



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

Thursday, December 21, 2023 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. 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.

CONSENT AGENDA:

- | | | | |
|----|----------|--|-----------------------|
| 1. | Internal | Consideration and action to approve or disapprove the December 7, 2023 Planning and Zoning Commission regular meeting minutes. | Community Development |
|----|----------|--|-----------------------|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 1 | Consideration and action regarding the Conditional Use Permit (CUP) with Site Plan for a new convenience food restaurant, Swig Drink, and a 10,149 square foot multi-tenant building on a vacant 3.88 parcel zoned Surprise Farms Planned Area Development (PAD) located near the southeast corner of Bell Road and Citrus Road. FS23-0603 | Chris Sexton
Community Development |
| 3. | District 5 | Consideration and action pertaining to a Zone Change of approximately 12 acres from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3), and release of an existing Deed Restriction, for a site generally located on the northeast corner of Reems Rd. and Tierra Buena Ln. Case #FS22-0858. | Leslie Carnie
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("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. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (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).

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday, December 13, 2023 @ 3:30 PM

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

Council Meeting Date: December 21, 2023

Contact Person: Michelle Espie, Administrative Specialist

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the December 7, 2023 Planning and Zoning Commission regular meeting minutes.

Motion:

I move to approve the December 7, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-07-23 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 7, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Holland 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 December 7, 2023.

A. ROLL CALL

In attendance were, Commissioner Dennis Bash, Vice Chair Ken Chapman, Chair Jared Holland, Commissioner Dennis Smith, and Commissioner Matthew Keating. Commissioner Mitchell Rosenbaum and Commissioner Jay Leonard had excused absences.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Tanner Wessel, Current Planner; Alyssa Carpenter, Administrative Specialist Senior; Patricia Rademacher, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the November 16, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the November 16, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – District 3 – Consideration and action regarding the Conditional Use Permit with Site Plan for Fry’s Pharmacy drive-through, fuel center, and retail multi-tenant building zoned Sycamore Farms Planned Area Development (PAD), located near the southwest corner of Sarival Avenue and Cactus Road. FS22-1201.

Chris Sexton, Current Planner, presented item 2 to the Commission.

Chair Holland opened the public hearing.

- Veronica Tolbert, Surprise, AZ – Received email letter, read into the record. Concerned about increased traffic with additional grocery stores within a 5 mile radius of this new Fry’s.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- None

Commissioner Keating motioned to approve the Conditional Use Permit with Site Plan for Cactus Commercial subject to stipulations ‘a’ through ‘e’ as outlined in the staff report.. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

Hearing no further business, Chair Holland called for a motion to adjourn. Commissioner Keating made a motion to adjourn; Commissioner Smith seconded the motion. All voted in favor.

Meeting adjourned at 6:07 p.m.

Jared Holland
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:

Alyssa Carpenter, Administrative Specialist Senior

DATE:



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: December 21, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action regarding the Conditional Use Permit (CUP) with Site Plan for a new convenience food restaurant, Swig Drink, and a 10,149 square foot multi-tenant building on a vacant 3.88 parcel zoned Surprise Farms Planned Area Development (PAD) located near the southeast corner of Bell Road and Citrus Road. FS23-0603

Motion:

I move to approve case FS23-0603, a CUP with Site Plan for Allora Multi-Tenant Commercial Project, subject to stipulations 'a' through 'f' as outlined in the staff report.

Background:

The subject request involves a Conditional Use Permit with Site Plan for one (1) drive-through facility for Swig Drink located within a 10,149 square foot multi-tenant commercial building on a vacant 3.88 acres parcel zoned Surprise Farms PAD, located near the southeast corner of Bell Road and Citrus Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan - Staff Report
2. 01-FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan - Vicinity Map
3. 02-FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan - Zoning Map

4. 03-FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan - Site Plan
 5. 04-FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan - Elevations
 6. 05-FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan - Landscape Plan
 7. 06-FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan - Citizen Outreach Report
 8. 07-FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan - Affidavit of Sign Posting
 9. FS23-0603 Allora Multi-Tenant Commercial Project - CUP with Site Plan
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0603

Project Name: Allora Multi-Tenant Commercial Project – CUP with Site Plan

Council District: 1 - Acacia

Meeting Date: December 21, 2023

Planner: Chris Sexton, Planner II

Owner: Surprise Village Company, LLC

Applicant: Maria Krishna with Bell Citrus Partners LLC

Request: Conditional Use Permit (CUP) with Site Plan for a new convenience food restaurant and multi-tenant building

Site Location: Generally located near the southeast corner of Bell Road and Citrus Road

Site Size: 3.88 gross acres (approx.)

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

Support/Opposition: Refer to the attached Citizen Participation Report

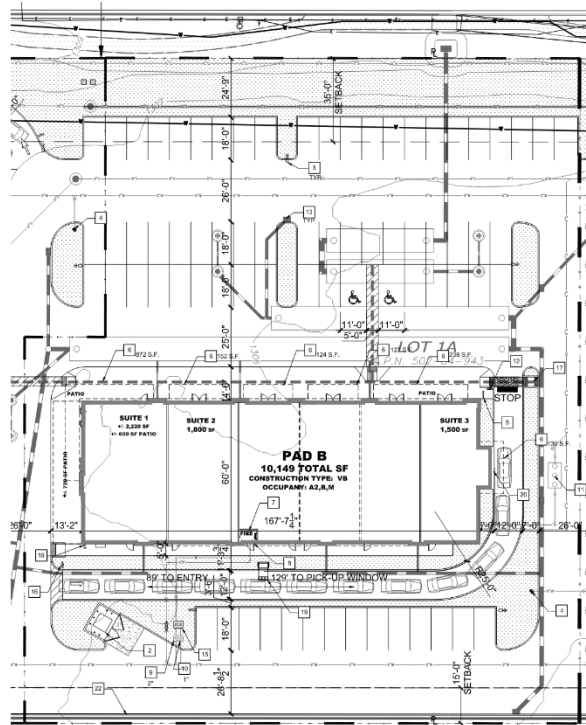
Staff Recommendation: Staff recommends the Commission **approve** the subject CUP with Site Plan, case FS23-0603, subject to stipulations 'a' through 'f'.

FINDINGS:

- The proposed CUP with Site Plan is consistent with the General Plan 2035.
- The proposed CUP with Site Plan is consistent with the Surprise Farms PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

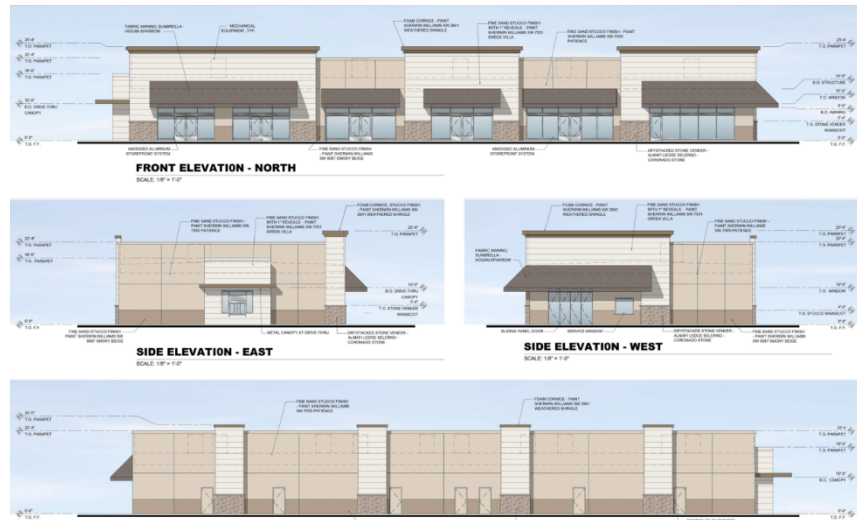
The subject request involves a Conditional Use Permit with Site Plan for a new convenience food restaurant, Swig Drink, and a 10,149 square foot multi-tenant building on a vacant 3.88 parcel zoned Surprise Farms PAD located near the southeast corner of Bell Road and Citrus Road.



The site is to be accessed by Bell Road and Citrus Road. The access via Citrus Road is a right-in, right-out. The access on Bell Road is a left-in and a right-in/right-out. Full roadway improvements along Bell Road and Citrus Road have been previously constructed. As such, no further improvements are required with the proposed development. The project requires 26 on-site parking spaces and 68 parking spaces are being provided with two being ADA accessible parking spaces. One drive-through lane is proposed which provides queueing and stacking room for 12 cars in the single drive-through lane.

Architecture:

The proposed architecture will complement the area as it utilizes similar materials and design components of other existing buildings in the development. The proposed building incorporates elements such as stucco reveals and stone veneer wainscoting. The building is designed with a flat roof, cornice, and awnings on three of the elevations.



Landscaping:

The landscaping is designed to complement the existing landscaping of the surrounding area with low water use trees, shrubs and groundcover and complies with the Surprise Farms PAD and City of Surprise regulations. Pursuant to Title 17, 15 percent of the parcel is required to be landscaped and the project exceeds this requirement as 34 percent of the parcel will be landscaped.

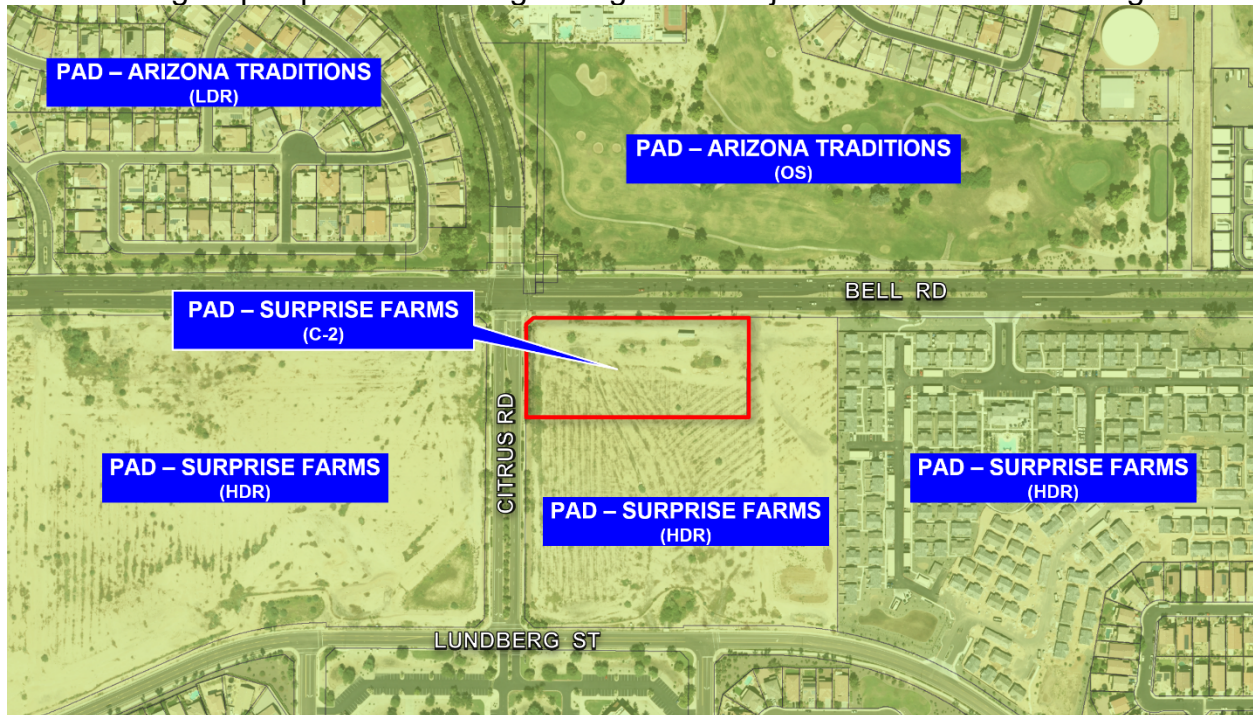


A CUP with Site Plan is scheduled to go before Planning and Zoning Commission on November 16, 2023 under case, FS23-0378. The project involves the new construction of a Starbucks with a dual drive-through. This project is located directly west of the subject case.

A replat has been submitted and is being reviewed to subdivide the 3.88-acre parcel from one lot into three separate lots under case, FS23-0676.

EXISTING ZONING:

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



Arizona Traditions (LDR)	Arizona Traditions (OS)	Arizona Traditions (OS)
Surprise Farms PAD (HDR)	Surprise Farms PAD (C-2)	Surprise Farms PAD (HDR)
Surprise Farms PAD (HDR)	Surprise Farms PAD (HDR)	Surprise Farms PAD (HDR)

BACKGROUND:

June 20, 1984: The subject parcel was annexed into the City under Ordinance 84-03.

March 27, 1995: The Mayor and City Council approved a PAD for Surprise Farms, under Case PADA95-003.

January 28, 1999: The Mayor and City Council approved administrative revisions, under Case PADA97-063.

March 24, 2004: The Mayor and City Council approved transportation revisions, under Case PADA03-283.

October 26, 2006: An administrative approval for the abandonment of Citrus Road under Case FS06-420.

May 23, 2008: An administrative approval to allow pet grooming as a land use, under Case PADA08-117.

July 15, 2008: The Planning and Zoning Commission approved a Comprehensive Sign Program for Surprise Farms Gateway, under Case PADA08-037.

April 30, 2009: An administrative approval for revisions to setbacks under Case PADA09-065.

March 1, 2022: The Mayor and City Council approved a major amendment to Parcel 21 in the PAD to rezone approximately 11-acres from Commercial (C-2) to High Density Residential (H.D.R) under case FS21-555.

June 21, 2022: The Mayor and City Council approved a major amendment to rezone a portion of the commercial parcel (Parcel 20) to High Density Residential (H.D.R) and combine it with the existing H.D.R parcel (Parcel 19) and various development standards.

October 27, 2022: A Concept Review meeting was held for the current proposal under case CR22-1293.

July 19, 2023: The applicant filed a request for Conditional Use Permit with Site Plan for the Swig Drink convenience food restaurant and multi-tenant building, the subject project.

September 26, 2023: The applicant held a Citizen Outreach meeting at Willow Canyons High School. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

ANALYSIS AND DISCUSSION:

The subject request involves a CUP with Site Plan for a new convenience food restaurant, Swig Drink, located within a 10,149 square foot multi-tenant building with 720 square feet of covered patio area on a vacant 3.88 parcel located near the southeast corner of Bell Road and Citrus Road. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Community Commercial (C-2) within the Surprise Farms PAD.

Evaluative Criteria

Pursuant to Title 17.36.060, the Planning and Zoning Commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the comprehensive development guide.

Analysis: The proposed project is a benefit to the surrounding residents of the area as it provides a retail component to a westerly area of the City where there is none currently. The City's Transportation Department requested that the applicant submit a Traffic Impact Analysis (TIA) and a queuing study with the CUP application. The TIA was reviewed and approved by Transportation staff. All parking proposed is provided onsite and in addition the project will meet all development standards of the Surprise Farms PAD and Surprise Municipal Codes.

The Surprise Farms PAD references the C-2 uses listed under Title 17 "Convenience Food-Restaurants" as a Conditionally Permitted Use in C-2 zoning districts but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under Section 17.28.080. These standards include the following:

1. *Site Improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zoned by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.*

Analysis: The subject site is located approximately 107-feet, 10-inches from the nearest residential zone.

2. *Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

Analysis: Six-inch curbs are proposed throughout the site.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to the requirements set forth under Title 17.

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject project at the Willow Canyon High School on September 26, 2023. Twenty (20) members of the general public were present. The proposed development was discussed, and questions were answered. Staff has not received any items of opposition or support for the project. The Outreach Meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

CONFORMANCE WITH ADOPTED PLANS:

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

The proposed CUP with Site Plan was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed CUP with Site Plan is consistent with the General Plan in some of the following ways:

This project is located within the Neighborhood Character and the Transit Oriented Development (TOD) Area Sub Character areas of the General Plan. The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial types. The rooftop components and parking areas are properly screened. The site plan exhibits adequate drive-through queuing and parking lot circulation. In addition, the Neighborhood Character Area supports commercial developments near residential neighborhoods that utilize well connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips.

REVIEWING AGENCIES:

In addition to the standard City reviewing departments, who indicate no objections to the requests, Luke Air Force Base, Maricopa County Department of Transportation, and Maricopa Water District, were included in the routing of this case. These agencies also indicate no objections.

SUMMARY:

The proposed Conditional Use Permit with Site Plan is consistent and meets the requirements as set forth with the Surprise General Plan 2035, Surprise Farms PAD and all applicable zoning codes and all City reviewing departments have reviewed the request and expressed no concerns.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to approve case FS23-0603, subject to stipulations 'a' through 'f' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Multi-tenant Development Pad B Shell Building," consisting of two (2) sheets, prepared by Mour Group and received September 25, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Mixed Use Retail Development," consisting of three (3) sheets prepared by T.J. McQueen & Associates and received September 21, 2023.
- c. Building elevations shall be consistent with the elevations entitled "Multi-tenant Development Pad B Elevations" consisting of two (2) sheets prepared by Mour Group dated October 13, 2023.

229 d. Conditional Use Permit with Site Plan is contingent upon Final Plat approval by City
230 Council.

231 e. The applicant shall obtain a building permit for the subject facility within two (2) years
232 of the effective date of Planning and Zoning Commission approval of this Conditional
233 Use Permit. If the applicant does not obtain said building permit within the specified
234 time, this Conditional Use Permit shall be deemed null and void.

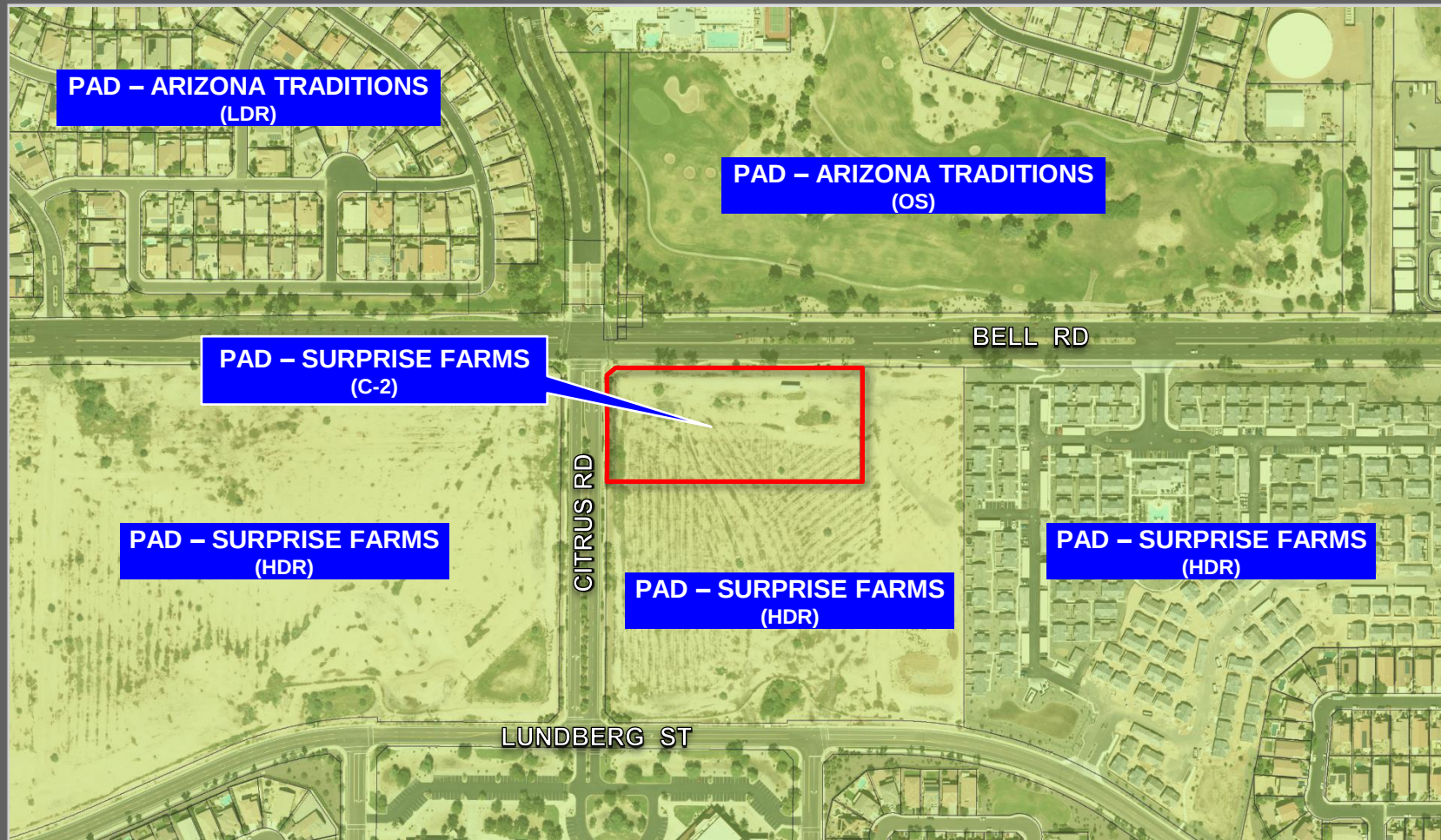
235 f. Non-compliance with the stipulations of approval of this case will be treated as a
236 violation in accordance with the applicable provisions of the Surprise Municipal Code.

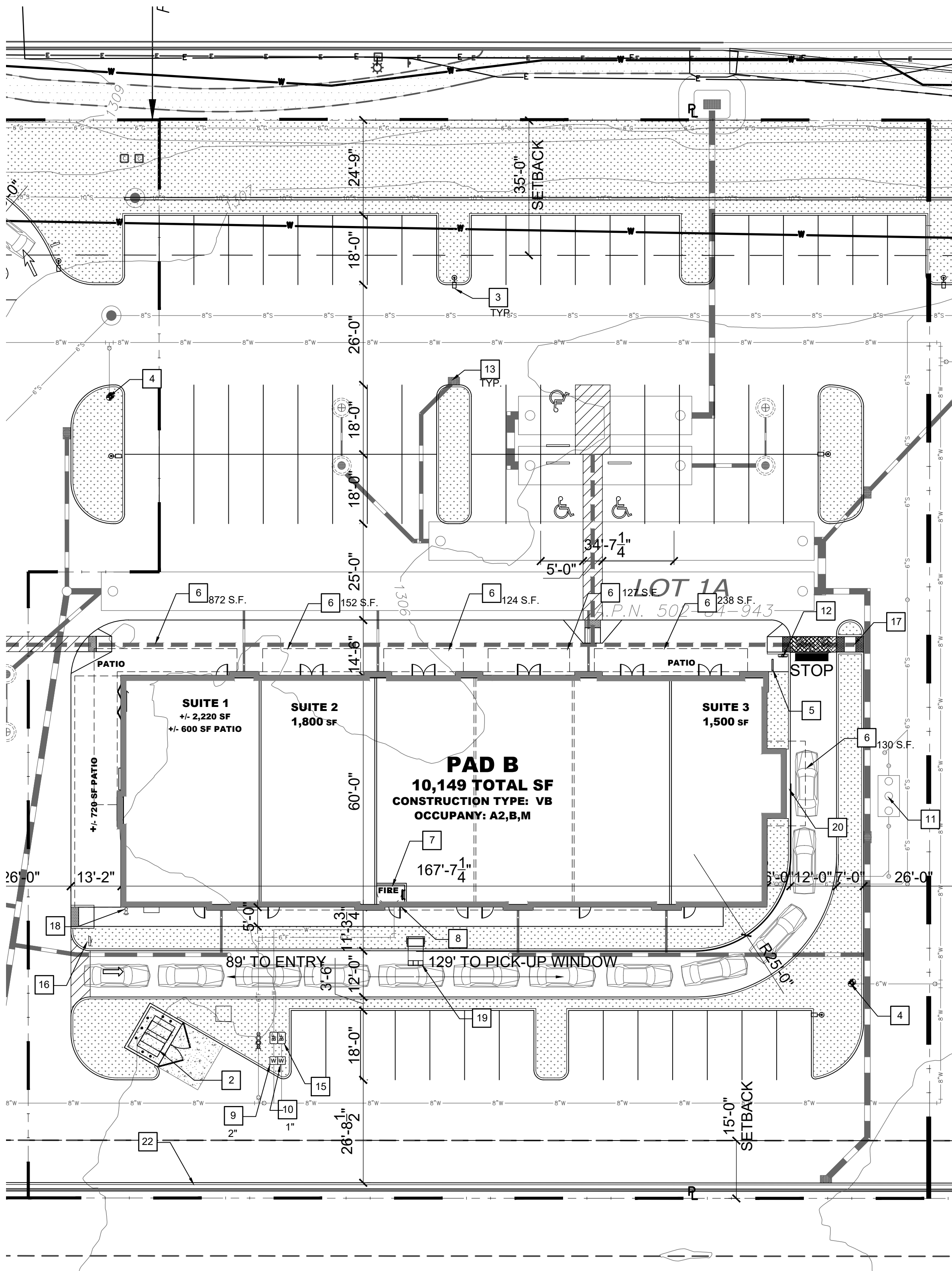
237
238 However, should the Commission wish to **deny** the request, the Commission should make
239 its own findings and base its decision on those alternative findings.

240
241 **Attachments:**

242
243 01 Vicinity Map
244 02 Zoning Map
245 03 Site Plan
246 04 Elevations
247 05 Landscape Plan
248 06 Citizen Outreach Report - REDACTED
249 07 Affidavit of Site Posting
250 PPT







SITE PLAN

SCALE: 1"=20'-0"



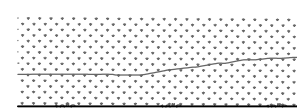
KEYED NOTES

NOTES:

- A. CO2 MONITORING IS REQUIRED FOR BULK CO2 INSTALLATIONS OVE 50# - 2018 IFC 5307.2 LOCAL AMENDMENT. OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON AREA. CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.
- B. SOLID WASTE VEHICLE ROUTS SHALL PROVIDE A MINIMUM 20 FEET CLEAR OF ALL OBSTRUCTIONS IN ORDER TO PREVENT DAMAGE FROM THE COLLECTION VEHICLE OR DAMAGE TO THE VEHICLE ITSELF. OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, PLANT GROWTH, STRUCTURES, AWNINGS, BUILDING PROJECTION, AND ATHLETIC EQUIPMENT, SHALL NOTE PROJECT INTO THE ROADWAY OR ALLEY, AND A MINIMUM OVERHEAD OR 14 FEET IS REQUIRED. GREATER CLEARANCE IS REQUIRED FOR OVERHEAD ELECTRICAL AND COMMUNICATION LINE PER NATIONAL ELECTRIC SAFETY CODE RULE 232. REQUIREMENTS MAY VARY DEPENDING ON UTILITY.
- C. AN ERC RADIO SURVEY WILL BE CONDUCTED PRIOR TO C OF O. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED PER IFC 510

- MONUMENT SIGN, UNDER SEPARATE PERMIT
- TRASH ENCLOSURE, SEE DETAILS.1,2,3,4/AS101.
- LIGHT POLE, SEE DETAIL 5/A101.
- FIRE HYDRANT
- BICYCLE RACK, 5 BIKE
- CANOPY/AWNING AREA AS INDICATED
- FIRE RISER ROOM
- KNOX BOX
- DOMESTIC WATER METER, SIZE INDICATED.
- IRRIGATION METER, SIZE INDICATED
- GREASE INTERCEPTOR
- PEDESTRIAN CROSSING SIGN
- CATCH BASIN
- RETENTION BASIN
- BACKFLOW
- DRIVE-THRU SIGN
- ENHANCED PAVING AT DRIVE-THRU PEDESTRIAN CROSSING.
- BUILDING MOUNTED FDC
- ORDER/MENU BOARD
- PICK-UP WINDOW
- 3'-0" HIGH SCREEN WALL, SEE DETAIL 7/AS101
- RETAINING WALL

NOTES:



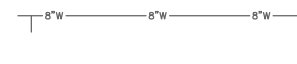
INDICATES LANDSCAPE AREA, SEE LANDSCAPE DRAWING



INDICATES ACCESSIBLE PATH OF TRAVEL



INDICATES SEWER LINE, SEE CIVIL DRAWINGS

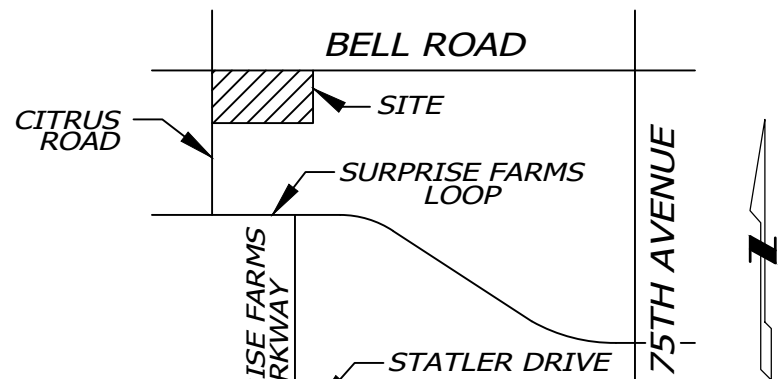
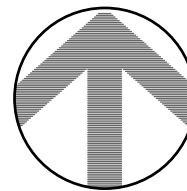


INDICATES WATER LINE, SEE CIVIL DRAWINGS



INDICATES STORM DRAIN LINE, SEE CIVIL DRAWINGS

NORTH



VICINITY MAP
NOT TO SCALE

SITE INFORMATION

PARCEL NUMBER: 502-84-943

LEGAL DESCRIPTION:

LOT 1A, OF ALLORA SURPRISE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1685 OF MAPS, PAGE 28.

SITE AREA: 3.880 ACRES
169,010 S.F.

ZONING:
SURPRISE FARMS PLANNED AREA DEVELOPMENT (PAD)
UNDERLYING ZONE OF COMMUNITY COMMERCIAL (C-2)

SETBACKS:
PAD:
FRONT - 35'
INTERIOR SIDE - 15'
CORNER SIDE - 25'
REAR - 15'

PARKING:
FRONT - 4'
INTERIOR SIDE- 3'
CORNER SIDE- 4'
REAR - 3'

BUILDING AREA

PAD B, RETAIL 10,149 S.F.

PARKING

REQUIRED RATIOS
RETAIL: 1/400
BYCYCLE: 1/20 PARKING STALLS

	REQ'D	PROVIDED
PAD B	26	68

PARKING STALLS SIZE: 9'x18'

BICYCLE PARKING: REQUIRED 4 SPACES,
PROVIDED: 5 SPACES

TECHNICAL CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE
ICC A117.1-2009 (FOR ADA)
ORDINANCE 2019-031 (LOCAL AMENDMENTS)

PERVIOUS/IMPERVIOUS AREAS

TOTAL SITE AREA: 169,010 SF (3.88 ACRES)
TOTAL IMPERVIOUS AREA: 143,925 SF (3.30 ACRES)
TOTAL PERVIOUS AREA: 25,085 SF (0.58 ACRES)
IMPERVIOUS AREA PERCENTAGE: 14.8% IMPERVIOUS

Revisions:	
1	
2	
3	
4	
5	
6	



Joseph Skimming



MOUR GROUP

ENGINEERING + DESIGN

6593 RIVERDALE ST.
SAN DIEGO, CA. 92120
PH. 619.727.4800

PROJECT
MULTI-TENANT
DEVELOPMENT
PAD B SHELL BUILDING
SEC BELL AND CITRUS
SURPRISE, ARIZONA

CLIENT:
SIMON SKYLINE IV, LLC
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
tel. (480) 7459-7851
fax (480) 588-4150

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DATE: SEPTEMBER 5, 2023

PROJECT NO.: SI2301

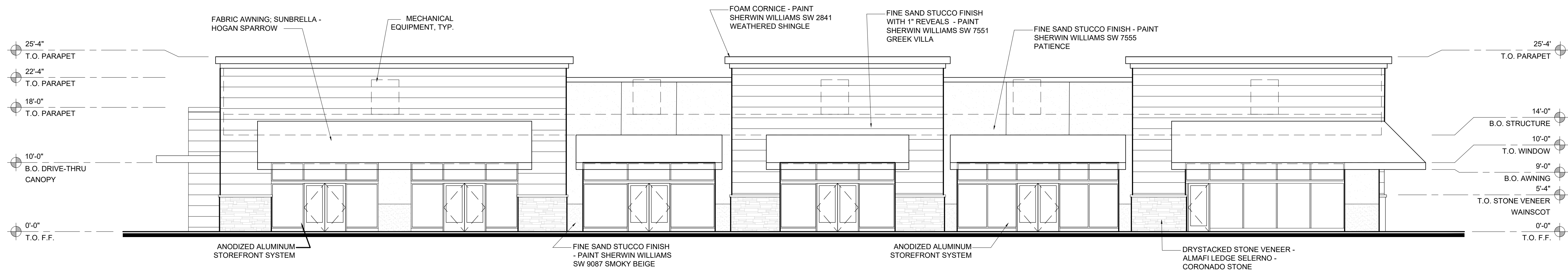
DRAWN: -

SCALE: AS SHOWN

SHEET TITLE:
SITE PLAN

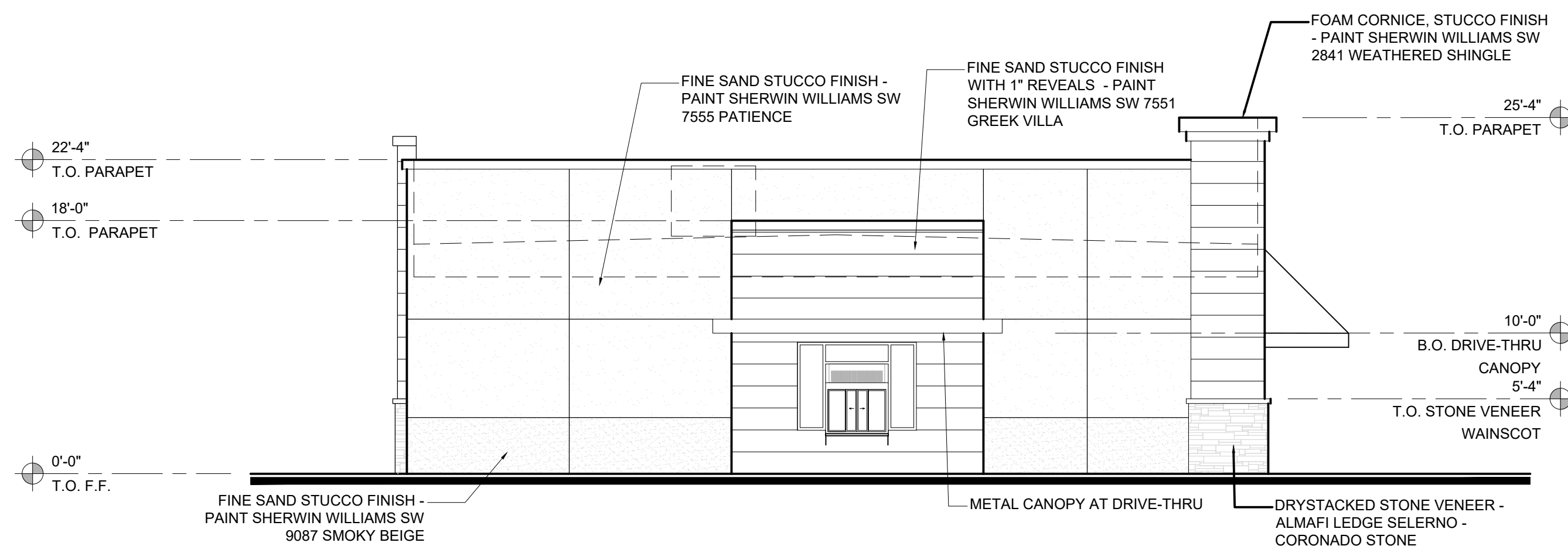
SHEET #
AS100

CASE NUMBER
FS23-0603



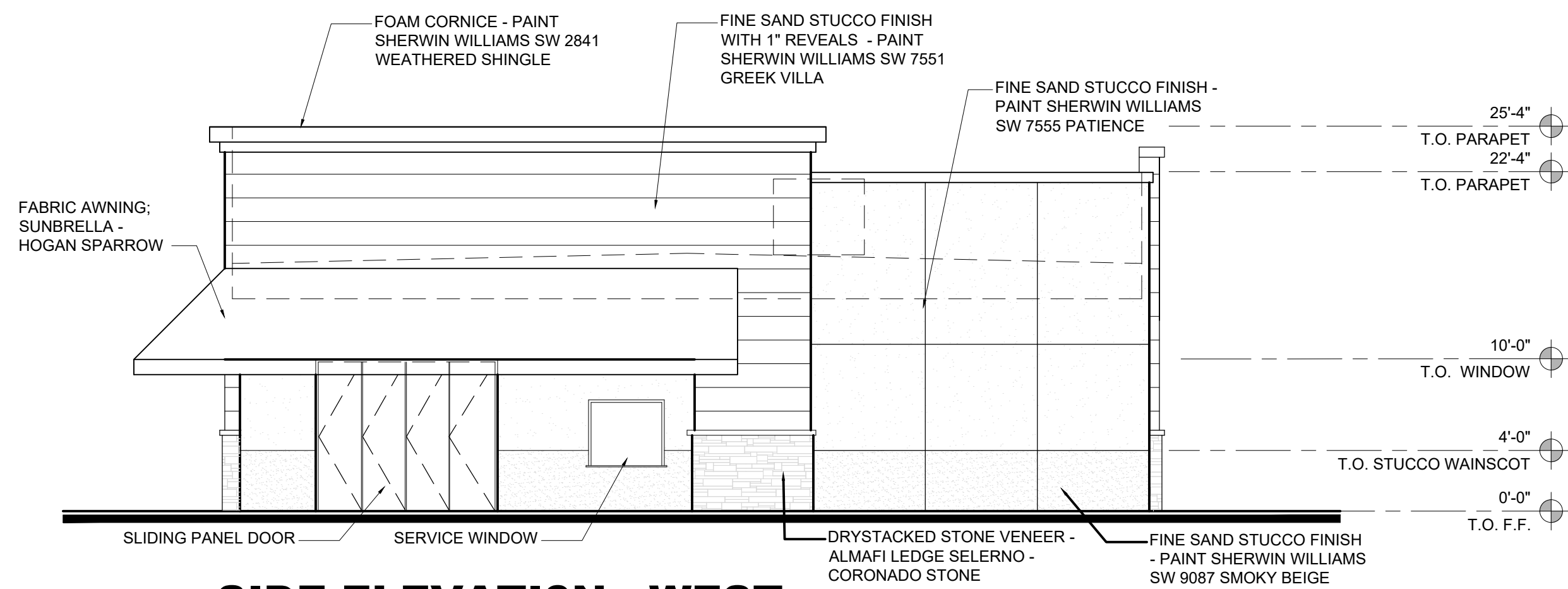
FRONT ELEVATION - NORTH

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



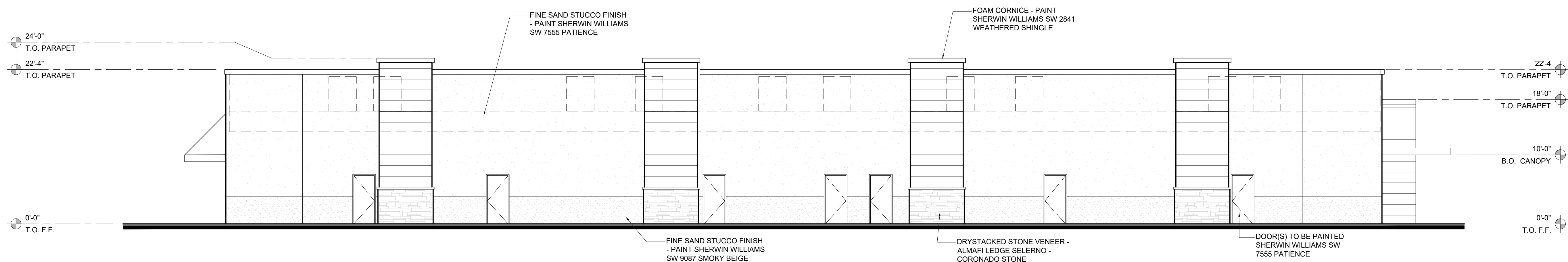
SIDE ELEVATION - EAST

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



SIDE ELEVATION - WEST

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



REAR ELEVATION - SOUTH

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

NOTE: ALL SES EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING



SIMON CRE
6900 E 2ND STREET
SCOTTSDALE, AZ 85251
tel. (480) 7459-7851
fax (480) 588-4150

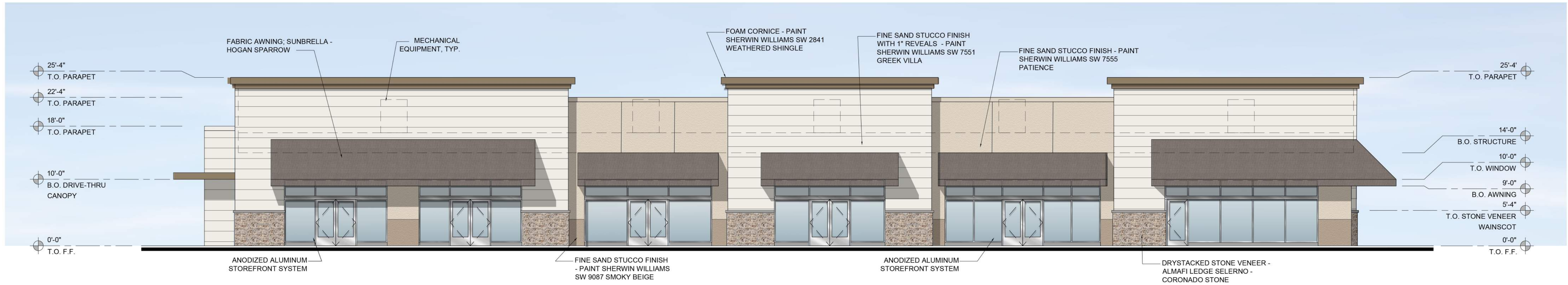
MULTI-TENANT DEVELOPMENT
SEC BELL CITRUS
SURPRISE, AZ

PAD B - SHELL BUILDING
OCTOBER 13, 2023

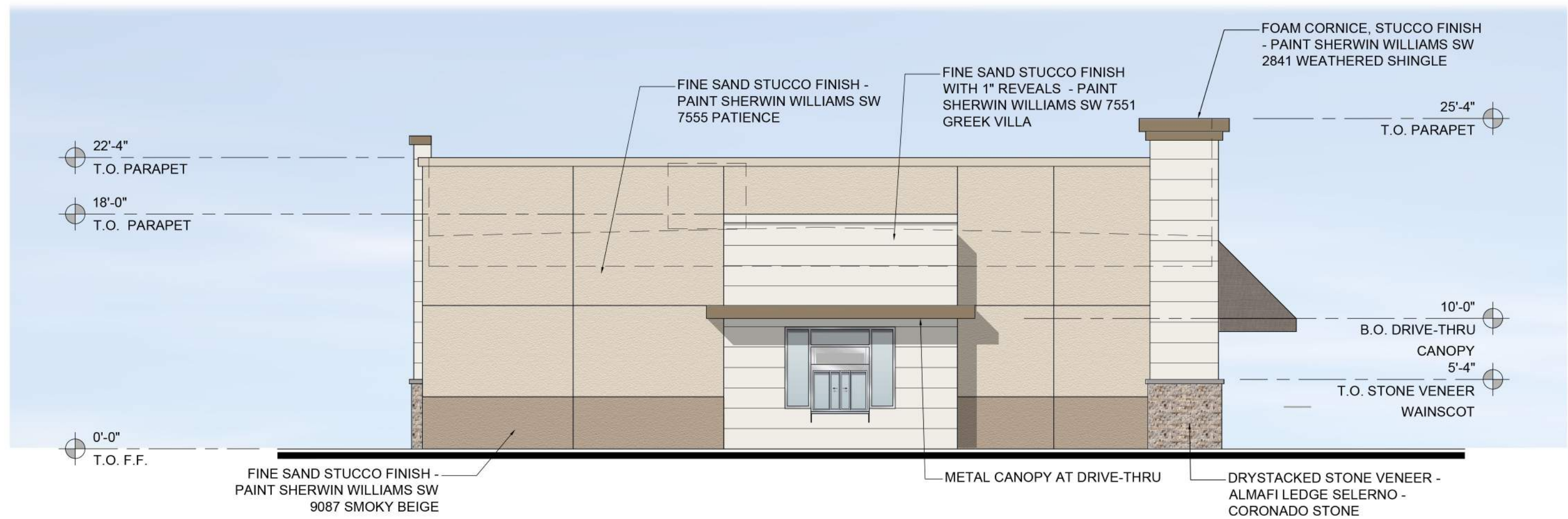


MOUR GROUP ENGINEERING + DESIGN
6593 RIVERDALE STREET
SAN DIEGO, CA 92120
TEL: 619.727.4800

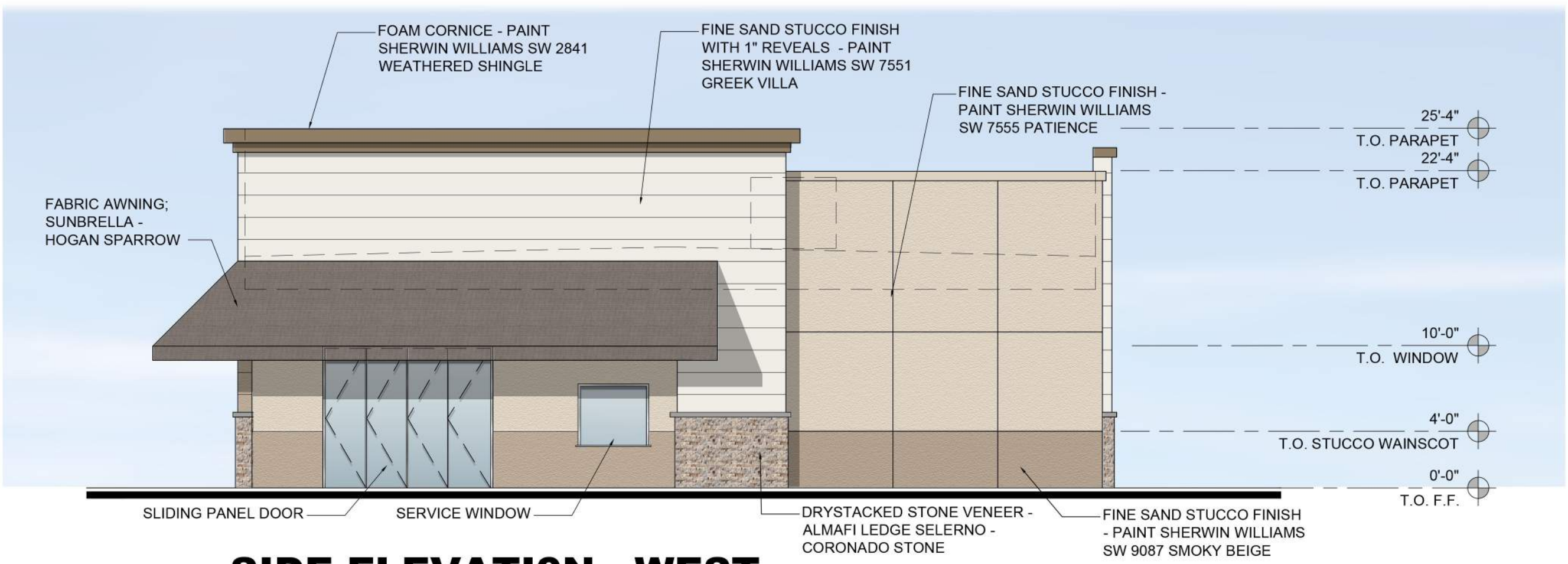
CASE NUMBER
FS23-0603



FRONT ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - EAST
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - WEST
SCALE: 1/8" = 1'-0"



REAR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

NOTE: ALL SES EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING

CASE NUMBER
FS23-0603



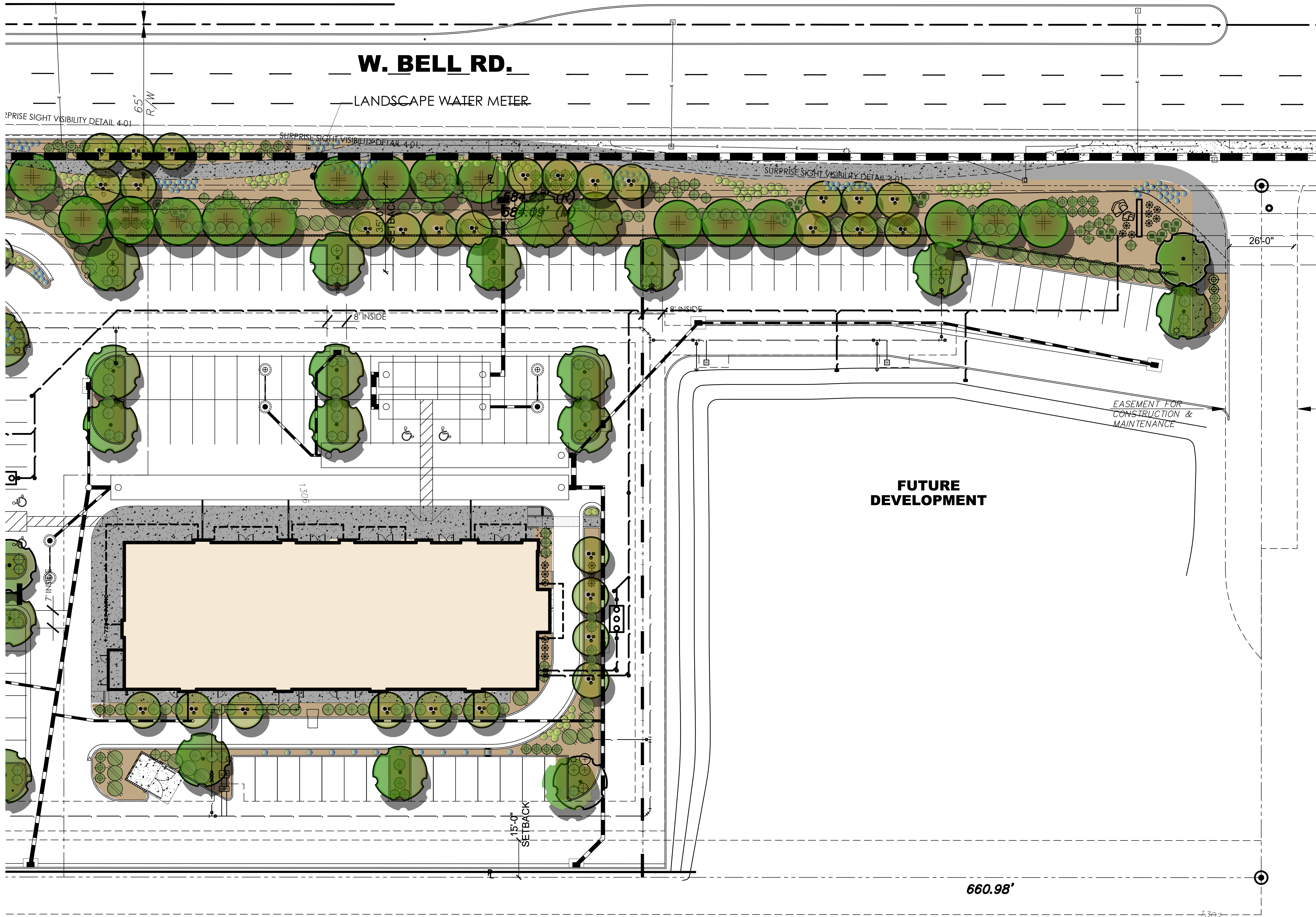
SIMON CRE
6900 E 2ND STREET
SCOTTSDALE, AZ 85251
tel. (480) 7459-7851
fax (480) 588-4150

MULTI-TENANT DEVELOPMENT
SEC BELL CITRUS
SURPRISE, AZ

PAD B - SHELL BUILDING
OCTOBER 13, 2023



MOUR GROUP ENGINEERING + DESIGN
6593 RIVERDALE STREET
SAN DIEGO, CA 92120
TEL: 619.727.4800



LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
36" BOX (8)
- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (17)
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
36" BOX (17)
- CAESALPINIA CACALACO
'SMOOTHIE' CASCALOTE
36" BOX (24)
- PACHYCREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL) (24)
- HEPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (130)
- MUHLBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON (137)
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING) (28)
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (107)
- 3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH
- HEPERALOE PERPA
BREAK LIGHTS
5 GALLON (308)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (231)
- DASYLIRION LONGISSIMA
TOOTHLESS DESERT SPOON
5 GALLON (32)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (76)
- 1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

Revisions:	
1	
2	
3	
4	
5	

6593 RIVERDALE ST.
SAN DIEGO, CA. 92120
PH. 619.727.4800

PROJECT
**MIXED USE RETAIL
DEVELOPMENT**
SEC CITRUS AND BELL
SURPRISE, ARIZONA

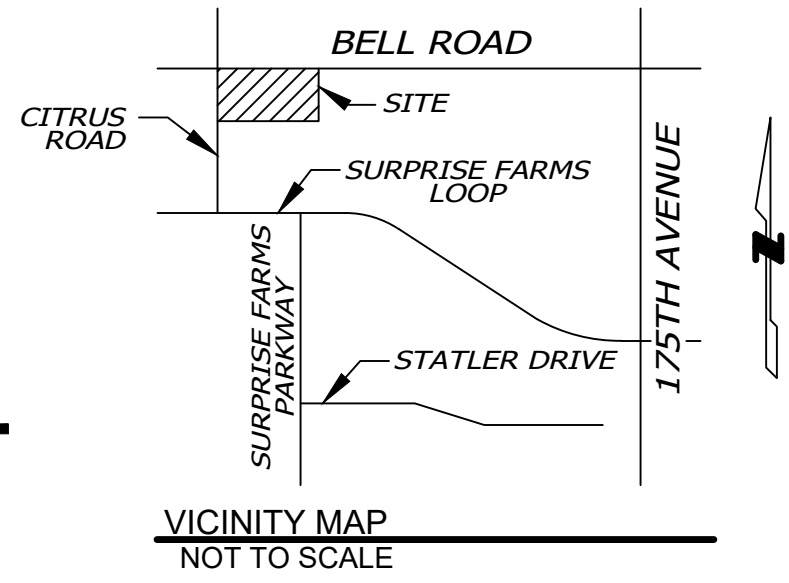
CLIENT:
SIMON SKYLINE IV, LLC
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
tel. (480) 589-7851
fax (480) 588-4130

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EXTENSION TO THIS PROJECT WITHOUT WRITTEN
AUTHORIZATION AND APPROPRIATE COMPENSATION
TO MOUR GROUP ENGINEERING + DESIGN.

DATE:	11.13.23
PROJECT NO.:	SI2301
DRAWN:	-
SCALE:	AS SHOWN
SHEET TITLE:	LANDSCAPE PLAN
SHEET #	La.01



LANDSCAPE PLAN
SCALE: 1"=20'-0"
GRAPHIC SCALE: 1"=20'



FS23-0603
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 285-0320
EMAIL: timmqueen@tmia.net



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I. Executive Summary

The mandatory neighborhood meeting was held on September 26th, 2023, at 6:00pm at the Willow Canyon High School's media center. The high school is located at 17901 W Lundberg St, Surprise, AZ 85388. The location of the school is +/- 800 feet from the proposed shop's location. SimonCRE plans to submit all items needed for our Shops Planning Commission Hearing by 10/06/23 to be a part of the 12/21/23 Planning & Zoning Commission Hearing Agenda.

II. Neighborhood Notifications

The city directed SimonCRE to inform the local community about the future development by posting two standard City of Surprise billboards with all of the required information regarding the meeting. The sign displayed the address, date, and time of the neighborhood meeting; this sign will also be updated once we receive the dates and times of the Planning & Zoning and City Council meetings. The signage was installed onsite on August 28th, 2023 to ensure we were able to hold the meeting on September 26th, 2023. The City of Surprise was provided with the affidavit of posting on 09/07/23. The City of Surprise let us know that they had sent out mailers to the neighborhood to inform the community about the 09/26/23 meeting.

III. Neighborhood Meeting Outcome

A.) Substance of Concerns, Issue, and Problem and how SimonCRE Answered

Question: Multiple residents were concerned about the increase of traffic adding the shops building development, with the Starbucks and the local high school already in place.

Answer: The peak trips for the shops building will not conflict with the schools pick up and drop off hours.

Question: Have our traffic engineers worked with Dysart USD or Willow Canyon High School to organize the traffic this development will bring?

Answer: The pickup and dropoff times at the High School will not interfere with the peak hours of the shops development.



Question: Does AZ have laws regarding alcohol near a school and have we abided by them?

Answer: Yes, the shops tenant that will be serving alcohol has followed all laws and guidelines from the State of Arizona and City of Surprise

Question: Can you add no trespassing signs, no skateboarding signs, or parking for patrons only signs?

Answer: SimonCRE is looking into adding signs to the site to maintain the quality of the shops development and prevent an overflow of non-patron traffic throughout the site.

Question: Residents were concerned with trash buildup along the construction fence, and the neighboring multifamily residential development dumping on our site.

Answer: SimonCRE is the landlord for this site, so maintenance is a top priority to keep the development a desirable place to visit.

Question: Do we plan on adding a left turn access drive from the southbound direction on Citrus Ave?

Answer: The median in place on Citrus Rd will not be adjusted to allow a left turn in from the north heading south.

Question: How will the undeveloped areas to the east of the shops building be maintained?

Answer: SimonCRE owns the undeveloped land to the east of the shops building and plans to develop the rest of the area in a separate phase of development.

Question: Will there only be one drive-thru?

Answer: The shops building will have a single drive-thru and the Starbucks will have a drive-thru, so the current site plan will have two drive-thrus total.

Question: What kind of wall will be in-between the residential development to the south and our proposed development?

Answer: There will be a 4 foot tall pony wall next to the already existing 6 foot residential wall to ensure there is a clear separation between the two.



B.) Neighbors' Concerns that SimonCRE Didn't Address

Question: Multiple residents were concerned about which tenants would be added to the open shop suite. Some recommendations were: a sit-down restaurant, a pet store, an indoor shopping center, and a dry cleaner.

Answer: SimonCRE is unable to answer these questions as there is not a locked in lease for this suite, so SimonCRE was unable to speak to their concerns and recommendations regarding tenants.

Question: Multiple residents had questions regarding the Starbucks development and its effects on the neighborhood.

Answer: SimonCRE answered these to the best ability, but the intention of the meeting was regarding the neighborhood's comments on the shop's building. A neighborhood meeting was previously held on July 19th, 2023 to address the Starbucks development with the local citizens.

Overall, these comments are crucial to providing clarity and enjoyment for the local community so addressing their concerns is a main goal for SimonCRE. Addressing comments and requirements from the city is also a major aspect of this development, so appeasing all parties is in the best interest for everyone.



Sign In Sheet
Citrus and Bell- Proposed Shops Building
09/26/2023

Name	Address	Email
Rick & Janice Slater		
Mary Baite		
Nedra D. Matney		
Paul & Karen Klivers		
Bob & Connie Ricke		
Lori COOK		
JEANNIE BARNARD		
Patti PLAISANCE		
Steve Plaisance		
David Gentry		
Elizabeth Beane		
Andy Cepon		
Joann Mychals		
Jonet Jones		



Ian Lang <ian.lang@simoncre.com>

Citrus and Bell / Neighborhood Meeting / Pad B Shops Building

Ian Lang <ian.lang@simoncre.com>

Fri, Sep 29, 2023 at 11:04 AM

To: Maria Grishina <maria.grishina@simoncre.com>, Brandon Pors <brandon.pors@simoncre.com>
Bcc: janicces72947@gmail.com, "wmbailey24@gmail.com" <wmbailey24@gmail.com>, "pkluvers@gmail.com" <pkluvers@gmail.com>, "karenkluvers@gmail.com" <karenkluvers@gmail.com>, conniericke@msn.com, "loricook2525@gmail.com" <loricook2525@gmail.com>, "dndgentry@gmail.com" <dndgentry@gmail.com>, qe3_beane@yahoo.com, "jeannie.jls@gmail.com" <jeannie.jls@gmail.com>, "getsurprised@cox.net" <getsurprised@cox.net>, "mychalsj@aol.com" <mychalsj@aol.com>, "jonesjan503@gmail.com" <jonesjan503@gmail.com>

Citrus and Bell Neighboring Property Owners,

I appreciate everyone's time by joining our neighborhood meeting this past Tuesday at the Willow Canyon High School media center to discuss the future Pad B "shops" building.

I have attached the Citrus and Bell site plan and the Pad B building elevations. Please feel free to reach out to Maria and I if you have any questions for us!

Thank you!

Ian Lang

Senior Development Associate



6900 E. 2nd Street

Scottsdale, AZ 85251

D: 480.933.8341 | M: 602.405.1971

O: 480.745.1956 | F: 480.588.4150

[Website](#) | [Email](#) | [vCard](#) | [LinkedIn](#)

[Need a Sum Up on CRE News? Click Here](#)

2 attachments



Citrus & Bell - Elevations.pdf

5646K



Citrus & Bell - Site Plan .pdf

2440K

AFFIDAVIT OF SIGN POSTING

Case Number: FS23-0603

Project Name: ALLORA MULTI-TENANT COMMERCIAL PROJECT - SITE PLAN

Project Location: NWC BELL RD & CITRUS RD

Date Posted: _____

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

[Signature] 11/6/2023
Owner / Application Signature Date

This instrument was acknowledged before me this 6 day of November,

2023, by Patrick Anspaugh

[Signature]
Notary Public

My Commission Expires: 5-31-27



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: September 26, 2023

Time: 6PM-8PM

Location: Willow Canyon HS
17901 W Lundberg St,
Surprise, AZ 85388

Planning & Zoning

Date: December 21, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0603

Request: Conditional use permit to allow for a drive thru on Shops Building

For more information, call: 623-222-3011 www.Surpriseaz.gov



November 6, 2023 at 12:00 PM

W Bell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: September 26, 2023

Time: 6PM-8PM

Location: Willow Canyon HS
17901 W Lundberg St,
Surprise, AZ 85388

Planning & Zoning

Date: December 21, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

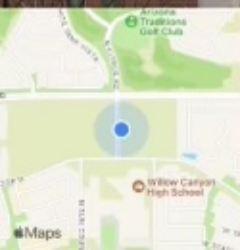
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0603

Request: Conditional use permit to allow for a drive thru on Shops Building

For more information, call: 623-222-3011 www.Surpriseaz.gov



November 6, 2023 at 11:56 AM
15821-16999 N Citrus Rd
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: September 26, 2023

Time: 6PM-8PM

Location: Willow Canyon HS
17901 W Lundberg St,
Surprise, AZ 85388

Planning & Zoning

Date: December 21, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

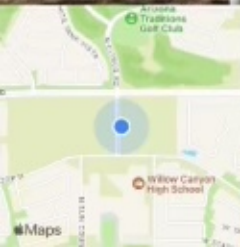
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0603

Request: Conditional use permit to allow for a drive thru on Shops Building

For more information, call: 623-222-3011 www.Surpriseaz.gov



November 6, 2023 at 11:55 AM
15821-16999 N Citrus Rd
Maricopa County

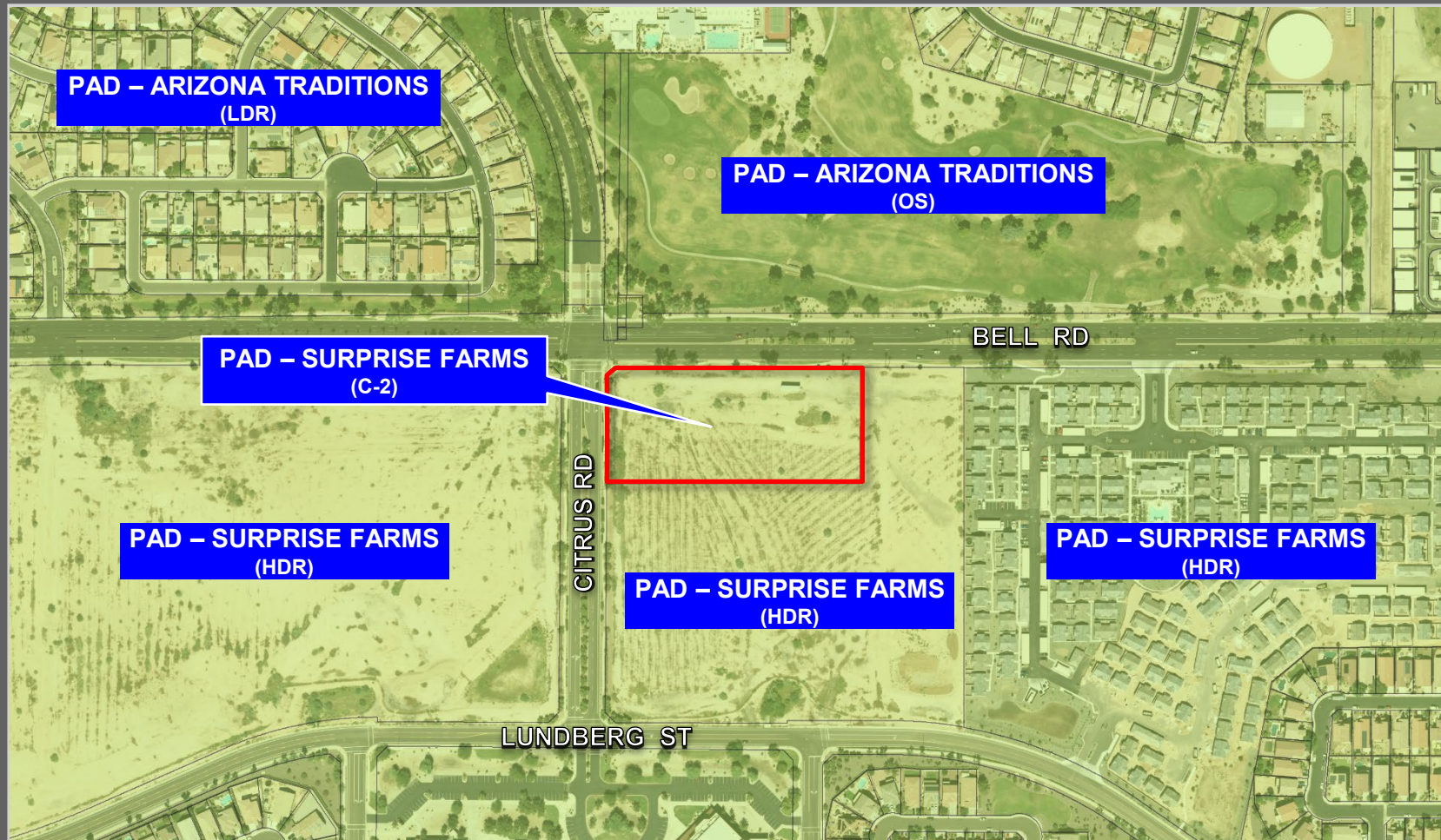


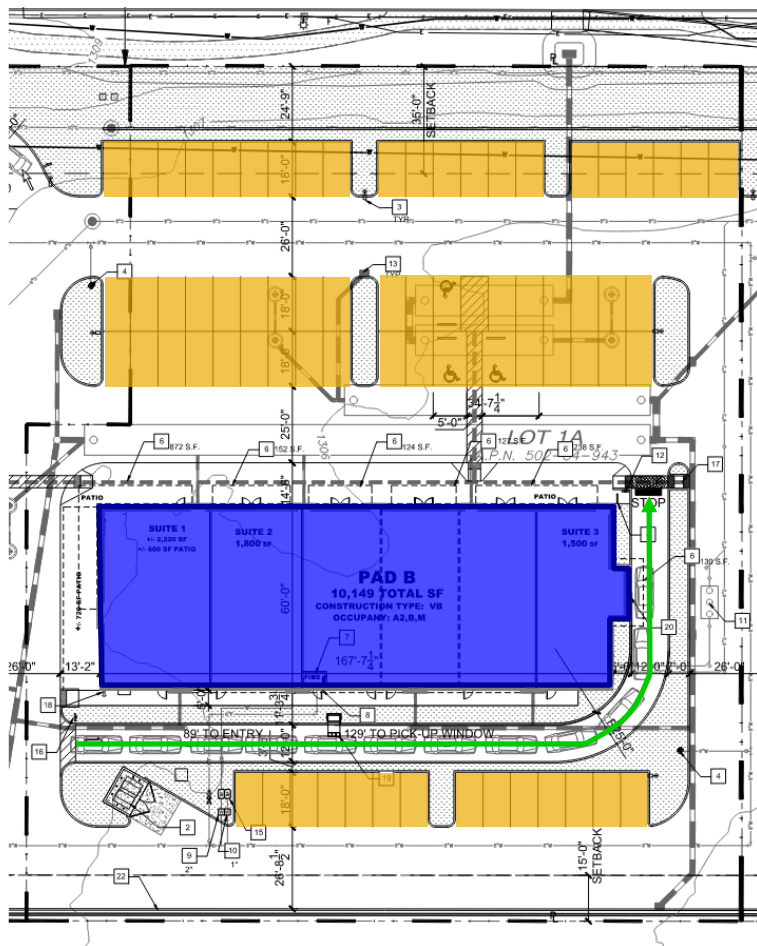
FS23-0603

Allora Multi-Tenant Commercial Project Conditional Use Permit with Site Plan

Planning & Zoning Commission
December 21, 2023







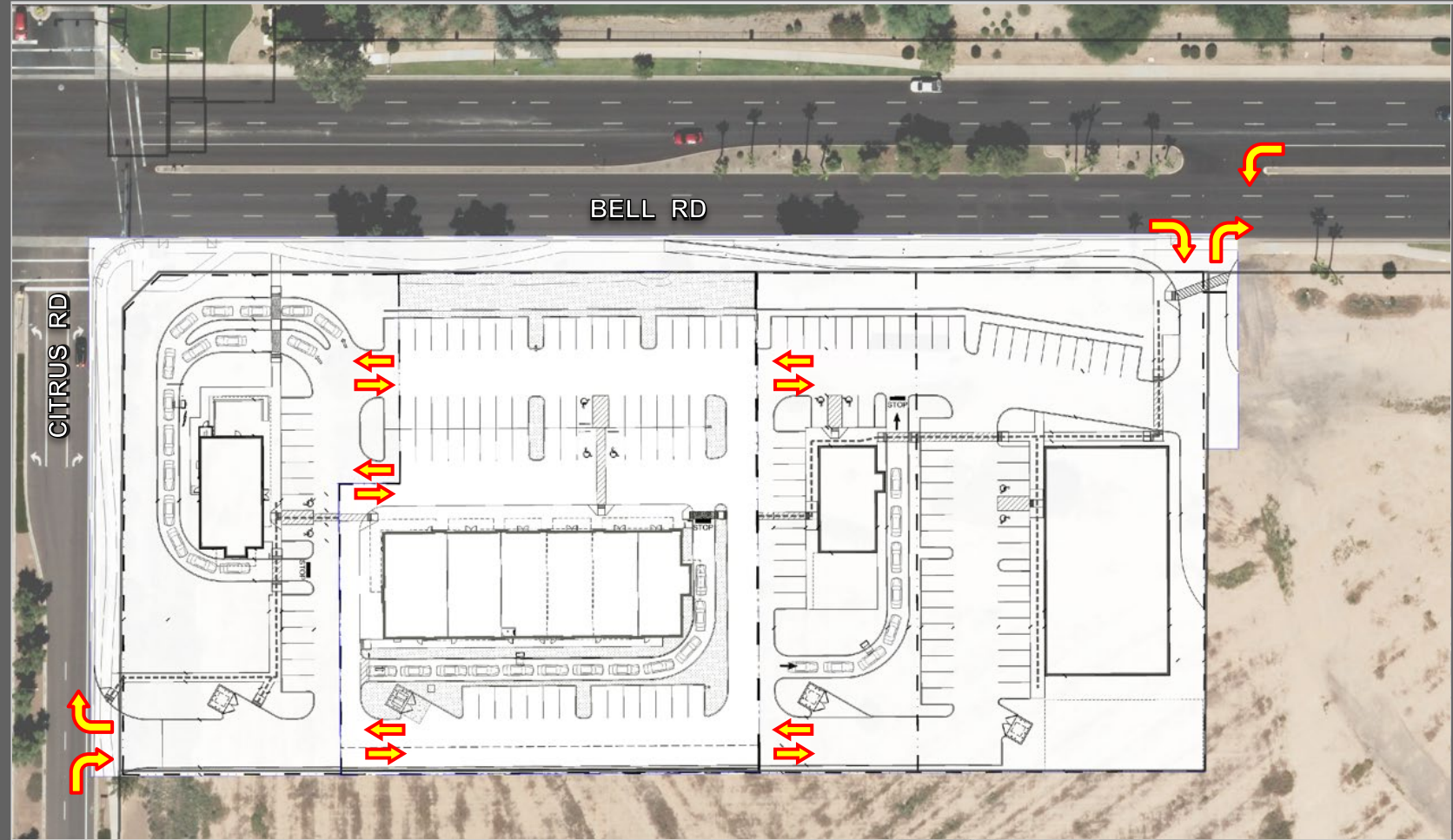
1,500 S.F. Swig Restaurant
 8,649 S.F. Multi-Tenant Building
 +
 10,869 S.F.

Parking Required = 26 Spaces
 Parking Provided = 68 Spaces ✓

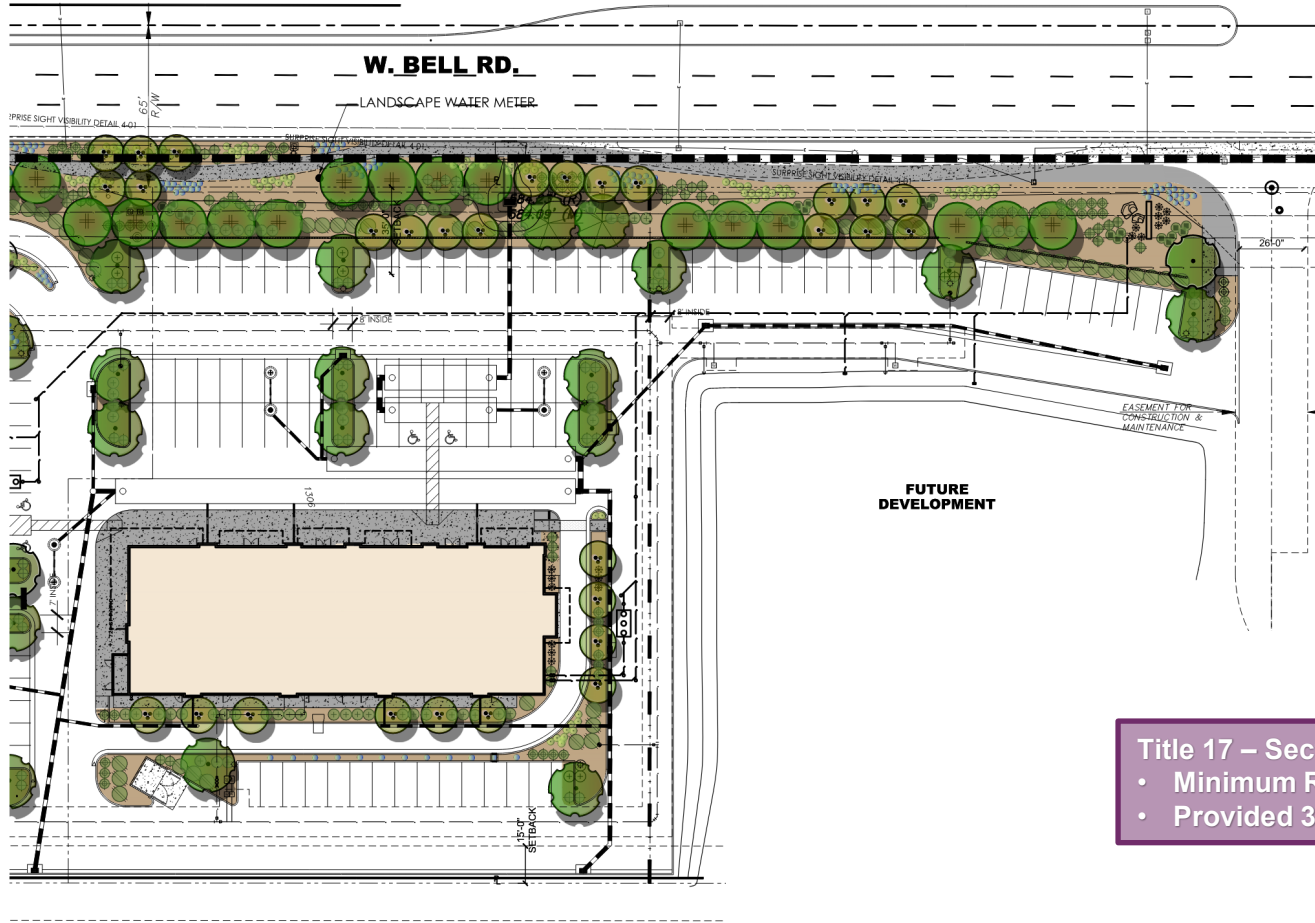
Drive-Through Lane
 (Queuing Capacity = 12 Vehicles)

Title 17 Section 17.28.080(C)(3)
 ✓ Separation from residential zone by 50-feet
 ✓ Interior curbs ≥ 6-inches

FS23-0603 SITE PLAN



FS23-0603 ACCESS PLAN

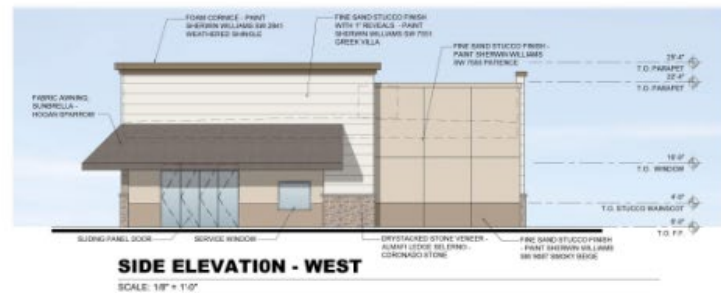


LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 36" BOX (8)
	PISTACIA X RED-PUSH RED PUSH PISTACHE 36" BOX (17)
	WUOLUS PARVIFOLIA CHINESE ELM (MATCHING) 36" BOX (17)
	CAESALPINIA CALALACO SMOOTHIE CASCALOTE 36" BOX (24)
	PACHYCEREUS MARGINATUS AMERICAN FENCE POST 3-STALK GROUPING (2.5, 2, 1 TALL) (24)
	HEPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (130)
	MUHLBERGIA REGAL MIST REGAL MIST DESK GRASS 5 GALLON (137)
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS 10' ROUND (MATCHING) (28)
	BREWERELLA MACULATA VALENTINE EMU BUSH 5 GALLON (107)
	3X3X2 SURFACE SELECT GRANITE BOULDER (BURY 1/3) MINIMUM 3000# EACH
	HEPERALOE PERPA BREAK LIGHTS 5 GALLON (308)
	LANTEANA MONTEVIDENSIS GOLD MOUND 5 GALLON (231)
	DASYLICON LONGISSIMA TORTRESS DESERT SPOON 5 GALLON (32)
	TECOMA ORANGE JUBILEE ORANGE JUBILEE 5 GALLON (76)
	1/2" SCREEMED ROCK PRIS MAHOGANY DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

Title 17 – Section 17.28.080(C)(19)

- Minimum Required: 15%
- Provided 34%





Outreach

Neighborhood Meeting

- September 26, 2023
 - 20 attendees
- Questions/Comments:
 - Traffic
 - Land uses for the multi-tenant building
 - Maintenance of the site





RECOMMENDATION

Staff Recommendation:

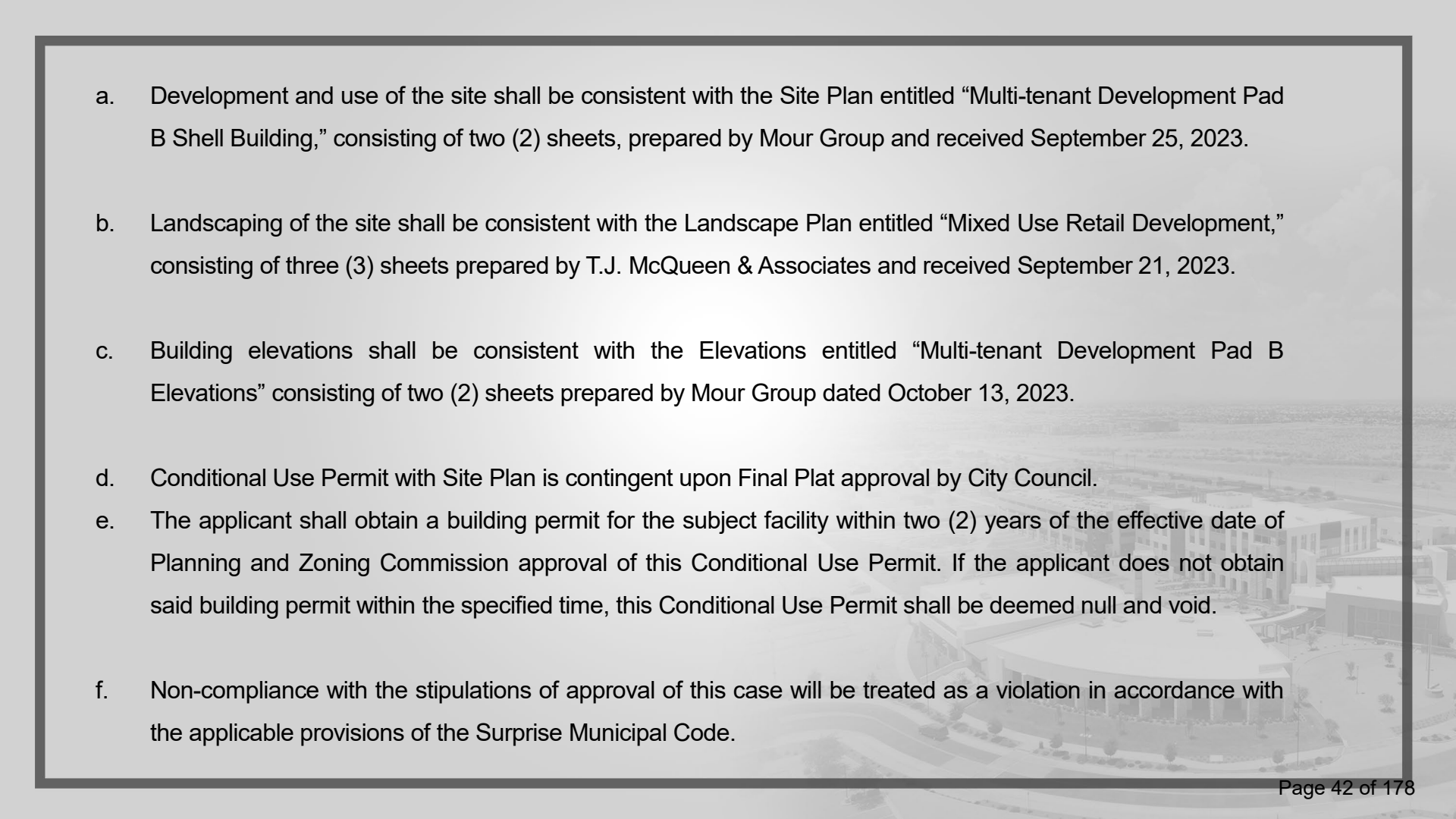
Approve subject to Stipulations 'a' through 'f'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Multi-tenant Development Pad B Shell Building,” consisting of two (2) sheets, prepared by Mour Group and received September 25, 2023.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Mixed Use Retail Development,” consisting of three (3) sheets prepared by T.J. McQueen & Associates and received September 21, 2023.
 - c. Building elevations shall be consistent with the Elevations entitled “Multi-tenant Development Pad B Elevations” consisting of two (2) sheets prepared by Mour Group dated October 13, 2023.
 - d. Conditional Use Permit with Site Plan is contingent upon Final Plat approval by City Council.
 - e. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
 - f. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: December 21, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 5
Staff Recommendations:

Consent: No	Regular: No	Public Hearing: Yes	Report/Discussion: No
-------------	-------------	---------------------	-----------------------

Agenda Wording:

Consideration and action pertaining to a Zone Change of approximately 12 acres from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3), and release of an existing Deed Restriction, for a site generally located on the northeast corner of Reems Rd. and Tierra Buena Ln. Case #FS22-0858.

Motion:

Motion to Recommend Approval of the Release of an existing Deed Restriction previously recorded against Lot 1 of Mariposa Acres (APN 501-19-063), and to Recommend Approval of the Zone Change of approximately 12 acres from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3), subject to stipulations 'a' and 'b' as memorialized in the staff report.

Background:

Benjamin Graff with Quarles & Brady, LLC proposes to rezone approximately 12 acres to R-3 to allow for the development of 168-unit "age in place" retirement community comprised of independent living, assisted living, memory care units. The site is located on the northeast corner of Reems Rd and Tierra Buena Ln.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 000-FS22-0858 The Pointe at Surprise- Staff Report 12.21.23
 2. 01 – FS22-0858 The Pointe at Surprise– Vicinity Map
 3. 02 – FS22-0858 The Pointe at Surprise– Zoning Map
 4. 03 – FS22-0858 The Pointe at Surprise– Proposed Zoning Map
 5. 04 – FS22-0858 The Pointe at Surprise– Zoning Document
 6. 05 – FS22-0858 The Pointe at Surprise– Project Narrative
 7. 06 – FS22-0858 The Pointe at Surprise– Luke AFB comments
 8. 07 – FS22-0858 The Pointe at Surprise– Citizen Outreach Report
 9. 08 – FS22-0858 The Pointe at Surprise– Affidavit of Site Posting
 10. FS22-0858 The Pointe at Surprise - P&Z 12.21.23 Presentation
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0858

Project Name: The Pointe at Surprise

Council District: 5 - Palm

Meeting Date: December 21, 2023

Planner: Leslie Carnie

Owner: Goldstream Development, LLC

Applicant: Benjamin Graff with Quarles & Brady, LLC

Request: A Zone Change of approximately 12 acres from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3) and release of Deed Restriction previously recorded against Lot 1 of Mariposa Acres (APN 501-19-063). Case #FS22-0858

Site Location: Generally located on the northeast corner of Reems Rd. and Tierra Buena Ln.

Site Size: 12 Gross acres (approx.)

Density: 13.9 du/ac

General Plan

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

Support/Opposition: Citizen Participation Meetings were held October 25, 2022, and November 02, 2022. Refer to attached Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission recommend approval of the proposed Zone Change and release of Deed Restriction, subject to stipulations 'a' and 'b'.

Project Description:

Benjamin Graff with Quarles & Brady, LLC requests a Zone Change of approximately 12 acres from Neighborhood Commercial with Planned Unit Development Overlay (C-1 PUD) and Rural Residential (RR) to Residential High Density (R-3) to allow the development of an “age in place” retirement community on a site generally located on the northeast corner of Reems Rd. and Tierra Buena Ln.

Background:

April 26, 1984: The subject parcels (A.P.N. 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) were annexed into the City of Surprise.

August 19, 2014: The Mayor and City Council approved a Zone Change of 1.64 acres from Rural Residential (RR/R1-43) to Medium Density Zoning (RM-12) and a Final Plat for the area known as “Mariposa Acres” (approximately ± 4 gross acres comprised of Lot 1, Lot 2 and 0.46 acres of ROW) under case FS12-168.

September 01, 2015: The Mayor and City Council approved a 1- year Final Plat extension and applied a deed restriction limiting the use on Lot 1 to a “Senior Housing development of 16 or fewer units” under case FS12-168.

March 28, 2016: The Mayor and City Council approved a Zone Change of 15.76 acres of the Paradise Acres area, which included the original ± 4 acres of Mariposa Acres and additional adjacent acreage, from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12), to Neighborhood Commercial (C-1) with a PUD Overlay under case FS16-153

July 01, 2021: A Concept Review meeting was held for the subject project under case CR21-316.

June 21, 2022: The applicant filed a request for a Zone Change, Site Plan and Final Plat under case FS22-0858.

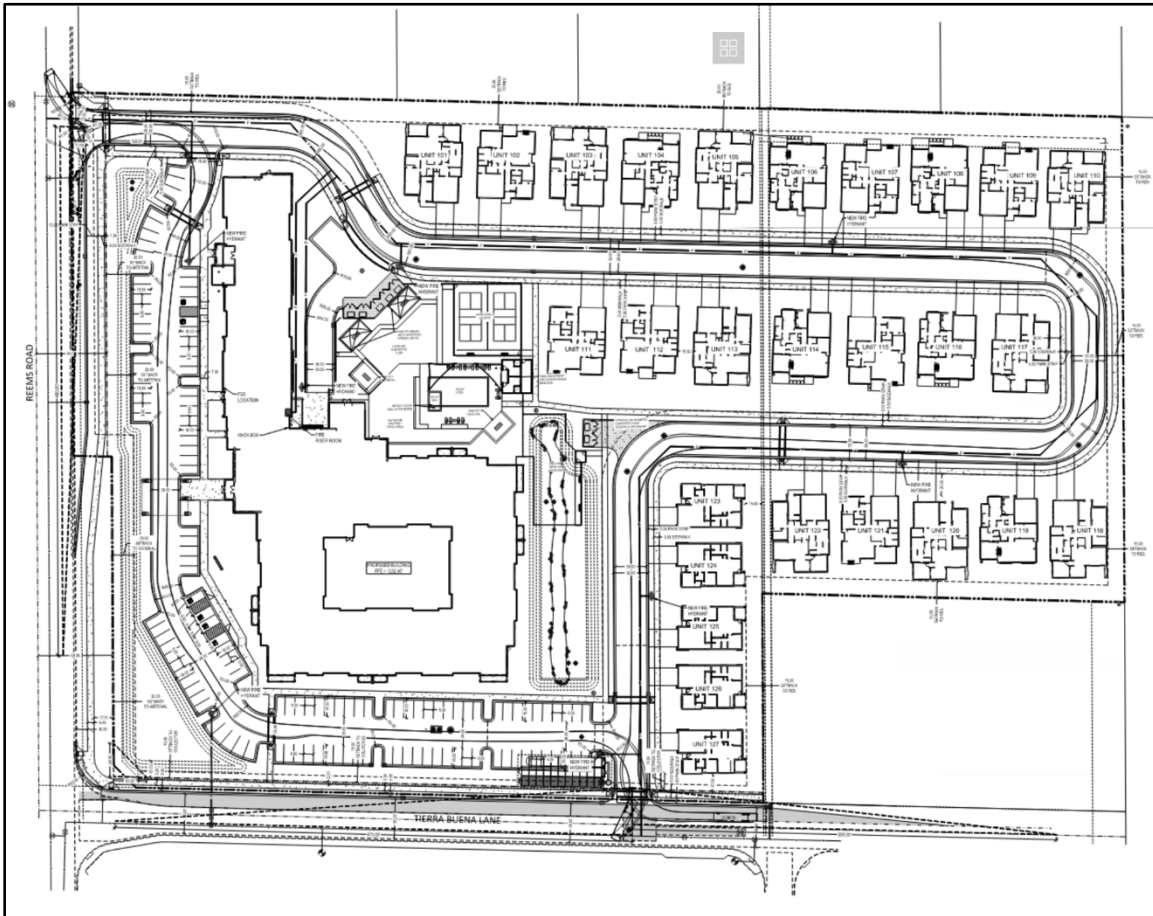
October 25, 2022: The applicant held an In-Person Citizen Outreach Meeting to discuss the project.

November 02, 2022: The applicant held a Virtual Citizen Outreach Meeting to discuss the project.

Analysis and Discussion:

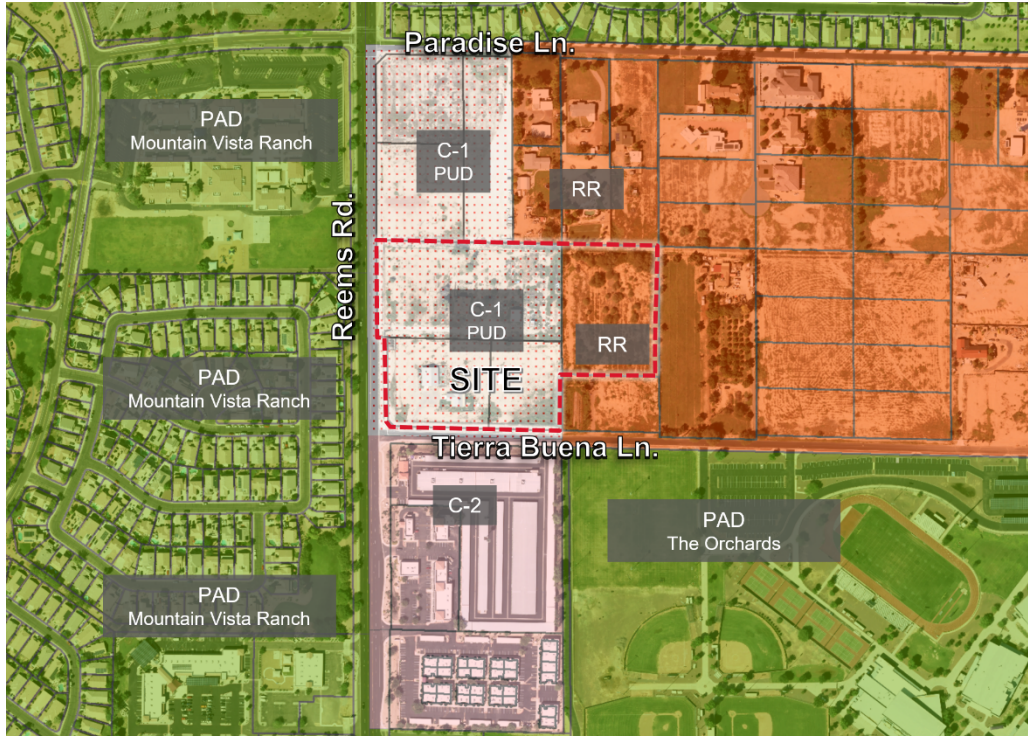
The applicant requests a rezone of approximately 12 acres (a portion of the ±15.76 acres from Paradise Acres, from C-1 PUD and RR to R-3 to allow for the development of a 168-unit “age in place” retirement community. The main three-story senior living facility will offer independent, assisted living, and memory care units. The building is buffered by 27 single family style active adult cottages. Full access to the site is provided from Reems Rd. and Tierra Buena Ln. A Final Plat and Site Plan have been submitted for concurrent review under the subject case number.

Five parcels (A.P.N. 50119-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) totaling approximately 12 acres will be combined to create the zoning and project boundaries. In 2015 the City placed deed restriction on parcel 501-17-063, Lot 1, of the Mariposa Acres Final Plat approval (case# FS12-168). The deed restriction was to ensure that the use for the approximate 2.37-acre parcel would be a “Senior Housing development” with no more than 16 units. To integrate this parcel into the larger Surprise Pointe development, the applicant is requesting that City Council lift the deed restriction.



106
107

Existing Zoning



108
109
110
111

Proposed Zoning



112

12-21-2023 Planning & Zoning Commission
Case: FS22-0858 – The Pointe at Surprise- Zone Change

The development of the project site is subject to review and approval of a comprehensive site plan, in which the site design, architecture, parking, setbacks, and landscaping will be reviewed in accordance with the requirements prescribed by the City's LDO requirements and the adopted Planning and Engineering Design Standards (PEDS). The table below reflects the current LDO requirements for the R-3 Zoning District.

Table 106-2e—Residential High Density (R-3) Zoning District			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. setback to arterial ROW (ft) ²	20	20	20
Min. setback to collector and local ROW (ft) ²	15	15	15
Min. setback adjacent to residential zoning (ft)	10	15	20
Min. setback adjacent to non-residential zoning (ft)	20	20	20
Max. bldg. height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150
Notes: 1. The <i>height</i> of any <i>structure</i> , or portions thereof, shall not exceed 30 feet in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to <i>single-family, two-family, three-family development parcels</i> . The <i>height</i> of the <i>accessory structure</i> may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum <i>height</i> equal to the <i>zoning</i> . 2. <i>Setback</i> may be reduced to ten feet along collector or local <i>right-of-way</i> for units that open to the <i>street</i> and exclude a perimeter wall.			

Utility and Services Table:

Electric:	APS
Water:	CITY OF SURPRISE
School District	DYSART UNIFIED

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the development of high-density residential projects. The Neighborhood Character Area permits low, medium, and high-density residential projects with no limit on density. The proposed 13.9 du/ac is in conformance with the higher density housing of the Urban Neighborhoods that are encouraged along arterial roadways. The proposed project adjusts densities within the site to provide a gradual transition to surrounding uses.

133 **Reviewing Agencies:**

134
135 In addition to the standard City internal reviewing departments and Luke Air Force Base,
136 the Maricopa Water District, and ADOT were included in the routing of this request. None
137 of the reviewing agencies indicated any concerns over the request.

138
139 **Citizen Outreach:**

140
141 Two outreach meetings were held: an in-person meeting on October 25, 2022, and a
142 virtual meeting on November 02, 2022. Attendees in attendance were interested in
143 learning more about the project and expressed support of the development. A summary
144 of these meetings can be found in the attached Citizen Outreach Report.

145
146 **Summary:**

147
148 Staff believes the proposed Zone Change is consistent with the manner and intent of the
149 Surprise Municipal Code. If approved, the site will be allowed to be developed in accordance
150 with the requirements of the City of Surprise.

151
152 **Findings:**

- 153
154
 - The proposed Zone Change is consistent with the Surprise General Plan 2035.
 - The proposed Zone Change demonstrates compliance with the criteria set forth in the Surprise Municipal Code.
 - The reviewing agencies have indicated no objections to the request.

158
159 **Staff's Recommendation:**

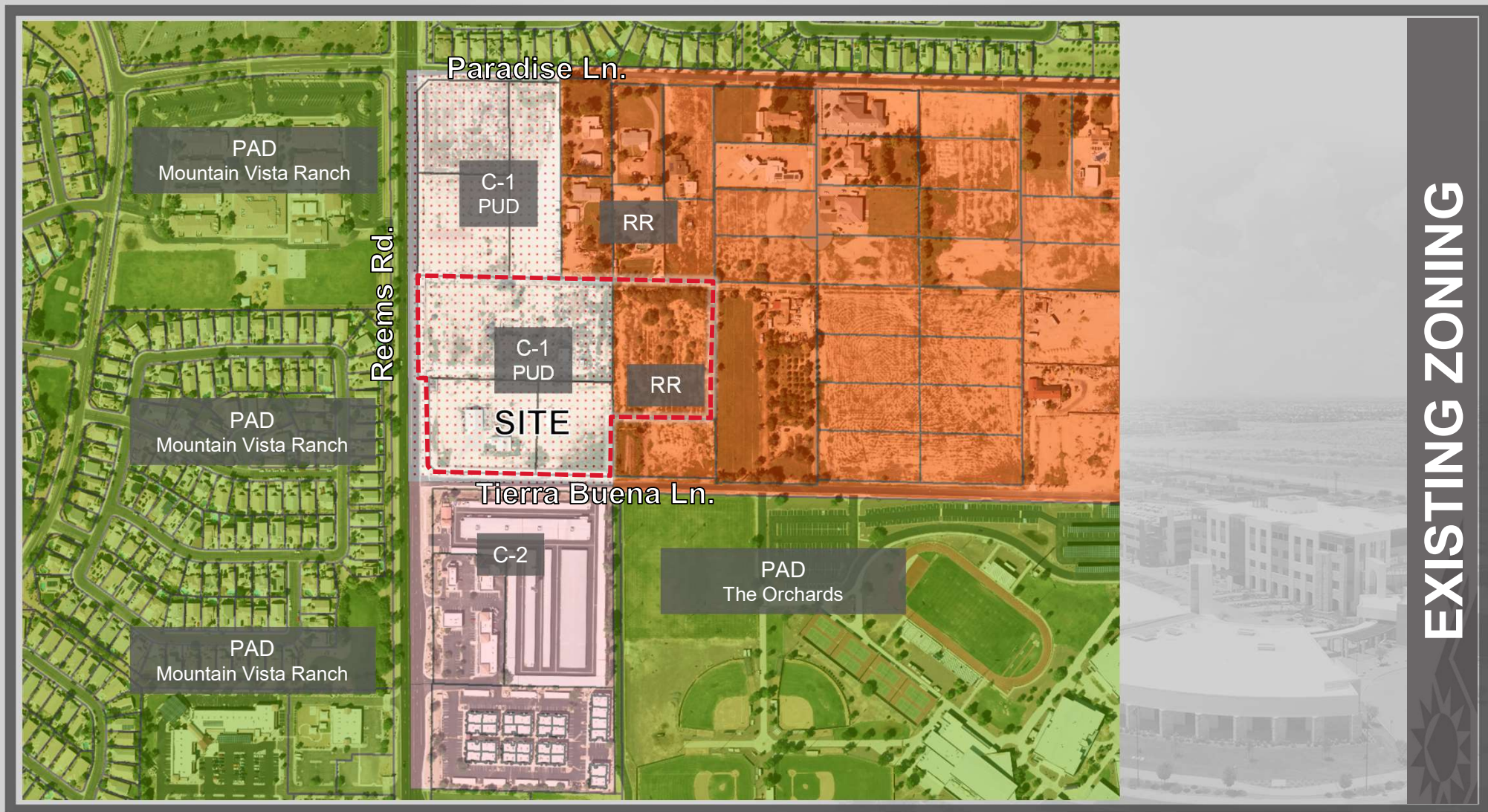
160
161 Based on the findings noted above, staff recommends the Planning and Zoning Commission
162 recommend **approval** of the subject Zone Change and release of Deed Restriction to City
163 Council subject to stipulations 'a' and 'b' as outlined below.

- 164
165
 - a. Development and use of the site shall be consistent with the Zone Change narrative entitled "Age-In-Place Senior Living Development", prepared by Quarles & Brady, and stamped received October 25, 2023.
 - b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

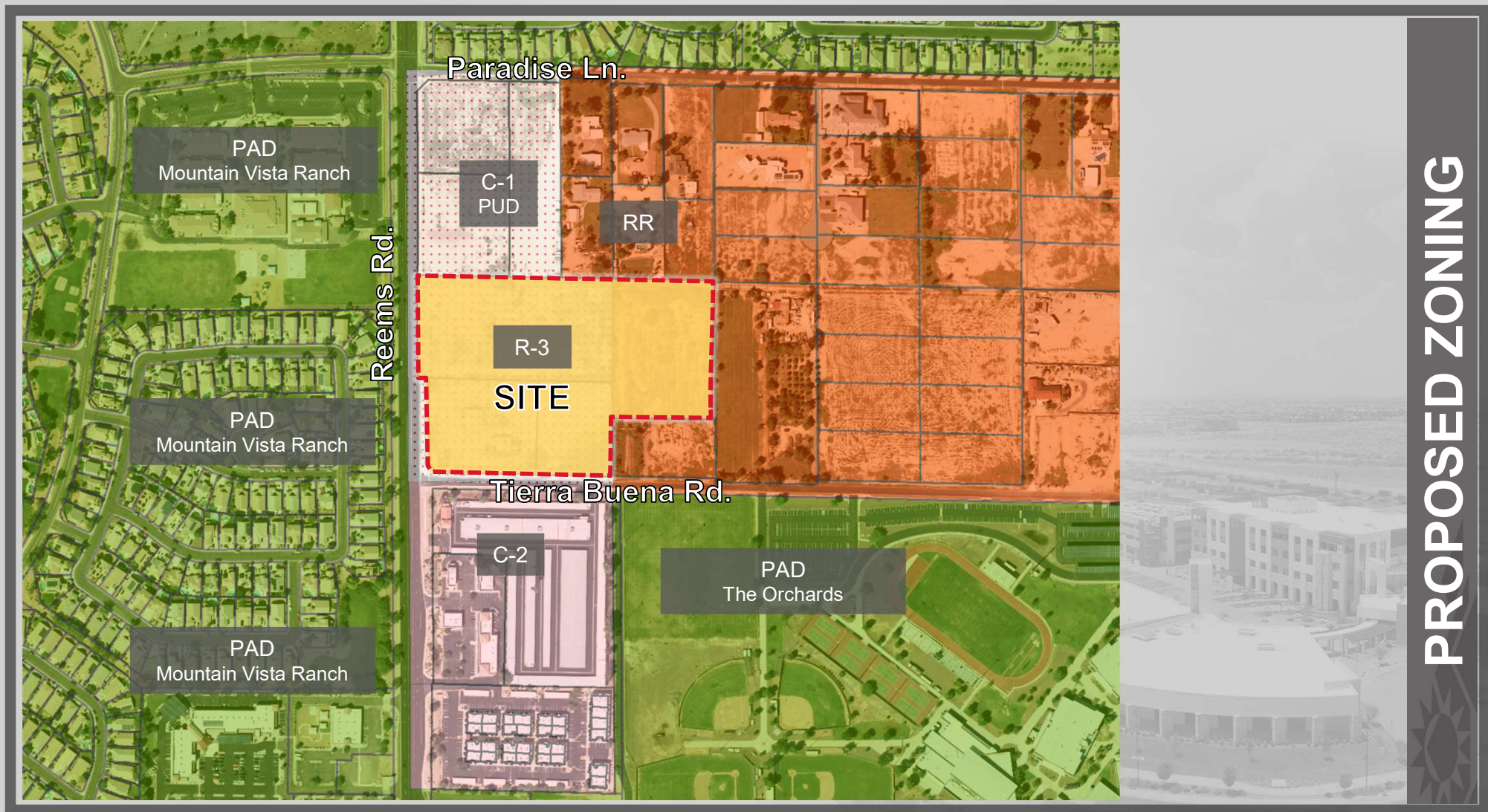
168
169
170 However, should the Commission wish to recommend **denial** of the request, the Commission
171 should make its own findings and base its decision on those alternative findings.
172

178	<u>Attachments:</u>
179	
180	01 Vicinity Map
181	02 Existing Zoning Map
182	03 Proposed Zoning Map
183	04 Zoning Document
184	05 Project Narrative
185	06 Luke AFB comments
186	07 Citizen Outreach Report
187	08 Affidavit of Site Posting
188	PPT





EXISTING ZONING





GOLD STREAM

Rezone Document

Replat

Rezone

Site Plan

Age-In-Place Senior Living Development

Development Review Application Case No. FS22-0588

Prepared By:



Benjamin W. Graff, Esq.

Quarles & Brady LLP

2 N. Central Ave.

Phoenix, AZ 85004

First Submittal Date: June 15, 2022

Second Submittal Date: May 2, 2023

Third Submittal Date: September 5, 2023

Fourth Submittal Date: October 24, 2023

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SITE LOCATION MAP



REZONE DOCUMENT NARRATIVE OF REQUEST

INTRODUCTION

The law firm of Quarles & Brady LLP submits this development application on behalf of Gold Stream Development, LLC (the "Applicant"). The Applicant intends to develop The Pointe at Surprise Retirement Living Community ("The Pointe") as a 12-acre, assisted and independent senior living facility. The Pointe will be a single-phase development, allowing a complete "age-in-place" retirement living community. The Pointe will consist of 168 units, comprised of a diversified campus containing independent living, assisted living, and memory care as well as a collection of detached, active adult Cottages ("Cottages") which essentially function as a small single-family home community.

PROPERTY INFORMATION AND REQUEST OVERVIEW

The Pointe will be located along the East side of Reems Road and on the North side of Tierra Buena Road in Surprise, AZ (the "Property"). The Property currently consists of five separate parcels (APNs 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) and will require a Final Plat to combine the parcels, creating a single parcel for The Pointe.

The Property is currently split between the western parcels zoned Neighborhood Commercial Planned Unit Development ("C-1 PUD") and the eastern parcels which are zoned Rural Residential ("RR"). The C-1 PUD portion of the Property contains nonconforming residential homes. Below are the gross area calculations for each parcel and affiliated zoning district.

<u>Parcel</u>	<u>Area</u>	<u>Zoning District</u>
APN 501-17-006G	206,266 sf / 4.7352 ac	C1-PUD
APN 501-19-063	103,362 sf / 2.3729 ac	C1-PUD
APN 501-19-064	75,423 sf / 1.6856 ac	C1-PUD
APN 501-17-028A	72,431 sf / 1.6628 ac	RR
APN 501-17-028E	72,463 sf / 1.6635 ac	RR

A Final Plat was recorded in 2014 under Case No. FS12-168 to dedicate right-of-way ("ROW") and create parcels 501-19-063 and 501-19-064. The RR portion of the Property is currently vacant. A Survey Map was recorded in 2019 under Case No. FS19-159 to create Parcel No. 509-01-167 and dedicate an access easement for the adjacent parcels to the north.

The Applicant is requesting to rezone the entire 12 acres from RR and C-1 PUD to Residential High Density ("R-3") with a maximum density of 13.9 dwelling units per acre ("du/ac") to develop the proposed age-in-place retirement community with a total of 168 units within a single lot. The proposed zoning map is shown below. The request does not ask for the maximum density over 15-20 du/ac permitted within R-3, but rather only 13.9 du/ac. The Project Narrative provided with this Development Review application submittal provides additional information regarding the proposed development and operations of the facility.



Development Standards

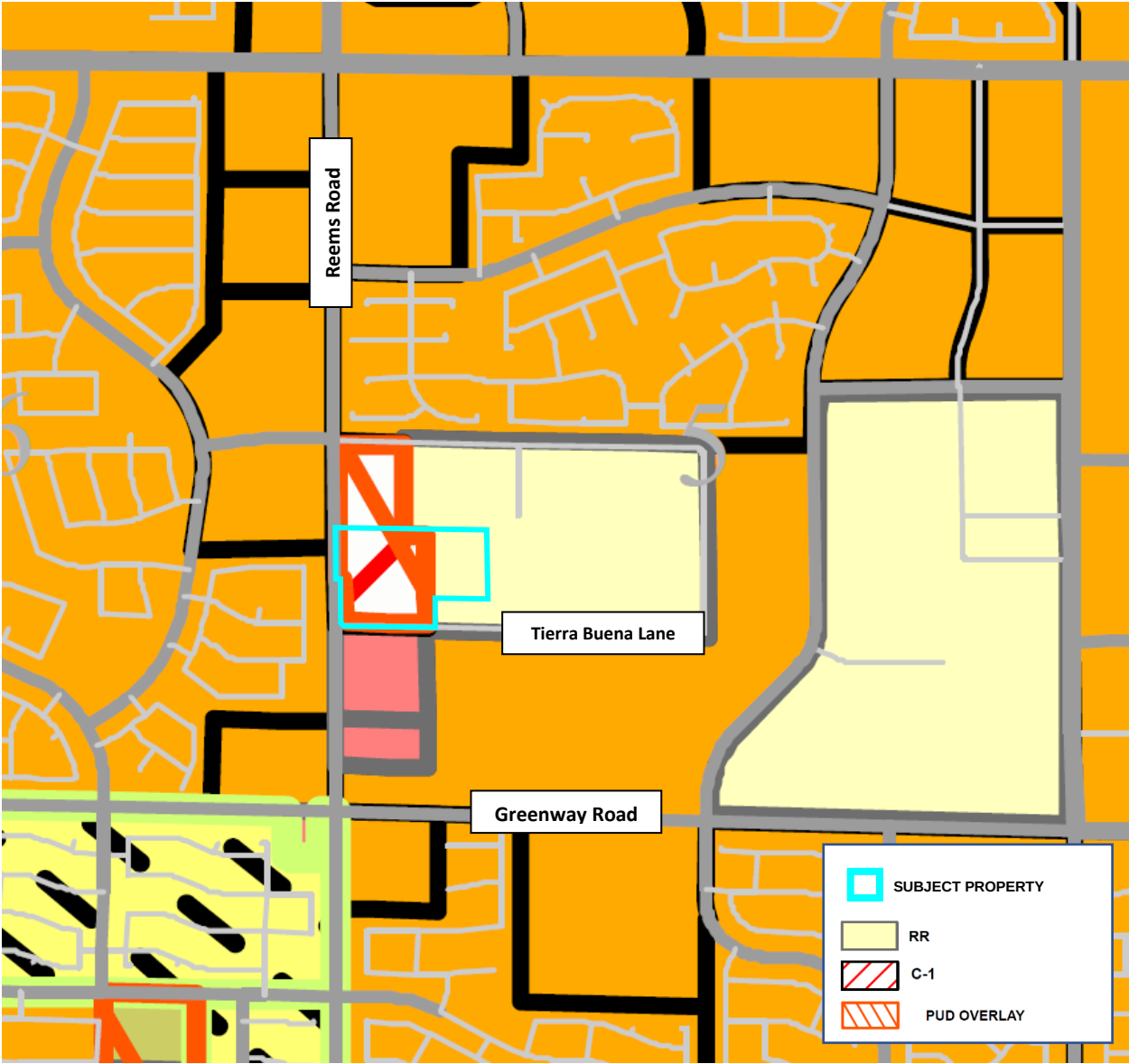
The City of Surprise Land Development Ordinance ("LDO") identifies the development standards in the R-3 zoning according to the density of the given project. The Pointe site plan complies with the development standards outlined in the LDO. The rezoning request is for a density of 13.9 du/ac aligning with the 12-14.9 du/ac column of Table 106-2e, while falling below the maximum density permitted.

Deed Restriction

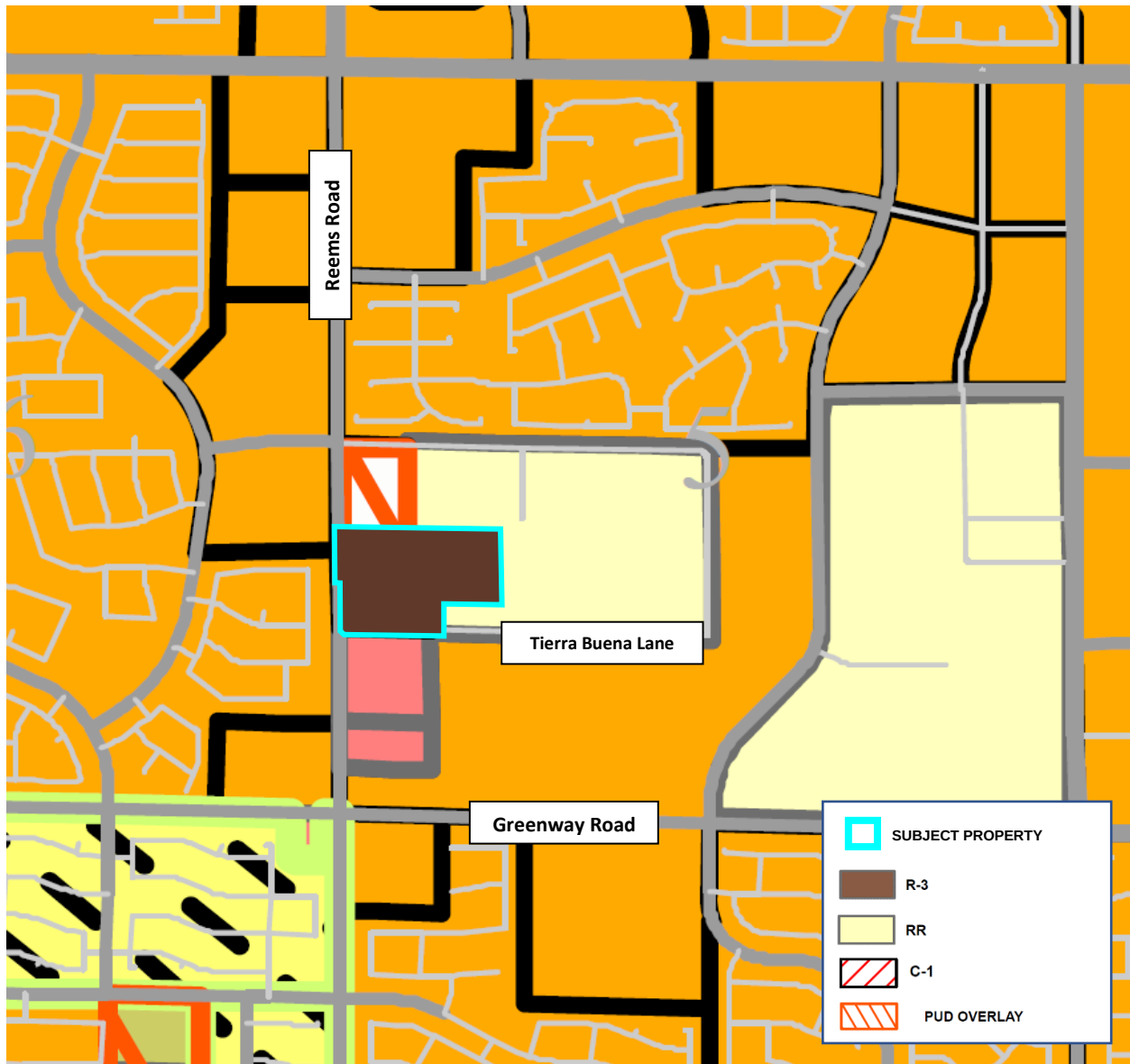
The Surprise City Council's prior 2015 approval of senior living uses on the Property demonstrates senior living uses are an appropriate use for the site. On August 4, 2015, the applicant requested a time extension for the final plat, and the City Council approved the request on September 1, 2015, with the condition a deed restriction would be recorded for that parcel number 501-19-063 to prevent uses to occur on the property aside from senior housing. Since the applicant at the time proposed 15 senior living units, the deed restriction reflected this request by stating the parcel will only be used for "a senior housing development of 16 or fewer units and shall not be used for non-senior apartments, except that up to an additional two apartments may be occupied by non-senior employees of the facility." Therefore, in addition to the rezoning request, this application is allow being processed in coordination with City Staff to ensure the deed restriction is removed as part of the City Council's final approval of the rezoning and site plan.



EXISTING ZONING MAP



PROPOSED ZONING MAP



GOLD STREAM

GENERAL PLAN 2035 COMPLIANCE

The Surprise General Plan 2035 ("GP2035") designates the Property under the Neighborhood Character Area which allows for multiple residential zoning districts based on Development Type, such as Urban, Suburban, Rural, and Commercial. The GP2035 encourages a mixture of housing options and allows for transitions between different densities and Development Types.

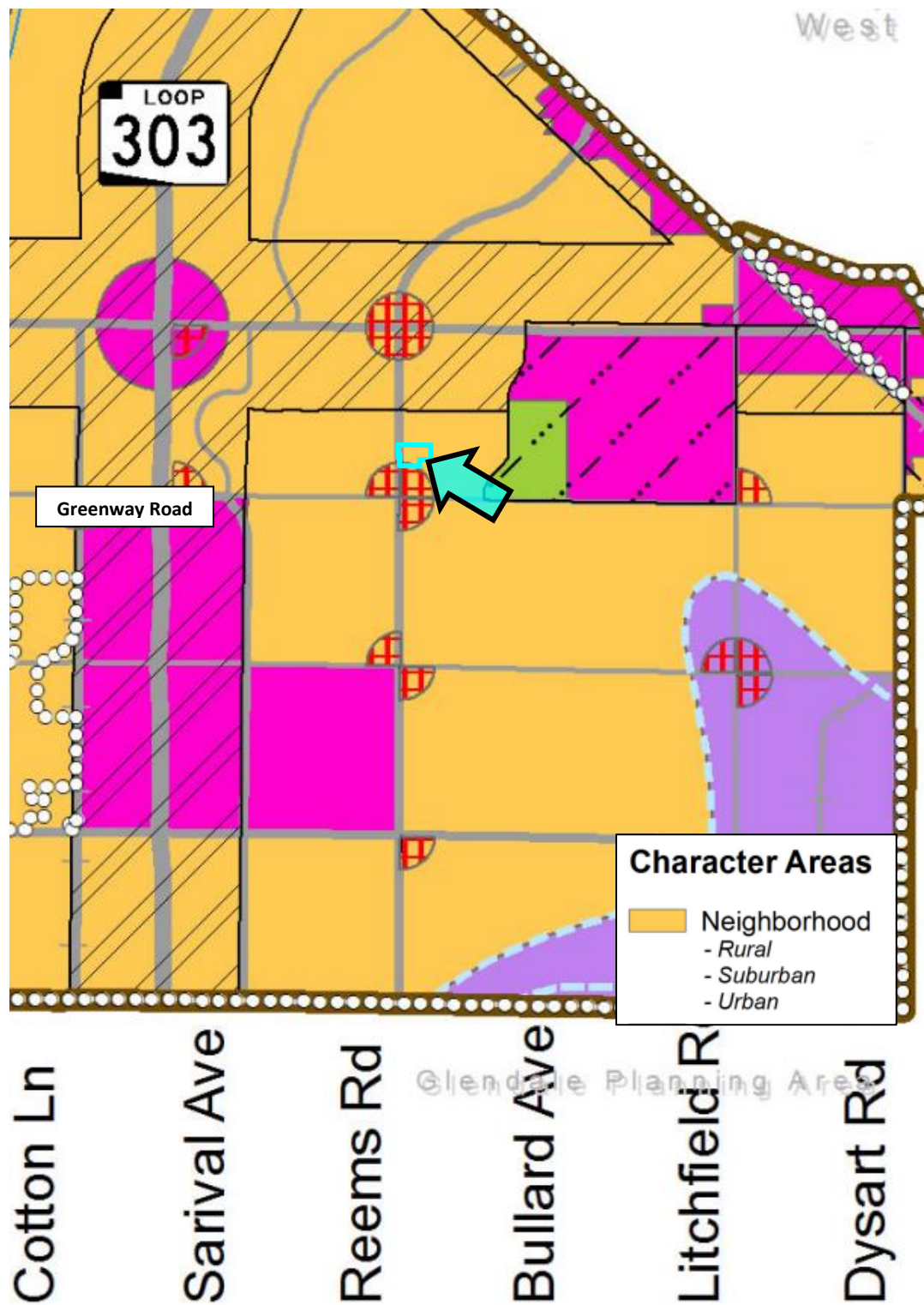
While the Property does not have an official Development Type designation, the adjacent Development Types include Rural to the North and East, Commercial to the South, and Suburban to the West. The applicant's proposal is consistent with the Urban Development Type based on the multi-family land use, exceeding 8 du/ac, and mixture of housing types. Special care was taken with the layout and design to provide a density transition from the adjacent large lot subdivisions to the commercial zoning with medical uses immediately south of the Property.

Aesthetics and built form guidelines outlined in the Urban Development Type of the GP2035, as listed below, were carefully considered and are incorporated into The Pointe site plan and elevations.

- Buildings should be articulated with varied massing and enhanced architectural details.
- Development patterns should promote a more human scale that places emphasis on the mixing of land uses in a pedestrian friendly way. Urban residential uses should be designed around some type of neighborhood center or focus area, such as a school complex, civic amenity, community park or commercial services.
- All single-family attached or multi-family buildings should have shallow to moderate front setbacks. Individual multi-family buildings shall also be separated by ample space for pedestrian walkways and landscaping.
- All residential development should include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, connections to adjacent development, and buffer between less developed and more urban developed areas.



GENERAL PLAN LAND USE MAP



LEGAL DESCRIPTION OF PROPERTY

THE NORTH 220.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 220.00 FEET THEREOF; AND EXCEPT THE SOUTH 220.00 FEET THEREOF; AND

THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5) TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE WEST THIRTY-THREE (33) FEET THEREOF; AND

LOTS 1 AND 2, MARIPOSA ACRES, ACCORDING TO BOOK 1231 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.





GOLD STREAM

Project Narrative

Replat

Rezone

Site Plan

Age-In-Place Senior Living Development

Development Review Application Case No. FS22-0588

Prepared By:

Quarles

Benjamin W. Graff, Esq.

Quarles & Brady LLP

2 N. Central Ave.

Phoenix, AZ 85004

First Submittal Date: June 15, 2022

Second Submittal Date: May 2, 2023

Third Submittal Date: September 5, 2023

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ELEVATIONS	TAB C
CASE NO. FS12-168 STAFF REPORT	TAB D
OPERATIONS OVERVIEW, PROGRAM SERVICES, & MANAGEMENT	TAB E
LEGAL DESCRIPTION	TAB F



DEVELOPMENT TEAM

Developer

Gold Stream Development, LLC
197 West 4860 South
Salt Lake City Utah 84107
ATTN: Clint Tolman / Manager
Clint@goldstream.us
(801) 652-5220

Zoning Attorney / Applicant

Quarles & Brady LLP
2 N. Central Avenue
Phoenix, AZ 85004
ATTN: Benjamin Graff
Benjamin.Graff@Quarles.com
(602) 229-5683

Architect

LMnt Architecture
9672 South 700 East, Suite 203
Sandy Utah 84070
ATTN: BJ Lund
blund@lmntarchitecture.com
(801) 987-3911

Civil Engineer

McNeil Engineering
8610 Sandy Parkway
Suite 200
Sandy, UT 84070
ATTN: Rob Poirier, P.E.
rob@mcneileng.com
(801) 255-7700 x117



PROJECT NARRATIVE

INTRODUCTION AND PROJECT OVERVIEW

The law firm of Quarles & Brady LLP submits this development application on behalf of Gold Stream Development, LLC (the "Applicant"). The Applicant intends to develop The Pointe at Surprise Retirement Living Community ("The Pointe") as a 12-acre, assisted and independent senior living facility. The Pointe will be a single-phase development, allowing a complete "age-in-place" retirement living community.

Throughout the process of planning and designing The Pointe, the Applicant has ensured the development will be compatible with the surrounding neighborhood and contribute to the community. The Applicant has also worked closely with the City of Surprise throughout the design process, including participating in a Concept Review meeting (Case No. CR21-316) and updating the site plan and design to respond to City Staff comments and recommendations. The development team implemented suggestions from the City on use, access, parking, landscaping, setbacks, and facade. The Pointe will consist of 168 units, comprised of a diversified campus containing independent living, assisted living, and memory care as well as a collection of detached, active adult Cottages ("Cottages") which essentially function as a small single-family home community. See Site Plan Attached at **TAB A**.

PROPERTY INFORMATION AND EXISTING ZONING ENTITLEMENTS

The Pointe will be located along the East side of Reems Road, on the North side of Tierra Buena Road in Surprise, AZ (the "Property"). The Property currently consists of five separate parcels (APNs 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) and will require a Final Plat to combine the parcels, creating a single parcel for The Pointe. See Maps Attached at **TAB B**.

Existing Zoning & Prior Approvals

The Property is currently split between the western parcels zoned Neighborhood Commercial Planned Unit Development ("C-1 PUD") and the eastern parcels which are zoned Rural Residential ("RR"). The C-1 PUD portion (approximately 385,051 square feet) of the Property contains nonconforming residential homes. A Final Plat was recorded in 2014 under Case No. FS12-168 to dedicate right-of-way ("ROW") and create parcels 501-19-063 and 501-19-064. The RR portion (approximately 144,894 square feet) of the Property is currently vacant. A Survey Map was recorded in 2019 under Case No. FS19-159 to create Parcel No. 509-01-167 and dedicate an access easement for the adjacent parcels to the north.

In 2014, the owner requested to rezone a portion of the Property from RR to a medium density zoning district to allow an assisted living facility, similar to the use currently being proposed. The prior case also proposed a commercial component. Members of the public at the time strongly encouraged senior housing and assisted living facility uses on the site but opposed any commercial uses on the Property as they were deemed as incompatible with the existing



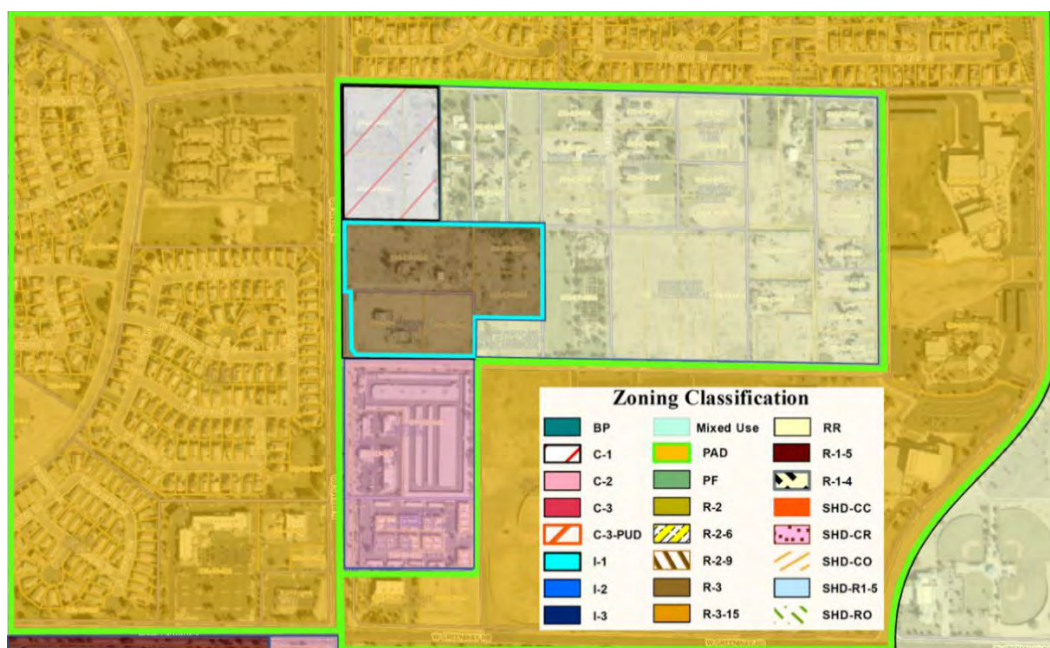
neighborhood. The prior owner removed the proposed commercial uses after a neighborhood meeting, and as a result, the City Council approved the request for a rezone with stipulations on August 18, 2014.

City Council's prior approval of senior living uses on the Property demonstrates senior living uses are an appropriate use for the site. On August 4, 2015, the applicant requested a time extension for the final plat, and the City Council approved the request on September 1, 2015 with the condition a deed restriction would be recorded for that parcel number 501-19-063 to prevent uses to occur on the property aside from senior housing. Since the applicant at the time proposed 15 senior living units, the deed restriction imposed the parcel will only be used for "a senior housing development of 16 or fewer units and shall not be used for non-senior apartments, except that up to an additional two apartments may be occupied by non-senior employees of the facility." Therefore, in addition to the rezoning request, this application is allow being processed in coordination with City Staff to ensure the deed restriction is removed as part of the City Council's final approval of the rezoning and site plan.

PROPOSED REZONING AND SITE PLAN

Rezoning

The Applicant is requesting to rezone the entire 12 acres from RR and C-1 PUD to Residential High Density ("R-3") with a maximum density of 13.9 dwelling units per acre ("du/ac") to develop the proposed age-in-place retirement community with a total of 168 units within a single lot. The proposed zoning map is shown below. The request does not ask for the maximum density over 15-20 du/ac permitted within R-3, but rather only 13.9 du/ac.



Proposed Zoning District



Site Plan

It is important to emphasize this is not a standard multifamily rental development. Instead, The Pointe is a retirement living community which provides a continuum of care for seniors including active adult Cottages, independent living units, assisted living units, and memory care units. The overall site plan incorporates two core components: the main senior living facility and the detached, active adult Cottages, which function as a small, low-intensity single-family home community within the Pointe. This site is designed to allow current Surprise residents to move to this location at the early stages of retirement and to age in place as their needs may change during the later years of life.

A. Senior Living Facility (West half of The Pointe)

- This component of the overall community will host a three-story senior living facility offering independent living (88 units), assisted living (38 units) and memory care facilities (14 Units). The three-story portion of the development is located against Reems Road and over 220 feet away from the existing neighbors on Parcel No. 509-01-167 and 549 feet away from Parcel No. 501-17-029A on the east side of the Property. Each specialized living area will comprise a separate wing of the western building, but all will be connected to a common core area. This design is visually appealing as it breaks up the building's mass into multiple, smaller wings and creates beneficial and walkable outdoor open space. The building is buffered by single story active adult Cottages between the main facility and existing adjacent neighborhood to the north.
- Parking - 74 stalls for the senior facility
- Three story – Maximum 60 feet (46'-0")

B. Detached, Active Adult Cottages (27 homes on the east half of The Pointe)

- Residents of the 27 active adult Cottages are members of The Pointe with full access to all amenities of the main senior living facility. The full integration of these homes into the overall Pointe community creates a seamless transition from the adjacent residential neighborhood and an ideal buffer between existing adjacent homes and the main senior living building.
- Parking – Four spaces per home (2 garage, 2 driveway) 108 total parking spaces
- Single Story Homes– Maximum 18 feet
- Amenities include a clubhouse with swimming pool, lounging areas, BBQ, sports courts, a dog run, dining and meals, housekeeping, salon, gym, theater, and full access to numerous daily activities within the main facility.
- The Applicant may propose a Condominium Plat with the City of Surprise to provide an ownership option within The Pointe community in the future.
- Active seniors living within the Cottages have the opportunity to move into an independent living, assisted living, or memory care unit as they age and their



needs change. This ensures current City of Surprise residents who want to stay within the City they call home as they age have viable living options.

This retirement living development provides an attractive gradual land-use transition for the existing neighborhood. The design was created to provide a benefit to our existing neighbors and a soft transition from the single-story Cottages to the denser assisted/memory care facility. The community plan is designed to provide a substantial amount of open space. The active adult lots, main building, and clubhouse footprints include 163,000 square feet of total open space. The size of the entire site is 527,945 square feet, meaning that approximately 30% of the property's square footage is dedicated to open space. There will also be walking trails throughout the community which will connect to the City's existing system.

Development Standards

The City of Surprise Land Development Ordinance ("LDO") identifies the development standards in the R-3 zoning according to the density of the given project. The Pointe site plan complies with the development standards outlined in the LDO. See Site Plan Attached at **TAB A**. The rezoning request is for a density of 13.9 du/ac aligning with the 12-14.9 du/ac column of Table 106-2e, as shown below.

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft) 2	20	20	20
Min. Setback to Collector and Local ROW (ft) 2	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height1 (ft)	45	50	60
Open space (sf/du)	150	150	150
Notes: 1. The height of any structure, or portions thereof, shall not exceed thirty feet (30') in height measured at the setback line when adjacent to Single-family, Two-family, Three-family development parcels. The height of the accessory structure may increase at a ratio of one foot vertical for every one-foot horizontal (1':1') as measured relative to the property line to a maximum height equal to the zoning. 2. Setback may be reduced to 10' along Collector or Local right-of-way for units that open to the street and exclude a perimeter wall.			

General Plan 2035 Compliance

The Surprise General Plan 2035 ("GP2035") designates the Property under the Neighborhood Character Area which allows for multiple residential zoning districts based on Development Type, such as Urban, Suburban, Rural, and Commercial. The GP2035 encourages a mixture of housing options and allows for transitions between different densities and Development Types.

While the Property does not have an official Development Type designation, the adjacent Development Types include Rural to the North and East, Commercial to the South, and Suburban to the West. The applicant's proposal is consistent with the Urban Development Type based on the multi-family land use, exceeding 8 du/ac, and mixture of housing types. Special care was taken



with the layout and design to provide a density transition from the adjacent large lot subdivisions to the commercial zoning with medical uses immediately south of the Property.

Aesthetics and built form guidelines outlined in the Urban Development Type of the GP2035, as listed below, were carefully considered and are incorporated into The Pointe site plan and elevations. See Elevations Attached at **TAB C**.

- Buildings should be articulated with varied massing and enhanced architectural details.
- Development patterns should promote a more human scale that places emphasis on the mixing of land uses in a pedestrian friendly way. Urban residential uses should be designed around some type of neighborhood center or focus area, such as a school complex, civic amenity, community park or commercial services.
- All single-family attached or multi-family buildings should have shallow to moderate front setbacks. Individual multi-family buildings shall also be separated by ample space for pedestrian walkways and landscaping.
- All residential development should include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, connections to adjacent development, and buffer between less developed and more urban developed areas.

PROJECT COMPATIBILITY AND ECONOMIC ANALYSIS

The Property is appropriate for an infill development fulfilling the need for an age-in-place community within the City of Surprise. While the current zoning would technically allow for commercial uses, there is prior and existing neighborhood opposition to any commercial uses on the Property. Per the Community Development Staff Report for Case No. FS12-168 dated July 10, 2014, a rezoning request was proposed on a portion of the Property to include both a senior living facility and commercial uses. Per the staff report, when the applicant held a neighborhood meeting:

"Approximately 20 residents attended the meeting and voiced concern over the original intent of rezoning the parcel along Reems Road to community commercial citing potential issues with vehicular and pedestrian traffic from the high school to the east."

The residents at the time supported the senior living community and only opposed the commercial uses. Therefore, Case No. FS12-168 was revised to eliminate the commercial component. The proposed senior living use was supported by the neighborhood and approved by the City Council, demonstrating senior living as a compatible use for the site. See Case No. FS12-168 Staff Report Attached **TAB D**. More recently on October 25, 2022, the Development Team held an in-person neighborhood meeting where nearby property owners who were in attendance voice support for the proposed age-in-place community and overall design. The owners expressed similar concern for the potential of commercial uses on the site due to significant increases in traffic and the incompatible location for a commercial or retail use, especially being so close to the nearby High School. The Pointe will allow aging members of the Surprise community to live near their families and provide potential opportunities to engage with the nearby school. Based on



existing and prior neighborhood input, it appears the neighborhood supports senior communities for the Property and deems the Property unsuitable for commercial uses.

Additionally, the unique shape of the Property has and will continue to hinder the viability of a typical commercial or business center constructed adjacent to large lot, single-family residential homes. Most importantly, the Property is not a prime corner commercial lot but is instead located between Greenway Road and Bell Road, again making it less viable for traditional commercial development. The commercial portion of the Property is currently zoned C-1 PUD, which offers the most limited options for commercial uses compared to other commercial districts in the City of Surprise. This portion of the Property has no record of ever sustaining a viable commercial business over the past 10 years, proving its inability to support a commercial use. The Property has proven to be an unsuitable candidate for a typical retail or commercial development, whereas The Pointe will meet the need for an upscale, age-in-place retirement community.

The Applicant's development team is aware and respectful of the City's broader goal to protect and develop commercially zoned land for retail/commercial uses. However, The Pointe has a number of characteristics which differentiate it from a typical commercial to residential rezone. While a standard residential rezone project may ultimately have minimal employment impact past its initial construction/development, The Pointe will be a long-term job creator. The Pointe will provide more job opportunities for Surprise residents than a typical multifamily development, as specialized full-time staff will be needed. In order to operate its various facilities, including its memory care and assisted living units, The Pointe will employ a team of medical professionals including registered nurses (RN) and certified nursing assistants (CNA), direct support staff, activities and recreation coordinators, interdisciplinary staff including barbers, hair stylists and chefs, and community/ancillary service team members. In total, The Pointe is anticipated to have a staff of approximately 60 Full Time Equivalent employees once it is operating at capacity.

Based on previous City approvals for senior uses on the site, the proposed age-in-place community implements the supported and planned use for the Property and neighborhood. The age-in-place community will have less traffic impact than a traditional multifamily apartment complex, due to the lack of car ownership and less frequent use of individual vehicles. The proposed use is also akin to lower intensity commercial uses as the memory care and assisted living facility will provide support services to the residents in the community. The site is ideal for a senior living housing community integrated with the surrounding community and fits within the scale of the area of Surprise. Additionally, with the number of active independent-living senior adults, these additional rooftops will provide customers for surrounding commercial uses. The Pointe is properly placed on the outer edge of the neighborhood, serving as an ideal transition between the adjacent homes to the east and the commercial properties to the south. The Pointe provides a development that integrates well into the community using design elements, transitions the intensity of residential, and creates a sense of place for future residents. In sum:

- a. Within this area of Surprise, the Property is an appropriate location for a senior living development.
 - i. The commercially zoned portion of the Property has been historically rejected by commercial developers and will remain vacant unless the permitted uses can



- be updated and revitalized. Prior to Gold Stream's purchase of the Property, the prior owner tirelessly marketed the Property for commercial/retail uses with no success.
- ii. The single-story Cottages will serve as a buffer between the main facility and the large lot subdivision.
 - iii. Neighboring property owners have voiced significant support for the project's proposed uses, while past case history document opposition to commercial uses on the Property.
- b. The mix of uses will further enhance the purpose and intent of the Neighborhood Character Area.
- i. The Pointe represents a high-quality development that will add to the senior housing options serving aging members of City of Surprise families.
- c. The sense of place is a key component to the overall design.
- i. Residents within The Pointe will have a community experience with access to all the services available on site and the collection of amenities throughout the Property.
 - ii. Site design that encourages a neighborhood community, while being within a close proximity to nearby shopping and medical facilities, will provide to be an economic driver for this area.
- d. The development quality will meet or exceed existing development within the surrounding area.
- i. The architectural design provides an enhanced visual appeal with stone veneer, a modern color scheme, creative roof lines and robust landscaping along Reems Road and Tierra Buena Lane, which is a vast improvement from the current vacant site.
 - ii. The Cottages are designed as single-story units with a design style that matches the main facility.
- e. Senior housing will be a positive benefit and low intensity use for the surrounding community with a low traffic impact.
- i. Typical vehicle ownership and trip generation associated with senior housing is significantly less than commercial property or a typical multifamily rental development.
 - ii. With frontage on Reems Road, the existing neighborhood adjacent to The Pointe will not encounter additional congestions or cut-through traffic.

NEIGHBORHOOD MEETINGS

A neighborhood meeting was held on June 30th, 2021, at Hilton Garden Inn to introduce the project to the surrounding community. The meeting was well-attended, and neighbors were vocal in support of this project being developed within their neighborhood. After submitting the formal development application, the Development Team then held an additional in-person neighborhood meeting on October 25, 2022, at Countryside Elementary and a virtual neighborhood meeting on November 2, 2022, to discuss the current rezoning request. One property owner attended both the in-person and virtual neighborhood meeting, with three other nearby property owners attending the in-person meeting. All owners expressed favorable and positive



support for the project. After learning about the project, none of the attendees expressed any reservations or concerns about the project at this time. The Development Team will submit a citizen participation summary as part of the final rezoning packet to be presented to the Planning and Zoning Commission and City Council.

In recent months, a couple of the adjacent property owners have reached out to discuss whether Gold Stream is willing to make off-site improvements to the local flood irrigation channels that connect through the Gold Stream Property. While this request from the neighbors is outside of the request before the City, Gold Stream is working with these neighbors on possible improvements to accommodate their requests. Gold Stream will provide improvements to the onsite flood irrigation by installing new underground pipes to ensure improved access for the downstream neighbors. We will keep the City updated on these discussions.

OPERATIONS OVERVIEW

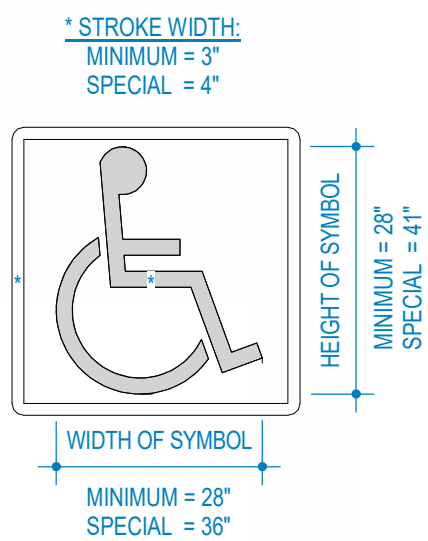
The Pointe Retirement Living Community provides a full-service continuum of care for older adults wishing to enjoy a healthy and quality lifestyle. The Pointe at Surprise Retirement Living Community will offer active adult Cottages, Independent Living, Assisted Living and Memory Care Services to its residents along with an assortment of amenities, support services, and recreational activities. Additional information on the operations, program services, and management can be reviewed at **TAB E**.

CONCLUSION

The Pointe will be a beneficial and compatible development within the Surprise community. In part because it was designed with significant consideration for the existing character of the surrounding area, The Pointe will blend into the community while also providing the City with a centralized, supportive housing option for seniors who want to take advantage of the independent living Cottages or who may require assistance with daily tasks and will benefit from the assisted living option. These Surprise citizens will live within a cohesive community and will be able to age-in-place at their own pace and in the comfort of a tastefully designed facility. The approval of the rezoning case and proposed development will demonstrate a further commitment by the City of Surprise to its aging population.



TAB A



NOTE:
BLUE BACKGROUND & WHITE BORDER ARE OPTIONAL

ACCESSIBLE PARKING SPACE MARKING

1 SIGNAGE DETAILS
3" = 1'-0"



FIRE LANE
CITY OF SURPRISE
MUNICIPAL CODE
SEC 54-89 (a) (14)

FIRE LANE SIGN

GENERAL NOTES: ARCHITECTURAL SITE PLAN:

1. AN ERRC RADIO SURVEY TEST WILL BE CONDUCTED PRIOR TO C OF O. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED - IFC 510.

KEY NOTES: ARCHITECTURAL SITE PLAN:

- | | |
|-----------------------------|-------------------|
| 1 DUMPSTER ENCLOSURE | 8 FIRE RISER ROOM |
| 2 ACCESSIBLE ROUTE | 9 KNOX BOX |
| 3 SITE AMENITY - POOL HOUSE | 10 SITE FENCE |
| 4 SITE AMENITY - POOL | 11 SITE WALL |
| 5 PICKELBALL COURT | 12 FDC |
| 6 DOG PARK | 13 FIRE HYDRANT |
| 7 FIRE PIT | |

SITE DATA:

CURRENT ZONE: PAD
PROPOSED ZONE: R-3
TOTAL SITE AREA: 527,945sf (12.12 ac)
ALLOWABLE DENSITY (DU/AC): 21.12x14.9 = 180 DU
OF DWELLING UNITS PROVIDED:
ASSISTED LIVING: 141
COTTAGES: 27
TOTAL: 168
ACTUAL DENSITY 168/12.12= 13.9du

ASSISTED LIVING CENTER

BUILDING AREA:
1ST FLOOR: 59,859 SF
2ND FLOOR: 58,214 SF
3RD FLOOR: 58,214 SF
TOTAL: 176,287 SF

BUILDING HEIGHT: 46'-0"
CONSTRUCTION TYPE: 5A
OCCUPANCY TYPE: MIXED USE
I-1, R-2, & B

PARKING:
REQUIRED:
MEDICAL UNIT:
I, 1 BED & STUDIO:
I, 2 BED:
TOTAL: 141 UNITS = 130 STALLS
PROVIDED:
NON-ADA = 124 STALLS
ADA = 16 STALLS
130 STALLS

PHASE: NO PHASING
SITE COVERAGE: 14% BUILDING COVERAGE

RESIDENTIAL

BUILDING AREA:
22 HOMES x 3,075 SF = 67,650 SF
5 HOMES x 3,850 SF = 19,250 SF
TOTAL: 86,900 SF

BUILDING HEIGHT: 15'-0"
CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: R-3

PARKING:
REQUIRED: 2 / DWELLING UNIT
(2 x 27) = 54 STALLS
PROVIDED: 2 PER GARAGE & 2 PER DRIVEWAY
27 HOMES x 4 STALLS = 108 SPACES

POOL HOUSE

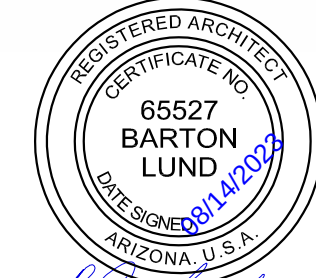
BUILDING AREA:
775 SF

BUILDING HEIGHT: 11'-0"
CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: U

TECHNICAL CODES:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE
C-2-2417.1-2009
CITY OF SURPRISE ORDINANCE 2019-031
Code: City of Surprise Land Development Ordinance
Chapter 100-2

SEAL:



Barton Lund

project:
The Pointe at Surprise
SURPRISE, AZ

project no:
21012

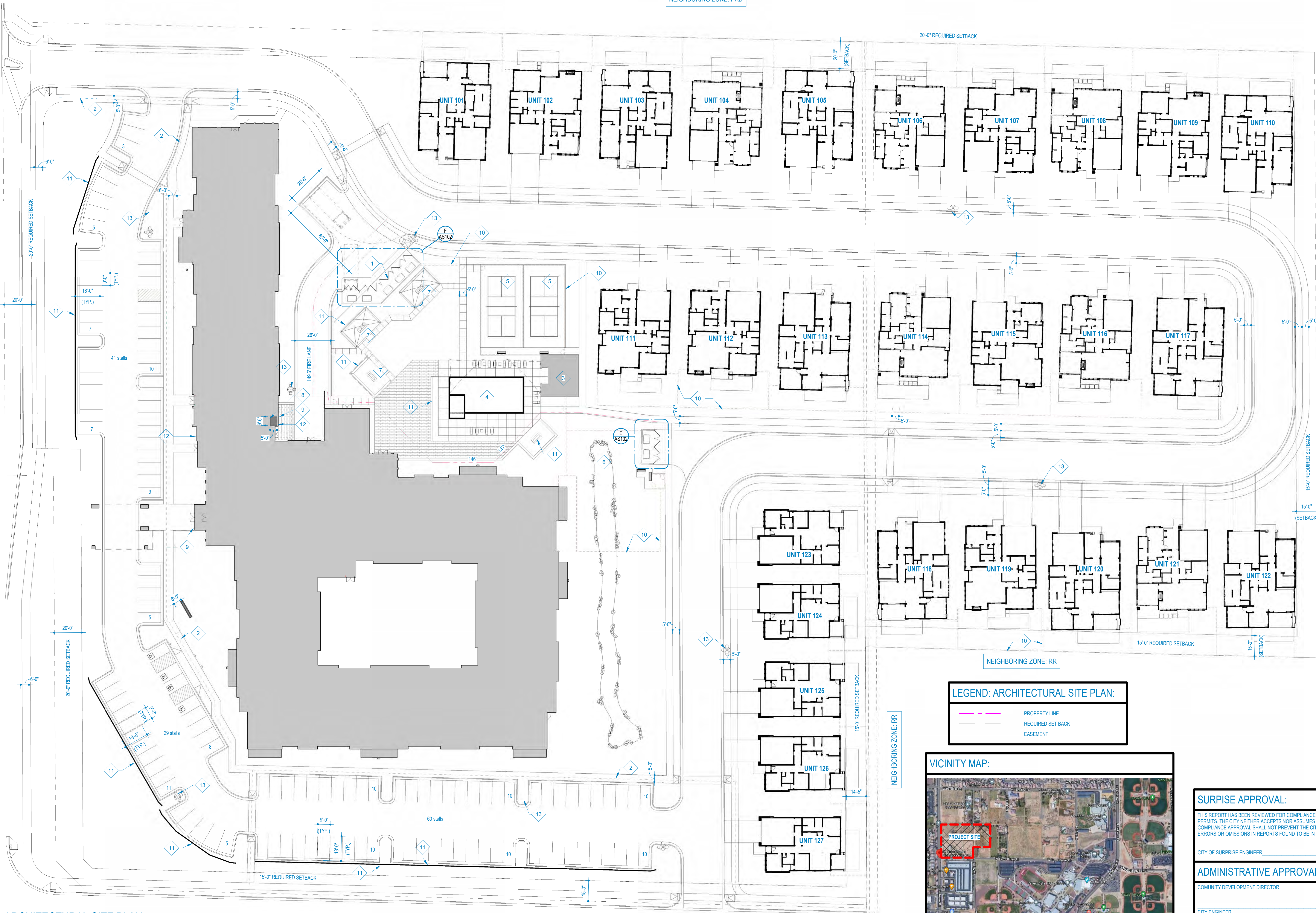
date:
2023.03.17

revisions:
1 08.14.2023 CITY CMTS

sheet:
ARCHITECTURAL
SITE PLAN

AS101

FS22-0858 Page 77 of 178



LEGEND: ARCHITECTURAL SITE PLAN:

PROPERTY LINE
REQUIRED SET BACK
EASEMENT

VICINITY MAP:



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CITY OF SURPRISE ENGINEER: _____ DATE: _____

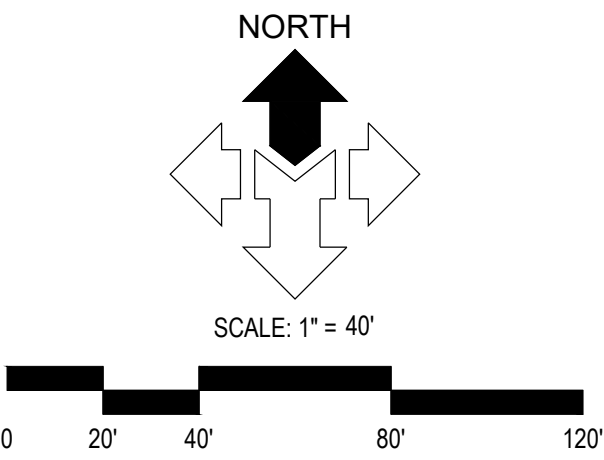
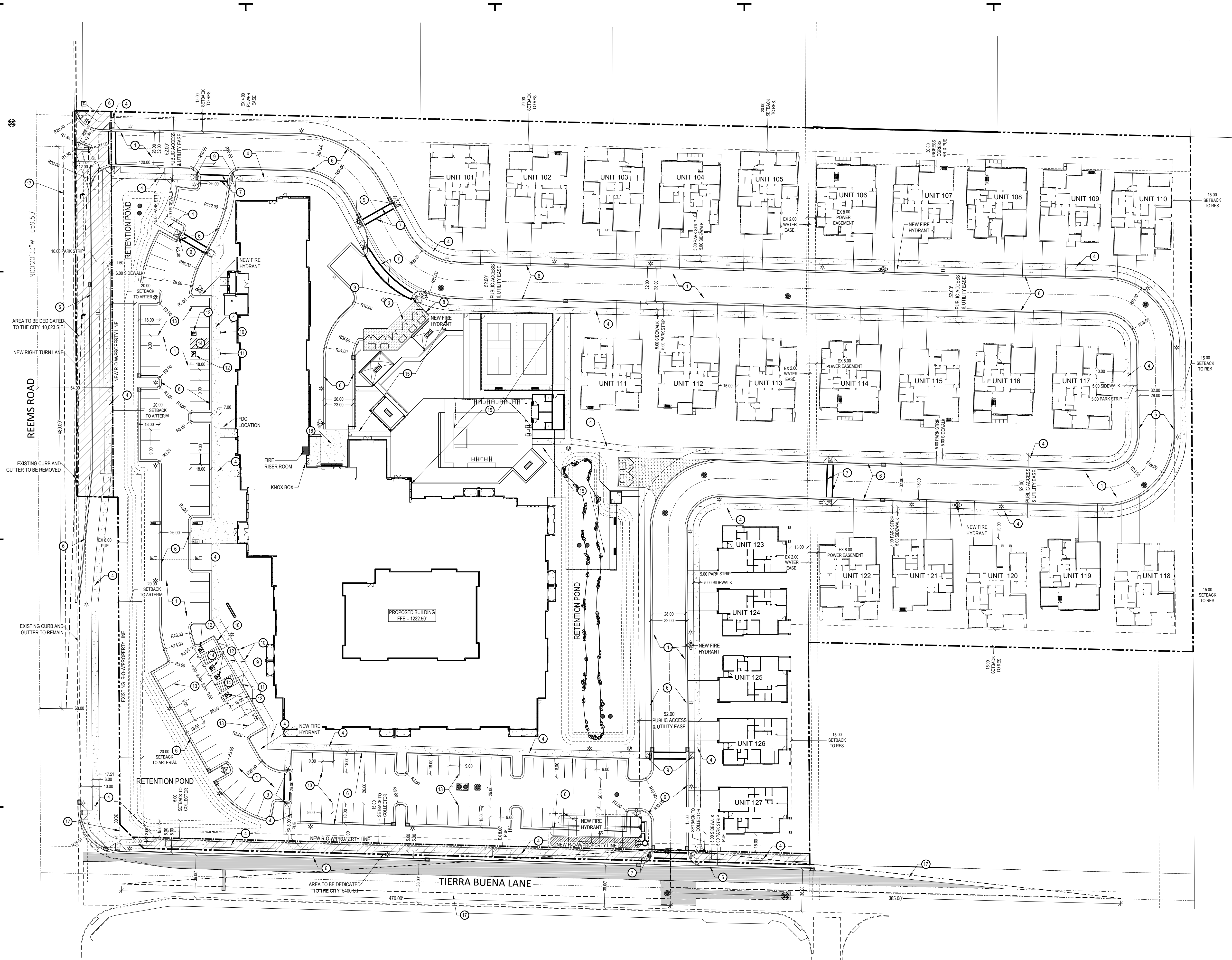
ADMINISTRATIVE APPROVAL:

COMMUNITY DEVELOPMENT DIRECTOR: _____ DATE: _____

CITY ENGINEER: _____ DATE: _____

2 ARCHITECTURAL SITE PLAN
1" = 30'-0"

S:\2021\res\21354\Civil\Prod Dwg\21354-PIN.dwg Daniel Aug 15, 2023 - 12:27pm



DESCRIPTION	AREA	%
HARDSCAPE	150,737 SQFT	29%
LANDSCAPE	305,456 SQFT	58%
BUILDINGS	71,750 SQFT	14%
TOTAL	527,946 SQFT	100%

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - 2 UTILITY POT HOLE REPAIR, SEE MAG DETAIL 212, SHEET C5.01.
 - 3 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - 4 CONCRETE SIDEWALK, SEE MAG DETAIL 230, SHEET C5.01.
 - 5 24" CONCRETE VERTICAL CURB AND GUTTER, SEE MAG DETAIL 220-1, SHEET C5.01.
 - 6 12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK
 - 7 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 8 ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE DETAIL 'A3', 'B3', & 'C3', SHEET C5.01.
 - 9 ADA PARKING SIGN, SEE DETAIL 'C4', SHEET C5.01.
 - 10 VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'C4', SHEET C5.01.
 - 11 PAINTED ADA SYMBOL, SEE DETAIL 'B4', SHEET C5.01.
 - 12 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 13 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - 14 SITE AMENITIES, SEE ARCHITECTURAL / LANDSCAPE PLANS FOR DETAILS.
 - 15 LOADING / UNLOADING / DELIVERY AREA.
 - 16 NO PARKING FIRE LANE SIGN, PER CURRENT CITY OF SURPRISE STANDARD DETAIL 4-211, SEE SHEET C5.01.
 - 17 SIGHT DISTANCE TRIANGLES, SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOCCUPIED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES, OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
- AREA TO BE DEDICATED TO THE CITY OF SURPRISE

MATERIALS QUANTITIES TABLE

OFFSITE - ITEMS	
TYPE	QUANTITY
ASPHALT PAVEMENT	S.F.
CONCRETE PAVEMENT	S.F.
CONCRETE SIDEWALK	L.F.
24" CONCRETE VERTICAL CURB AND GUTTER	L.F.

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

SURPRISE ASSISTED LIVING FACILITY
REEMS ROAD AND TIERRA BUENA LANE
SURPRISE, ARIZONA

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NO: 21354
DRAWN BY: DJC
CHECKED BY: RJP
DATE: 12/07/2022
FS CASE NUMBER: FS22-0858

CIVIL
SITE PLAN

C1.01



McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnailengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR	DATE
CITY ENGINEER	DATE

TAB B

AERIAL MAP

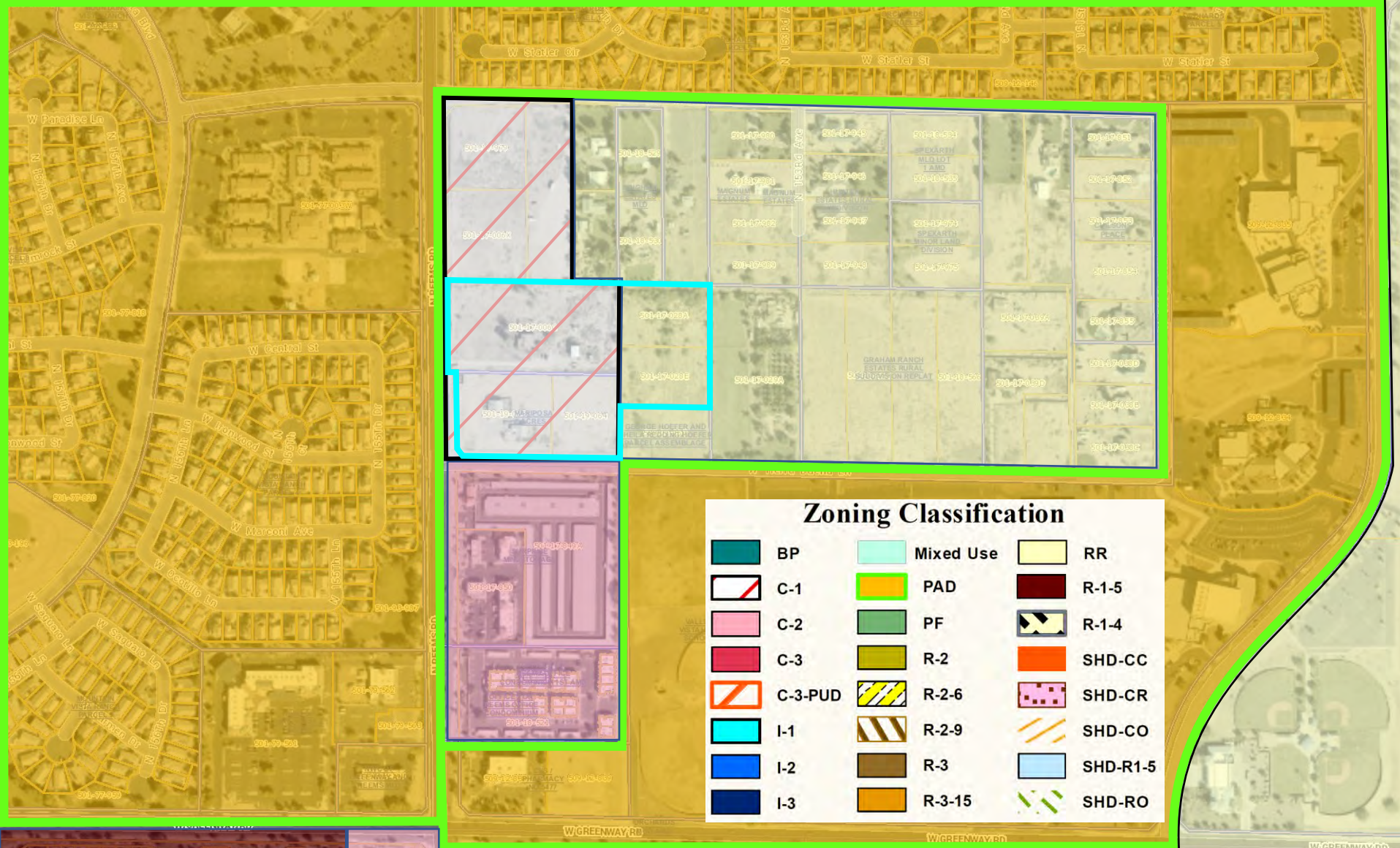


PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

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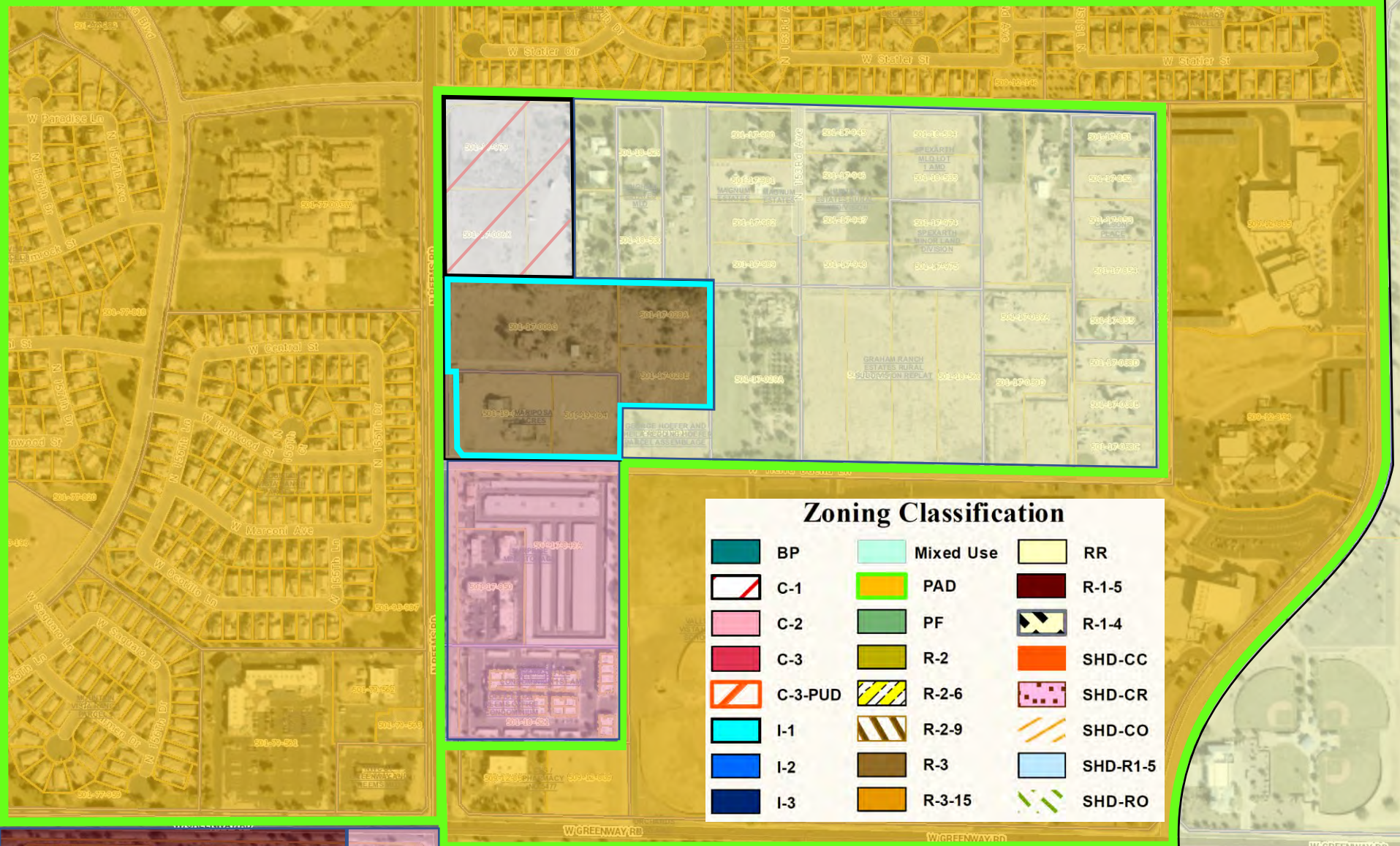
Quarles

CURRENT ZONING MAP



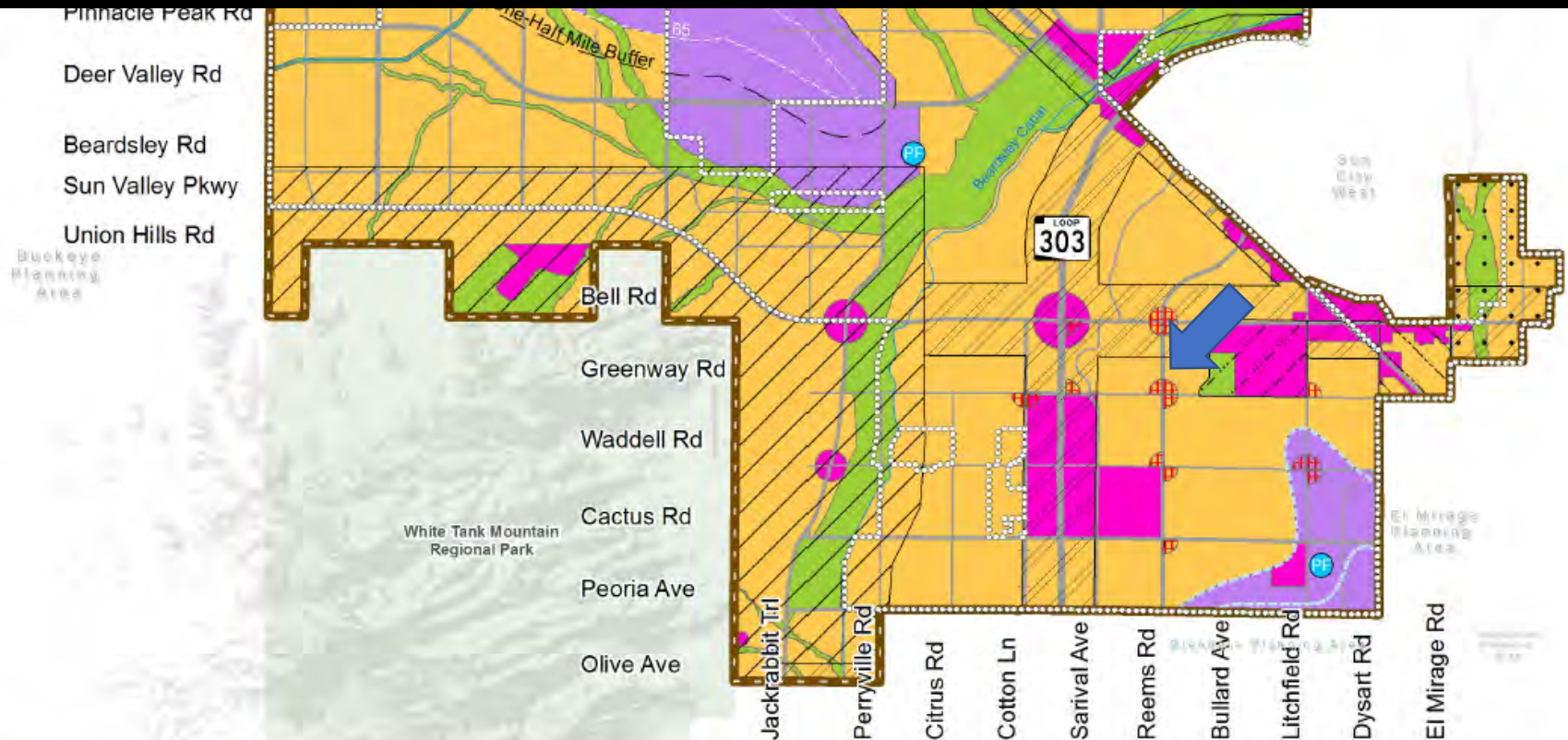
PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

PROPOSED ZONING MAP



PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

GENERAL PLAN MAP NEIGHBORHOOD CHARACTER AREA



PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

GENERAL PLAN MAP

Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**
 - (As described on page 53)

PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

Quarles

Quarles

[illegible]

Quarles

PHOTOGRAPHIC ELEVATIONS



GOOGLE STREET VIEW



TAB C

KEY NOTES: ELEVATIONS

- 1 LOCATION OF MECHANICAL EQUIPMENT BEHIND PARAPET
2 MECHANICAL SCREEN

MATERIALS LEGEND:

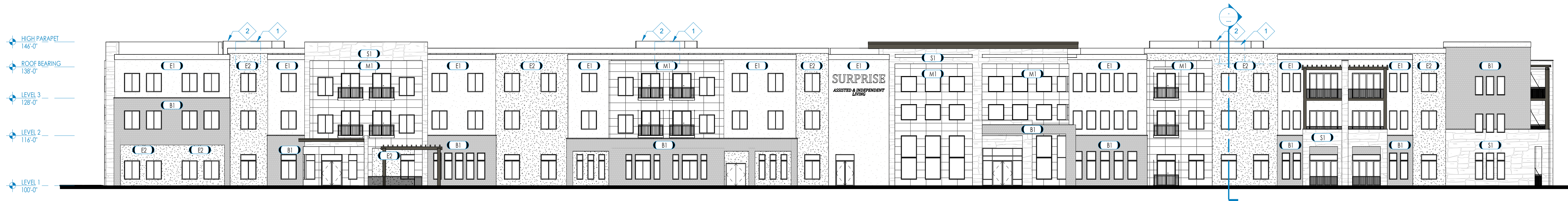
B1	DRYWIT NEW BRICK COLOR: CORINTH	M1	LUX METAL PANEL COLOR: TERRA COTTA
E1	DRYWIT EPS COLOR: GOSSAMER VEIL	S1	UNTAK LEDGESTONE COLOR: MIDNIGHT
E2	DRYWIT EPS COLOR: BLACK MAGIC		



1 Elevation North
1/16" = 1'-0"



2 Elevation - East
1/16" = 1'-0"



3 Elevation South
1/16" = 1'-0"



4 Elevation West
1/16" = 1'-0"

project:
The Pointe at Surprise
SURPRISE, AZ

project no:
21012

date:
2023.03.17

revisions:

SURPRISE APPROVAL:

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COMMUNITY DEVELOPMENT DIRECTOR _____

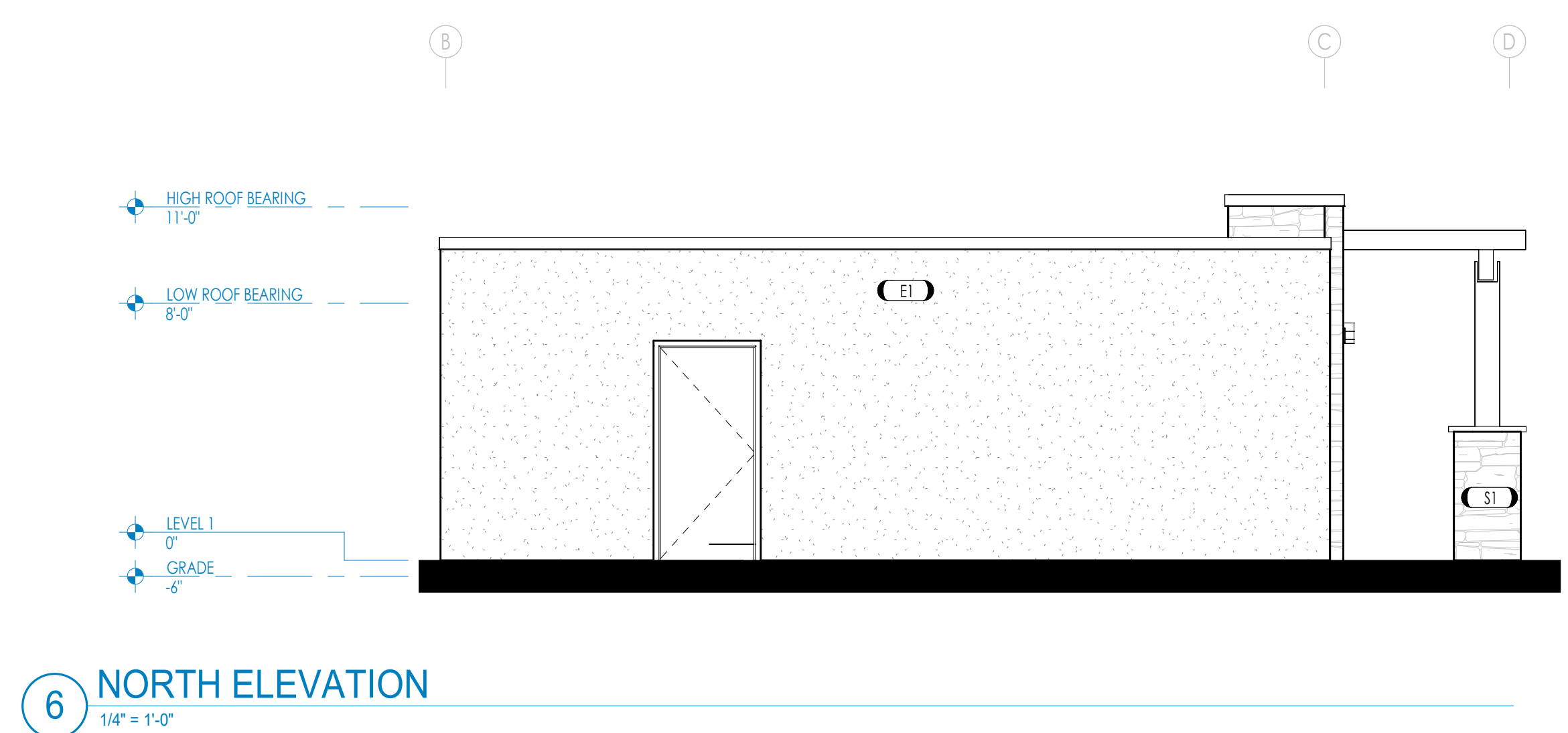
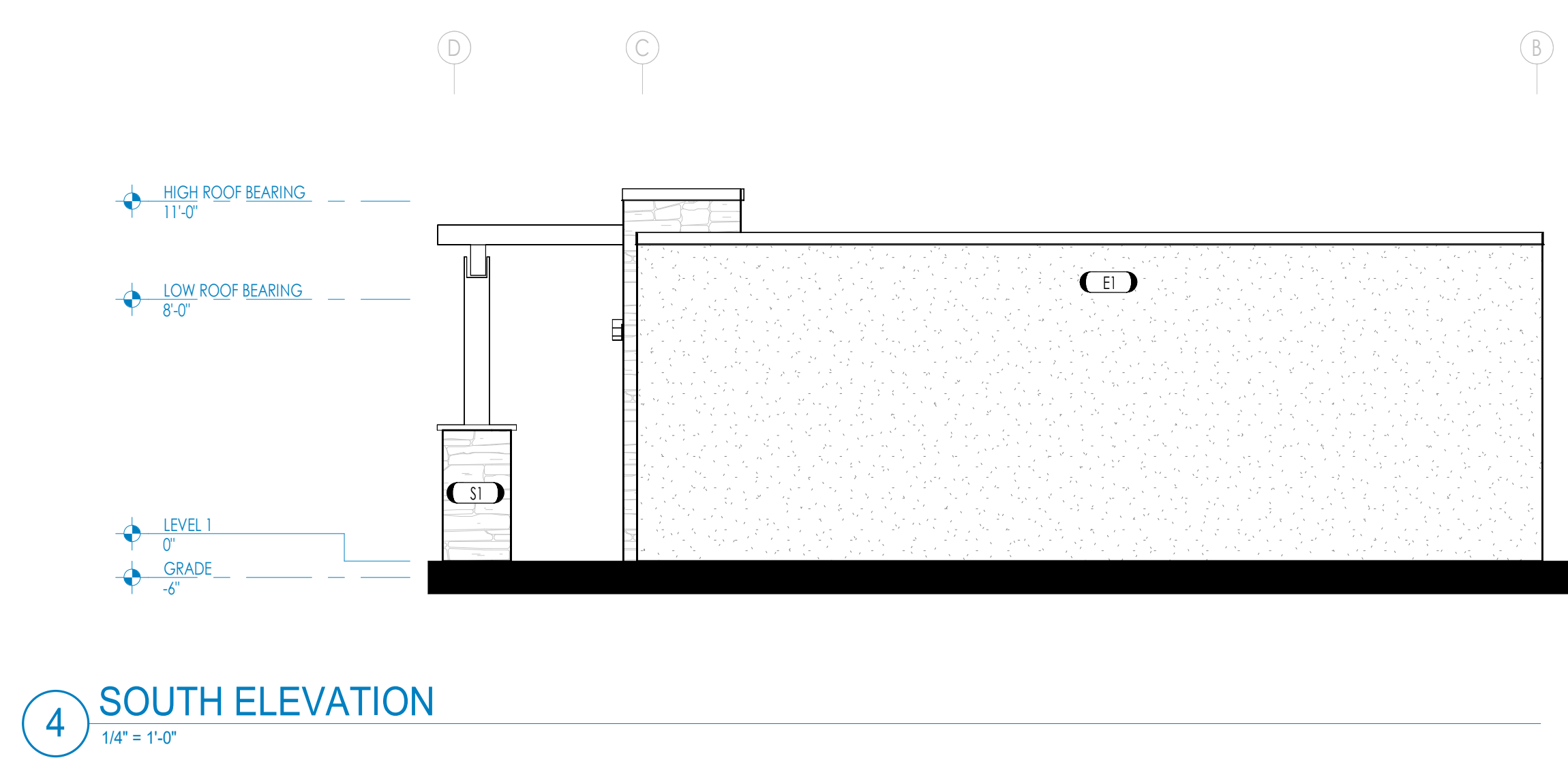
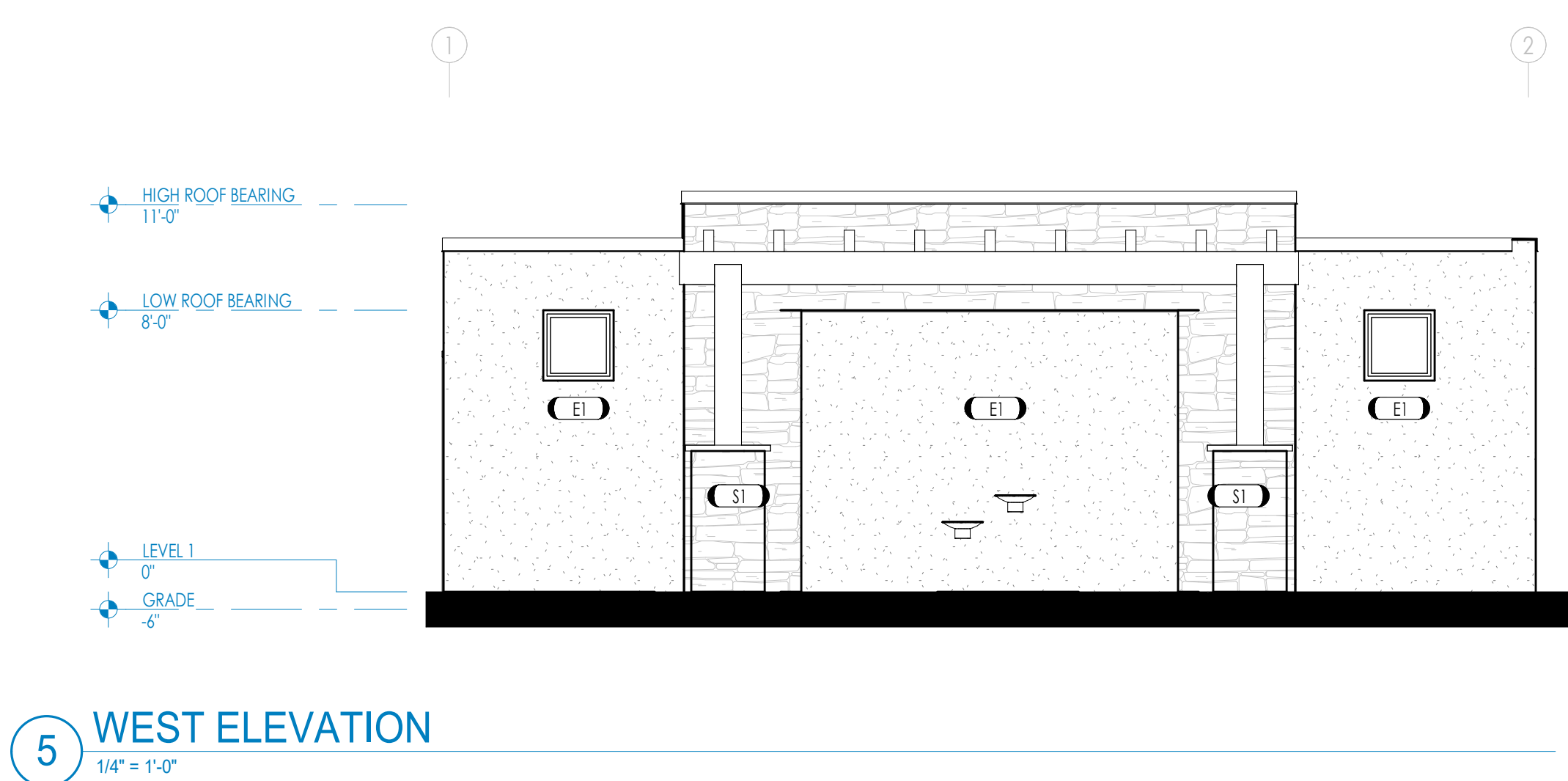
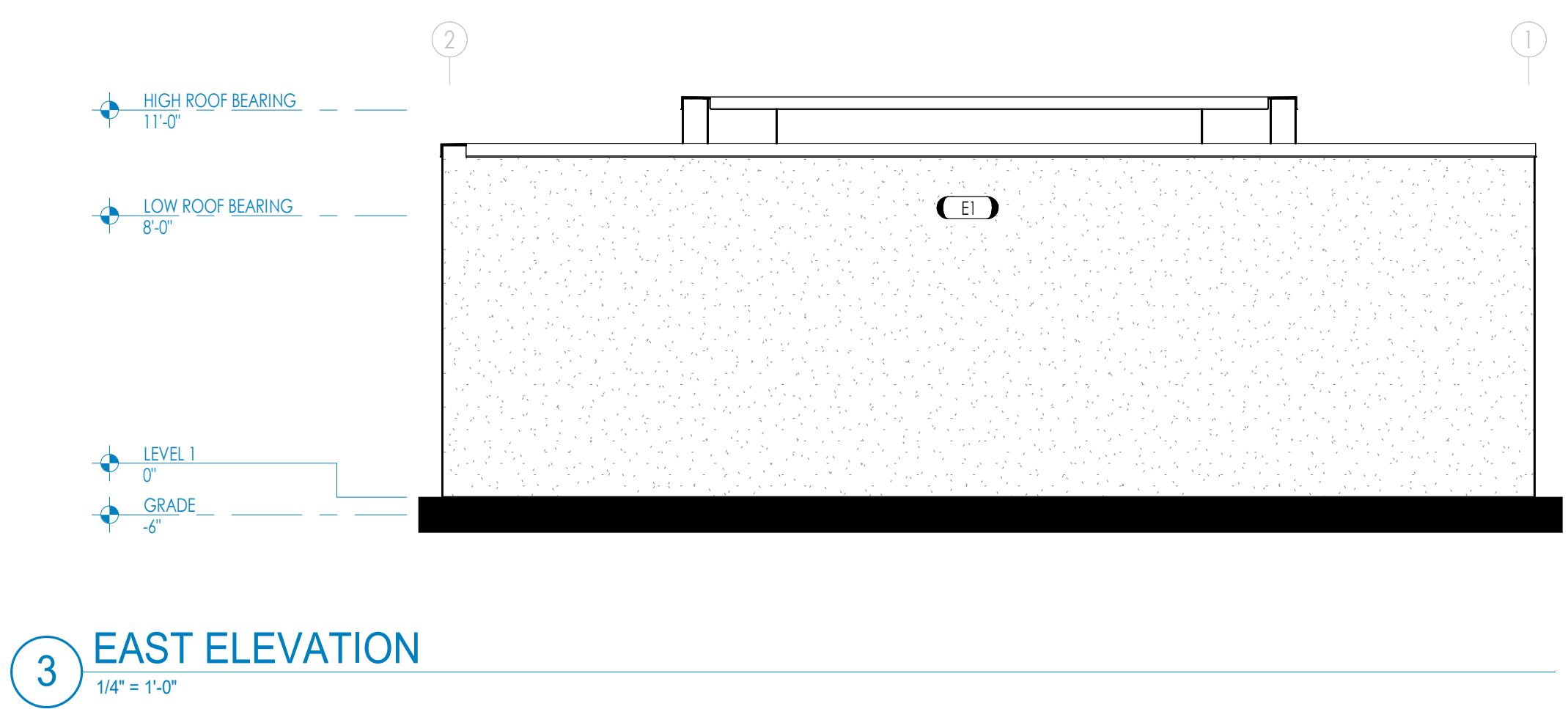
CITY ENGINEER _____ DATE _____

_____ DATE _____

sheet:
ASSISTED
LIVING CENTER
ELEVATIONS

CE-1

Plot Date: 3/28/2023 2:16:52 PM



MATERIALS LEGEND:			
B1	DRYVIT NEW BRICK COLOR: CORINTH	M1	LUX METAL PANEL COLOR: TERRA COTTA
E1	DRYVIT EIFS COLOR: GOSSAMER VEIL	S1	UINTAH LEDGESTONE COLOR: MIDNIGHT
E2	DRYVIT EIFS COLOR: BLACK MAGIC		

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SEAL:

REGISTERED ARCHITECT
BSC27
BARTON
LUND
03/28/2023
UTAH 19.55

project:

The Pointe at Surprise
SURPRISE, AZ

project no:

21012

date:

2023.03.27

revisions:

FS22-0858

sheet:

POL HOUSE
ELEVATIONS

CE-2

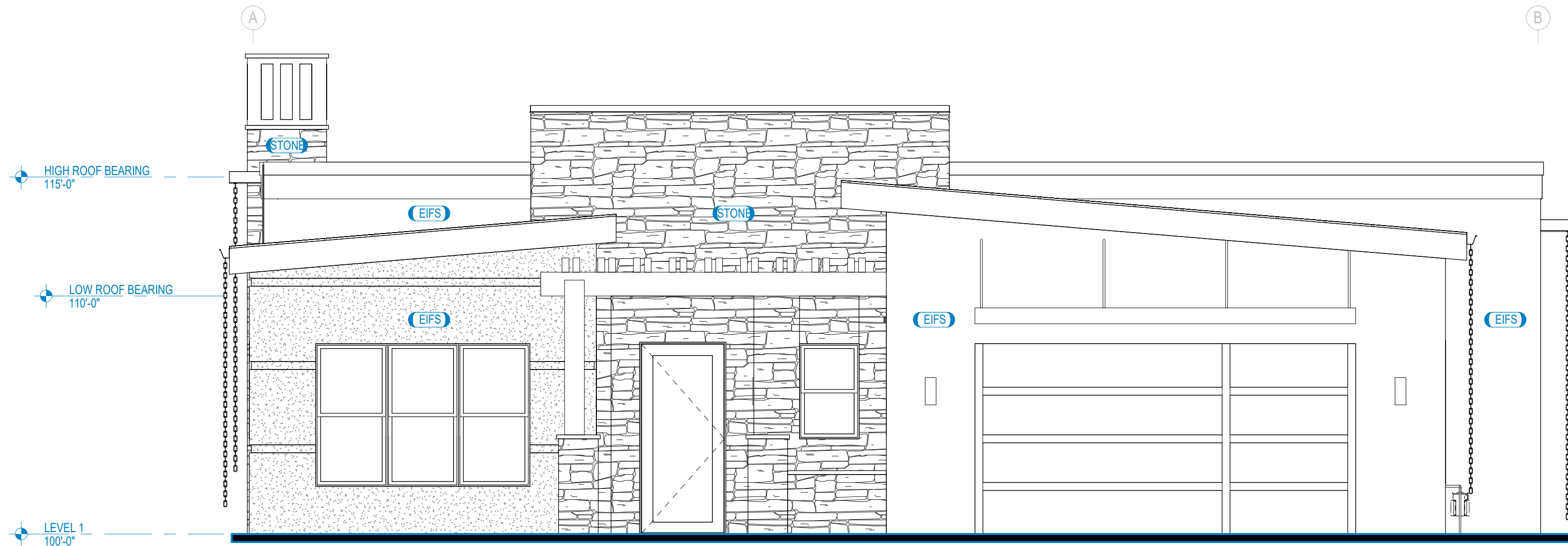
FS22-0858

91 of 178

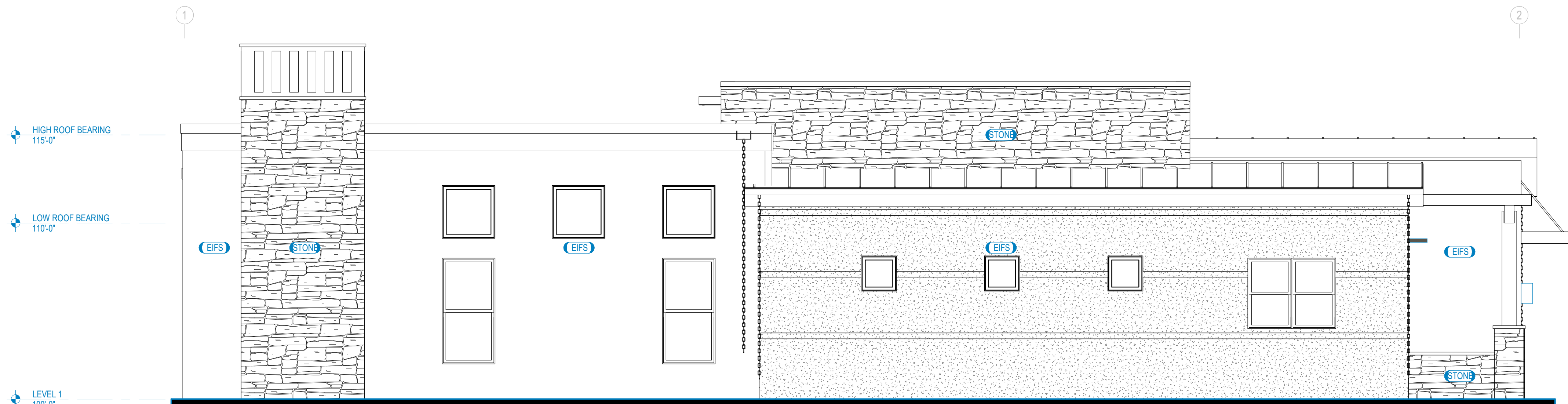
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CITY OF SURPRISE ENGINEER	DATE
ADMINISTRATIVE APPROVAL:	
COMUNITY DEVELOPMENT DIRECTOR	
CITY ENGINEER	DATE
	DATE



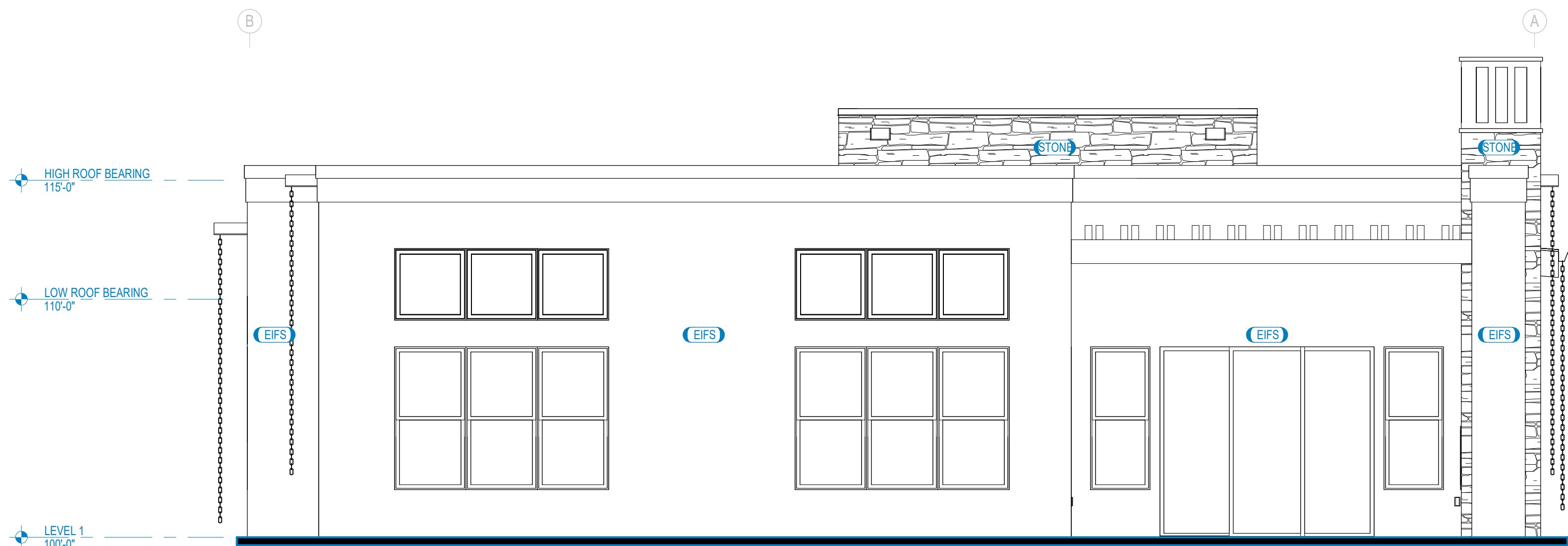
STONE / TILE OPTIONS:		EIFS / STUCCO OPTIONS:	
OPTION 1:	STONE:	MOUNTAIN LEDGE PANELS	SW 7588 SIERRA REDWOOD
		BOW VALLEY	
	TILE:	ARIZONA TILE	SW 9165 GOSSAMER VEIL
OPTION 2:		ARDESIA BLACK	SW 9620 PRELUDE
	STONE:	UNTAH LEDGESTONE	
	TILE:	SLATE	
OPTION 3:		ARIZONA TILE	
		ATHEA GREY	
	STONE:	MOUNTAIN LEDGE PANELS	
		RUSSET	
	TILE:	ARIZONA TILE	
		TIVOLI BEIGE	
		NOTE: RESIDENTIAL HOMES WILL UTILIZE A COMBINATION OF THE EIFS / STUCCO COLORS WITH (1) OF THE STONE & TILE OPTION SETS. COLORS & OPTION SETS WILL BE VARIED THROUGHOUT THE SINGLE FAMILY HOMES.	



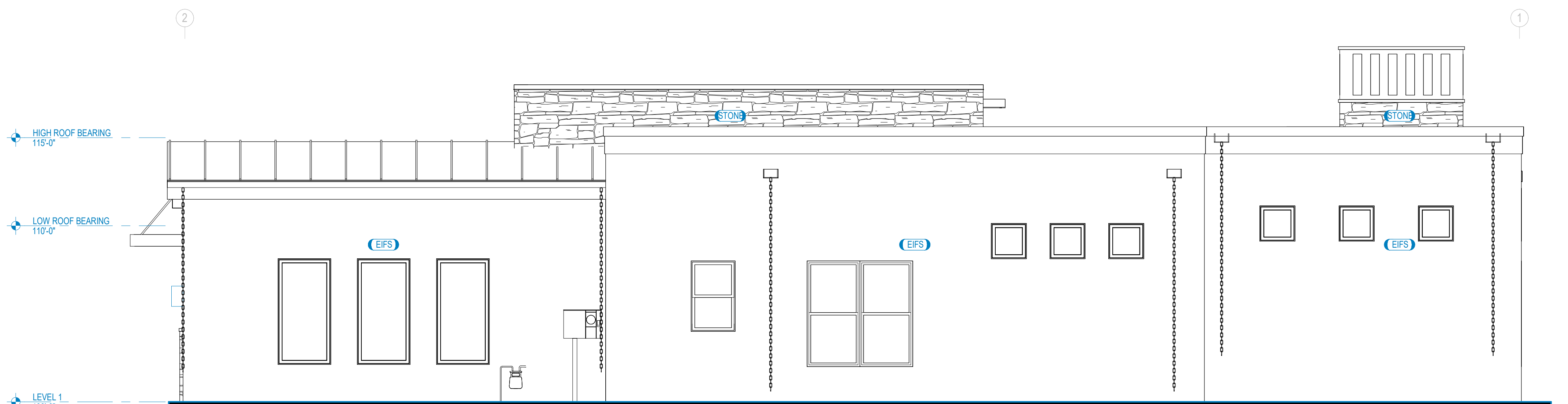
1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



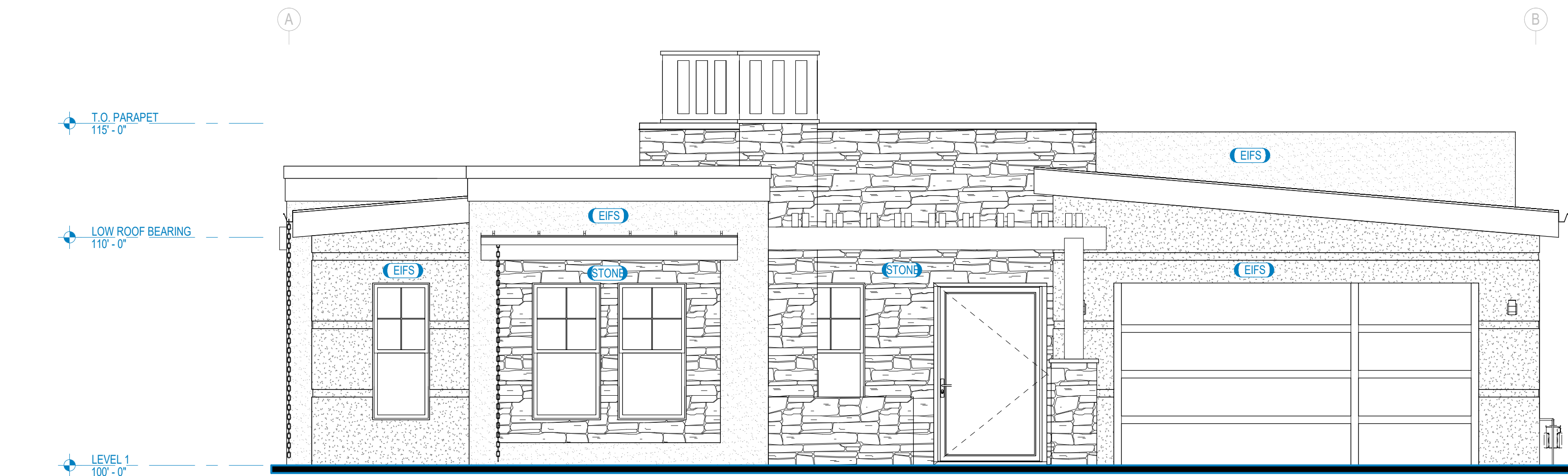
3 REAR ELEVATION
1/4" = 1'-0"



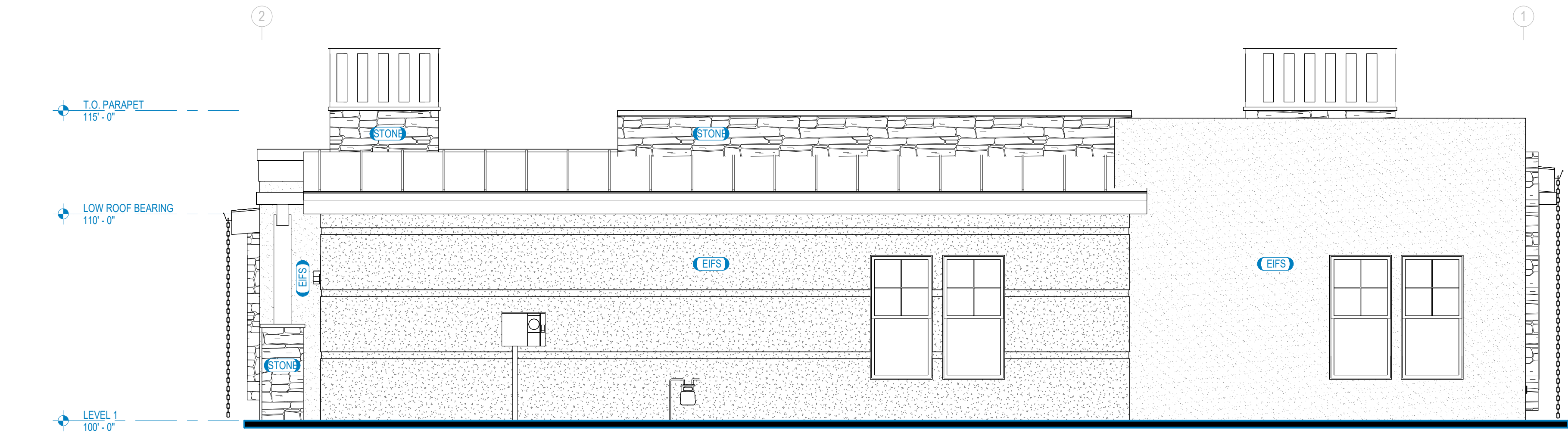
4 RIGHT ELEVATION
1/4" = 1'-0"

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CITY OF SURPRISE ENGINEER _____	DATE _____
ADMINISTRATIVE APPROVAL:	
COMMUNITY DEVELOPMENT DIRECTOR _____	
CITY ENGINEER _____	DATE _____
_____	DATE _____

Plot Date: 3/28/2023 2:38:27 PM



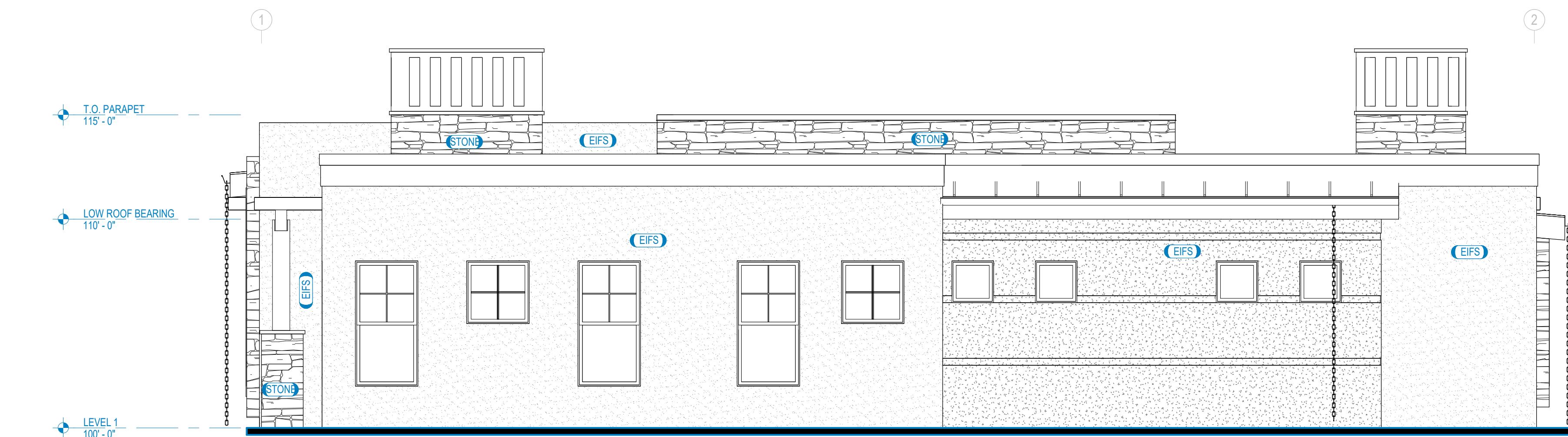
1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



MATERIALS LEGEND:			
STONE / TILE OPTIONS:		EIFS / STUCCO OPTIONS:	
OPTION 1:	STONE:	MOUNTAIN LEDGE PANELS	SW 7598 SIERRA REDWOOD
		BOW VALLEY	
	TILE:	ARIZONA TILE	SW 9165 GOSSAMER VEIL
OPTION 2:	STONE:	UNTAH LEDGESTONE	SW 9620 PRELUDE
		SLATE	
	TILE:	ARIZONA TILE	
OPTION 3:	STONE:	MOUNTAIN LEDGE PANELS	NOTE: RESIDENTIAL HOMES WILL UTILIZE A COMBINATION OF THE EIFS / STUCCO COLORS WITH (1) OF THE STONE & TILE OPTION SETS. COLORS & OPTION SETS WILL BE VARIED THROUGHOUT THE SINGLE FAMILY HOMES.
		RUSSET	
	TILE:	ARIZONA TILE	

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Architecture
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting

9872 South 700 East Suite 203
Sandy Utah 84070
ph. 801.987.3911
www.lmntarch.com

The designs shown and described within these documents, including all technical drawings, graphic representation & models, are proprietary & can not be copied, duplicated in whole or in part without the express written permission from LMnt Architecture.

SEAL:

REGISTERED ARCHITECT
BSC27
BARTON
LUND
SINCE 04/01/2008
UTAH U.S.A.

B. J. Lund

project:
The Pointe at Surprise - Residential_Gunlock
SURPRISE, AZ

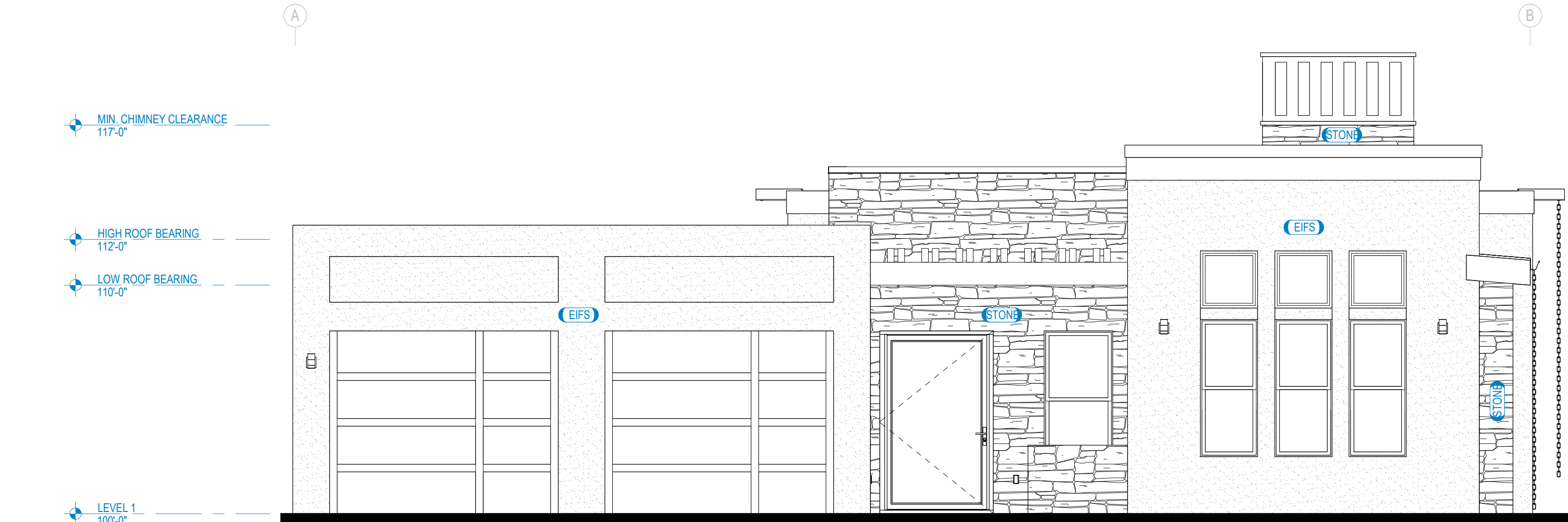
project no: 21012
date: 2023.03.27
revisions:

SURPRISE APPROVAL:	
THIS REPORT HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN REPORTS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.	
CITY OF SURPRISE ENGINEER	DATE
ADMINISTRATIVE APPROVAL:	
COMMUNITY DEVELOPMENT DIRECTOR	
CITY ENGINEER	DATE
	DATE

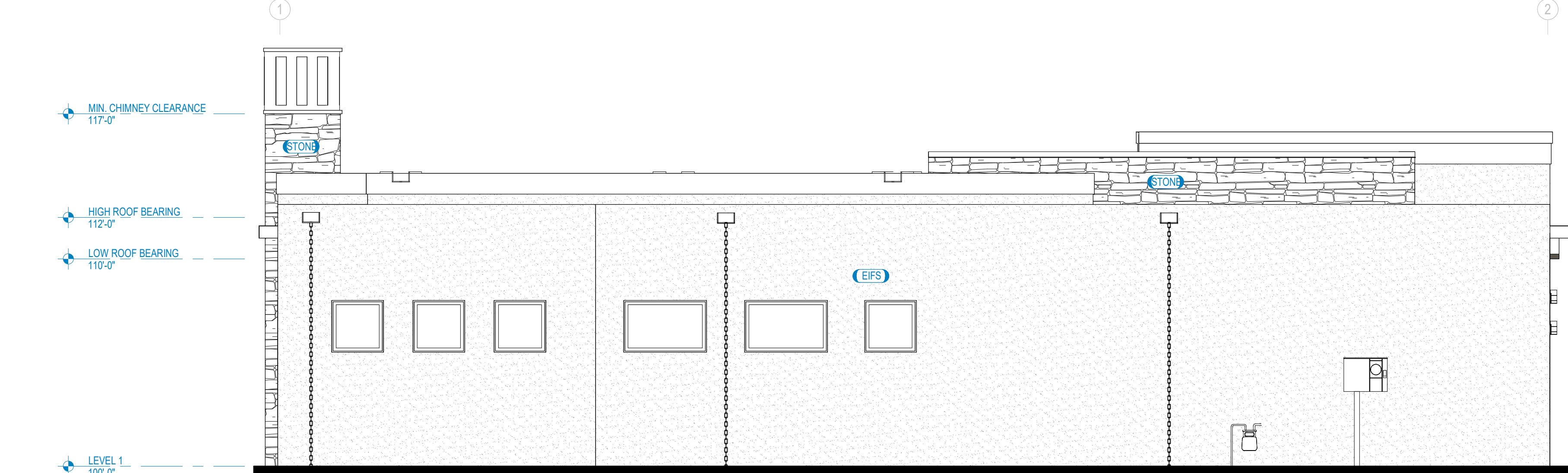
FS22-0858
sheet:
RESIDENTIAL
EXTERIOR
ELEVATIONS
CE-4
FS22-0858

13 of 178

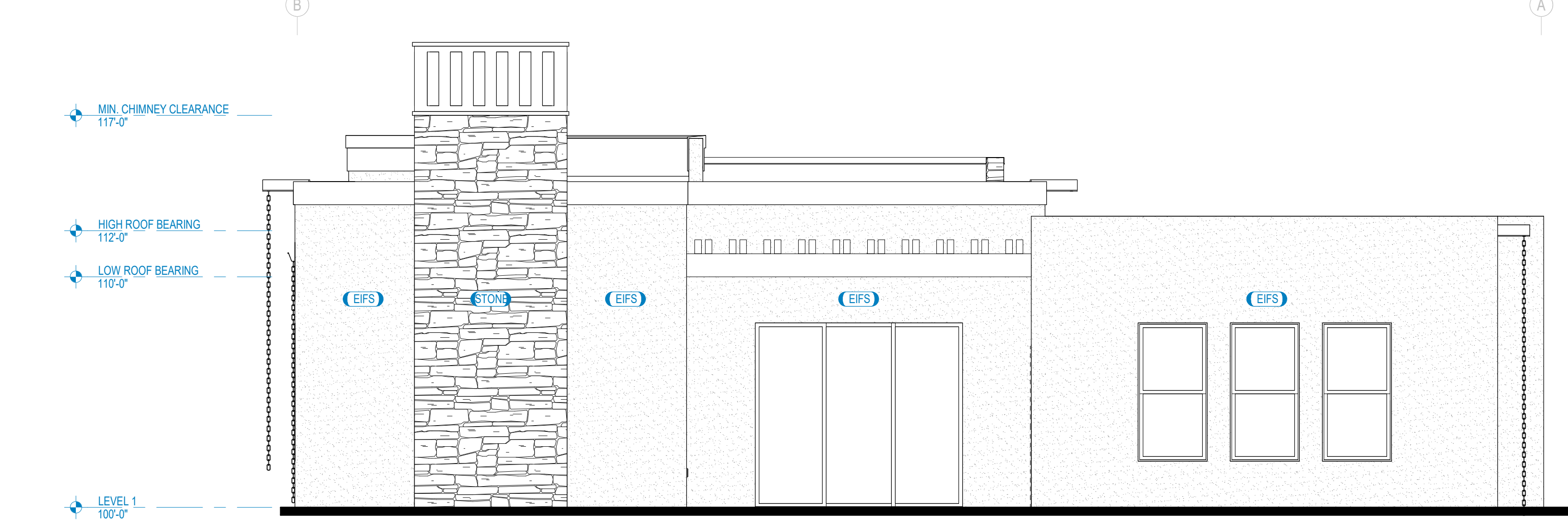
Plot Date: 3/28/2023 2:42:34 PM



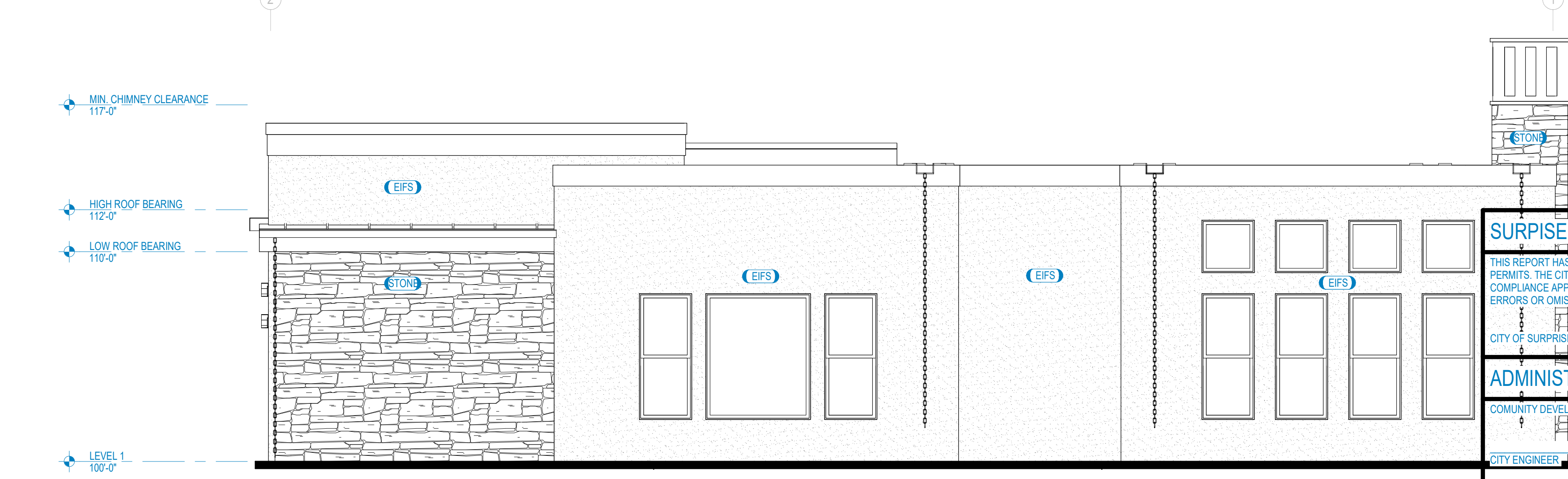
1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND:				
STONE / TILE OPTIONS:			EIFS / STUCCO OPTIONS:	
OPTION 1:	STONE:	MOUNTAIN LEDGE PANELS	SW 7598	SIERRA REDWOOD
		BOW VALLEY		
	TILE:	ARIZONA TILE	SW 9165	GOSSAMER VEIL
		ARDESIA BLACK	SW 9620	PRELUDE
OPTION 2:	STONE:	UNTAH LEDGESTONE		
		SLATE		
	TILE:	ARIZONA TILE		
		ATHEA GREY		
OPTION 3:	STONE:	MOUNTAIN LEDGE PANELS		
		RUSSET		
	TILE:	ARIZONA TILE		
		TIVOLI BEIGE		
			NOTE: RESIDENTIAL HOMES WILL UTILIZE A COMBINATION OF THE EIFS / STUCCO COLORS WITH (1) OF THE STONE & TILE OPTION SETS. COLORS & OPTION SETS WILL BE VARIED THROUGHOUT THE SINGLE FAMILY HOMES.	

LMnt

ARCHITECTURE

Architecture
Landscape Architecture
Land Planning
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SEAL:

REGISTERED ARCHITECT
BSC27
BARTON
LUND
ARCHITECTURE
UTAH 1935

B. J. Lund

project:
The Pointe at Surprise - Residential_Iron Mountain
SURPRISE, AZ

project no: 21012
date: 2023.03.27
revisions:

FS22-0858
sheet:
RESIDENTIAL
EXTERIOR
ELEVATIONS
CE-5
FS22-0858

14 of 178

TAB D



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

Thursday, July 10, 2014 @ 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 on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- #1 District Internal Consideration and action on the June 5, 2014 Planning and Zoning Commission minutes.

Approve
Deb Perry,
Community
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM DISTRICT		ITEM DESCRIPTION	STAFF RECOMMENDATION/
#	#		PRESENTED BY
#2	District 1	<u>Consideration and action on a renewal of a Conditional Use Permit for a Wireless Communications Facility at New Song United Methodist Church located at located at 16301 West Bell Road.</u>	Approve Hobart Wingard, Community Development
#3	District 5	<u>Consideration and action on a recommendation to rezone property from Rural Residential (RR) to Medium Density Residential (RM-12) and action on site plan approval for Mariposa Acres located at 15851 West Tierra Buena Lane.</u>	Approve Hobart Wingard, Community Development

OTHER BUSINESS:

- #4 District Citywide Presentation and discussion regarding the city's draft Access Management Plan.
- No Action
Martin Lucero,
Community
Development
- #5 District Internal Discussion for future agenda items.
- No Action
Lloyd Abrams,
Community
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: July 2, 2014 at 3:45 PM

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 10, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 10, 2014	Contact Person:	Hobart Wingard, Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on a recommendation to rezone property from Rural Residential (RR) to Medium Density Residential (RM-12) and action on site plan approval for Mariposa Acres located at 15851 West Tierra Buena Lane.

Motion:

1. I move to recommend approval to the Mayor and Council a rezone of the property from Rural Residential to Medium Density Residential AND 2. I also move to approve a site plan for Mariposa Acres, subject to conditions a and b and adopt the findings as presented in the staff report.

Background:

The proposed Mariposa Acres project is seeking a rezone to facilitate an assisted living facility. The rezone, which is limited to the eastern 1.5 acres of the property, will change the property from rural residential (RR) to a medium density zoning district (RM-12).

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

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Rezone Document](#)
- ☐ [Site Plan](#)
- ☐ [Landscape Document](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner, Community Development



COMMUNITY DEVELOPMENT

Date: July 10, 2014

To: Planning and Zoning Commission

From: Chris Boyd, Interim Director
Lloyd Abrams, GIS Division Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS12-168 – Mariposa Acres

Application Summary

The applicant is requesting a rezone and site plan approval for a proposed assisted living project known as Moonlight Manor.

Location

The subject project is at 15851 West Tierra Buena Lane, approximately 3,600 feet south of the intersection of Bell and Reems Roads.

History

- The subject parcel was annexed into the city on June 20, 1984.

Project Summary

The proposed Mariposa Acres project is seeking a rezone to facilitate an assisted living facility. The rezone, which is limited to the eastern 1.5 acres of the 4.5 acre property, will change the property from rural residential (RR) to a medium density zoning district (RM-12). An associated final plat will subdivide the proposed zoning districts into two (2) separate parcels.

The General Plan identifies this area as Low Density Residential allowing three (3) to five (5) dwelling units per acre. This land use permits a mix of single-family, duplexes, townhouses, and low rise apartments provided the overall density of the area does not exceed five (5) units per acre. The existing gross density of this rural area is approximately 0.6 dwelling units per acre.

The intent of the project is to provide a 15-bed assisted care home. The proposed 20,592-square-foot, 2-story structure will have a southwestern theme utilizing materials such as

stone, wood, stucco, and steel. To further enhance the aesthetics, a concrete paver entry drive will be provided.

Two (2) points of vehicular access will be provided from Tierra Buena Lane. The western access point will serve as a shared access for any future use located on that side of the property. A temporary fire access road will be provided along the western edge of the property until which time the western property is developed and a full shared access drive is installed. Parking calculations based on the development code require a minimum of eight (8) vehicle spaces while the facility is providing parking for nine (9) vehicles, excluding the garage vehicle storage area.

Landscaping will be a variety of desert tolerant plant materials that are consistent with the landscape palate of the surrounding developed parcels. Landscape screening walls will be provided along the parking area that fronts Tierra Buena Lane.

Citizen Review Meetings

A citizen review meeting was held on June 27, 2012 at the Holiday Inn Express located at 16540 North Bullard Lane. Approximately 20 residents attended the meeting and voiced concern over the original intent of rezoning the parcel along Reems Road to community commercial citing potential issues with vehicular and pedestrian traffic from the high school to the east.

At the time of the meeting, the plan for the assisted living facility was not opposed by the residents. Since the meeting, the applicant has revised their request to rezone only a portion of the parcel to medium density residential and eliminate the commercial component.

At the request of the Planning and Zoning Commission, an additional citizen review meeting was held on June 24, 2014. A Citizen Participation Report is attached.

Findings of Fact

1. Staff finds that the proposed rezone and site plan complies with the Surprise Municipal Code.
 - *This assisted living facility provides pedestrian and vehicular access, parking, landscaping, lighting, and signage*
 - *This assisted living facility provides various housing opportunities for individual lifestyles.*
2. Staff finds that the proposed rezone and site plan complies with the Surprise General Plan.
 - *This assisted living facility will provide infill and diversity of housing.*

Recommendation

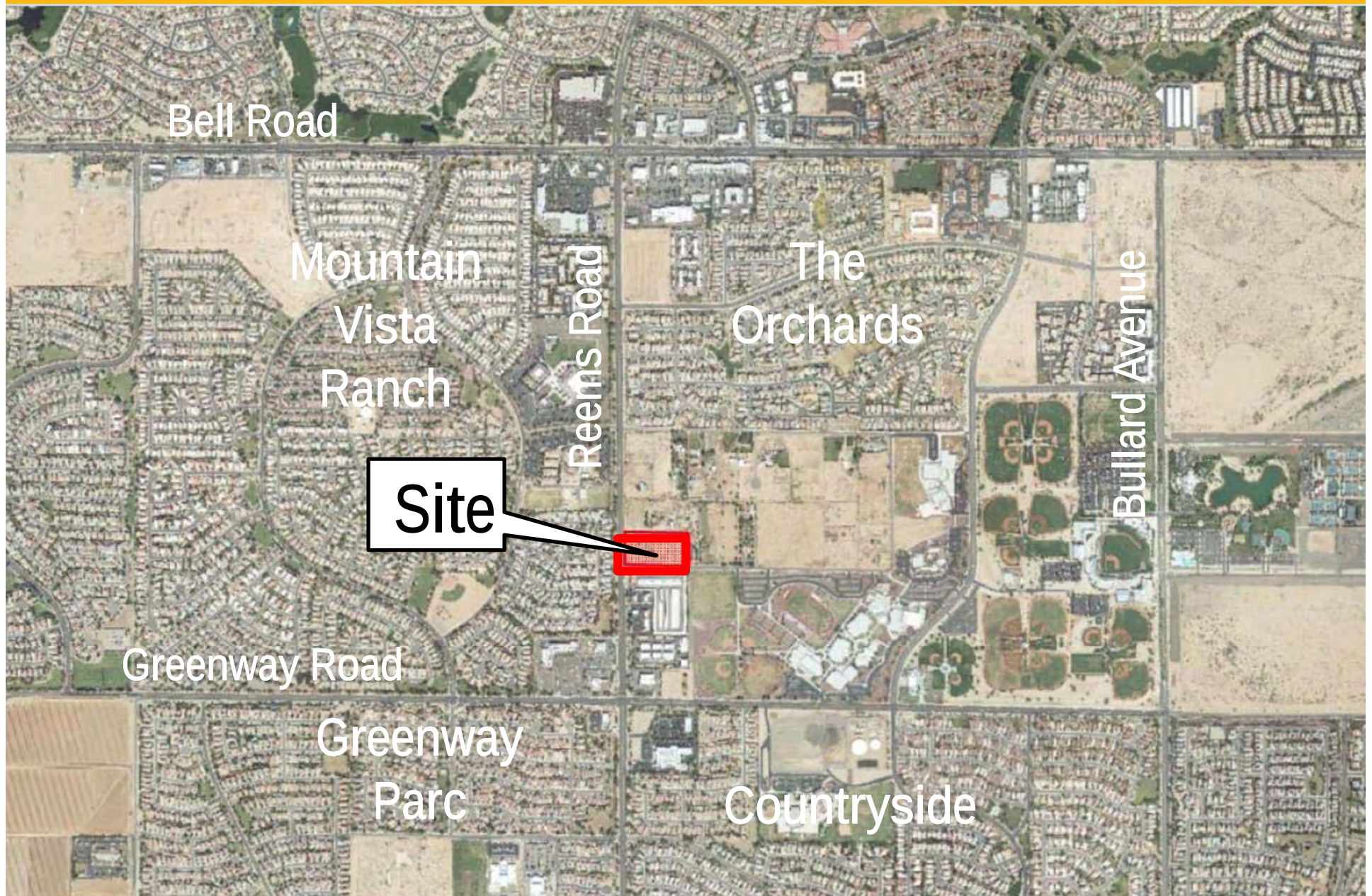
Staff recommends approval of the Mariposa project, subject to the following conditions:

1. Recommendation to approve rezoning the eastern 1.5 acres of the 4.5 acre property from Rural Residential (RR) to Medium Density Residential (RM-12); and
2. Approval of the Site Plan, subject to the following conditions:
 - a. Site plan approval is contingent upon Council approval of a rezoning ordinance and final plat for this assisted living facility; and
 - b. Applicant will revise, subject to city staff approval, the site plan prepared by Silver Leaf Designs LLC and City Spaces Architecture dated September 13, 2013, to update the construction type and occupancy classifications and obtain city approval prior to approval of any civil construction document and/or acceptance of any building permit application.

Attachments

Vicinity Map, Rezoning Document, Site Plan, Landscape Plan, Elevations, and Citizen Participation Report

VICINITY MAP – FS12-168



VICINITY MAP – FS12-168



Rezone Documents

Request for rezone of parcel number 501-17-957, 15853 Reems Rd. which is on the NEC of Tierra Buena and Reems Rd., Surprise. The 4 acre parcel is presently zoned (RR) Rural Residential. We are requesting a zone change for the East 1.5 acre portion to (RM) Residential Medium Density to accommodate a 15 resident assisted care home. The balance of the property, 2.5 acres, will remain (RR) Rural Residential. A final plat is being processed concurrently along the rezone limit.

Surrounding Parcels

The adjacent parcels are zoned (RR), with single family residential to the West and commercial (mini storage and retail) south of this parcel.

- A high school and grade school are also in close proximity. An existing residential setting care facility with 10 residents is located approximately 2000 feet Northeast of this location. Moonlight Manor, is presently full with a waiting list. For this reason we feel there is need for an additional care home with the same quality and appearance as Moonlight Manor. The zone change will allow for an assisted care home.

Proposed Zoning - Residential medium density (RM-12)

The purpose of the residential medium density (RM) zoning district is to provide for a mixture of medium density residential uses including single-family detached and attached dwellings, duplexes or other types of medium density housing together with schools, parks, and other public services necessary for an urban residential environment. The district is designed to allow maximum flexibility while maintaining an environment compatible with adjoining neighborhoods.

Existing Zoning - Residential Ranch (RR)

Purpose. The purpose of the residential ranch (RR) zoning district is to preserve aspects of the city's rural heritage through preservation of existing working farms, ranches, and open areas. The RR district protects and preserves valuable open space, natural resources, and rural areas such as rangeland and existing agricultural lands through fostering orderly growth in rural areas to prevent urban and rural land use conflicts. This district should promote an organized, efficient pattern of development by providing conditions conducive to continued land and rural purposes in appropriate locations, thereby reducing economic pressure which would otherwise lead to a scattered, inefficient and inconvenient pattern of urban activities.

General Plan 2035

The growth element called for in the General plan requires focus on using infill lots for developing growth. This conforms utilizing existing transportation, utilities and neighborhood compatibility. The housing element requires the promoting of diverse housing stock for the needs of the community. This zone change will provide for senior citizens that are a large population of Surprise.

The energy element in the General plan encourages the use of renewable energy and efficient energy use. This project complies as solar energy will provide electricity for heating/cooling and electric use.

The existing sewer and water are in place. The street is improved with asphalt pavement that will be widened next to the rezoned property.

Citizens Review Committee

A neighborhood meeting was held on June 27, 2012 at the Holiday Inn, 16540 N, Bullard Ave. Surprise. Prior to the meeting the subject property had been posted with "Notice of Public Hearing" signs both on Reems and Tierra Buena. In addition all properties located within 300' radius of the property were notified by mail and was newspaper published. Representatives of the owner also went door to door to visit with the neighborhood residents to discuss the plan and meeting. Approximately 20 citizens attended the meeting.

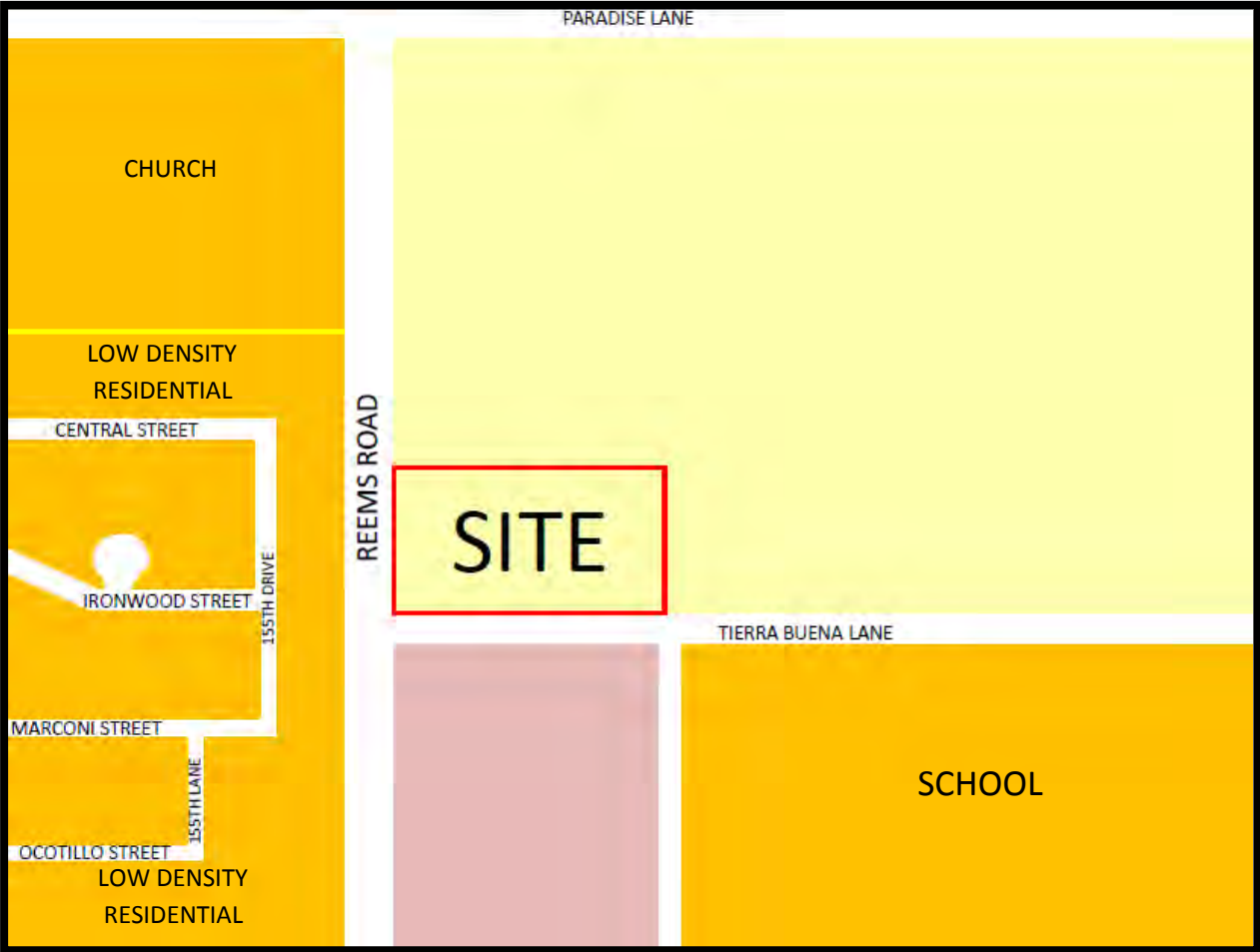
The plan at that meeting called for a PUD overlay with the East 1.5 acre portion to be rezoned to medium density residential to accommodate a 15 unit assisted care facility, with the West 2.5 acres to be rezoned to neighborhood commercial.

Several of the citizens voiced concerns about the commercial component and the impact of noise and traffic that might be generated. The plan for the assisted care facility was not challenged and the citizens were very receptive of adding this to the neighborhood.

The plan was adjusted to request a rezone to accommodate the assisted care facility on the East 1.5 acre portion and leave the West 2.5 acres unchanged until such time as a compatible use can be found.

EXISTING

RR-RURAL RESIDENTIAL

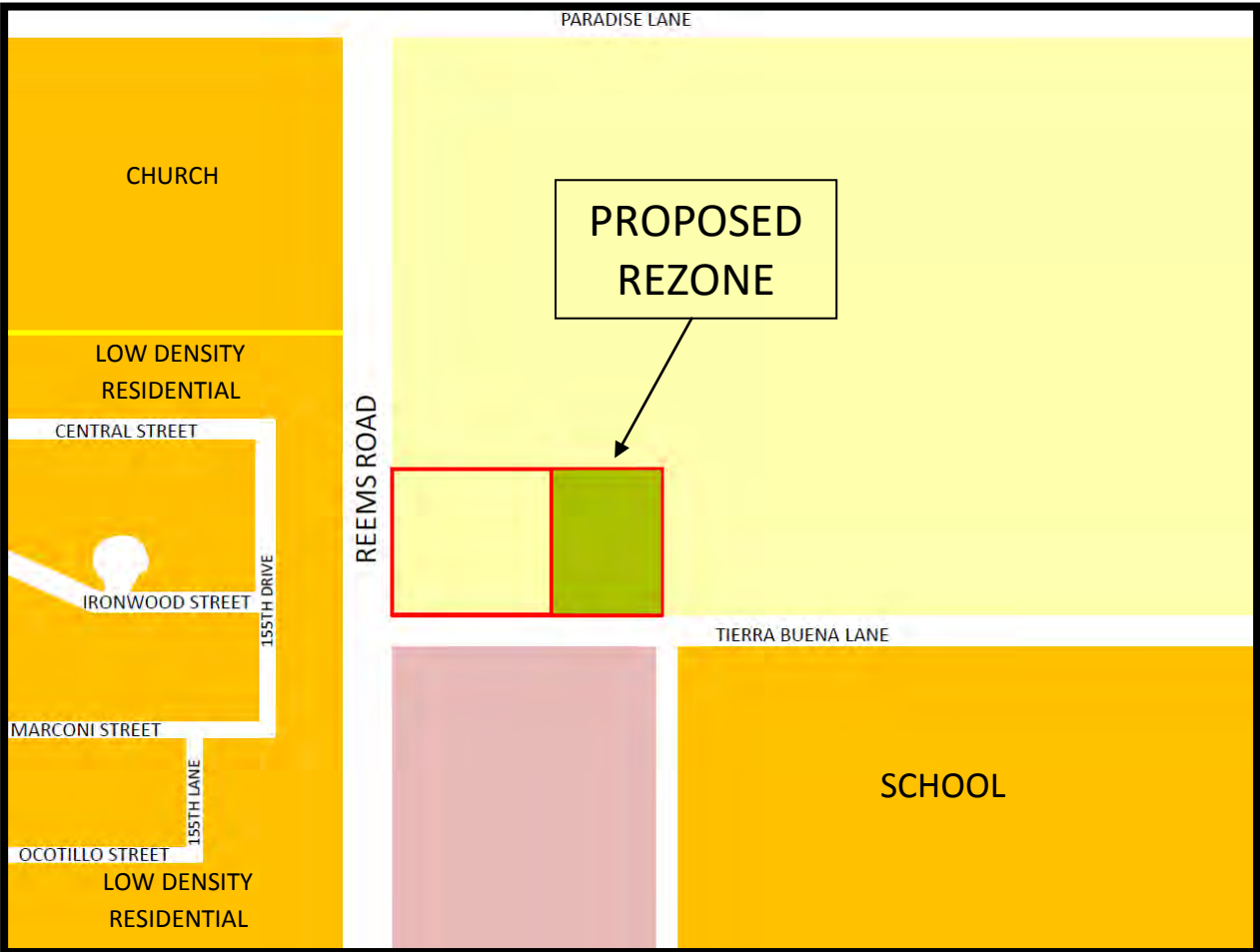


LEGEND

- RR- RURAL RESIDENTIAL
- CC- COMMUNITY COMMERCIAL
- PAD- PLANNED AREA DEVELOPMENT

PROPOSED

RM- RESIDENTIAL
MEDIUM DENSITY



LEGEND

- RR- RURAL RESIDENTIAL
- RM-RESIDENTIAL MEDIUM DENSITY
- CC- COMMUNITY COMMERCIAL
- PAD- PLANNED AREA DEVELOPMENT

LEGAL DESCRIPTION
FOR MARIPOSA ACRES LOT 2

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP FLUSH WITH PAVEMENT LYING SOUTH 00°20'33" EAST (BASIS OF BEARINGS) 2637.98 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP FLUSH WITH PAVEMENT;

THENCE NORTH 00°20'33" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1318.99 FEET TO THE INTERSECTION OF REEMS ROAD AND TIERRA BUENA LANE;

THENCE SOUTH 88°36'24" EAST 33.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°20'33" WEST PARALLEL WITH AND 33.02 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 329.76 FEET;

THENCE SOUTH 88°38'18" EAST 384.98 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°38'18" EAST 240.41 FEET;

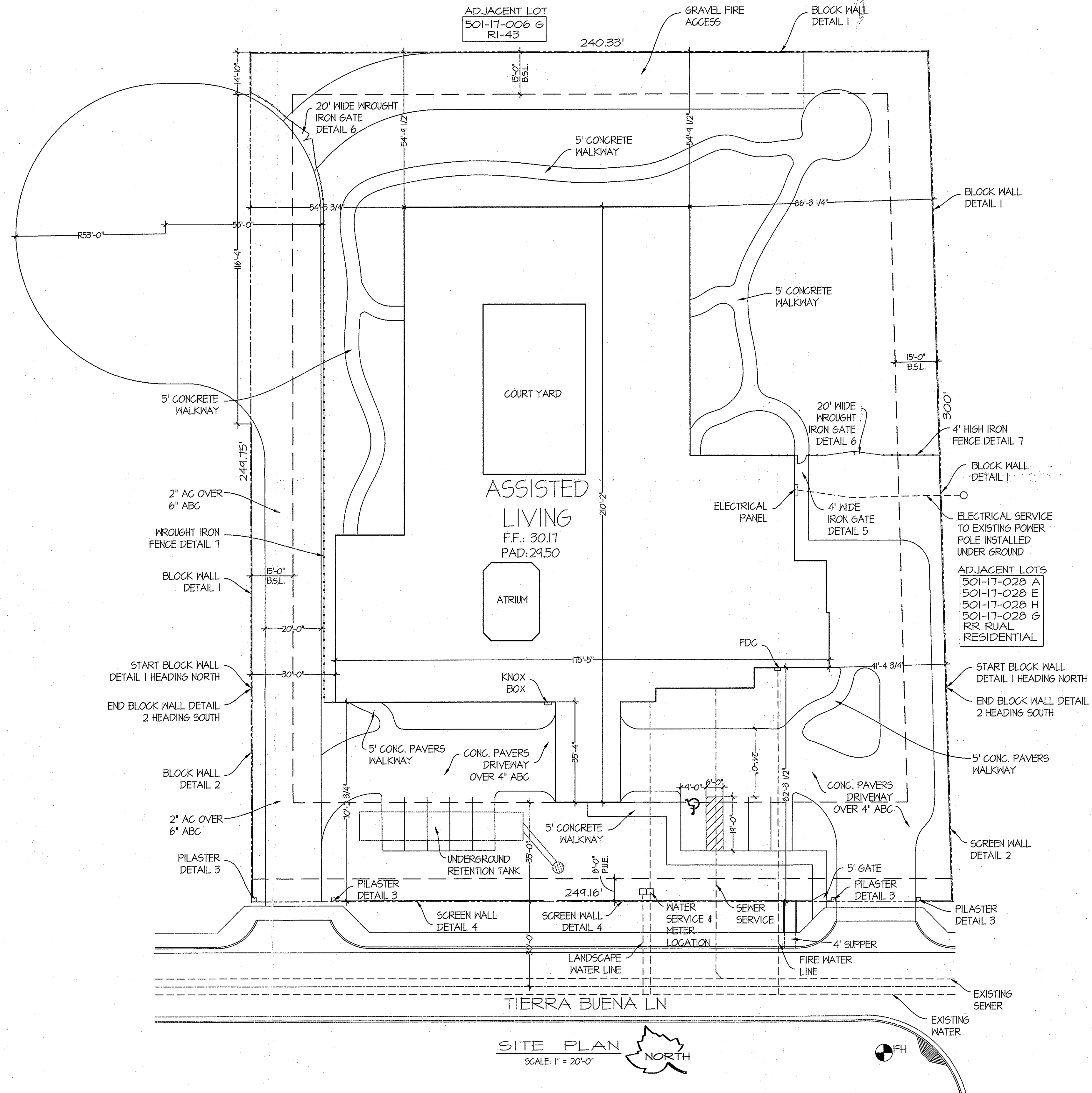
THENCE SOUTH 00°19'29" EAST 315.09 FEET;

THENCE NORTH 88°36'24" WEST 249.24 FEET;

THENCE NORTH 01°21'42" EAST 314.83 FEET TO THE POINT OF BEGINNING.

Mariposa Acres

Assisted Living Facility



JOB CONTACT INFORMATION

DEVELOPER:	HCH CONTRACTING LLC P.O. BOX 154 WADDELL AZ 85355 623.535.9134 OFFICE ROC# 197428
DESIGNER:	SILVER LEAF DESIGN LLC 17717 N. VENTURA ST. SURPRISE AZ 85388 623.694.0756 OFFICE
ARCHITECT:	CITY SPACE ARCHITECTURE 8434 W. DALEY LANE SUITE 100 PEORIA AZ 85383 602.710.2575 OFFICE
LANDSCAPE ARCHITECT:	PHILLIP R. RYAN LANDSCAPE ARCHITECT P.C. 575 W. CHANDLER BLVD., SUITE 229 CHANDLER AZ 85225 480.849.5813 OFFICE
ENGINEER:	ALLEN CONSULTING ENGINEERS, INC. 2550 N. THUNDERBIRD CIR. SUITE III MESA AZ 85215 480.844.1666 OFFICE

PROPERTY INFORMATION

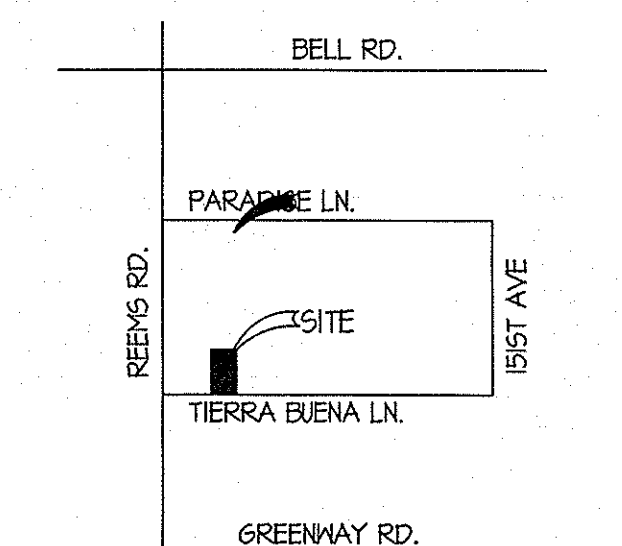
OWNER:	KING OVER PASS LLC
PARCEL NO.:	501-17-457
ADDRESS:	-
LEGAL DESCRIPTION:	SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
ZONING:	RESIDENTIAL MEDIUM DENSITY
CONSTRUCTION TYPE:	I-2
OCCUPANCY CLASSIFICATION	V-A FIRE SPRINKLER
SETBACKS:	FRONT: 35 FT, BACK: 15 FT, SIDES: 15 FT
LOT SIZE:	13,423 SQ FT
UNDER ROOF:	20,542 SQ FT
COVERAGE:	28.0%

PARKING CALCULATION

15 BEDROOM X 0.5 SPACES = 8 REQUIRED PARKING SPACES
1 ACCESSIBLE PARKING

BUILDING CODES & AMENDMENTS

INTERNATIONAL BUILDING CODE 2006
INTERNATIONAL FIRE CODE 2006
INTERNATIONAL RESIDENTIAL CODE 2006
INTERNATIONAL MECHANICAL CODE 2006
INTERNATIONAL PLUMBING CODE 2006
INTERNATIONAL ENERGY CONSERVATION CODE 2006
INTERNATIONAL FUEL GAS CODE 2006
INTERNATIONAL ELECTRICAL CODE 2006
NATIONAL ELECTRICAL CODE 2005
ORDINANCE #07-08 LOCAL AMENDMENTS

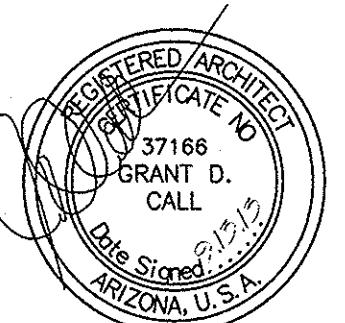


VICINITY MAP
SCALE: N.T.S.



**SILVER LEAF
DESIGNS LLC**

chad@silverleafaz.com
623.694.0756



pires 3-31-14

CITY SPACES
architecture

8439 WEST DALEY LN. PEORIA, AZ 85383
PHONE 266-7777 www.cityspaces.net



MARIPOSA ACRES

五、

RECEIVED
SEP 30 2013

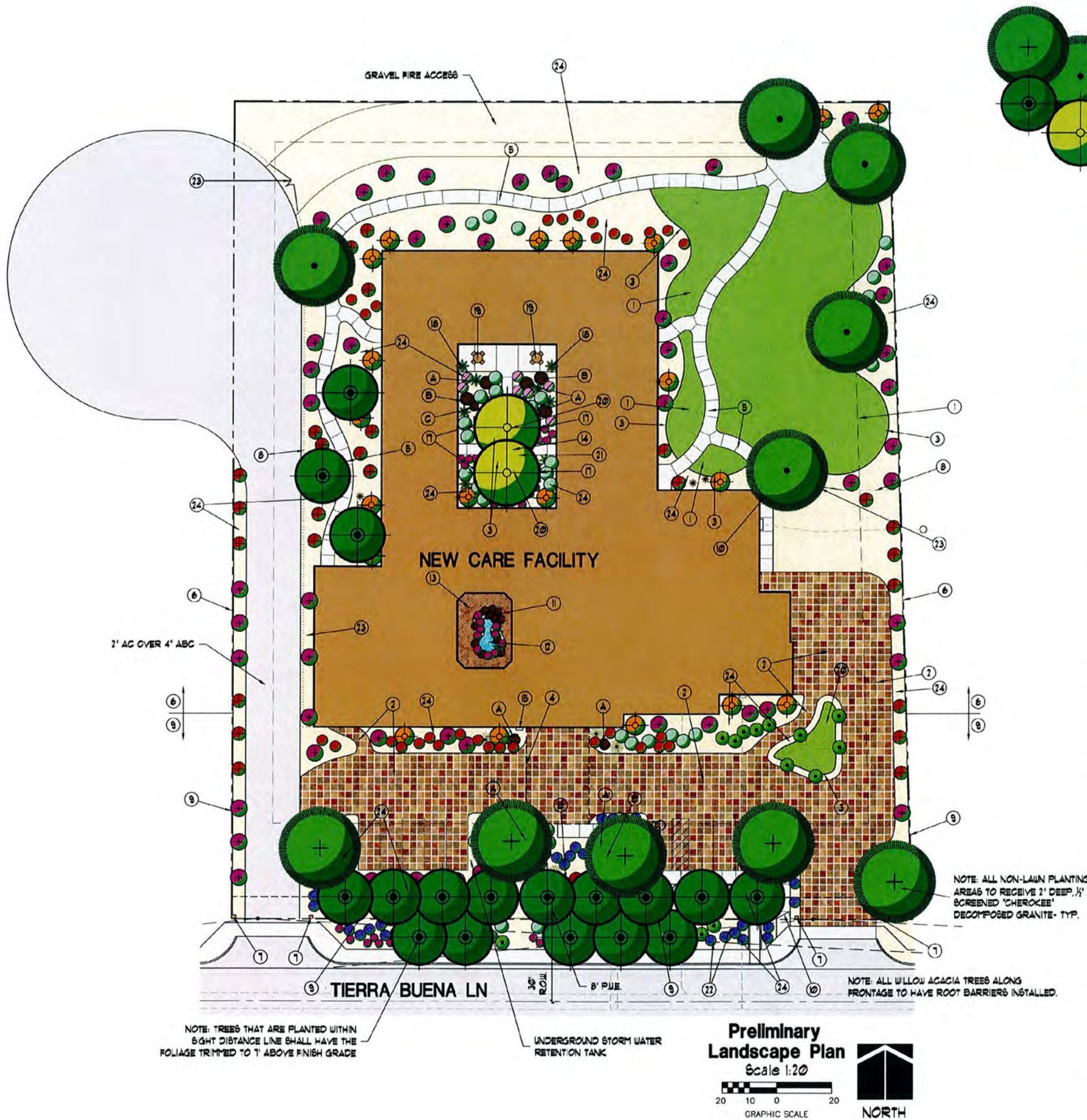
DATE: 9.13.13

SCALE: $1'' = 20' - 0''$

DRAWN BY: CRK

SPI

SHEET NO.



PLANT SCHEDULE:

PISTACHIA CHINENSIS CHINESE PISTACHE	24" BOX	# 5 TOTAL
PISTACHIA CHINENSIS CHINESE PISTACHE	5 GALLON	# 5 TOTAL
ACACIA SALICINA WILLOW ACACIA	24" BOX	# 17 TOTAL
PICUS NITIDA INDIAN LAUREL P.G.	5 GALLON	2 TOTAL
* PHOENIX ROSEBELNI PYGMY DATE PALM	5 OR 7 GALLON (SEE PLAN) 2-3 TRUNK	11 TOTAL
* CHAMBEROPS HUMILIS MEDITERRANEAN FAN PALM	5 GALLON FULL, PAST CAN	# 9 TOTAL
TECOMA STANS ORANGE JUBILEE	5 GALLON FULL, PAST CAN	21 TOTAL
LEUCOPHYLLUM CAND DUM 'THUNDERCLOUD' THUNDERCLOUD SAGE	5 GALLON FULL, PAST CAN	# 16 TOTAL
EREMOPHYLLA MACULATA 'RED HOT' VALENTINE BUSH	5 GALLON FULL, PAST CAN	# 43 TOTAL
RHAPISOLEPSIS INDICA 'PB.' PINK BALLERINA INDIA HAWTHORNE	5 GALLON FULL, PAST CAN	7 TOTAL
GALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GALLON FULL, PAST CAN	# 51 TOTAL
CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GALLON FULL, PAST CAN	# 20 TOTAL
LANTANA MONTIVIDENSIS 'IRENE' RED LANTANA	1 GALLON FULL, PAST CAN	# 32 TOTAL
LANTANA MONTIVIDENSIS 'T.P.' TRAILING PURPLE LANTANA	1 GALLON FULL, PAST CAN	# 49 TOTAL
RUPELLIA BRITTONIANA 'KATIE' KATIE RUPELLIA	1 GALLON FULL, PAST CAN	# 42 TOTAL
* HESPERALOE PARVIFOLIA RED YUCCA	1 GALLON FULL, PAST CAN	# 7 TOTAL

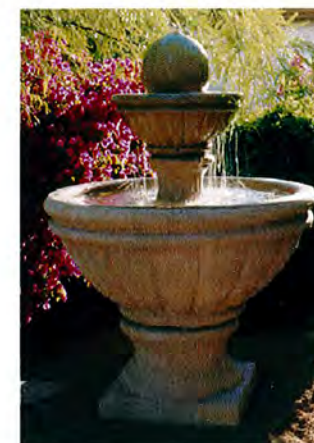
* PLANTS WITH ASTERISKS ARE ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LST. (THERE ARE 93% TREES AND 90% PALMS AND SHRUBS THAT ARE CONSIDERED LOW WATER USE.)

PLAN KEY NOTES:

- 1 SEEDED LAWN
- 2 PAVESTONE PAVERS OVER 4" COMPACTED ABC SUBBASE
- 3 6"x6" CONCRETE HEADER
- 4 PORTE COCHERE
- 5 5' WIDE CONCRETE SIDEWALK
- 6 DECORATIVE 6" CMU WALL PER ARCH. DUGS.
- 7 DECORATIVE CMU COLUMN PER ARCH. DUGS.
- 8 METAL FENCE PER ARCH. DUGS.
- 9 SCREEN WALL PER ARCH. DUGS.
- 10 PEDESTRIAN GATE
- 11 BOULDER WATER FEATURE
- 12 GUNITE POND
- 13 FLAGSTONE PAVING
- 14 FOUNTAIN PER DUG THIS SHEET
- 15 KNOX BOX
- 16 RAISED PLANTER
- 17 6" BENCH
- 18 POTTED PLANT
- 19 TABLE & CHAIRS
- 20 SYNTHETIC TURF
- 21 ANNUALS FROM 4" POTS BY SEASON
- 22 8' DISTANCE LINE PER SURPRISE STD. DETAIL NO. 4-01
- 23 METAL FENCE AND GATE
- 24 INSTALL 2' DEEP, 1/2" SCREENED 'CHEROKEE' DECOMPOSED GRANITE

BOULDER SCHEDULE:

- A 4'x4'x30" DEEP (BURY 0')
- B 3'x3'x24" DEEP (BURY 0')
- C 2'x2'x18" DEEP (BURY 6')



PHOENIX PRECAST PRODUCTS
TUSCANY SERIES TIERED FOUNTAIN
MODEL TUSF472412T



DRAWING TITLE LANDSCAPE PLAN

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 w. chandler blvd., suite 229
chandler, arizona 85225
(480) 899-5813 fax (480) 963-3674

L-1

PROJECT NO.

Rezone Documents

Request for rezone of parcel number 501-17-957, 15853 Reems Rd. which is on the NEC of Tierra Buena and Reems Rd., Surprise. The 4 acre parcel is presently zoned (RR) Rural Residential. We are requesting a zone change for the East 1.5 acre portion to (RM) Residential Medium Density to accommodate a 15 resident assisted care home. The balance of the property, 2.5 acres, will remain (RR) Rural Residential. A final plat is being processed concurrently along the rezone limit.

Surrounding Parcels

The adjacent parcels are zoned (RR), with single family residential to the West and commercial (mini storage and retail) south of this parcel.

- A high school and grade school are also in close proximity. An existing residential setting care facility with 10 residents is located approximately 2000 feet Northeast of this location. Moonlight Manor, is presently full with a waiting list. For this reason we feel there is need for an additional care home with the same quality and appearance as Moonlight Manor. The zone change will allow for an assisted care home.

Proposed Zoning - Residential medium density (RM-12)

The purpose of the residential medium density (RM) zoning district is to provide for a mixture of medium density residential uses including single-family detached and attached dwellings, duplexes or other types of medium density housing together with schools, parks, and other public services necessary for an urban residential environment. The district is designed to allow maximum flexibility while maintaining an environment compatible with adjoining neighborhoods.

Existing Zoning - Residential Ranch (RR)

Purpose. The purpose of the residential ranch (RR) zoning district is to preserve aspects of the city's rural heritage through preservation of existing working farms, ranches, and open areas. The RR district protects and preserves valuable open space, natural resources, and rural areas such as rangeland and existing agricultural lands through fostering orderly growth in rural areas to prevent urban and rural land use conflicts. This district should promote an organized, efficient pattern of development by providing conditions conducive to continued land and rural purposes in appropriate locations, thereby reducing economic pressure which would otherwise lead to a scattered, inefficient and inconvenient pattern of urban activities.

General Plan 2035

The growth element called for in the General plan requires focus on using infill lots for developing growth. This conforms utilizing existing transportation, utilities and neighborhood compatibility. The housing element requires the promoting of diverse housing stock for the needs of the community. This zone change will provide for senior citizens that are a large population of Surprise.

The energy element in the General plan encourages the use of renewable energy and efficient energy use. This project complies as solar energy will provide electricity for heating/cooling and electric use.

The existing sewer and water are in place. The street is improved with asphalt pavement that will be widened next to the rezoned property.

Citizens Review Committee

A neighborhood meeting was held on June 27, 2012 at the Holiday Inn, 16540 N, Bullard Ave. Surprise. Prior to the meeting the subject property had been posted with "Notice of Public Hearing" signs both on Reems and Tierra Buena. In addition all properties located within 300' radius of the property were notified by mail and was newspaper published. Representatives of the owner also went door to door to visit with the neighborhood residents to discuss the plan and meeting. Approximately 20 citizens attended the meeting.

The plan at that meeting called for a PUD overlay with the East 1.5 acre portion to be rezoned to medium density residential to accommodate a 15 unit assisted care facility, with the West 2.5 acres to be rezoned to neighborhood commercial.

Several of the citizens voiced concerns about the commercial component and the impact of noise and traffic that might be generated. The plan for the assisted care facility was not challenged and the citizens were very receptive of adding this to the neighborhood.

The plan was adjusted to request a rezone to accommodate the assisted care facility on the East 1.5 acre portion and leave the West 2.5 acres unchanged until such time as a compatible use can be found.

Citizens Review Meeting

A second neighborhood meeting was held June 24, 2014 at the Holiday Inn located at 16540 North Bullard Avenue in Surprise. Prior to the meeting the subject property had been posted with "Notice of Public Hearing" signs on both Reems and Tierra Buena. In addition, all properties located within 300' radius of the property were notified by mail, and was also published in the newspaper.

Gene Stumvoll & Bob Saling from Award Realty reviewed the new plan which called for rezoning lot 2 of Mariposa Acres to Medium Density Zoning to accommodate a 15 unit assisted care facility, with the West 2.5 acres to remain rural residential. Discussion as to the design, operations of the Assisted Living Home was held. Questions as to enough parking was gone over. The home has the required spaces plus three more in the 3 car garage.

The history of this was reviewed as to the prior zone change request which called for rezoning of the front 2.5 acres to be commercial. Opposition to this by a few people that were concerned about their neighborhood cause us to drop the request of the 2.5 acres and make these changes.

Question and answer session continued and an orderly session lasted for over ½ hour. Five properties in the area were represented & the consensus was that the facility would be a nice addition to the neighborhood, the concern by 3 of the owners was the potential of further rezoning to meduim density that would allow for higher density and apartments in the future. These parties were outside of the 300 foot area.

One property owner within the 300 feet gave a discussion that he was in favor to this change .

**Gene Stumvoll and Bob Saling
Award Realty Inc.**

TAB E

GOLD STREAM – THE POINTE AT SURPRISE

OPERATIONS OVERVIEW

The Pointe Retirement Living Community provides a full-service continuum of care for older adults wishing to enjoy a healthy and quality lifestyle. This section intends to help illustrate and characterize the senior living facility and showcase the services and amenities future residents will experience.

I. *Resident Profile*

The Pointe at Surprise Retirement Living Community will offer active adult Cottages, Independent Living, Assisted Living and Memory Care Services to its residents. Many independent seniors opt for the convenience and lifestyle benefits, and amenities offered by a Full-Service Senior Living Community. Most seniors also desire the assurance that additional services will be available as their needs change over time. Our typical resident will be a moderate to upper income senior, over the age of 65, who are either unwilling or unable to live independently. Other, more active and independent residents will be able to live within one of the Cottages, which essentially function as single-family homes with the benefit of, and direct connection to, the services and amenities provided by the overall Pointe community.

Resident needs vary from basic support services (meals, housekeeping, social activities, transportation, and laundry) to more comprehensive care (medication assistance, personal care for activities of daily living and on-going non-skilled health services). Many residents have chronic conditions such as Parkinson's, diabetes, degenerative joint disease, congestive heart disease, stroke, etc., which limit their physical capabilities, including mobility.

II. *Philosophy of Services*

The philosophy underlying the approach to services is to focus upon upholding prevailing American cultural norms that are valued by those for whom we seek to provide housing and care. The main principles of Senior Living are listed below.

1. Individuality is defined as recognizing variability in human need and flexibility to organize services in response. Individuality is supported in the physical environment by providing a range of services to meet differing needs.
2. Independence is defined as supporting resident capabilities and facilitating use of those abilities to the broadest extent possible. Independence is supported in the physical environment by creating barrier free structures and careful design of assistive devices. It is supported programmatically by determining systematic areas of competence for which the individual can retain responsibility and providing support to enhance areas of functional disability.
3. Dignity is defined as providing support in such a way as to validate the self-worth of the individual. Dignity is supported in the physical environment by designing a structure that



allows supportive services to be provided in the resident's living unit or a private area designated for that purpose. It is supported programmatically by program policies and procedures that provide special training for staff and services to be responsive to attitudes, beliefs, and values.

4. Choice is defined as creating viable options for residents to enable them to exercise greater control over their lives. Choice is supported in the physical environment by providing sufficient private and common space to provide opportunities for selecting where and how to spend time. It is supported programmatically by program policies and procedures that encourage resident selection of services used and scheduling of services in response to resident preferences.
5. Privacy is defined as designated areas and time which are not shared and over which the resident maintains a large degree of control. Privacy is supported in the physical environment by designing living space that is not shared, except by personal choice, with others.
6. Home is defined, as a living environment that creates to the extent possible the atmosphere that most closely resembles the personal definition of a socially and spatially cohesive unit. Home is supported in the physical environment by the use of residential building codes, materials and furnishing whenever possible to replace commercial or institutional ones.

III. Program Components

In addition to private housing accommodations residents of the community will enjoy the following Basic Services:

- | | |
|---|---|
| ◆ Experienced Professional Management | ◆ Individual, small and larger group activities |
| ◆ Orientation: Support & Move-in Coordination | ◆ Part time professional Activities coordinator |
| ◆ Personalized Service Plans for each resident | ◆ Medication Administration (in licensed unit) |
| ◆ 24-hour staffing and medical monitoring | ◆ On Site Professional Pharmacy Service |
| ◆ Private accommodations with private bath | ◆ Hair Salon |
| ◆ Accessible, "Senior Friendly" Building design | ◆ Library |
| ◆ Weekly Housekeeping | ◆ Scheduled Transportation Service |
| ◆ Personal laundry and linen service | ◆ Cable TV |
| ◆ Dietitian approved menus | ◆ All Utilities except telephone |
| ◆ Specialized Diets available. | ◆ Ongoing Needs Assessment |
| | ◆ Memory Care Services |



PROGRAM SERVICES

We have divided our program components into three categories: General Services, Support Services, and Special Needs Services. All services are clearly delineated in the Resident Handbook, Residency (Rental) Agreement, and resident Negotiated Service Plan.

I. *General Services*

Basic services include meals, housekeeping, and laundry and maintenance activities. The on-site manager will have overall responsibility the coordination of these services. Technical assistance will be provided by the Management Agent and with selected services subcontracted in the community.

1. Meals.

Three meals a day are offered in the dining room, including special diets, if required, to meet the resident's needs. The dining room shall be designed to seat all residents simultaneously. Located in the core area of the building, the dining room will be designed to provide smaller, more intimate eating areas to accommodate resident preferences and needs. Dining service will be available 7 days per week. It will operate from approximately 7:30 a.m. to 6:30 p.m. daily, with meal service available to the residents from 7:30 to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 5:00 to 6:30 p.m. Snacks will be prepared daily for residents.

Care will be taken to plan for maximum choice and flexibility in dining services. Menu planning will be monitored by a registered dietitian. The dietitian will be a contracted consultant, averaging one hour per week to review menus, provide nutrition counseling and education and staff training. Cycle menus may be used, with special adaptations when needed to meet the dietary need and preferences of the residents. Calorie counts, nutritional supplements, physician ordered snacks and room tray service for residents who are ill, will be available.

2. Housekeeping/Laundry.

Housekeeping services to the resident apartments are provided weekly in the core service package. This service includes vacuuming; dusting, bed changing, bathroom cleaning and kitchen clean up. For more impaired individuals a more frequent schedule is available, at an additional cost to ensure the resident's needs are being met and the property is maintained.

3. Maintenance.

Maintenance service for the building and for resident apartments will be provided primarily using contract labor. Interior and exterior window cleaning, landscape work, elevator



maintenance, water pressure testing, alarm monitoring, pest control and the like will be subcontracted. One full time maintenance person is budgeted at full occupancy.

II. Support Services

Support Services include personal and selected nursing care, social and recreational services, transportation and ancillary services needed to support the resident. The proposed on-site manager, Gold Stream Retirement Communities has the overall responsibility for the coordination of these services.

1. Personal Care and Nursing Services.

All care services are planned with the understanding that residents' individual needs can change over time. In planning and providing services we always consider the unique interests, attributes, abilities, and overall health status of each resident. Gold Stream Retirement Communities utilizes a comprehensive, web based, care management software program, www.alwizard.com, to accurately and efficiently assess residents care needs and develop-maintain up to date service plans for all residents.

A Licensed Nurse will coordinate resident care and services. Prior to move-in, a standardized assessment of resident health status and functional ability is completed.

Direct care staff will be responsible for most of the personal care provided to residents after receiving orientation to project policies and procedures, as well as specific skills development related to personal care tasks. By paying prevailing wages, offering health care benefits and extensive training, we anticipate being able to reduce some of the problems typically associated with the available labor pool for these positions.

In addition to the care coordinator, the project will have signed agreements with a physician and pharmacist to provide training and technical assistance to direct care staff. Ancillary health care services (e.g. hospice care, hospitalization, physical therapy, skilled nursing care, etc.) will be coordinated through transfer agreements, preferred provider arrangements, and contracted fee-for-services agreements.

a. Medication Management.

Pharmaceutical services will be subcontracted with an institutional pharmacy that will in turn provide all equipment and systems necessary for the legal, safe, and proper ordering, storage, administration, and documentation of medications. Medications will be stored in the administration and/or wellness areas. This area has been designed with locking cupboards, a refrigerator and a washing sink to facilitate safe storage and dispersal of medications.

b. Personal Care for Activities of Daily Living.



Personal care staff will be scheduled and dispatched from the area marked administration adjacent to the lobby on the first floor of the facility. Virtually all personal care services will be provided in the resident's apartment. These services include bathing, dressing, personal hygiene, toileting, grooming, eating, ambulation and other assistance needed to maintain resident functioning.

A complete record of the resident's needs and preferences is maintained in the care coordination area. Resident records may include but are not limited to the following: physician evaluation, medical histories, treatment and medication orders, lab and x-ray information, nursing assessments, vaccine records, vital records, service plan and other relevant information to assist direct care staff and consulting professionals in the provision of services to the resident.

c. Routine Nursing Services

The facility is not designed or licensed for those needing continuous skilled nursing care. The project will however coordinate the provision of short-term or intermittent (non-skilled) nursing care through duly qualified community-based providers. The facilities direct care staff, as allowable by state regulation, will provide routine nursing care.

2. Social and Recreational Services

The underlying philosophy of a continuum-of-care community living emphasizes the importance of social and recreational services to the wellbeing of the resident. To that end, the staff will be trained to assess resident needs, particularly in the area of behavior management services. To facilitate social-recreational opportunities, several design features have been incorporated into the building.

a. Social Services

An interdisciplinary team, including representatives from all departments located on the Organizational Chart, will provide initial contact with the resident during the move-in process. The General Manager will be the primary contact with the family, and/or additional concerned professionals, to provide continuity over time as issues and concerns arise.

b. Recreational Activities

The Pointe Retirement Living Community Senior Living will provide residents with opportunities social, educational, recreational, and spiritual activities. The Activity Director will conduct a social assessment as a part of the move-in process and the results will be incorporated into the services plan. Planning, organizing and implementing group activities will be the responsibility of the direct care staff designated to function as activity aides, while individual resident activities will be



the responsibility of the assigned staff person. The goal will be to provide opportunities for the residents to participate as fully in community life as they wish. Regular group features will include Resident Council, family nights, family/resident newsletters, religious services, pet and horticulture therapy programs, as well as visiting entertainers from the surrounding community.

3. Transportation

Scheduled and emergency transportation to activities and medical appointments, within a specific zone will be provided in each resident's basic service plan. Ancillary transportation services will be coordinated through community-based providers. In many cases, family, volunteers, or caseworkers will provide medical transportation.

4. Ancillary Services

The Activity Director, together with the interdisciplinary team, will coordinate the provision of all ancillary services, including non-emergency medical care.

a. Medical Care.

Physicians will be encouraged to make house calls whenever possible. All residents will be examined by their designated Primary Care Physician prior to move-in and at least annually thereafter. Access to specialty medical services such as dental, lab, x-ray, etc. will be coordinated as needed.

b. Banking, Salon, Shopping, Mail, Educational Services

Resident Banking Services will be provided to create access to resident's personal funds. Each resident will have his/her own locking mailbox. Salon services will be provided in an on-site beauty salon through a contract with a local cosmetologist.

c. Health and Wellness Program

I. Objectives for the Community Wellness Program:

To provide an environment and service for the residents that will promote:

1. As high a level of physical health as possible for as long as possible.
2. As high a level of mental health and alertness as possible.
3. The maintenance of social relationships with friends and family.
4. The acceptance of loss and the coping with and enjoying what they have.
5. Being at peace with the past, having meaning and enjoyment in the present and hope for the future.



II. Implementation Plan for Community Wellness Program:

The Community will make various services available to the residents. The residents will have a choice whether to participate in them or not. With the choice of the resident, they may be included in the resident's service plan.

The following services and programs will be available for the promotion of the health and wellbeing of the resident.

- A. Health Screening and Evaluation Program
- B. Diet and Nutrition
- C. Exercise Program
- D. Counseling Referral Program
- E. Mental Alertness Program
- F. Spiritual Life Enhancement Program

Education on topics of health, wellness and topics of interest to seniors aging will be featured for staff and families, as well as the residents. Educational opportunities will be provided family and residents. Community groups will be encouraged to use the project for training and meetings.

MANAGEMENT OF THE PROJECT

Gold Stream Retirement Communities, the proposed Management Agent is responsible for setting standards of performance, quality, productivity and conduct; and for performing accounting and human resources functions. Additionally, the agent is responsible for making available any and all resources, advice, consent, and capital required for optimum day to day operating performance of the community. The primary objective of the management company is to enhance the long-term efficiency and effectiveness of the facility.



TAB F

LEGAL DESCRIPTION

THE NORTH 220.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 220.00 FEET THEREOF; AND EXCEPT THE SOUTH 220.00 FEET THEREOF; AND

THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5) TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE WEST THIRTY-THREE (33) FEET THEREOF; AND

LOTS 1 AND 2, MARIPOSA ACRES, ACCORDING TO BOOK 1231 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Lorraine Nevarez](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: CR21-316 The Pointe at Surprise - Luke AFB
Date: Wednesday, May 19, 2021 9:02:24 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Lorraine,

Thank you for allowing Luke AFB to make comments on The Pointe at Surprise Concept Review application. This application is to develop a retirement community that will consist of a two story main facility building with independent apartments, assisted living units, memory care units. Also, there will be two 3-plex independent units with 20 active adult 55+ single family homes with a clubhouse, pool and other amenities. The site is located at Reems Road & Tierra Buena Lane in Surprise, AZ. It is 1.8 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. This project does not state an overall dwellings per acre density as of this point; however, the City of Surprise requested that Luke AFB use the Orchards Pad with a total of 2,053 dwellings authorized. By completing this development as proposed, the City of Surprise guarantees the overall dwellings will not exceed 2,053 in the Orchards PAD area.

As described in the application, this request should not have a negative impact on Luke AFB Flight Operations. However, Luke AFB reserves the right to review/comment on final plans submitted to Surprise. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark

Mark James

Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981

DSN: 896-9981

-----Original Appointment-----

From: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>

Sent: Friday, April 23, 2021 3:38 PM

To: Amy Peterson; Brigham Bennett; Chris Boyd; Chris Knight; Christine Nunez; Cindy Coen; Dana Owsiany; David Mobley; Ellen VanRiper; Gladys Nkeze; Heather Donaldson; Hobart Wingard; Jacob Moreno; James Stewart; Jamie Sullivan; Jeffery Martin; Jeffrey Rallo; Jennifer Davidson; Joe Garza; John McFarland; Johnathan Futch; Joseph Zak; Joshua Mike; Joshua Vig; Keith Tanner; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Laurie Lineberry; Lloyd Abrams; Luis Lopez; Luke Korpi; Maolin Zheng; Marcia Sorensen; Martin Lucero; Michael Boule; Mike Gent; Nichole Flores; Nuning Lemka; Paul Frie; Randy De La Garza; Renee Fugiel; Robert Kuhfuss; Ron Dry; Sergio Angulo; Shirley Phan; Sophie Cole; Stephen Chang; Tiffany Copp; Todd Halverson; Todd Wuellner; Tracie Busby; Tracy Mills; Travis Samuelson; Warren Bert; Greg Welch

Cc: 56 FW/CIT Community Initiative; Afshin Ahouraiyan (Maricopa); Bob Woodring - TEMPX; Chris Cain - MWD; Daniel Trujillo; Debbie Trasancos - MWD; Donna Miller; Ernest (USPS); Ibeth - USPS; Jerome Choy - ADOT; Leslie - MWD; Lynndsay O'Neill, AICP, CFM; Mark Frago; Mary Orta - Surprise Chamber; Peter Hughes - FCDX; Raoul Sada - Surprise Chamber; Sandy Simmons; Vern Wolfley - MAG; Victor.Schaum; Yvonne Aguirre

Subject: [Non-DoD Source] CR21-316 The Pointe at Surprise

When: Thursday, July 1, 2021 8:45 AM-9:30 AM (UTC-07:00) Arizona.

Where: Webex Meeiting/#Conference Room - CH 1F N1-150 Lobby

CR21-316 The Pointe at Surprise

Reems Road & Tierra Buena Lane

APN: 501-17-006G, 501-17-028A, 501-17-028E, 501-19-063, 501-19-064

SCOPE

A retirement community that will consist of a two story main facility building with independent apartments, assisted living units, memory care units. We will also have two 3-plex independent, with 20 active adult 55+ single family homes with a clubhouse, pool and other amenities. Two phase project. Main building and 3-plex and 2nd phase will be active adult homes.

QUESTIONS

Next steps for zone change

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

[Join meeting](#)



More ways to join:

Join from the meeting link

<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=macf6d4eabca373a4dd1eeacddaf62c92>

Join by meeting number

Meeting number (access code): 187 077 6456

Meeting password: 5FbBwYeWd68

Tap to join from a mobile device (attendees only)

[+1-408-418-9388](tel:+1-408-418-9388)..1870776456## United States Toll

[+1-602-666-0783](tel:+1-602-666-0783)..1870776456## United States Toll (Phoenix)

Join by phone

+1-408-418-9388 United States Toll

+1-602-666-0783 United States Toll (Phoenix)

[Global call-in numbers](#)

Join from a video system or application

Dial [1870776456@surpriseaz.webex.com](tel:1870776456)

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial [1870776456.surpriseaz@lync.webex.com](tel:1870776456)

If you are a host, [click here](#) to view host information.

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23 Apr 2021 22:38:12 -0000

CITIZEN PARTICIPATION REPORT



GOLD STREAM

Gold Stream Development LLC

APN's: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, & 501-17-006G
Northeast Corner of Reems Road and Tierra Buena Lane
Surprise, AZ 85374
Case No. FS22-0858

Prepared By:

Quarles

Benjamin W. Graff, Esq.
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

Submitted to:

City of Surprise
Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374

Citizen Participation Plan Submittal: June 10, 2022
Citizen Participation Report Submittal: November 22, 2023

Development Description

The law firm of Quarles & Brady LLP submits this Citizen Participation Report ("CPR") on behalf of Gold Stream Development, LLC (the "Applicant"). The Applicant intends to develop the Pointe at Surprise Retirement Living Community (the "Pointe") as a 12-acre multi-family development. The Pointe will be a single-phase development, allowing a complete "age in place" retirement living community. The purpose of this Citizen Participation Report is to demonstrate how the Applicant engaged and informed citizens, property owners, neighborhood associations, agencies, and businesses in the vicinity of the proposed development.

The Pointe will be located along East side of Reems Road, on the North side of Tierra Buena Rd in Surprise, AZ (the "Property"). The Property currently consists of five separate parcels (APNs 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G) and will require a Final Plat to combine the parcels, creating a single parcel for the Pointe. See Aerial and Zoning Maps Attached at **Tab A**.

The Property is currently split between the western parcels zoned Neighborhood Commercial Planned Unit Development ("C-1 PUD") and the eastern parcels zoned Rural Residential ("RR"). The C-1 PUD portion of the Property contains nonconforming residential homes. The RR portion of the Property is currently vacant. The Applicant is requesting to rezone the entire 12 acres to Residential High Density ("R-3") with a density limitation of 13.9 dwelling units per acre ("du/ac") to develop the proposed retirement community. The development will include a total of 168 units comprised of a central facility containing independent living, assisted living, and memory care as well as a collection of detached, independent living units. Planning and designing the Pointe included great consideration to provide a quality development designed to fit in with the surrounding neighborhoods and contribute to the community.

I. Neighborhood Meetings and Notification Technique

The Applicant initially held a neighborhood meeting during the early due diligence phase on June 30th, 2021, at Hilton Garden Inn to introduce the proposed development. The meeting was well-attended, and neighbors were vocal in support of the proposed development in their neighborhood.

The City of Surprise required an additional in-person and virtual neighborhood meeting in 2022 for the rezoning request. After submitting the formal development application, the Development Team held an additional in-person neighborhood meeting on October 25, 2022, at Countryside Elementary School and a virtual neighborhood meeting on November 2, 2022, to discuss the current rezoning request. The in-person meeting had a sign-in sheet station, three sets of exhibit stations displaying the development plans, and was set-up in a gallery, open-house format. The virtual neighborhood meeting was held using the Zoom platform in a presentation format. Multiple individuals from the Applicant team attended both meetings to help answer and address any questions.

On October 10, 2022, 15-days prior to the neighborhood meetings, the Applicant team posted two physical notification signs on the Property, one facing Tierra Buena Lane, and one

facing Reems Road. See Sign Affidavit Attached at **Tab B**. The notification sign met all sign requirements as outlined by the City of Surprise and listed both the in-person and virtual neighborhood meetings, and that the Planning and Zoning Commission and City Council meetings were pending. Per correspondence with City Staff, the City of Surprise sent the post card notifications to nearby property owners, neighborhood associations, and other parties of interest, and posted the legal advertisement in the Surprise Today newspaper on October 8, 2022, and October 12, 2022. See Emails with City Staff, Legal Ad, and Mailing List Attached at **Tab C**.

City Staff has since provided the meeting dates for the Planning and Zoning Commission hearing (December 21, 2023) and City Council hearing (January 16, 2024). On November 20, 2023, the Applicant updated the two physical notification signs on the Property with the hearing dates. See Updated Sign Affidavit Attached at **Tab B**. The Applicant will coordinate with City Staff to ensure the proper post card and newspaper notifications are delivered and posted at least 15 calendar days prior to the hearings.

II. Summary of Discussions with the Public

One property owner, Marvin Orsborn ([REDACTED]) attended both the in-person and virtual neighborhood meeting, with three other nearby property owners attending the in-person meeting (George Hoefer and Sheila Redding-Hoefer at [REDACTED] and William “Bill” Maley at [REDACTED]). See In-Person Meeting Sign-In Sheet Attached at **Tab D**. All owners expressed favorable and positive support for the development at the meetings. After learning about the development, none of the attendees expressed any reservations or concerns about the development at that time. In fact, the owners voiced the proposed use is better suited for the site than a typical commercial use.

Since the neighborhood meetings, the Applicant team has been in contact with multiple nearby property owners from November 2022 through March 2023, then reached out to interested property owners to update them on the proposed development within the past few weeks (November 2023) after receiving the hearing dates from City Staff.

Mr. Maley and Mr. Orsborn, who attended the previous neighborhood meetings, have reached out to discuss whether Gold Stream is willing to make off-site improvements to the local flood irrigation channels that connect through the Gold Stream Property. While this request from the neighbors is outside of the request before the City, Gold Stream was unable to secure the authority or approval to complete off-site flood irrigation improvements. The Development Team has worked with these neighbors to understand the flood irrigation issues. Gold Stream is committed to providing improvements within the Property to ensure the same quality and quantity of flood irrigation is provided to both Mr. Maley and Mr. Orsborn’s properties. The Applicant team and Gold Stream will continue to keep the City updated on any proposed irrigation lines.

The Applicant has also been in contact and reached out the multiple nearby property owners to provide updates on the development and received overall support for the development from these property owners. Below is a summary of property owners in contact and dates contacted. We have received two support letters from nearby property owners and anticipate more support letters prior to the public meetings. See Support Letters Attached at **Tab E**.

Property Owner(s)	Owner Address	Date(s) Contacted
Marvin Orsborn	[REDACTED]	October 25, 2022; November 2, 2022; December 14, 2022; December 30, 2022; March 16, 2023
William “Bill” Maley	[REDACTED]	October 25, 2022; November 2, 2022; March 16, 2023; November 14, 2023
George Hoefer and Sheila Redding-Hoefer	[REDACTED]	October 25, 2022; November 2, 2022; Attempted to contact in December 2022 and no response since.
Eric Anderson	[REDACTED]	November 16, 2022; November 20, 2023; December 14, 2022; December 28, 2022; December 30, 2022; November 20, 2023
Roger Diaz	[REDACTED]	December 14, 2022; November 17, 2023
Charlie Foster	[REDACTED]	December 15, 2022; Attempted to contact since February 2023 and again November 2023 with no response
Michael Hofmann	[REDACTED]	November 2, 2022; February 10, 2023; March 16, 2023; November 20, 2023
Donna Lundberg	[REDACTED]	November 20, 2023
Bob Spexarth	[REDACTED]	November 20, 2023

The Pointe will allow aging members of the Surprise community to live near their families and provide potential opportunities to engage with the nearby school. Based on existing and prior neighborhood input, it appears the neighborhood supports senior communities for the Property and deems the Property unsuitable for other commercial uses. The Applicant will continue to communicate with nearby property owners to address any other questions or concerns. The Applicant will also continue to inform City Staff of any updates from the public, and coordinate with City Staff to ensure the proper post card and newspaper notifications are delivered and posted at least 15 calendar days prior to the hearings in compliance with all citizen review process notification requirements. It is the Applicant's understanding City Staff will be responsible for arranging and delivering letter notifications and newspaper notifications to the appropriate nearby property owners and community groups of interest.

TAB A

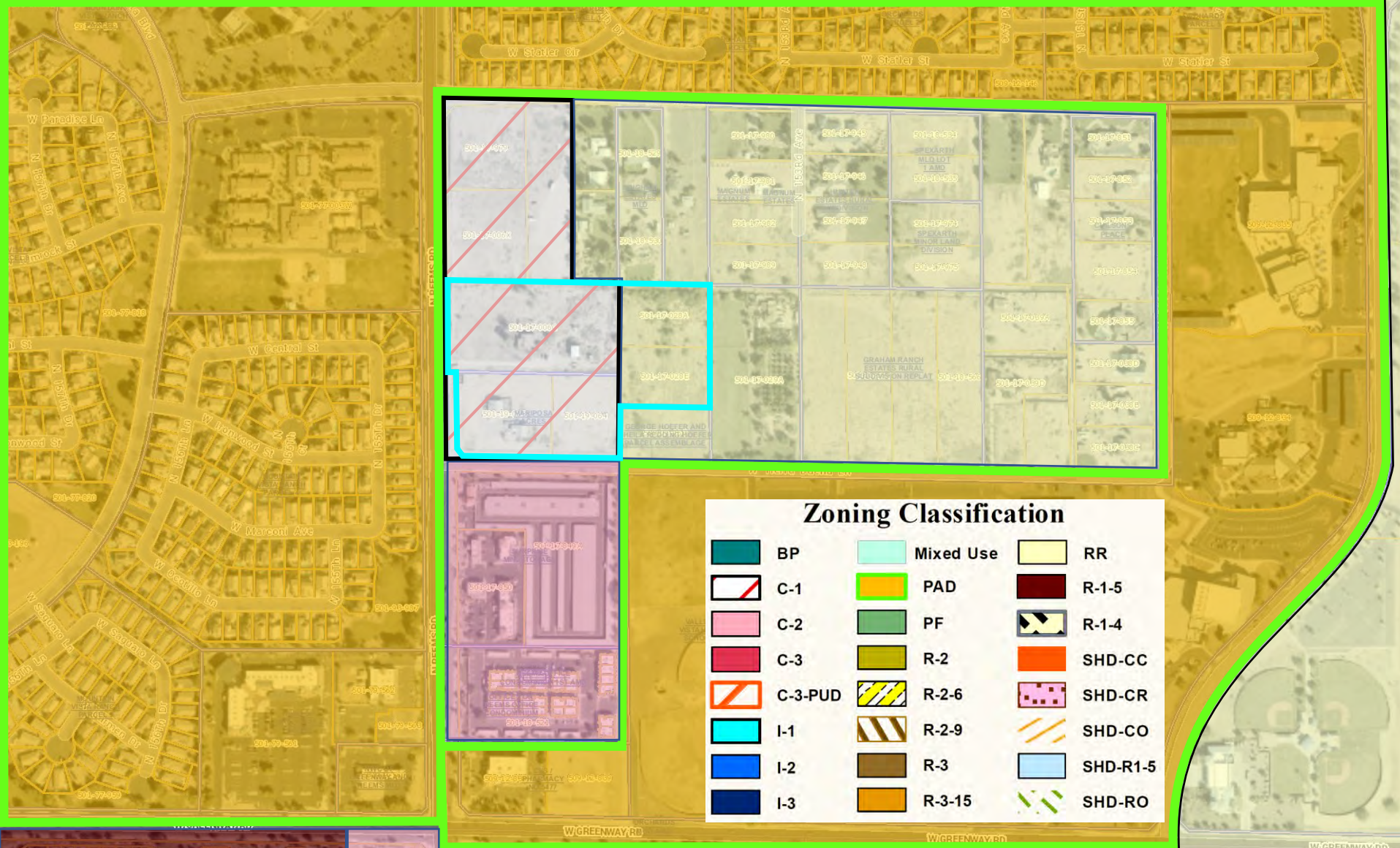
AERIAL MAP



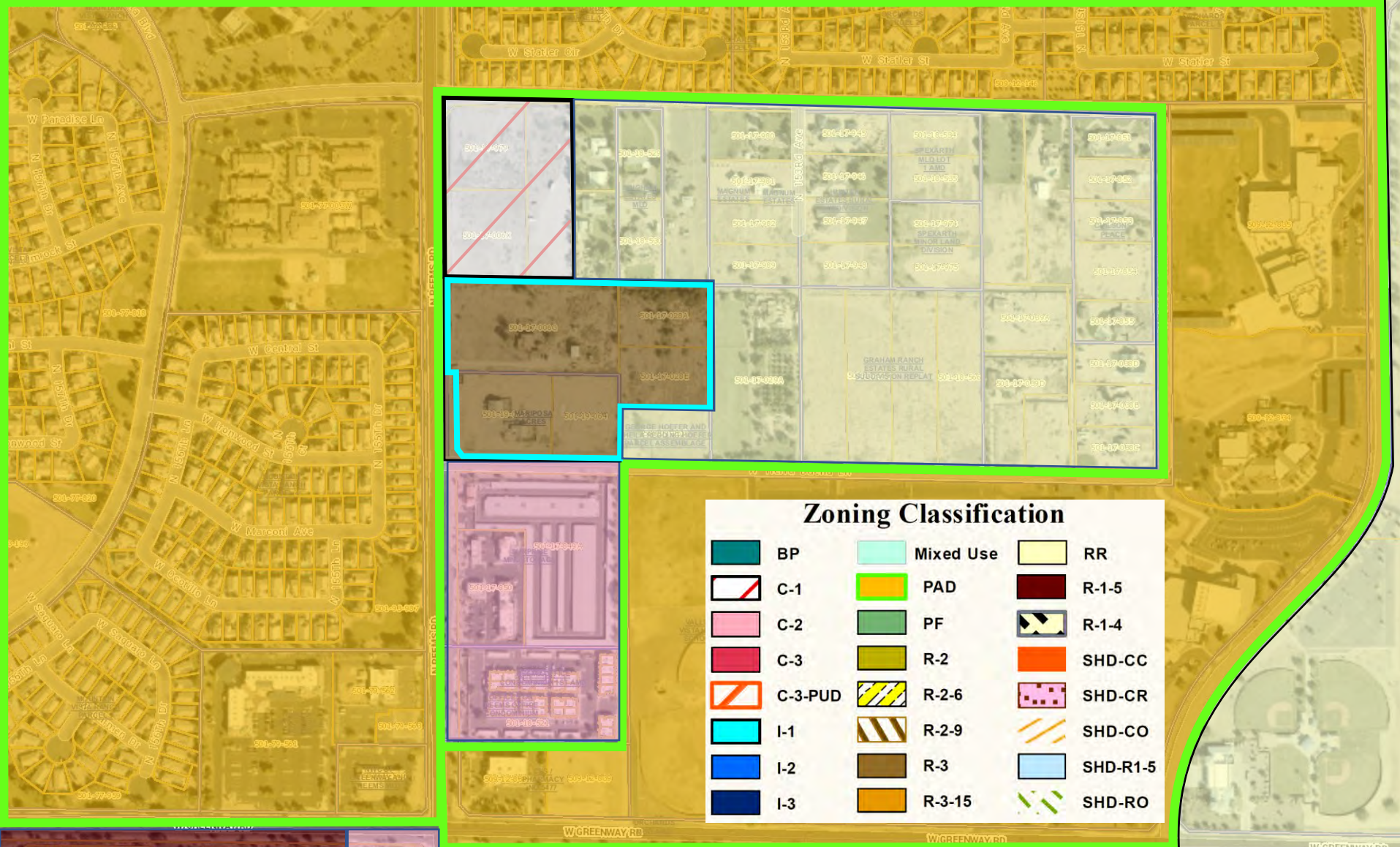
[illegible]

Quarles

CURRENT ZONING MAP

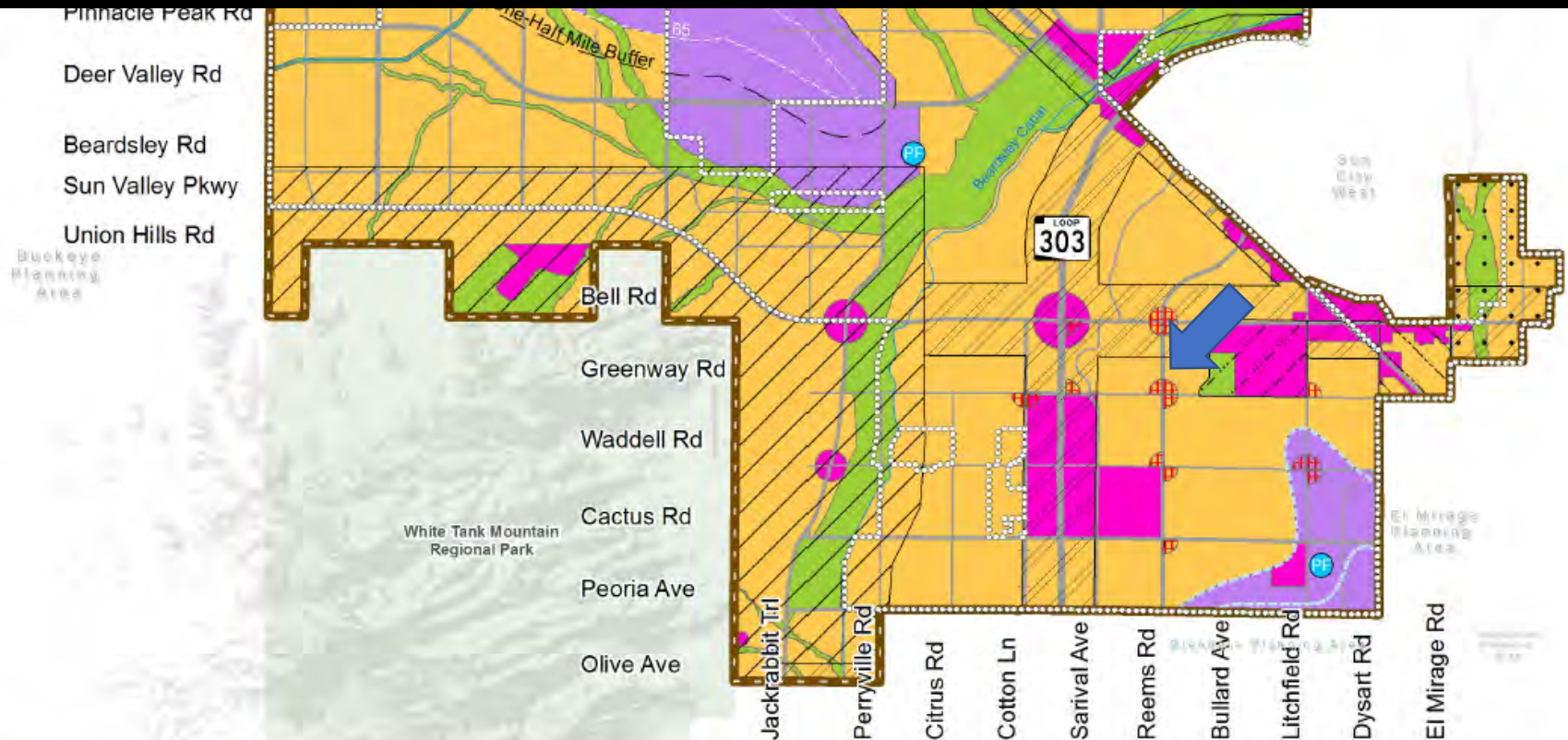


PROPOSED ZONING MAP



PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

GENERAL PLAN MAP NEIGHBORHOOD CHARACTER AREA



PARCEL NUMBERS: 501-19-063, 501-19-064,
501-17-028A, 501-17-028E, and 501-17-006G

GENERAL PLAN MAP

Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**
(As described on page 53)

PARCEL NUMBERS: 501-19-063, 501-19-064, 501-17-028A, 501-17-028E, and 501-17-006G

Quarles

Quarles

[illegible]

Quarles

PHOTOGRAPHIC ELEVATIONS



TAB B

AFFIDAVIT OF POSTING

Application No: FS22-0858

Applicant Name: Quarles & Brady

Location: SEC Reems Rd & Tierra Buena Ln

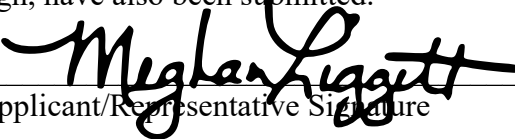
Date Site Posted: 10/10/22

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).

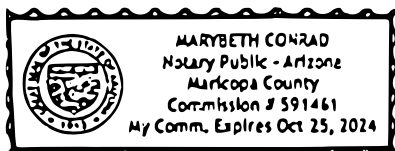
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

 10/10/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 10/10/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
10-25-24
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: October 25, 2022

Time: 6:00 P.M.

Location: Countryside Elementary
15034 N Parkview Pl Surprise, AZ 85379

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cVdVYyY3pFUT09>

Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

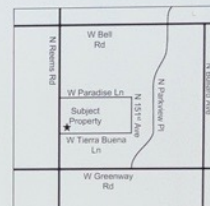
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

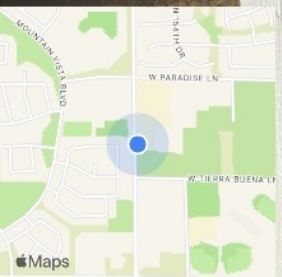
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Oct 10, 2022 09:44AM
16005 N Reems Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: October 25, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Elementary
15034 N Parkview Pl Surprise, AZ 85379

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cVdVYyY3pFUT09>

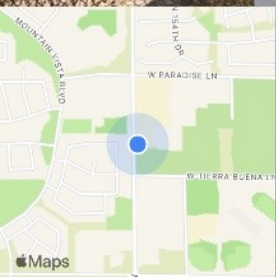
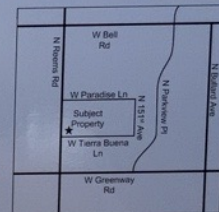
Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Oct 10, 2022 09:44AM
16005 N Reems Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: October 25, 2022

Time: 6:00 P.M.

Location: Countryside Elementary
15034 N Parkview Pl Surprise, AZ 85379

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBhVXNjRmNUZ1cVdVYyY3pFUT09>

Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

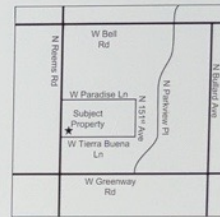
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

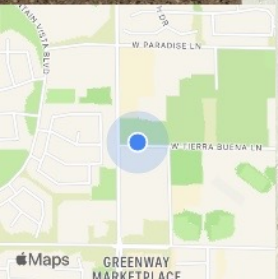
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Oct 10, 2022 09:10AM
15853 N Reems Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: October 25, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Elementary
15034 N Parkview Pl Surprise, AZ 85379

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cudVYyY3pFUT09>

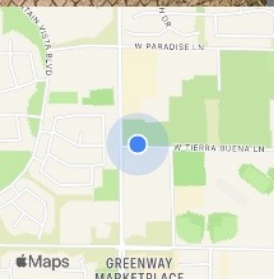
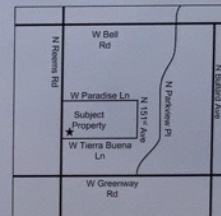
Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Oct 10, 2022 09:09AM
15853 N Reems Rd
Maricopa County

AFFIDAVIT OF POSTING

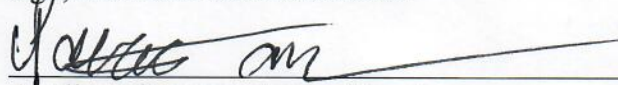
Application No: FS22-0858
Applicant Name: Quarles & Brady
Location: Reems Rd & Tierra Buena Ln
Date Site Posted: 11/20/23

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).

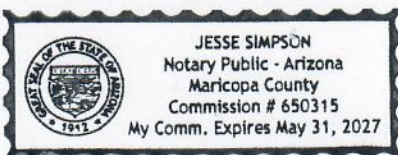
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

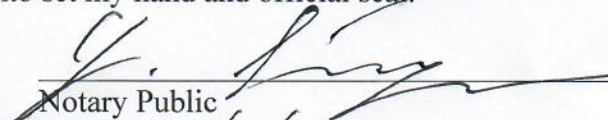
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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.

 11.20.2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/20/23, by Patrick Anspaugh I witness whereof I hereunto set my hand and official seal.




Notary Public 5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: October 25, 2022

Time: 6:00 P.M.

Location: Countryside Elementary
15034 N Parkview Pl Surprise, AZ 85379

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cVdVYVY3pFUT09>

Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Planning & Zoning

Date: December 21, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: January 16, 2024

Time: 6:00 P.M.

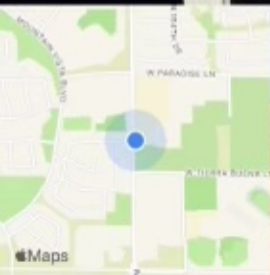
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.



Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 9:09 AM
16005 N Reems Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: October 25, 2022

Time: 6:00 P.M.

Location: Countryside Elementary

15034 N Parkview Pl Surprise, AZ 85379

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1c0dVYyY3pFUT09>

Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Planning & Zoning

Date: December 21, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: January 16, 2024

Time: 6:00 P.M.

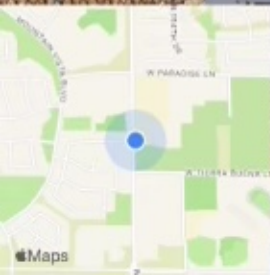
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.



Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 9:08 AM
16005 N Reems Rd
Maricopa County

In-Person and Virtual

Planning & Zoning

City Council

Date: December 21, 2023

Date: January 16, 2024

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Elementary

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cWdVYyY3pFUT09>

Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Case number: FS22-0858



Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 12:18 PM
15853 N Reems Rd
Surprise AZ 85374

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: October 25, 2022

Date: December 21, 2023

Date: January 16, 2024

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Elementary

15034 N Parkview Pl Surprise, AZ 85379

Location: 16000 N Civic Center Plaza

Surprise, AZ 85374

Location: 16000 N Civic Center Plaza

Surprise, AZ 85374

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBxVXNjRmNUZ1c2dVYyY3pFU09>

Meeting ID: 810 0521 4673 Passcode: 473668

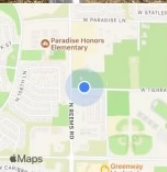
Phone/Audio: (669) 444-9171

Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.



Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 12:18 PM
15853 N Reems Rd
Surprise AZ 85374

TAB C

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

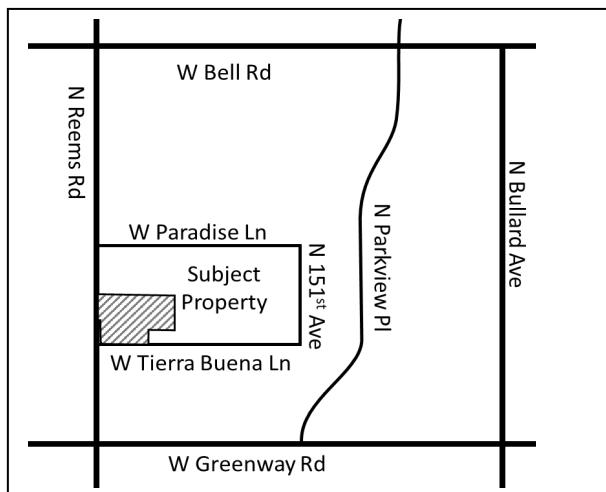
Please be advised, Benjamin Graff of Quarles & Brady, LLP will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Benjamin Graff (602) 229-5683, Benjamin.Graff@Quarles.com
City of Surprise Planner: Leslie Carnie, (623) 222-3153, Leslie.Carnie@surpriseaz.gov

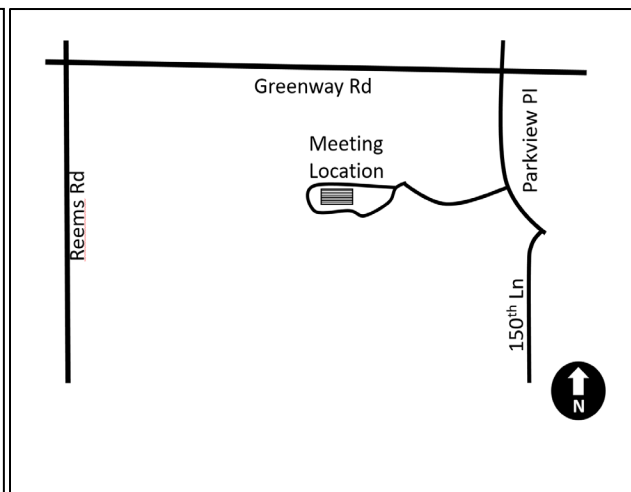
NEIGHBORHOOD MEETING DETAILS

<u>In Person</u>	<u>Virtual</u>
DATE: <u>Tuesday, Oct. 25, 2022</u>	<u>Wednesday, Nov. 02, 2022</u>
TIME: 6:00 PM	6:00 PM
LOCATION: Countryside Elementary School 15034 N Parkview Place Surprise, AZ 85379	Virtual Meeting Link URL: https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cVdVYyY3pFUT09 Meeting ID: 810 0521 4673 Passcode: 473668 Phone/Audio: (669) 444-9171

Project Location



Meeting Location



PROJECT DESCRIPTION:

Rezone from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane. Surprise Planning Case FS22-0858.

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
ADVISORY BOARD OF THE ARIZONA DISTRICT CHURCH		CHANDLER	AZ	85224
HILLER LANCE LAROEY & PENNY LYNN		SURPRISE	AZ	85374
VIVIDRA LLC		LITCHFIELD PARK	AZ	85340
AMPARO CONTRERAS LIVING TRUST/CONTRERAS ALBERTO		SURPRISE	AZ	85374
HOFMANN MICHAEL		SURPRISE	AZ	85374
PARAGON MANAGEMENT INC		SURPRISE	AZ	85374
BRITTS GARRETT		SURPRISE	AZ	85374
COOK WILLIAM F/HELEN I		ISSAQUAH	WA	98027
HOCHSTADT WILLIAM D/LAURETTA M		SURPRISE	AZ	85374
MASON EDITH A		SURPRISE	AZ	85374
PULKRABEK TRENT A/JULIE V		SURPRISE	AZ	85374
AVILA PEDRO LUIS ZAMORA/SANCHEZ ANA KARINA		SURPRISE	AZ	85374
RUFF ERIN		SURPRISE	AZ	85374
NIGRELLI SHANE		SURPRISE	AZ	85374
MCCARTHY MYLES P		SURPRISE	AZ	85374
MATTHEWS STEVEN F/MARIA C TR		WOODINVILLE	WA	98072
BLACKFORD BARBRA		SURPRISE	AZ	85374
EISENTRAUT DON/REEDANNE		KINTNERSVILLE	PA	18930
ANDERSON DAWN J		ANCHORAGE	AK	99516
MOUNTAIN VISTA RANCH OWNERS ASSOCIATION INC		PHOENIX	AZ	85016
MALEY WILLIAM/QUYNH NHU		SURPRISE	AZ	85379
ORSBORN MARVIN W/NATHAN		SURPRISE	AZ	85374
AMPARO CONTRERAS LIVING TRUST/CONTRERAS ALBERTO		SURPRISE	AZ	85374
MICULA DANIELA O		EL MIRAGE	AZ	85335
MALEY WILLIAM/QUYNH NHU		SURPRISE	AZ	85379

From: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>

Sent: Wednesday, October 5, 2022 3:46:52 PM

To: Mike, Josh J. <josh.mike@quarles.com>

Subject: RE: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

Hi Josh,

Because the public hearing is only required for the rezone, I would remove the site plan review language from the description.

Thank you,

Leslie Carnie, Planner II

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise, AZ 85374

Office: 623.222.3153 | Fax: 623-222-3001



From: Mike, Josh J. <josh.mike@quarles.com>

Sent: Wednesday, October 5, 2022 3:38 PM

To: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>

Subject: Re: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Thank you for confirming.

Please verify the language on the site posting. Let me know if anything needs to be revised or added before sending it to the Sign Company.

Thanks

Josh

Get [Outlook for Android](https://secure-web.cisco.com) [secure-web.cisco.com] [secure-web.cisco.com]

From: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>

Sent: Wednesday, October 5, 2022 3:32:21 PM

To: Mike, Josh J. <josh.mike@quarles.com>

Subject: RE: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

Hi Josh,

The ad is set to run Sat 10/8 and Wed 10/12.

Leslie Carnie, Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: 623.222.3153 | Fax: 623-222-3001



From: Mike, Josh J. <josh.mike@quarles.com>
Sent: Wednesday, October 5, 2022 1:55 PM
To: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>
Subject: Re: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hello Leslie,

Following up on our phone call from earlier this morning. Have you been able to confirm the newspaper posting date for Friday or Saturday?

I would like to know if we can proceed with the meeting date as planned and run with the sign language as drafted.

Thanks
Josh

Get [Outlook for Android \[secure-web.cisco.com\] \[secure-web.cisco.com\] \[secure-web.cisco.com\]](#)

From: Leslie Carnie <Leslie.Carnie@surpriseaz.gov>
Sent: Wednesday, October 5, 2022 12:06:54 PM
To: Mike, Josh J. <josh.mike@quarles.com>
Subject: RE: FS22-0858 Pointe at Surprise Notice of Decision 09.02.22 [QBLLP-ACTIVE.FID41401173]

Hi Mike,

The earliest date I can run the ad in the Surprise Today paper is going to be Wed. 10/12 if I can get the proof to them by 2:00 pm today. That will not give us the 15 days required for the legal ad. We can still have the meeting that week but it will have to be on Thursday 10/27 to meet the requirements. If you can confirm that the 27th will work at the same venue I can get the legal ad sent over to the paper ASAP.

TAB D

SIGN-IN SHEET

CITY OF SURPRISE PLANNING AND ZONING CASE NO. FS22-0858

DATE/TIME: OCTOBER 25, 2022 AT 6:00 P.M.

LOCATION: COUNTRYSIDE ELEMENTARY SCHOOL
15034 N. PARKVIEW PLACE, SURPRISE, AZ 85379

	NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
1.	William Malley			
2.	MARVIN ORSBORN			
3.	George Hoefen			
4.	S. REDDING-Hoefen			
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

TAB E

City of Surprise Planning & Zoning
Attn: Lloyd Abrams, Community Development Director
16000 N Civic Center Plaza
Surprise, AZ 85374

Re: Letter of Support for Zoning Case No. FS22-0858; The Pointe at Surprise

Dear Mr. Abrams,

I am writing today regarding zoning case no. FS22-0858 and the proposed retirement living community to be located at Tierra Buena Lane and Reems Road. I own a neighboring parcel of land ([REDACTED]), so the proposed development directly impacts me. I have taken the time to review the development with the Applicant, Quarles & Brady LLP, including Applicant's request to rezone from C-1/RR to R-3. I believe the proposed development will provide significant benefits to the surrounding area, including meeting a need for an upscale senior living community in Surprise. The development appears to be very compatible with the area. I do not believe a commercial development with more intense traffic impacts would be a good fit for this site and I was happy to learn that this type of retirement community generates far less traffic than commercial or traditional multifamily uses. I appreciate the City of Surprise listening to my input.

Please accept this letter as a record of my full support of this application and Case FS22-0858.

Sincerely yours,



Eric Andersen
[REDACTED]

City of Surprise Planning & Zoning
Attn: Lloyd Abrams, Community Development Director
16000 N Civic Center Plaza
Surprise, AZ 85374

Re: Letter of Support for Zoning Case No. FS22-0858; The Pointe at Surprise

Dear Mr. Abrams,

I am writing the City in regard to Rezoning Case No. FS22-0858 and the proposed retirement and assisted living development to be located at Tierra Buena Lane and Reems Road, known as The Pointe at Surprise. I own a parcel of land in the neighborhood adjacent to the site and I was very happy to see that the developer kept the surrounding neighbors in mind when designing the proposed development

I have taken the time to review the proposed site plan and speak with the applicant's development team. I am in favor of the proposed retirement and assisted living development instead of any other traditional multifamily or any type of traffic-heavy commercial use on this land, as I do not believe that would be compatible with the area.

Please accept this letter as my full support of this application and Case FS22-0858.

Sincerely yours,

Roger Diaz
Signature

Roger DIAZ
Name


Address

04-19-2023
Date

AFFIDAVIT OF POSTING

Application No: FS22-0858
Applicant Name: Quarles & Brady
Location: Reems Rd & Tierra Buena Ln
Date Site Posted: 11/20/23

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.

[Signature] 11.20.2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/20/23, by Patrick Anspaugh I witness whereof I hereunto set my hand and official seal.



[Signature]
Notary Public 5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: October 25, 2022

Time: 6:00 P.M.

Location: Countryside Elementary
15034 N Parkview Pl Surprise, AZ 85379

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1cVdVYVY3pFUT09>

Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Planning & Zoning

Date: December 21, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: January 16, 2024

Time: 6:00 P.M.

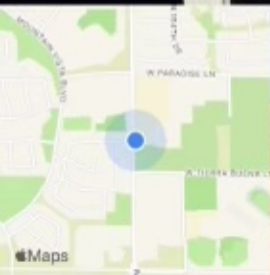
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.



Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 9:09 AM
16005 N Reems Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: October 25, 2022

Time: 6:00 P.M.

Location: Countryside Elementary

15034 N Parkview Pl Surprise, AZ 85379

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1c0dVYyY3pFUT09>

Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Planning & Zoning

Date: December 21, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: January 16, 2024

Time: 6:00 P.M.

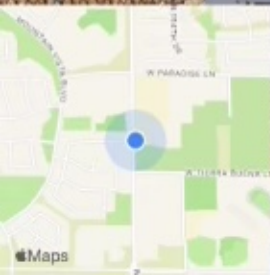
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.



Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 9:08 AM
16005 N Reems Rd
Maricopa County

City of Surprise
In-Person and Virtual
Neighborhood Meeting **Planning & Zoning** **City Council**

Virtual: November 2, 2022
Time: 6:00 P.M.

Meeting ID: 810 0521 4673 Passcode: 473668

Phone/Audio: (669) 444-9171

Case number: FS22-0858

Project Description: Rezoning from C-1 PUD and RR to R-3 to allow an age in place senior living development on approx. 12-acres generally located at the Northeast corner of Reems Road and Tierra Buena Lane.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 12:18 PM
15853 N Reems Rd
Surprise AZ 85374

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: October 25, 2022

Date: December 21, 2023

Date: January 16, 2024

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Elementary

15034 N Parkview Pl Surprise, AZ 85379

Location: 16000 N Civic Center Plaza

Surprise, AZ 85374

Location: 16000 N Civic Center Plaza

Surprise, AZ 85374

Virtual: November 2, 2022

Time: 6:00 P.M.

Link: <https://us06web.zoom.us/j/81005214673?pwd=VnRrcjBXVXNjRmNUZ1c2dVYyY3pFU09>

Meeting ID: 810 0521 4673 Passcode: 473668

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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



November 20, 2023 at 12:18 PM
15853 N Reems Rd
Surprise AZ 85374



FS22-0858

The Pointe at Surprise Zone Change

Planning & Zoning Commission
December 21, 2023

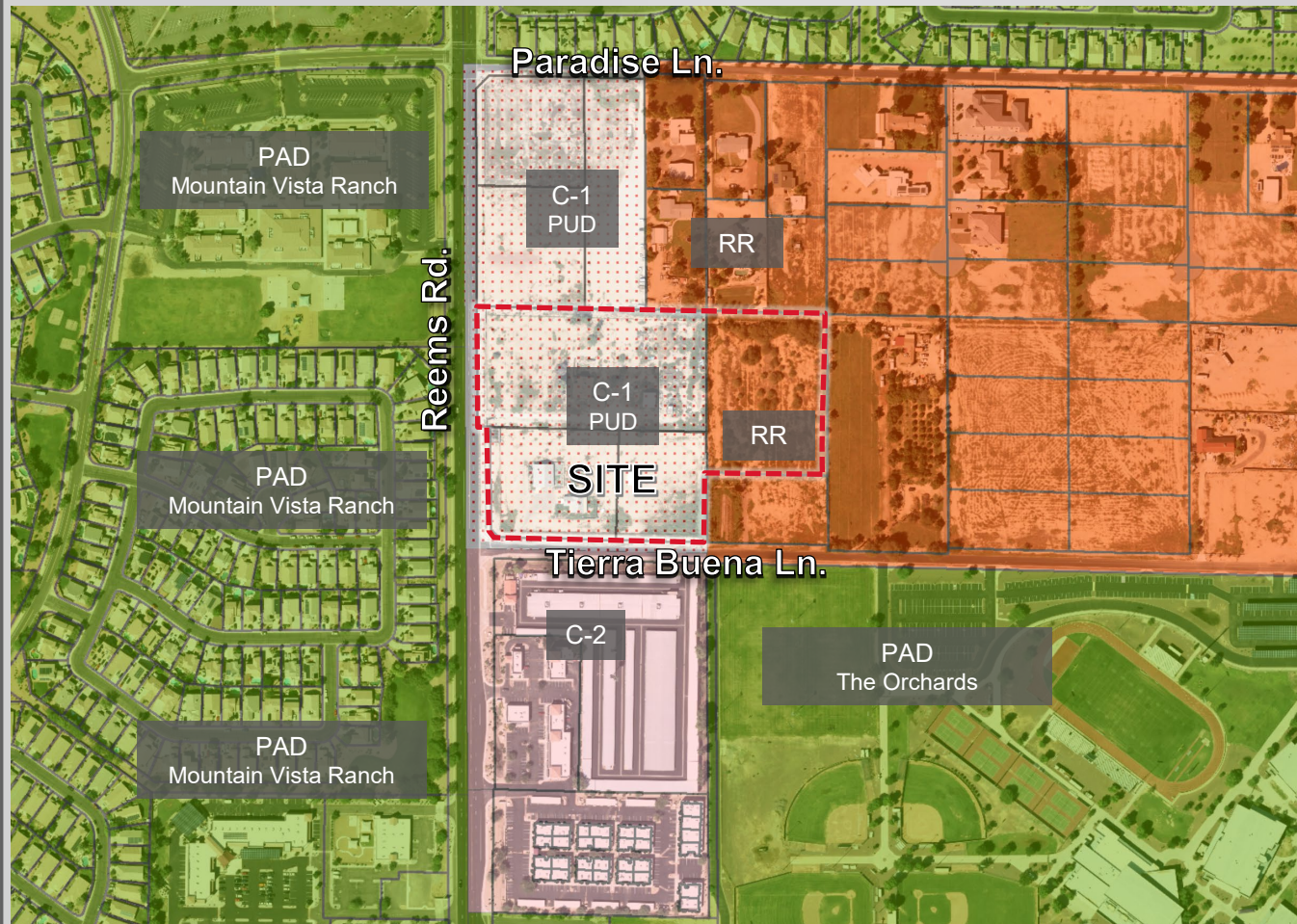


VICINITY MAP

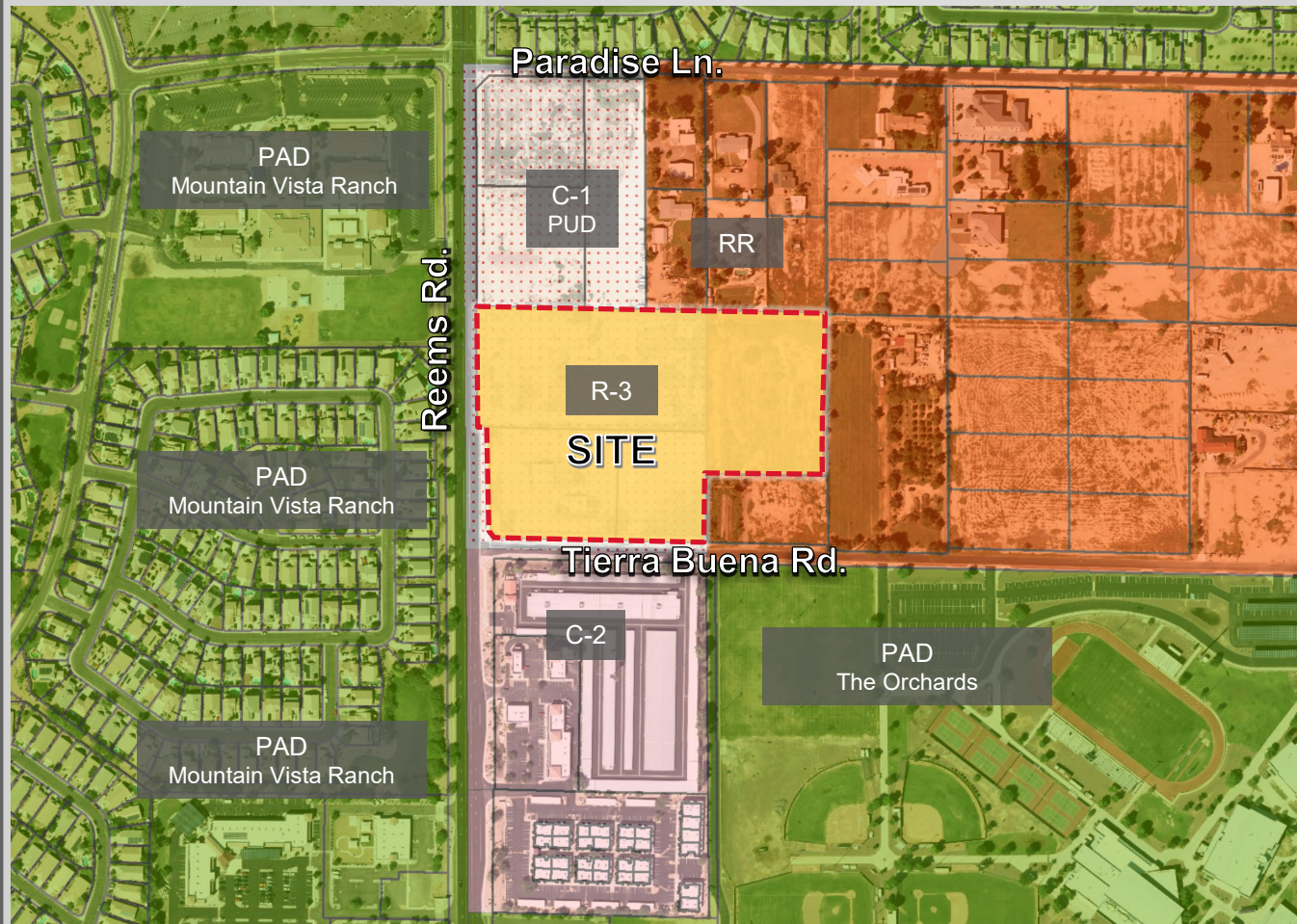


BACKGROUND

- **April 26, 1984:** The subject parcels were annexed into the City of Surprise.
- **August 18, 2014:** The Mayor and City Council approved a Zone Change of 1.5 acres from Rural Residential (RR/R1-43) to Medium Density Zoning (RM-12) and a Final Plat for the area known as “Mariposa Acres” under case FS12-168.
- **September 01, 2015:** The Mayor and City Council approved a 1-year Final Plat extension and a deed restriction limiting the Use on Lot 1 to a “Senior Housing development of 16 or fewer units” under case FS12-168
- **March 28, 2016:** The Mayor and City Council approved a Zone Change of 15.76 acres of the Paradise Acres area from Rural Residential (RR/R1-43) and Medium Density Residential (RM-12) to Neighborhood Commercial (C-1) with a PUD Overlay under case FS16-153
- **June 21, 2022:** The applicant filed a request for a Zone Change, Site Plan and Final Plat under case FS22-0858.

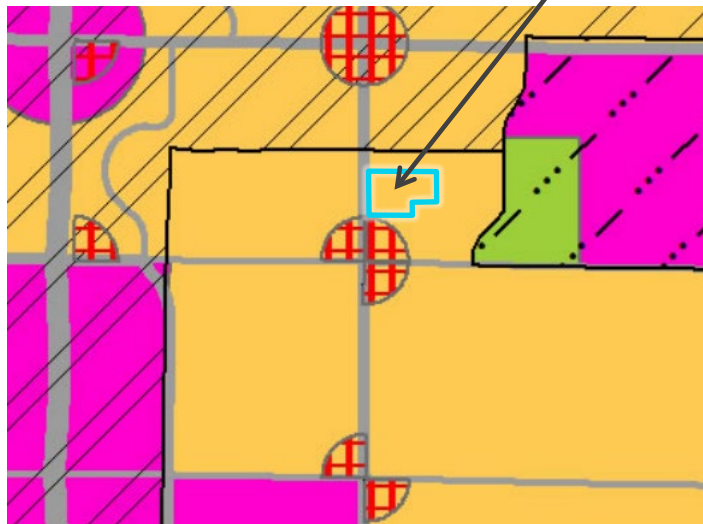


EXISTING ZONING



PROPOSED ZONING

Project Location



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**
(As described on page 53)

Sub Areas

- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Aggregate Resource Areas

- The Neighborhood Character area supports Urban Neighborhoods with higher densities along arterial roadways.
- The proposed project adjusts densities within the site to provide a gradual transition to surrounding uses.

Table 106-2e—Residential High Density (R-3) Zoning District

Net Density (du/ac)	8-11.9	12-14.9	15+
Min. setback to arterial ROW (ft) ²	20	20	20
Min. setback to collector and local ROW (ft) ²	15	15	15
Min. setback adjacent to residential zoning (ft)	10	15	20
Min. setback adjacent to non-residential zoning (ft)	20	20	20
Max. bldg. height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150

Notes:

1. The *height* of any *structure*, or portions thereof, shall not exceed 30 feet in *height* measured at the *setback* line when *adjacent* to *single-family, two-family, three-family development parcels*. The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum *height* equal to the *zoning*.
2. *Setback* may be reduced to ten feet along collector or local *right-of-way* for units that open to the *street* and exclude a perimeter wall.



OUTREACH



- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- Citizen Participation Meetings:
 1. In-Person: October 25, 2022
 - 29 attendees
 2. Virtual: November 02, 2022
 - 2 attendees
- Questions and Comments
 - Clarification on Development Details
 - Overall Support for the Project



RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council, subject to stipulations 'a' through 'b'.



SURPRISE
ARIZONA

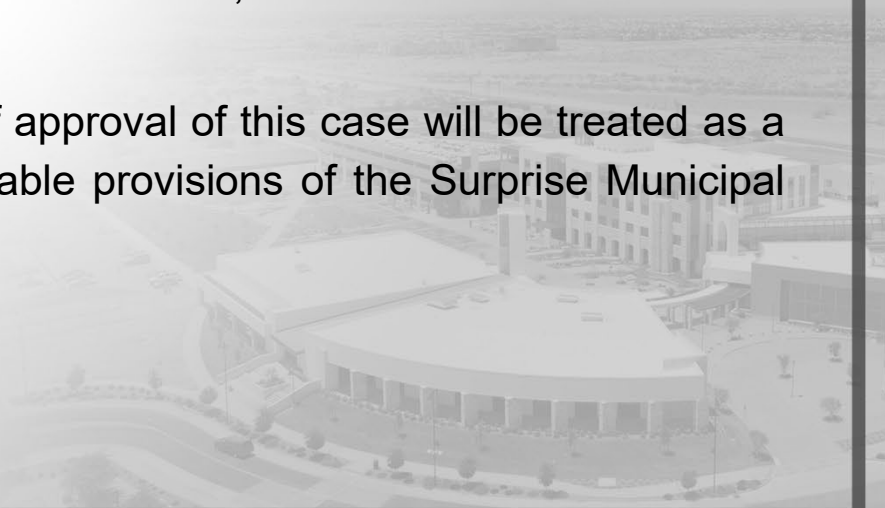
QUESTIONS OR COMMENTS?

Thank You





STIPULATIONS

- 
- a. Development and use of the site shall be consistent with the Zone Change narrative entitled “Age-In-Place Senior Living Development”, prepared by Quarles & Brady, and stamped received October 25, 2023.
 - b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.