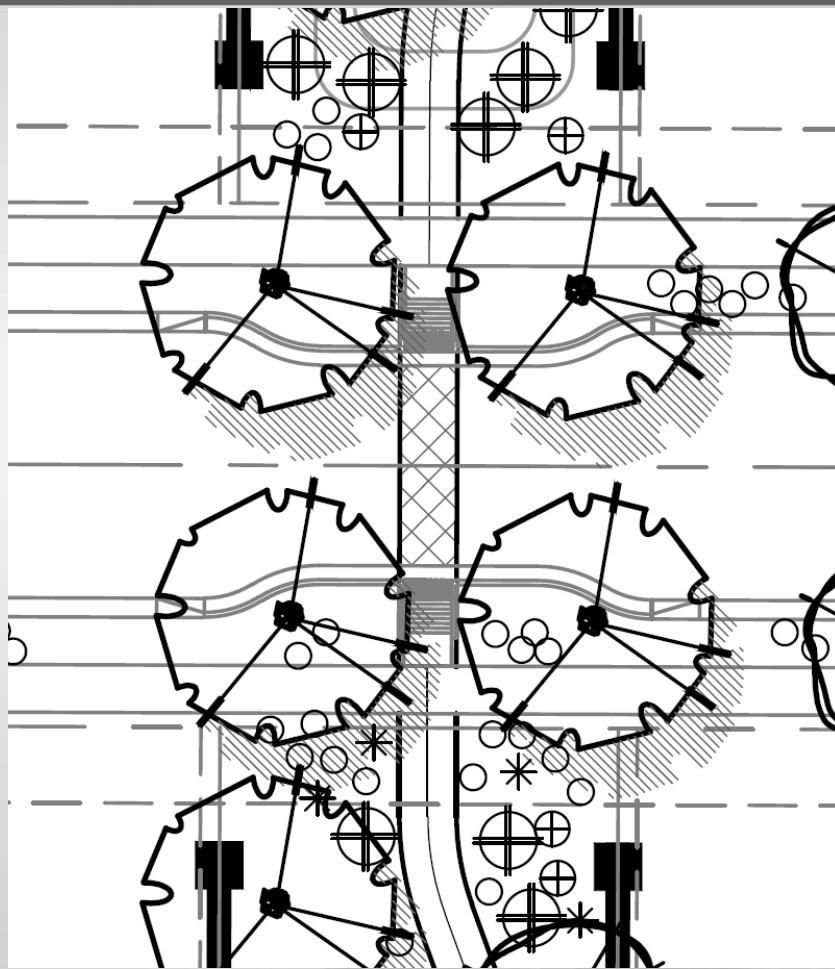
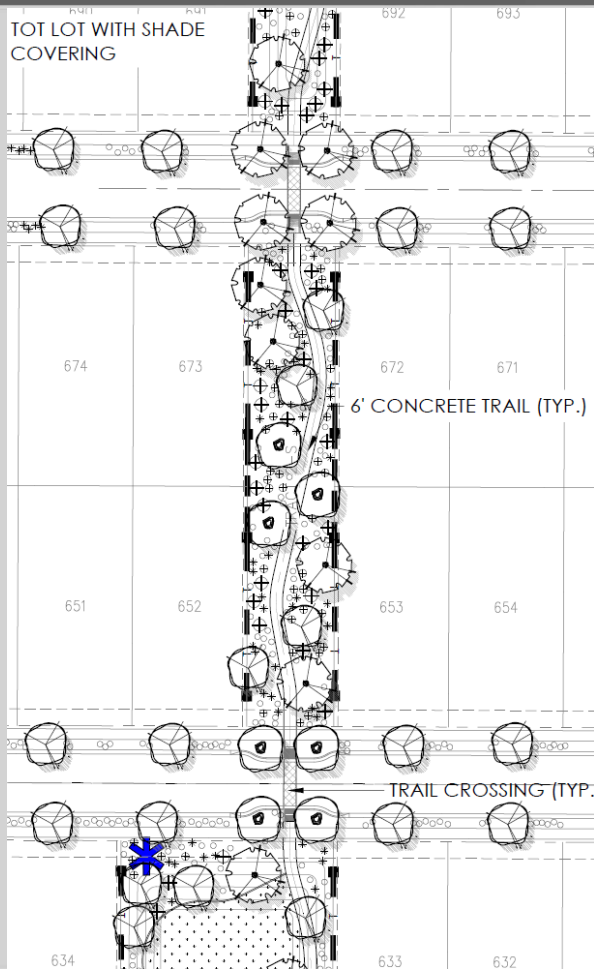


FS16-392

Preliminary Plat

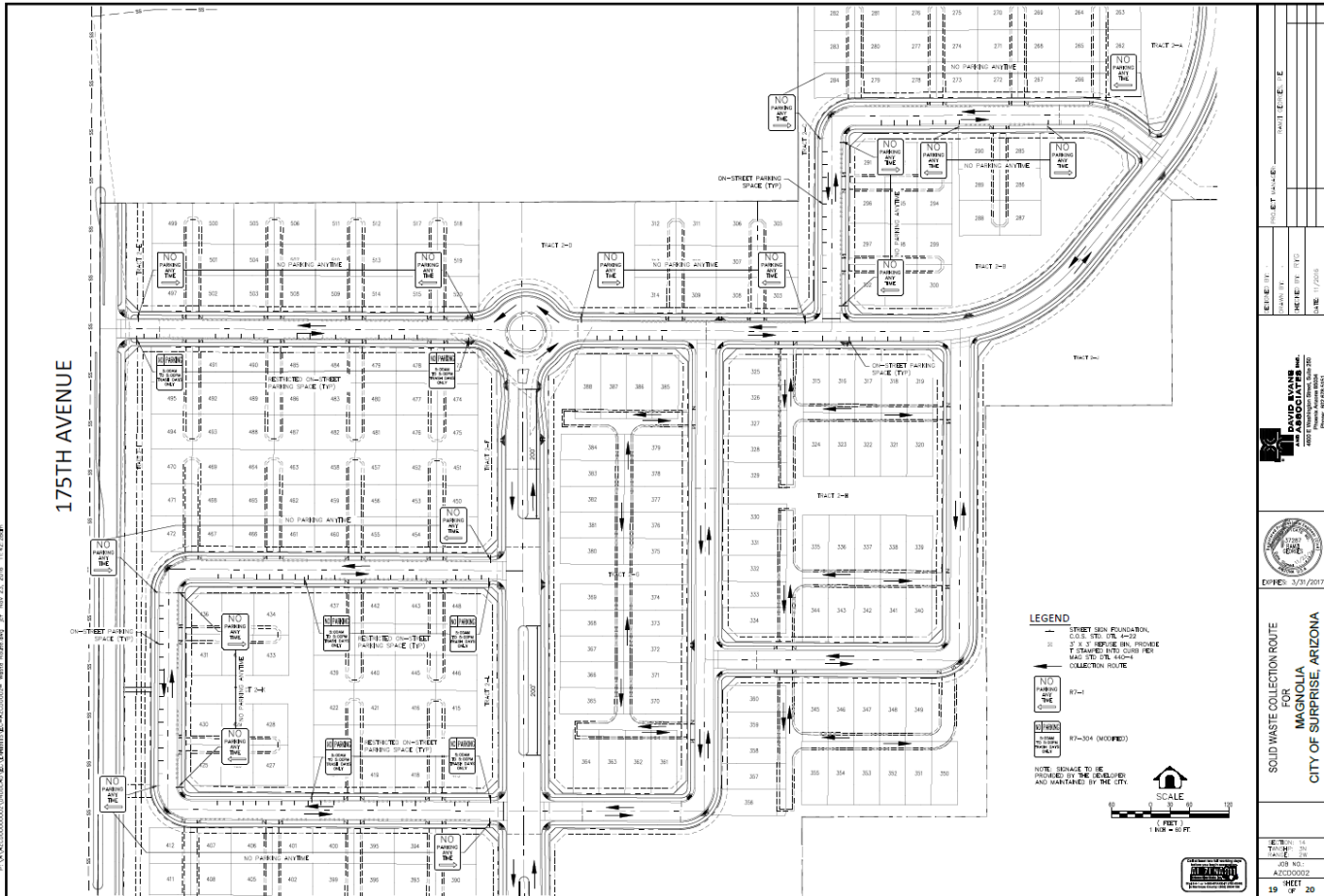


TOT LOT WITH SHADE
COVERING



FS16-392

Preliminary Plat



FS16-392

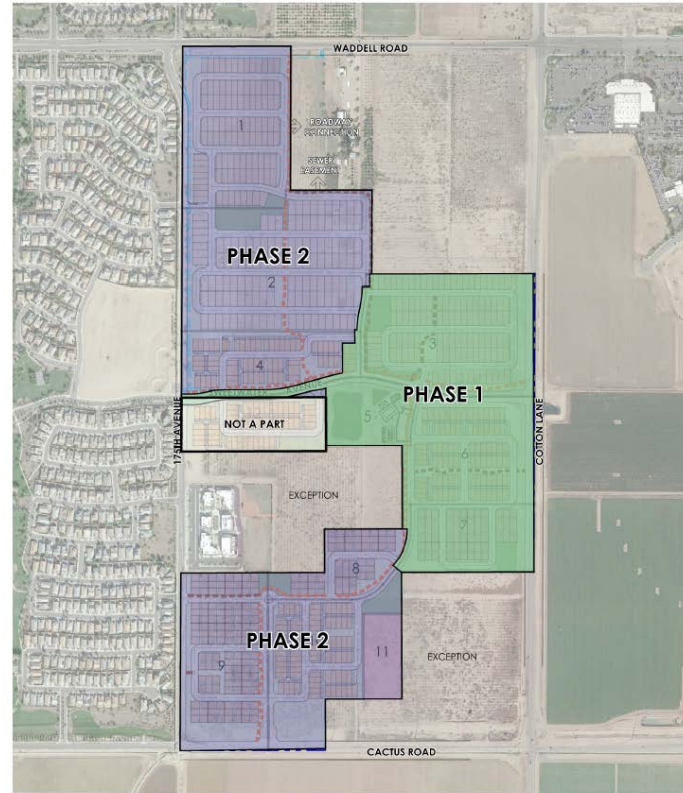
Preliminary Plat

SOLID WASTE COLLECTION ROUTE		DATE: 3/31/2017	
FOR		CITY OF SURPRISE, ARIZONA	
MAGNOLIA			
AZC00002		SHEET 2 OF 20	
15	16	17	18
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379	380	381	382
383	384	385	386



FS16-392

Preliminary Plat



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MAGNOLIA

FIGURE 8: CONCEPTUAL PHASING PLAN

APPROX. SCALE: NTS

1/4" = 1'

DRAWN BY: PR



9/8/16

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 U:\1646-MAGNOLIA\CD\PLANNING\1646-FIGURE 8-CONCEPTUAL PHASING PLAN.dwg Sep 8, 2016

Recommendations:

The logo for the 175th & Sweetwater area, featuring the text "175th & Sweetwater" in a white, stylized script font on a dark, textured rectangular background.

- **FS16-391 175th & Sweetwater Zone Change –**
Approve subject to stipulations “a” through “c”
- **FS16-391 175th & Sweetwater Preliminary Plat –**
Approve subject to stipulations “a” through “g”



- **FS16-392 Magnolia Zone Change –**
Approve subject to stipulations “a” through “c”
- **FS16-392 Magnolia Preliminary Plat –**
Approve subject to stipulations “a” through “h”



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

January 5, 2017 @ 6:00:00 PM

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

Board Meeting Date:	January 5, 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):