



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

Thursday, July 5, 2018 @ 6:00 PM
 COUNCIL CHAMBERS

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

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 Consideration and action approving the June 21, 2018 Planning and Zoning Commission Minutes.

None
 Lorraine
 Nevarez -
 Community
 Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/ PRESENTED BY
ITEM #	DISTRICT #	ITEM DESCRIPTION	
#2	District 1	<u>Consideration and action on a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located north on the northeast corner of 171st Avenue and Jomax Road.</u>	Approve Sergio Angulo - Community Development

OTHER BUSINESS:

#3	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

July 5, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 5, 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 June 21, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve the June 21, 2018 Planning and Zoning Commission Minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Minutes - June 21, 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

June 21, 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 June 21, 2018.

A. ROLL CALL

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

STAFF PRESENT:

Assistant Community Development Director Lloyd Abrams, Deputy City Attorney Ellen Van Riper, Planner Sergio Angulo, Planner Hobart Wingard, Current Planning Supervisor 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

Lloyd Abrams, Assistant Director, informed the Commission that Chair and Vice Chair elections will be held at the July 19, 2018 Planning & Zoning Commission.

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 May 3, 2018 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the consent agenda as presented. Commissioner Keating seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis.

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

Chair Chapman opened the call to the public

The Commission discussed item 2:

- Development of Happy Valley Rd
- Improvements on 179th Avenue
- Development of Dynamite Rd
- Traffic

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

Commissioner Keating made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis, subject to stipulations 'A' through 'F' as stated in the Staff Report. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 3 – District 1 – Consideration and action on a Preliminary Plat to allow the development of a single-family residential subdivision in Tierra Rico PAD generally located in the southwest corner of Peak View road and 171st Avenue.

Sergio Angulo, Planner, presented item 3 to the Commission.

Chair Chapman opened the call to the public

The Commission discussed item 3:

- Developments of roads
- Fire access points
- Pedestrian tunnel
- Minor amendment March 1, 2018
- Land use

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

Commissioner Bash made a motion to recommend approval to the Mayor and City Council on Preliminary the Conditional Use Permit to allow for the development of a single-family residential subdivision on the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue subject to stipulations 'A' and 'B' as stated in the Staff Report. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 3 – Consideration and action approving a Site Plan for Sierra Montana Crossings PAD A, Parcel 3 at Sierra Montana, generally located on the southwestern corner of

Greenway Road and Cotton Lane, subject to conditions 'A' through 'E' as stated in the Staff Report.

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

The Commission discussed item 4:

- Traffic flow on Greenway
- Traffic study
- Internal traffic flow
- Signs directing traffic

Commissioner Norberg made a motion approve a Site Plan for Sierra Montana Crossings PAD A, Parcel 3 at Sierra Montana, generally located on the southwestern corner of Greenway Road and Cotton Lane, subject to conditions 'A' through 'E' as stated in the Staff Report. Commissioner Keating seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

Chair Chapman asked for a presentation regarding the number of allowed drive-through in a particular area.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:50 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

July 5, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 5, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located north on the northeast corner of 171st Avenue and Jomax Road.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located north on the northeast corner of 171st Avenue and Jomax Road.

Background:

On November 16, 2017 Susan Demmitt with Gammage and Burnham, PLC., submitted a request for a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located north on the northeast corner of 171st Avenue and Jomax Road.

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- FS17-671 Sunrise Ranch-Staff Report](#)
- ☐ [01 - FS17-671 Sunrise Ranch - Vicinity Map](#)
- ☐ [02 - FS17-671 Sunrise Ranch - Rezone Document](#)
- ☐ [03 - FS17-671 Sunrise Ranch - Luke AFB Comments](#)

- ☐ [04 - FS17-671 Sunrise Ranch - ADOT Comments](#)
- ☐ [05 - FS17-671 Sunrise Ranch - MWD Comments](#)
- ☐ [06 - FS17-671 Sunrise Ranch - Citizen Outreach Report](#)
- ☐ [07 - FS17-671 Sunrise Ranch - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Sergio Angulo, Planner

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-671

Project Name: Sunrise Ranch

Council District: 1

Meeting Date: July 5, 2018

Planner: Sergio Angulo

Owner: Metro Oasis, LLLP

Applicant: Susan Demmitt with Gammage and Burnham, PLC

Request: Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of a new residential subdivision.

Site Location: Northeast corner of 171st Avenue and Jomax Road.

Site Size: 130 acres (approx.)

Density: 3.68 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-671.

Support/Opposition: A citizen outreach meeting was held on January 11, 2018. Residents from the surroundings attended to show their support and others to express their concerns with this project.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS17-671.

34 **Background:**

35
36 **December 12, 2008:** The subject property was annexed into the City of Surprise by the Mayor and
37 City Council.

38
39 **June 1, 2017:** Staff met with the applicant to discuss the project during a regularly scheduled
40 Concept Review meeting under CR17-143.

41
42 **November 16, 2017:** The applicant filed a request for a Zone change from RL-5 to RM-9 with a PUD
43 Overlay to allow for the development of a new residential subdivision under case FS17-671.

44
45 **January 11, 2018:** The applicant held a neighborhood outreach meeting to discuss the project.

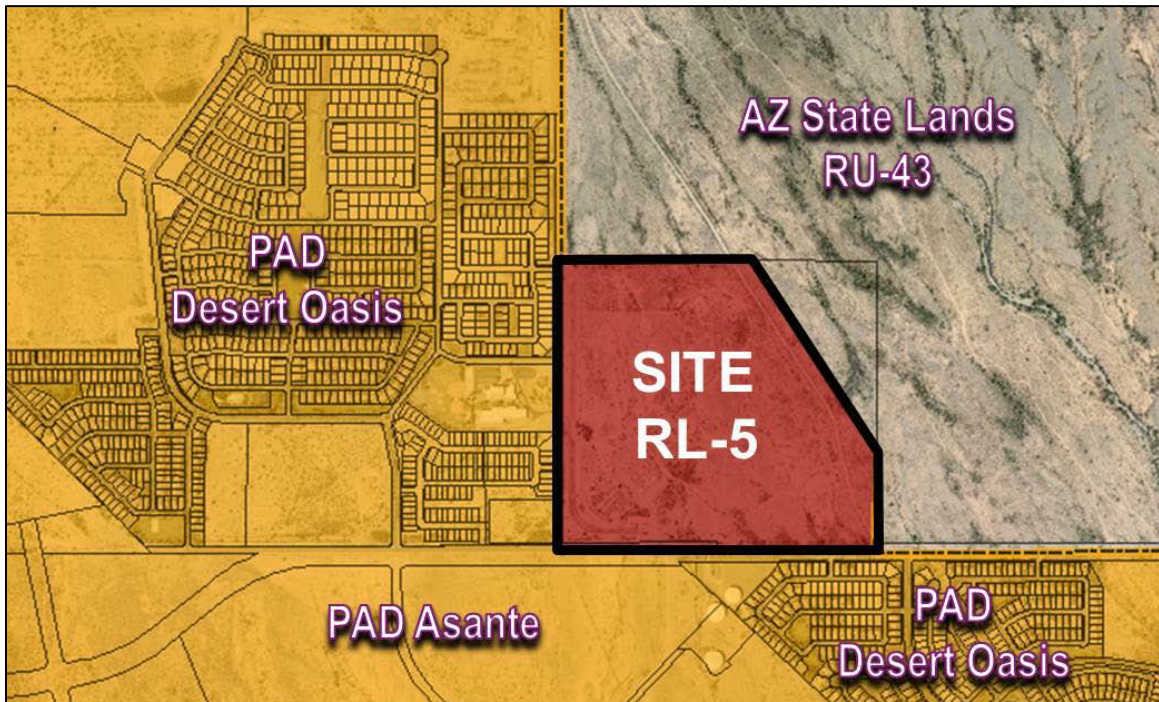
46
47 **Citizen Outreach:**

48
49 As noted above, the applicant held a Citizen Review meeting on January 11, 2018, which was well
50 attended. Those in attendance were mixed in their opinion regarding the project, with some of the
51 residents expressing support and others expressing opposition. The main concern of the residents
52 is the increase of traffic and how that can affect 163rd Avenue. The residents also informed City staff
53 of a water pressure and temperature issue that was affecting the residents of the surrounding area.
54 Residents fear that the increase of homes will worsen the water pressure/temperature issue. The
55 issue was brought to the attention of the City's Water Resource Management Department and has
56 been resolved. The residents appreciated that the applicant is proposing to reduce the density of
57 the site and also liked the proposed open space concept.

58
59 **Project Description:**

60
61 Susan Demmitt with Gammage and Burnham, PLC., requests a Zone Change from Residential Low
62 Density (RL-5) to Residential Medium Density (RM-9) with a PUD Overlay to allow for the
63 development of Sunrise Ranch, a 130-acre (approx.) property located on the northeast corner of
64 Jomax Road and 171st Avenue. The proposed Zone Change and PUD Overlay would amend the
65 development standards, reduce permitted density, and create residential design guidelines for the
66 subject site.

67 **Surrounding Land Zoning:**



PAD – Desert Oasis	Arizona State Lands (RU-43)	Arizona State Lands (RU-43)
PAD – Desert Oasis	RL-5	Arizona State Lands (RU-43)
PAD – Asante	PAD – Asante/Desert Oasis	PAD – Desert Oasis

Analysis and Discussion:

The subject property is 130 acres (approx.) of vacant land located on the northeast corner of Jomax Road and 171st Avenue. The zoning of the subject property is Residential Low Density (RL-5) which allows for a maximum density of 5 dwelling units per acre. The Surprise Unified Development Code (SUDC) sets the development standards for RL-5 zoning districts as follows:

SUDC RL-5 Standards	
Minimum Lot Area	7,200 sq. ft.
Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Front Setback	15'
Minimum Side Setback	5' (15' aggregate)
Minimum Rear Setback	20'
Maximum Lot Coverage	NA
Density	5 DU/Acres
Open Space	20%

The applicant requests to rezone the subject property to Residential Medium Density (RM-9) with a PUD Overlay. The SUDC allows for a maximum density of 9 dwelling units per acres but as listed in the Zoning Document, the proposed PUD Overlay proposes a maximum density 3.68 dwelling units to the acre. The proposed PUD Overlay also proposes certain deviations from the base RM-9 development standards as shown in the table below.

	SUDC RM-9 Standards	Proposed Standards
Minimum Lot Area	4,500 sq. ft.	5,175 sq. ft.
Minimum Lot Width	40'	45'
Minimum Lot Depth	100'	115'
Minimum Front Setback	12'	10'
Minimum Front Facing Garage Setback	20'	20'
Minimum Side Setback	TBD at Plat	5'
Minimum Rear Setback	20'	15'
Maximum Lot Coverage	NA	55%
Density	9 DU/Acre	3.68 DU/Acres
Open Space	20%	20%

In addition, the proposed PUD Overlay includes additional community and residential design guidelines and requirements to be followed by developers and home builders. These guidelines will help ensure the development of a community with amenities for its residents and a variety in architectural design for the homes. As part of the proposed Zone Change the applicant proposed to remove two (2) requirements set in the SUDC for medium density residential development. One (1) is the requirement of a community swimming pool in developments with 60 residential units or more. The site proposes conventional single-family units with a lots size 5,175 sq. ft. or greater. This lot size ensures homeowners will have sufficient area in the backyard to build a pool if they choose. The other is a requirement that medium density residential projects must include at least one (1) recreational turf field of at least 3.5 acres. The applicant proposes a central amenity area of 2.5 acres (approx.) along with a trail system and other smaller amenity areas throughout the entire development. The development will be required to meet the 20% open space requirement as set in the SUDC.

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 in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed Zone Change and PUD Overlay will allow for a development with a maximum density of 3.68 DU/Ac. which demonstrates consistency with this land use category. Also, the applicant proposes to provide pedestrian access to a Regional Path located east of the property as shown in the City's Parks and Recreation Master Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

This proposed Zone Change and PUD Overlay will reduce the maximum allowed density, amend certain development standards, and development additional design guidelines to allow for the development of Sunrise Ranch.

Findings:

- The proposed zone change is consistent with the Surprise General Plan 2035 and the City of Surprise Park and Recreation Master Plan.
- The proposed density change is consistent with the Surprise General Plan 2035.

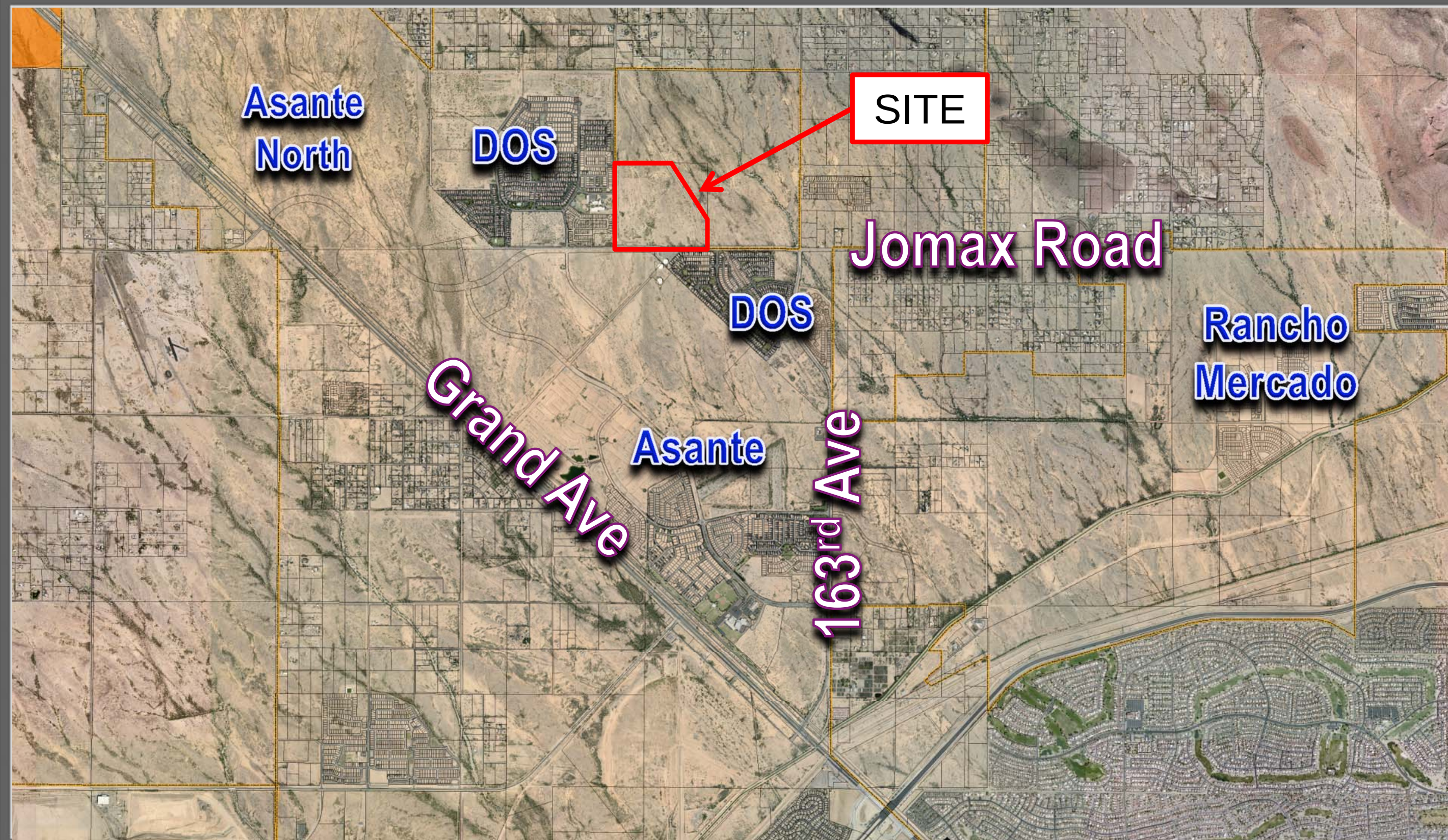
Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the Zone Change case **FS17-671** to the Mayor and City Council.

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

Attachments:

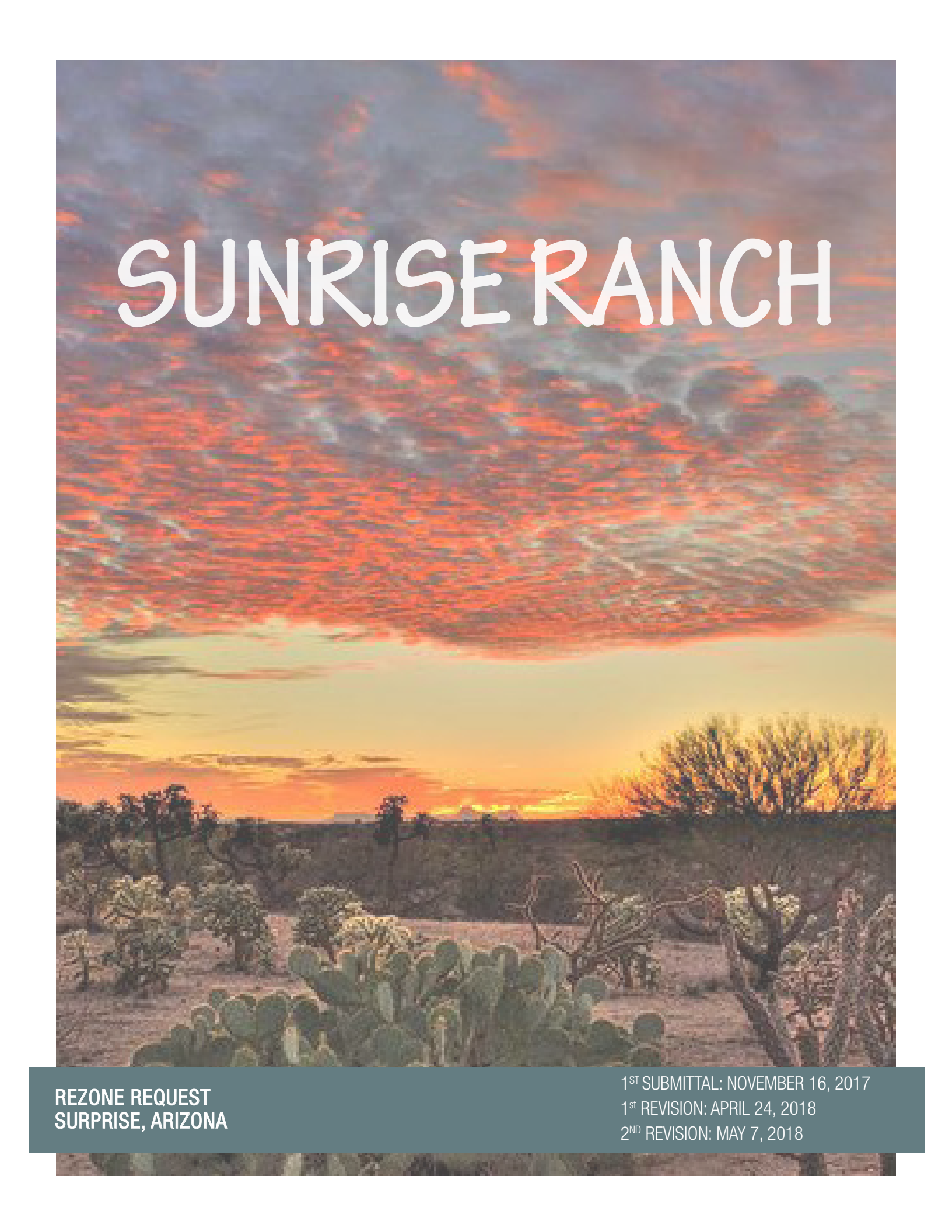
- 01 Vicinity Map
- 02 Rezone Document
- 03 Luke AFB Comments
- 04 ADOT Comments
- 05 MWD Comments
- 06 Citizen Outreach Report



Vicinity Map



Vicinity Map

A full-page photograph of a desert landscape at sunset. The sky is filled with vibrant orange, red, and purple clouds. The horizon is a bright orange line. In the foreground, there are various desert plants, including a large green cactus in the lower left and several dark, silhouetted trees and shrubs. The overall scene is serene and picturesque.

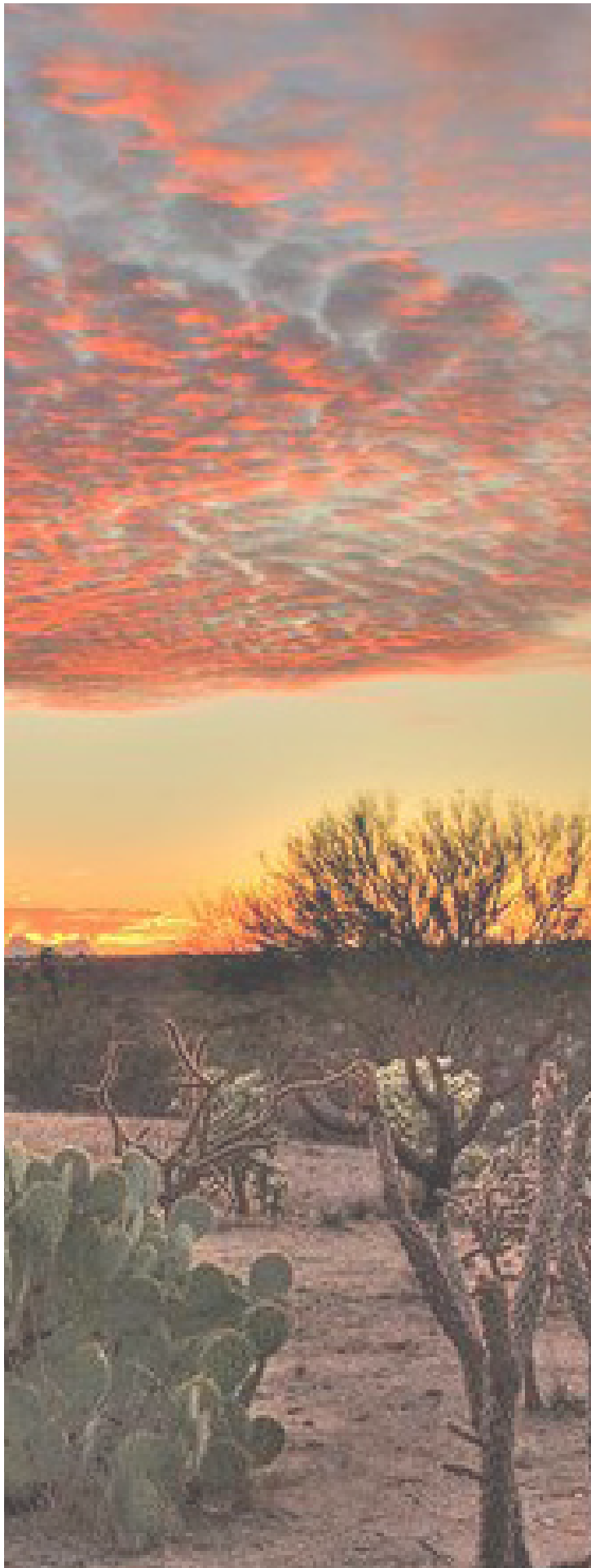
SUNRISE RANCH

**REZONE REQUEST
SURPRISE, ARIZONA**

1ST SUBMITTAL: NOVEMBER 16, 2017

1ST REVISION: APRIL 24, 2018

2ND REVISION: MAY 7, 2018



PROJECT TEAM

DEVELOPER / APPLICANT

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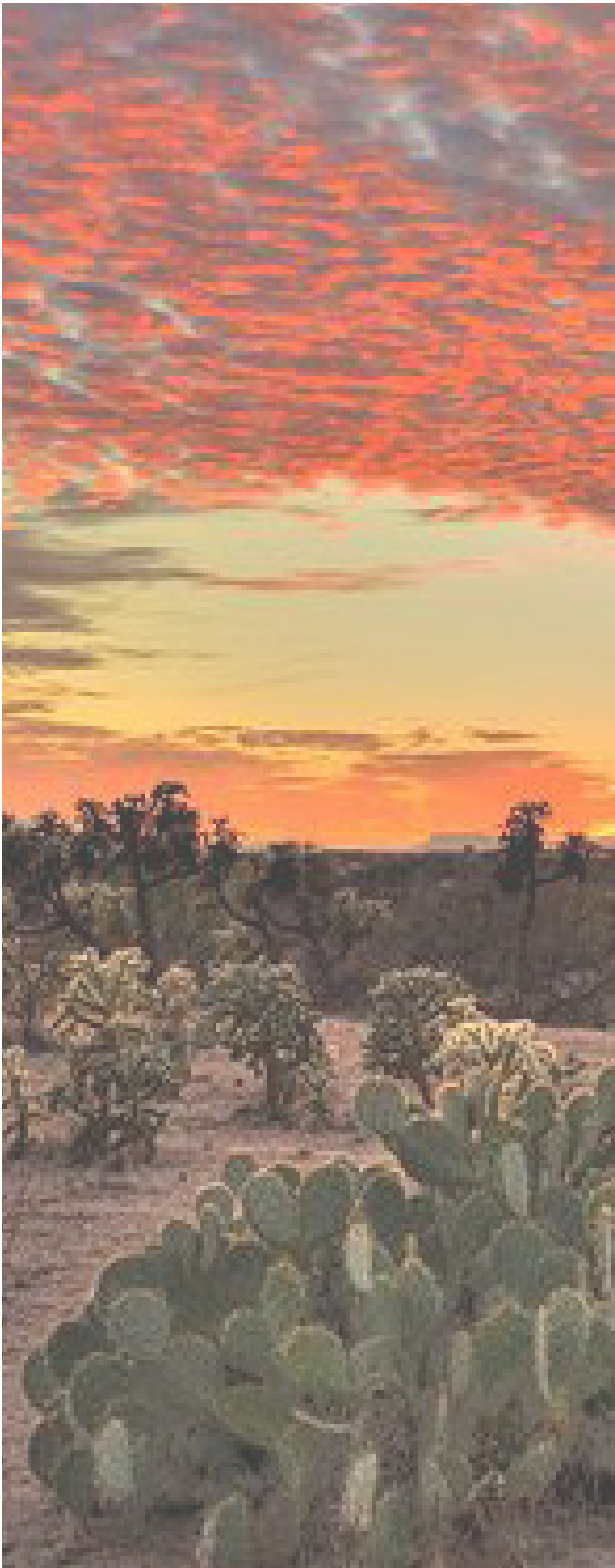
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TABLE OF CONTENTS



I. Executive Summary.....	1
II. Site Location and Details.....	1
III. Entitlement History.....	2
IV. Application Details.....	2
V. Development Concept.....	7
VI. Development Standards.....	13
VII. Development Standards Justification.....	14
VIII. Medium Density Residential Modifications and Justification.....	14
IX. Design Guidelines.....	15
X. Conformance with General Plan.....	15
XI. Public Improvement / Utilities.....	19
XII. Phasing.....	20
XIII. Conclusion.....	20
 APPENDIX.....	 A-1
Design Guidelines.....	A-3
Community Design Guidelines.....	A-3
Single Family Architectural Design Guidelines.....	A-9
Legal Description.....	B-1

I. Executive Summary

Sunrise Ranch is a planned single-family residential community on the approximate 130 acres (“Property”) located at the northeast corner of 171st Avenue and Jomax Road within northwest region of the City of Surprise (“City”). The subject property is owned by Metro Oasis, LLLP, a subsidiary of Harvard Investments, Inc. (“Harvard Investments”). The Property is vacant and undeveloped. Sunrise Ranch is immediately bounded to the south (across Jomax Road) and west (across 171st Avenue) by Desert Oasis of Surprise. The Asante North master planned community is located further south and west. In a regional context, Sunrise Ranch is located approximately 2-miles east of US 60 Grand Avenue Highway and approximately 3.5 miles northwest of State Route 303 Freeway.

The Property was annexed by the City in 2008 and is currently zoned RL-5 Residential Low Density (annexed as R1-5, which now equates to the RL-5 zoning district and allows a maximum density of 5 du/ac). This application (“Application”) proposes to rezone the Property to RM-9 PUD, Residential Medium Density-9 Planned Unit Development Overlay, with amended development standards. The Surprise General Plan classifies the Sunrise Ranch property as the Neighborhood Land Use Character Area. The proposed zoning designation and density are consistent with the General Plan and surrounding development – both planned and existing – in the immediate area.

The Sunrise Ranch development proposal contemplates a holistic single-family neighborhood with diverse home product offerings and multiple lot sizes anchored by an integrated network of community amenities, passive and active open space, and pedestrian corridors. Community open space areas are situated as focal points at the entrances to Sunrise Ranch. Primary access to Sunrise Ranch will be provided at Jomax Road, with a secondary community access point from 171st Avenue. Sunrise Ranch's internal roadway system has been designed to promote local street connectivity and transportation efficiencies.

Harvard Investments will be the master developer of Sunrise Ranch. Harvard Investments is a real estate investment and development company with holdings focused in the southwestern United States. Harvard Investments is an arm of and owned by the Hill Companies, one of the oldest land development companies in Canada, which has operated as a privately held company since its inception in 1903. Harvard Investments specializes in master planned residential development, and the marketing and sales of home sites. Harvard Investments combines experience, integrity, and financial stability to create high-quality, environmentally sensitive, and enjoyable communities.

Sunrise Ranch represents smart and sustainable growth for the City and is compatible in scale and character to the planned and developed master-planned communities in the area.

II. Site Location and Conditions

SITE LOCATION

Sunrise Ranch is a 130.3-acre property located at the northeast corner of 171st Avenue and Jomax Road within northwest Surprise. The Property comprises the majority of the southwest quarter of Section 36, within Township 5 North and Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Additionally, Sunrise Ranch is located approximately 2-miles east of US 60 Grand Avenue Highway and approximately 3.5-miles northwest of State Route 303 Freeway. See Figure 1: Context Map.

EXISTING and SURROUNDING LAND USES

Sunrise Ranch is bounded by Jomax Road to the south and 171st Avenue to the west. Undeveloped Arizona State Trust Land is located to the north and east. There is an approximately 20-acre privately owned parcel to the immediate northeast of Sunrise Ranch. Desert Oasis, an 880-acre master planned community with both residential and commercial uses, bounds Sunrise Ranch to the south across Jomax Road and to the west across 171st Avenue.

Moving beyond Sunrise Ranch's immediately adjacent boundaries, the properties further north are large lot rural residential properties located within unincorporated Maricopa County. Asante North, a 2,100 acre master planned community, is located further south and west of Sunrise Ranch.

TOPOGRAPHY and PHYSICAL FEATURES

The Property is vacant and undeveloped, and generally slopes to the south and southeast.

III. Entitlement History

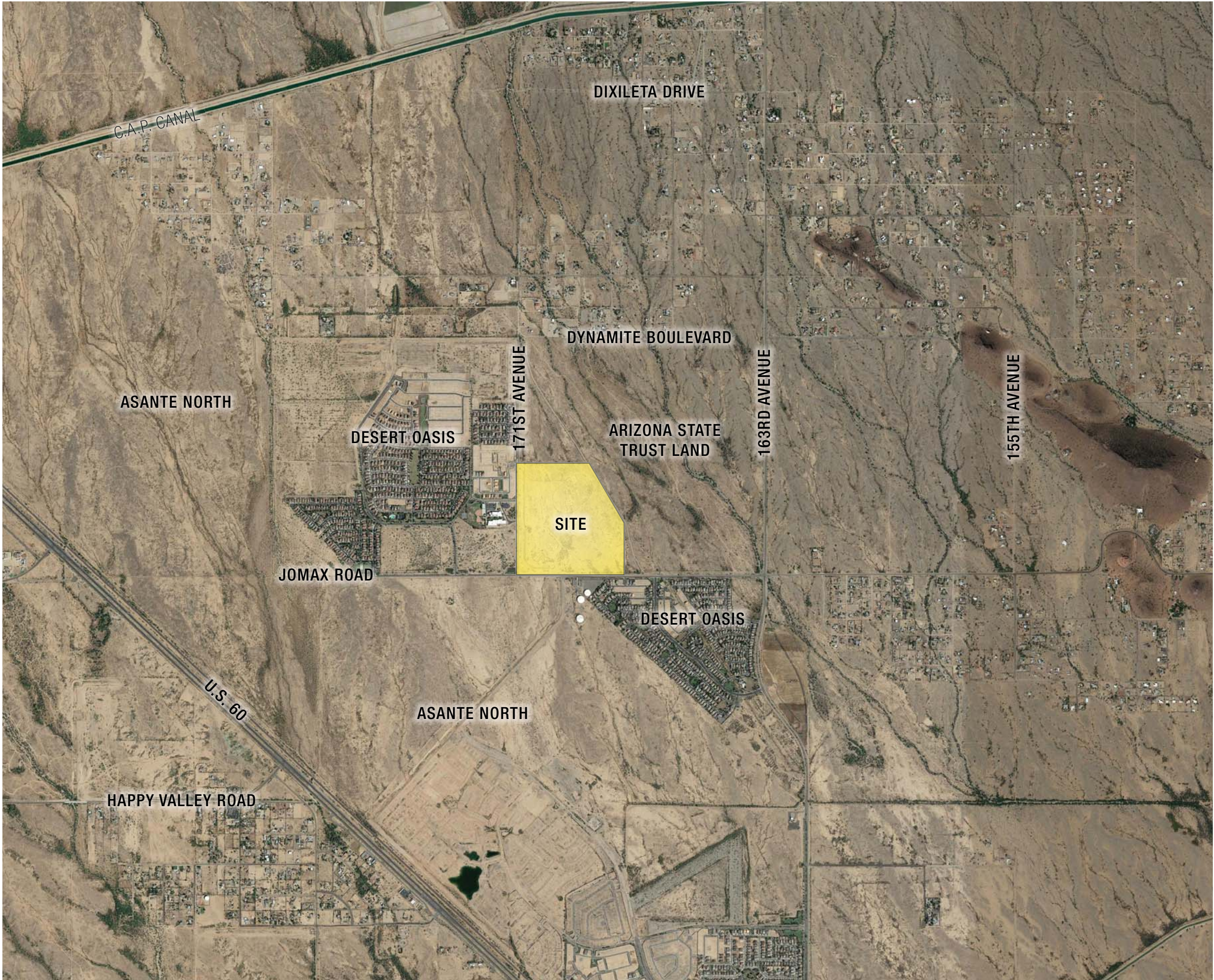
In 2001, the Maricopa County Board of Supervisors rezoned the Property to R1-6 RUPD (Single-Family Residence R1-6 Residential Unit Plan of Development) and approved a preliminary plat for the Property for 424 single-family residential lots, with an overall gross density of 3.26 dwelling units per acre. (Metro Oasis, LLLP was not the owner of the Property at that time.)

In 2006, Centex Homes, the then owner and developer of the Property, sought annexation into the City to meet a County requirement that the property be connected to City water and sewer facilities. In 2008, the Surprise City Council annexed and adopted equivalent R1-5 zoning on the Property (annexed as R1-5, which now equates to RL-5), which permits a maximum 5.0 dwelling units per gross acre.

IV. Application Details

This Application proposes to rezone the Property from RL-5 Residential Low Density-5 to RM-9 PUD Residential Medium Density Planned Unit Development Overlay to facilitate the development of Sunrise Ranch, a new single-family residential community. See Figure #2: Zoning Map. The conceptual land use plan prepared for this Application includes 480 dwelling units with an overall density of 3.68 dwelling units per gross acre. The PUD Overlay is proposed to modify certain RM-9 development standards in the Surprise Unified Development Code ("SUDC"). Development standards not modified by this Application shall comply with the RM-9 Zoning District regulations in the SUDC.

The Application has been designed to include greater flexibility, innovative site planning, project-specific development standards, and enhanced design guidelines to promote development that enriches the whole community through creating a unique sense of place for Sunrise Ranch residents, as well as those in surrounding neighborhoods. Additionally, the Application provides for development that is consistent with the Surprise General Plan 2035 and compatible with the existing and planned adjoining neighborhoods.



SUNRISE RANCH

Surprise, Arizona

LEGEND

 SITE

FIGURE #1
CONTEXT MAP

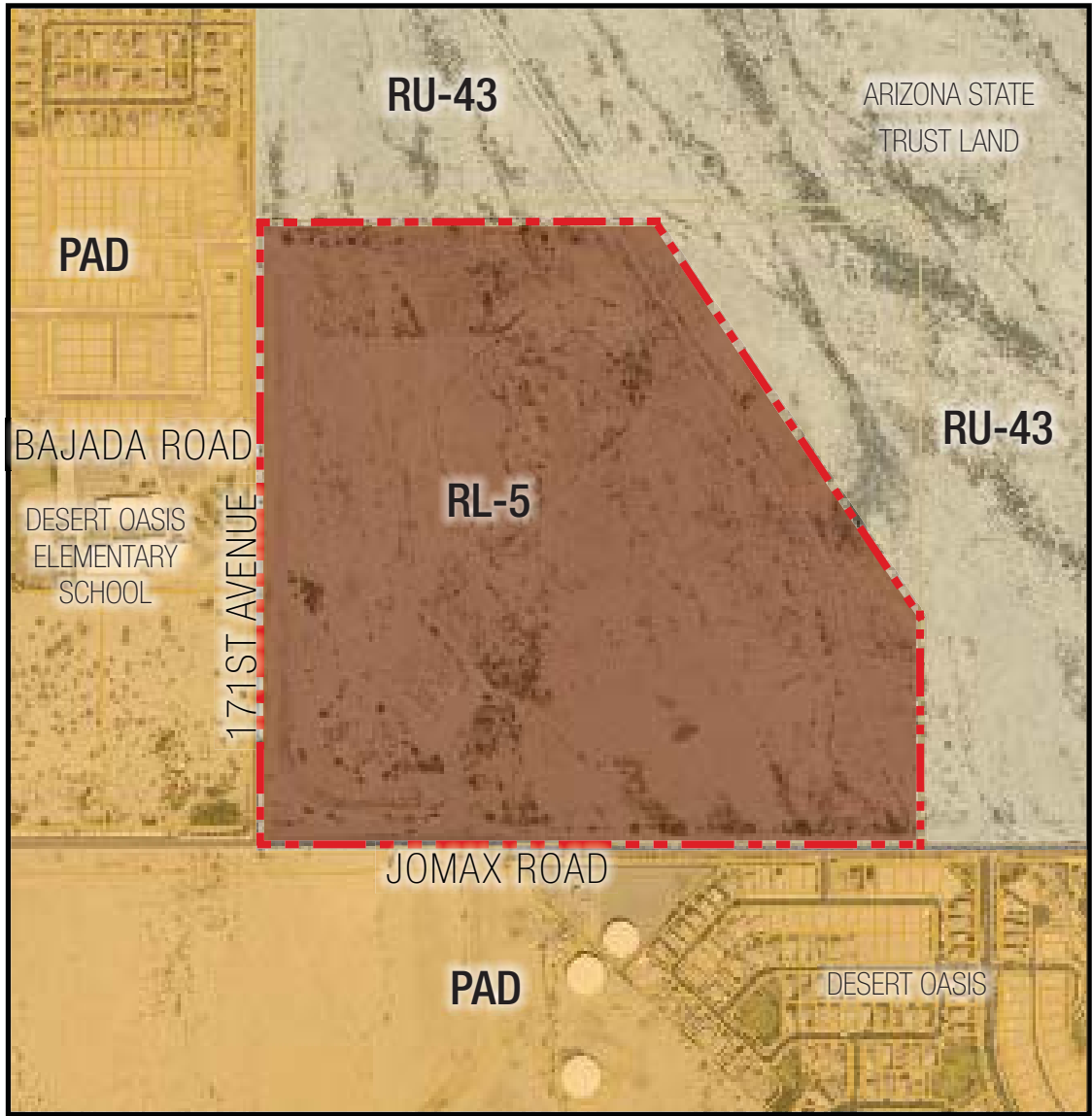
SCALE: N.T.S.



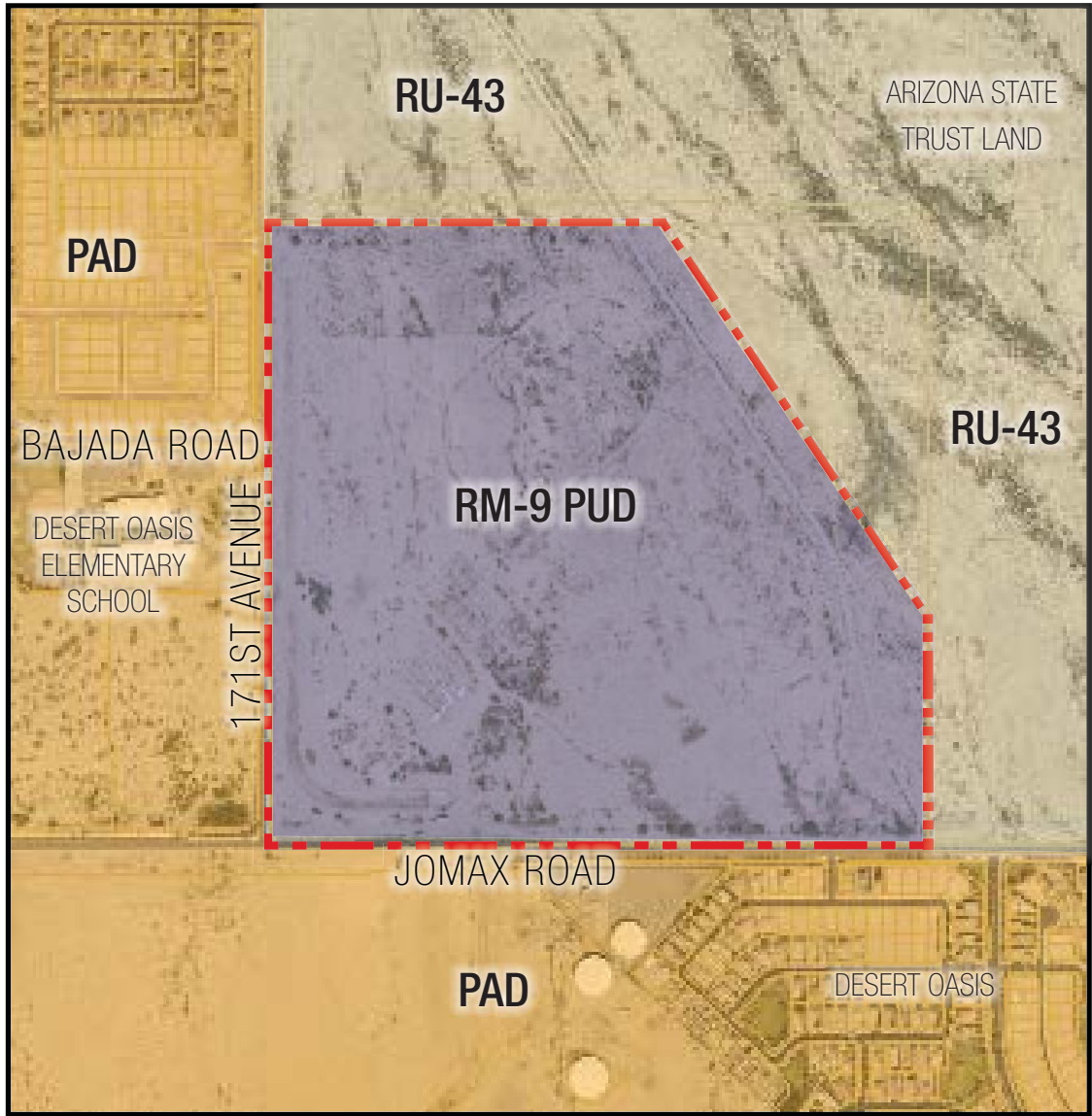

NORRIS DESIGN
Planning | Landscape Architecture | Branding


**GAMMAGE
&
BURNHAM**


CVL



EXISTING ZONING



PROPOSED ZONING

SUNRISE RANCH

Surprise, Arizona

LEGEND

- - - PROPERTY BOUNDARY

CITY OF SURPRISE ZONING

- PLANNED AREA DEVELOPMENT (PAD)
- RL-5
- RM-9 PUD

MARICOPA COUNTY ZONING

- RU-43

FIGURE #2
ZONING MAP

0 150' 300' 600'

SCALE: NTS



NORRIS DESIGN
Planning | Landscape Architecture | Branding

GAMMAGE & BURNHAM

CVL

V. Development Concept

Sunrise Ranch is envisioned as a connected and cohesive collection of single-family residential neighborhoods with diverse home product offerings and multiple lot sizes anchored by an integrated network of community amenities, passive and active open space and strong pedestrian connectivity. Sunrise Ranch provides for neighborhood layouts that incorporate smaller lot sizes nestled within walkable neighborhoods characterized by shorter block lengths punctuated by open space amenities and pedestrian corridors that foster connectivity and access to community open spaces and amenities. Primary community open space areas are situated as focal points at the entrances to Sunrise Ranch and will create a distinctive sense of arrival for community residents and guests.

LAND USE PLAN

Sunrise Ranch is planned to include three development parcels with a balanced-mix of three primary lot sizes, including minimum 45' x 115' (5,175 sf), 50' x 115' (5,750 sf), and 55' x 115' (6,325 sf). The development parcels are thoughtfully organized to create individual neighborhoods within the overall project. The 45' x 115' lots are generally located in the southwest quadrant of the Property; the 50' x 115' lots are generally located in the southeast quadrant of the Property; and the 55' x 115' lots are located within the approximate north-half of the Property (north of the Bajada Road alignment). The individual neighborhoods and lots are arrayed around the primary community open space. Linear open spaces and pedestrian paths create an interconnected off-street pedestrian system throughout Sunrise Ranch that physically and visually connects the neighborhoods and common area open spaces. In total, Sunrise Ranch designates more than 20% of the gross land area for open space and retention uses. See Figure 3: Conceptual Site Plan.

The following table provides an overview of the proposed lot sizes, lot area, and projected dwelling unit count for Sunrise Ranch:

Table 1: Development Program

Development Parcel	Typical Lot Size	Minimum Lot Area (s.f.)	Projected Dwelling Units*
A	45' x 115'	5,175	187
B	50' x 115'	5,750	173
C	55' x 115'	6,325	120

* The actual number of dwelling units may change, within the density limits set within this PUD document, when final development plans are prepared.

Primary ingress and egress to Sunrise Ranch will be provided at Jomax Road, with a secondary community ingress and egress from 171st Avenue. These points of access are strategically located to efficiently distribute vehicle trips generated by Sunrise Ranch to 171st Avenue and Jomax Road. Additionally, the 171st Avenue entry is aligned with Bajada Road, the existing access road to Desert Oasis (located to the west), to eliminate turning movement and other roadway alignment conflicts. Sunrise Ranch's internal roadway system has been designed to promote local street connectivity and transportation efficiencies.

The entrance to Sunrise Ranch from Jomax Road opens up to the primary centrally-located common area open space, the main park. This highly amenitized park is anticipated to include active and passive amenities, such as playgrounds, turf and gathering areas that create an open and inviting environment. The entrance to Sunrise Ranch from 171st Avenue opens up to one of eight secondary common open space amenities. These secondary common open spaces are strategically distributed throughout Sunrise Ranch and may include active and passive amenities. The secondary common open spaces are designed to foster neighborhood interaction and social opportunities. Additional landscaped open space tracts are planned adjacent to both 171st Avenue and Jomax Road, as well as along the north property line. In total, Sunrise Ranch provides an abundant amount of open space totaling more than 20-percent of the gross land area.

MONUMENTATION, WALLS and LANDSCAPING

The design theme for Sunrise Ranch will be conveyed through the monumentation, wall design, landscape, amenity spaces and architecture. Monumentation for Sunrise Ranch will signify a sense of arrival into the community, with enhanced landscape and signage. Primary entry monumentation will be located at the project entrance on Jomax Road, guiding visitors and residents into the development and terminating on the Main Park. Secondary entry monumentation will be located on 171st Avenue, flanked by a large open space tract and a secondary amenity node at its terminus. See Figure 4: Conceptual Landscape Plan.

Consistent use of materials and detailing will be provided in the monumentation and wall design throughout Sunrise Ranch. Community walls will be a combination of theme wall, partial view fencing and builder walls. Theme walls will be provided on homes backing to adjacent, perimeter, arterial roadways and in high visibility areas within the community, where appropriate. Partial view fencing may be utilized along significant open space corridors to enhance views while still providing privacy for home owners.

Planting design will complement the overall character of the hardscape elements and built environment, enhancing the overall theme for Sunrise Ranch. Landscape design will utilize a variety of low water use trees, shrubs and ground covers to provide visual interest, shade and aesthetically enhanced landscape buffers. The plant material will be low maintenance and irrigated by an automatic irrigation system, with limited quantities of turf being utilized in amenity areas for active recreation only.

ARIZONA STATE TRUST LAND

TEMPORARY DRAINAGE CHANNEL

DESERT OASIS

PARCEL C

BAJADA ROAD

DESERT OASIS
ELEMENTARY
SCHOOL

171ST AVENUE

DRAINAGE CHANNEL

PARCEL A

PARCEL B

ARIZONA STATE
TRUST LAND

20' MULTI-PURPOSE
TRAIL/UTILITY EASEMENT

JOMAX ROAD

ASANTE NORTH

DESERT OASIS

SUNRISE RANCH

Surprise, Arizona

LEGEND

- 45' x 115'
- 50' x 115'
- 55' x 115'
- OPEN SPACE
- ROADWAY
- PRIMARY AMENITY
- SECONDARY AMENITY

SITE DATA

GROSS ACREAGE: +/- 130.3 Acres
TOTAL YIELD: 480 UNITS MAXIMUM
GROSS DENSITY: 3.68 Du/Ac
OPEN SPACE: 20% MINIMUM

NOTE 1: SITE PLAN SHOWN IS CONCEPTUAL. LOT SIZE, YIELD, AND LOT MIX IS SUBJECT TO CHANGE AND WILL BE FINALIZED AT PRELIMINARY PLAT.

NOTE 2: THE TEMPORARY DRAINAGE CHANNEL ALONG THE NORTH PROPERTY LINE MAY BE ELIMINATED AND REPURPOSED AS OPEN SPACE OR ADDITIONAL RESIDENTIAL LOTS IF DRAINAGE EASEMENTS ARE OBTAINED FROM THE ARIZONA STATE LAND DEPARTMENT.

FIGURE #3

CONCEPTUAL SITE PLAN

0 150' 300' 600'

SCALE: 1"=300'



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ARIZONA STATE TRUST LAND

DESERT OASIS

BAJADA ROAD

DESERT OASIS
ELEMENTARY
SCHOOL

171ST AVENUE

DRAINAGE CHANNEL

TEMPORARY DRAINAGE CHANNEL

JOMAX ROAD

ASANTE NORTH

DESERT OASIS

ARIZONA STATE
TRUST LAND

SUNRISE RANCH

Surprise, Arizona

LEGEND



PRIMARY AMENITY



SECONDARY AMENITY



PRIMARY ENTRY
MONUMENTATION



SECONDARY ENTRY
MONUMENTATION



OPEN SPACE



LOT



ROADWAY



PEDESTRIAN PATH

NOTE 1: CONCEPT SHOWN IS CONCEPTUAL AND ALL FINAL DESIGNS WILL BE APPROVED AT FINAL PLAT STAGE.

NOTE 2: THE TEMPORARY DRAINAGE CHANNEL ALONG THE NORTH PROPERTY LINE MAY BE ELIMINATED AND RE-PURPOSED AS OPEN SPACE OR ADDITIONAL RESIDENTIAL LOTS IF DRAINAGE EASEMENTS ARE OBTAINED FROM THE ARIZONA STATE LAND DEPARTMENT.

NOTE 3: PUBLIC ACCESS WILL BE PROVIDED TO THE TRAIL SYSTEM AND TO THE WASH/OPEN SPACE TO THE EAST OF THE SITE.

FIGURE #4

CONCEPTUAL LANDSCAPE PLAN

0 150' 300' 600'

SCALE: 1"=300'



NORTH

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VI. Development Standards

REGULATORY FRAMEWORK

This Application has been prepared pursuant to Section 122-68 of the SUDC to establish the regulatory framework for Sunrise Ranch, creating development standards specific to context of the development. The provisions of this Application, including the design guidelines, apply to the Property within the project boundary. The proposed RM-9 PUD Overlay zoning district provides for the establishment of specific development standards, regulations, and design guidelines. Where a provision or design guideline in this Application varies from or conflicts with the SUDC or the City's design guidelines, the provisions in this Application shall govern.

The images and renderings within the Application are conceptual and intended to be illustrative of the character and quality of the development, and do not necessarily convey the final design.

DEVELOPMENT STANDARDS

The intent of the Planned Unit Development (PUD) Overlay is to provide greater flexibility than may be possible under the conventional RM-9 zoning district regulations, with the reciprocal expectation of heightened design and quality. The PUD Overlay will be utilized to modify certain development standards under the RM-9 zoning district in the SUDC to facilitate a high-quality, context specific development that fulfills the City's goal and objectives. Development standards not modified by this Application shall comply with the RM-9 Zoning District regulations in the SUDC.

The Sunrise Ranch Development Standards Table for Lot Categories A, B and C shall apply to all lots within Sunrise Ranch.

TABLE 2: SUNRISE RANCH DEVELOPMENT STANDARDS

	City of Surprise RM-9	Sunrise Ranch Lot Categories		
		A	B	C
Min. Lot Width	40'	45'	50'	55'
Min. Lot Depth	100'	115'	115'	115'
Min. Lot Area	4,500'	5,175'	5,750'	6,325'
Min. Front Setback Livable	12'	10'	10'	10'
Min. Front Setback Garage ¹	20'	10'	10'	10'
Min. Rear Setback	20'	15'	15'	15'
Min. Side Setback	TBD at Site Plan or Preliminary Plat	5' / 5'	5' / 5'	5' / 5'
Min. Street Side ²	TBD at Site Plan or Preliminary Plat	10'	10'	10'
Max Building Lot Coverage	-	55%	55%	55%
Max Building Height	35'	35'	35'	35'

¹ Front garage setback may be less than the livable area as side-loaded garage only. Otherwise, a minimum 20' garage setback as measured from face of garage door to property line.

² Landscape buffer tracts can reduce street side setback requirements by the width of tract, up to 5'.

VII. Development Standard Justification

This Application proposes the following modifications to the lot dimension and yard setbacks:

LOT WIDTH, DEPTH and AREA

This Application proposes to increase the minimum required lot width, depth and area under the “base” RM-9 zoning district. The RM-9 zoning district requires minimum 40’ wide and 100’ deep lots, with a minimum lot area of 4,500 square-feet. This Application proposes to increase the required lot width to 45’ – 55’ and lot depth to 115’, with lots ranging in size from 5,175 square-feet to 6,325 square-feet.

FRONT and REAR YARD SETBACKS

This Application proposes minimal modifications to the minimum required front and rear yard setbacks under the “base” RM-9 zoning district. The RM-9 zoning district requires minimum 12’ front yard and 20’ rear yard setbacks. This Application proposes to change the required front yard setback to 10’ and rear yard setback to 15’ for all lots within Sunrise Ranch.

The proposed development standards are necessary to allow for the proposed diversity of housing types, lot sizes, and product types within Sunrise Ranch. The proposed development standards respond to current planning trends and the single-family housing market, and provide the ability to develop alternative standards that result for a better development and community.

Sunrise Ranch is thoughtfully designed based on current homebuilder and residential market trends, consumer demands, and anticipated home product offerings. The Sunrise Ranch vision includes the creation of a community characterized by high-quality homes, housing product diversity, and social interaction. The proposed land plan and development standards result in a more efficient use of land that could not otherwise be achieved under the existing RL-5 zoning district.

VIII. Medium Density Residential Modifications and Justification

This Application proposes to delete the following Medium Density Residential requirements:

SUDC Section 122-137(p): The SUDC requires a minimum of one (1) 3.5 acre turf recreational field for organized sporting activity and perimeter shade trees in medium density residential projects.

Sunrise Ranch meets the intent of SUDC Section 122-137(p) by providing approximately 20% planned open space. This open space is programmed to include active and passive recreational amenities and opportunities for social interaction. More specifically, Sunrise Ranch is planned as a series of individual neighborhoods and lots centered around the primary community open space amenity, which consists of approximately 2.5 acres. In addition to the central primary amenity area, Sunrise Ranch provides numerous opportunities for secondary amenity areas and trail nodes spaced throughout the community’s linear open space and path network, which connects residents to internal open space amenities as well as to the neighboring regional trail system. Sunrise Ranch’s diverse and connected open spaces, trail system and amenity areas provide unique and context appropriate recreation opportunities for residents that appropriately satisfy the intent of the SUDC requirement.

SUDC Section 122-137(r): The SUDC requires a swimming pool amenity, ramada, picnic table, etc. in medium density residential projects containing 60 residential units or greater.

The intent of SUDC Section 122-137(r) is to provide a swimming pool amenity in higher density residential developments, such as cluster-style residential, apartments and townhomes, where individual pools and related amenities are not feasible. The neighborhoods within Sunrise Ranch are planned with traditional single-family residential detached lots that are strategically sized to ensure future homeowners have sufficient area for private backyard amenities, including a backyard pool. Lots within

Sunrise Ranch are planned to range in size from 5,175 sf to 6,325 sf, with nearly two-thirds of the lots being a minimum 5,750 sf or larger, and all lots are planned to be a minimum 115' in depth. Although utilizing the RM-9 Medium Density Residential zoning classification, Sunrise Ranch is developing as a more traditional Low Density Residential community where a requirement such as this would not apply.

IX. Design Guidelines

The goal of the Sunrise Ranch design guidelines is to provide the future residents of Sunrise Ranch a community with a heightened sense of neighborhood that they will be proud to call home, while seamlessly blending into the planned and developed fabric within northwest Surprise. The proposed Sunrise Ranch design guidelines are outlined in Appendix A.

X. Conformance With General Plan

The Surprise General Plan 2035 designates Sunrise Ranch as Neighborhood Land Use Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 du/ac). The proposed RM-9 PUD Overlay zoning district and attendant density of 3.68 du/ac are consistent with the existing Neighborhood Land Use Character Area designation. See Figure #5: General Plan Map.

General Plan Subsection: Land Use Element

The Land Use Element provides the critical foundation upon which to guide growth. While there are many ways in which the City can grow, the Land Use Element utilizes a sustainable approach that balances development and conservation within the City planning area to ensure that infrastructure is maximized and adequate distribution of services, employment, open space and recreation are provided in proximity to where people live. The following Land Use Element Goals and Policies supports this Application:

Goal 1: Unique Community. The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area.

Policy 1: The City will guide the pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context.

Sunrise Ranch is a master-planned community offering a variety of lot sizes that can accommodate a mix of housing types and densities that support visual diversity, opportunities for social interaction, and a broad range of life style choices. Sunrise Ranch is designed with the intent of achieving a unique and superior level of design quality in site planning and house product that promotes desirable community character and context, safety, and neighborhood interaction. The diverse character of the neighborhoods and assorted housing, lifestyle opportunities, and amenities within Sunrise Ranch will provide for a high-quality of life for residents.

General Plan Subsection: Land Use Element

Goal 6: Variety of Housing. Provide high-quality housing in a range of residential densities and types.

Policy 1: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.

Sunrise Ranch promotes this Goal and Policy by expanding the housing choices and contributing to the diversity of the existing housing stock in this part of the City. Sunrise Ranch includes three different lot sizes ranging in size from 5,175 square-feet to 6,325 square-feet that accommodate single-family detached homes on more compact lots. The mix of lot sizes and densities

responds to current market demands that include a growing segment of the residential market, as young professionals, young families, move-up buyers and empty nesters are trading land area for a more flexible lifestyle, high-quality home products, styles and sizes, community amenities, and affordability.

General Plan Subsection: Growth Element. This element provides the direction for managing this expected growth by creating a link between planned land use, transportation, and infrastructure facilities with specific implementation techniques such as zoning ordinances, capital improvement programs, impact fee requirements, and design guidelines. The following Growth Element Goal and Policy supports this Application:

Goal 1: Sustainable Growth. Support sustainable growth that ensure effective, efficient, and equitable provision of public services, land, and infrastructure.

Policy 1: Promote infrastructure expansion where it will be more efficient and effective, and minimizes adverse impacts outside the identified growth areas.

The Surprise General Plan 2035 identifies Sunrise Ranch as being located within the “163rd Avenue Corridor” Growth Area. This area of the City is currently experiencing new residential growth. With access to US 60 Grand Avenue and existing services, as well as being in close proximity to Loop 303, the Surprise General Plan 2035 identifies this area of the City as needing a full-range of housing opportunities.

Sunrise Ranch supports this Goal and Policy by coordinating new growth with existing and planned infrastructure. The existing and planned infrastructure in the immediate area has been developed to support additional growth and investment in this part of the City. Sunrise Ranch focuses development adjacent to the existing infrastructure in 171st Avenue and Jomax Road, which allows for a more efficient and effective way to grow a City. Sunrise Ranch is committed to managing its infrastructure needs, such as water, wastewater, electricity and transportation.

General Plan Subsection: Housing Element

The Housing Element of the General Plan provides a key component upon which to guide future residential revitalization and development within the City. The Land Use Element contains a substantial amount of land recommended for Neighborhoods, leading the character “feel” and intensity of the community. The following Housing Element Goal and Policy supports this Application:

Goal 1: Housing Stock. Safeguard the condition and quality of housing stock in order to maintain attractive and livable neighborhoods.

Policy 1: The City shall review and consider updating its development standards to incorporate new housing product types.

Housing in the City has been shaped by market factors, including consumer preferences, land availability, and household size. Since the mid-1990s, the City has experienced significant residential development. In the future, the Surprise General Plan 2035 identifies that housing with quality neighborhoods will need to be planned and is a priority, since residential land uses are predominant within the planning area. Additionally, the Surprise General Plan 2035 identifies that the City has been unable to attract developers that provide high-quality housing that contains amenities and other conveniences to support the community.

The overall vision for Sunrise Ranch is to provide a mix of high-quality, single-family residential product types and densities to serve the growing population in this area of the City. Sunrise Ranch has been planned to attract homebuilders that will provide for a variety of high-quality house-types, lot sizes and layouts connected by a network of common area open spaces and pedestrian corridors. Additionally, Sunrise Ranch includes project specific design and development regulations that promote property and community protections, development predictability, flexibility and variety within Sunrise Ranch, while facilitating the development of a dynamic and active community with a high-quality of life for residents.



SUNRISE RANCH

Surprise, Arizona

LEGEND

-  PROPERTY BOUNDARY
-  MARICOPA COUNTY LAND BOUNDARY
-  OPEN SPACE
-  NEIGHBORHOOD

FIGURE #5

GENERAL PLAN MAP

0 150' 300' 600'
SCALE: NTS




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General Plan Subsection: Recreation and Open Space Element

The Recreation and Open Space Element provides general guidelines to enhance the provision of parks, recreation, and open space within the City and its planning area. This element promotes active and passive recreation, connected open spaces and parks, and opportunities to create new recreational and open space opportunities. The following Recreation and Open Space Element Goals and Policies support this Application:

Goal 1: Create and maintain a high quality of life for Surprise residents by providing adequate open space and recreational opportunities.

Policy 7: Utilize floodplains and storm water management areas to develop compatible passive and active recreational areas and open space.

Harvard Investments recognizes that Sunrise Ranch residents should live within walking distance of active and passive recreational opportunities and public amenities. As such, Sunrise Ranch was carefully programmed to provide future Sunrise Ranch residents access to natural areas and open spaces that offer places to exercise, socialize with others, and space for people to experience the natural environment. Specifically, the Conceptual Site Plan provides future Sunrise Ranch residents recreational and open space opportunities through carefully planned connections from Sunrise Ranch to the Five East Wash Regional Trail/Greenway, located to the northeast on the Arizona State Trust Land property. Additionally, these planned connections provide important links for future Sunrise Ranch Residents to regional activities, such as the City's interconnected Central Arizona Project and Beardsley Canal trail systems, trailheads, and City and community parks and facilities. Sunrise Ranch's linked system greatly expands the opportunities for its future residents in the engagement and enjoyment of natural beauty.

XI. Public Improvement / Utilities

WATER

On-site water service will be provided to each lot within Sunrise Ranch. Fire protection will also be provided to each proposed fire hydrant. On-site water mains will be 8-inch in diameter. The proposed on-site water mains will connect to the existing 12-inch water main in 171st Avenue and the existing 16-inch water main in Jomax Road. The water system will be designed to meet fire flow, maximum day, and peak hour water demand requirements. Water supply to this project will be provided from the existing Desert Oasis Water Booster Station.

WASTEWATER

On-site wastewater service will be provided to each lot within Sunrise Ranch. The wastewater system will consist of 8-inch and 10-inch sewer mains located within the local streets. These wastewater mains will connect to the existing 15-inch main located in Jomax Road. From this connection point the wastewater mains flow east and south. This project is located within the City's existing SPA2 sewer service area. Wastewater from this project will flow to the existing SPA2 Wastewater Treatment Plant.

STORM DRAINAGE

According to the Maricopa County and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04013C1210L, Sunrise Ranch is located within Zone "AE" and Zone "X". To formally remove the homes from the floodplain, a Conditional Letter of Map Revision Based on Fill (CLOMR-F) for Sunrise Ranch will be prepared and submitted to the City and Maricopa County, and subsequently FEMA for review and approval. Furthermore, a Letter of Map Revision Based on Fill (LOMR-F) will be prepared and submitted to the City of Surprise, Maricopa County, and FEMA for review and approval.

The 100-year off-site runoff of 830 cfs impacting the Property along the east is conveyed adjacent to the site through the existing wash and continues to flow southeast. A portion of the eastern wash floodway impacts the site on the southeast corner, but will be removed as stated above.

Minor off-site flows, approximately 79 cfs, currently impact the Property from the north and sheet flow over the site in a southeasterly direction. A channel along the northern property boundary (North Channel) is proposed to accommodate the 79 cfs of off-site sheet flow coming from the north. This channel will connect to the existing 171st Avenue Channel, which is currently sized to handle this additional off-site flow.

The proposed lot layout does not encroach into the floodway. Where necessary, erosion setbacks are provided along the wash corridors to ensure the runoff is managed in a safe manner

The on-site drainage concept proposed for the site is to provide retention basins at various locations to contain the 100-year, 2-hour storm event for all parcels. The retention basins are designed to retain the runoff from the 100-year, 2-hour storm event. The retention basins will be designed to drain within the required 36 hours by W and/or infiltration.

XII. Phasing

Sunrise Ranch may be platted (preliminary or final) or constructed in one or more phases. The necessary site work and associated infrastructure will be developed in phases as market conditions warrant. Plans for each phase will be submitted to the City for review and approval to ensure proper and orderly development.

XIII. Conclusion

Harvard Investments realizes that a well-planned community that responds to the needs and values of its residents is an essential part of a quality living environment. As such, Sunrise Ranch has been designed to enhance the enjoyment and quality of life of its residents through thoughtful site planning, sustainable development, distinctive landscaping, and a variety of active and passive open space and recreational opportunities. Harvard Investments, through Sunrise Ranch, enhances the quality of living and environment of the City.

Design Guidelines

Sunrise Ranch is designed to be a unique residential development with a focus on community engagement. Streetscape, diversity of house product, pedestrian connectivity, and opportunities for social interaction are guiding elements that shape the development pattern for the community. The vision for Sunrise Ranch will continue to evolve and strengthen through the implementation of the built environment, utilizing the Design Guidelines set forth within this document. These guidelines provide a baseline level of expectation for community site planning and architectural product, ensuring a high quality level of community design, richness of architectural character, and an overall comprehensive aesthetic for the community.

The Design Guidelines included herein shall supersede the City of Surprise's Single Family Residential Design Guidelines Instruction Manual and Single Family Residential Home Product Design Guidelines in their entirety.

Community Design Guidelines

Community Design Guidelines provide the framework to develop and reinforce unique neighborhoods and create a harmonious community setting through careful design integration of community open space, roadway network, non-vehicular pathway system, and thematic elements. Sunrise Ranch will incorporate the following design criteria into the planning and design of the community, ensuring an attractive, safe, and functional residential neighborhood environment.

- Not less than 20% of the gross acreage will be open space. Open space will include active and passive open space and retention areas.
- Provide a main amenity area that is no less than two acres in size that will be maintained by the homeowners association.
- The main amenity area will incorporate a minimum of four of the following elements:
 - Ramada
 - Sports Field
 - Sport Court (Volleyball/Basketball)
 - Playground
 - Fire Pit / Lounge Area
 - Outdoor Amphitheater
 - Turf Area for Open Play
 - Fitness / Obstacle Course
 - BBQ
 - Shaded Benches
 - Bocce Ball
- Provide an amenity area within a three minute walk (approximately 800 linear feet) of each residence.
- Incorporate pedestrian connectivity throughout the Sunrise Ranch development through the use of sidewalks and off-road pathways.

- Shaded seating, trash receptacle and pet waste stations shall be located every quarter mile along the internal off-street trail/pathway system.
- A minimum thirty foot wide landscaped tract shall be provided between the rear property line of a lot and an abutting arterial or collector roadway right-of-way.
- A minimum eight foot landscaped tract shall be provided between the side property line of a lot and the abutting local residential roadway right-of-way.
- Design landscaped open spaces that are visible from both residential and off-site roadways.
- Incorporate view corridors with open space areas throughout the development to take advantage of mountain and wash views.
- Provide entry monumentation and enhanced landscaping at main project entries off Jomax Road and 171st Avenue to create a sense of arrival.
- Group mail boxes will complement the overall community theme through the use of materials and colors, and be located in central areas convenient for homeowners.
- Community theme walls will be designed to complement the overall character of the architecture and setting of the community.
- Perimeter property walls abutting an arterial or collector roadway shall be staggered by five foot offsets or provide breaks in the wall every five hundred linear feet to provide relief of the linear character of the perimeter wall.
- Street trees shall be located in the landscape strip between the back of curb and sidewalk at a minimum rate of one 24-inch box tree per lot.



SUNRISE RANCH

Surprise, Arizona

LEGEND

- ① MULTI-PURPOSE FIELD
- ② SPORT COURT
- ③ PLAY STRUCTURE
- ④ RAMADA AREA
- ⑤ LOUNGE AREA
- ⑥ TURF PLAY AREA

NOTE : AMENITIES SHOWN ARE CONCEPTUAL AND ALL FINAL DESIGNS WILL BE APPROVED AT FINAL PLAT STAGE.

FIGURE #A-1
MAIN PARK CONCEPT



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SUNRISE RANCH

Surprise, Arizona

NOTE : AMENITIES SHOWN ARE CONCEPTUAL AND ALL FINAL DESIGNS WILL BE APPROVED AT FINAL PLAT STAGE.



FIGURE #A-2
SECONDARY AMENITIES

Single Family Residential Architectural Design Guidelines

The Sunrise Ranch community aims to establish pride of ownership through the creation of a diverse lifestyle brand that promotes sense of community while providing unique architectural styles. The goal of the proposed Design Guidelines is to avoid monotony, duplication and repetition. This is achieved through a variety of floor plans, building forms, building facades, rooflines, colors, materials, and window and door options that are unique to each architectural style. The distinct elements of each style will create a visually diverse yet harmonious streetscape that uses design features to shift the focus away from a garage dominate neighborhood. In addition to providing a community that is visually unique and attractive, the variety of architectural styles will provide homebuyers with a range of home styles to choose from.

ARCHITECTURAL STYLES

The architectural styles for Sunrise Ranch have been selected on the basis of quality, compatibility, and distinctiveness. In addition, the styles are consistent with the general design guidelines set forth by the City of Surprise. The use of four varying architectural styles is intended to promote character throughout the community and maintain compatibility between homes. Alternate architecture styles may be allowed subject to the provisions of design guidelines that maintain the same level of quality promoted herein.

Craftsman / Bungalow



Spanish Colonial / Hacienda



Territorial Ranch



Tuscan



Craftsman/Bungalow

The Craftsman/Bungalow style is known for its functional appeal, while showcasing a high degree of craftsmanship. Simplistic in overall form, the style provides an attractive street presence with inviting entries, shallow pitched roofs, and asymmetrical composition. Key features and defining elements of the Craftsman/Bungalow architectural style are:

- Low-pitched roof lines, gabled or hipped roofs
- Detailing such as exposed rafters and tapered columns
- Stone (or faux-stone) and wood-like accents
- Stucco, brick and siding
- Broad front porches
- Divided window panes
- Horizontal form



Spanish Colonial/Hacienda

Spanish Colonial/Hacienda architecture is derived from a catalog of styles, drawing inspiration from the Mediterranean. The home is identified by courtyards, arches, and tiled roofs. The simple mass forms and informal character that represent the Spanish Colonial/Hacienda style are the perfect canvas for elements such as ornate wrought-iron details and rustic wood beams and rafter tails. Key features and defining elements of the Spanish Colonial/Hacienda architectural style are:

- Informal plan arrangement
- Asymmetrical massing
- Courtyards, loggias and patios
- One and two story massing
- Thick walls accented with deep openings
- Sculptural stucco eaves and chimneys
- Wrought iron-details
- Clay or concrete tile gable and vents
- Light colored exterior walls
- Barrel style roof tiles
- Arched windows and openings



Territorial Ranch

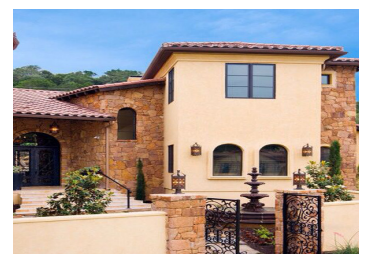
- The Territorial Ranch home has a rich history rooted in the 1800's. The homes are simple in form and provide a functional layout with minimal detailing and accents. A strong indoor / outdoor relationship celebrates the lifestyle of living in the southwest. Key features and defining elements of the Territorial Ranch architectural style are:
- Rectangular one and two story massing
- Porches and patios
- Low pitched roofs, shed or gabled
- Deep overhangs
- Stucco, faux-stone, wood
- Brick exterior walls
- Rustic wood-like shutters
- Exposed rustic wood-like beams and posts
- Medium/dark exterior colors
- Divided window panes on front/street elevations



Tuscan

The Tuscan home is influenced by climate and draws inspiration from geographical features found in the region of Tuscany. The Tuscan lifestyle is relaxed, informal and down to earth, which is represented in this architectural style. Key features and defining elements of the Tuscan architectural style are:

- Porches and patios
- Deep overhangs
- Gabled dormers
- Stucco, faux-stone, wood and brick exterior walls
- Wrought iron detail
- Rustic wood-like shutters
- Earth tone exterior colors
- Barrel and s-shaped roof tile
- Divided window panes
- Accented stone materials
- Informal arrangement of residence forms



HOUSE PRODUCT GENERAL GUIDELINES

The Design Guidelines for Sunrise Ranch have been tailored to adhere to the goals, standards and house product expectations created by the City of Surprise Community Development Department, Planning and Zoning Division, and City Council. The Sunrise Ranch community will use the following house product design guidelines as a foundation to produce diverse, timeless and quality architecture that addresses the needs of a changing market.

Elevations

In order to avoid monotony and repetition, the Sunrise Ranch community will incorporate multiple architectural styles, each consisting of a minimum of three different floor plans, with three different elevations and multiple color schemes. Variation in house product elevations will be provided through the implementation of the following guidelines:

- A minimum of three elevations for each home plan is required.
- No two adjacent homes, or homes across the street from one another, will use the same elevation.
- One elevation per architectural style will include a front porch or covered entry.



Form/Massing

The form of a home impacts the functionality of the community by shaping spaces for human interaction. Providing a variety of architectural styles, which are harmonious with each other, allows for an interesting and successful streetscape while maintaining an overall community aesthetic. The following guidelines are encouraged to promote diversity of form:

- Homes will provide multiple massings at various offsets to provide visual interest and avoid a box-like appearance.
- Homes will be carefully placed to limit repetition and ensure variety of house product (elevation, floorplan and architectural style).
- Recessed and side entry garages are encouraged to diminish garage dominance along the streetscape.
- At a minimum, one floor plan for each architectural style will provide a recessed garage with living space forward.
- Massing on rear elevations will be varied when visible from any streetscape and/or common area open space.



Building Facades

The building facade is a fundamental element which demonstrates the aesthetics of the architectural style of the home. Enhanced elevations provide variety and interest as well as create a diverse and visually appealing streetscape while contributing to the harmonious character of the overall community. The following guidelines are encouraged to promote high quality design of building elevations:

A variety of architecturally appropriate design features such as porches, patios, balconies, and decorative detailing will be incorporated to create visual interest in the home façade.

- Front, rear and side elevations will maintain a high aesthetic quality and provide visual interest relating to any streetscape and/or common area open space.
- Architectural details, recessed entryways, grouping of windows, and change in material will be used to break up long continuous expanses of wall areas and provide a pedestrian scale to the home.
- Rear covered patios will integrate architecturally with the home.
- Street side elevations, visible from the street, shall maintain the architectural character of the front of the home. Architectural details and decorative materials shall be extended onto the side elevation to a visually appropriate termination point to provide design continuity. Such details and materials may include wainscoting, stone accents, window embellishments, shutters or other window treatments, roof treatments and front porches or courtyards.



Roof Architecture

A variety of roof materials, styles and colors will be used throughout Sunrise Ranch to create visual diversity and reinforce the architectural style of the home. Roof architecture shall incorporate the following guidelines to promote diversity and avoid a monotonous “roof horizon”:

- A minimum of three roof styles (varied in configuration, material and color) will be provided per architectural style.
- Downspouts, rain gutters and roof flashing will match the color of the adjacent surface, unless being used as an accent element.
- Multiple roof lines will be used to break up the appearance of large flat roof masses that could run from residence to residence and to provide visual interest.
- No more than two adjacent homes will have the same roof line when abutting an arterial street in the rear.



Colors and Materials

A variety of colors and materials will be found throughout the Sunrise Ranch community. Colors and materials are encouraged to reflect the Sonoran desert environment, while reflecting the authenticity of the architectural style of the home. The following guidelines are encouraged to promote consistency in color and material for the overall Sunrise Ranch community while still allowing for individuality and variety:



- Building facades will incorporate a range of colors and materials. A minimum of three color schemes will be required for each set of floor plans and associated elevations.
- Materials and colors will be appropriate to the architectural style of the home.
- The use of bright and vivid colors on the main body of the house is discouraged
- Materials applied to any house elevation should wrap around onto adjoining walls of the structure to provide design continuity and a finished appearance to the home.

Windows and Doors

Window and door composition, style, size, and placement is meant to enhance the building façade and act as an expression of the architectural style of the home. The location of windows and doors should be thoughtful as it relates to the floorplan of the home, yet attractive and inviting from the exterior of the building. The following guidelines are encouraged to enhance the architectural character of the home:

- Front doors will be visible from the street to create a safe and inviting environment. Where a front door is behind a courtyard wall or gate, the entrance to the courtyard will be visible from the street. Side entry doors are allowed with proper lighting and visual corridors.
- Windows are encouraged to be recessed and/or include window casing treatments (pop-outs)
- Windows will be of a style (size and shape) that is consistent with the architectural style of the home.
- Windows will be aligned and sized to bring order to the building facade.
- Windows will have a divided appearance, if consistent with the architectural style, on front elevations.
- All front facing garage doors that face a roadway will have a surface design in relief and/or windows for visual interest.



Lighting

Residential lighting will be used to illuminate an architectural and/or landscape feature and provide a safe and welcoming environment. The following criteria shall be considered when providing lighting fixtures on a residential property.

- The Design and placement of residential lighting shall not be obstructive to neighboring properties.
- Light fixtures will be of a design which corresponds with the architecture style of the home.
- Light fixtures at the front entrances and coach light fixtures on both sides of the garage door(s) shall be provided by the home builder.

Accessory Structures

Accessory structures shall be allowed at Sunrise Ranch as long as they comply with the setbacks and height requirements as outlined in the City of Surprise Unified Development Code. The following criteria shall be considered in the design of an accessory structure:

- Accessory structures will be consistent with the architectural style of the principal structure.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36, MONUMENTED BY A FOUND GLO BRASS CAP FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 36, MONUMENTED BY A FOUND 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP, BEARS AS BASIS OF BEARING, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, NORTH 89°56'33" EAST, A DISTANCE OF 2638.34 FEET;

THENCE SOUTH 89°55'28" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2639.28 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH 00°04'08" EAST ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2474.87 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36;

Unofficial Document

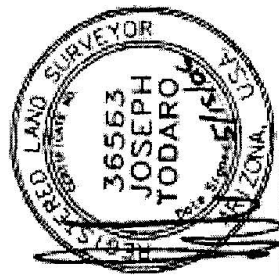
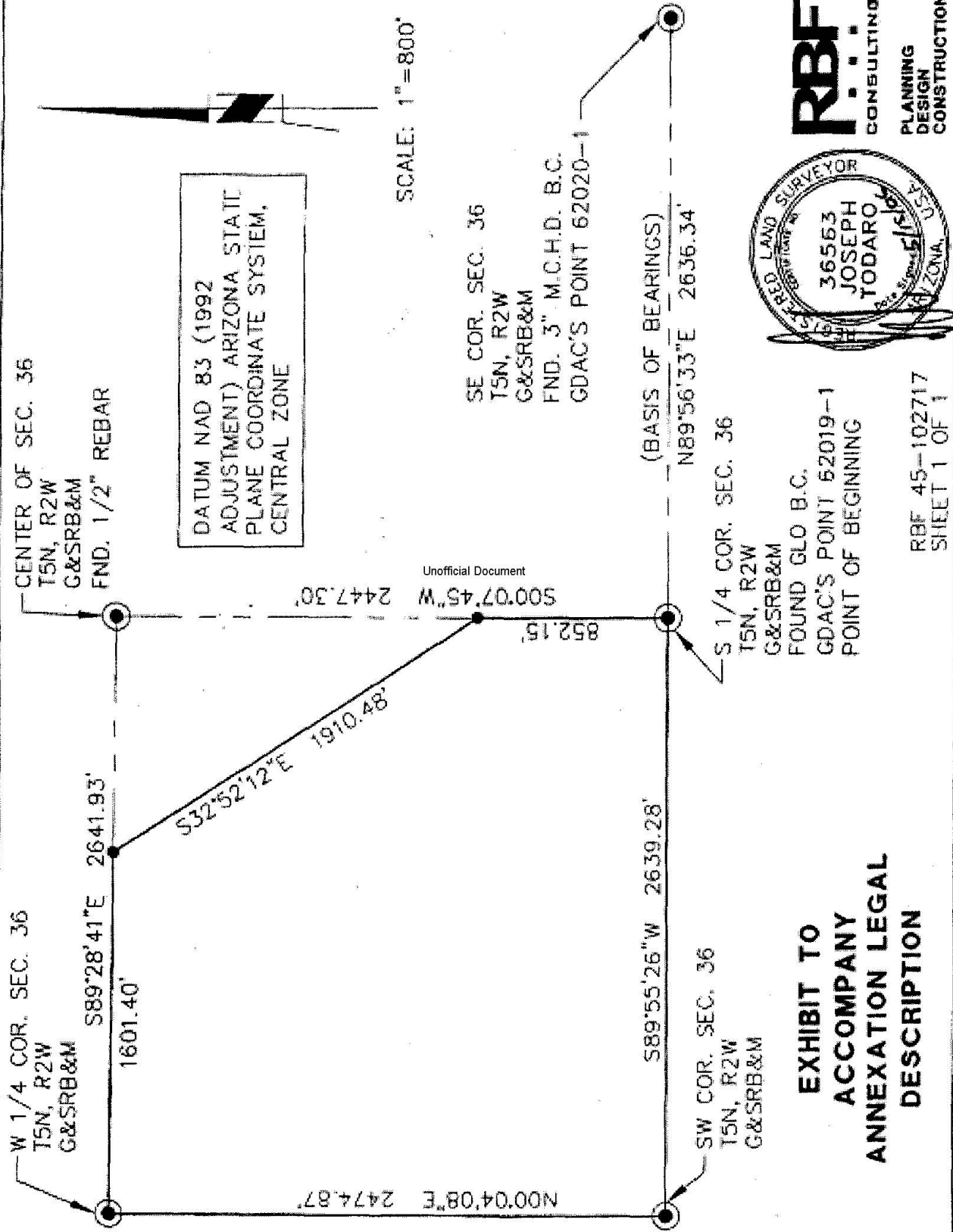
THENCE SOUTH 89°28'41" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1801.40 FEET;

THENCE SOUTH 32°52'12" EAST, A DISTANCE OF 1910.48 FEET TO A FOUND REBAR AFFIXED WITH RLS CAP NO. 31034 ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00°07'45" WEST, ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 852.27 FEET TO THE TRUE POINT OF BEGINNING.

SAID LANDS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.





**EXHIBIT TO
ACCOMPANY
ANNEXATION LEGAL
DESCRIPTION**

RB 45-102717
SHEET 1 OF 1

RBF
CONSULTING
PLANNING
DESIGN
CONSTRUCTION

SE COR. SEC. 36
T5N, R2W
G&SRB&M
FND. 3" M.C.H.D. B.C.
GDAC'S POINT 62020-1

SCALE: 1"=800'

DATUM NAD 83 (1992
ADJUSTMENT) ARIZONA STATE
PLANE COORDINATE SYSTEM,
CENTRAL ZONE

Unofficial Document

Project: 45-102717-GRID
Parcel Map Check

Mon May 15 09:21:44 2006

Parcel name: ANNEXATION BOUNDARY

North: 991566.9612	East : 546687.2706
Line Course: S 89-55-26 W	Length: 2639.28
North: 991563.4552	East : 544047.9929
Line Course: N 00-04-08 E	Length: 2474.87
North: 994038.3234	East : 544050.9685
Line Course: S 89-28-41 E	Length: 1601.40
North: 994023.7354	East : 545652.3021
Line Course: S 32-52-12 E	Length: 1910.48
North: 992419.1153	East : 546689.1860
Line Course: S 00-07-45 W	Length: 852.15
North: 991566.9675	East : 546687.2649

Perimeter: 9478.19 Area: 5,668,772.86 sq.ft. 130.1371 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0085 Course: N 41-58-06 W

Error North: 0.00631 East : -0.00567

Precision 1: 1,115,080.00

Unofficial Document





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

21 November 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
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: FS17-671; Sunrise Ranch

Dear Ms. Sullivan

Thank you for the opportunity to comment on the Rezone with Planned Unit Development Overlay for the Sunrise Ranch Development. The site is located on 130 plus acres at the northeast corner of 171st Avenue and Jomax Road, in Surprise AZ. The area is currently undeveloped, vacant and zoned as R1-5 Residential Low Density. This application proposes to rezone the property to RM-9 PUD, Residential Medium Density and develop a maximum of 480 single-family lots with an overall gross density of 3.68 units per acre. The site is located approximately 2.3 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the narrative, this request will not negatively impact the flying operations at Luke AFB. Even though Sunrise Ranch would be located outside 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 would be essential to inform potential residents about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read "J. R. 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

From: [Dennis Haley](#)
To: [Jamie Sullivan](#)
Cc: [Vanessa Nunez](#)
Subject: ADOT Sunrise Ranch
Date: Monday, November 20, 2017 9:14:37 AM
Attachments: [image003.jpg](#)

RE: FS17-671
Sunrise Ranch
NEC 171st Ave. & Jomax Rd.
Attn: Jamie Sullivan

Thank you for your notice for the above-referenced development. ADOT is neutral on zoning matters. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV



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From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: MWD FS17-671 Sunrise Ranch Electronic Submittal
Date: Monday, November 20, 2017 6:47:13 AM

Jamie,

Thank you for providing the electronic submittal for Sunrise Ranch (FS17-671).

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

Thanks again,

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

From: Jamie Sullivan [mailto:Jamie.Sullivan@surpriseaz.gov]
Sent: Friday, November 17, 2017 1:51 PM
To: Angie - Nadaburg <amason@nadaburgsd.org>; Barbara Plante - Luke <barbara.plante@us.af.mil>; Ben - Nadaburg <bgoodman@nadaburgsd.org>; Chris Cain <ChrisC@mwdaz.com>; Christina Betz <Christina.Betz@surpriseaz.gov>; Daniel Trujillo <Daniel.Trujillo@surpriseaz.gov>; Debbie Trasancos <DebbieT@mwdaz.com>; Denise Lacey <deniselacey@mail.maricopa.gov>; Don Romero - USPS <Primitivo.D.Romero@usps.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Ernest (USPS) <Ernest.L.James@usps.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jack Eaton <jack.eaton@dysart.org>; Kerre - Nadaburg <klaabs@nadaburgsd.org>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Paul Jackson <paul.j.jackson@usps.gov>; Project Coordinator <redletter@azdot.gov>; Rick Stephen <rstephen@nadaburgsd.org>; Sandy Simmons <Sandy.Simmons@surpriseaz.gov>; Theresa Tysiak - USPS <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; Vern Wolfley - MAG <vwolfley@azmag.gov>
Subject: FS17-671 Sunrise Ranch Electronic Submittal

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

Thank you and have a Happy Thanksgiving!

SUNRISE RANCH
PROJECT NO. FS-16-671
CITIZEN REVIEW PARTICIPATION REPORT
June 14, 2018

Harvard Investments conducted citizen review for Sunrise Ranch in accordance with Section 122-160 of the Surprise Unified Development Code (“SUDC”) and the Citizen Review Process (“CRP”) provided by the City of Surprise (“City”). This Citizen Review Participation Report contains each of the enumerated items set forth in the SUDC and the CRP.

Notice of Citizen Review Meeting

On December 19, 2017, two (2) Notice of Public Hearing/Citizen Review Meeting signs were installed on the property (one oriented towards Jomax Road; one oriented towards 171st Avenue). The Notice of Public Hearing/Citizen Review Meeting signs included the following project information: neighborhood meeting location, date and time, case number, project request and description, property location and size, and City contact information. The property was posted 23-days prior to the Citizen Review Meeting. The Affidavit of Posting and photographic evidence are attached at Tab A.

On December 28, 2017, City Staff sent copies of the Notice of Citizen Review Meeting by first class mail to property owners within proximity of the property. The Notice of Citizen Review Meeting included the following project information: neighborhood meeting location, date and time, case number, project request and description, property location and size, and City contact information. The Notice of Citizen Review Meeting was mailed 14-days prior to the Citizen Review Meeting. The Notice of Citizen Review Meeting and correspondence to/from City Staff is attached at Tab B.

Results of Citizen Review Meeting

Harvard Investments hosted its required Citizen Review Meeting on January 10, 2018, from 6:00 PM to 7:00 PM at Sundown Mountain School, 23251 North 166th Drive. Tim Brislin of Harvard Investments and Susan Demmitt of Gammage & Burnham PLC provided an overview on Harvard Investments and the history of the property; explained the uses, development

standards and lot count currently permitted on the property; and described the proposed rezone application, including proposed uses, development standards and lot count. Exhibits presented included a Context Aerial Map, Conceptual Site Plan, and Conceptual Landscape/Amenity Plan. The development team responded to questions and comments regarding the proposed acreage, lot count and density, development standards, architecture and traffic generated by the proposed development. The development team also responded to questions and comments not related the development proposal, such as water temperature and pressure within the neighboring Desert Oasis master-planned community and the existing and planned roadway connections to US 60 Grand Avenue.

Harvard Investments maintained sign-in sheets. 20 individuals attended and signed-in. The Sign-in sheets are attached at Tab C.

Notice of Public Hearing

The Notice of Public Hearing/Citizen Review Meeting signs have been updated to include the public hearing location, dates and times in accordance with Section 122-161(e) of the SUDC. The Affidavit of Public Hearing posting and photographic evidence are attached at Tab D.

City Staff is required to prepare and provide the Notice of Public Hearings in accordance with Sections 122(c) and (d) of the SUDC.

Other Inquiries / Involvement

Harvard Investments and its representatives have received no other telephone calls, emails or other inquiries as of June 14, 2018.

TAB A



1/17/18 10:24:07



1/17/18 10:24:27

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: January 11, 2018

Time: 6:00-7:00 P.M.

Location: Sundown Mountain School
Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: TBD

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

Case #: FS17-671

The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.

Please call to confirm dates:
623-222-3011



1/17/18 10:19:16

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: January 11, 2018

Time: 6:00-7:00 P.M.

Location: Sundown Mountain School
Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: TBD

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

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Please call to confirm dates:
623-222-3011



1/17/18 10:19:36



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School
Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
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The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 13 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.

Please call to confirm dates:
623-222-3011



12/19/17 09:20:04

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: January 11, 2018
Time: 6:00-7:00 P.M.
Location: Sundown Mountain School
Cafeteria
23251 N. 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Date: TBD
Time: TBD
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

Case #: FS17-671

The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 13 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.

Please call to confirm dates:
623-222-3011



12/19/17 09:20:23

AFFIDAVIT OF POSTING

Application No: FS17-671
Applicant Name: Gammage and Burnham
Location: NEC 171st Ave and Jomax Rd
Date Site Posted: December 19, 2017

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 12/19/17
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 19th day of December

2017, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10-25-20
My commission expires



CITY OF SURPRISE

TAB B

CITY OF SURPRISE
CITIZEN REVIEW MEETING

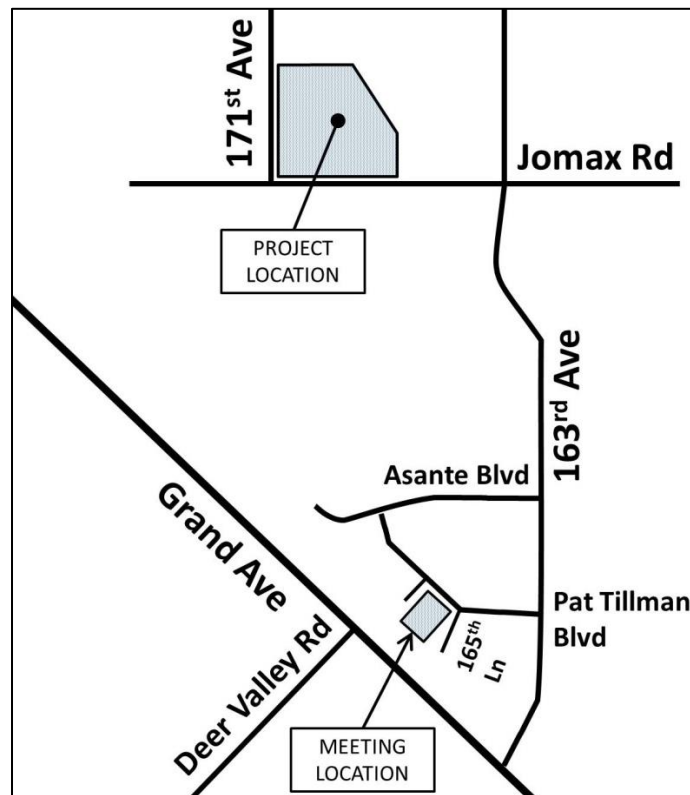
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Sergio Angulo
623-222-3155

CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, January 11, 2018
TIME: 6:00 PM to 7:00 PM
LOCATION: Sundown Mountain School
23251 N. 166th Dr.
Surprise, AZ 85387

Meeting & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of a Zone Change (case FS17-671) of approximately 130 acres from Residential Low Density (RL-5) to Residential Medium Density (RM-9) with a Planned Unit Development Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of Jomax Road and 171st Avenue.

TAB C

SUNRISE RANCH NEIGHBORHOOD MEETING

Sundown Mountain School - Cafeteria
 23251 N. 166th Drive
 Surprise, AZ 85387
 Thursday, January 11th, 6:00 PM - 7:00 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Bill & Carmen Hoyle	17161 W. GAMBIT TRAIL	623/ 466-0992	BCNIXON@yahoo.com
BILL & PAULA COUGHLIN	17519 W. BUCKHORN	623-500-5482	LOISELN1946@gmail.com
Jim & Jeanne Sharn Bush	26948 N. 176th DE	623-444-6917	hopeloun@gmail.com
THERESA GLEASON	17187 W BENT TREE DR	623-546-2087	TELL1684@ATT.NET
Jim & Kathy Apthorp	14918 W. Oberlin Way	623-556-9669	Kapthorp@msn.com
AL WARNER	17352 W. BAJADA RD		awarner12@cox.net
Timi Hyatt Kelltown Hyatt	888888 27549 N 171st Dr	319 389-3748	TimHyatt@msn.com
Kim Davies	17509 W. Bent Tree Dr	623-502-3148	kdavies1@cox.net
Ed Krozin	17539 W. Fethers Trl.	623 247-5904	ekrozn@gmail.com
Yvette Thorsen	27527 N. 171st Dr.	602 527-1664	yvettegaces@gmail.com

SUNRISE RANCH NEIGHBORHOOD MEETING

Sundown Mountain School - Cafeteria
 23251 N. 166th Drive
 Surprise, AZ 85387
 Thursday, January 11th, 6:00 PM – 7:00 PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Holly Jones	17450 W. Straight Arrow Ln, Surprise 85387	602-828-1499	hollyjones@westusa.com
Rick Frost	17350 W Buckhorn Trl surprise 85387	cell 602-421-5300 Hm 623-266-1868	
DAVID MITCHELL	25615 N. SANDSTONE WAY SURPRISE, AZ 85387	602 931 9160	DAVID@MITCHELL com
Rick Frost			
R. Brender	17323 W. Feltlock Trl.		rsb6870@yahoo.com
Armando BARR	16467 W. Paso Tr	419-215-7466	ASBARR@gmail.com

TAB D



AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS17-671

Applicant Name: Gammage and Burnham

Location: NEC 171st Av and Jomax Rd

Date Site Posted: Originally Posted 12/19/17 sign modified:6/11/18

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 6/11/18
Applicant Representative Signature Date

This instrument was acknowledged before me on this 11 day of June, 2018, and by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-20
My commission expires

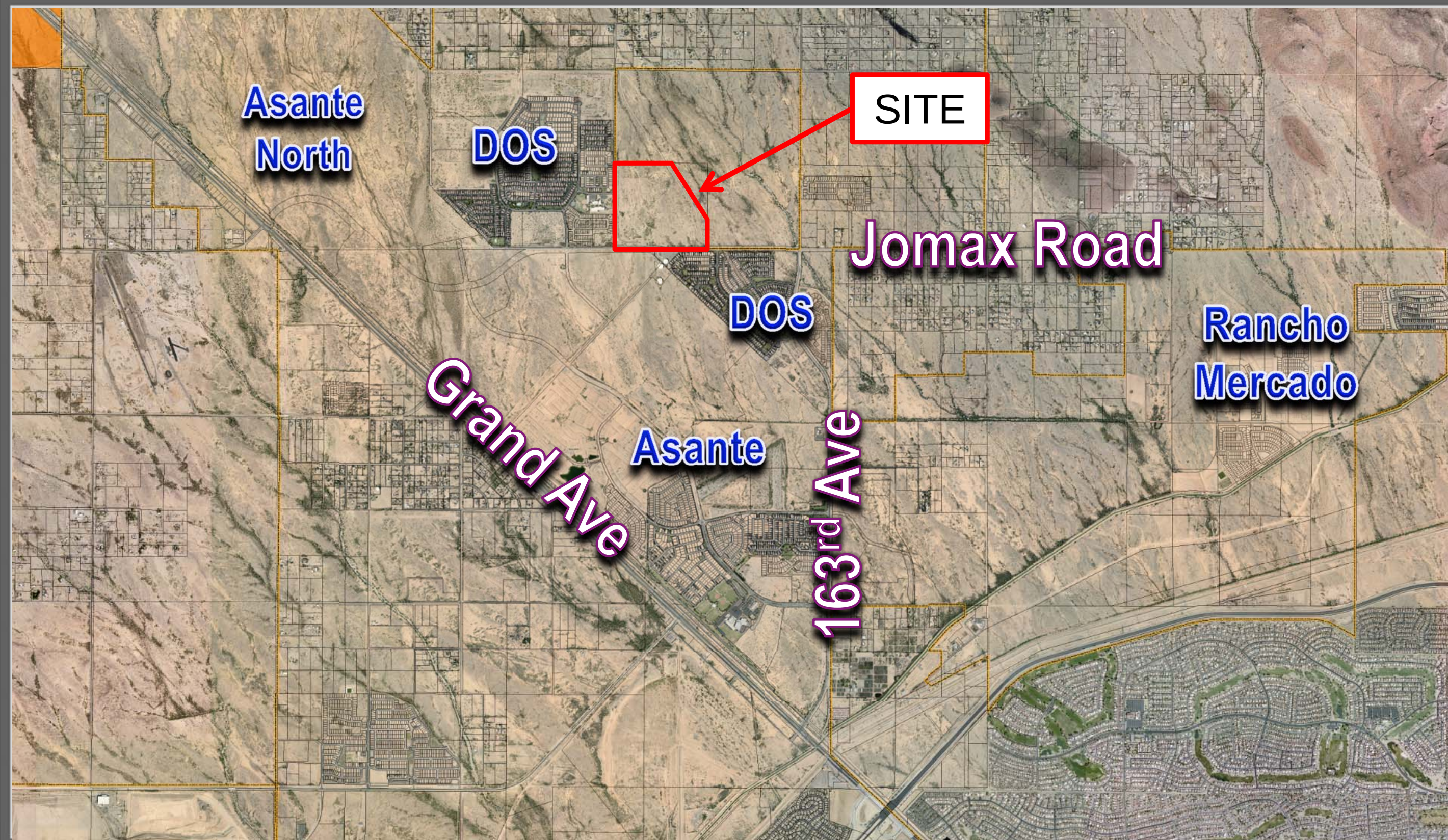


FS17-671

Sunrise Ranch

Planning and Zoning Commission

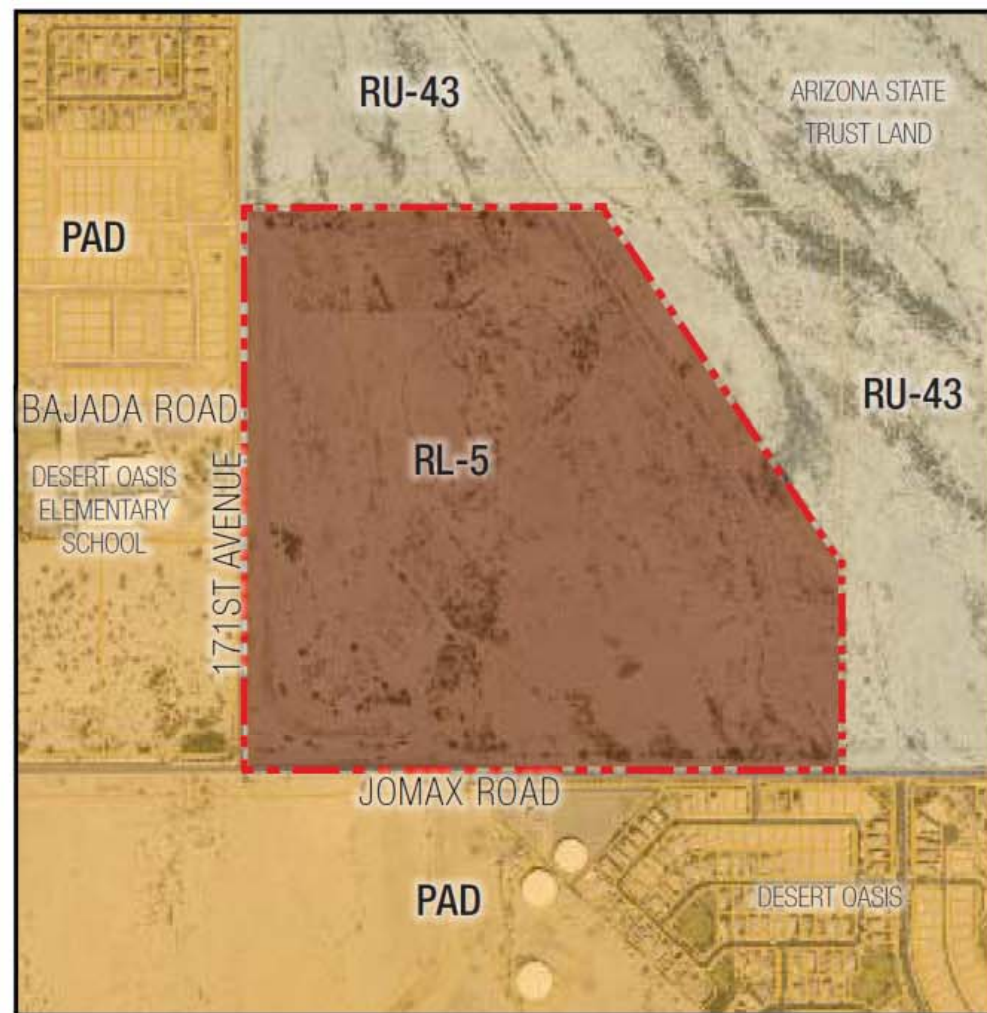
July 5, 2018



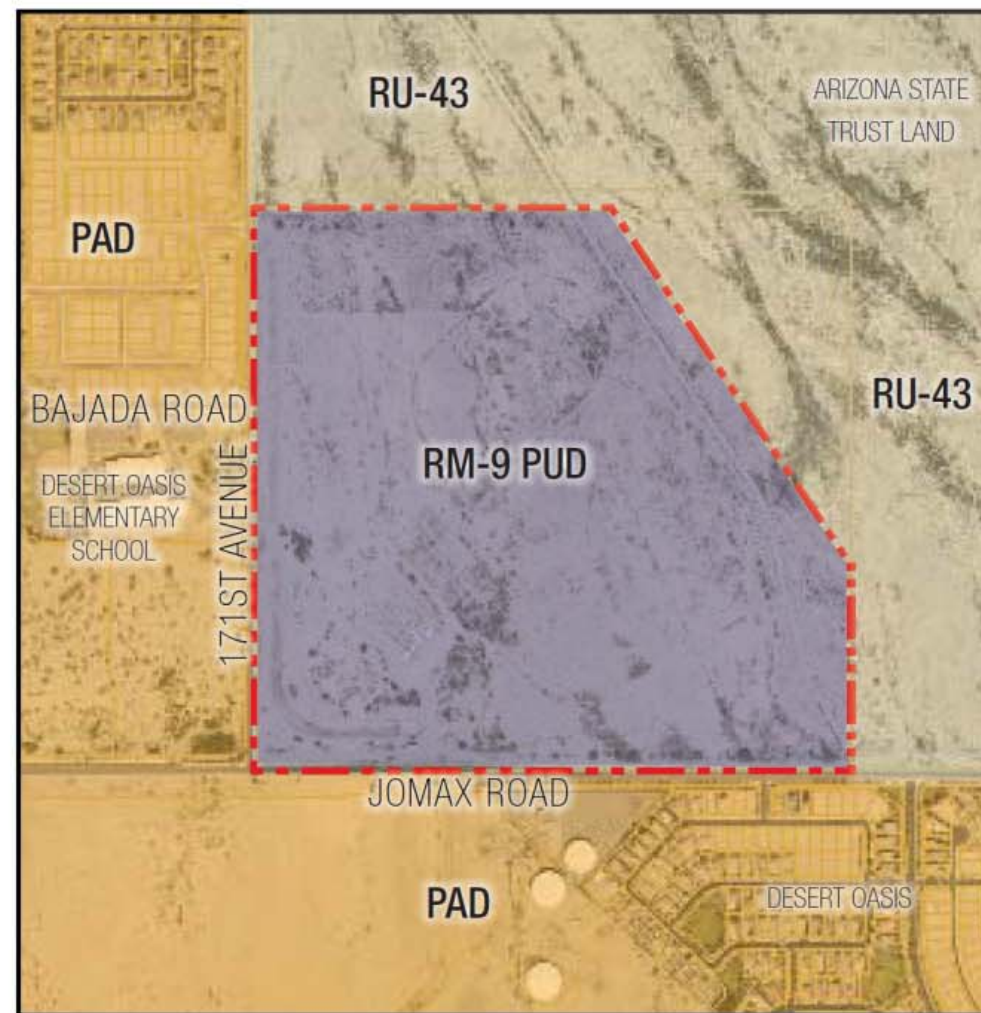
Vicinity Map



Vicinity Map



EXISTING ZONING



PROPOSED ZONING

SUNRISE RANCH

Surprise, Arizona

LEGEND

--- PROPERTY BOUNDARY

CITY OF SURPRISE ZONING

PLANNED AREA DEVELOPMENT (PAD)

RL-5

RM-9 PUD

MARICOPA COUNTY ZONING

RU-43

FIGURE #2
ZONING MAP

0 150' 300' 600'

SCALE: NTS





SUNRISE RANCH

Surprise, Arizona

LEGEND

- PROPERTY BOUNDARY
- MARICOPA COUNTY LAND BOUNDARY
- OPEN SPACE
- NEIGHBORHOOD

FIGURE #5
GENERAL PLAN MAP



NORRIS DESIGN
PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

**GAMMAGE
BURNHAM**

CVL

General Plan Compliance

Conceptual Site Plan



SUNRISE RANCH

Surprise, Arizona

LEGEND

- 45' x 115'
- 50' x 115'
- 55' x 115'
- OPEN SPACE
- ROADWAY
- PRIMARY AMENITY
- SECONDARY AMENITY

SITE DATA

GROSS ACREAGE: +/- 130.3 Acres
TOTAL YIELD: 480 UNITS MAXIMUM
GROSS DENSITY: 3.68 Du/Ac
OPEN SPACE: 20% MINIMUM

NOTE 1: SITE PLAN SHOWN IS CONCEPTUAL. LOT SIZE, YIELD, AND LOT MIX IS SUBJECT TO CHANGE AND WILL BE FINALIZED AT PRELIMINARY PLAT.

NOTE 2: THE TEMPORARY DRAINAGE CHANNEL ALONG THE NORTH PROPERTY LINE MAY BE ELIMINATED AND REPURPOSED AS OPEN SPACE OR ADDITIONAL RESIDENTIAL LOTS IF DRAINAGE EASEMENTS ARE OBTAINED FROM THE ARIZONA STATE LAND DEPARTMENT.

FIGURE #3

CONCEPTUAL SITE PLAN



NORRIS DESIGN

GAMMAGE
BURNHAM

CVL

Sunrise Ranch | 9



SUNRISE RANCH

Surprise, Arizona

LEGEND

- PRIMARY AMENITY
- SECONDARY AMENITY
- PRIMARY ENTRY MONUMENTATION
- SECONDARY ENTRY MONUMENTATION
- OPEN SPACE
- LOT
- ROADWAY
- PEDESTRIAN PATH

NOTE 1: CONCEPT SHOWN IS CONCEPTUAL AND ALL FINAL DESIGNS WILL BE APPROVED AT FINAL PLAT STAGE.
 NOTE 2: THE TEMPORARY DRAINAGE CHANNEL ALONG THE NORTH PROPERTY LINE MAY BE ELIMINATED AND RE-PURPOSED AS OPEN SPACE OR ADDITIONAL RESIDENTIAL LOTS IF DRAINAGE EASEMENTS ARE OBTAINED FROM THE ARIZONA STATE LAND DEPARTMENT.
 NOTE 3: PUBLIC ACCESS WILL BE PROVIDED TO THE TRAIL SYSTEM AND TO THE WASH/OPEN SPACE TO THE EAST OF THE SITE.

FIGURE #4
CONCEPTUAL LANDSCAPE PLAN



NORRIS DESIGN
Planning | Landscape Architecture | Branding

**GAMMAGE
BURNHAM**

CVL

Conceptual
Open Space

Development Standards

TABLE 2: SUNRISE RANCH DEVELOPMENT STANDARDS

	City of Surprise RM-9	Sunrise Ranch Lot Categories		
		A	B	C
Min. Lot Width	40'	45'	50'	55'
Min. Lot Depth	100'	115'	115'	115'
Min. Lot Area	4,500'	5,175'	5,750'	6,325'
Min. Front Setback Livable	12'	10'	10'	10'
Min. Front Setback Garage ¹	20'	10'	10'	10'
Min. Rear Setback	20'	15'	15'	15'
Min. Side Setback	TBD at Site Plan or Preliminary Plat	5' / 5'	5' / 5'	5' / 5'
Min. Street Side ²	TBD at Site Plan or Preliminary Plat	10'	10'	10'
Max Building Lot Coverage	-	55%	55%	55%
Max Building Height	35'	35'	35'	35'

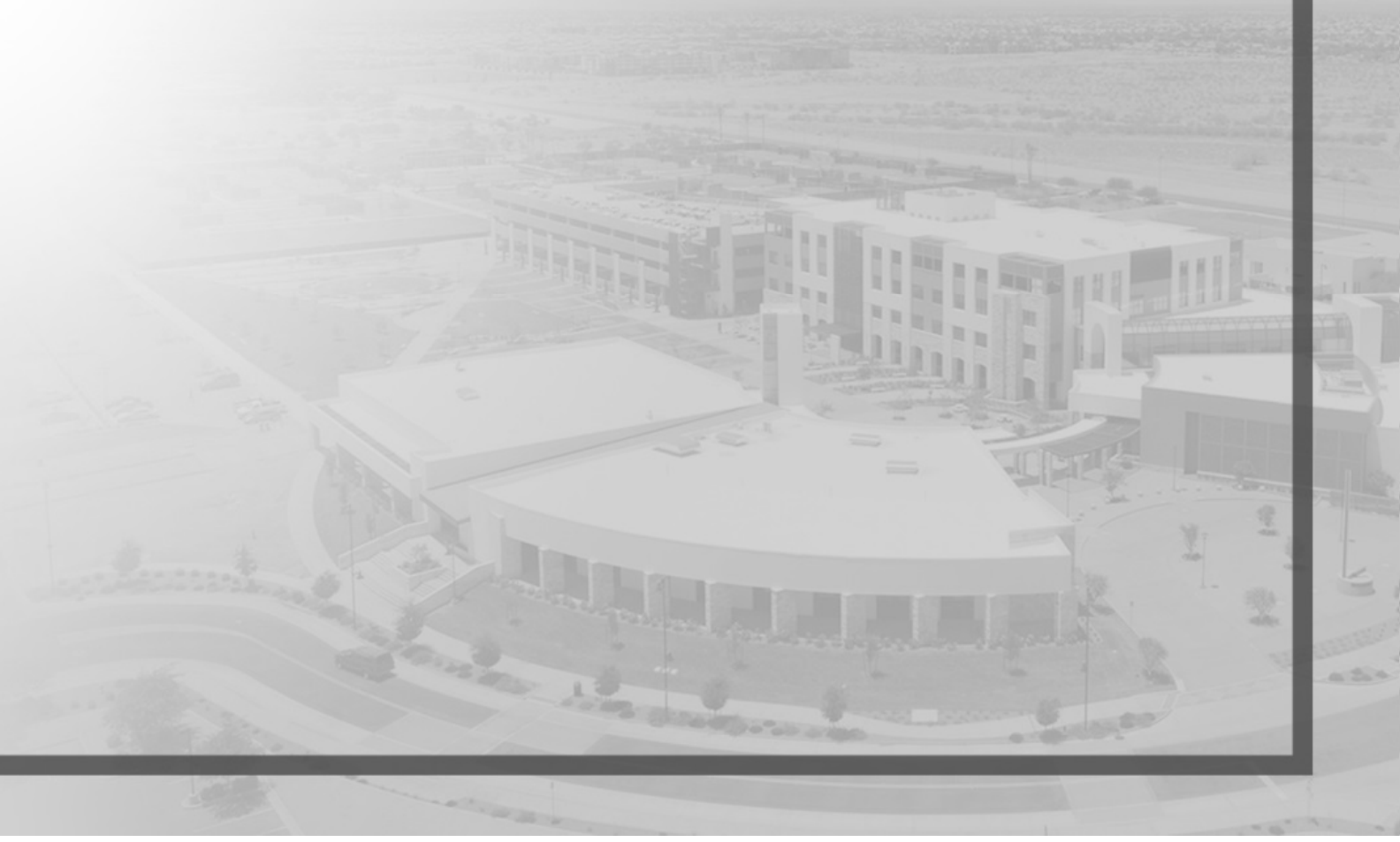
¹ Front garage setback may be less than the livable area as side-loaded garage only. Otherwise, a minimum 20' garage setback as measured from face of garage door to property line.

² Landscape buffer tracts can reduce street side setback requirements by the width of tract, up to 5'.

STAFF RECOMMENDATION

Staff Recommendation:

- Recommend Approval to the City Council





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

July 5, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 5, 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
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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):