



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

Thursday, February 1, 2018 @ 6:00 PM

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

- | | | |
|-----------------------|--|---|
| *#1 District Internal | <u>Consideration and action pertaining to approval of the January 18, 2018 Planning and Zoning Commission Minutes.</u> | None
Lorraine
Nevarez -
Community
Development |
| *#2 District Internal | <u>Consideration and action approving the January 18, 2018 Planning</u> | None |

and Zoning Commission Executive Session minutes.

Lorraine
Nevarez -
Community
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 3	<u>Consideration and action regarding a Zone Change from Residential Ranch (RR) to Medium Density Residential 4.3 Dwelling Units per Acre with a PUD Overlay (RM-6 PUD) and Medium Density Residential 4.5 Dwelling Units per Acre with a PUD Overlay (RM-9 PUD).</u>	Approve Robert H. Kuhfuss - Community Development
#4	District 3	<u>Consideration and action regarding a Preliminary Plat in the RM-6 PUD and RM-9 PUD zoning districts, general located at the southeast corner of 175th Avenue and Waddell Road</u>	Approve Robert H. Kuhfuss - Community Development

OTHER BUSINESS:

#5	District Internal	<u>Discussion and direction pertaining to future agenda items.</u>	No Action Eric Fitzer - Community Development
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EXECUTIVE SESSION:**ADJOURNMENT:**

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

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

- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2)); or
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3)).

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

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

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

February 1, 2018 @ 6:00:00 PM

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Board Meeting Date:	February 1, 2018	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the January 18, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve the consent agenda as presented.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Minutes - January 18, 2018](#)

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

January 18, 2018 / 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 January 18, 2018.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Ellen Van Riper, Planner Robert Kuhfuss and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the January 18, 2018 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the January 18, 2018 Planning and Zoning Commission minutes. Vice Chair Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – Citywide – Consideration and action regarding the acceptance of either Exhibit A or Exhibit B as it pertains to Class I Temporary Signs and to incorporate said Exhibit into the draft sign code.

Robert Kuhfuss, Planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Alternative 1 vs. Alternative 2
- Small A Frame signs
- Adding additional signage on opposite side of the arterial
- Distance of small A Frame sign from arterial intersection

Chair Chapman opened the call to the public.

Liz Recchia, director of WeMar, shared WeMar prefers Alternative 2 and would suggest a longer distance from the intersection.

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

Commissioner Keating made a motion to accept Exhibit B as revised to include changing the sign distance from 100ft to 500ft, and incorporate said exhibit as revised into the draft sign code. Commissioner Bash seconded the motion. Motion passes with 7 votes in favor.

Item 3 – Citywide – Consideration and action regarding the acceptance of either Exhibit C or Exhibit D as it pertains to Class II Temporary Signs and to incorporate said Exhibit into the draft sign code.

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

Chair Chapman tabled item 3 until further discussion on item 4.

The Commission discussed item 3:

- Alternative 1 vs. Alternative 2
- Large A Frame signs
- Placing large A Frame sign along commercial frontage 200ft
- Existing business
- Monument signs

Chair Chapman opened the call to the public.

Liz Recchia, director of WeMar, shared WeMar prefers Alternative 2 and would suggest a longer distance within the placement of the signs for better visibility.

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

Commissioner Bash made a motion to accept Exhibit C as and incorporate said exhibit into the draft sign code. Commissioner Smith seconded the motion. Motion passes with 4 votes in favor and 3 against (Commissioner Rosenbaum, Commissioner Cultum and Commissioner Norberg).

Item 4 – Citywide – Consideration and action regarding a Text Amendment to Chapter 113 of the Surprise Municipal Code regarding signs.

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

The Commission discussed item 4:

- Class V and Class VI Monument Signs
- Spacing between billboard signs along Loop 303 Corridor
- Area of the sign face and height
- Billboards
- Freeway monument signs
- Sign Illumination
- Static vs EMC
- Aesthetics
- Overgrown landscape

Chair Chapman tabled item 4 until further discussion and action on item 3.

Chair Chapman opened the call to the public.

Kurt Jones, Tiffany and Bosco, and Rhett Cooney, LCO Outdoor, gave a presentation pertaining to height and spacing between placement of signs. It is recommended the Commission consider 1700 ft. of spacing to allow 3 billboard signs along Loop 303 Corridor and height 50ft. above grade.

Holly Jones, resident and realtor, asked the Commission to consider allowing additional small A Frame signage.

Chlimita Frazer shared examples of monument signs.

Frank Cruz, Clear Channel Outdoor, asked the Commission to consider the size of the signs along the Loop 303 Corridor. Standard size is 14'x48'.

Liz Recchia, director of WeMar, shared WeMar had language clarification requests and suggest additional regarding rustic signs.

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

Commissioner Keating made a motion to approve the typographical corrections in Chapter 113 as indicated by staff. Commissioner Norberg seconded the Motion. Motion passes with 7 votes in favor.

Commissioner Bash made a motion to amend billboard signs on the 303 Corridor to be no more than 2640 sq. ft. apart, size of face be 14'x48', one side of billboard to be EMC and allow one side to be static and the height be no more than 45'. Vice Chair Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Commissioner Bash made a motion to recommend approval of Version 3 with the approved modifications of the proposed Text Amendment to Chapter 113 of the Surprise Municipal Code regarding signs to the City Council, as amended by and including Exhibits A and C. Vice Chair Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

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

Director Fitzer announced planner Robert Kuhfuss was promoted to Current Planning Supervisor. The Commission congratulated Mr. Kuhfuss.

Executive Session:

ARS 38-431.03(A)(3) – discussion or consultation for legal advice regarding standards of review, conflicts of interest, and scope of comments.

Commissioner Cultum made a motion to recess to Executive Session. Commissioner Keating seconded the motion. Motion passes 7 votes in favor.

Commission adjourned into Executive Session at 8:27 p.m.

Commission reconvened at 8:49 p.m.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 8:49 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

February 1, 2018 @ 6:00:00 PM

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Board Meeting Date:	February 1, 2018	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving the January 18, 2018 Planning and Zoning Commission Executive Session minutes.

Motion:

I move to approve the January 18, 2018 Planning and Zoning Commission Executive Session minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	x	White Board	x	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):



CITY OF SURPRISE
Planning and Zoning Commission

February 1, 2018 @ 6:00:00 PM

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Board Meeting Date:	February 1, 2018	Contact Person:	Robert H. Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Zone Change from Residential Ranch (RR) to Medium Density Residential 4.3 Dwelling Units per Acre with a PUD Overlay (RM-6 PUD) and Medium Density Residential 4.5 Dwelling Units per Acre with a PUD Overlay (RM-9 PUD).

Motion:

Move to recommend approval to the City Council subject to stipulations “a” and “b” as listed in the Staff Report.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of Turman MC, LLC seeks approval of a rezone from Residential Ranch (RR) to RM-6 and RM-9 with a Planned Unit Development (PUD) Overlay to allow deviations from the base development standards, and to limit density to 4.3 dwelling units per acre and 4.5 dwelling units per acre, respectively. The subject site involves approximately 33 acres of raw land generally located at the southeast corner of 175th Avenue and Waddell Road. The project anticipates up to 137 single-family detached dwellings, for an overall density of 4.4 dwelling units per acre. A separate Preliminary Plat is discussed 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 - Heritage Farm Rezone, FS17-530, RFLS # 6024 - Staff Report](#)
- ☐ [01 - Heritage Farm Rezone, FS17-530, RFLS # 6024 - Vicinity Map](#)
- ☐ [02 - Heritage Farm Rezone, FS17-530, RFLS # 6024 - Case Map](#)
- ☐ [03 - Heritage Farm Rezone, FS17-530, RFLS # 6024 - Zoning Narrative](#)
- ☐ [04 - Heritage Farm Rezone, FS17-530, RFLS # 6024 - Luke AFB Comments](#)
- ☐ [05 - Heritage Farm Rezone, FS17-530, RFLS # 6024 - ADOT Comments](#)
- ☐ [07 - Heritage Farm Rezone, FS17-530, RFLS # 6024 - Public Engagement Form](#)
- ☐ [06 - Heritage Farm Rezone, FS17-530, RFLS # 6024 - 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: FS17-530

Project Name: Heritage Farm Rezone

Council District: 3

Meeting Date: February 1, 2018

Planner: Robert H. Kuhfuss, AICP

Owner: Truman MC, LLC

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of Truman MC, LLC

Request: Zone change from Residential Ranch (RR) to Medium Density Residential 4.3 Dwelling Units per Acre with a PUD Overlay (RM-6 PUD) and Medium Density Residential 4.5 Dwelling Units per Acre with a PUD Overlay (RM-9 PUD)

Site Location: Generally located at the southeast corner of 175th Avenue and Waddell Road

Site Size: 22 acres (RM-9 PUD)
11 acres (RM-6 PUD)
33 acres total

Density: 4.3 DU/Ac (RM-9 PUD)
4.5 DU/Ac (RM-6 PUD)
4.4 DU/Ac (overall)

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

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' and 'b'

41 **Introduction:**

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43 Initially, the applicant sought approval of five (5) separate requests in what was then a county island
44 located in the western portion of Surprise, near Sarah Ann Ranch. Those five requests are listed
45 below:

46
47 Case FS16-391 – 175th & Sweetwater

- 48 • Zone Change from RR to RM-9 PUD
- 49 • Preliminary Plat

50 Case FS16-392 – Magnolia

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

54 Case FS16-427 – Annexation

55
56 The two Zone Change requests and their related Preliminary Plats were presented to the Planning
57 and Zoning Commission, who made a favorable recommendation to the City Council. The City
58 Council approved the annexation on January 17, 2017, but continued the two Zone Change
59 requests and two Preliminary Plats to a date-certain of February 7, 2017 at the applicant's request.
60 During the February 7, 2017 City Council meeting, the applicant informed the Council that due to
61 contractual issues, the collective of projects could not move forward at that time. The Council then
62 remanded two Zone Change requests and two Preliminary Plats back to the Planning and Zoning
63 Commission until such time as the development plans could be revised. Since that time, the various
64 owners of the previous land assemblage have been working to bring forth revised submittals
65 independently. The subject case is the second of those revised submittals. A related Preliminary
66 Plat, also submitted under this case number, is discussed under separate cover.
67

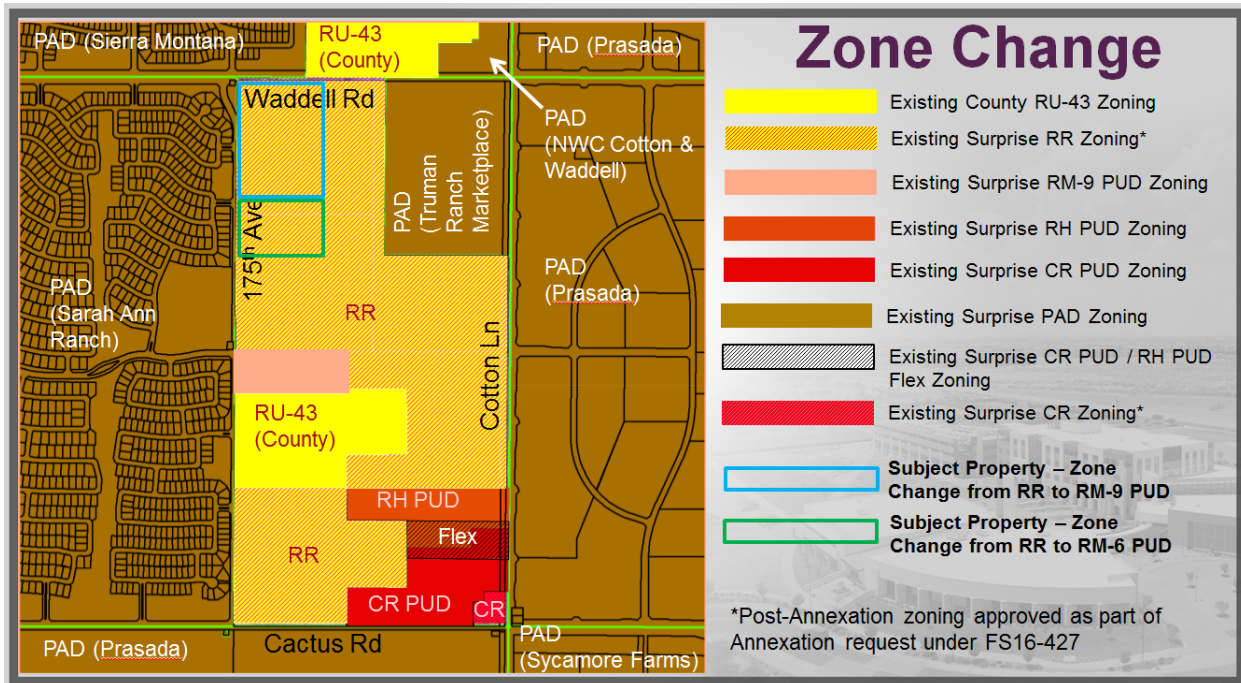
68 **Project Description:**

69
70 The subject request involves the rezoning of approximately 22 acres of recently incorporated land
71 from Residential Ranch (RR) to RM-9 PUD, and approximately 11 acres of recently incorporated
72 land from Residential Ranch (RR) to RM-6 PUD. Both districts include a PUD Overlay to allow
73 modifications from the base development. These modifications relate to minimum lot width and
74 minimum lot area, deletion of the community pool requirement, the configuration of perimeter
75 landscaping, the reduction of turf area associated with a recreational field, as well as the area and
76 width of residential driveways. The respective PUD Overlays will also cap the RM-9 portion to 4.5
77 Dwelling Units per Acre as opposed to 9 Dwelling Units per Acre, and 4.3 Dwelling Units per Acre for
78 the RM-6 portion as opposed to 6 Dwelling Units per Acre.
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81 [Continued following page.]
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Existing Zoning:

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



PAD (Sierra Montana)	PAD (Sierra Montana) and Rural-43 (County)	Residential Ranch (RR)
PAD (Sarah Ann Ranch)	Residential Ranch (RR)	Residential Ranch (RR)
PAD (Sarah Ann Ranch)	Residential Ranch (RR)	Residential Ranch (RR)

Background:

April 21, 2016: Staff discussed a proposal involving the subject property during a regularly scheduled Concept Review meeting under CR16-171.

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 and Preliminary Plat under case FS16-391. The applicant filed a second request for a companion Zone Change and Preliminary Plat under case FS16-392. The latter also included an annexation request.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property.

October 19, 2016: The applicant held a neighborhood outreach meeting to discuss the larger Magnolia project.

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

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 15, 2016: The Commission continued FS16-391 to a date-certain of January 5, 2017 due to an advertising error.

January 5, 2017: The Planning and Zoning Commission recommended approval of the requested zone change under FS16-391 subject to staff-recommended stipulation "a" through "c".

January 17, 2017: The City Council approved the annexation of the subject property under case FS16-427.

January 17, 2017: The City Council continued FS16-391 and FS16-392, a companion case, to a date-certain of February 7, 2017 at the applicant's request.

February 7, 2017: The City Council remanded FS16-391 and FS16-392, to the Planning and Zoning Commission at the request of the applicant.

September 11, 2017: The applicant submitted a request for a Zone Change and Preliminary Plat under case FS17-530, the subject case.

October 3, 2017: The City Council approved a Zone Change for 175th and Sweetwater under case FS16-391.

October 4, 2017: The applicant held a neighborhood outreach meeting to discuss the subject request.

December 19, 2017: The City Council approved a Preliminary Plat for 175th and Sweetwater under case FS17-403.

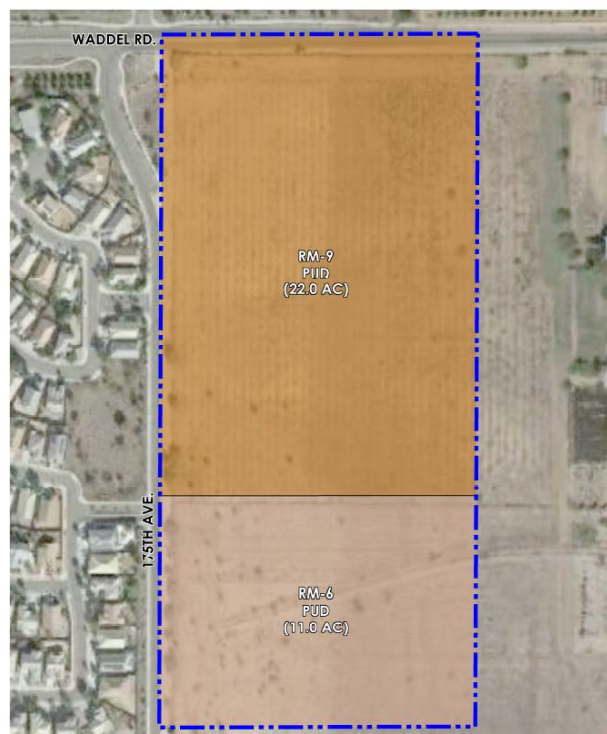
[Continued following page.]

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. The applicant held a second outreach meeting on October 4, 2017, which was also well attended. The applicant received one (1) written comment relating to the need for street improvements in the area. No revisions to the proposed development plan were necessitated as a result of any feedback received.

Analysis and Discussion:

The subject zone change request contemplates a change from RR to two (2) separate zoning districts, RM-6 and RM-9, each with a PUD Overlay. The following image, taken from Figure 2 of the zoning narrative, shows the proposed zoning district boundaries:



The base zoning of the northern 22 acres will be RM-9, which would allow up to 9 Dwelling Units per Acre (DU/Ac); however, through the PUD Overlay, the developer proposes not more than 95 DU/Ac for a gross density of approximately 4.3 DU/Ac. Similarly, the base zoning of the southern 11 acres will be RM-6, which would allow up to 6 dwelling units per acre DU/Ac.

[Continued following page.]

The following image, taken from Figure 3 of the zoning 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.



Unlike typical “PAD” zoning, the subject request falls under the current SUDC. As such, the uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The proposed PUD Overlays, however, will allow certain modifications to 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.

[Continued following page.]

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

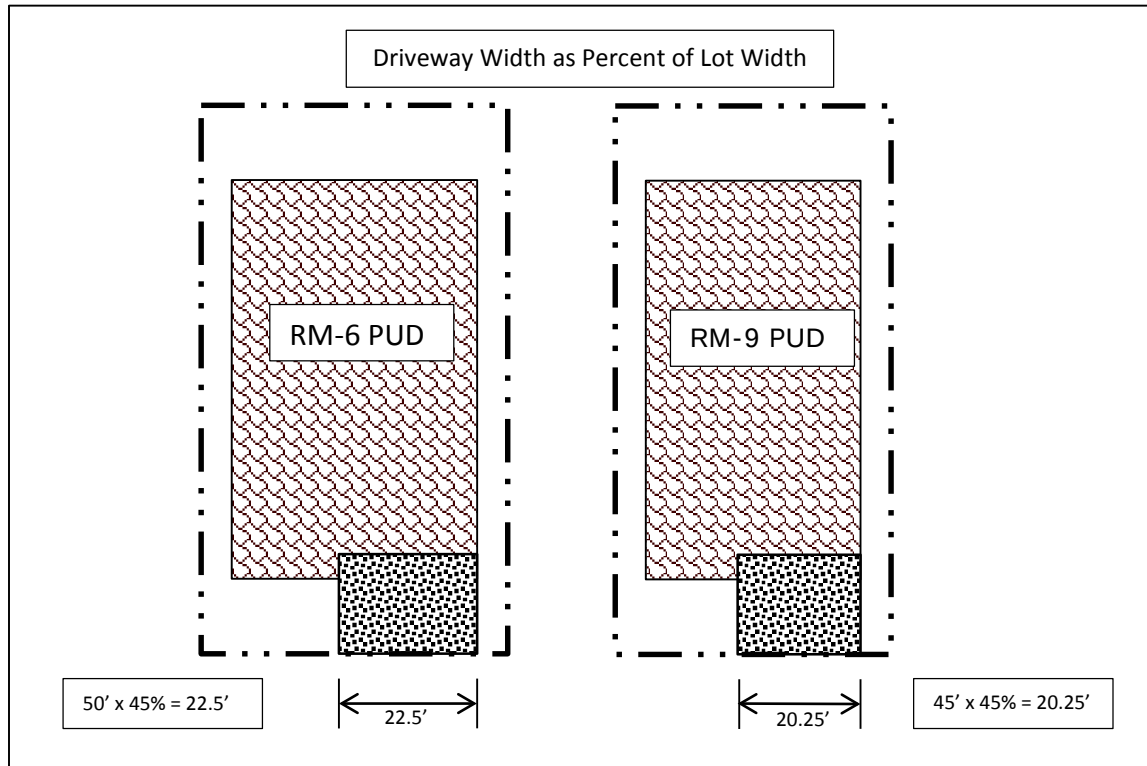
Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	4.3 (decrease in density)	9.0	4.5 (decrease in density)
Minimum Lot Area (sf) (1)	6,000	6,000	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft)	50	50	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

As noted in the narrative, Section 122-137(r) of the SUDC requires a community swimming pool for Medium Density Residential projects of 60 or more units. The applicant proposes the deletion of this requirement through the PUD Overlay. The rationale being that as a single-family development with 20' rear setbacks, ample space will be available on each lot to accommodate a private pool should that homeowner chose to do so. Staff does not object to the deletion of the pool requirement.

The applicant also proposes altering the perimeter open space configuration from that required by the SUDC. Section 122-137(e)(1)a requires an open space tract of not less than 60' in width adjacent to arterials and parkways. The applicant proposes an average width of 60', which is borne out in the associated Preliminary Plat. The applicant further proposes the deletion of the requirement to orient perimeter houses along a single-loaded street. Staff does not object to either of these provisions.

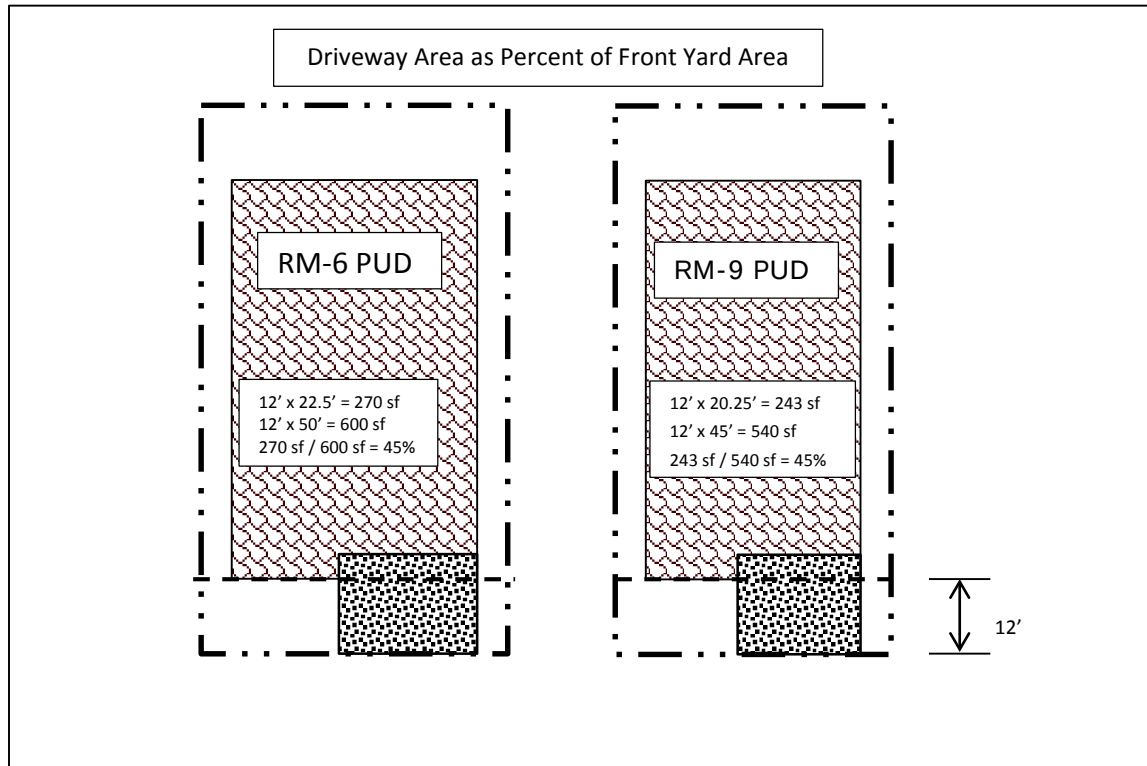
Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units, each field to have a minimum turf area of not less than 3.5 acres. The applicant proposes the remove of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed development. Staff does not object to the removal of the 3.5 acre requirement.

Also, there is a provision in the current SUDC which limits the width of a residential driveway to 30% of the lot's width. The proposed minimum lot width is 50' for the RM-6 portion and 45' for the RM-9 portion. If limited to 30%, the driveways would only be 15' and 13.6' wide, respectively. Since a typical garage is 20' wide, increasing the allowable driveway width from 30% to some higher number make sense. The applicant proposes 45%, which would allow for a 22.5' wide driveway in the RM-6 portion, and 20.25' in the RM-9 portion.



There is also a provision in the current SUDC which limits the area of a residential driveway to 30% of the required front yard area, which is that area located between the front setback line and the front lot line. Again, the proposed minimum lot widths are 50' and 45', while the proposed minimum front setback is 12'. 30% of the resulting area will not accommodate a driveway; however, increasing to 45% will accommodate the proposed driveway widths.

[Continued following page.]



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256

257 The SUDC requires that not less than 20% of the “net residential acreage” be set aside as open
 258 space. The net residential acreage is essentially the total amount of land taken up by the individual
 259 lots combined with the total open space. The applicant proposes an increase to 24% of the net
 260 residential area as open space overall, which exceeds the 20% requirement set forth in the SUDC.
 261 Within that open space will be a pocket park with tot-lot, ramada, picnic area, turf play area, and
 262 landscaping.

263

264 **Utility and Services Table:**

265

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

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[Continued following page.]

272 **Conformance with Adopted Plans:**

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274 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
275 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
276 or more, provided appropriate transitions are made between the various Neighborhood types
277 included within the character area. The subject proposal contemplates up to 145 dwelling units,
278 which equates to 4.5 DU/Ac overall. As such the proposed zoning most closely aligns with the
279 Suburban Neighborhood type and is consistent with the General Plan.

280
281 **Reviewing Agencies:**

282
283 **Luke Air Force Base (LAFB):** In a letter dated September 14, 2017 (attached), LAFB indicated the
284 subject development would not interfere with flight operations, but requested a robust notification
285 program.

286
287 **Arizona Department of Transportation (ADOT):** In an email dated September 12, 2017 (attached),
288 ADOT indicated no concerns.

289
290 **Maricopa Water District (MWD):** In an email dated September 19, 2016 (attached), MWD
291 indicated the proposed development would impact their facilities. Stipulations to address these
292 concerns are included in the associated Preliminary Plat approval, discussed under separate cover.

293
294 **Summary:**

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296 The applicant seeks a zone change over the subject property, and seeks relief from certain aspects
297 of the SUDC through the PUD Overlay. Said zone change is consistent with the Surprise General
298 Plan and the rationale for the granting of the PUD Overlay stems from the developer's commitment
299 to provide not less than 24% open space, which exceeds the minimum requirement of 20%. The
300 proposed development is compatible with the neighboring land uses and the amenities included
301 within the open space will provide recreational opportunities for the neighborhood residents.

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303 **Findings:**

- 304
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 - The proposed zone change is consistent with the Surprise General Plan 2035.
 - The proposed development standards will allow the property to be reasonably developed.
 - There are no objections to the request.

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312 [Continued following page.]
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Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject rezone request to the City Council, subject to stipulations 'a' and 'b' as outlined below:

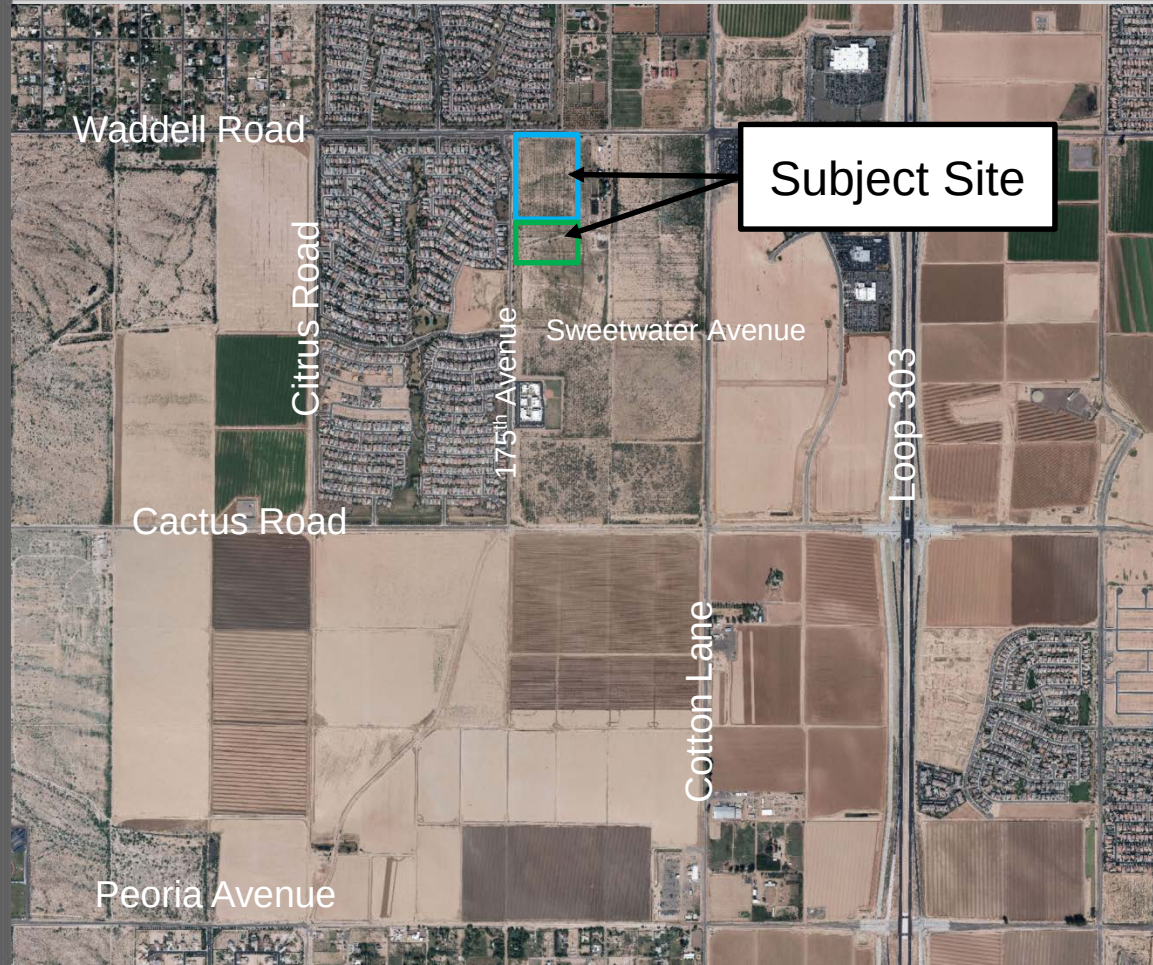
- a. Development and use of the site shall be in conformance with the project narrative entitled "Heritage Farm", prepared by LVA Urban Design Studio, dated revised December, 2017 and stamped received January 8, 2018, except as modified by the following stipulations.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Project Narrative
- 04 Luke AFB comments
- 05 ADOT comments

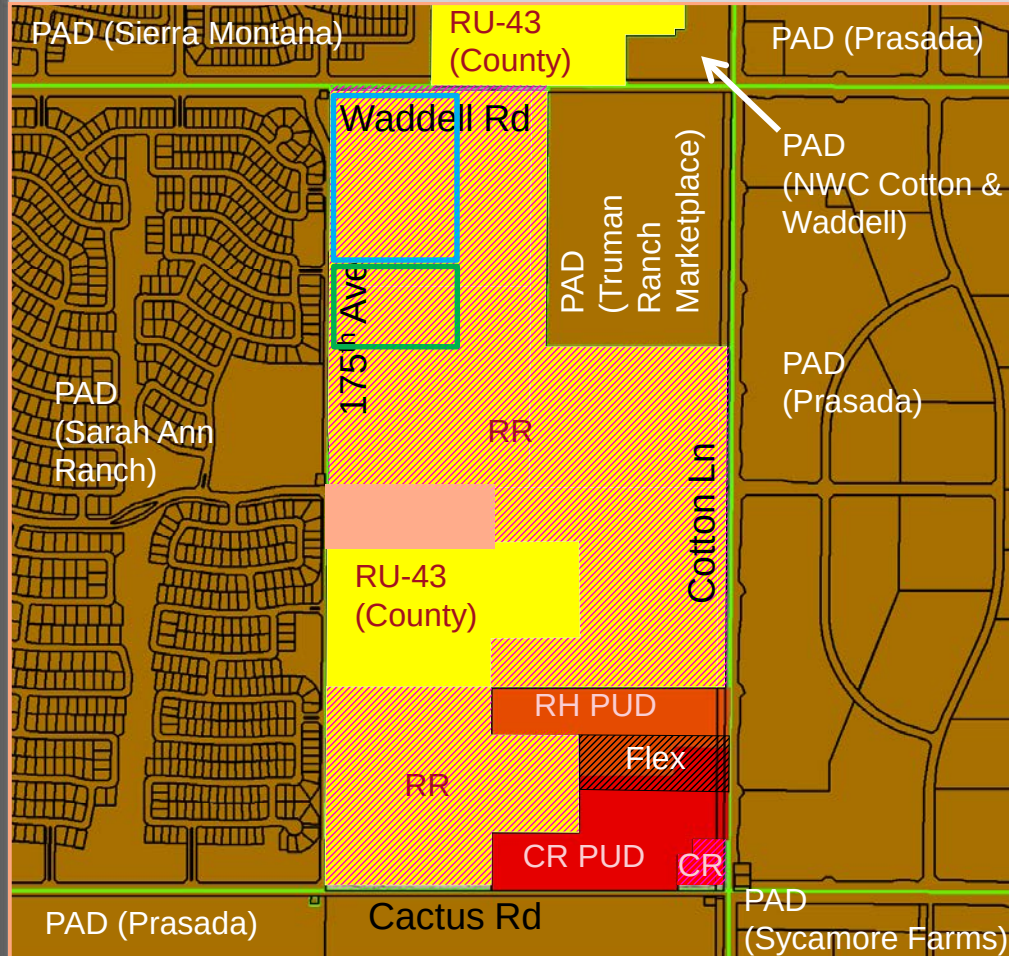
Heritage Farm



Vicinity Map



Heritage Farm



- Existing County RU-43 Zoning
- Existing Surprise RR Zoning*
- Existing Surprise RM-9 PUD Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise PAD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning
- Existing Surprise CR Zoning*
- Subject Property – Zone Change from RR to RM-9 PUD**
- Subject Property – Zone Change from RR to RM-6 PUD**

*Post-Annexation zoning approved as part of Annexation request under FS16-427

Heritage Farm

**A RESIDENTIAL DEVELOPMENT
SURPRISE, ARIZONA**

**PUD ZONING APPLICATION
SEPTEMBER 2017**

REVISED: NOVEMBER 2017

REVISED: DECEMBER 2017

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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 Pinnacle Land Development, LLC, LVA Urban Design Studio, LLC is requesting a zone change from Residential Ranch (RR) to 11 acres of RM-6 PUD and 22 acres RM-9 PUD for 33-acres of land located at the southeast corner of 175th Avenue and Waddell Road. The site, called Heritage Farm, is a 33-acre rectangular-shaped parcel located $\frac{3}{4}$ mile west of the Loop 303 freeway, and is bounded by vacant land to the south, large lot residential land 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 Survey* for the legal boundaries of the property. The applicant will also be submitting a preliminary plat for the property concurrent with the zone change request.

1.2 Project Overview and Zoning Request

Heritage Farm will be developed as a single-family residential development within an active growth area of the City of Surprise. The residential zoning proposed for the property is RM-6 PUD for the southern portion of the property and RM-9 PUD for the northern portion of the development, using the Conventional Character Pattern. See **Figure 2**, *Proposed Zoning Map* for the location of the zoning district boundaries.

The development will include up to 145 residential units which translates to a maximum gross density of 4.4 dwelling units per acre (including up to 95 lots and 4.3 du/ac for RM-9 PUD and up to 50 lots and 4.5 du/ac for RM-6 PUD). 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 proposed product of 45' x 115' and 50' x 120'.

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 be subsequently amended. The PUD overlay designation shall be applied to the property to allow modification of certain development standards within the Surprise Zoning Code.

1.3.a, Community Pool: The first is the removal of the requirement for a community pool per **Section 122-137(r)** of the Surprise Unified Development Code (SUDC) which states:

“Medium density residential projects containing 60 residential units or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development.”

The justification for removal of this requirement is that proposed lot sizes will be large enough to accommodate pools within individual lots. The community pool standard is intended for higher density medium density residential product with lot sizes that cannot accommodate private pools within individual yards. This development will provide lot sizes large enough to accommodate pools within individual lots based on the proposed lot sizes and associated development standards defined within Table 1. See additional mitigation for this and other modified standards later in this section.

1.3.b, Roadway Buffer: The second is a modification to the roadway buffer standards within **Section 122-137(e)(1).a** and **(e)(1).a.1** of the SUDC which states:

“(e) Roadway Landscape Buffers: (1) Arterials Road Buffers: a. All arterial roads and parkways shall have an adjoining landscape tract, having a minimum width of 60 feet, measured from the back of curb. 1. Residential units shall be situated to face the required 60-foot landscape tract upon a single-loaded local street. The minimum distance between the fronting residential lots and the arterial road right-of-way shall be 110 feet.”

The modified standard for subsection **(e)(1)a** shall read “*Waddell Road shall have an adjoining landscape tract, having an average width of 60 feet, measured from the back of curb.*” Additionally, subsection **(e)(1)a.1** shall be removed in its entirety. Heritage Farm has been designed to provide for a staggered wall to break up the wall plane along Waddell Road. Additionally, the plan will include much wider landscape tracts at the east and west sides of the subdivision, far exceeding the 60’ depth requirement, and providing additional open space at the corners of the development as a buffer transition to adjacent properties. The plan also includes a pedestrian connection at the northeast corner of the site within the wider landscape tract to provide additional non-vehicular access to the development. Regarding subsection **(1).a.1**, Waddell Road is a major arterial street which will have significant traffic, and none of the other subdivisions within the vicinity have lots facing the street. This standard does not create a cohesive neighborhood or community design, and is generally a flawed standard in a suburban setting to require homes to face a major arterial road in this context. A decorative perimeter fence will be provided along Waddell Road and will include a wall stagger every 3 lots to avoid a single wall plane along the Waddell Road frontage.

1.3.c, Recreational Field: The third modification is to the recreational fields standard within **Section 122-137(p)(1)** of the SUDC which states:

“There shall be a minimum of one turf recreational field provided by the developer for organized sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres.”

The modified standard for Section 122-137(p)(1) shall include removal of the last sentence that states: “*...Any required recreational field shall have a minimum turf area of 3.5 acres.*” Based on the size and scale of this development at only 33 gross acres, a 3.5 acre turf field (which is roughly the size of three full-size professional football fields side by side) is out of scale and inappropriate for this development. While the overall project will exceed the open space requirement, the recreational field provided will be scaled appropriate for this development as shown on **Figure 4, Landscape and Amenities Plan**. Additional mitigation regarding the overall open space plan is provided further below.

1.3.d, Driveway Width: The final modification is for driveway width standards within **Section 122-121(h)(3) c** and **d** of the SUDC which states:

“c. Driveways and other parking shall not comprise more than 30 percent of the front yard lot area of a detached single family home; nor 50 percent of

the front yard lot area of a two or more family residential unit. Circular driveways and similar circulation shall be permitted within the front yard so long as no long term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.

d. Driveway entrances shall not comprise more than 30 percent of the front lot line of a single family, detached residential parcel, nor more than 50 percent of the front lot line of any multiple-family or non-residential parcel.”

The proposed development includes 45’ wide and 50’ wide lots, which is the market demand in this area. In order to accommodate a 2 car garage and a 20’ wide driveway, this standard will be modified to state “c. *Driveways and other parking shall not comprise more than 45 percent of the front yard lot area of a detached single family home.*” and “d. *Driveway entrances shall not comprise more than 45 percent of the front lot line of a single family, detached residential parcel.*” This revised standard will allow all homes within the subdivision to accommodate a two car garage and an appropriate width driveway.

Mitigation: As appropriate mitigation for the above modified development standards, the development will include reduced density limits, increased lot sizes within the RM-9 PUD district, and will provide additional common-area open space for the benefit of the development and surrounding community. Detailed regarding the proposed mitigation to these modified development standards are discussed further below. 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 southern 11 acres of the property will be zoned RM-6 PUD, while the northern 22 acres of the property will be zoned RM-9 PUD. The purpose of the PUD overlay is to modify the development standards defined above. As mitigation and additional justification for the modified development standards, the maximum allowable density for the project will be reduced from 6.0 to 4.3 dwelling unit per acre for RM-6 PUD and from 9.0 to 4.5 dwelling units per acre for RM-9 PUD (average overall density is 4.4 du/ac). Additionally, within the RM-9 PUD district, the project proposes to increase the minimum lot size from 4,500 square feet to 5,000 square feet, and increase the minimum lot width from 40’ to 45’. These increased development standards will ensure a minimum lot size that is larger than the base district requirements for RM-9, and can accommodate backyard pools to mitigation the removal of the community pool requirement. It also requires an increased lot width to mitigate the wider driveway percentage while still providing for livable areas of each home to face the street. These increased bulk development standards are defined within **Table 1, RM-6 PUD and RM-9 PUD Development Standards** below. Note that only “red” text items shown on Table 1 are modified standards, and these are all more restrictive standards as mitigation for the modifications requested above.

As additional mitigation for the use of the PUD overlay, Heritage Farm will provide for an increase in the required open space from 20% net residential area to 24% net residential area, which represents a 20% increase in overall open space required. This includes a

large, central community open space area, a 40' wide landscape setback along 175th Avenue (15' is required), and a larger overall landscape tract along Waddell Road, including additional depth at the eastern and western edges of the development to create more openness and pedestrian connectivity along Waddell Road. Additional open space is also provided within open space tracts and along the eastern edge of the development to accommodate for needed retention within the development.

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 Density	6.0	4.3 (decrease in density)	9.0	4.5 (decrease in density)
Minimum Lot Area (sf) (1)	6,000	6,000	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft)	50	50	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

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 general location and size of open spaces. The development plan concept represented in **Figure 3** identifies two lot sizes, including a 50' x 120' lot size for the southern portion of the development, and a 45' x 115' lot size for the northern portion of the development. A large, common open space amenity is provided within the central area of the development, providing excellent pedestrian and vehicle access and visibility from all lots within the development. Two points of access will be provided along 175th Avenue near the central and southern ends of the site, with the southern entry providing joint access connectivity to the future subdivision to the south. The central entry terminates at the primary open space amenity, providing for an attractive entry experience as drivers and pedestrians enter the community. The internal roadway system provides a looped circulation pattern with vehicular and pedestrian connectivity between the two lot sizes and the central open space amenity. Additional access for emergency services will be provided from the future subdivision to the southeast via Sweetwater Avenue. See **Figure 3, Development Plan Concept** for a visual representation of the conceptual development plan for the property.

1.5 Circulation Plan

Heritage Farm is bounded by 175th Avenue to the west and Waddell Road to the north. 175th Avenue is classified as Residential Collector streets with a 35' half street right-of-way. Waddell Road is classified as a Major Arterial with a 65' half street right-of-way.

Primary access to the property will be from 175th via Waddell Road. The Loop 303 freeway is located approximately $\frac{3}{4}$ mile from the property, with a full freeway interchange at Waddell Road. Future residents can also access the property along 175th Avenue from the south via Cactus Road, where an additional freeway interchange is located.

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 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 connection to the central open space amenity.

1.6 Open Space, Trails and Amenities Plan

Heritage Farm will provide perimeter and internal open spaces, a central community amenity area and setback sidewalks that will encourage walking and pedestrian connectivity within the development and adjacent surrounding community. A 40' wide perimeter setback will be provided along 175th Avenue and will include landscaping and subdivision signage to identify the neighborhood. This 40' landscape setback exceeds the minimum setback requirement of 15' by more than double. Additionally, an average 60' wide landscape setback from back of curb will be provided on Waddell Road, providing an attractive buffer between the lots and the street. Additional open space is also provided at the northwest and northeast corners of the property, providing large landscape areas and pedestrian connectivity along Waddell Road.

A central neighborhood park will include active and passive recreational amenities such as a tot lot, sport court, shade ramada and picnic areas, informal play field, retention areas, sidewalks and landscaping to serve the residents within the development. Additional open space areas will be provided along the eastern portions of the development that will serve as retention basins and passive recreation for residents. Overall, the property will provide approximately 24% net residential acreage open space, a 20% increase in open space requirements per **Section 122-137(d)(2)**, Conventional Character Pattern of the City's Zoning Code. See **Figure 4, Open Space, Trails and Amenities Plan** for the conceptual design and location of all open spaces.

1.7 Landscape Theme and Community Character

The overall landscape theme will use elegant and traditional trees and shrubs that are found on the low-water use plant list. Primary trees may include Oak and Ash; with secondary trees including Evergreen Elm, Vitex, Bauhinia, and/or pollen free Swan-Hill Olive trees, among others. Plants may include Lantana, Indian Hawthorn, Boxwood, Lady Bank's Rose, Myrtle, Rosemary, Guara, and Verbena. A complete list of plant materials will be provided with the 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 natural earth tones and elegant simplicity that are characteristic of the site's agrarian history and rural setting. Theme walls and signage may use simple forms of stucco, wood, weathered steel and stacked stone veneer. To provide a pleasing contrast with the many shades of color present in the plant materials, the hardscape color scheme will be designed to complement the landscape palette, and will be accented with bright bursts of color at focal points and in site furniture. See **Figure 5, Monument and Fence Details** for those design concepts proposed within the development.

1.8 Drainage Master Plan

Due to the developed condition of the upstream properties, the site is not impacted by offsite stormwater flows. No offsite drainage facilities are anticipated to be required for the development of this project.

The community will provide full stormwater storage for both the onsite and adjacent half-street drainage. The stormwater storage facilities will be provided as surface retention basins within the open space tracts and will be sized for the 100-year 2-hour storm. The basins will be bled down within the required 36-hour time frame with the use of dual chamber dry-wells. All lots will drain to the street frontage and drainage will be conveyed overland within the street section to the basins.

All finished floors will be located a minimum of 1 foot above adjacent high water elevations or ultimate outfall of the site.

1.9 Water & Sewer Master Plans

Water

The water service provider for this area is EPCOR Water. A 12" public waterline exists in 175th Avenue immediately adjacent to the site. The community will be served with 8" public waterline within an EPCOR easement located within the internal local street right-of-ways. The waterline will be looped with the two connections being out to 175th Ave at the subdivision entrances. All lots will be served with individual meters located at the lot frontage.

Sewer

The wastewater provider for this area is the City of Surprise. The nearest available sewer main is a 12" line located at the intersection of Sweetwater and 175th Avenue, approximately 1,000 feet south of the project. An offsite sewer extension of a 12" public sewer main up 175th Avenue to the site will be required.

The community will be served with an 8" public gravity sewer within the internal local street right-of-way. The 8" public sewer will generally drain to the southeast corner of the site where it will connect to the 12" public sewer extension in 175th Avenue. All lots will be served with gravity sewer services.

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, 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.

2.0. EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

Heritage Farm is located on the southeast corner of 175th Avenue and Waddell Road within the City of Surprise. More specifically, the property is a rectangular-shaped parcel generally bounded by 175th Avenue to the west, Waddell Road to the north, large lot residential to the east, and vacant land to the south. The subject site is defined in **Appendix 1, Legal Description and ALTA Survey**.

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

502-04-004A, Truman MC LLC
502-04-006C, Truman MC LLC

2.2 Existing Land Use, General Plan Designation and Zoning

The Heritage Farm site is currently vacant land that was once used for agricultural purposes. Properties surrounding the site include single family residential property to the north, residential and vacant (future single family residential) land to the east, vacant (future single family residential) property to the south, and single family residential property to the west. See **Table 2** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The site is currently designated as *Neighborhood Character Area* with the City of Surprise 2035 General Plan. The site is also partially 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 Residential Ranch in the City of Surprise, permitting 1 dwelling unit per acre. The intent of this zoning district is to preserve aspects of the City's rural heritage through preservation of existing working farms, ranches and open space. 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	Residential Ranch
NORTH	Single family residential	Neighborhood	Planned Area Development (PAD)
EAST	Residential and vacant land	Neighborhood	Residential Ranch
SOUTH	Vacant	Neighborhood	Residential Ranch
WEST	Single family residential	Neighborhood	Planned Area Development (PAD)

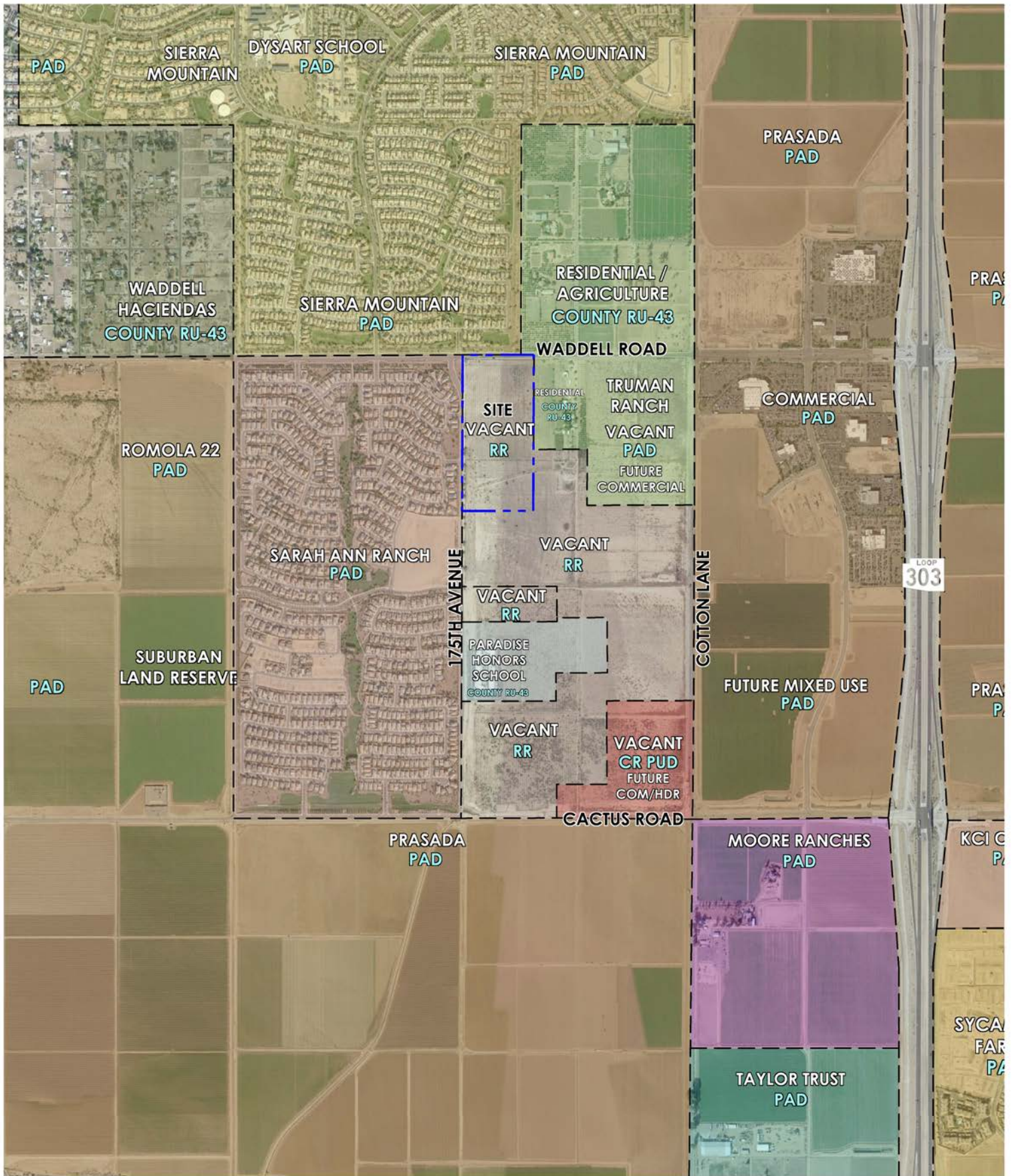
2.3 Regional Facilities and Services

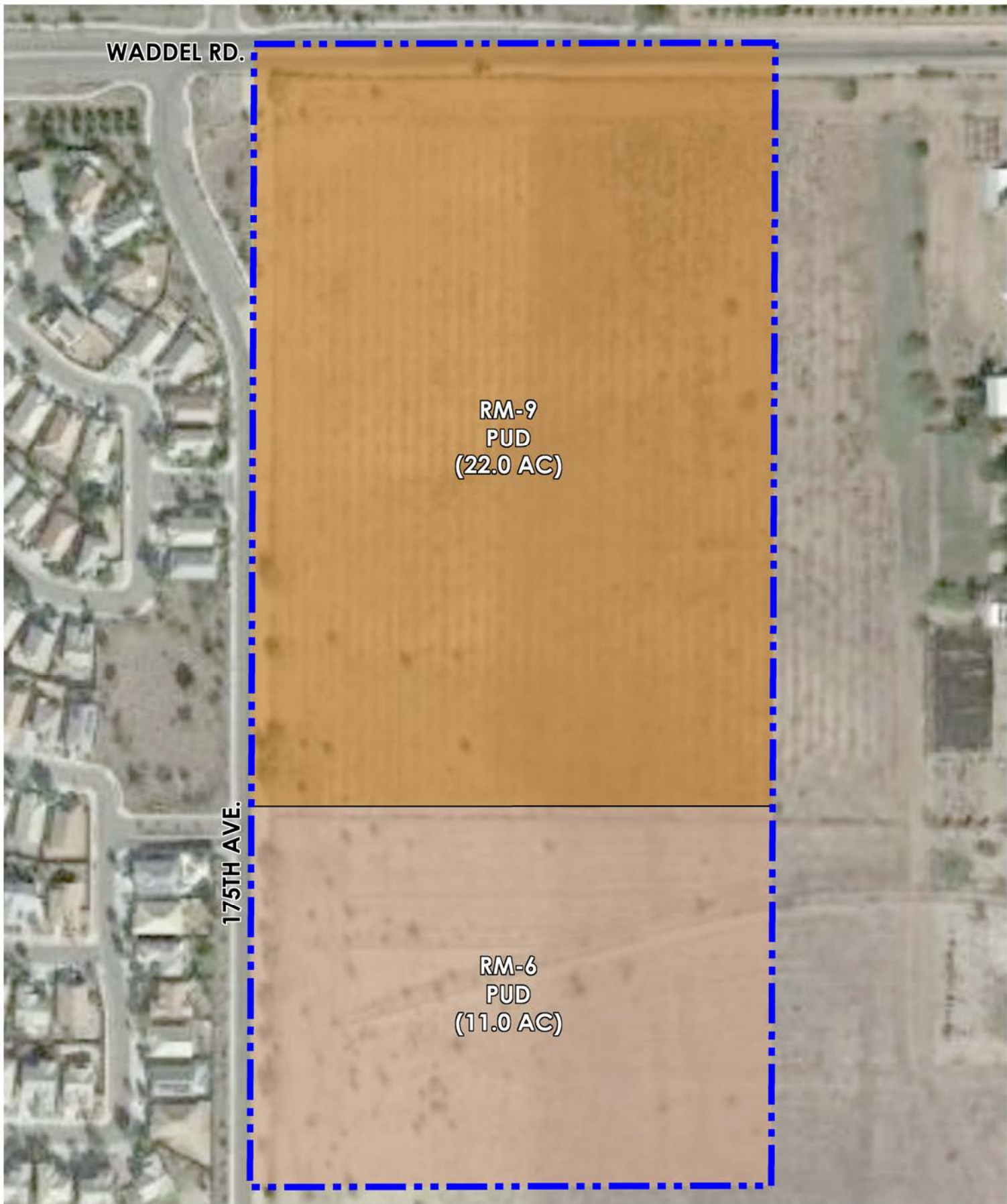
The Heritage Farm property has recently been annexed into the City of Surprise, and as such is within the City of Surprise Municipal Planning Boundary. **Figure 1, Vicinity Map** shows the jurisdictional limits of the City of Surprise city limits in relation to lands within unincorporated Maricopa County.

The proposed property is approximately $\frac{3}{4}$ 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 Waddell Road to the north and 175th Avenue to the west.

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 Honors School, a K-12 charter school, is also located $\frac{1}{4}$ mile south of the property at 12775 N. 175th Avenue.

Since the property has been annexed 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.





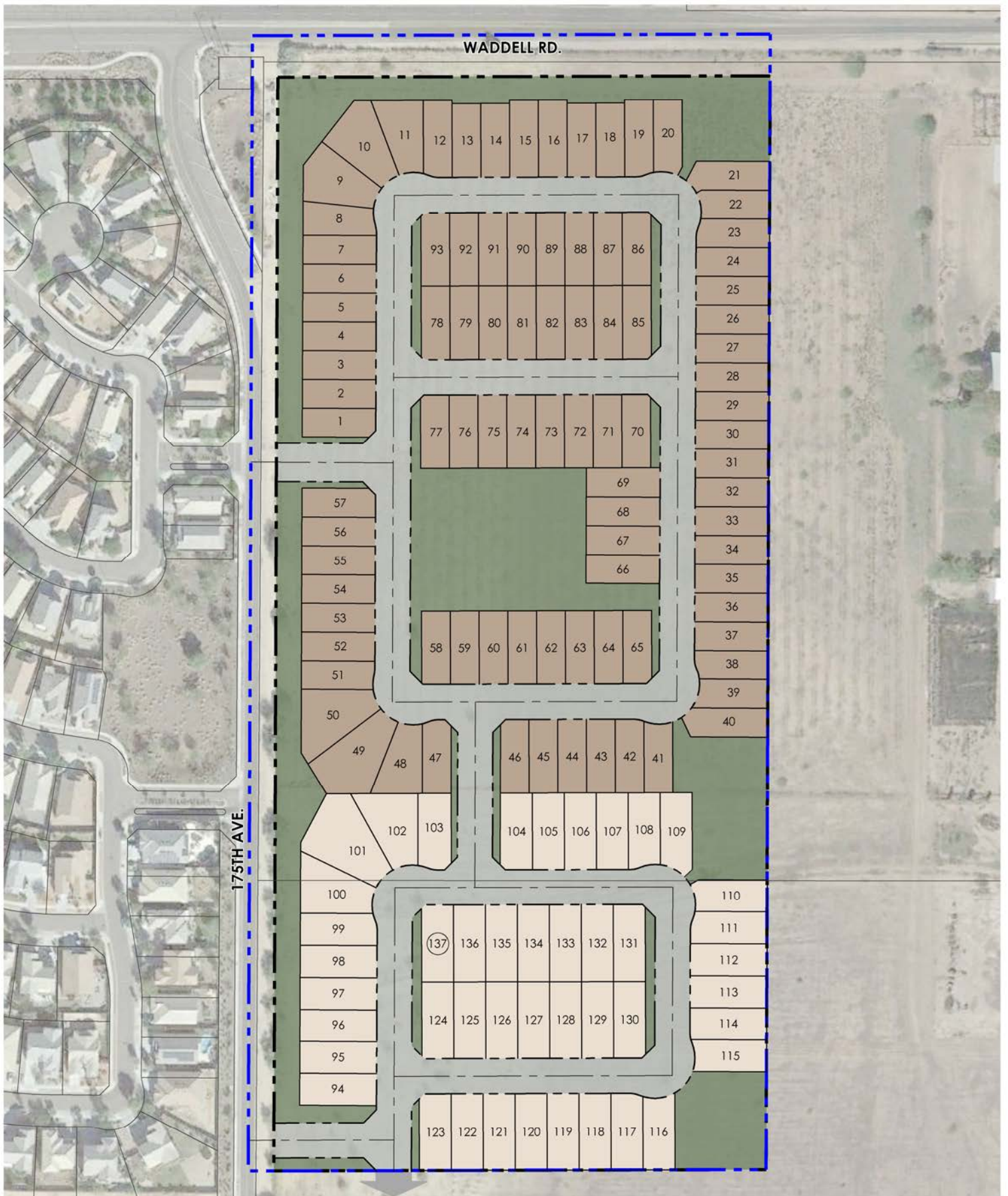
WADDEL RD.

RM-9
PUD
(22.0 AC)

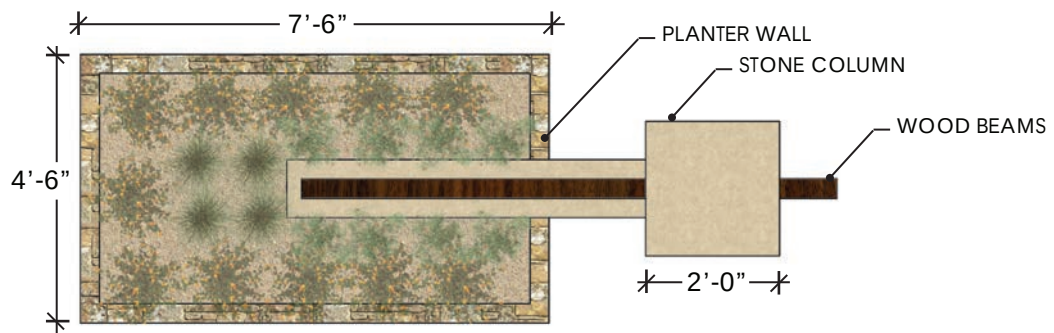
175TH AVE.

RM-6
PUD
(11.0 AC)

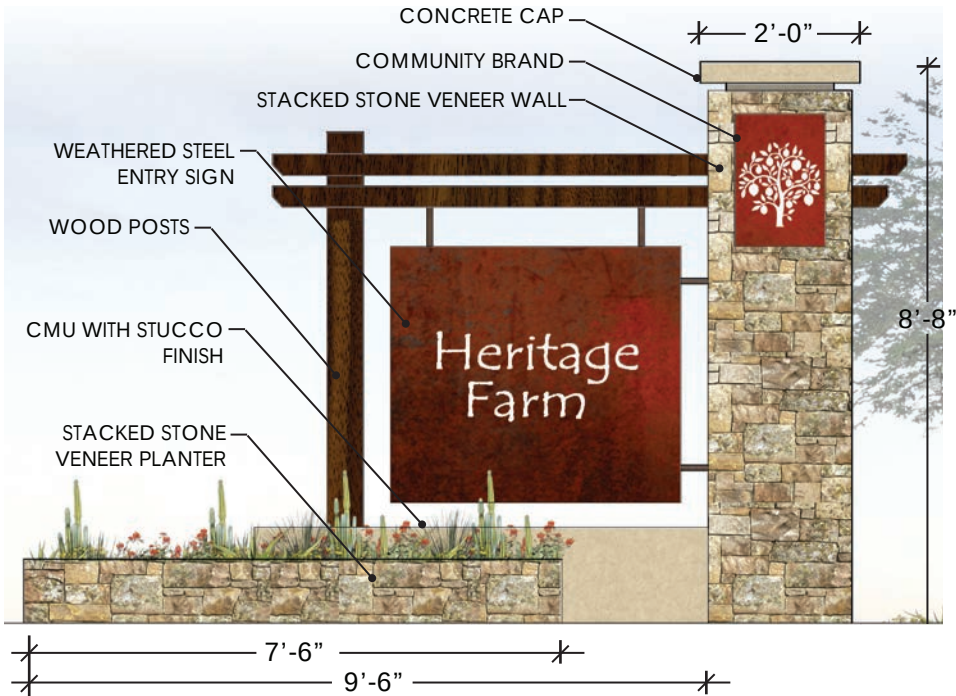








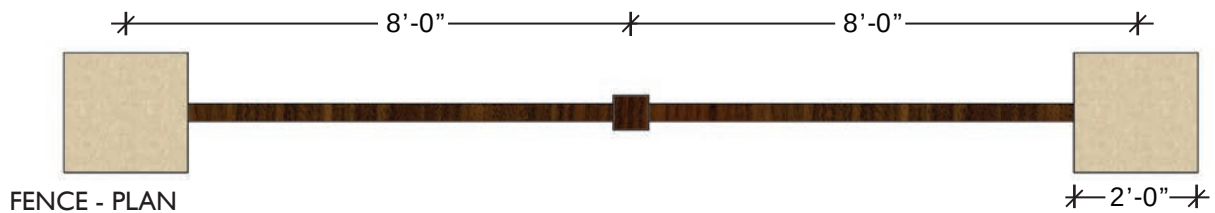
SIGN - PLAN VIEW



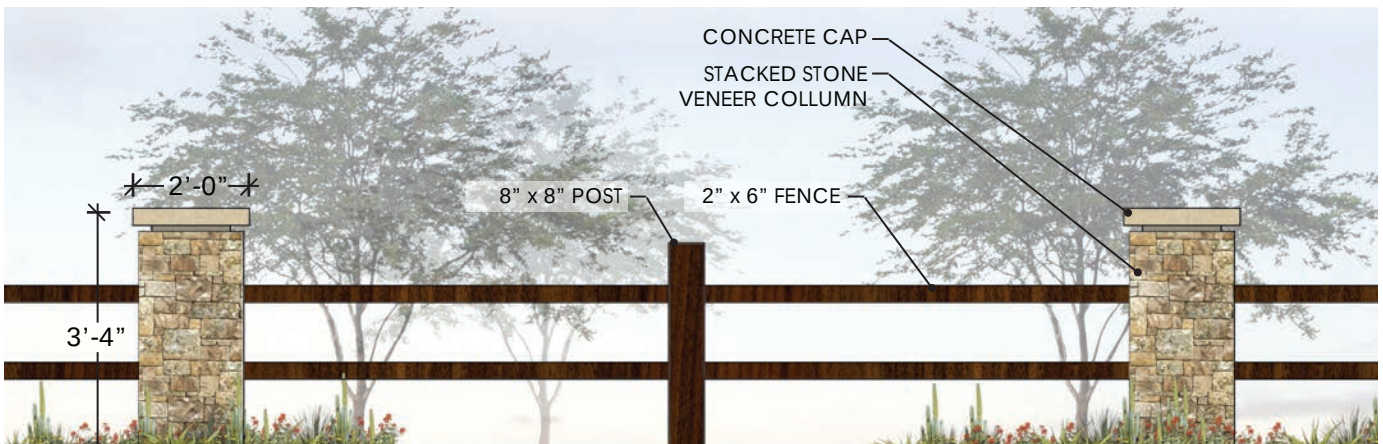
SIGN - ELEVATION A



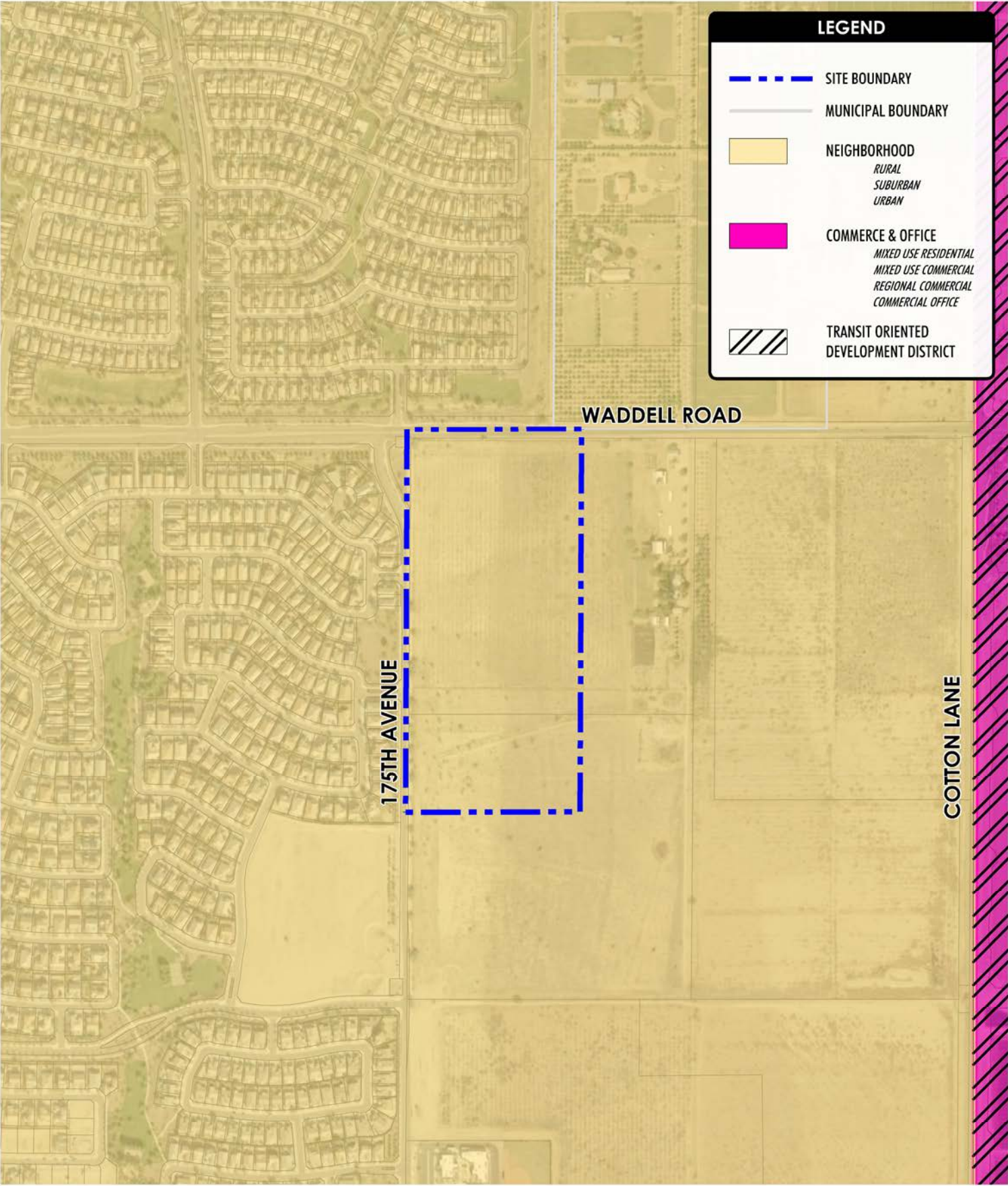
SIGN - ELEVATION B

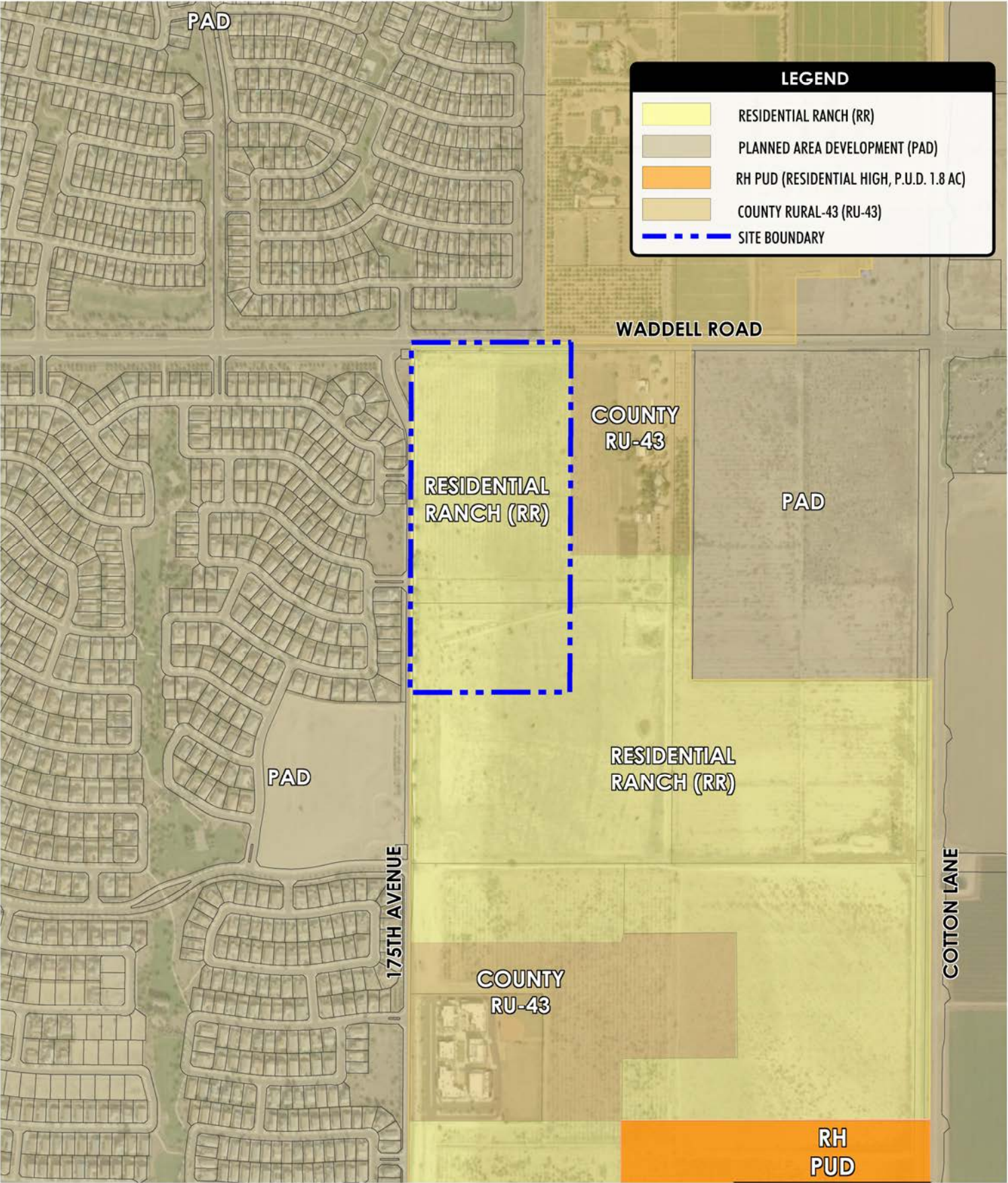


FENCE - PLAN



FENCE - ELEVATION





SCALE: NTS 



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

14 September 2017

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

Ms. Jamie Sullivan
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-530; Heritage Farm

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Rezone with Planned Area of Development and Preliminary Plat Application for Heritage Farm. The site is on 33 plus acres located at the southeast corner of 175th Avenue and Waddell Road in Surprise AZ. The applicant is proposing a rezoning from RU-43 (Rural 43), one dwelling unit per acre to RM-9 (Residential Medium Density). The development will include up to 145 residential units for a density of 4.39. The site is approximately three miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Since Heritage Farms 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", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

Robert Kuhfuss

From: Michael Wilson <MWilson@azdot.gov>
Sent: Tuesday, September 12, 2017 2:01 PM
To: Jamie Sullivan
Cc: Vanessa Nunez; Michael Wilson
Subject: FS17-530 Heritage Farm
Attachments: 20170912131431529.pdf

Jamie.....I've reviewed the proposal for SFR rezoning, preliminary platting, and conceptual layout, for Heritage Farm at SEC of Waddell and 175th AVE. Primary ingress-egress to the development looks to be 175th AVE, which will connect to Waddell Road approximately 1 mile from ADOT's nearest facility, which is the 303. This proposal as submitted causes no concerns to ADOT. Officially ADOT's position is one of neutrality, neither supporting or opposing the project. Thank you for the opportunity to review and comment. Mike

Michael (Mike) Wilson, SR/WA
ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coord.
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175
WWW.AZDOT.GOV

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PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Heritage Farm

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) 10/04/17

Future Council Work Session/Meetings target dates Planning and Zoning 9/7/17, City Council 10/3/17

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



S U R P R I S E

A R I Z O N A

Planning & Zoning Commission

February 1, 2018

Heritage Farm

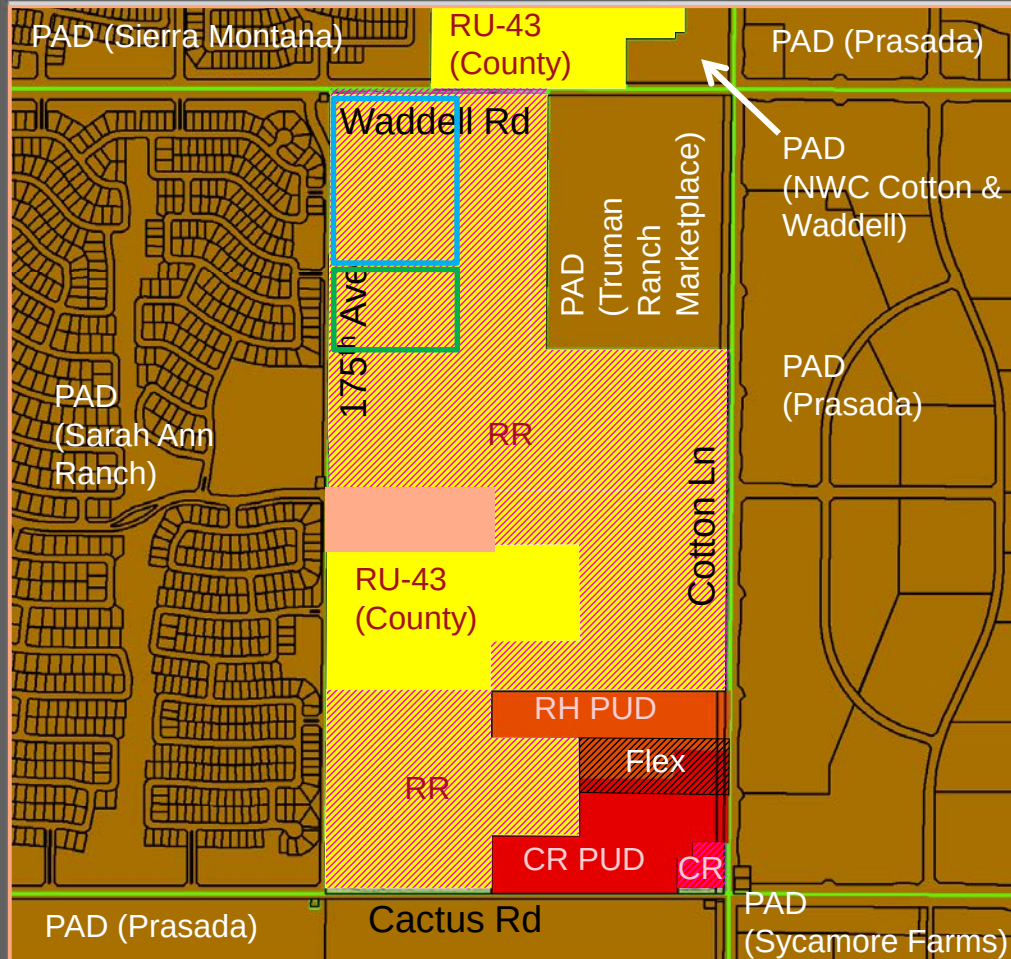
Zone Change and Preliminary Plat

FS17-530



Previously associated with the Magnolia Project





Zone Change

- Existing County RU-43 Zoning
- Existing Surprise RR Zoning*
- Existing Surprise RM-9 PUD Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise PAD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning
- Existing Surprise CR Zoning*

- Subject Property – Zone Change from RR to RM-9 PUD**
- Subject Property – Zone Change from RR to RM-6 PUD**

*Post-Annexation zoning approved as part of Annexation request under FS16-427

Original Configuration and Relationship



Zone Change

PUD OVERLAY

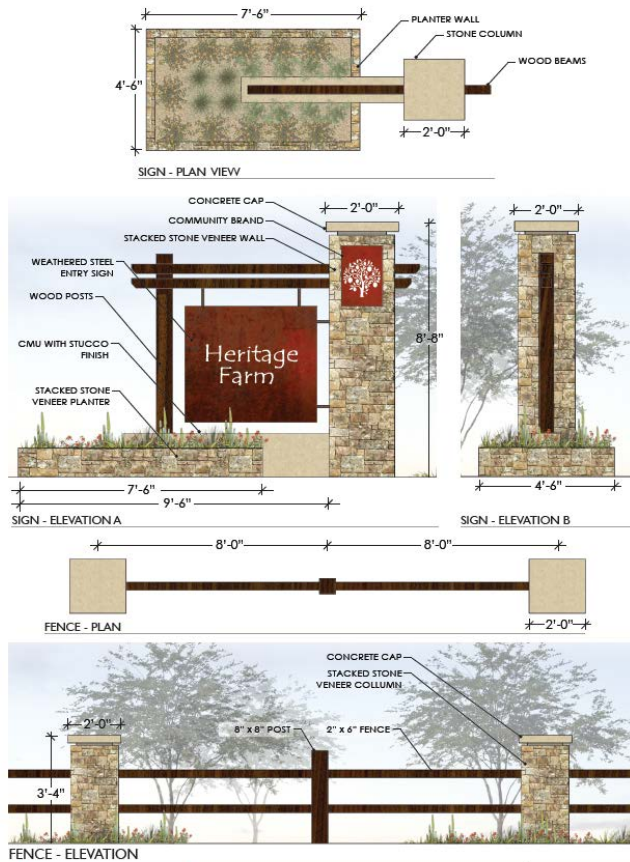
Zone Change

- Removes Community Pool requirement
- Adjusts Roadway Landscape Buffers
- Adjusts size of turf area associated with recreation field
- Adjusts driveway width and area
- Amends development 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 Density	6.0	4.3 (decrease in density)	9.0	4.5 (decrease in density)
Minimum Lot Area (sf) (1)	6,000	6,000	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft)	50	50	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Zone Change



HERITAGE FARM
SURPRISE, AZ

FIGURE 5-MONUMENT SIGN AND FENCE DETAILS Kimley + Horn
08.30.2017



HERITAGE FARM
SURPRISE, AZ

FIGURE 4-OPEN SPACE, TRAILS, & AMENITIES PLAN Kimley + Horn
11.30.2017

Preliminary Plat

LOT	FRONT SETBACK (FT)	GARAGE SETBACK (FT)	LOT WIDTH AT WORK FRONT SETBACK (FT)
8	17	25	43
9	19	27	45
10	19	27	45
11	18	26	43
21	23	31	48
42	18	27	45
43	18	26	43
44	18	27	45
50	18	27	45
100	19	27	45
101	18	26	43
102	18	26	43

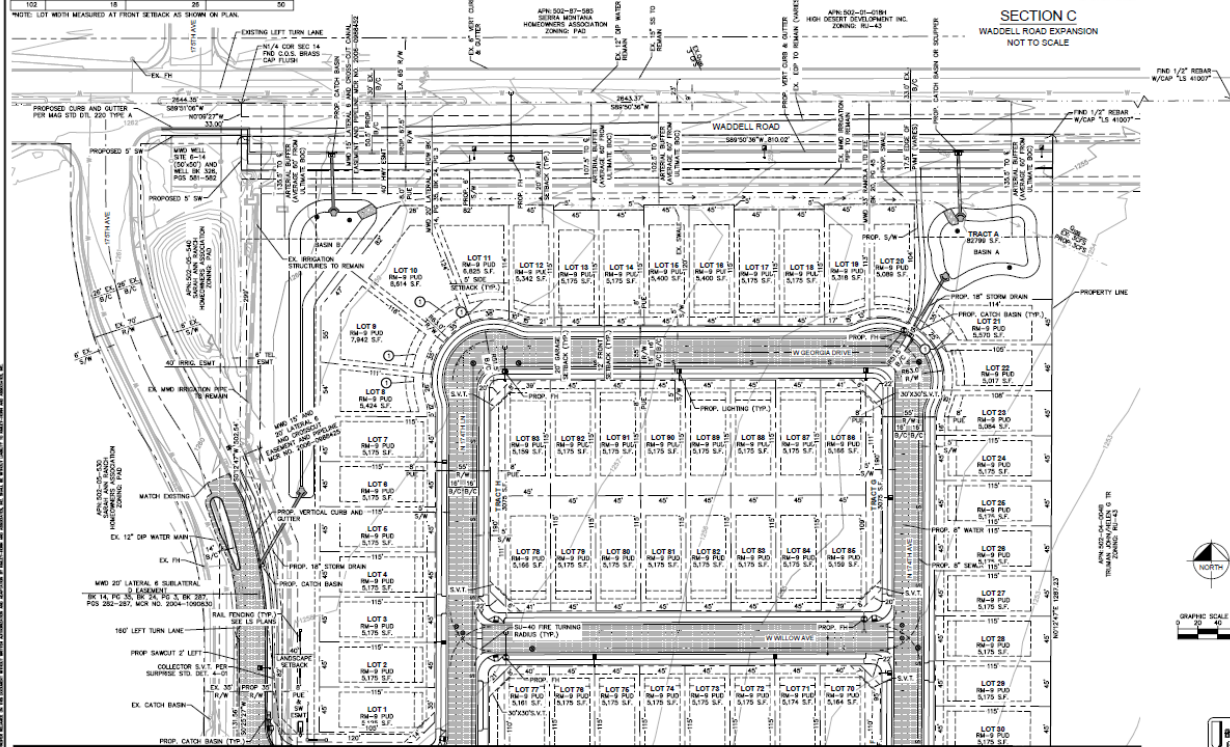
NOTE: LOT WIDTH MEASURED AT FRONT SETBACK AS SHOWN ON PLAN.

NOTES

- FOR FRONT SETBACK AND GARAGE SETBACK REFER TO TABLE ON SHEET 2. SETBACKS NOT INDICATED SHALL BE PER TYPICAL MINIMUM SETBACKS.

NOTE: WADDELL ROAD STRIPPING ALONG PORTION OF PROJECT SHALL REMAIN IN CURRENT CONFIGURATION. WHO WILL SITE CONSTRUCTION TO THE WEST IRRIGATION CATCH BASIN SOUTHERN SIDE OF WADDELL ROAD AND R/W CONSTRUCTION TO THE EAST DO NOT ACCOMMODATE. ADDITIONAL LANDS BEYOND CURRENT CONSTRUCTION ARE NOT BEING CONSIDERED. CONSTRUCTION IS NOT FEASIBLE WITH THIS PROJECT. SOUTHERN CURB LINE WILL BE CONSTRUCTED TO ULTIMATE LOCATION. CURB LINE WILL BE

SECTION C WADDELL ROAD EXPANSION NOT TO SCALE



Kimley-Horn
HERITAGE FARM
PRELIMINARY PLAT
SURPRISE, ARIZONA

SCALE: 1/4" = 10' (PLAN)
1/8" = 10' (SECTION)
DESIGNED BY: KHA
CHECKED BY: KHA
DATE: 12/02/2017

PROJECT NO.: 29102
DRAWING NAME: SDCSP

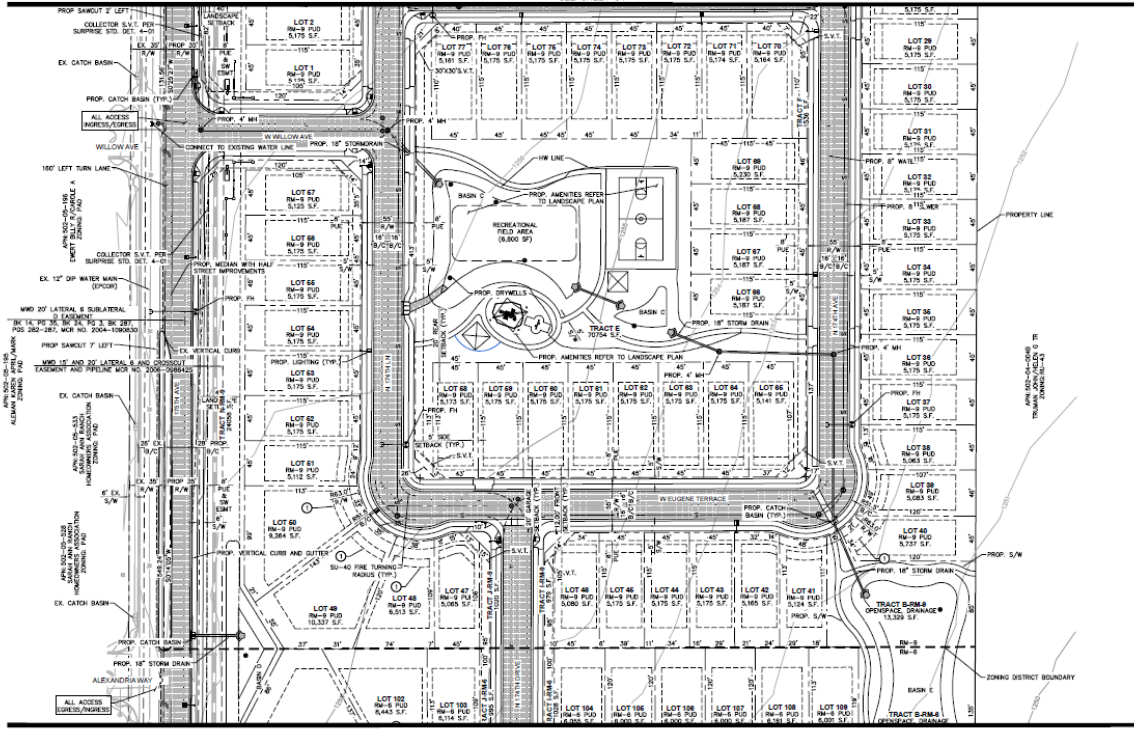


02 OF 04

NOTES

- FOR TRUNK SETBACK AND GARAGE SETBACK
REFER TO TABLE ON SHEET 8. SETBACKS NOT
INDIVIDUALLY SHOWN SHALL BE PER TYPICAL
MINIMUM TABLES.

SEE SHEET 04



SEE SHEET 04



PROJECT NO.
2010150
DRAWING NAME
5000P
03 OF 04

HERITAGE FARM
PRELIMINARY PLAT
SURPRISE, ARIZONA

Kimley-Horn
© 2017 KIMLEY-HORN & ASSOCIATES, INC.
1000 N. GILBERT AVENUE, SUITE 100
SURPRISE, ARIZONA 85084
DATE: 12/20/2017

DATE	12/20/2017
BY	100
CHECKED	100
APPROVED	100
DATE	12/20/2017

Preliminary Plat



Preliminary Plat



[illegible]

WAGLER ROAD

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

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TRACT AC

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TRACT EQ

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EXISTING ZONING: RESIDENTIAL RANCH (RR)	NUMBER OF LOTS: 17
PROPOSED ZONING: SOUTHERN PORTION R10 10.64 ACRES	GROSS ACREAGE (TO CL OF WADSWELL AND 17TH AVE): 33.01 AC - 1,643,071 SF NET ACREAGE (TO CL OF WADSWELL AND 17TH AVE): 4.15 DUNA
NORTHERN PORTION RM4-PD 20.71 ACRES	NET ACREAGE (EXCLUDES EXTERNAL ROW): 50.67 AC - 2,200,001 SF NET DENSITY (EXCLUDES EXTERNAL ROW): 4.66 DUNA NET ACREAGE (EXCLUDES ALL ROW): 24.16 AC - 1,052,414 SF
ADJACENT ZONING: WEST: SAGEHAWK RANCH, PUD EAST: RESIDENTIAL - SURROUND RESIDENTIAL RANCH VACANT, RR SOUTH: VACANT, RR NORTH: MONTANA, P40	ACREAGE IN EXTERNAL ROW: 0.34 AC ACREAGE IN INTERNAL ROW: 2.64 AC TOTAL ROW: 2.98 AC 24% OF TOTAL AREA REQUIRED AND OPEN SPACE (24.16%)

SHEET	SHEET TITLE
01	PRELIMINARY LANDSCAPE COVER
02	PRELIMINARY LANDSCAPE PLAN
03	PRELIMINARY LANDSCAPE PLAN
04	PRELIMINARY LANDSCAPE PLAN
05	WALL PLAN
06	WALL DETAILS
07	ENTRY MONUMENT DETAILS



Preliminary Landscape

Preliminary Landscape

PLANTING KEY

TREES

- BOTANICAL NAME / COMMON NAME
Baccharis lanifolia / Anacacho Orchid
- Fraxinus utah / Shamel Ash
- Olea europaea 'Satan Hill' / Satan Hill Olive
- Pistacia / Red Push Pistache
- Quercus virginiana / Southern Live Oak
- Sophora secundiflora / Texas Mountain Laurel
- Ulmus parvifolia / Lacebark Elm
- Vitex angusticaulis 'Montrose Purple' / Montrose Purple Tree

SHRUBS

- BOTANICAL NAME / COMMON NAME
Ceanothus pulcherrimus / Red Bird of Paradise
- Callistemon citrinus 'Little John' / Dwarf Bottlebrush
- Dodonaea viscosa / Hop Bush
- Eremophila biophratica / Blue Bell
- Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage
- Leucophyllum lanum / Rio Bravo Sage
- Plumbago auriculata / Cape Plumbago
- Rhus glabra / Georgia Petiole Indian Hawthorne
- Rhus 'Redland' / French Oak Rose
- Rosmarinus officinalis / Upright Rosemary
- Simmondsia chinensis 'Violet' / Compact Japoda
- Tecoma 'Giant Gold Star' / Yellow Bell

SCALED PLANTS

- BOTANICAL NAME / COMMON NAME
Bouteloua gracilis / Blonde Ambition Grass
- Dasylirion quadrangulum / Toothless Spoon
- Guava Indefinitum / Pink Guava
- Hesperaloe parviflora / Red Yucca
- Hesperaloe parviflora 'Yellow' / Yellow Yucca
- Muhlenbergia capillaris 'Regal Mist' / Gulf Muhly
- Muhlenbergia rigida 'Nashville' / Purple Muhly

GROUNDCOVERS

- BOTANICAL NAME / COMMON NAME
Glandularia goodenifolia / Goodenifolia
- Lantana camara 'New Gold' / New Gold Lantana
- Lantana montevidensis / Purple Trailing Lantana
- Lantana montevidensis 'Munna' / White Trailing Lantana
- Melampyrum nemorosum / Blackfoot Daisy
- Penstemon parryi / Parry's Penstemon
- Teucrium chamaedry 'Prostratum' / Prostrate Germander

MATERIALS

DESCRIPTION

- Decomposed Granite (DG) Planting Area
- 1/2" Screened, Express Brown, 2" Depth Min.
- Turf Hybrid Bermuda
- Bermuda Thatch 4.0" Thick

NOTES

1. ALL OAK AND ELM TREES INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL HAVE THEIR MAIN LEADING INTACT.
2. ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL SHALL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 4.14.
3. TREES WITHIN SIGHT TRIANGLE AREAS OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 36 INCHES.
4. NO SHRUBS, ACCENTS, OR GROUNDCOVERS WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.

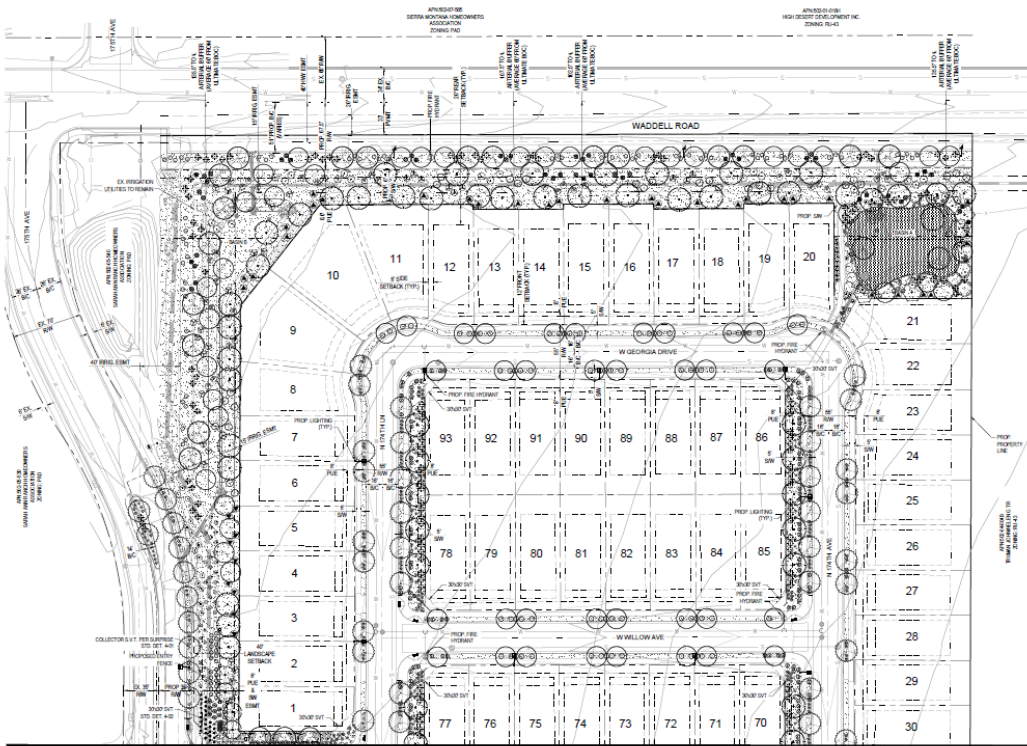
GRAPHIC SCALE IN FEET



PROJECT NO.
2017-001
DATE
02-14-2017
DRAWN BY
R. H. HORN
CHECKED BY
R. H. HORN
SCALE
AS SHOWN

Kimley-Horn
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA

DATE: 02/14/2017
TIME: 10:00 AM
PROJECT: 2017-001
SHEET: 03 OF 07



SEE SHEET 03

HERITAGE FARM

PRELIMINARY | LANDSCAPE PLAN

SURPRISE, ARIZONA



EXPRESS 03/31/2019
PROJECT NO. 29101502
DRAWING NAME 500LS
04 OF 07



04 (F 07

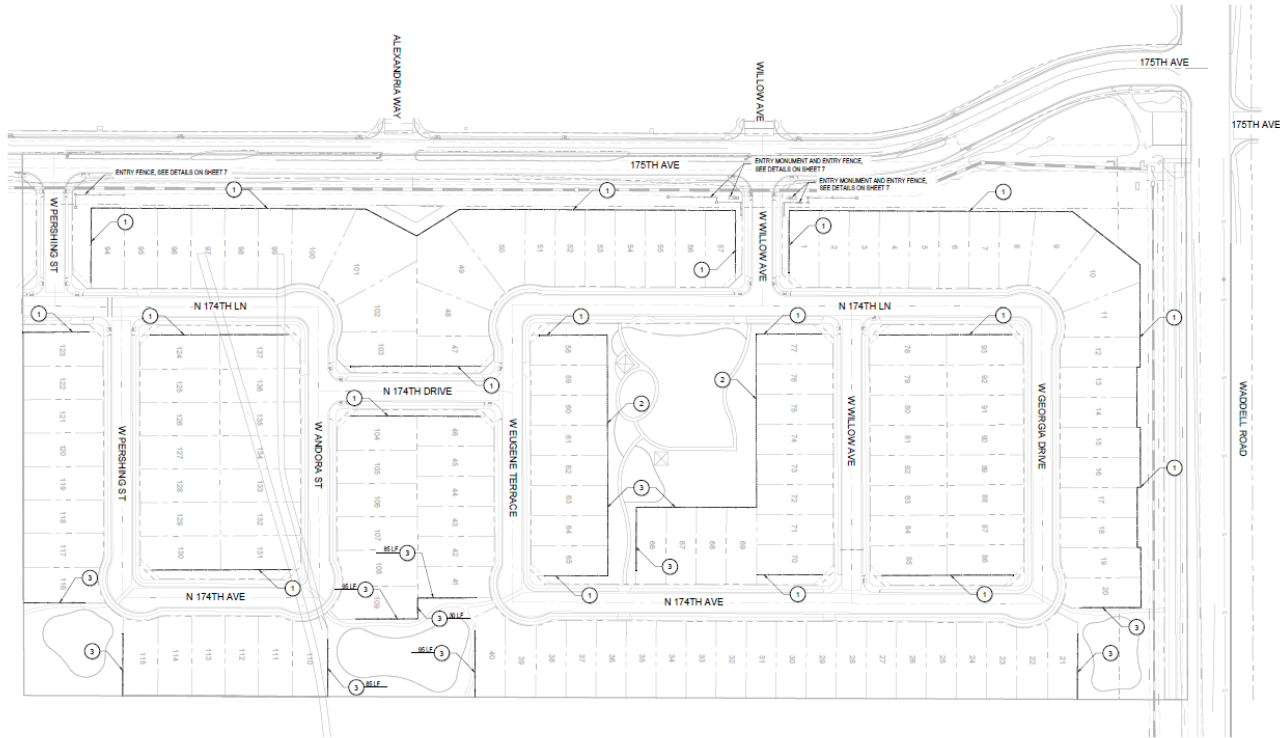
Preliminary Landscape

Kimley»Horn

HERITAGE FARM
WALL PLAN
SURPRIS, ARIZONA



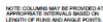
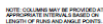
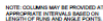
DATE: 05/02/2018
PROJECT NO.: 20181001
DRAWING NAME: 300121
05 OF 07



WALL KEY

WALL	WALL DESCRIPTION
1	THREAT WALL - SEE DETAIL 1, SHEET 06
2	PARTIAL VIEW FENCE A - SEE DETAIL 2, SHEET 06
3	PARTIAL VIEW FENCE B - SEE DETAIL 3, SHEET 06

Binary shape

[illegible]

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: RAS
CHECKED BY: ASD
DATE: 12/22/2017

HERITAGE FARM
WALL DETAILS
SURPRISE, ARIZONA



EXP. DATE 03/31/2019
PROJECT NO.
29101502
DRAWING NAME
5002LS
06 OF 07



Staff Recommendations:

Zone Change: **Approve** subject to stipulations “a” and “b”

Preliminary Plat: **Approve** subject to stipulations “a” thru “e”



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

February 1, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	February 1, 2018	Contact Person:	Robert H. 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 in the RM-6 PUD and RM-9 PUD zoning districts, general located at the southeast corner of 175th Avenue and Waddell Road

Motion:

Move to recommend approval to the City Council subject to stipulations “a” through “e” as listed in the Staff Report.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of Turman MC, LLC seeks approval of a Preliminary Plat in the RM-6 PUD and RM-9 PUD zoning districts. The proposed Preliminary Plat will provide 93 single-family lots in the RM-9 PUD zoning district as well as 44 single-family residential lots in the RM-6 PUD zoning district. The project anticipates the development standards being amended through a related Zone Change being discussed 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 - FS17-530 - Heritage Farm Preliminary - Staff Report](#)
- ☐ [01 - FS17-530 - Heritage Farm Preliminary - Vicinity Map](#)
- ☐ [02 - FS17-530 - Heritage Farm Preliminary - Case Map](#)
- ☐ [03 - FS17-530 - Heritage Farm Preliminary](#)
- ☐ [04 - FS17-530 - Heritage Farm Preliminary - LS Plan](#)

- ☐ [05 - FS17-530 - Heritage Farm Preliminary - Luke AFB Comments](#)
- ☐ [06 - FS17-530 - Heritage Farm Preliminary - ADOT Comments](#)
- ☐ [07 - FS17-530 - Heritage Farm Preliminary - MWD Comments](#)
- ☐ [08 - FS17-530 - Heritage Farm Preliminary - 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: FS17-530

Project Name: Heritage Farm Preliminary Plat

Council District: 3

Meeting Date: February 1, 2018

Planner: Robert H. Kuhfuss, AICP

Owner: Truman MC, LLC

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of Truman MC, LLC

Request: Preliminary Plat in the RM-6 PUD and RM-9 PUD zoning districts

Site Location: Generally located at the southeast corner of 175th Avenue and Waddell Road

Site Size: 22 acres (RM-9 PUD)
11 acres (RM-6 PUD)
33 acres total

Density: 4.3 DU/Ac (RM-9 PUD)
4.5 DU/Ac (RM-6 PUD)
4.4 DU/Ac (overall)

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 'e'

41 **Introduction:**

42
43 Initially, the applicant sought approval of five (5) separate requests in what was then a county island
44 located in the western portion of Surprise, near Sarah Ann Ranch. Those five requests are listed
45 below:

46
47 Case FS16-391 – 175th & Sweetwater

- 48 • Zone Change from RR to RM-9 PUD
- 49 • Preliminary Plat

50 Case FS16-392 – Magnolia

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

54 Case FS16-427 – Annexation

55
56 The two Zone Change requests and their related Preliminary Plats were presented to the Planning
57 and Zoning Commission, who made a favorable recommendation to the City Council. The City
58 Council approved the annexation on January 17, 2017, but continued the two Zone Change
59 requests and two Preliminary Plats to a date-certain of February 7, 2017 at the applicant's request.
60 During the February 7, 2017 City Council meeting, the applicant informed the Council that due to
61 contractual issues, the collective of projects could not move forward at that time. The Council then
62 remanded two Zone Change requests and two Preliminary Plats back to the Planning and Zoning
63 Commission until such time as the development plans could be revised. Since that time, the various
64 owners of the previous land assemblage have been working to bring forth revised submittals
65 independently. The subject case is the second of those revised submittals. A related Zone Change,
66 also submitted under this case number, is discussed under separate cover.
67

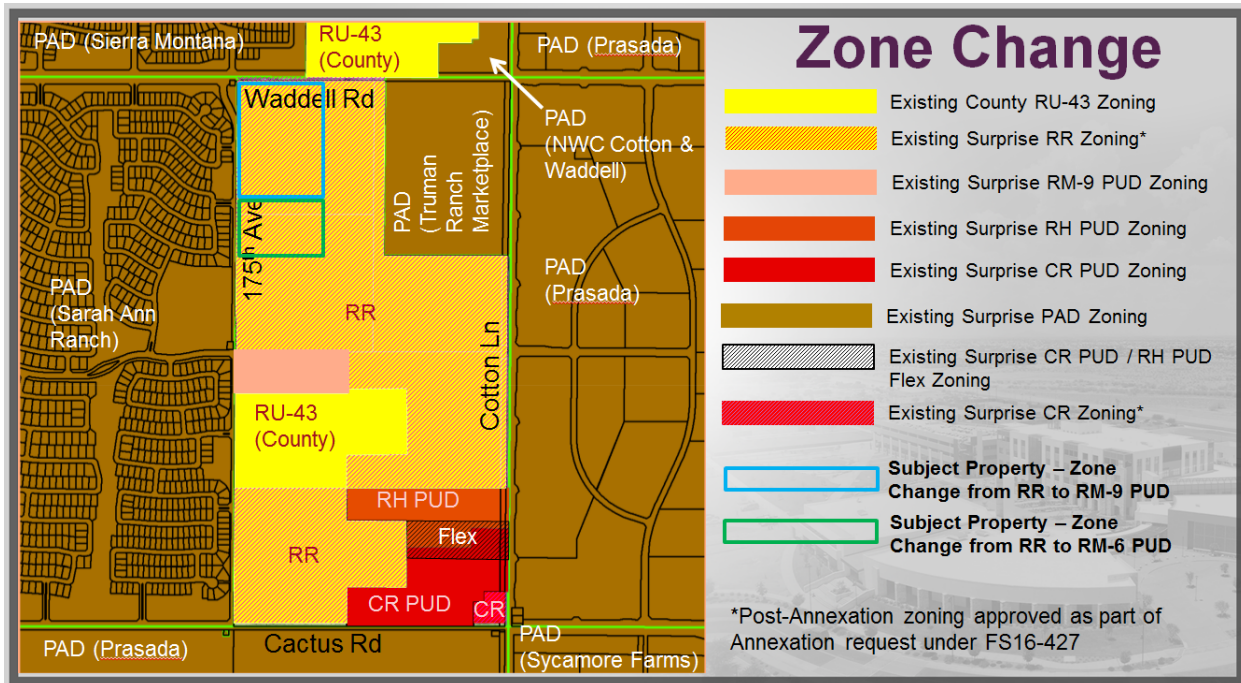
68 **Project Description:**

69
70 The subject request involves a 137-lot Preliminary Plat on approximately 33 acres located at the
71 southeast corner of 175th Avenue and Waddell Road. The proposed Preliminary Plat will provide 93
72 single-family lots in the RM-9 PUD zoning district as well as 44 single-family residential lots in the
73 RM-6 PUD zoning district.
74

75 Concurrent with this request is a Zone Change from RR to RM-9 and RM-6, each with a PUD Overlay
76 to allow modifications from the base development standards, which is discussed in detail under
77 separate cover; however, to summarize, the RM-6 development standards remain as currently
78 stated in the SUDC, but through the PUD Overlay, the density is capped to 4.3 DU/Ac as opposed to
79 6 DU/Ac. Similarly, the RM-9 development standards increase the lot area and lot width, and will
80 cap the density at 4.5 DU/Ac. The PUD Overlay also deletes the Community Pool requirement,
81 adjusts the roadway landscape buffers, adjusts the size of the turf areas, and adjusts the area and
82 width of driveways. The subject Preliminary Plat is consistent with these changes.
83
84

Existing Zoning:

The following map and associated chart depict the existing zoning of the subject site and its surrounds. Note that the subject request anticipates the prior rezoning of the subject property.



PAD (Sierra Montana)	PAD (Sierra Montana) and Rural-43 (County)	Residential Ranch (RR)
PAD (Sarah Ann Ranch)	Residential Ranch (RR)	Residential Ranch (RR)
PAD (Sarah Ann Ranch)	Residential Ranch (RR)	Residential Ranch (RR)

Background:

April 21, 2016: Staff discussed a proposal involving the subject property during a regularly scheduled Concept Review meeting under CR16-171.

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 and Preliminary Plat under case FS16-391. The applicant filed a second request for a companion Zone Change and Preliminary Plat under case FS16-392. The latter also included an annexation request.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property.

October 19, 2016: The applicant held a neighborhood outreach meeting to discuss the larger Magnolia project.

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

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 15, 2016: The Commission continued FS16-391 to a date-certain of January 5, 2017 due to an advertising error.

January 5, 2017: The Planning and Zoning Commission recommended approval of the requested zone change under FS16-391 subject to staff-recommended stipulation "a" through "c".

January 17, 2017: The City Council approved the annexation of the subject property under case FS16-427.

January 17, 2017: The City Council continued FS16-391 and FS16-392, a companion case, to a date-certain of February 7, 2017 at the applicant's request.

February 7, 2017: The City Council remanded FS16-391 and FS16-392, to the Planning and Zoning Commission at the request of the applicant.

September 11, 2017: The applicant submitted a request for a Zone Change and Preliminary Plat under case FS17-530, the subject case.

October 3, 2017: The City Council approved a Zone Change for 175th and Sweetwater under case FS16-391.

October 4, 2017: The applicant held a neighborhood outreach meeting to discuss the subject request.

December 19, 2017: The City Council approved a Preliminary Plat for 175th and Sweetwater under case FS17-403.

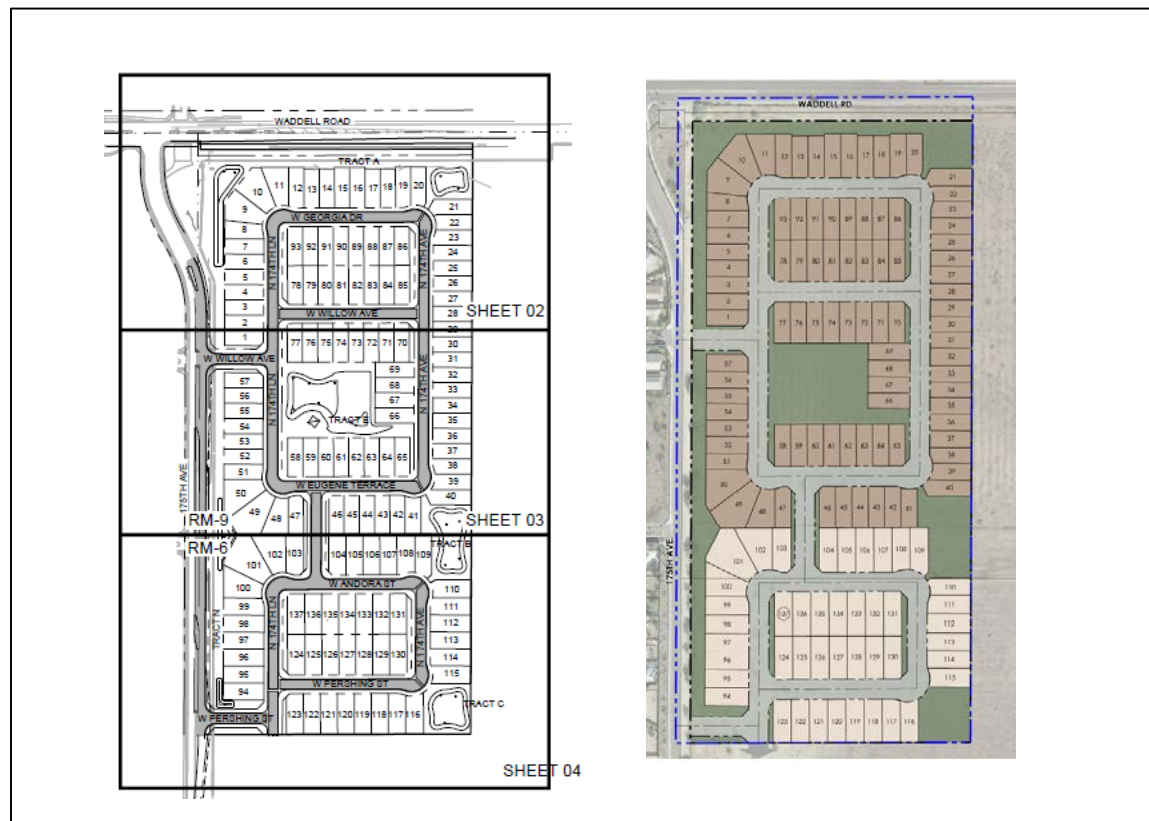
[Continued following page.]

Citizen Outreach:

While outreach is not required for Preliminary Plats, the site was posted in accordance with the SUDC and state statute as part of the associated zone change. 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. The applicant held a second outreach meeting on October 4, 2017, which was also well attended. The applicant received one (1) written comment relating to the need for street improvements in the area. No revisions to the proposed development plan were necessitated as a result of any feedback received.

Analysis and Discussion:

As noted previously, a related Zone Change is discussed under separate cover. The following image, taken from Figure 2 of the proposed zoning narrative depicts the anticipated lotting for the project. This lotting configuration is expressed in the subject Preliminary Plat which follows.



[Continued following page.]

The following table as taken from the approved zoning narrative, and reflected in the proposed Preliminary Plat, expresses the approved development standards applicable to the site. Those items expressed in red font deviate from the base standard.

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 Density	6.0	4.3 (decrease in density)	9.0	4.5 (decrease in density)
Minimum Lot Area (sf) (1)	6,000	6,000	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft)	50	50	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

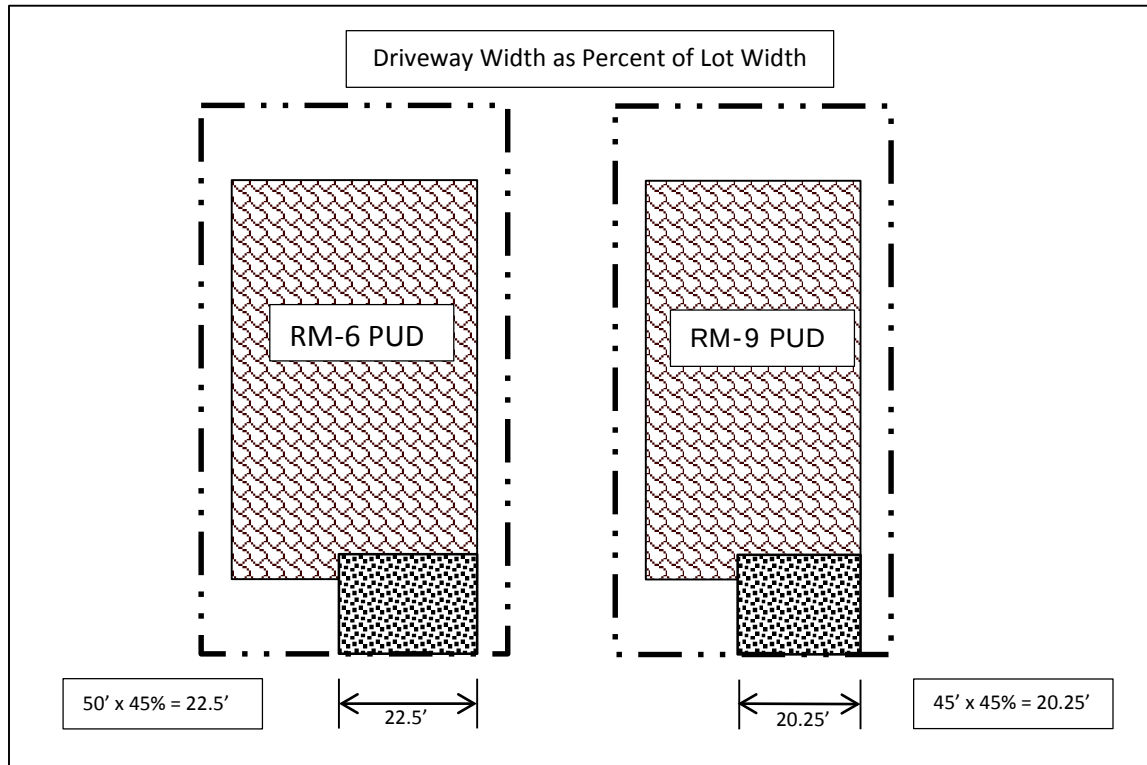
As noted in the narrative, Section 122-137(r) of the SUDC requires a community swimming pool for Medium Density Residential projects of 60 or more units. The applicant proposes the deletion of this requirement through the associated PUD Overlay. The rationale being that as a single-family development with 20' rear setbacks, ample space will be available on each lot to accommodate a private pool should that homeowner chose to do so.

The applicant also proposes altering the perimeter open space configuration from that required by the SUDC. Section 122-137(e)(1)a requires an open space tract of not less than 60' in width adjacent to arterials and parkways. The applicant proposes an average width of 60', which is borne out in the associated Preliminary Plat. The applicant further proposes the deletion of the requirement to orient perimeter houses along a single-loaded street.

Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units, each field to have a minimum turf area of not less than 3.5 acres. The applicant proposes the remove of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed development.

Also, there is a provision in the current SUDC which limits the width of a residential driveway to 30% of the lot's width. The proposed minimum lot width is 50' for the RM-6 portion and 45' for the RM-9 portion. If limited to 30%, the driveways would only be 15' and 13.6' wide, respectively. Since a typical garage is 20' wide, increasing the allowable driveway width from 30% to some higher number make sense. The applicant proposes 45%, which would allow for a 22.5' wide driveway in the RM-6 portion, and 20.25' in the RM-9 portion.

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213 There is also a provision in the current SUDC which limits the area of a residential driveway to 30%
214 of the required front yard area, which is that area located between the front setback line and the
215 front lot line. Again, the proposed minimum lot widths are 50' and 45', while the proposed
216 minimum front setback is 12'. 30% of the resulting area will not accommodate a driveway;
217 however, increasing to 45% will accommodate the proposed driveway widths.

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[Continued following page.]

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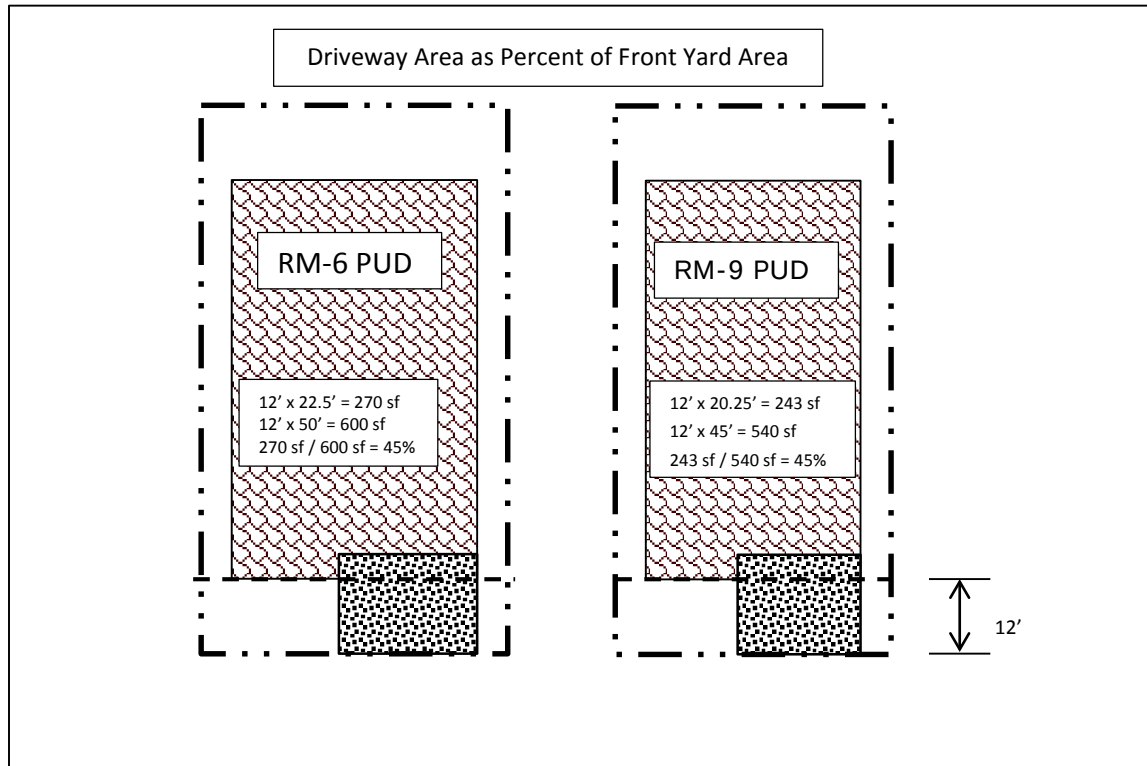
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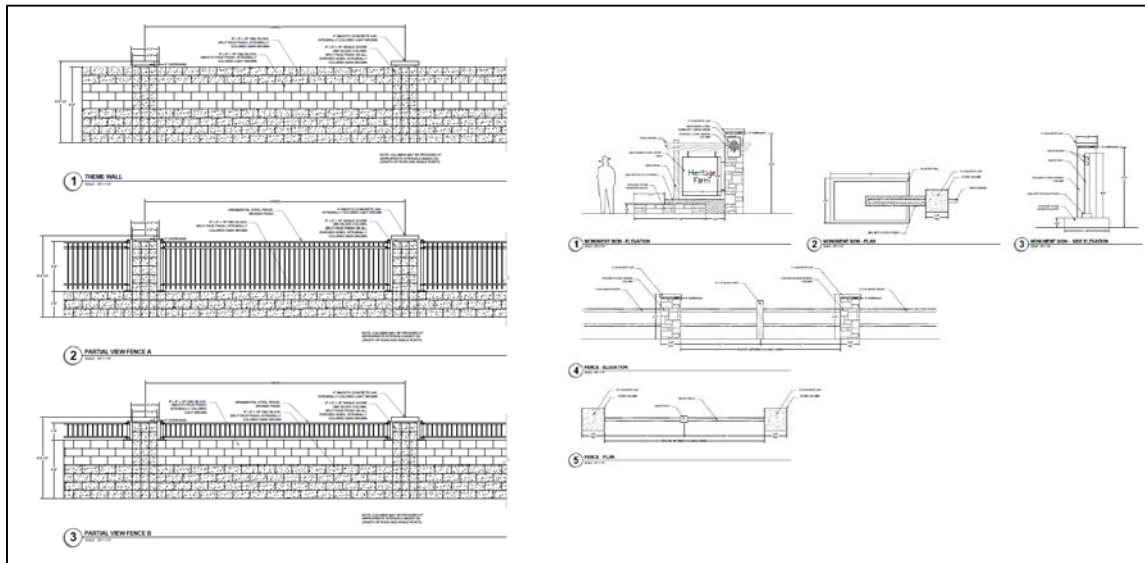
232



The SUDC requires that not less than 20% of the “net residential acreage” be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes an increase to 24% of the net residential area as open space overall, which exceeds the 20% requirement set forth in the SUDC. Within that open space will be a pocket park with tot-lot, ramada, picnic area, turf play area, and landscaping.

The project will be well landscaped using a palette of drought-tolerant plant species. A decorative Theme Wall will surround the site, while two (2) view wall configurations will be used adjacent to open space areas. The applicant also proposes an Entry Monument relating to the rural heritage of the site.

[Continued following page.]



Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
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 145 dwelling units, which equates to 4.5 DU/Ac overall. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan.

Reviewing Agencies:

Luke Air Force Base (LAFB): In a letter dated September 14, 2017 (attached), LAFB indicated the subject development would not interfere with flight operations, but requested a robust notification program.

Arizona Department of Transportation (ADOT): In an email dated September 12, 2017 (attached), ADOT indicated no concerns.

Maricopa Water District (MWD): In an email dated September 19, 2016 (attached), MWD indicated the proposed development would impact their facilities. Stipulations to address these concerns are included in the associated Preliminary Plat approval, discussed under separate cover.

Summary:

The Commission is considering a related Zone Change request for the subject property. If approved the zoning of the property will be RM-9 PUD and RM-6 PUD. The subject Preliminary Plat meets the requirements of those zoning districts, in addition to other requirements as set forth in the SUDC.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is consistent with the RM-9 PUD and RM-6 PUD Zoning Districts as proposed by case FS17-530.
- There are no objections to the request.

Recommendation:

Based on the findings noted above, should the Commission vote to approve the related Zone Change request, staff recommends the Commission move to recommend **approval** of the subject preliminary plat request to the City Council, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Heritage Farm Subdivision" consisting of four (4) sheets prepared by Kimley-Horn, dated December 20, 2017 and stamped received December 27, 2017.
- b. Landscaping of the development shall be consistent with the Preliminary Landscape Plans entitled "Preliminary Landscape for Heritage Farm Subdivision", consisting of seven (7) sheets prepared by Kimley-Horn, dated December 22, 2017 and stamped received December 27, 2017.
- c. The following Transportation stipulations apply:
 1. The Waddell roadway improvements shall include the landscaped median. If the median cannot be constructed by this project due to lack of right-of-way, the developer is responsible for in-lieu payment covering the costs of the required median improvements and landscaping.

2. The applicant shall construct full roadway improvements adjacent to their property including curb, gutter, sidewalk and raised landscape medians. This requires off-site transition tapers from the existing roadway to the newly widened 175th Avenue. Since there is no right-of-way adjacent to the Truman Parcel, between Sweetwater Avenue and Pershing Street, the applicant is required to pay all costs associated with obtaining the necessary right-of-way for the 175th Avenue off-site tapers via dedication, condemnation, or construction easements.

d. Prior to Final Plat approval, the developer shall provide written evidence of an executed Development Agreement between the developer and the Maricopa Water District relating to the subject property and shall obtain approval from the Maricopa Water District with respect to the development's effect on MWD facilities.

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.

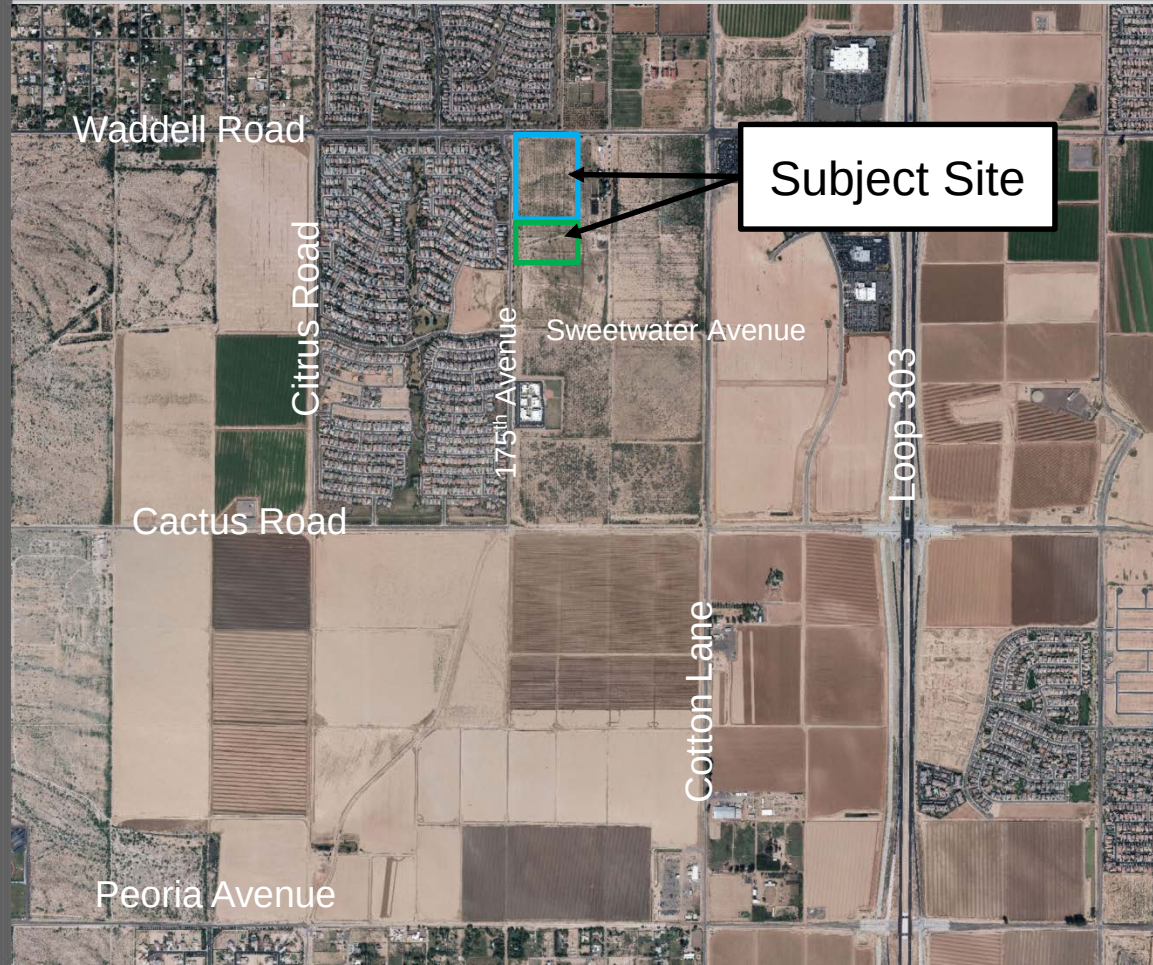
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

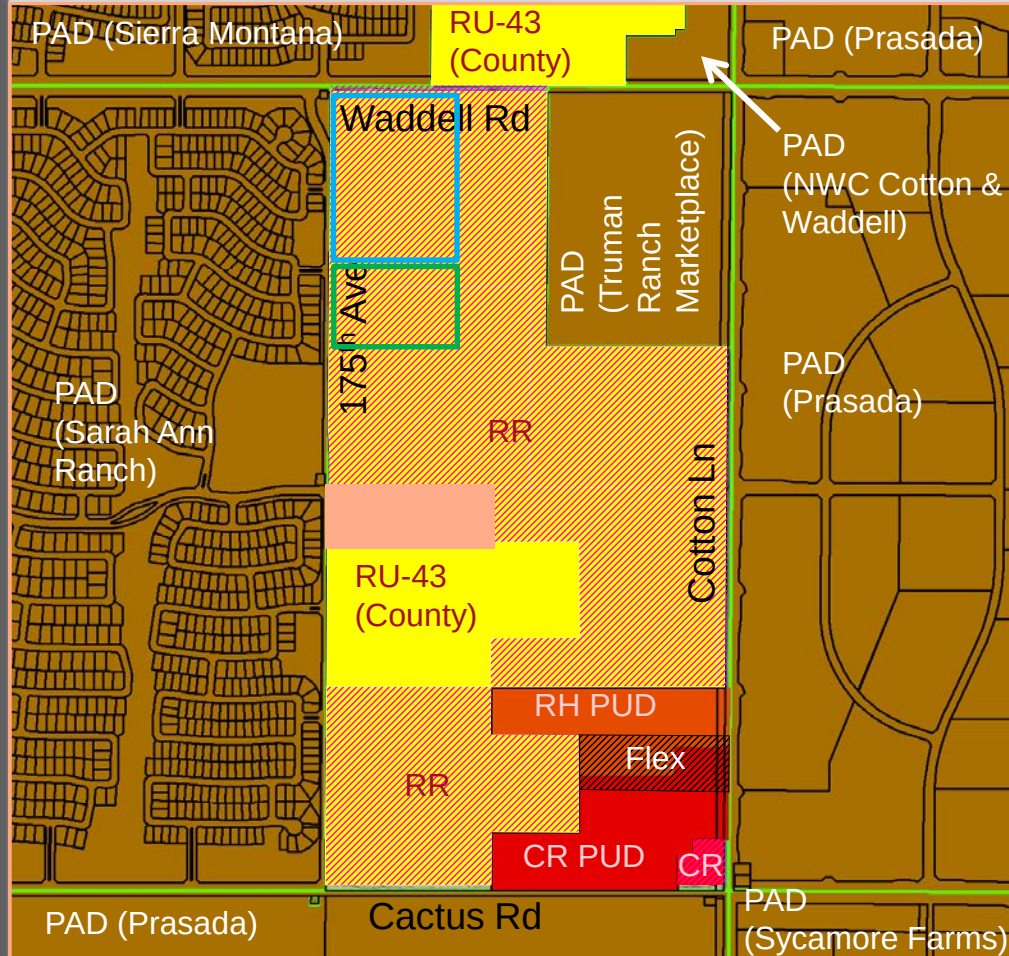
- 01 Vicinity Map
- 02 Case Map
- 03 Preliminary Plat
- 04 Preliminary Landscape Plans
- 05 Luke AFB comments
- 06 ADOT comments
- 07 MWD comments

Heritage Farm

Vicinity Map



Heritage Farm



- Existing County RU-43 Zoning
- Existing Surprise RR Zoning*
- Existing Surprise RM-9 PUD Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise PAD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning
- Existing Surprise CR Zoning*

- Subject Property – Zone Change from RR to RM-9 PUD**
- Subject Property – Zone Change from RR to RM-6 PUD**

*Post-Annexation zoning approved as part of Annexation request under FS16-427

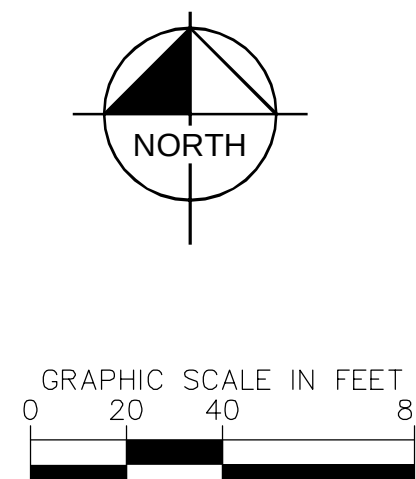
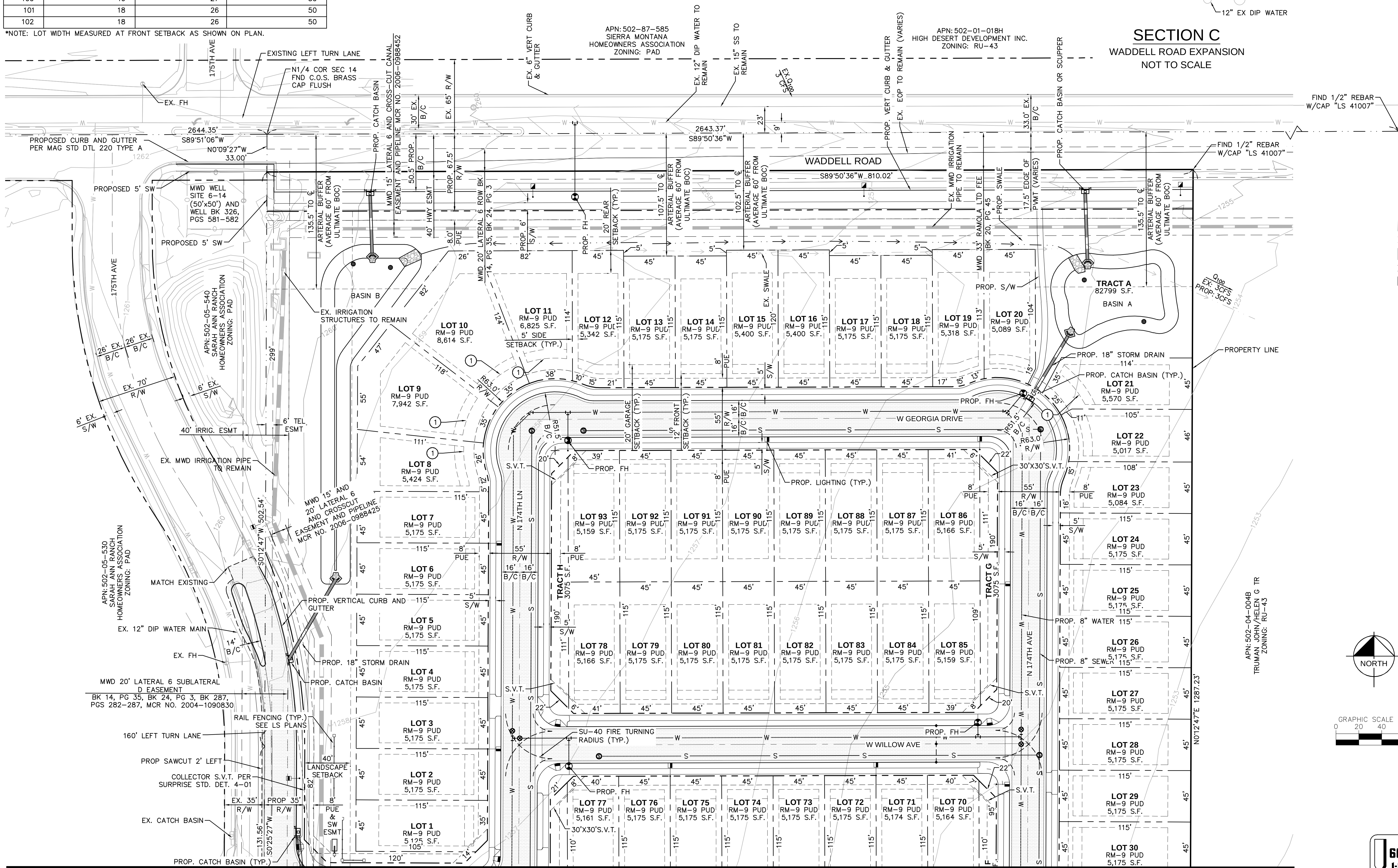
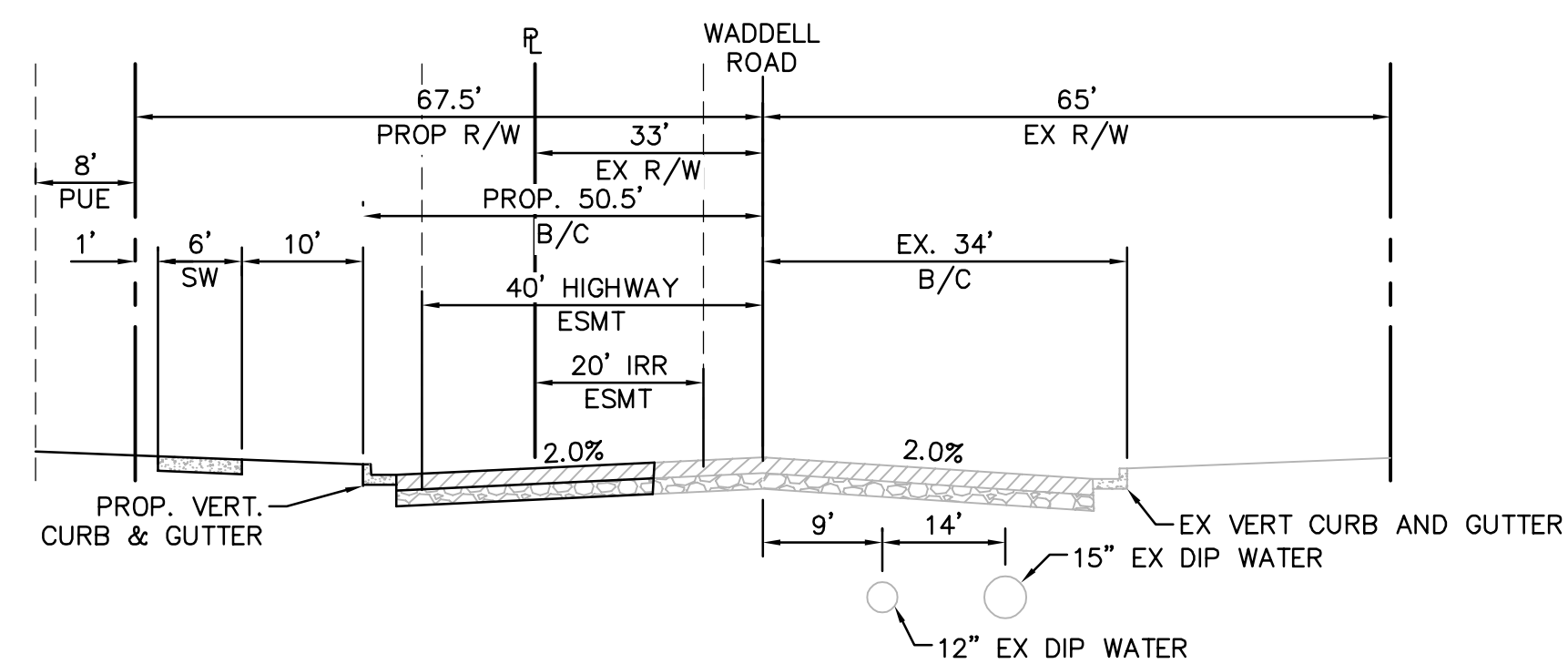
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8	17	25	45
9	19	27	45
10	19	27	45
11	18	26	45
21	23	31	45
40	19	27	45
48	18	26	45
49	19	27	45
50	19	27	45
100	19	27	50
101	18	26	50
102	18	26	50

*NOTE: LOT WIDTH MEASURED AT FRONT SETBACK AS SHOWN ON PLAN.

NOTES

- ① FOR FRONT SETBACK AND GARAGE SETBACK REFER TO TABLE ON SHEET 2. SETBACKS NOT INDIVIDUALLY SHOWN SHALL BE PER TYPICAL MINIMUM SETBACKS.

NOTE: WADDELL ROAD STRIPING ALONG FRONTAGE OF PROJECT SHALL REMAIN IN CURRENT CONFIGURATION. MWD WELL SITE CONSTRAINT TO THE WEST, IRRIGATION DITCH ALONG SOUTHERN SIDE OF WADDELL ROAD, AND R/W CONSTRAINT TO THE EAST DO NOT ACCOMMODATE ADDITIONAL LANES BEYOND CURRENT CONFIGURATION. DUE TO THIS, MEDIAN CONSTRUCTION IS NOT FEASIBLE WITH THIS PROJECT. SOUTHERN CURB LINE WILL BE CONSTRUCTED TO ULTIMATE LOCATION.



SEE SHEET 03

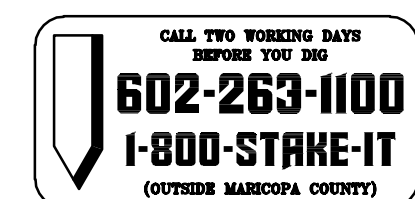
Kimley»Horn

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SCALE (V): NONE
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DRAWN BY: KAC
CHECKED BY: AMJ
DATE: 12/20/2017

HERITAGE FARM
PRELIMINARY PLAT
SURPRISE, ARIZONA



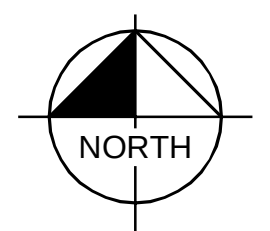
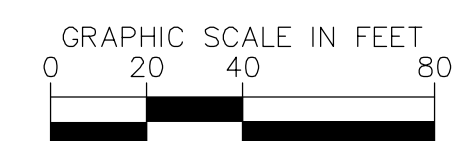
Exp. Date 03/31/18
PROJECT NO. 29101502
DRAWING NAME 5002PP
94272
ANDREW M. JUPP
12/20/17
ARIZONA, U.S.A.



02 OF 04

① FOR FRONT SETBACK AND GARAGE SETBACK
REFER TO TABLE ON SHEET 2. SETBACKS NOT
INDIVIDUALLY SHOWN SHALL BE PER TYPICAL
MINIMUM SETBACKS.

SEE SHEET 04



Registered Professional Engineer (Civil)
 CERTIFICATE NO.
 49272
 ANDREW M.
 JUPP
 Date Signed 12/20/17
 ARIZONA, U.S.A.

Exp. Date 03/31/18

PROJECT NO.
29101502

DRAWING NAME
5002PP

03 OF 04

Kimley»»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

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SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: 12/20/2017

FS 17-530

Kimley»»Horn

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 7740 North 18th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

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 SCALE (V): NONE
 DESIGNED BY: KAC
 DRAWN BY: KAC
 CHECKED BY: AMJ

DATE: 12/26/2017



Exp. Date	03/31/18
PROJECT NO.	29101502
DRAWING NAME	5002PP
04 OF 04	





SEE SHEET 02

SEE SHEET 04

PLANTING KEY

TREES	
BOTANICAL NAME / COMMON NAME	
Bauhinia lunarioides / Anacacho Orchid	
Fraxinus udhei / Shamel Ash	
Olea europaea 'Swan Hill' / Swan Hill Olive	
Pistacia x / Red Push Pistache	
Quercus virginiana / Southern Live Oak	
Sophora secundiflora / Texas Mountain Laurel	
Ulmus parvifolia / Lacebark Elm	
Vitex angustatus 'Montrose Purple' / Monk's Pepper Tree	

SHRUBS	
BOTANICAL NAME / COMMON NAME	
Caesalpinia pulcherrima / Red Bird of Paradise	
Callistemon citrinus 'Little John' / Dwarf Bottlebrush	
Dodonea viscosa / Hop Bush	
Eremophila hygrophyna / Blue Bells	
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	
Leucophyllum lanmaniae / Rio Bravo Sage	
Plumbago auriculata / Cape plumbago	
Raphiolepis x / Georgia Petite Indian Hawthorne	
Rosa x 'Radrazz' / Knock Out Rose	
Rosmarinus officinalis / Upright Rosemary	
Simmondsia chinensis 'Vista' / Compact Jojoba	
Tecoma stans 'Gold Star' / Yellow Bells	

ACCENTS & GRASSES	
BOTANICAL NAME / COMMON NAME	
Bouteloua gracilis / Blonde Ambition Grass	
Dasylirotr quadrangulatum / Toothless Spoon	
Guara lindeheimeri / Pink Guara	
Hesperaloe parviflora / Red Yucca	
Hesperaloe parviflora 'Yellow' / Yellow Yucca	
Muhlenbergia capillaris 'Regal Mist' / Gulf Muhly	
Muhlenbergia rigida 'Nashville' / Purple Muhly	

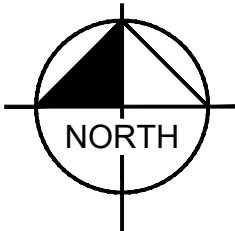
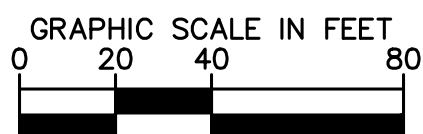
GROUNDCOVERS	
BOTANICAL NAME / COMMON NAME	
Glandularia gooddingii / Gooding Verbena	
Lantana camara 'New Gold' / New Gold Lantana	
Lantana montevidensis / Purple Trailing Lantana	
Lantana montevidensis 'Monma' / White Trailing Lantana	
Melampodium leucanthum / Blackfoot Daisy	
Penstemon parryi / Parry's Penstemon	
Teucrium chamaedry's 'Prostratum' / Prostrate Germander	

MATERIALS	
DESCRIPTION	
Decomposed Granite (All Planting Areas)	
¾" Screened, Express Brown, 2" Depth Min.	
Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

- NOTES
- ALL OAK AND ELM TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
 - ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL E-14.
 - TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
 - NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.

AMENITIES

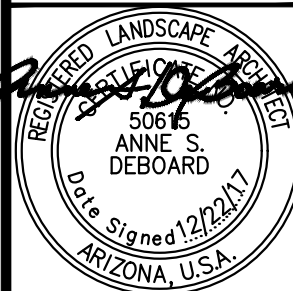
- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - THREE BENCHES
 - ONE DRINKING FOUNTAIN
- RAMADA (EACH WITH):
 - PICNIC TABLE
 - BQ GRILL
 - TRASH RECEPTACLE
- RECREATIONAL FIELD
- BASKETBALL COURT



Kimley»Horn

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: RAS
CHECKED BY: ASD
DATE: 12/22/2017

HERITAGE FARM
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA



Expires 03/31/2019

PROJECT NO.
29101502

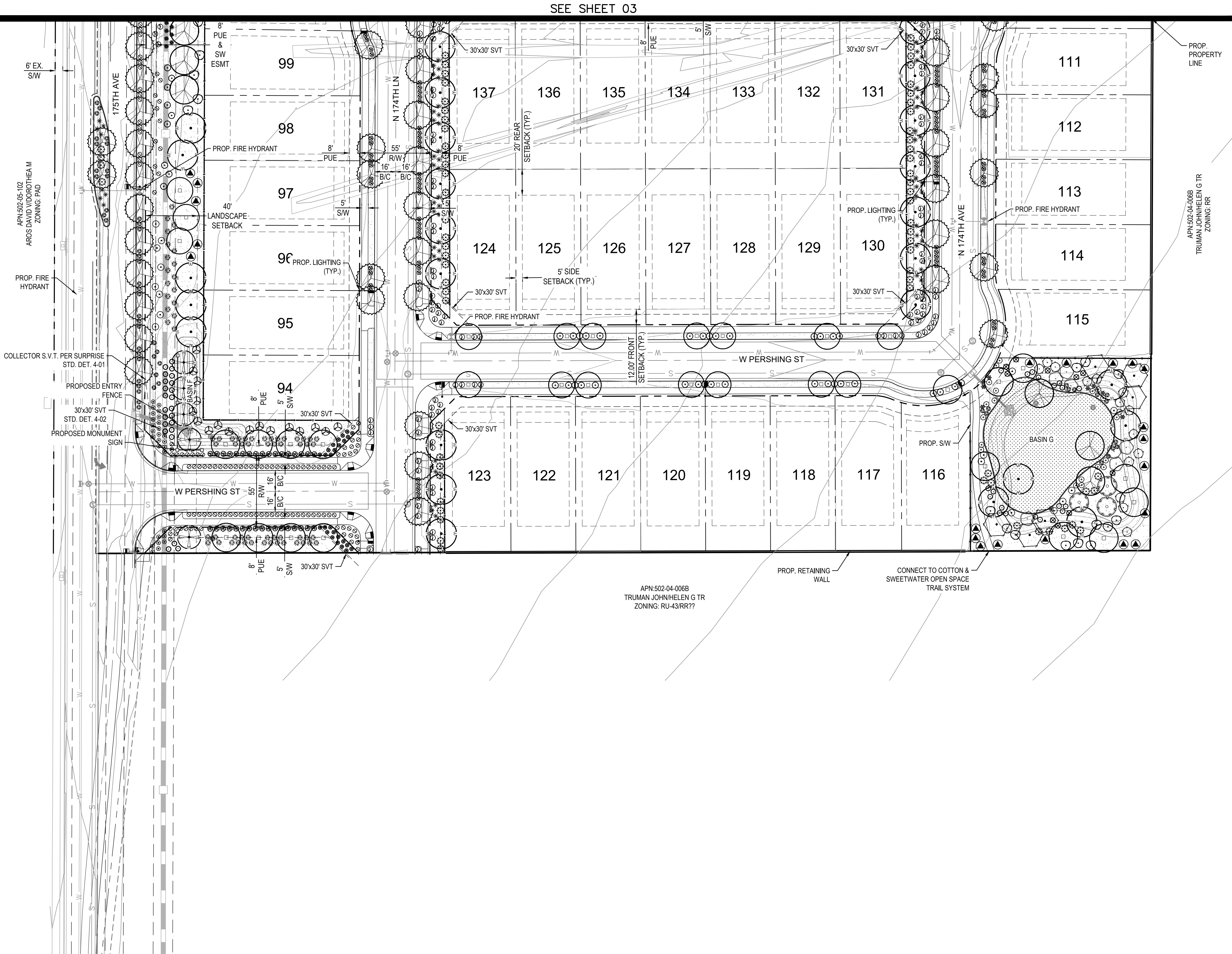
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5002LS

03 OF 07

317-530

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

APN:502-05-101
WHITE ELBERT DIPASCASIO EMANKO
ZONING: PAD



PLANTING KEY

TREES	
BOTANICAL NAME / COMMON NAME	
Bauhinia lunarioides / Anacacho Orchid	
Fraxinus udhei / Shamel Ash	
Olea europaea 'Swan Hill' / Swan Hill Olive	
Pistacia x / Red Push Pistache	
Quercus virginiana / Southern Live Oak	
Sophora secundiflora / Texas Mountain Laurel	
Ulmus parvifolia / Lacebark Elm	
Vitex angustus-castus 'Montrose Purple' / Monk's Pepper Tree	

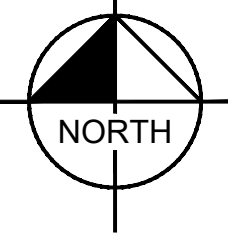
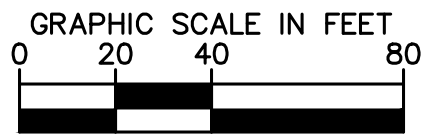
SHRUBS	
BOTANICAL NAME / COMMON NAME	
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Callistemon citrinus 'Little John' / Dwarf Bottlebrush	
Dodonea viscosa / Hop Bush	
Eremophila hygrophyna / Blue Bells	
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	
Leucophyllum lanmaniae / Rio Bravo Sage	
Plumbago auriculata / Cape plumbago	
Raphiolepis x / Georgia Petite Indian Hawthorne	
Rosa x 'Radrazz' / Knock Out Rose	
Rosmarinus officinalis / Upright Rosemary	
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Tecoma stans 'Gold Star' / Yellow Bells	

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BOTANICAL NAME / COMMON NAME	
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Dasyliro quadrangulatum / Toothless Spoon	
Guara lindeheimeri / Pink Guara	
Hesperaloe parviflora / Red Yucca	
Hesperaloe parviflora 'Yellow' / Yellow Yucca	
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Lantana montevidensis / Purple Trailing Lantana	
Lantana montevidensis 'Monma' / White Trailing Lantana	
Melampodium leucanthum / Blackfoot Daisy	
Penstemon parryi / Parry's Penstemon	
Teucrium chamaedry's 'Prostratum' / Prostrate Germander	

MATERIALS	
DESCRIPTION	
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¾" Screened, Express Brown, 2" Depth Min.	
Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

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HERITAGE FARM

PRELIMINARY LANDSCAPE PLAN

SURPRISE, ARIZONA

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
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DRAWN BY: RAS
CHECKED BY: ASD
DATE: 12/22/2017



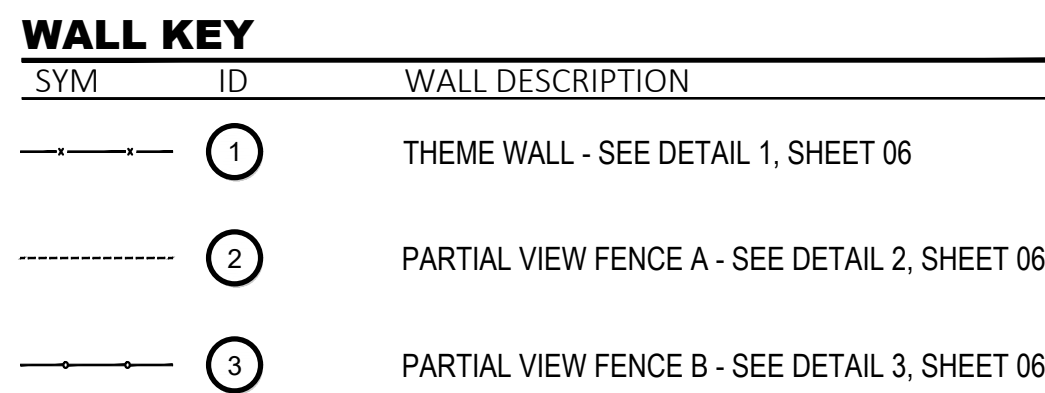
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PROJECT NO.
29101502

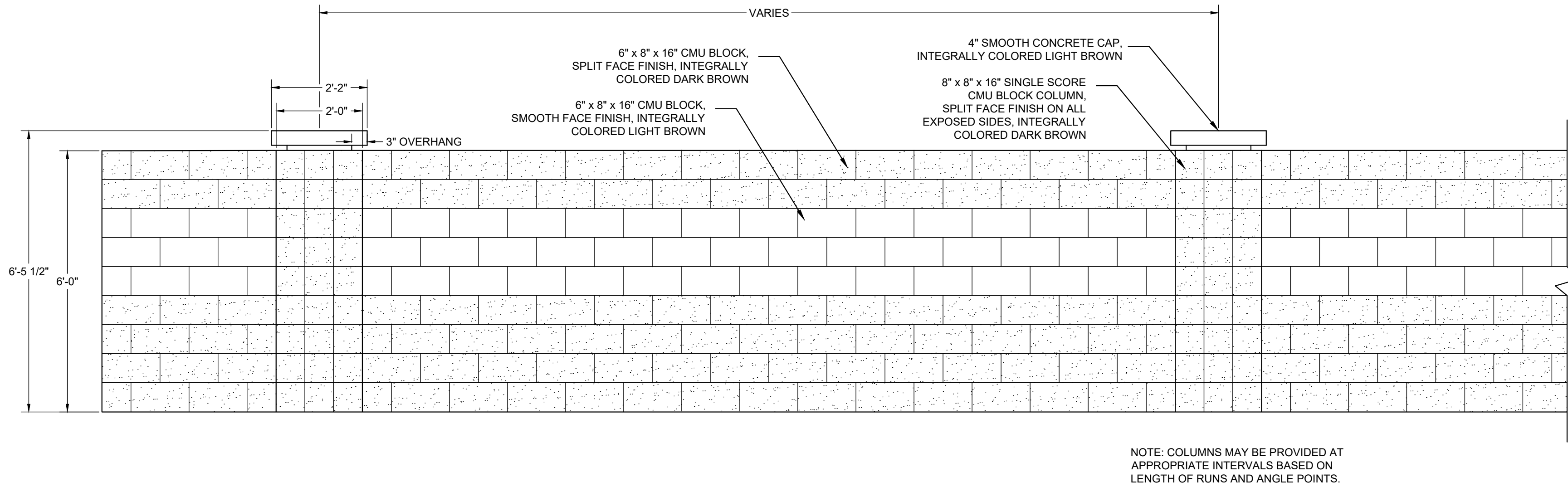
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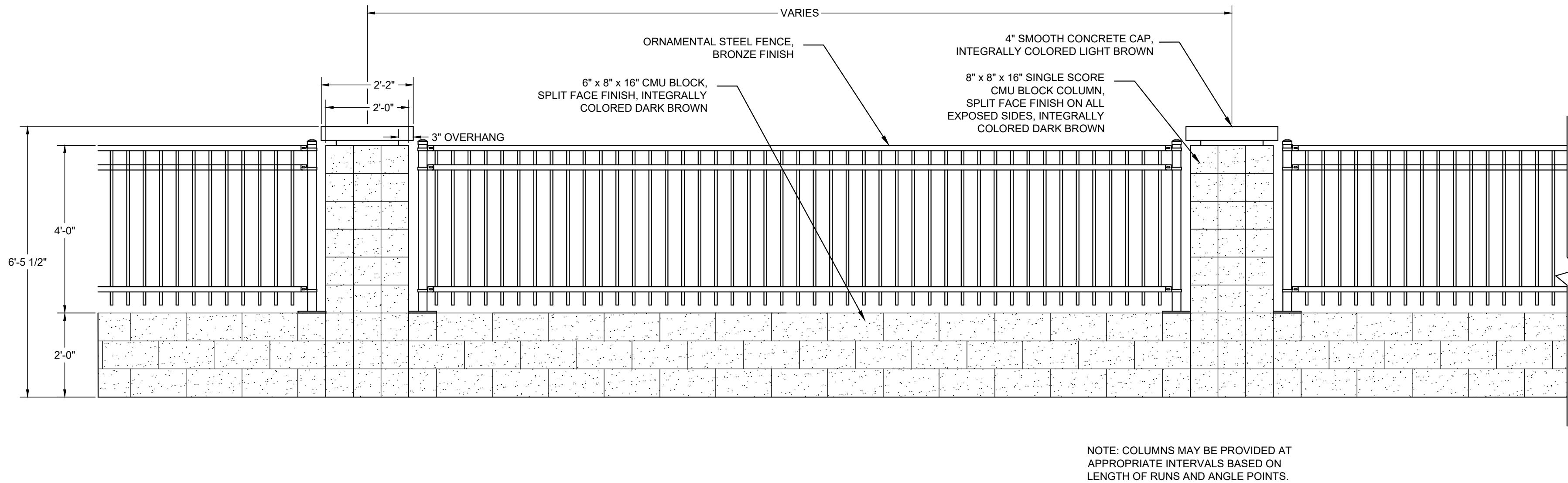
5.17-530



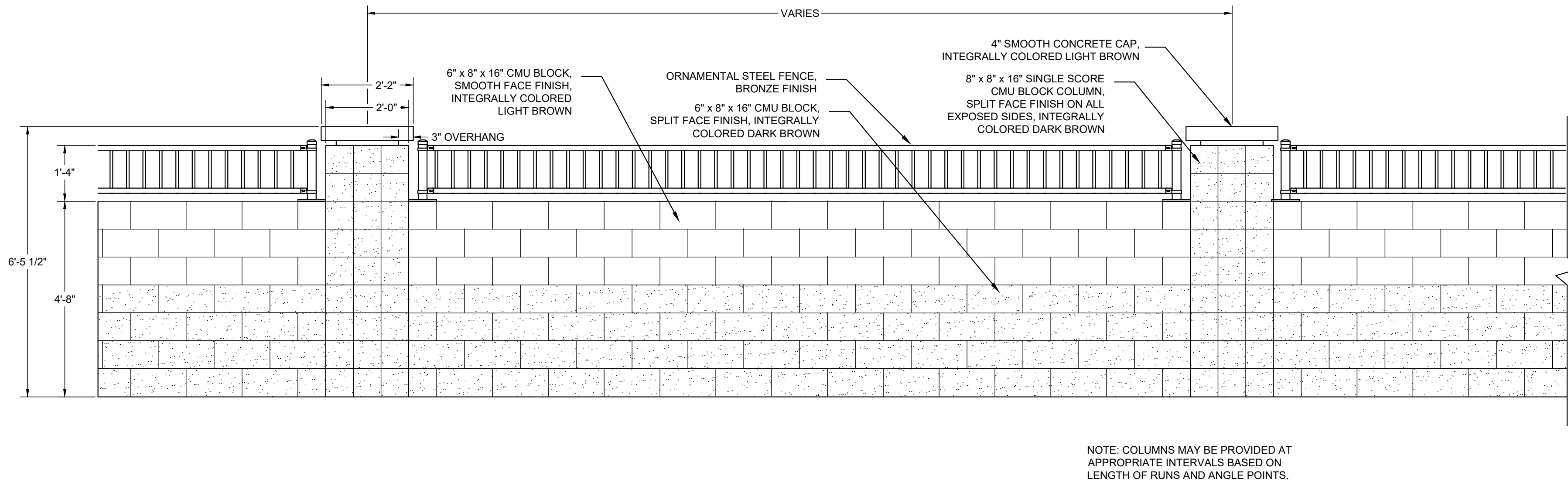
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



1 **THEME WALL**
SCALE: 1/2" = 1'-0"



2 **PARTIAL VIEW FENCE A**
SCALE: 1/2" = 1'-0"

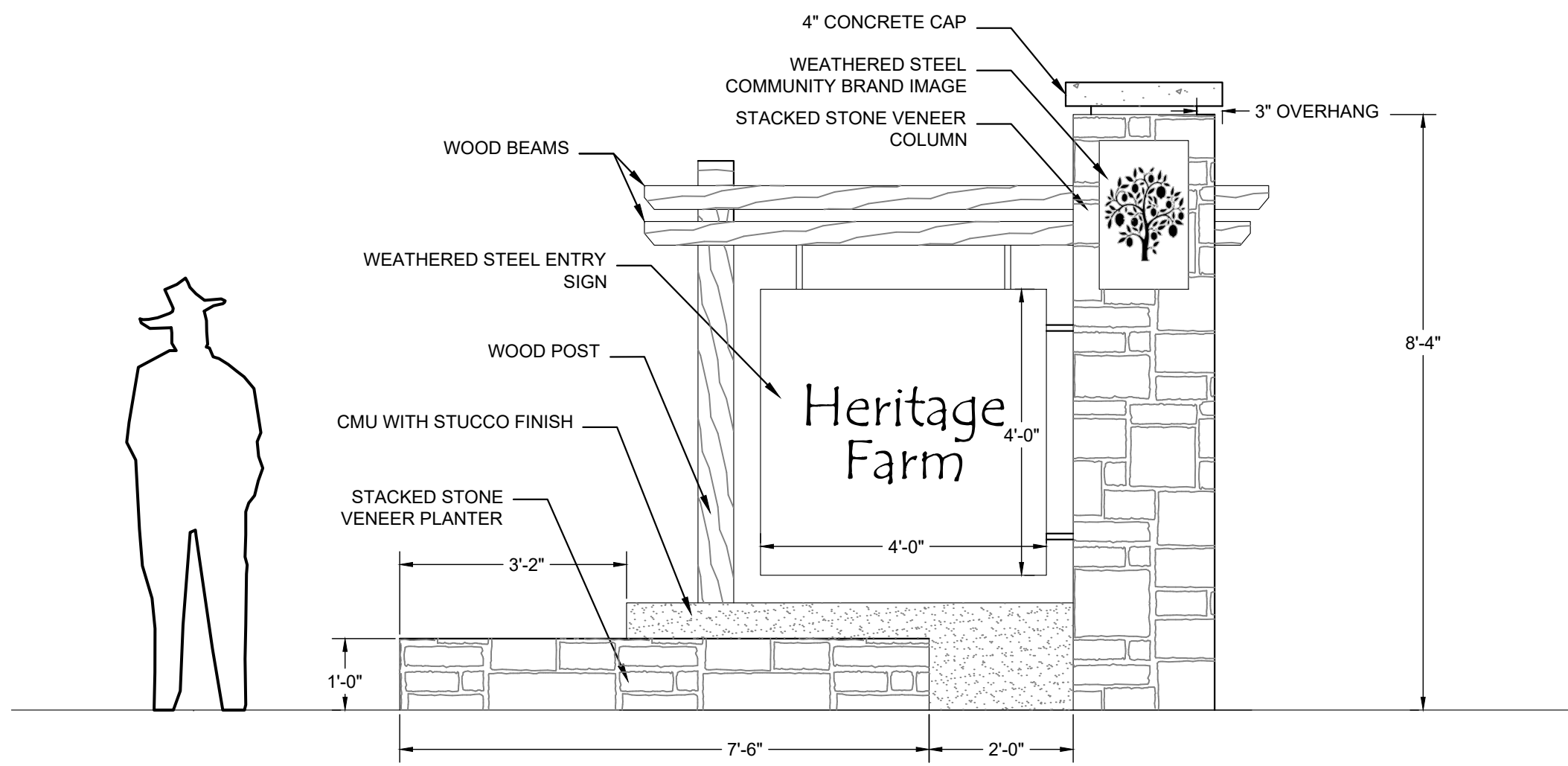


3 **PARTIAL VIEW FENCE B**
SCALE: 1/2" = 1'-0"



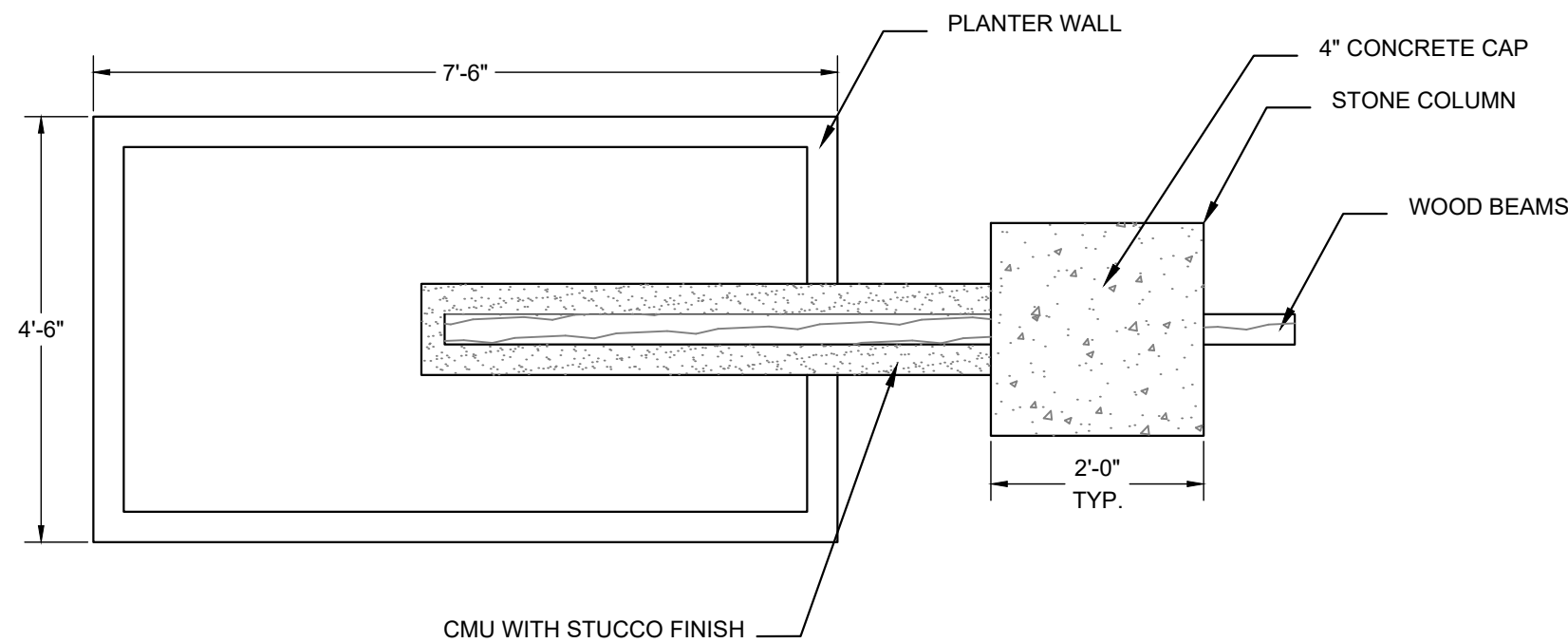
HERITAGE FARM WALL DETAILS SURPRISE, ARIZONA		Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500		NO.	REVISION	BY	DATE	APPR.	
SCALE (H): 1" = 4'-0"		SCALE (V): NONE		DESIGNED BY: RAS		DRAWN BY: RAS		CHECKED BY: ASD	
DATE: 12/22/2017		PROJECT NO. 29101502		DRAWING NAME 5002LS		06 OF 07		\$ 17-530	

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



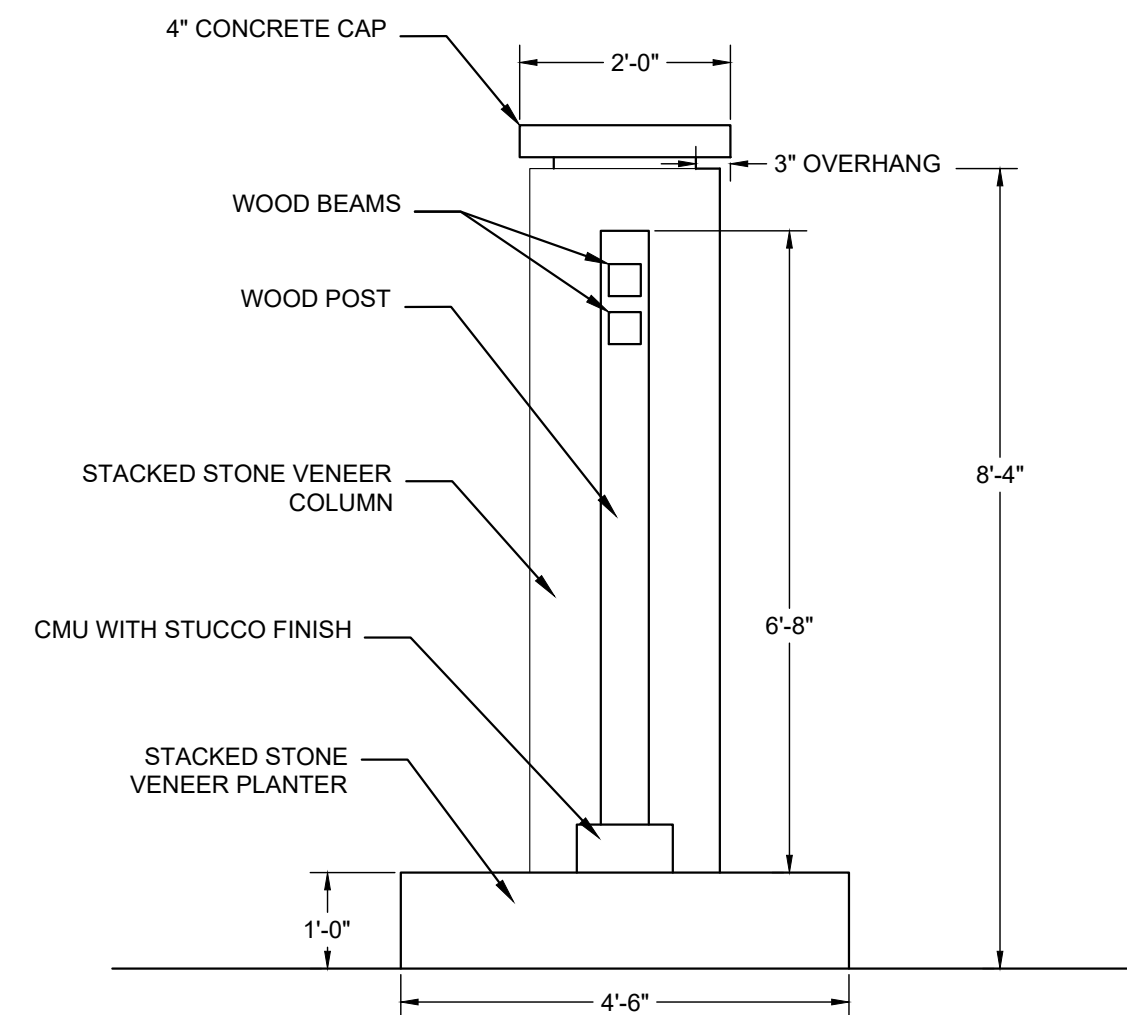
1 MONUMENT SIGN - ELEVATION

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



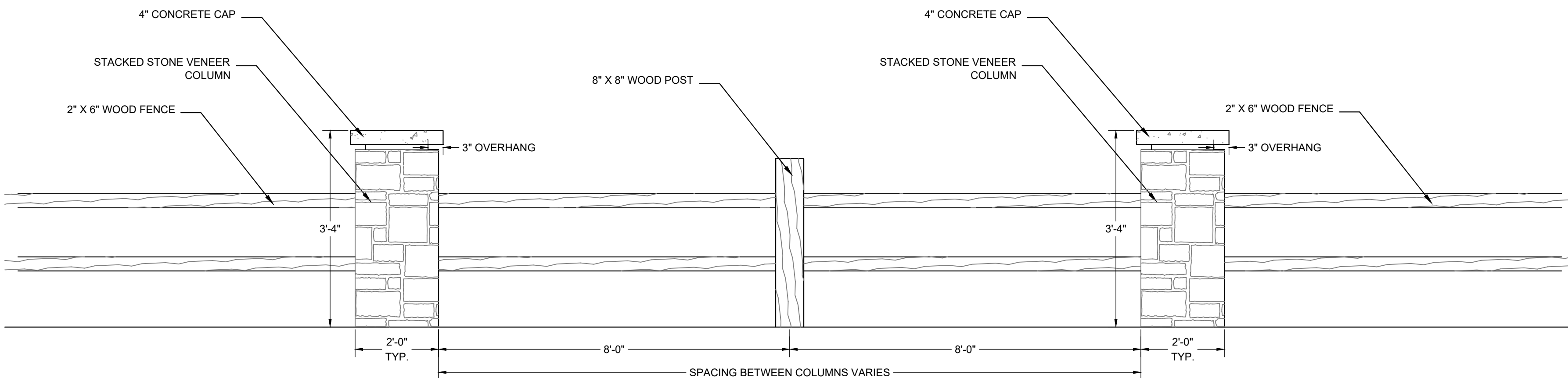
2 MONUMENT SIGN - PLAN

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



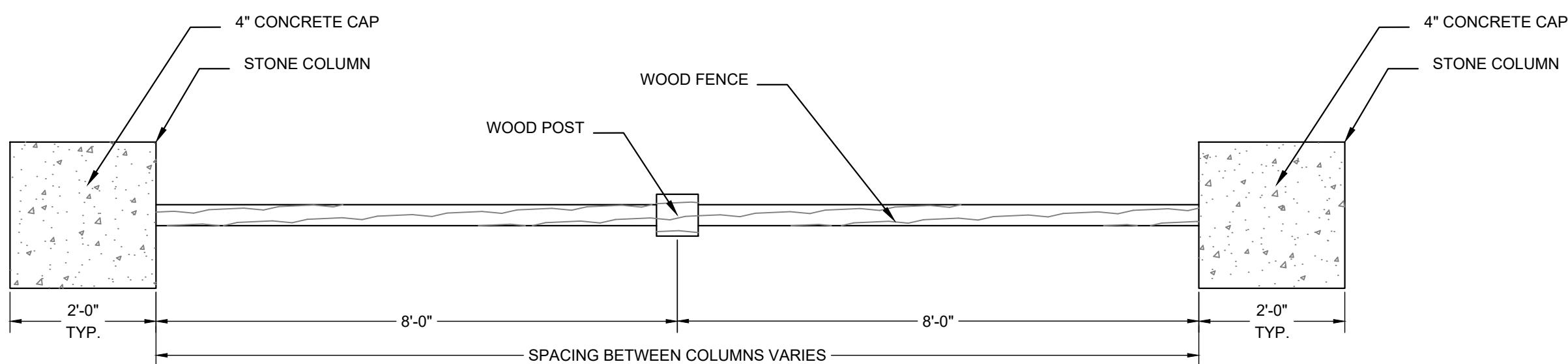
3 MONUMENT SIGN - SIDE ELEVATION

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



4 FENCE - ELEVATION

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



5 FENCE - PLAN

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

Kimley»Horn	
© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500	
SCALE (H): 1"=40'	SCALE (V): NONE
DESIGNED BY: RAS	DRAWN BY: RAS
CHECKED BY: ASD	DATE: 12/22/2017
HERITAGE FARM	
MONUMENT SIGN & FENCE DETAILS	
SURPRISE, ARIZONA	
Expires: 03/31/2019	
PROJECT NO. 29101502	
DRAWING NAME 5002LS	
07 OF 07	





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

14 September 2017

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

Ms. Jamie Sullivan
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-530; Heritage Farm

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Rezone with Planned Area of Development and Preliminary Plat Application for Heritage Farm. The site is on 33 plus acres located at the southeast corner of 175th Avenue and Waddell Road in Surprise AZ. The applicant is proposing a rezoning from RU-43 (Rural 43), one dwelling unit per acre to RM-9 (Residential Medium Density). The development will include up to 145 residential units for a density of 4.39. The site is approximately three miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Since Heritage Farms 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", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

Robert Kuhfuss

From: Michael Wilson <MWilson@azdot.gov>
Sent: Tuesday, September 12, 2017 2:01 PM
To: Jamie Sullivan
Cc: Vanessa Nunez; Michael Wilson
Subject: FS17-530 Heritage Farm
Attachments: 20170912131431529.pdf

Jamie.....I've reviewed the proposal for SFR rezoning, preliminary platting, and conceptual layout, for Heritage Farm at SEC of Waddell and 175th AVE. Primary ingress-egress to the development looks to be 175th AVE, which will connect to Waddell Road approximately 1 mile from ADOT's nearest facility, which is the 303. This proposal as submitted causes no concerns to ADOT. Officially ADOT's position is one of neutrality, neither supporting or opposing the project. Thank you for the opportunity to review and comment. Mike

Michael (Mike) Wilson, SR/WA
ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coord.
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175
WWW.AZDOT.GOV

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Robert Kuhfuss

From: Debbie Trasancos <DebbieT@mwdaz.com>
Sent: Tuesday, September 19, 2017 7:40 AM
To: Jamie Sullivan
Cc: Chris Cain; Leslie Jarrell
Subject: RE: FS17-530 Heritage Farms Electronic Submittal
Attachments: MWD Drawing Requirements.pdf; MWD Fees & Payment Schedule 2017.pdf

Jamie,

Thank you for providing the electronic submittal for Heritage Farms (FS17-530). 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. MWD is currently working with the developer in preparing a development agreement. 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

From: Jamie Sullivan [<mailto:Jamie.Sullivan@surpriseaz.gov>]
Sent: Tuesday, September 12, 2017 11:20 AM
To: Barbara Plante - Luke <barbara.plante@us.af.mil>; Brad Finke - EPCOR <bfinke@epcor.com>; Chris Cain <ChrisC@mwdaz.com>; Christina Betz <Christina.Betz@surpriseaz.gov>; Debbie Trasancos <DebbieT@mwdaz.com>; Denise Lacey <deniselacey@mail.maricopa.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Jack Eaton <jack.eaton@dysart.org>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie Jarrell <LeslieJ@mwdaz.com>; Lynndsay O'Neill <lynndsayoneill@mail.maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Paul Jackson <paul.j.jackson@usps.gov>; Project Coordinator <redletter@azdot.gov>; Theresa Tysiak - USPS <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; Vern Wolfley - MAG <vwolfley@azmag.gov>
Cc: Heather Donaldson <Heather.Donaldson@surpriseaz.gov>
Subject: FS17-530 Heritage Farms Electronic Submittal

Please click the following link to download your files:

https://FTP.SURPRISEAZ.GOV:443/AHT/AHT_UI/public/index.html#/password?package=g7YL5iTGMJ2WNZCdI6jNFv2rYvVmizVuqogM6LZSftdIQRmQGbVlvU1yeOue08x9EuWlKY1v0EiRi274wMK4MP3yxwEPHWqUPFVTN%2fTEBE%3d

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

I will be sending you the password shortly.

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

Thank you and I hope you have a great day!

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

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

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12 Sep 2017 18:19:43 -0000



S U R P R I S E

A R I Z O N A

Planning & Zoning Commission

February 1, 2018

Heritage Farm

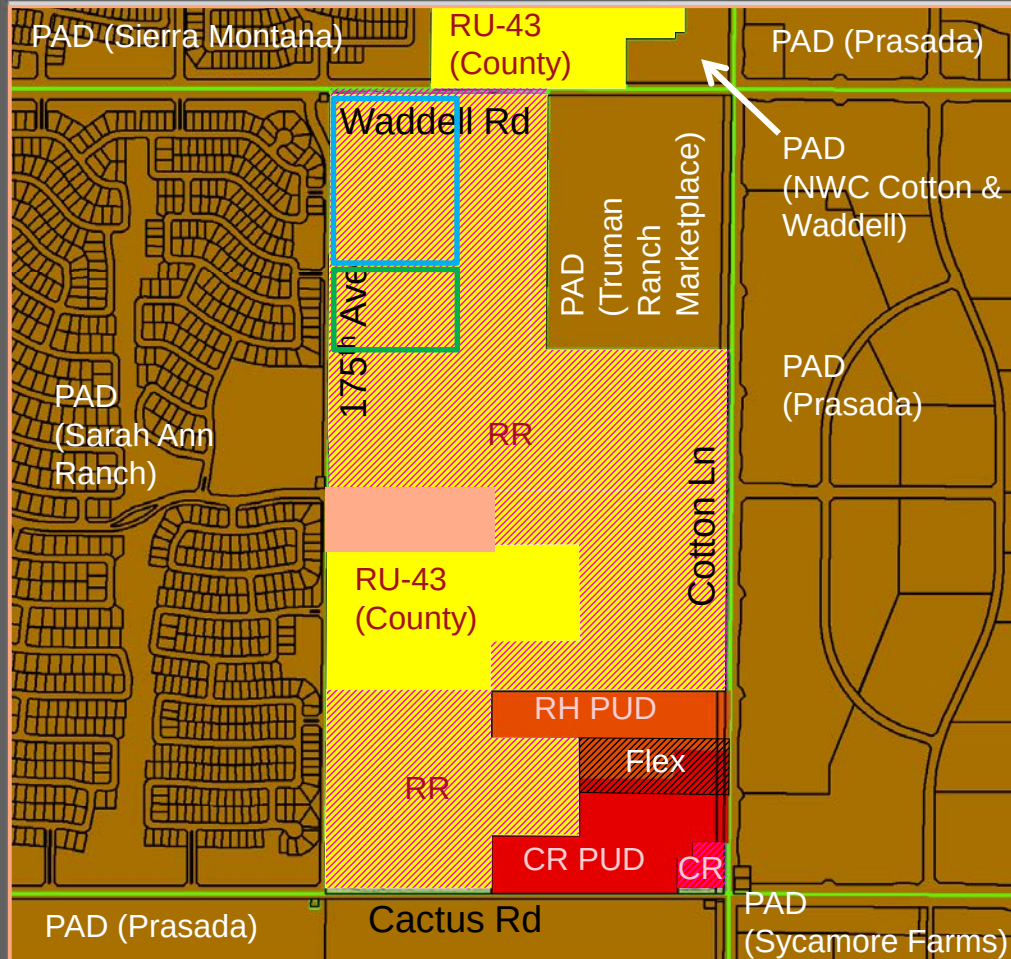
Zone Change and Preliminary Plat

FS17-530



Previously associated with the Magnolia Project





Zone Change

- Existing County RU-43 Zoning
- Existing Surprise RR Zoning*
- Existing Surprise RM-9 PUD Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise PAD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning
- Existing Surprise CR Zoning*

- Subject Property – Zone Change from RR to RM-9 PUD**
- Subject Property – Zone Change from RR to RM-6 PUD**

*Post-Annexation zoning approved as part of Annexation request under FS16-427

Original Configuration and Relationship



Zone Change

PUD OVERLAY

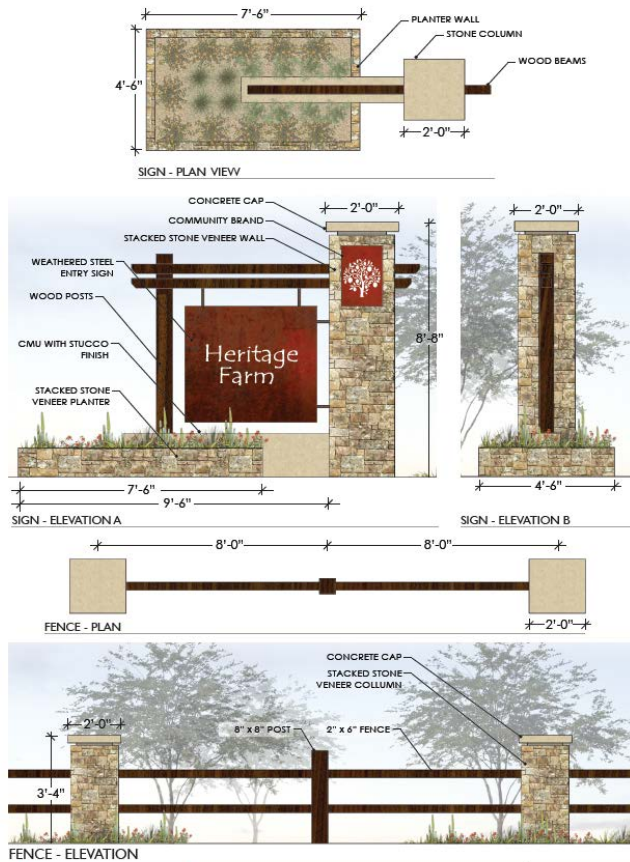
Zone Change

- Removes Community Pool requirement
- Adjusts Roadway Landscape Buffers
- Adjusts size of turf area associated with recreation field
- Adjusts driveway width and area
- Amends development 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 Density	6.0	4.3 (decrease in density)	9.0	4.5 (decrease in density)
Minimum Lot Area (sf) (1)	6,000	6,000	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft)	50	50	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Zone Change



HERITAGE FARM
SURPRISE, AZ

FIGURE 5-MONUMENT SIGN AND FENCE DETAILS Kimley + Horn
08.30.2017



HERITAGE FARM
SURPRISE, AZ

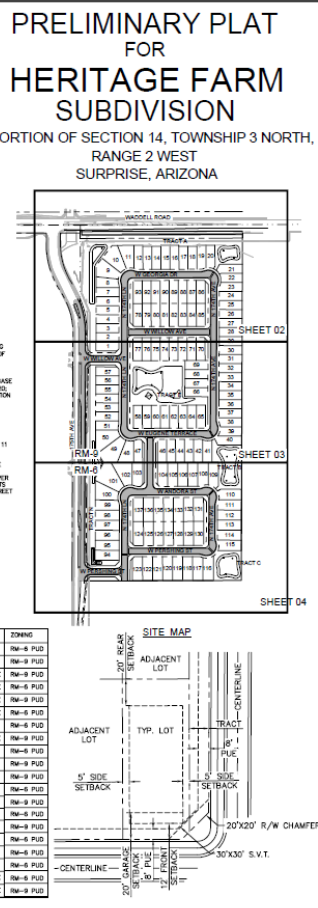
FIGURE 4-OPEN SPACE, TRAILS, & AMENITIES PLAN Kimley + Horn
11.30.2017

Preliminary Plat

ZONING RM-9 PUD		
LOT #	AREA (S.F.)	AREA (ACRES)
LOT 1	5,175	0.12
LOT 2	5,175	0.12
LOT 3	5,175	0.12
LOT 4	5,175	0.12
LOT 5	5,175	0.12
LOT 6	5,175	0.12
LOT 7	5,175	0.12
LOT 8	5,175	0.12
LOT 9	5,175	0.12
LOT 10	5,175	0.12
LOT 11	5,175	0.12
LOT 12	5,175	0.12
LOT 13	5,175	0.12
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LOT 64	5,175	0.12
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LOT 66	5,175	0.12
LOT 67	5,175	0.12
LOT 68	5,175	0.12
LOT 69	5,175	0.12
LOT 70	5,175	0.12
LOT 71	5,175	0.12
LOT 72	5,175	0.12
LOT 73	5,175	0.12
LOT 74	5,175	0.12

ZONING RM-9 PUD CONTINUED		
LOT #	AREA (S.F.)	AREA (ACRES)
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LOT 76	5,175	0.12
LOT 77	5,175	0.12
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LOT 79	5,175	0.12
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LOT 172	5,175	0.12
LOT 173	5,175	0.12
LOT 174	5,175	0.12

ZONING INFORMATION		
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LOT 171	5,175	0.12
LOT 172	5,175	0.12
LOT 173	5,175	0.12
LOT 174	5,175	0.12



Preliminary Plat

LOT	FRONT SETBACK (FT)	GARAGE SETBACK (FT)	LOT WIDTH AT WORK FRONT SETBACK (FT)
8	17	25	43
9	19	27	45
10	19	27	45
11	18	26	43
21	23	31	48
42	18	27	45
43	18	26	43
44	18	27	45
50	18	27	45
100	19	27	45
101	18	26	43
102	18	26	43

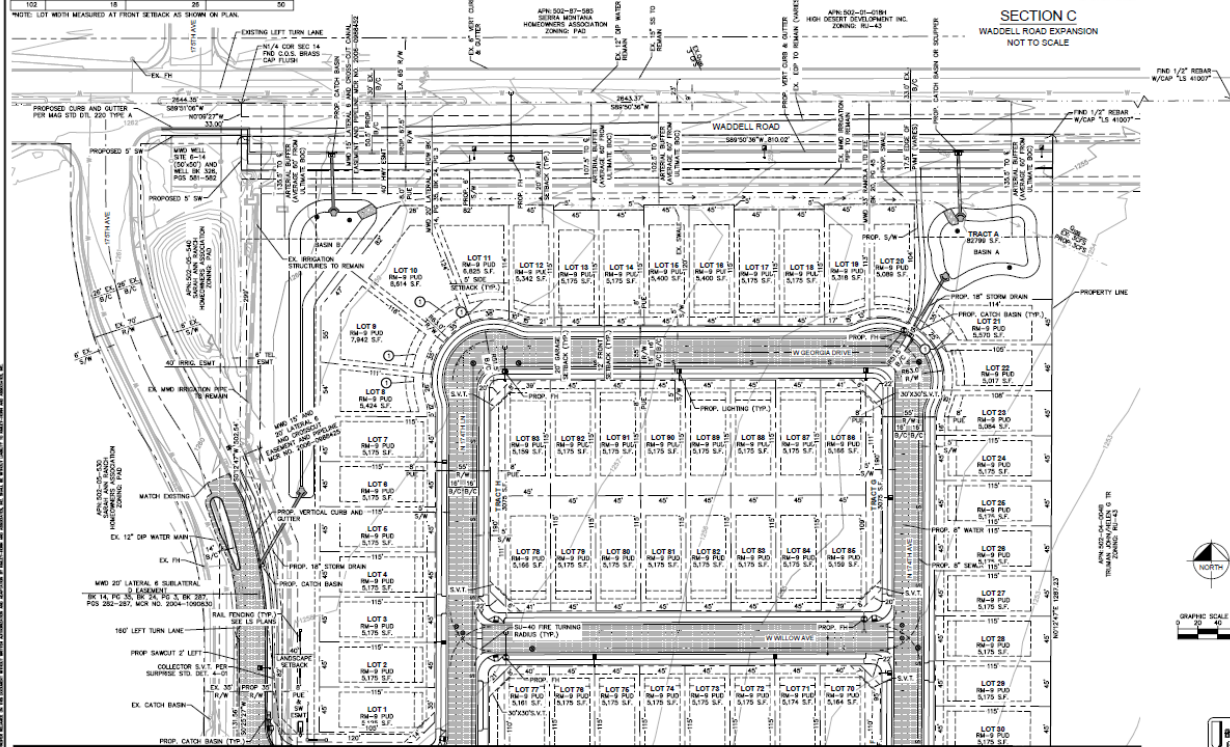
NOTE: LOT WIDTH MEASURED AT FRONT SETBACK AS SHOWN ON PLAN.

NOTES

- FOR FRONT SETBACK AND GARAGE SETBACK REFER TO TABLE ON SHEET 2. SETBACKS NOT INDICATED SHALL BE PER TYPICAL MINIMUM SETBACKS.

NOTE: WADDELL ROAD STRIPING ALONG PORTION OF PROJECT SHALL REMAIN IN CURRENT CONFIGURATION. WHO WILL SITE CONSTRUCTION TO THE WEST IRRIGATION CATCH BASIN SOUTHERN SIDE OF WADDELL ROAD AND R/W CONSTRUCTION TO THE EAST DO NOT ASSUMING. ADDITIONAL LANDS BEYOND CURRENT CONSTRUCTION ARE NOT BEING CONSIDERED. CONSTRUCTION IS NOT PLANNED WITH THIS PROJECT. SOUTHERN CURB LINE WILL BE CONSTRUCTED TO ULTIMATE LOCATION. CURB LINE WILL BE

SECTION C WADDELL ROAD EXPANSION NOT TO SCALE



Kimley-Horn
INCORPORATED
1000 N. CENTRAL AVENUE
SUITE 100
SURPRISE, ARIZONA 85084

SCALE: 1" = 40' (AS SHOWN)
DESIGNED BY: KIMLEY-HORN
CHECKED BY: KIMLEY-HORN
DATE: 12/01/2017

HERITAGE FARM
PRELIMINARY PLAT
SURPRISE, ARIZONA

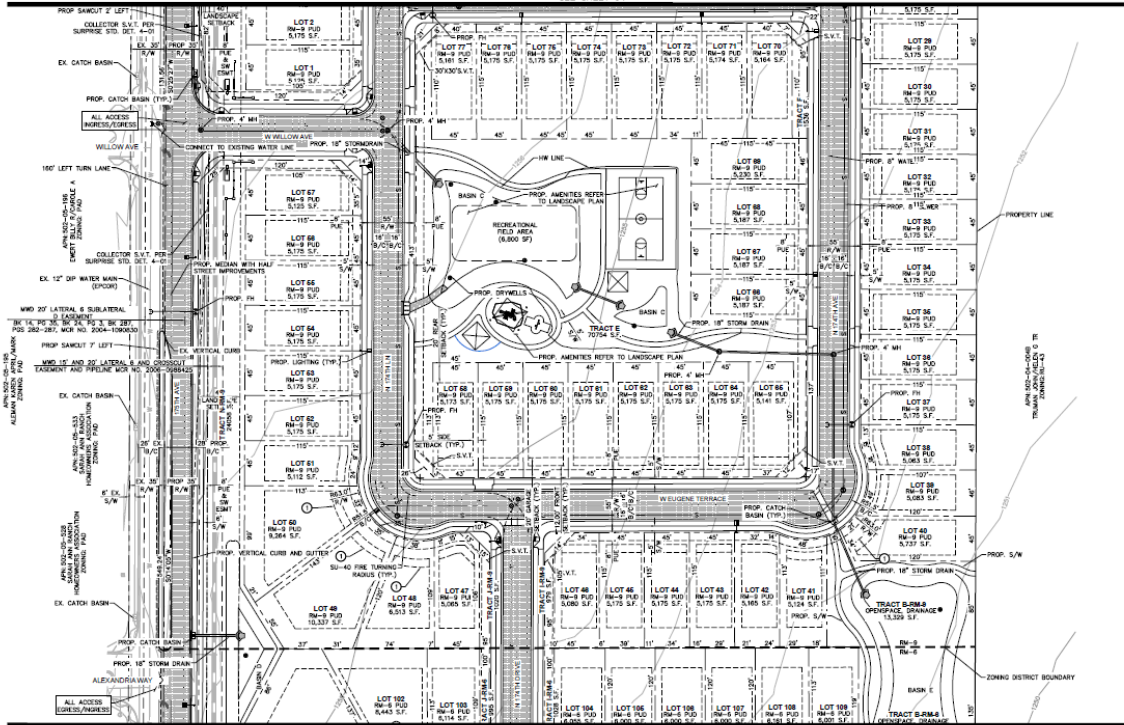


PROJECT NO.: 2017-001
DRAWING NAME: 5000P
02 OF 04

NOTES

- FOR TRUNK SETBACK AND GARAGE SETBACK
REFER TO TABLE ON SHEET 8. SETBACKS NOT
INDIVIDUALLY SHOWN SHALL BE PER TYPICAL
MINIMUM TABLES.

SEE SHEET 04



SEE SHEET 04



PROJECT NO.
39-0150
DRAWING NAME
5000P
03 OF 04

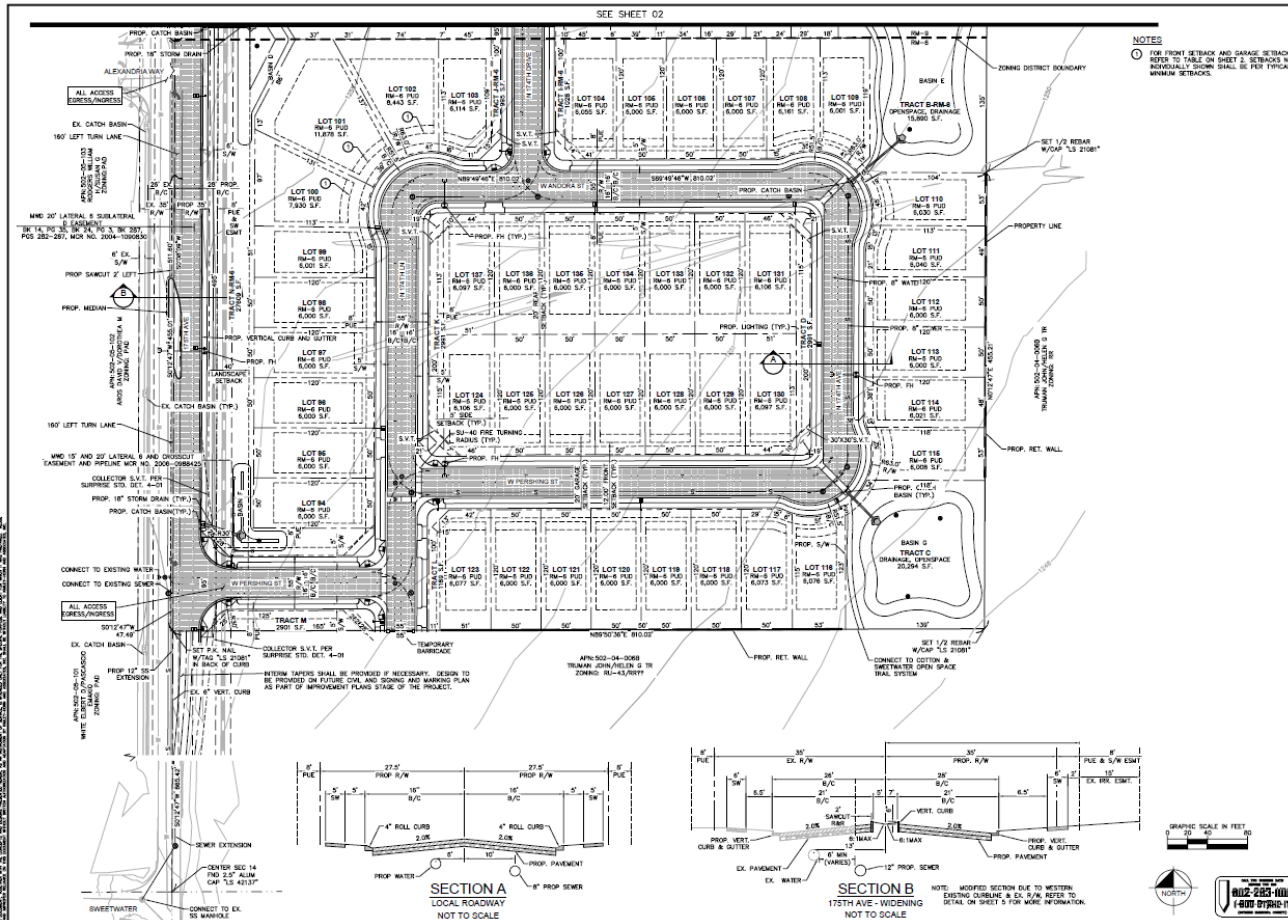
HERITAGE FARM
PRELIMINARY PLAT
SURPRISE, ARIZONA

Kimley-Horn
© 2017 KIMLEY-HORN & ASSOCIATES, INC.
1000 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
DATE: 12/20/2017

DATE	12/20/2017
BY	100
CHECKED	100
APPROVED	100
DATE	12/20/2017
BY	100
CHECKED	100
APPROVED	100

Preliminary Plat

Preliminary Plat



Kimley-Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1750 N. GILBERT AVE., SUITE 1000 SURPRISE, ARIZONA 85084	SCALE: 1/4" = 1'-0" DESIGNED BY: KIMLEY-HORN DRAWN BY: KIMLEY-HORN CHECKED BY: KIMLEY-HORN APPROVED BY: KIMLEY-HORN PROJECT NO.: 2010100 DRAWING NAME: 1000 071010-17 DATE: 04 OF 04
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GENERAL LANDSCAPE NOTES

1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSARY FOR THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE COORDINATES AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING, AND SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WOULD UP TO BE ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, LINES, MANHOLES, TELEPHONE MERRAL, WATER VALVES, ETC. PRIOR TO ANY CONSTRUCTION WORK. SEE PLANS AND NOTES CONTINUED. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS WORK. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS WORK. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS WORK.
10. ANY FOREIGN FIRM PRIOR TO BEGINNING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PREVIOUS METEOROLOGICAL, PAPER, CURTAIN, ARTIFACTS AND ANTIQUITIES.
11. ALL SUPPLIES EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY THE OWNER, OR AT AN ADDITIONAL COST TO THE OWNER, IF OWNER CHOOSES. THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTINUOUS PERSESTRAIN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES DAILY, AND MORE OFTEN IF NECESSARY. INSPECT A AND PICK UP ALL SOILS, DEBRIS, & UNWET MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL WILD, DEAD, ROCK, MUD, OR OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR HIGHWAYS. THE CONTRACTOR SHALL CLEAN UP THESE DAILY. IF NECESSARY, THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNBARRIED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING UTILITIES THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IF SUCH PROTECTING AND SEGMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL, MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND MAKE SURE ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-BRANCHED, AND GROWN UP TO THE SPECIFIED AGE AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEAVY, VIGOROUS, WELL-DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER PHYSICAL DAMAGE. PLANT MATERIAL SHALL BE USED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERY PROPAGATORS (A.A.N.P.) AND THE AMERICAN ASSOCIATION OF NURSERY PROPAGATORS (A.A.N.P.) AND THE AMERICAN ASSOCIATION OF NURSERY PROPAGATORS (A.A.N.P.).
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL MUST BE PLACED WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT DATE LISTED AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 8 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND REPLACEMENT OF ALL TREES. TREE ROOF SHALL BE MAINTAINED UNTIL THE TREE IS FULLY ESTABLISHED. APPLICATION OF SPRAY WAX IS NECESSARY TO KEEP THE PLANTING TREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOULD, AND OTHER OPERATIONS SHOULD BE PERFORMED FOR PROPER CARE AND MAINTENANCE.
26. ROCK MULCH ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT: FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTRACTOR HEREBY PRIOR TO PLANTING OPERATIONS. MULCH SHALL BE PLACED TO THE PLACEMENT OF ROCK MULCH WITHIN THE CONTRACTOR'S PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNER.
30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PURCHASES ITEMS THEN OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE OF SUFFICIENT CONSTRUCTION DEPARTMENT WITH THE OWNERS REPRESENTATIVE OF THE 90-DAY PERIOD FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE MAINTENANCE, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS BEING OVERGROWN BY OTHERS. SUBMIT WRITTEN REPORT FOR FINAL PURCHASE AND USES PRIOR TO END OF MAINTENANCE PERIOD.
31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

PRELIMINARY LANDSCAPE FOR HERITAGE FARM SUBDIVISION

A PORTION OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST SURPRISE, ARIZONA



SITE MAP

ZONING INFORMATION

EXISTING ZONING	RETAILER/RETAILER (R)
PROPOSED ZONING	33.0 AC - 1.800 SF
TOTAL DEVELOPMENT	33.0 AC - 1.800 SF
NET AREA (EXCLUDES EXTERNAL ROW)	33.0 AC - 1.800 SF
NET DENSITY (EXCLUDES EXTERNAL ROW)	33.0 AC - 1.800 SF
NET AREA (EXCLUDES EXTERNAL ROW)	33.0 AC - 1.800 SF
NET DENSITY (EXCLUDES EXTERNAL ROW)	33.0 AC - 1.800 SF
NET AREA (EXCLUDES EXTERNAL ROW)	33.0 AC - 1.800 SF
NET DENSITY (EXCLUDES EXTERNAL ROW)	33.0 AC - 1.800 SF
NET AREA (EXCLUDES EXTERNAL ROW)	33.0 AC - 1.800 SF
NET DENSITY (EXCLUDES EXTERNAL ROW)	33.0 AC - 1.800 SF

SHED SCHEDULE

DATE	SHED TITLE
01	PRELIMINARY LANDSCAPE COVER
02	PRELIMINARY LANDSCAPE PLAN
03	PRELIMINARY LANDSCAPE PLAN
04	PRELIMINARY LANDSCAPE PLAN
05	WALL DETAILS
06	ENTRANCE MONUMENT DETAILS

OWNER/DEVELOPER

H. P. HERITAGE FARM, LLC
10000 N. 10TH AVENUE, SUITE 100
SURPRISE, AZ 85078
TEL: 623.466.1000
WWW.HERITAGEFARM.COM

CIVIL ENGINEER

ARMSTRONG ENGINEERING AND ARCHITECTS
10000 N. 10TH AVENUE, SUITE 100
SURPRISE, AZ 85078
TEL: 623.466.1000
WWW.ARMSTRONGENGINEERING.COM

LANDSCAPE ARCHITECT

ARMSTRONG ENGINEERING AND ARCHITECTS
10000 N. 10TH AVENUE, SUITE 100
SURPRISE, AZ 85078
TEL: 623.466.1000
WWW.ARMSTRONGENGINEERING.COM

LAND PLANNER

ARMSTRONG ENGINEERING AND ARCHITECTS
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TEL: 623.466.1000
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LAND SURVEYOR

ARMSTRONG ENGINEERING AND ARCHITECTS
10000 N. 10TH AVENUE, SUITE 100
SURPRISE, AZ 85078
TEL: 623.466.1000
WWW.ARMSTRONGENGINEERING.COM

PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
1	Baccharis linearifolia / Alacachachi-Orchid	24" Box	45
2	Fraxinus velutina / Shamel Ash	36" Box	108
3	Olive europaea 'Swan Hill' / Swan Hill Olive	24" Box	40
4	Pistacia x Red Bush Pistacia	36" Box	57
5	Quercus virginiana / Southern Live Oak	36" Box	162
6	Sophora secundiflora / Texas Mountain Laurel	24" Box	10
7	Ulmus parvifolia / European Elm	36" Box	168
8	Vitis vinifera 'Mourmelon' / Mourmelon Grape	24" Box	17

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
9	Ceanothus 'Blueberry' / Red Bird of Paradise	5 Gal.	48
10	Callitriche obtusifolia / Dwarf Bottlebrush	1 Gal.	162
11	Dodonaea viscosa / Red Bush	5 Gal.	102
12	Eremophila hyphophaea / Blue Bell	5 Gal.	360
13	Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	60
14	Leucophyllum frutescens / Rio Bravo Sage	5 Gal.	117
15	Plumbago auriculata / Cape Plumbago	5 Gal.	104
16	Rhipsalis x / Georgia Petiole Indian Hawthorne	5 Gal.	78
17	Rosa x 'Radrazz' / Knock Out Rose	5 Gal.	81
18	Rosa x 'Radrazz' / Knock Out Rose	5 Gal.	144
19	Gonolobus clematis 'Yellow' / Compact Lobelia	5 Gal.	166
20	Tecoma stans 'Old Star' / Yellow Bell	5 Gal.	80

ACCENTS & GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
21	Bouteloua gracilis / Blonde Ambition Grass	5 Gal.	67
22	Desmodium illinoense / Prairie Spinn	5 Gal.	89
23	Guiera linifolia / Pink Guiera	5 Gal.	47
24	Hesperaloe parviflora / Red Yucca	5 Gal.	91
25	Hesperaloe parviflora 'Yellow' / Yellow Yucca	5 Gal.	201
26	Hebe x 'Blueberry' / Blueberry Hebe	5 Gal.	168
27	Muhlenbergia capillaris 'Purple' / Purple Muhly	5 Gal.	132

GROUNDCOVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
28	Glandularia goodii / Goodii Groundcover	1 Gal.	238
29	Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	378
30	Lantana montevidensis / Purple Trailing Lantana	1 Gal.	366
31	Lantana montevidensis 'White' / White Trailing Lantana	1 Gal.	76
32	Melampyrum leucanthum / Blackfoot Daisy	1 Gal.	43
33	Penstemon parryi / Parry's Penstemon	1 Gal.	23
34	Tecoma chrysantha 'Peach' / Peach Tecoma	1 Gal.	85

MATERIALS	DESCRIPTION	QTY
35	Decomposed Granite (All Planting Areas)	262,435 SF
36	"1/2" Screened, Exposed Roots, 2" Depth Min.	56,420 SF
37	Topsoil (Bermuda)	56,420 SF
38	Bermuda 419 'Sail'	56,420 SF

1. ALL OAK AND ELM TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
2. ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEPARTMENT STANDARD (SEE DETAIL 11.4).
3. TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 36 INCHES.
4. NO SHRUBS, ACCENTS, OR GROUNDCOVERS WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.

HERITAGE FARM
PRELIMINARY LANDSCAPE COVER
SURPRISE, ARIZONA

DATE: 02/07/2017
PROJECT: 10000 N. 10TH AVENUE, SUITE 100
SHEET: 01 OF 07

Preliminary Landscape

Preliminary Landscape

PLANTING KEY

TREES

- BOTANICAL NAME / COMMON NAME
Baccharis lanifolia / Anacacho Orchid
- Fraxinus latifolia / Shamel Ash
- Olea europaea 'Satan Hill' / Satan Hill Olive
- Pistacia / Red Push Pistache
- Quercus virginiana / Southern Live Oak
- Sophora secundiflora / Texas Mountain Laurel
- Ulmus parvifolia / Lacebark Elm
- Vitex angustifolia 'Montrose Purple' / Montrose Purple Tree

SHRUBS

- BOTANICAL NAME / COMMON NAME
Ceanothus pulcherrimus / Red Bird of Paradise
- Callistemon citrinus 'Little John' / Dwarf Bottlebrush
- Dodonaea viscosa / Hop Bush
- Eremophila biopurpurea / Blue Bell
- Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage
- Leucophyllum lanarinum / Rio Bravo Sage
- Plumbago auriculata / Cape Plumbago
- Rhus glabra / Georgia Petiole Indian Hawthorne
- Rhus 'Redland' / French Oak Rose
- Rosmarinus officinalis / Upright Rosemary
- Simmondsia chinensis 'Violet' / Compact Japoda
- Tecoma 'Giant Gold Star' / Yellow Bell

SCALED PLANTS

- BOTANICAL NAME / COMMON NAME
Bouteloua gracilis / Blonde Ambition Grass
- Dasylirion quadrangulum / Toothless Spoon
- Guava Indefinitum / Pink Guava
- Hesperaloe parviflora / Red Yucca
- Hesperaloe parviflora 'Yellow' / Yellow Yucca
- Muhlenbergia capillaris 'Regal Mist' / Gulf Muhly
- Muhlenbergia rigida 'Nashville' / Purple Muhly

GROUNDCOVERS

- BOTANICAL NAME / COMMON NAME
Glandularia goodenifolia / Goodenifolia
- Lantana camara 'New Gold' / New Gold Lantana
- Lantana montevidensis / Purple Trailing Lantana
- Lantana montevidensis 'Munro' / White Trailing Lantana
- Melampyrum nemorosum / Blackfoot Daisy
- Penstemon parryi / Parry's Penstemon
- Teucrium chamaedry 'Prostratum' / Prostrate Germander

MATERIALS

- DESCRIPTION
Decomposed Granite (D6 Planting Area)
- 1/2" Screened, Express Brown, 2" Depth Min.
- Turf, Hybrid Bermuda
- Bermuda Thatch 4.0" Thick

NOTES

1. ALL OAK AND ELM TREES INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL HAVE THEIR MAIN LEADING INTACT.
2. ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL SHALL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 4.14.
3. TREES WITHIN SIGHT TRIANGLE AREAS OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 36 INCHES.
4. NO SHRUBS, ACCENTS, OR GROUNDCOVERS WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.

GRAPHIC SCALE IN FEET



PROJECT NO.
2017-0001
DRAWN: NAME
DATE: 02.14.17

Kimley-Horn

PRELIMINARY LANDSCAPE PLAN

SURPRISE, ARIZONA

DATE: 02/14/17
BY: JH
CHECKED: JH
DATE: 02/14/17
BY: JH

DATE: 02/14/17
BY: JH
CHECKED: JH
DATE: 02/14/17
BY: JH

SEE SHEET 03

HERITAGE FARM

PRELIMINARY | LANDSCAPE PLAN

SURPRISE, ARIZONA



EXPRESS 03/31/2019
PROJECT NO. 29101502
DRAWING NAME 500LS
04 OF 07



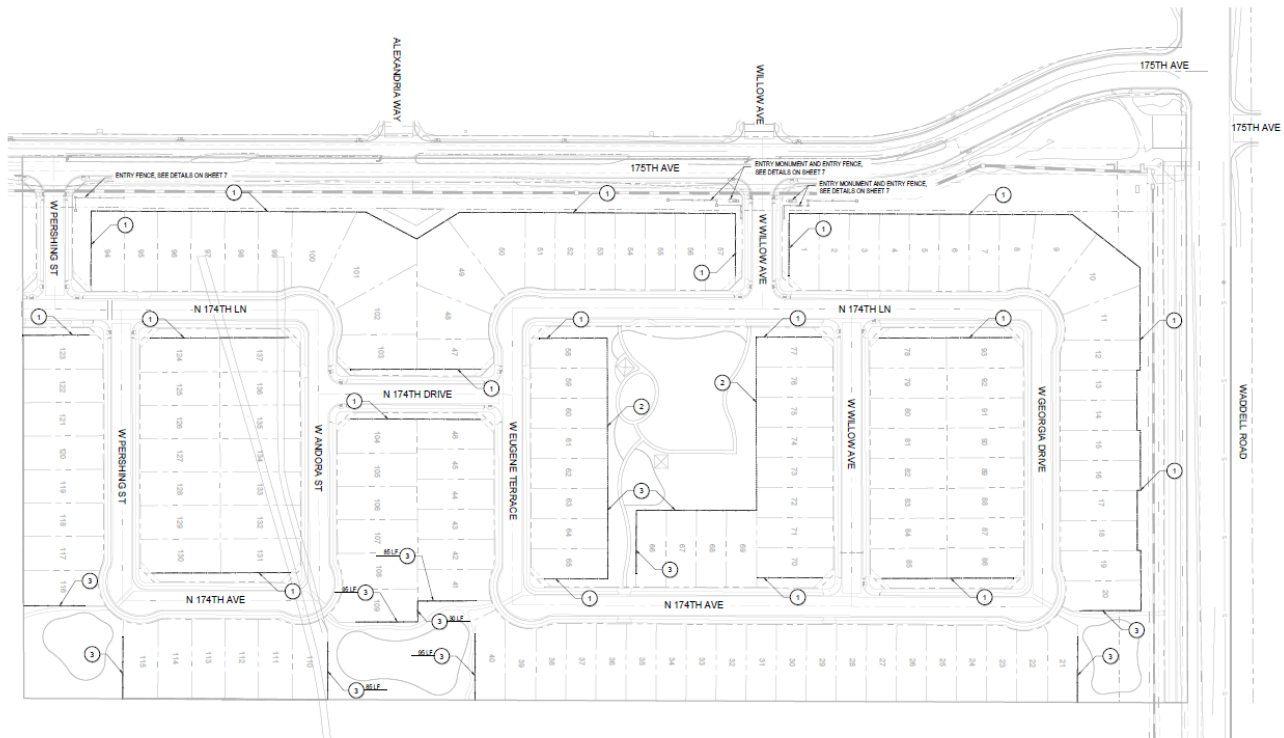
Preliminary Landscape

Kimley»Horn

HERITAGE FARM
WALL PLAN
SURPRISE, ARIZONA



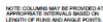
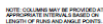
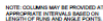
DATE: 06/02/2016
PROJECT NO.: 20101001
DRAWING NAME: 000101
05 OF 07



WALL KEY

WALL	WALL DESCRIPTION
1	THEME WALL - SEE DETAIL 1, SHEET 06
2	PARTIAL VIEW FENCE A - SEE DETAIL 2, SHEET 06
3	PARTIAL VIEW FENCE B - SEE DETAIL 3, SHEET 06

Binary shape

[illegible]

Kimley»Horn
© 2017 KIMLEY-HORN, A U.S. FIDELITY+DELL E&C
7242 N. 19th Ave., Ste. 300, Suite 300
Phoenix, AZ 85016 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: RAS
CHECKED BY: ASD
DATE: 12/22/2017

HERITAGE FARM
WALL DETAILS
SURPRISE, ARIZONA



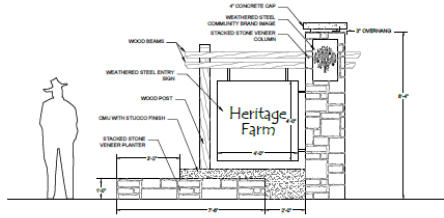
PROJECT NO.
29101502

DRAWING NAME
5002LS

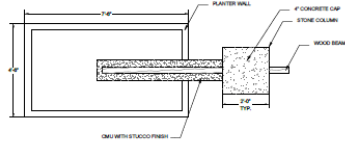
06 OF 07



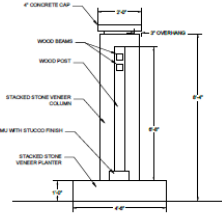
Preliminary Landscape



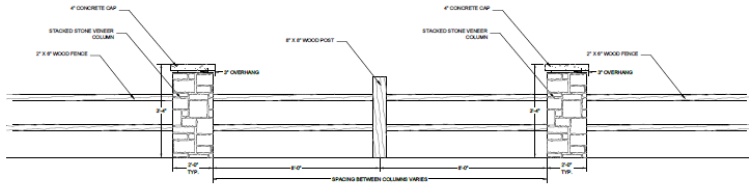
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SCALE: 1/8" = 1'-0"



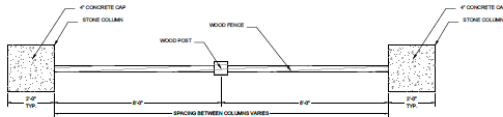
2 MONUMENT SIGN - PLAN
SCALE: 1/8" = 1'-0"



3 MONUMENT SIGN - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 FENCE - ELEVATION
SCALE: 1/8" = 1'-0"



5 FENCE - PLAN
SCALE: 1/8" = 1'-0"

Kimley»Horn

Kimley-Horn & Associates, Inc.
1000 North Central Expressway
Suite 100
Phoenix, Arizona 85004
Phone: 602.441.1000
Fax: 602.441.1001
Email: kha@kimley-horn.com

HERITAGE FARM
MONUMENT SIGN & FENCE DETAILS
SURPRISE, ARIZONA



DATE: 03/05/2011
PROJECT NO.: 1011100
DRAWING NAME: 0001
07 OF 07



Staff Recommendations:

Zone Change: **Approve** subject to stipulations “a” and “b”

Preliminary Plat: **Approve** subject to stipulations “a” thru “e”



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

February 1, 2018 @ 6:00:00 PM

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

Board Meeting Date:	February 1, 2018	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):