



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 16, 2024 @ 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 May 2, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for North Copper Canyon Parcels 7 & A", dated March 7, 2024, a property located at the northeast corner of Pinnacle Peak Road and Citrus Road. Case FS23-0952. | Tanner Wessel
Community
Development |
| 3. | District 5 | Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD. | Scott Phillips
Community
Development |

- 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: Thursday, May 9, 2024 @ 3:00 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: May 16, 2024

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

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 May 2, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the May 2, 2024, Planning and Zoning Commission Regular Meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 05-02-2024 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 2, 2024 / 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 March 21, 2024.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Leslie Carnie, Current Planner; Trever Fleetham, Current Planner; and Alyssa Carpenter, Planning and Zoning Secretary.

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. Hearing no requests, Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the March 21, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the March 21, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Rosenbaum seconded the motion. Chair Holland abstained. Motion passed with 4 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – District 5 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for an Express Oil Minor Automotive Repair Facility generally located north of the northwest corner of Litchfield Road and Waddell Road. Case FS23-0883.

Leslie Carnie, Current Planner, presented item 2 to the Commission.

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

The Commission discussed the following:

- Monument signage

Commissioner Bash motioned to the Express Oil CUP with Site Plan, Case #FS23-0883, subject to stipulations 'a' through 'e' as memorialized in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 4 votes in favor.

Item 3 – District 5 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through generally located north of the northwest corner of Litchfield Road and Waddell Road. Case #FS23-0853.

Leslie Carnie, Current Planner, presented item 3 to the Commission.

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

The Commission discussed the following:

- None

Commissioner Keating motioned approve the Starbucks Shell at Litchfield Place CUP with Site Plan, case #FS23-0853, subject to stipulations 'a' through 'e' as memorialized in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 4 – District 5 – Consideration and action regarding a Comprehensive Sign Program (CSP) for the Litchfield Place commercial development, generally located north of the northwest corner of Litchfield Road and Waddell Road. Case #FS23-0853

Leslie Carnie, Current Planner, presented item 4 to the Commission.

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

The Commission discussed the following:

- None

Commissioner Keating motioned to recommend approval of the Comprehensive Sign Program for Litchfield Place, Case FS23-0853, subject to stipulations ‘a’ and ‘b’ as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Nobella Phase 1A” dated February 20, 2024, a property generally located west of 155th Avenue and north of Jomax Road. Case FS23-0811.

Trever Fleetham, Current Planner, presented item 5 to the Commission.

The Commission discussed the following:

- Acreage and density of phases
- Access for Jomax road
- Amenity construction timeline

Commissioner Rosenbaum motioned to approve the Preliminary Plat entitled “Preliminary Plat for Nobella Phase 1A,” Case #FS23-0811, subject to stipulations “a” through “h” as memorialized in the staff report. Commissioner Keating 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 Bash made a motion to adjourn; Commissioner Rosenbaum seconded the motion. All voted in favor.

Meeting adjourned at 6:26 pm

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, Planning and Zoning Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: May 16, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Parcels 7 & A”, dated March 7, 2024, a property located at the northeast corner of Pinnacle Peak Road and Citrus Road. Case FS23-0952.

Motion:

I move to approve the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Parcels 7 & A”, dated March 7, 2024, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report.

Background:

Brendan Harney with Courtland Homes Inc. seeks approval of a Preliminary Plat for North Copper Canyon Parcels 7 & A. The proposed Preliminary Plat contemplates 272 single-family lots over approximately 50.82 gross acres, for a gross density of 5.35 DU/AC.

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-FS23-0952 North Copper Canyon Parcels 7 & A - Preliminary Plat - Staff Report
2. 01-FS23-0952 North Copper Canyon Parcels 7 & A - Preliminary Plat - Vicinity Map
3. 02-FS23-0952 North Copper Canyon Parcels 7 & A - Preliminary Plat - Zoning Map
4. 03-FS23-0952 North Copper Canyon Parcels 7 & A - Preliminary Plat - Preliminary Plat

5. 04-FS23-0952 North Copper Canyon Parcels 7 & A - Preliminary Plat - Preliminary Landscape Plans
 6. 05-FS23-0952 North Copper Canyon Parcels 7 & A - Preliminary Plat - Luke AFB Letter
 7. FS23-0952 North Copper Canyon Parcels 7 & A - Preliminary Plat - PowerPoint
-

PRELIMINARY PLAT

REPORT TO THE PLANNING & ZONING COMMISSION

Case: FS23-0952

Project Name: North Copper Canyon Parcels 7 & A

Council District: 1 - Acacia

City Council Date: May 16, 2024

Planner: Tanner Wessel, Planner II

Owner: Courtland Homes Inc.

Applicant: Brendan Harney of Courtland Homes Inc.

Request: Preliminary Plat for Parcels 7 & A of the North Cooper Canyon development, a 272-lot residential subdivision

Site Location: Located at the northeast corner of Pinnacle Peak Road and Citrus Road

Site Size: 50.82 gross acres (approx.)

Gross Density: 5.35 DU/AC

General Plan

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

Findings:

- The proposed Preliminary Plat is consistent with the North Copper Canyon PAD.
- The proposed Preliminary Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

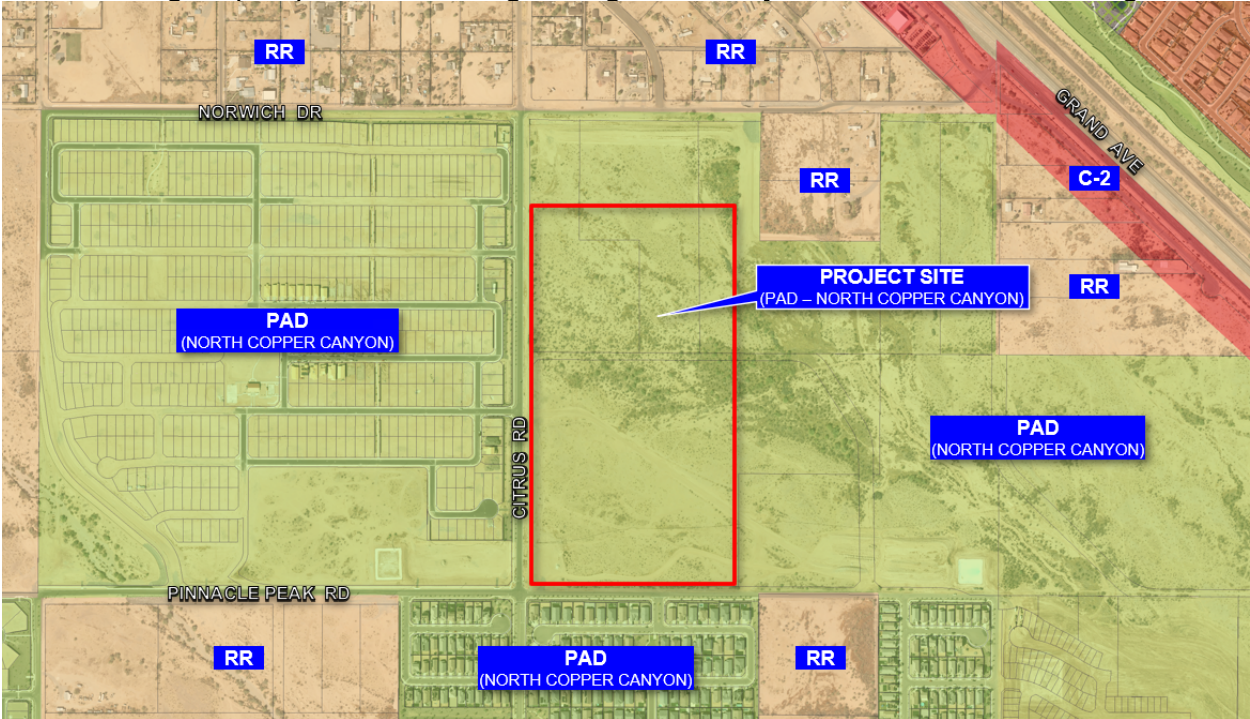
Alternative Actions: **Approve** – Approval of the proposed Preliminary Plat will allow the applicant the ability to subdivide the property as proposed.
Deny – Denial of the requested Preliminary Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

Brendan Harney of Courtland Homes seeks approval of a Preliminary Plat for Parcels 7 & A within the North Copper Canyon Planned Area Development (PAD). The proposed Preliminary Plat contemplates 272 single-family lots over approximately 50.82 gross acres for a gross density of 5.35 DU/AC. The proposed subdivision will integrate into the larger North Copper Canyon community.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounding:



Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)
Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)
Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)

BACKGROUND:

May 23, 1987: The subject parcels were annexed into the City of Surprise under Ordinance 87-03.

May 27, 2004: The City Council approved a PAD for Austin Ranch under Case PAD03-278.

April 04, 2018: A minor PAD Amendment to the Austin Ranch PAD was administratively approved under Case FS18-033.

February 18, 2020: The City Council approved a PAD Amendment to the Austin Ranch PAD renaming it to North Copper Canyon under Case FS19-431.

April 18, 2023: The City Council approved a PAD Amendment to the North Copper Canyon PAD which incorporated the former Burke Property PAD into the North Copper Canyon PAD under Case FS22-1245.

October 27, 2023: The applicant filed a request for a Preliminary Plat for Parcels 7 & A under Case FS23-0952, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a Preliminary Plat for Parcels 7 & A within the North Copper Canyon PAD. FS22-1245, a PAD amendment approved April 2023 redesignated both parcels as low-density residential (R1-5). The parcels are required to comply with the residential lot category A-1 development standards as outlined in the PAD amendment. The proposed lots are a minimum of 45-feet wide and 110-feet in depth. The proposed Preliminary Plat facilitates the creation and ultimate development of 272 single-family lots over approximately 50.82 gross acres having a gross density of 5.35 DU/AC. The lots included with this plat meet or exceed the minimum lot area width requirements outlined within the North Copper Canyon PAD. A summary of the prescribed development standards is provided below:

North Copper Canyon PAD – Residential Lot Category A-1 Development Standards	
Minimum Area	5,280 SF
Minimum Width	45-feet
Minimum Depth	110-feet
Front	12-feet living area or side load garage 20-feet for front load garage
Side	5-feet / 8-feet
Street Side	13-feet**
Rear	15-feet*
Rear Adjacent to Arterial Street	20-feet
Distance Between House	10-feet
Building Height	30-feet
*Fireplace, bay windows, pop-outs, or patio covers may encroach 10-feet into rear setback	
**Setback includes adjacent landscape tract	

Access

Access to Parcel 7 is provided from Parcel A to the south via 178th Avenue and from Pinnacle Peak Road to the west, while access to Parcel A is provided from Pinnacle Peak Road to the south and Citrus Road to the west. Both Pinnacle Peak Road and Citrus Road connect to the overall North Copper Canyon development as well as Grand Avenue via Deer Valley Road and Norwich Drive.

Open Space & Landscaping

There is a total of approximately 2.46 acres of open space within Parcels 7 & A. Approximately 51% of the total open space provided is designated as active open space. A paved north-south pedestrian path is provided through the center of Parcels 7 & A allowing pedestrian connectivity from Electra Lane near the southern boundary of Parcel A up north into the future Parcel 6 to be located north of Parcel 7. Residents within Parcels 7 & A will have access to the amenity sites located throughout the development. These amenities include a community pool, dog parks, tot lots, basketball courts, and ramadas. The proposed landscape incorporates native and low water use plants, as required by the city, and is consistent with the overall North Copper Canyon Development.

Walls

The proposed walls are consistent with the rest of the North Copper Canyon community. The Primary Theme Wall consists of 6"x8" CMU block with an 8"x8" split face cap. Partial View Fence are also proposed throughout Parcels 7 & A and consist of a 1'-4" wrought iron fence atop a 4-foot 6"x8" CMU block wall.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 5.35 DU/AC the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however the site is integral to the larger North Copper Canyon project, which is approved for an overall density of 4.1 DU/AC and meets the guidance offered by the GDC.

The Surprise General Plan 2035 shows the property lying within the Neighborhood Character Area, which supports residential development up to 8 DU/AC or more.

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, Maricopa Water District, and Luke AFB were included in the routing of this request. All agencies have indicated no objections to the request.

SUMMARY:

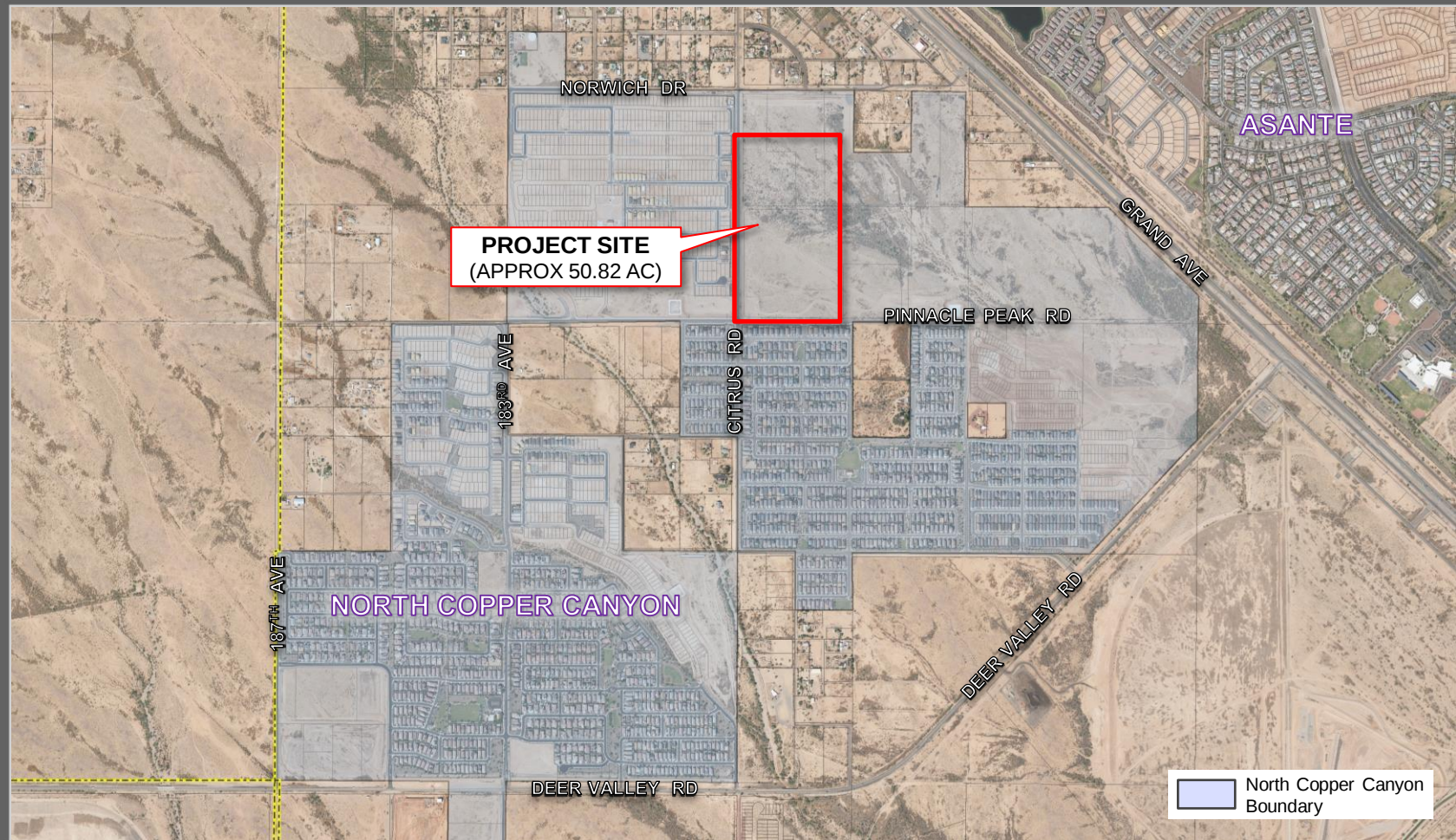
The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents.

FINDINGS:

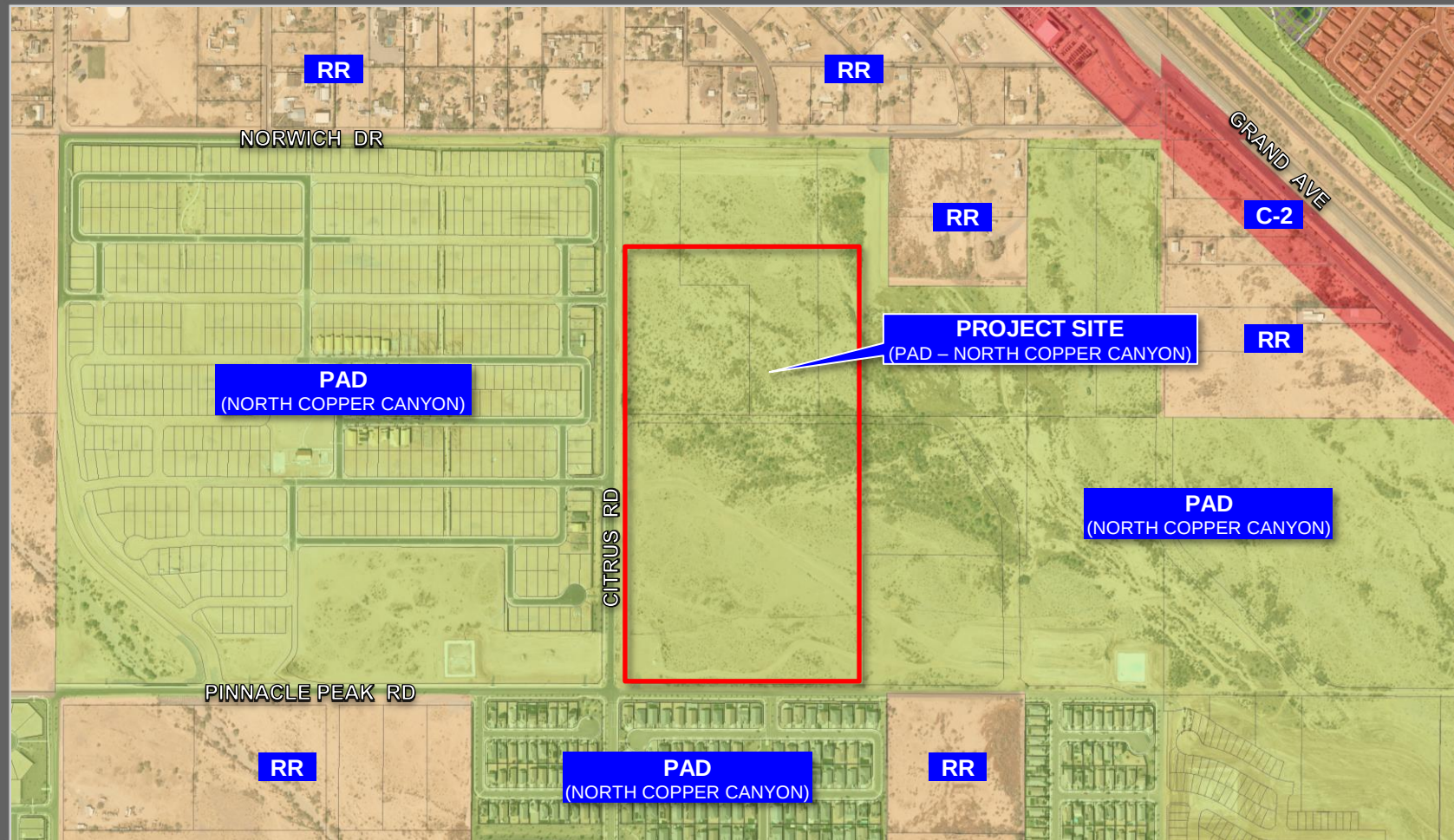
- The proposed Preliminary Plat is consistent with the North Copper Canyon PAD.
- The proposed Preliminary Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Preliminary Plat
04 Preliminary Landscape Plans
05 Luke AFB Letter
PPT



FS23-0952 VICINITY MAP



EMERGENCY VEHICLE ACCESS (E.V.A.)

EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE CONTRACTOR THROUGHOUT THE ENTIRE CONSTRUCTION SITE. THE E.V.A. ROUTE MUST BE SIGNED AND MAINTAINED BY THE CONTRACTOR AT ALL TIMES. SIGNS SHALL BE PLACED AT THE BEGINNING AT THE POINT OF ENTRY AND AT ALL DIRECTIONAL CHANGE LOCATIONS.

BASIS OF BEARING

BASIS OF BEARINGS: SOUTH 00°28'33" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST ACCORDING TO AN UNRECORDED A.L.T.A. SURVEY BY LAND SURVEY SERVICES, PLC.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SAID SECTION 11, FROM WHICH THE ALUMINUM CAP STAMPED LS 35832 MARKING THE WEST QUARTER CORNER OF SAID SECTION 11, BEARS NORTH 0°05'51" EAST, A DISTANCE OF 2633.88 FEET;

THENCE NORTH 00°05'51" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1905.78 FEET;

THENCE SOUTH 89°54'09" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 43°32'41" EAST, A DISTANCE OF 28.95 FEET TO A POINT ON A 225.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 05°21'38" WEST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'22", A DISTANCE OF 11.67 FEET;

THENCE SOUTH 81°39'59" EAST, A DISTANCE OF 79.56 FEET;
THENCE NORTH 49°12'41" EAST, A DISTANCE OF 28.18 FEET;
THENCE SOUTH 82°36'15" EAST, A DISTANCE OF 50.41 FEET;
THENCE NORTH 00°05'22" EAST, A DISTANCE OF 95.00 FEET;
THENCE SOUTH 89°45'08" EAST, A DISTANCE OF 893.26 FEET;
THENCE SOUTH 00°14'52" WEST, A DISTANCE OF 115.00 FEET;
THENCE SOUTH 89°45'08" EAST, A DISTANCE OF 41.08 FEET;
THENCE SOUTH 00°14'52" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 45°14'52" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00°14'52" WEST, A DISTANCE OF 113.51 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°22'00", A DISTANCE OF 55.07 FEET;

THENCE SOUTH 32°23'08" EAST, A DISTANCE OF 10.31 FEET;
THENCE SOUTH 00°14'52" WEST, A DISTANCE OF 230.00 FEET;

THENCE SOUTH 29°10'29" WEST, A DISTANCE OF 7.84 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 29°10'29" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°04'24", A DISTANCE OF 58.63 FEET;

THENCE SOUTH 00°14'52" WEST, A DISTANCE OF 230.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°04'13", A DISTANCE OF 53.82 FEET;

THENCE SOUTH 33°40'55" EAST, A DISTANCE OF 11.29 FEET;
THENCE SOUTH 00°14'52" WEST, A DISTANCE OF 240.00 FEET;

THENCE SOUTH 34°10'40" WEST, A DISTANCE OF 11.29 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 34°10'40" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°04'13", A DISTANCE OF 53.82 FEET;

THENCE SOUTH 00°14'52" WEST, A DISTANCE OF 535.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°40'17", A DISTANCE OF 43.84 FEET;

THENCE SOUTH 44°04'51" EAST, A DISTANCE OF 17.91 FEET;

THENCE SOUTH 00°14'52" WEST, A DISTANCE OF 175.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89°37'59" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1130.01 FEET TO THE POINT OF BEGINNING.

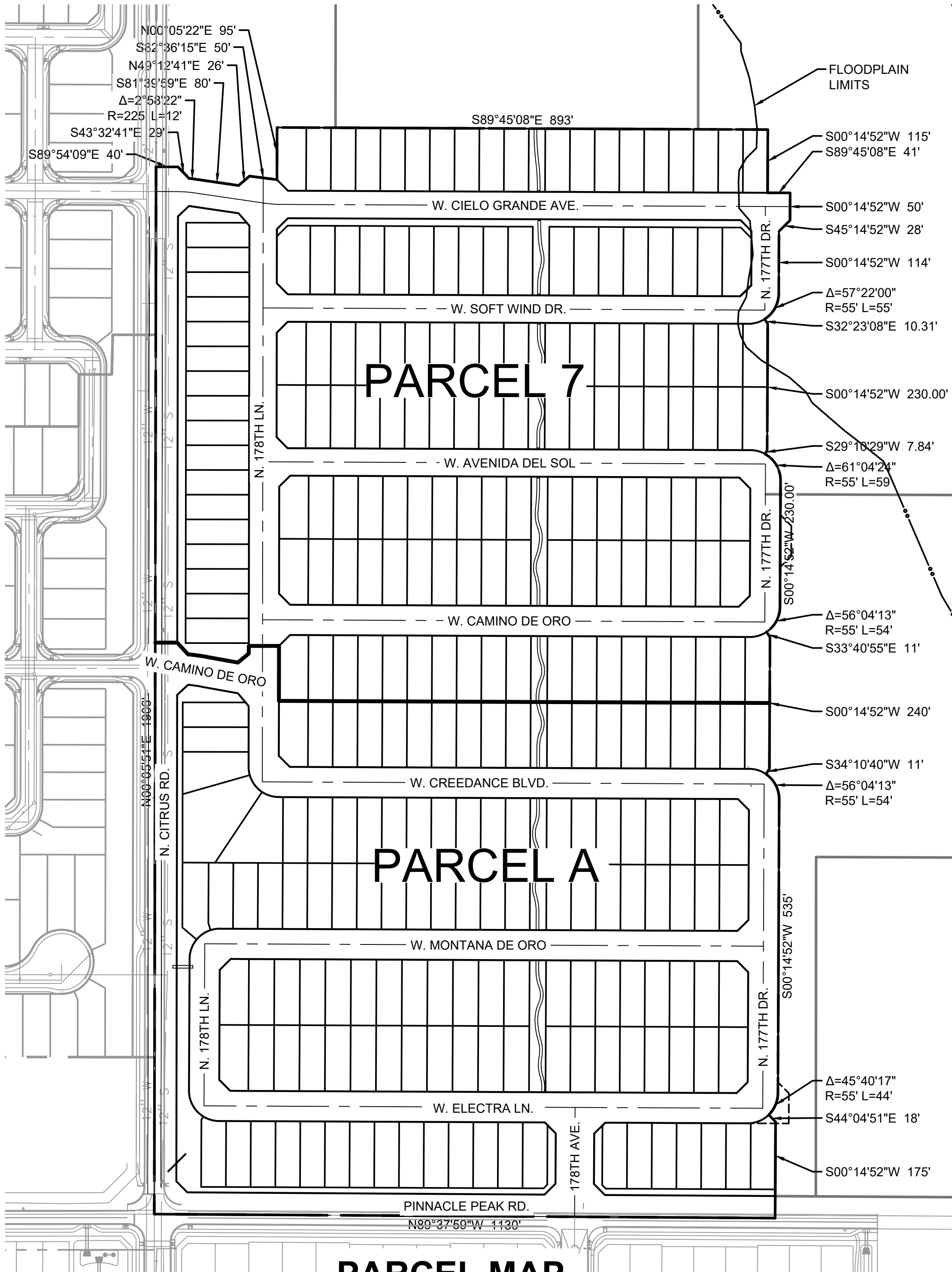
CONTAINING 2,213,875 SQUARE FEET OR 50.824 ACRES, MORE OR LESS.

FLOOD ZONE CERTIFICATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE A, AE, AND X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1205L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013. FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

UTILITY PROVIDERS

FIRE	CITY OF SURPRISE
WATER	LIBERTY UTILITIES
SEWER	CITY OF SURPRISE
POWER	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY
CATV	COX COMMUNICATIONS



PARCEL MAP

(NOT-TO-SCALE)

NOTES

- DESIGN SHALL FOLLOW THE PROVISIONS SET WITHIN THE PAD AND THE ZONING ORDINANCE.
- R-2 AND RESIDENTIAL LOT CATEGORIES A, A-1, B-1 SHALL HAVE RIGHT TO HAVE 20' X 20' GARAGE SIZE, CONSISTENT WITH PAD AMENDMENT 1 FOR PAD03-273

EASEMENT NOTES

- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 20" IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.
- PLANTING WITHIN THE ROW IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.
- TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30' OR BELOW 80' ARE PERMITTED.
 - TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

LEGEND

FSL - FRONT SETBACK LINE
SSL - SIDE SETBACK LINE
RSL - REAR SETBACK LINE
SVT - INDICATES 30'X30' VISIBILITY TRIANGLE EASEMENT
ROW-C - INDICATES 20' X 20' RIGHT OF WAY CLIP PER CITY OF SURPRISE

ZONING CASE NUMBER

No. FS22-1245

Development Standards (FS22-1245)	
MIN STANDARD	RES LOTS CATEGORY A-1
PARCEL #	7 & A
MINIMUM LOT AREA	4,950
MAX. HOUSE WIDTH	35'
MIN. LOT WIDTH	45'
MIN. LOT DEPTH	110'
FRONT SETBACK:	
LIVABLE OR SIDE LOAD GARAGE	12'
FRONT LOAD GARAGE	20'
MIN. REAR SETBACK (*)	15'
MIN. SIDE SETBACK	5'/5'
MIN. STREET SIDE (**)	13'
DISTANCE BETWEEN HOUSES	10'
MAX BUILDING HEIGHT	30'

NOTE:

* FIREPLACE, BAY WINDOWS, POP-OUTS, OR PATIO COVERS MAY ENCROACH 10' INTO REAR SETBACK, AND 5' ON R-2 LOTS; RES LOTS CATEGORY A-1 ADJACENT TO ARTERIAL STREETS SHALL HAVE A REAR SETBACK OF 20'
** SETBACK INCLUDES ADJACENT TRACTS.

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	272
TOTAL NUMBER OF TRACTS	10
TOTAL GROSS AREA	50.82 AC
GROSS RESIDENTIAL DENSITY	5.35 DU/AC
SMALLEST LOT SIZE (SF)	5,161.36
LARGEST LOT SIZE (SF)	15,003.99
AVERAGE LOT SIZE (SF)	5,468.31

TOTAL ROW AREA		
LOCAL ROW AREAS (AC)	11.35	
COLLECTOR ROW AREAS (AC)	2.86	
COMBINED ROW TOTALS	14.22	

TOTAL OPEN SPACE AREA		
O.S. TRACT AREAS	2.46	4.94%
TOTAL	2.46	4.94%

OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	1.25	51%
PASSIVE	1.21	49%
TOTAL	2.46	100%

PRELIMINARY PLAT FOR NORTH COPPER CANYON PARCELS 7 & A

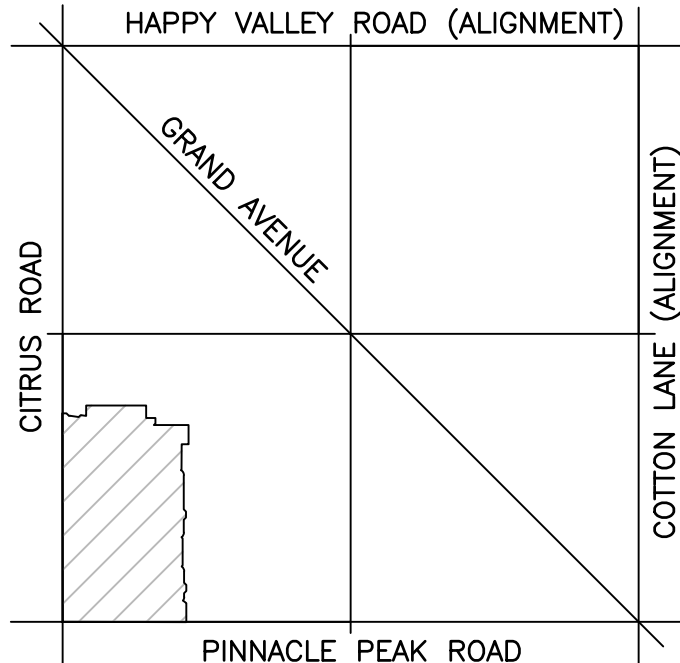
A PORTION OF LAND LOCATED IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

COURTLAND HOMES, INC
4160 WEST KITTY HAWK
CHANDLER, AZ 85226
PHONE: (480) 893-7515
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CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



VICINITY MAP

(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / PARCEL MAP / SITE DATA TABLE / TYPICAL LOT DETAIL / LOT COVERAGE TABLE
SHEET 02 - CROSS SECTION DETAILS / TRACT AREA TABLE
CENTERLINE TABLES / LOT AREA TABLE
SHEET 03 - SHEET INDEX MAP
SHEET 04-06 - PRELIMINARY PLAT



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SHEET 01 OF 06

CVL #: 01-0295201
CASE: PRJ13-503
FS23-0952

DATE: 03/07/2024

PARCEL 7 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,175
2	5,175
3	5,175
4	5,175
5	5,175
6	5,175
7	5,175
8	5,175
9	5,175
10	5,175
11	5,175
12	5,175
13	5,175
14	5,175
15	5,175
16	5,175
17	5,161
18	5,907
19	5,175
20	5,175
21	5,175
22	5,175
23	5,175
24	5,175
25	5,175
26	5,175
27	5,175
28	5,175
29	5,175
30	5,175
31	5,175
32	5,175
33	5,175
34	5,175
35	5,175
36	5,175
37	6,235
38	5,625
39	5,625
40	5,625
41	5,625
42	5,625
43	5,625
44	5,625
45	5,625
46	5,625
47	5,625
48	5,625
49	5,625
50	5,625
51	5,625
52	5,625
53	5,625
54	7,193
55	5,944
56	5,175
57	5,175
58	5,175
59	5,175
60	5,175

PARCEL 7 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
61	5,175
62	5,175
63	5,175
64	5,175
65	5,175
66	5,175
67	5,175
68	5,175
69	5,175
70	5,175
71	5,175
72	5,175
73	5,282
74	5,247
75	5,175
76	5,175
77	5,175
78	5,175
79	5,175
80	5,175
81	5,175
82	5,175
83	5,175
84	5,175
85	5,175
86	5,175
87	5,175
88	5,175
89	5,175
90	5,175
91	5,175
92	5,907
93	5,945
94	5,175
95	5,175
96	5,175
97	5,175
98	5,175
99	5,175
100	5,175
101	5,175
102	5,175
103	5,175
104	5,175
105	5,175
106	5,175
107	5,175
108	5,175
109	5,175
110	5,989
111	6,258
112	5,400
113	5,400
114	5,400
115	5,400
116	5,400
117	5,400
118	5,400
119	5,400
120	5,400

PARCEL 7 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
121	5,400
122	5,400
123	5,400
124	5,400
125	5,400
126	5,400
127	5,400
128	6,173
129	6,213
130	5,400
131	5,400
132	5,400
133	5,400
134	5,400
135	5,400
136	5,400
137	5,400
138	5,400
139	5,400
140	5,400
141	5,400
142	5,400
143	5,400
144	5,400
145	5,400
146	5,400
147	5,522

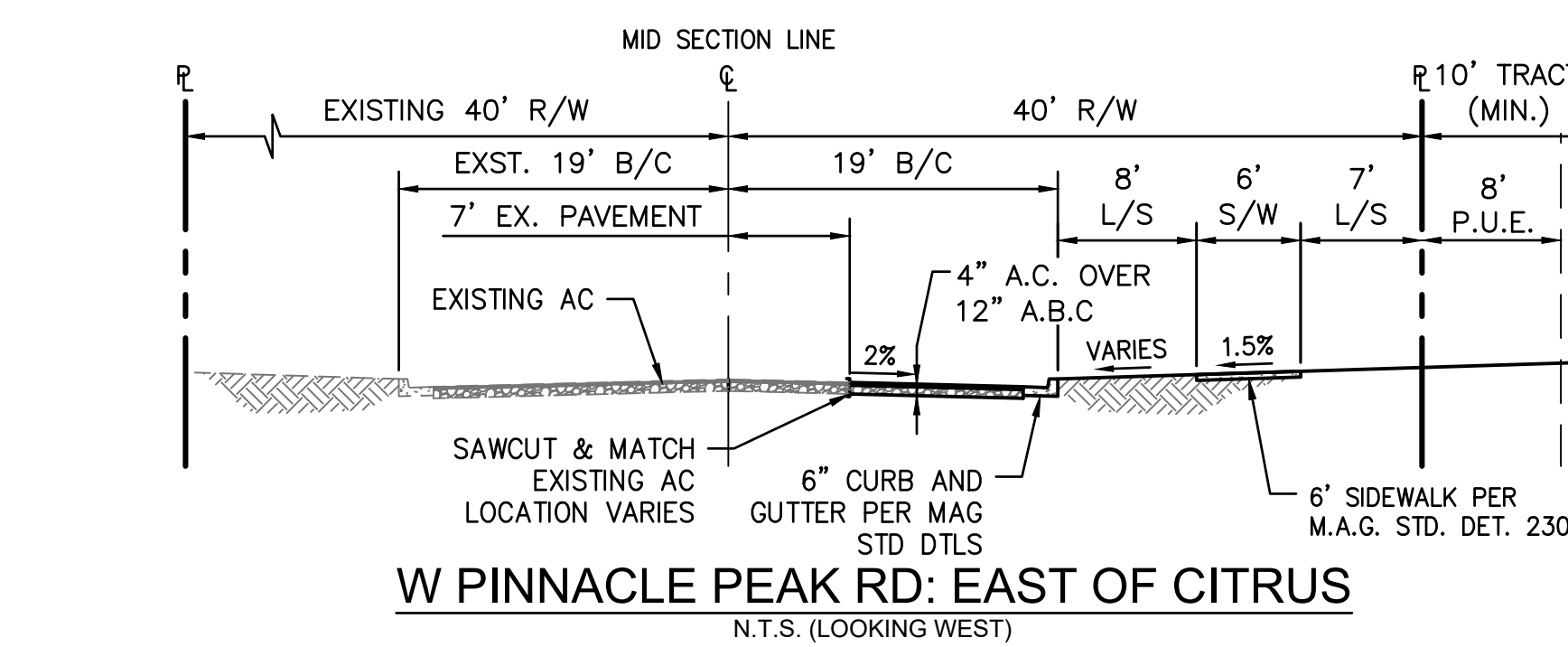
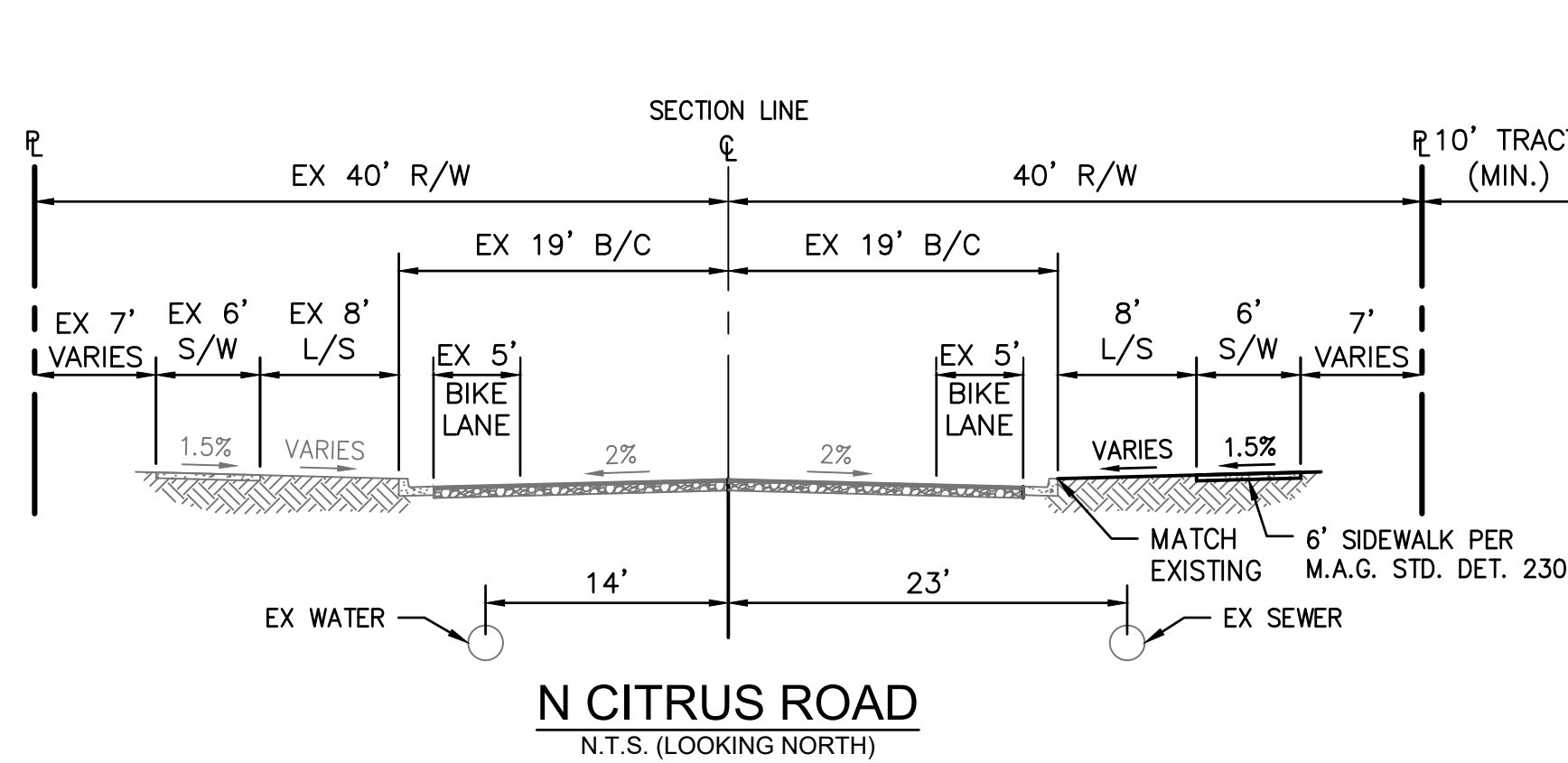
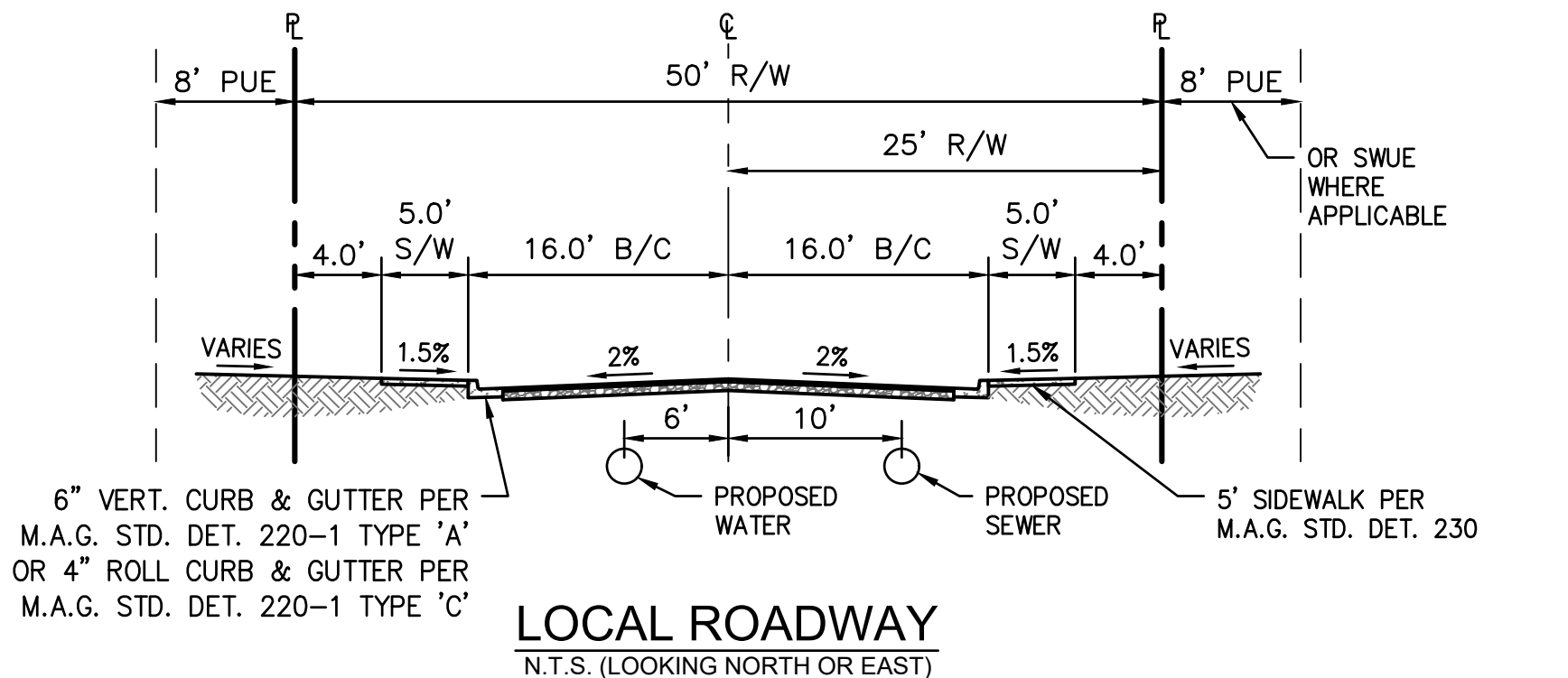
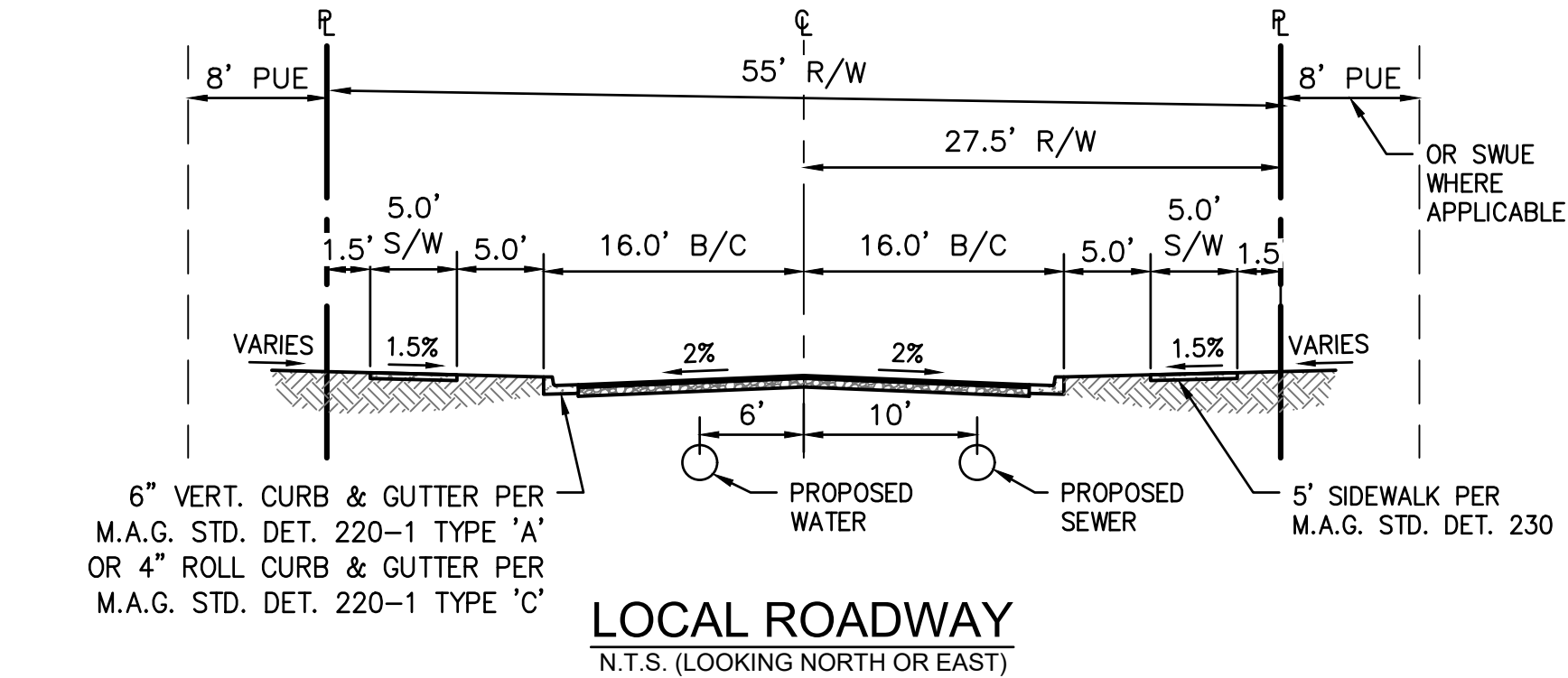
PARCEL A LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
148	5,522
149	5,400
150	5,400
151	5,400
152	5,400
153	5,400
154	5,400
155	5,400
156	5,400
157	5,400
158	5,400
159	5,400
160	5,400
161	5,400
162	5,400
163	5,400
164	5,400
165	5,400
166	6,173
167	5,381
168	5,400
169	7,205
170	15,004
171	10,160
172	5,400
173	5,400
174	5,400
175	5,400
176	5,400
177	5,400
178	5,400
179	5,400
180	5,400
181	5,400
182	5,400
183	5,400
184	5,400
185	5,400
186	5,400
187	5,400
188	5,400
189	6,160
190	6,160
191	5,400
192	5,400
193	5,400
194	5,400
195	5,400

PARCEL A LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
196	5,400
197	5,400
198	5,400
199	5,400
200	5,400
201	5,400
202	5,400
203	5,400
204	5,400
205	5,400
206	5,400
207	5,400
208	5,400
209	5,400
210	5,400
211	6,166
212	6,160
213	5,573
214	5,573
215	5,573
216	5,573
217	5,573
218	5,573
219	5,573
220	5,573
221	5,573
222	5,573
223	5,573
224	5,400
225	5,400
226	5,400
227	5,400
228	5,400
229	5,400
230	5,400
231	6,160
232	6,160
233	5,400
234	5,400
235	5,400
236	5,400
237	5,400
238	5,400
239	5,400
240	5,573
241	5,573
242	5,573
243	5,573

PARCEL A LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
244	5,573
245	5,573
246	5,573
247	5,573
248	5,573
249	5,573
250	5,573
251	6,160
252	5,494
253	5,400
254	5,400
255	5,400
256	5,400
257	5,400
258	5,400
259	5,400
260	5,400
261	5,400
262	5,400
263	5,400
264	5,400
265	5,365
266	5,367
267	5,400
268	5,400
269	5,400
270	5,400
271	5,401
272	5,703

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L1	39.86'	N89°46'20"W
L2	131.79'	S81°39'59"E
L3	927.52'	S89°45'08"E
L4	188.51'	S00°14'52"W
L5	913.43'	S89°45'08"E
L6	1099.15'	N00°05'22"E
L7	914.98'	N89°45'08"W
L8	287.50'	S00°14'52"W
L9	914.18'	N89°45'08"W
L10	107.17'	N79°51'51"W
L11	20.89'	N89°46'20"W
L12	913.37'	N89°45'08"W
L13	590.00'	S00°14'52"W
L14	1016.85'	N89°45'08"W
L15	295.00'	N00°14'52"E
L16	1016.85'	N89°45'08"W
L17	198.95'	N00°14'52"E

TRACT AREA TABLE				
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION	USAGE CATEGORY
TRACT A	17524.41	0.402	LANDSCAPE TRACT	PASSIVE
TRACT B	3450.00	0.079	LANDSCAPE TRACT / OPEN SPACE / TRAIL	ACTIVE
TRACT D	6900.00	0.158	LANDSCAPE TRACT / OPEN SPACE / TRAIL	ACTIVE
TRACT E	7050.00	0.162	LANDSCAPE TRACT / OPEN SPACE / TRAIL	ACTIVE
TRACT F	7200.00	0.165	LANDSCAPE TRACT / OPEN SPACE / TRAIL	ACTIVE
TRACT G	7200.00	0.165	LANDSCAPE TRACT / OPEN SPACE / TRAIL	ACTIVE
TRACT H	7200.00	0.165	LANDSCAPE TRACT / OPEN SPACE / TRAIL	ACTIVE
TRACT I	29869.54	0.686	LANDSCAPE TRACT	PASSIVE
TRACT J	5349.20	0.123	LANDSCAPE TRACT	PASSIVE



CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	28.22'	200.00'	008°05'08"	14.14'	28.20'	N85°42'34"W
C2	28.22'	200.00'	008°05'08"	14.14'	28.20'	S85°42'34"E
C3	69.17'	400.00'	009°54'29"	34.67'	69.08'	N84°49'06"W

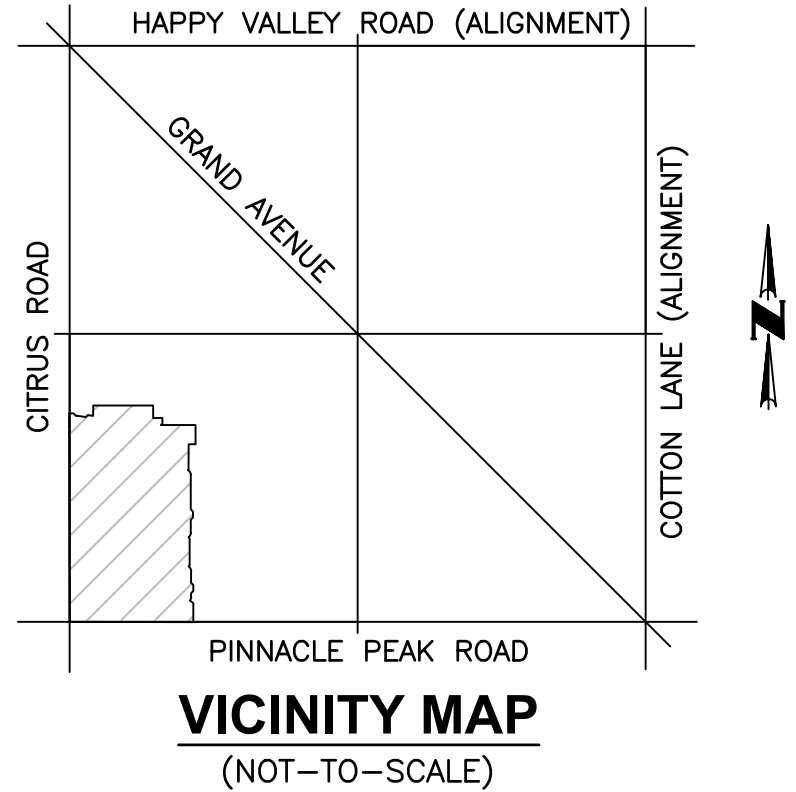
BOUNDARY CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	11.67'	225.00'	002°58'22"	5.84'	11.67'	S83°09'11"E
C2	55.07'	55.00'	057°22'00"	30.09'	52.80'	S28°55'52"W
C3	58.63'	55.00'	061°04'24"	32.44'	55.89'	S30°17'19"E
C4	53.82'	55.00'	056°04'13"	29.29'	51.70'	S28°16'59"W
C5	53.82'	55.00'	056°04'13"	29.29'	51.70'	S27°47'14"E
C6	43.84'	55.00'	045°40'17"	23.16'	42.69'	S23°05'01"W

PRELIMINARY PLAT FOR NORTH COPPER CANYON PARCELS 7 & A

A PORTION OF LAND LOCATED IN SECTION 11, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
COURTLAND HOMES, INC
4160 WEST KITTY HAWK
CHANDLER, AZ 85226
PHONE: (480) 893-7515
CONTACT: HANS KOPPENHOEFER

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
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- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
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**SHEET
02 OF 06**
CVL #: 01-0295201
CASE: PRJ13-503
FS23-0952
DATE: 03/07/2024

PRELIMINARY PLAT
FOR
NORTH COPPER CANYON
PARCELS 7 & A

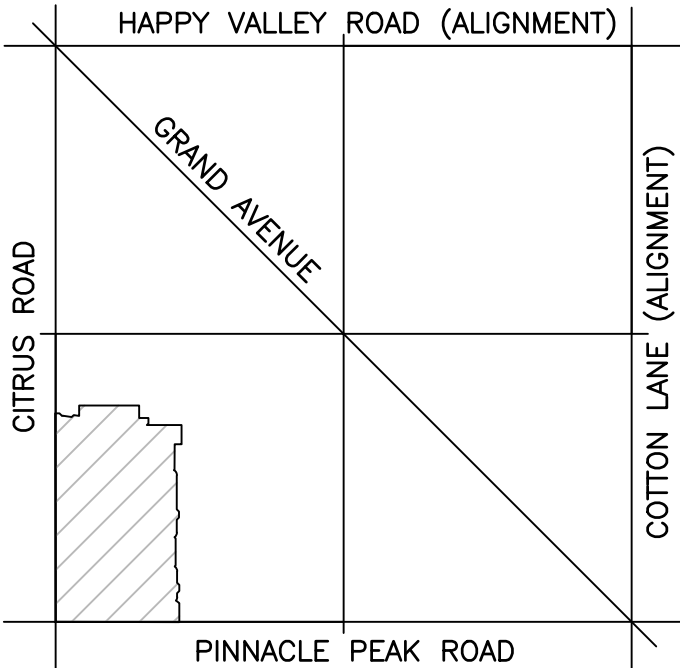
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
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- PROPOSED CENTER LINE
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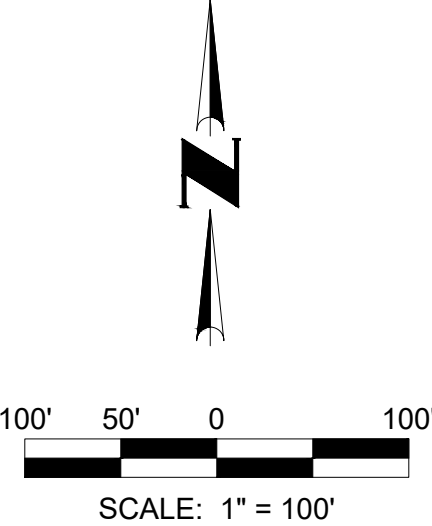
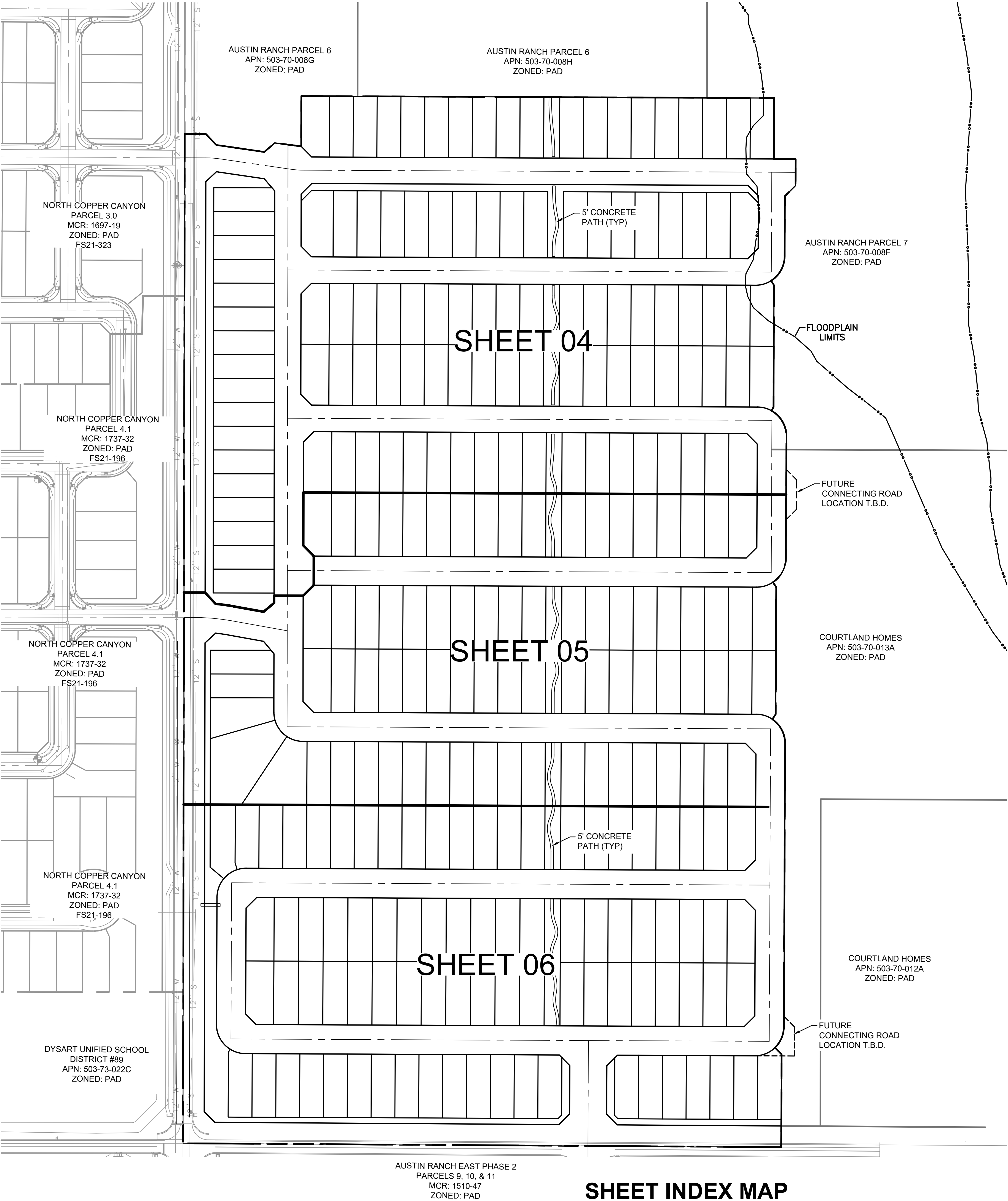
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SHEET
03 OF 06

CVL #: 01-0295201
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SHEET INDEX MAP

PRELIMINARY PLAT
FOR
NORTH COPPER CANYON
PARCELS 7 & A

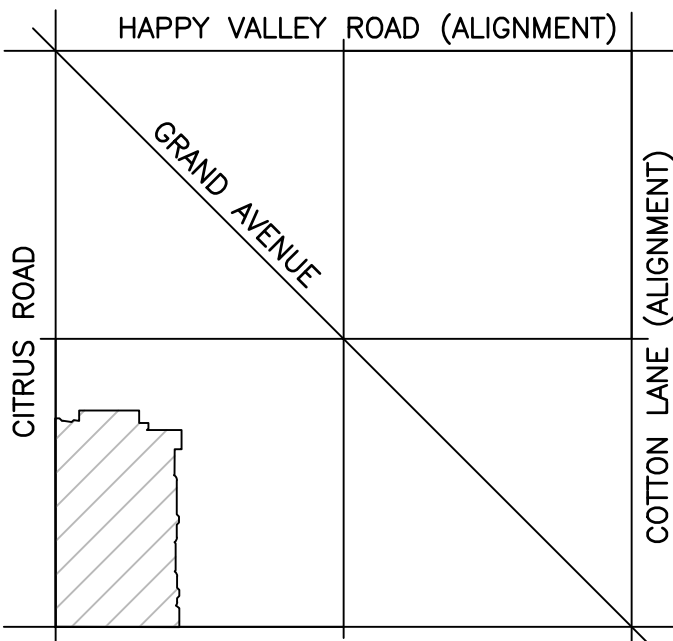
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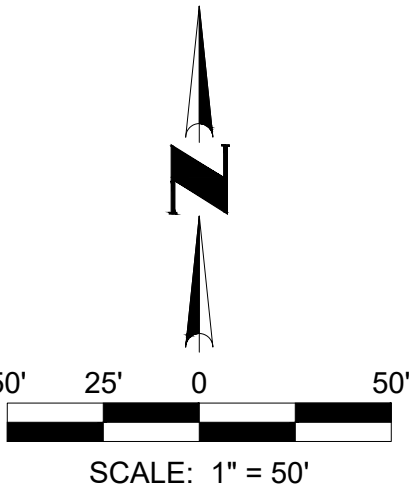


SHEET
04 OF 06

CVL #: 01-0295201
CASE: PRJ13-503
FS23-0952

DATE: 03/07/2024

MATCH LINE SHEET 05



PRELIMINARY PLAT
FOR
NORTH COPPER CANYON
PARCELS 7 & A

A PORTION OF LAND LOCATED IN SECTION 11, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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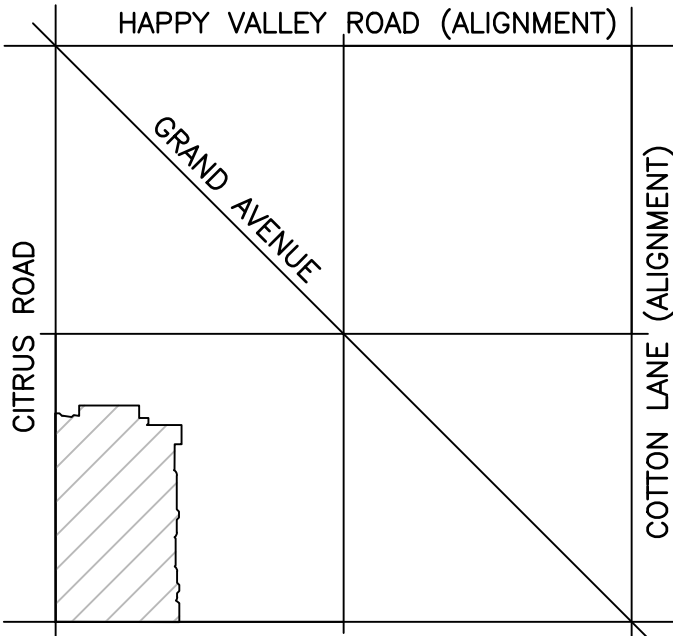
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MATCH LINE SHEET 04

PARCEL 7
PARCEL A

MATCH LINE SHEET 06



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

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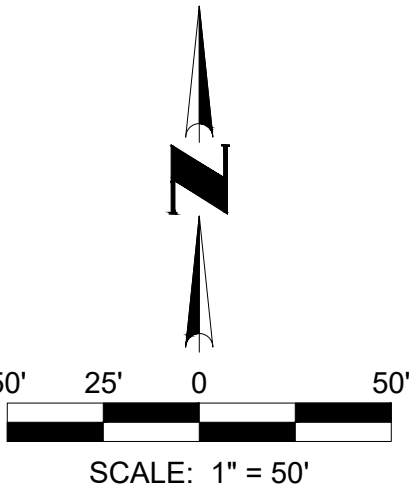
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SHEET
05 OF 06

CVL #: 01-0295201
CASE: PRJ13-503
FS23-0952

DATE: 03/07/2024



PRELIMINARY PLAT
FOR
NORTH COPPER CANYON
PARCELS 7 & A

A PORTION OF LAND LOCATED IN SECTION 11, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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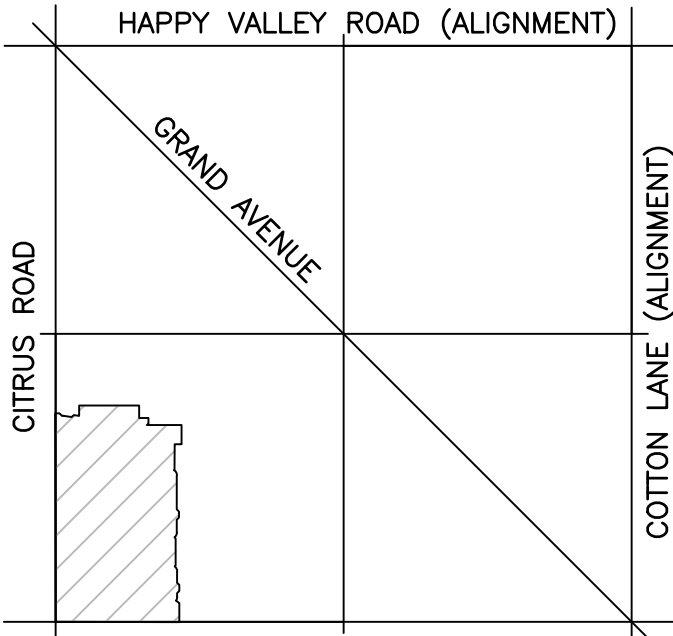
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MATCH LINE SHEET 05



VICINITY MAP
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LEGEND

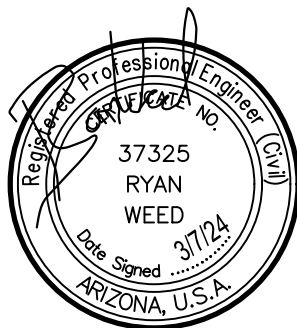
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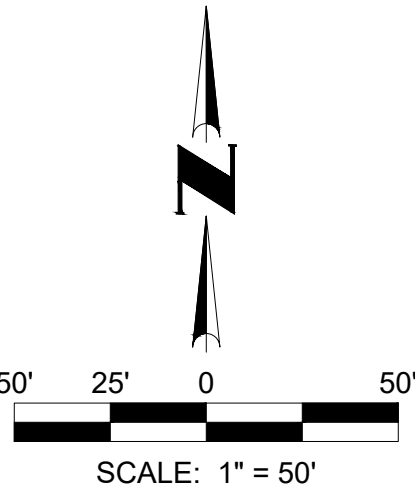
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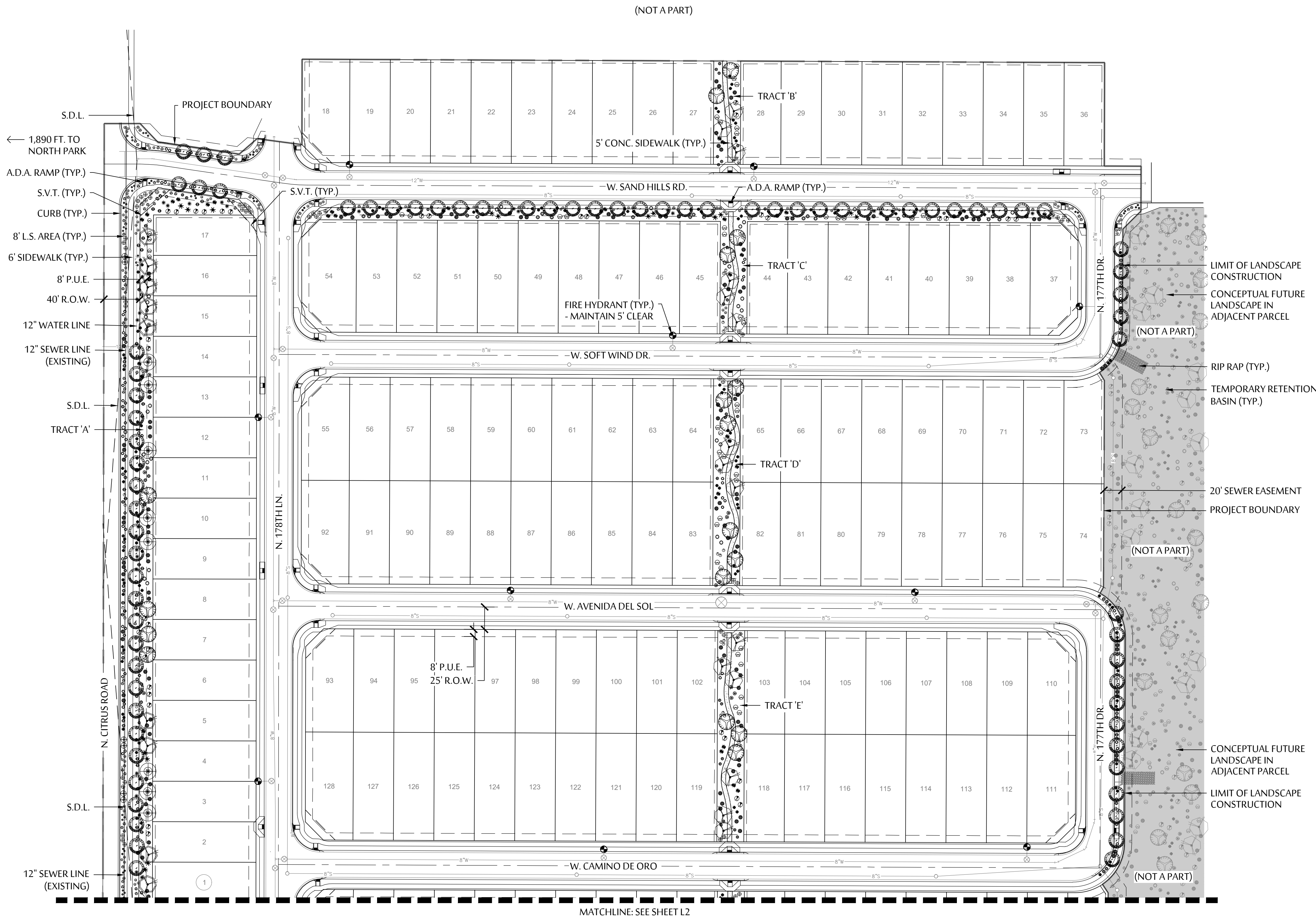
SHEET
06 OF 06

CVL #: 01-0295201
CASE: PRJ13-503
FS23-0952

DATE: 03/07/2024



AUSTIN RANCH NORTH



TREES - ALL 24" BOX		ACACIA ANEURA - MULGA
		CHILOPSIS LINEARIS - DESERT WILLOW
		OLNEYA TESOTA - IRONWOOD
		PARKINSONIA X 'DESERT MUSEUM'- DESERT MUSEUM PALO VERDE
		PARKINSONIA FLORIDA - BLUE PALO VERDE
SHRUBS - ALL 5 GAL.		PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLESS MESQUITE
		CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
		ENCELIA FARINOSA - BRITTLEBUSH
		HYPTIS EMORYI - DESERT LAVENDER
		JUSTICIA CALIFORNICA - CHUPAROSA
ACCENTS - ALL 5 GAL.		LARREA TRIDENTATA - CREOSOTE BUSH
		LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
		SIMMONDSIA CHINENSIS - JOJOBA
		SPHAERALCEA AMBIGUA - GLOBE MALLOW
		AGAVE AMERICANA - AMERICAN AGAVE
GROUND COVERS - ALL 5 GAL.		ASCLEPIUS SUBULATA - DESERT MILKWEED
		BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
		DASYLIRION WHEELERI - DESERT SPOON
		ECHINOCEREUS ENGELMANII - HEDGEHOG CACTUS
		EUPHORBIA ANTISYPHILITICA - CANDELLILLA
		EUPHORBIA BIGALANDULOSA - GOPHER PLAN
		FOQUIERIA SPLENDENS - OCOTILLO
		HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
		MUHLENBERGIA RIGENS - DEER GRASS
		OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
		ACACIA REDOLENS - TRAILING ACACIA
		AMBROSIA DELTOIDEA - TRIANGLE LEAF BUR-SAGE
		BAILEYA MULTIRADIATA - DESERT MARIGOLD
		EREMOPHILA GLABRA MINAGNEW GOLD' - OUTBACK SUNRISE EMU
		DECOMPOSED GRANITE - MINIMUM 2" DEPTH, SIZE & COLOR TO BE DETERMINED BY OWNER WITH CITY APPROVAL

- NOTES:
- DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
 - SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
 - ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
 - NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS. FINAL PLANT MATERIAL SIZE AND LOCATION SHALL COMPLY WITH EDS STANDARD DETAILS 4-01 AND 4-02.
 - SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED 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.
 - LOTS THAT HAVE SIDE YARD STREET FRONTAGES WILL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER. THE HOME PRODUCT REVIEW WILL PROVIDE REQUIREMENTS FOR SIDE YARD STREET FRONTAGES WHICH INCLUDE (1) 24" BOX TREE AND (4) FIVE GALLON SHRUBS AND/OR GROUNDCOVER PLANTS LOCATED EVERY 25' LINEAR FEET.
 - THE CITY OF SURPRISE MUST APPROVE ANY ALTERNATIVES OR SUBSTITUTIONS.



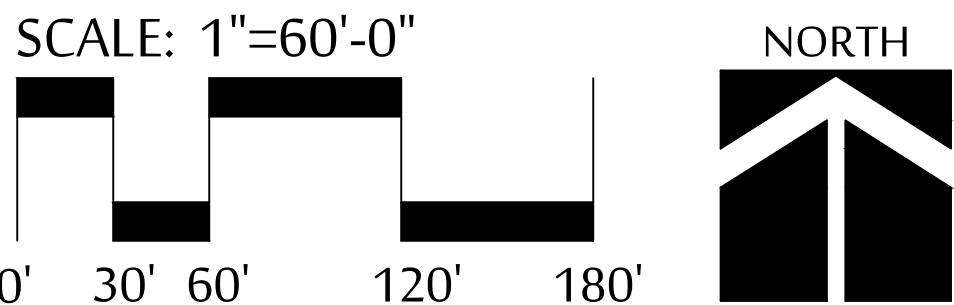
NORTH COPPER CANYON / PARCEL 7 & A

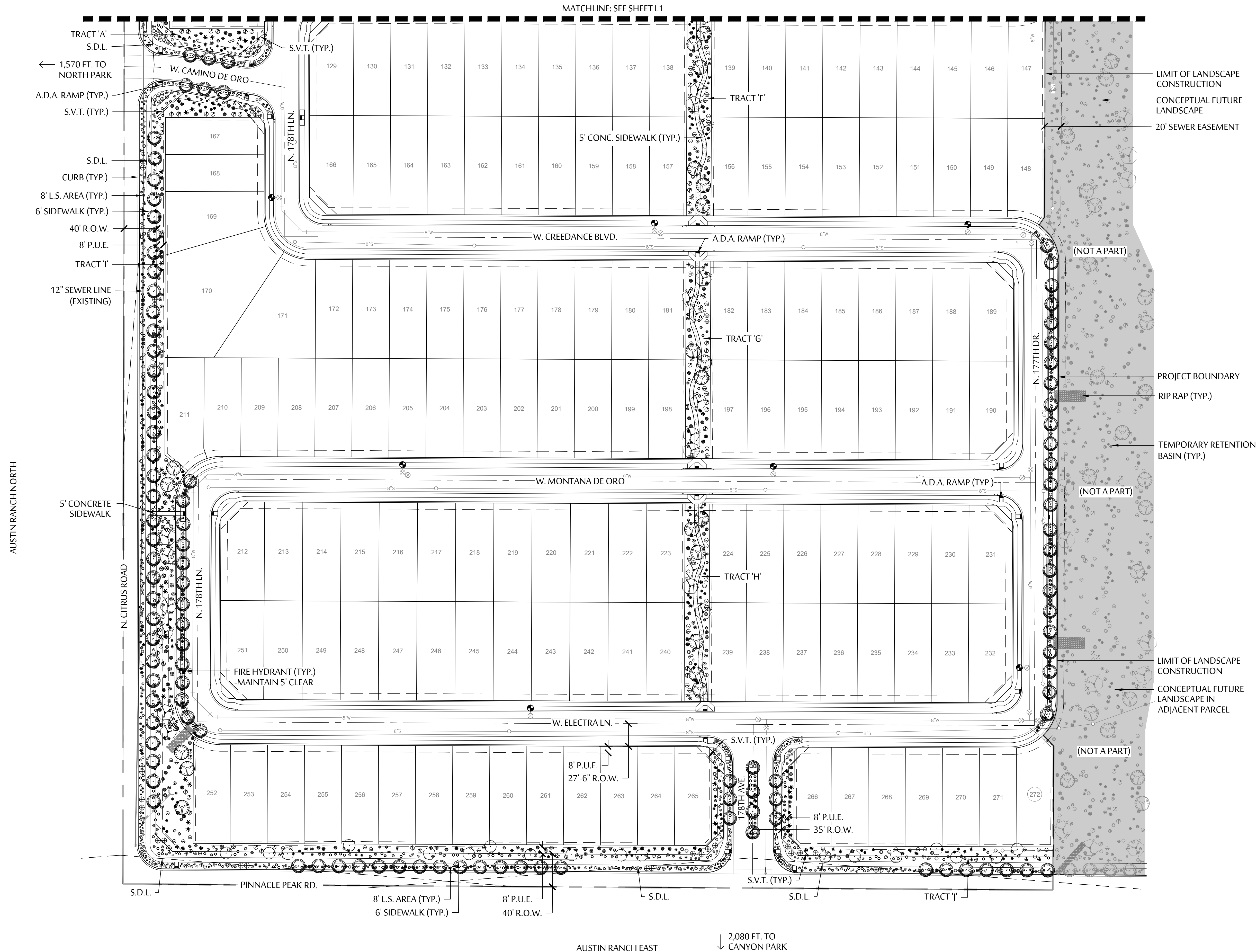
PRELIMINARY PLANTING PLAN

NEC OF CITRUS ROAD & PINNACLE PEAK ROAD - SURPRISE, AZ
MARCH 5, 2024

SHEET L1

FS23-0952





PRELIMINARY PLANT LEGEND

TREES - ALL 24" BOX		ACACIA ANEURA - MULGA
		CHILOPSIS LINEARIS - DESERT WILLOW
		OLNEYA TESOTA - IRONWOOD
		PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
		PARKINSONIA FLORIDA - BLUE PALO VERDE
SHRUBS - ALL 5 GAL.		PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLESS MESQUITE
		CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
		ENCELIA FARINOSA - BRITTLEBUSH
		HYPTIS EMORYI - DESERT LAVENDER
		JUSTICIA CALIFORNICA - CHUPAROSA
ACCENTS - ALL 5 GAL.		LARREA TRIDENTATA - CREOSOTE BUSH
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		SIMMONDSIA CHINENSIS - JOJOBA
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GROUND COVERS - ALL 5 GAL.		ASCLEPIUS SUBULATA - DESERT MILKWEED
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		DASYLIRION WHEELERI - DESERT SPOON
		ECHINOCEREUS ENGELMANII - HEDGEHOG CACTUS
		EUPHORBIA ANTISYFYLITICA - CANDELLILLA
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		HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
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NORTH COPPER CANYON / PARCEL 7 & A

PRELIMINARY PLANTING PLAN

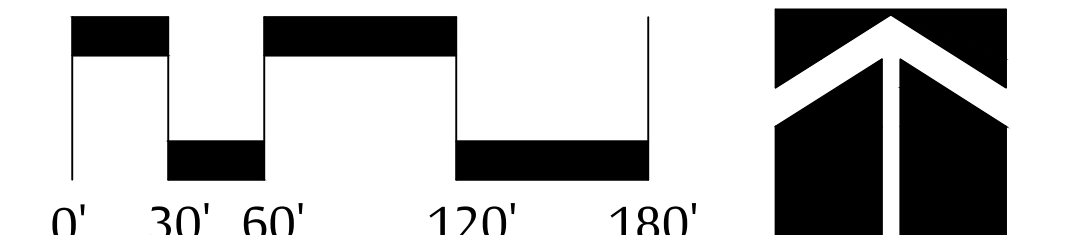
NEC OF CITRUS ROAD & PINNACLE PEAK ROAD - SURPRISE, AZ

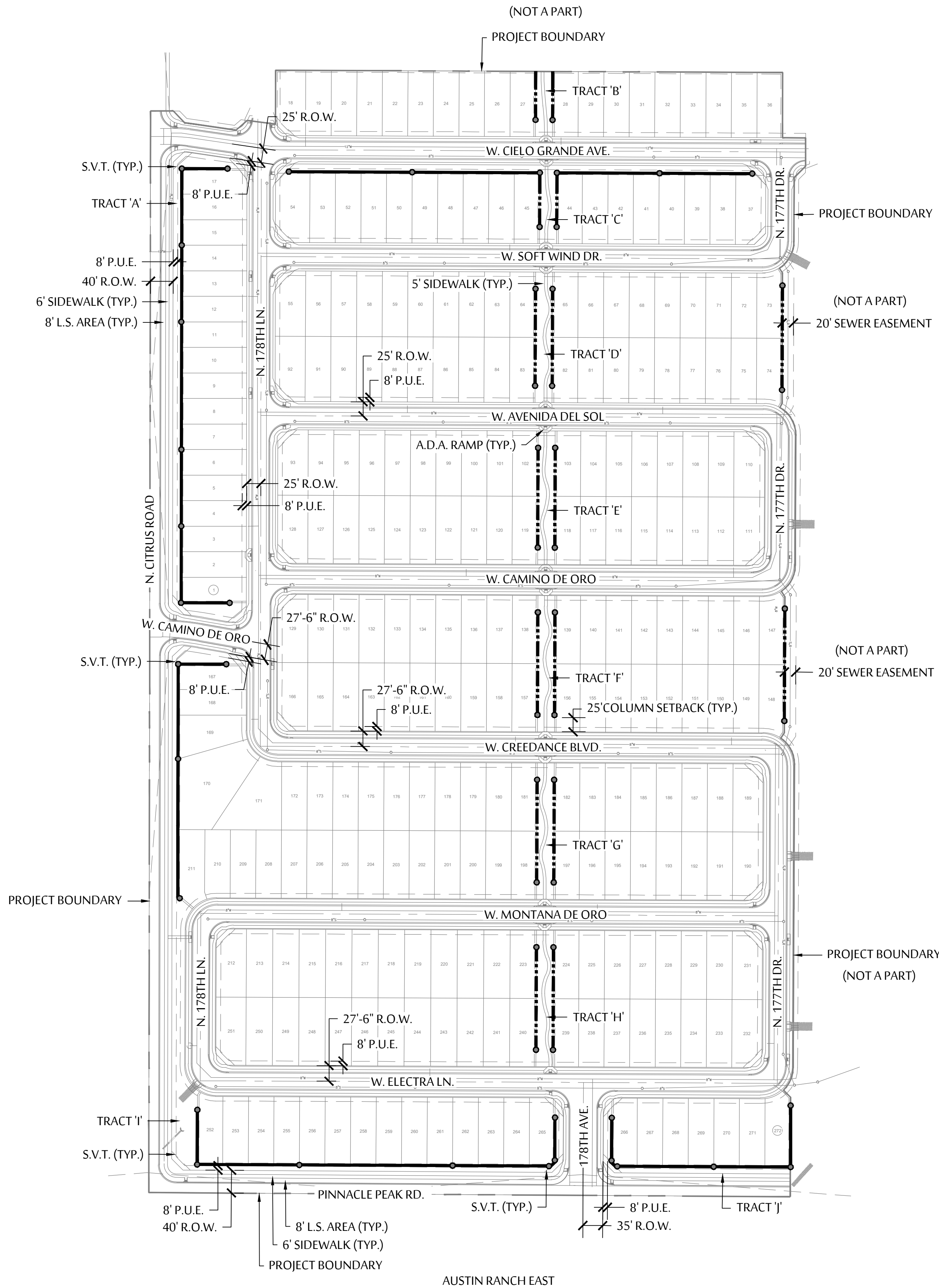
MARCH 5, 2024

SHEET L2

FS23-0952

SCALE: 1"=60'-0"





WALL PLAN LEGEND

	THEME WALL (≈3,572 LN.FT.) - SEE DETAIL 'A' ON SHEET L4
	PARTIAL VIEW FENCE (≈2,650 LN.FT.) - SEE DETAIL 'B' ON SHEET L4
	PROJECT THEME COLUMNS - (59) TOTAL - SEE DETAIL 'A' ON SHEET L4

NOTES:

1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.
2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SITE VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.
3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.
4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

SPECIAL NOTE:

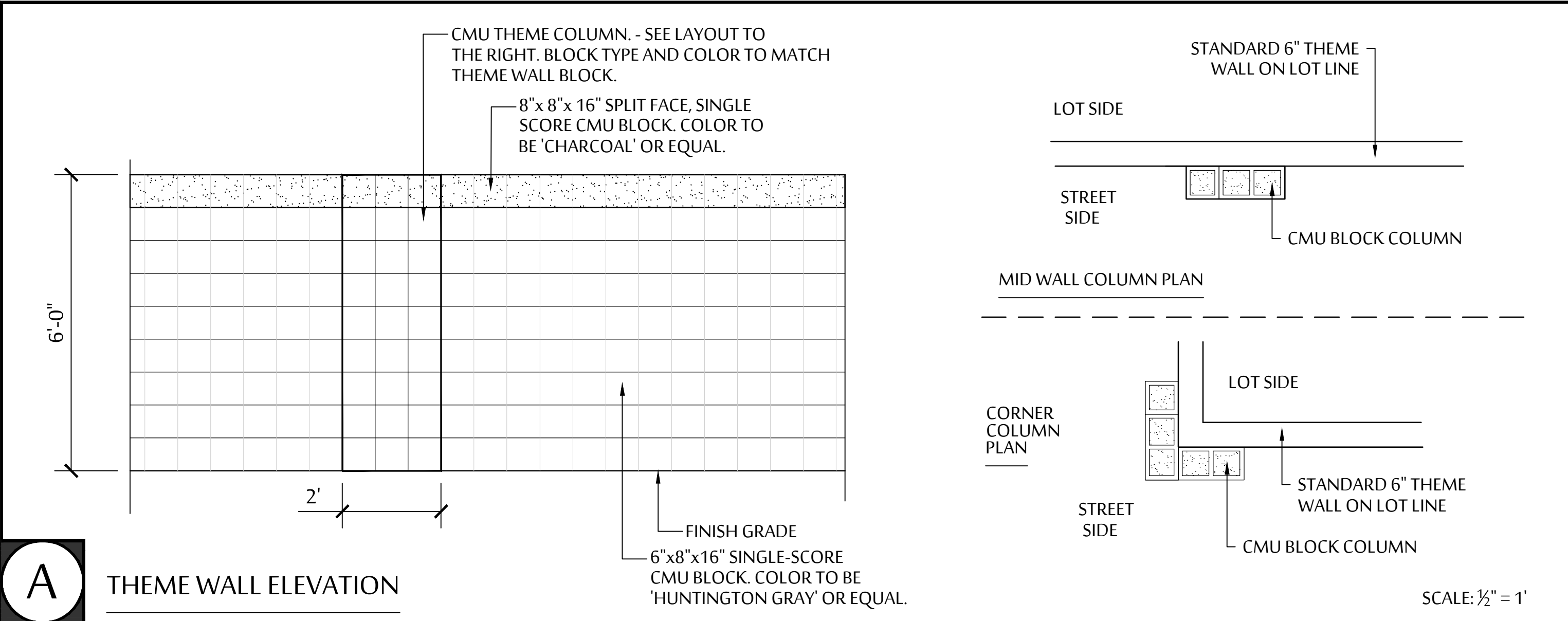
THE CITY OF SURPRISE MUST APPROVE ANY ALTERNATIVES OR SUBSTITUTIONS.

NORTH COPPER CANYON / PARCEL 7 & A
PRELIMINARY WALL PLAN

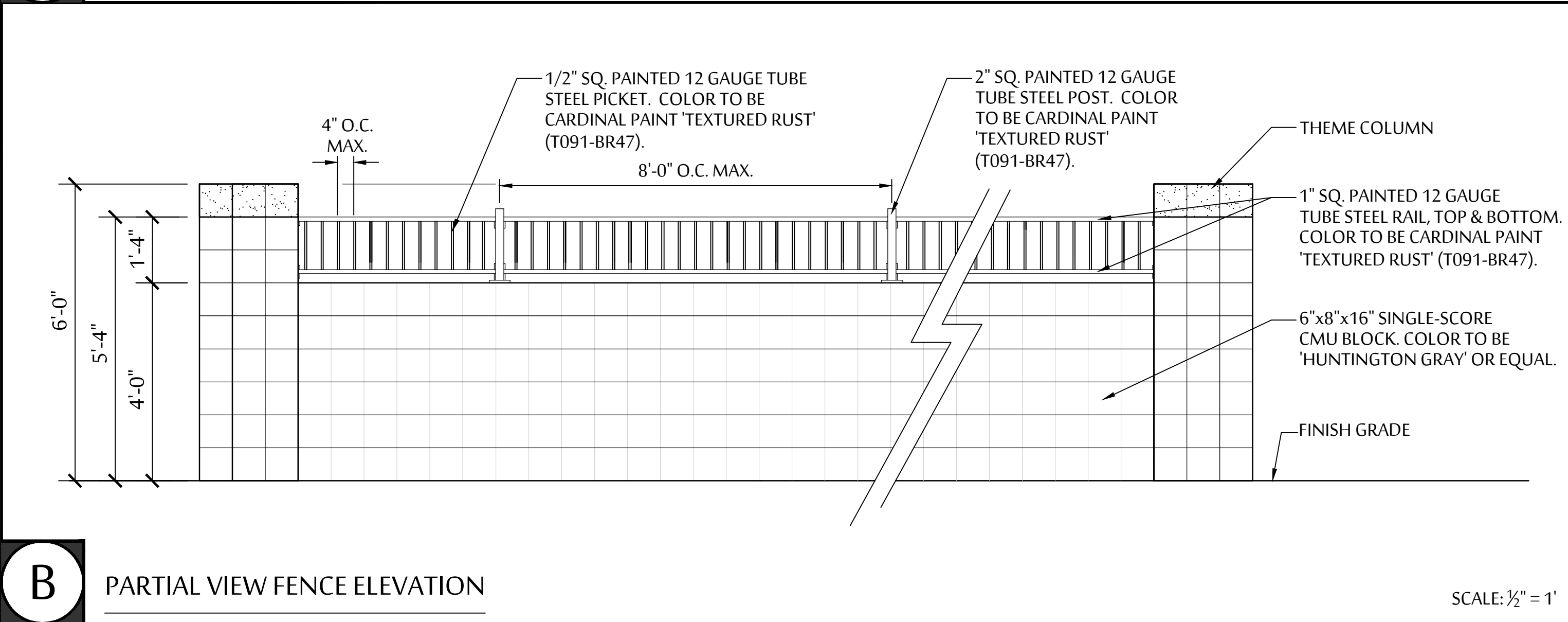
NEC OF CITRUS ROAD & PINNACLE PEAK ROAD - SURPRISE, AZ
MARCH 5, 2024

SHEET L3

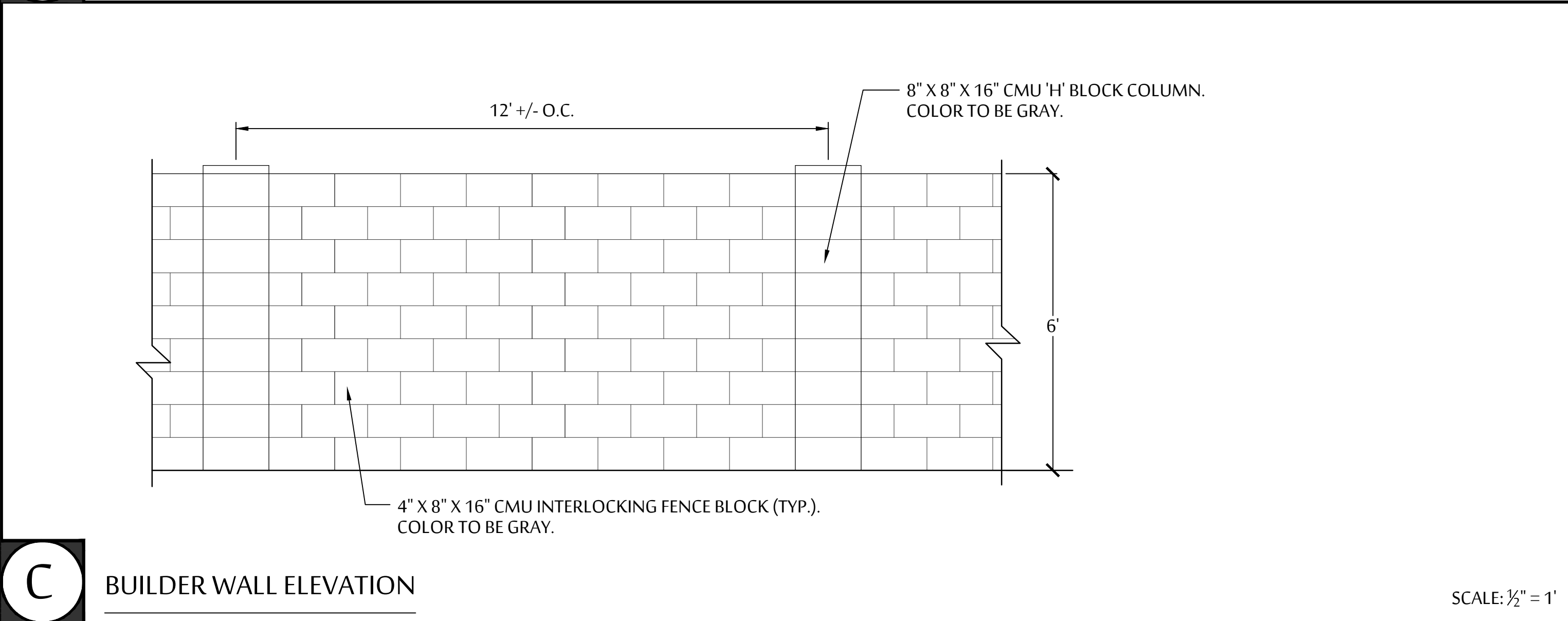
FS23-0952



SCALE: NTS



SCALE: NTS



SCALE: NTS

SPECIAL NOTES (ALL DETAILS):

1. ALL MATERIALS/SPECIFICATIONS ARE CONCEPTUAL. OWNER APPROVED ALTERNATES AND/OR SUBSTITUTIONS MAY BE USED.
2. IN LIEU OF INTEGRALLY COLORED BLOCK, STANDARD CMU BLOCK THAT IS PAINTED AN APPROVED EQUIVALENT MAY BE USED.
3. ALL STEEL/IRON TO BE PAINTED WITH EPOXY PRIMER AND THEN WITH URETHANE ELECTROSTATICALLY APPLIED. FINISH COAT AND COLOR TO MATCH SPECIFICATION.
4. THE CITY OF SURPRISE MUST ALSO APPROVE ANY ALTERNATIVES OR SUBSTITUTIONS.



NORTH COPPER CANYON / PARCEL 7 & A

PRELIMINARY HARDSCAPE DETAILS

NEC OF CITRUS ROAD & PINNACLE PEAK ROAD - SURPRISE, AZ

MARCH 5, 2024

SHEET L4

FS23-0952



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

13 November 2023

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Planning Project Coordinator
City of Surprise Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS23-0952; North Copper Canyon Parcel 7 & A (APN: 503-70-013A, -008G, -008H, -008F)

Dear Ms. Flores

Thank you for the opportunity to comment on the North Copper Canyon Parcel 7 & A final site application. A concept review application for this parcel has not been previously reviewed by Luke AFB. The final site plan proposes 272 residential lots and neighborhood amenities on approximately 49.75 acres of vacant land located at the northeast corner of Citrus Road and Pinnacle Peak Road in Surprise, AZ. The site is approximately 1.6-miles outside the Luke AFB Auxiliary Field #1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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. The proposed density of 5.47 du/ac meets these guidelines. The City of Surprise will also ensure the overall approved density for the North Copper Canyon PAD does not exceed the maximum density allowable or the number of units previously approved.

Luke AFB has no operational concerns regarding this project. However, the proposed development is located within the "territory in the vicinity of a military airport," and will be subjected to approximately 170 over flights a day. A strong notification program on the part of the applicant is essential to inform future occupant(s) about Luke AFB operations.

If there are any questions, please contact Senior Planner, Ms. Jennifer Rahn, at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

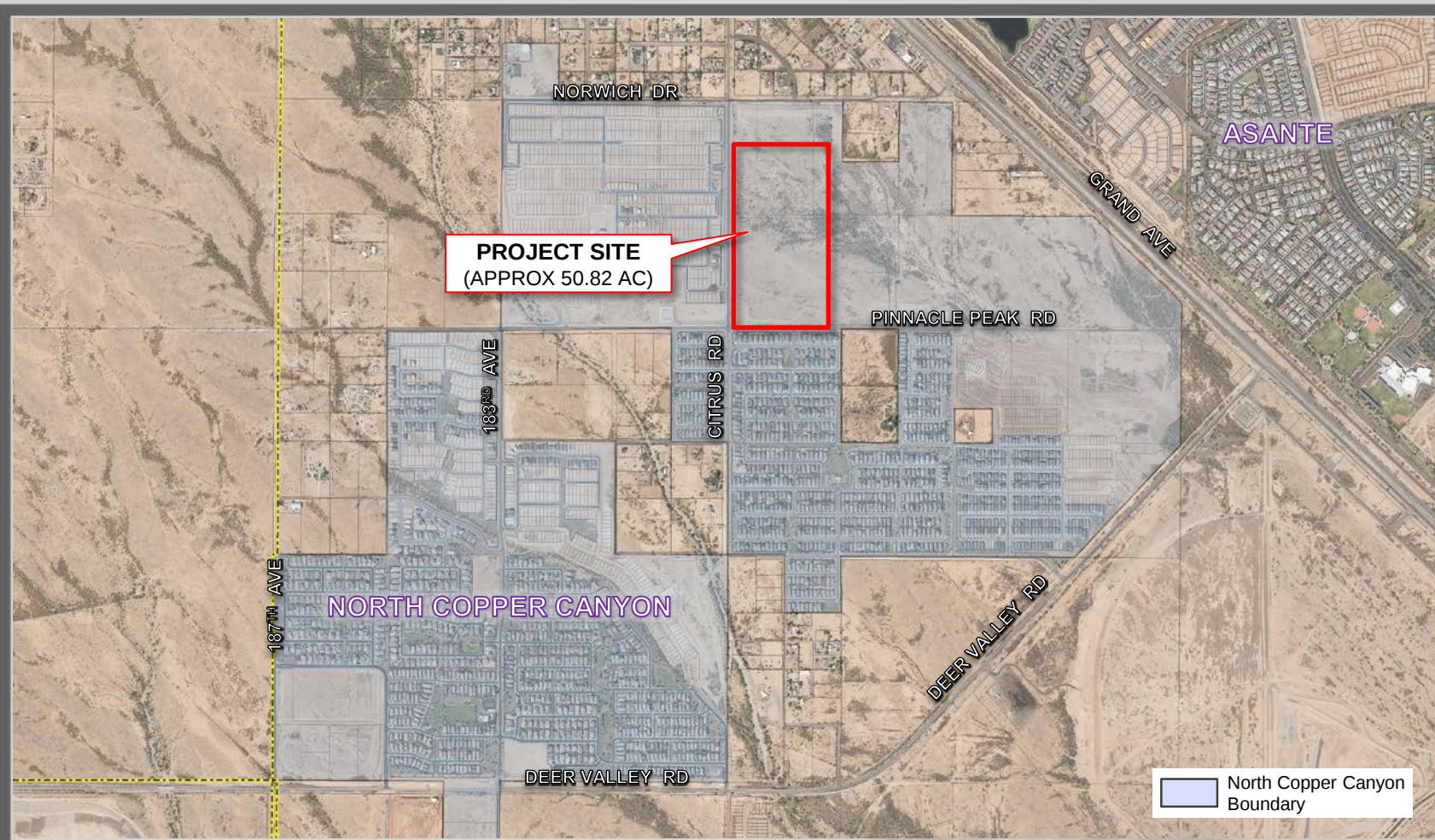


FS23-0952

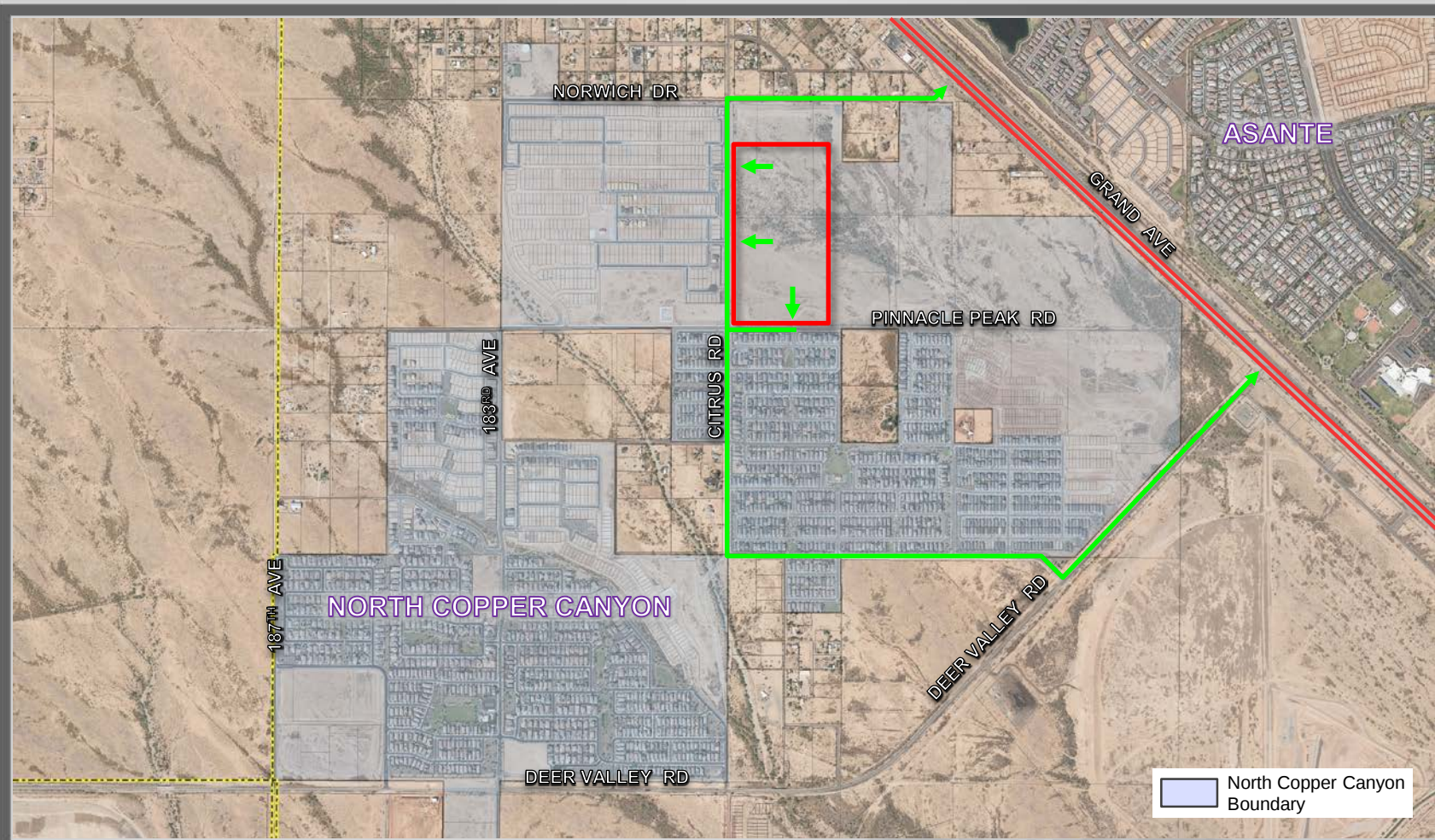
North Copper Canyon

Parcels 7 & A – Preliminary Plat

Planning & Zoning Commission
May 16, 2024



FS23-0952 VICINITY MAP



FS23-0952 VICINITY MAP

RR

RR

NORWICH DR

RR

C-2

GRAND AVE

RR

PROJECT SITE
(PAD – NORTH COPPER CANYON)

PAD
(NORTH COPPER CANYON)

CITRUS RD

PAD
(NORTH COPPER CANYON)

PINNACLE PEAK RD

RR

PAD
(NORTH COPPER CANYON)

RR

FS23-0952 ZONING MAP

- May 23, 1987:** The subject project area was annexed into the City of Surprise under Ordinance 87-03
- May 27, 2004:** The City Council approved a PAD for Austin Ranch under Case PAD03-278
- February 18, 2020:** Mayor and Council approved a PADA to the Austin Ranch PAD renaming is North Copper Canyon, Case FS19-431
- April 18, 2023:** The City Council approved a PADA to the North Copper Canyon PAD which incorporated the former Burke Property PAD into the North Copper Canyon PAD under case FS22-1245
- October 27, 2023:** The applicant filed a request for a Preliminary Plat for Parcel 7 & A under Case FS23-0952, the subject case

NORTH COPPER CANYON



5

FS23-0952 AMENITIES

PRELIMINARY PLAT FOR NORTH COPPER CANYON PARCELS 7 & A

A PORTION OF LAND LOCATED IN SECTION 11, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE G&A AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

OWNER / DEVELOPER
COURTLAND HOMES, INC.
4160 WEST KELTY PARK
CHANDLER, AZ 85226
PHONE: (480) 865-7115
CONTACT: HANS KUPPERHOEFER

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4501 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4322
CONTACT: ALEX CANNIZZO



- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
 - (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / PARCEL MAP / SITE DATA TABLE /
TYPICAL LOT DETAIL / LOT COVERAGE TABLE

SHEET 02 - CROSS SECTION DETAILS / TRACT AREA TABLE
CENTERLINE TABLES / LOT AREA TABLE

SHEET 03 - SHEET INDEX MAP

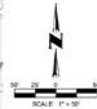
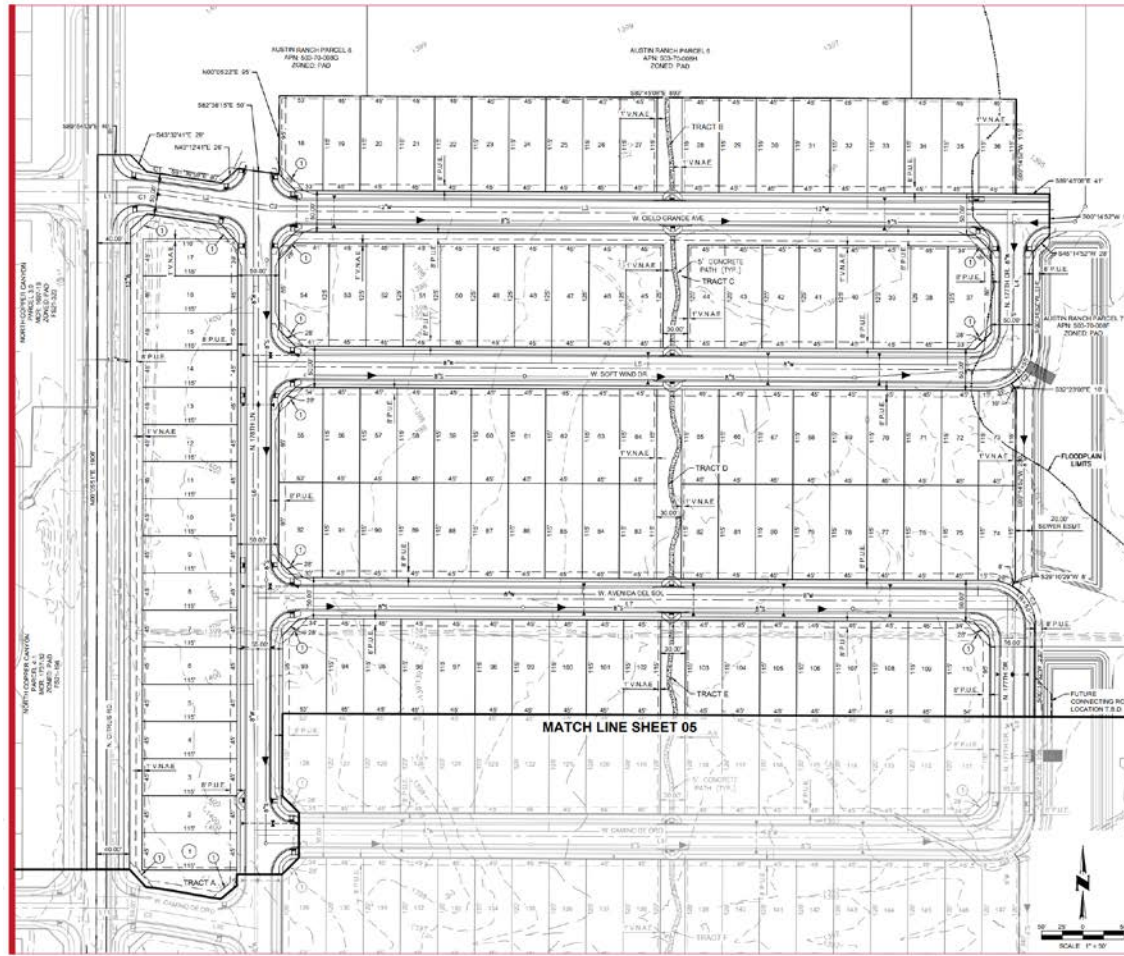
SHEET 04-06 - PRELIMINARY PLAT

CVL
CONSULTANTS, INC.
4501 N. 12TH STREET, PHOENIX, AZ 85014 phone: (602) 285-4322 fax: (602) 285-4328 www.cvl.com



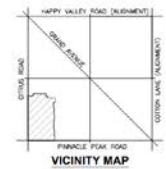
SHEET
04 OF 06

DATE: 08/08/2024



A PORTION OF LAND LOCATED IN SECTION 15, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4560 N. 12TH STREET
PHOENIX, AZ 85018
PHONE: (602) 285-4872
CONTACT: ALEX CARAVEO



PROPOSED LOTS
PROPOSED ROW
PROPOSED CENTER LINE
①
1" V.N.A.E.
② V.N.A.E. INDICATES VEHICULAR
NON-ACCESS EASEMENT
③ P.U.E. INDICATES PUBLIC
UTILITY EASEMENT

SHEET 01 - COVER SHEET / NOTES / PARCEL MAP / SITE DATA TABLE /
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CENTERLINE TABLES / LOT AREA TABLE
SHEET 03 - SHEET INDEX MAP
SHEET 04-06 - PRELIMINARY FLAT



CYCLE 91-029021
CASE: BR115-001
F023-0002
DATE: 06/27/2014

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

OWNER / DEVELOPER
COURTLAND HOMES, INC.
4155 WEST KITTY HAWK
CHANDLER, AZ 85226
PHONE: (480) 893-7515
CONTACT: HANS KOPPEMKOEFFER

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

-
- PROPOSED LOT
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) 30' 30' SIGHT VISIBILITY TRIANGLE
- T' V.N.A.E.
- P' V.N.A.E.
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.V.N.A.E.) INDICATES PUBLIC UTILITY EASEMENT

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SHEET 04-06 - PRELIMINARY FLAT



4150 N. 12th Street Phoenix, AZ 85014 phone: 602.264.9031 fax: 602.264.9025 www.cdfj.com



SHEET
06 OF 06

CIVIL: 01-4286201
 CASE: PR/13-502
 FSD-0962
 DATE: 05/01/2014

FS23-0952 FINAL PLAT



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: May 16, 2024 Contact Person: Scott Phillips
Submitting Department: Community Development District: District 5
Staff Recommendations: None

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

Agenda Wording:

Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

Motion:

Presentation and discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

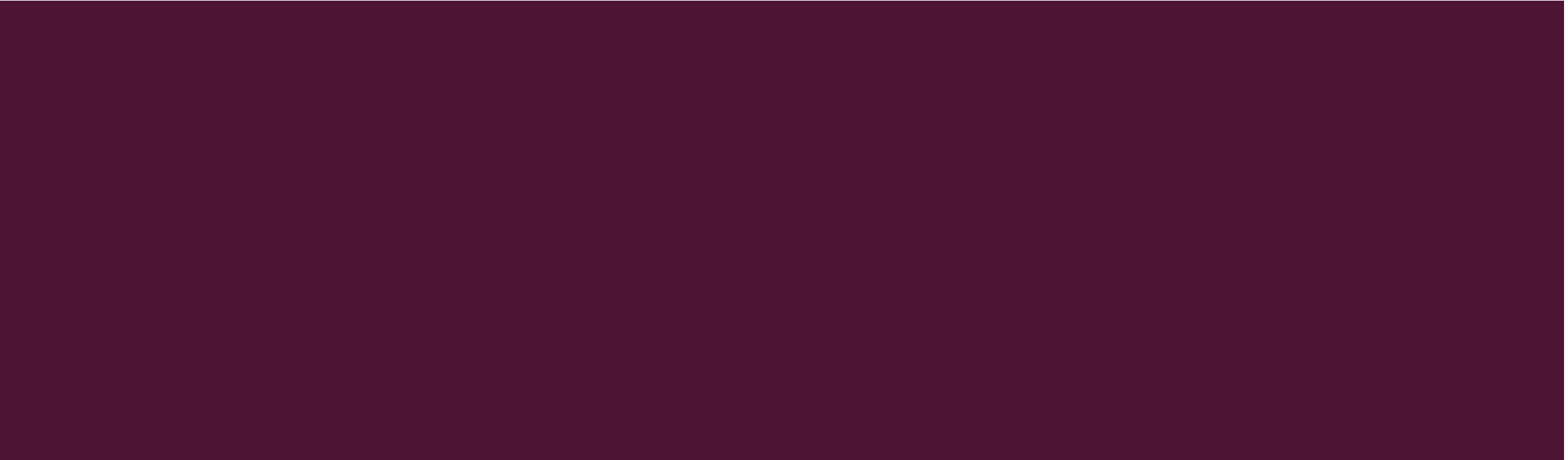
FTE Impact:

ATTACHMENTS:

1. City Center May 16th P&Z
-

CITY OF SURPRISE PLANNING AND ZONING COMMISSION

CITY CENTER PRESENTATION, MAY 16TH, 2024



A QUICK REVIEW...

29 Years

9 Master Plans

30 councilmembers

9 City Managers

Added 150,000 residents

A QUICK REVIEW...

2004 – Vacant Land

2024 – 67 Private Sector Buildings

2024 – 10 Public Sector Buildings

2024 – 5 University Buildings

2024 - 27 New Buildings Under Construction

SURPRISE CITY CENTER



CITY CENTER HIGHLIGHTS

300+ Acres of Available Land
250 Acre Recreation Campus

- Northwest Regional Library
- Tennis & Racquet Complex
- Pickleball Courts
- Surprise Stadium
- Community Park
- Fishing Lake
- Dog Park
- Walkable/Bikeable Campus

ELM STREET RETAIL CORRIDOR

Restaurants
Retail
Commercial Service Providers
Healthcare Services

BULLARD AVENUE ENTERTAINMENT & RETAIL DISTRICT

Hotels
Urban, walkable amenities
Destination Corner

OTTAWA UNIVERSITY

New Residential Campus
• Open Campus Design
• Integration w/Civic Amenities
• O'Dell Athletic Center
• Student Union & Housing
• New Five-Story Residence Hall
• 20 Acres Expansion Land

SCAN HERE
FOR LOCAL
AND ONLY IN
SURPRISE DINING



CONNECT
&
FOLLOW



SURPRISE
ECONOMIC
DEVELOPMENT



@SURPRISECONDEV



SURPRISE
ECONOMIC
DEVELOPMENT



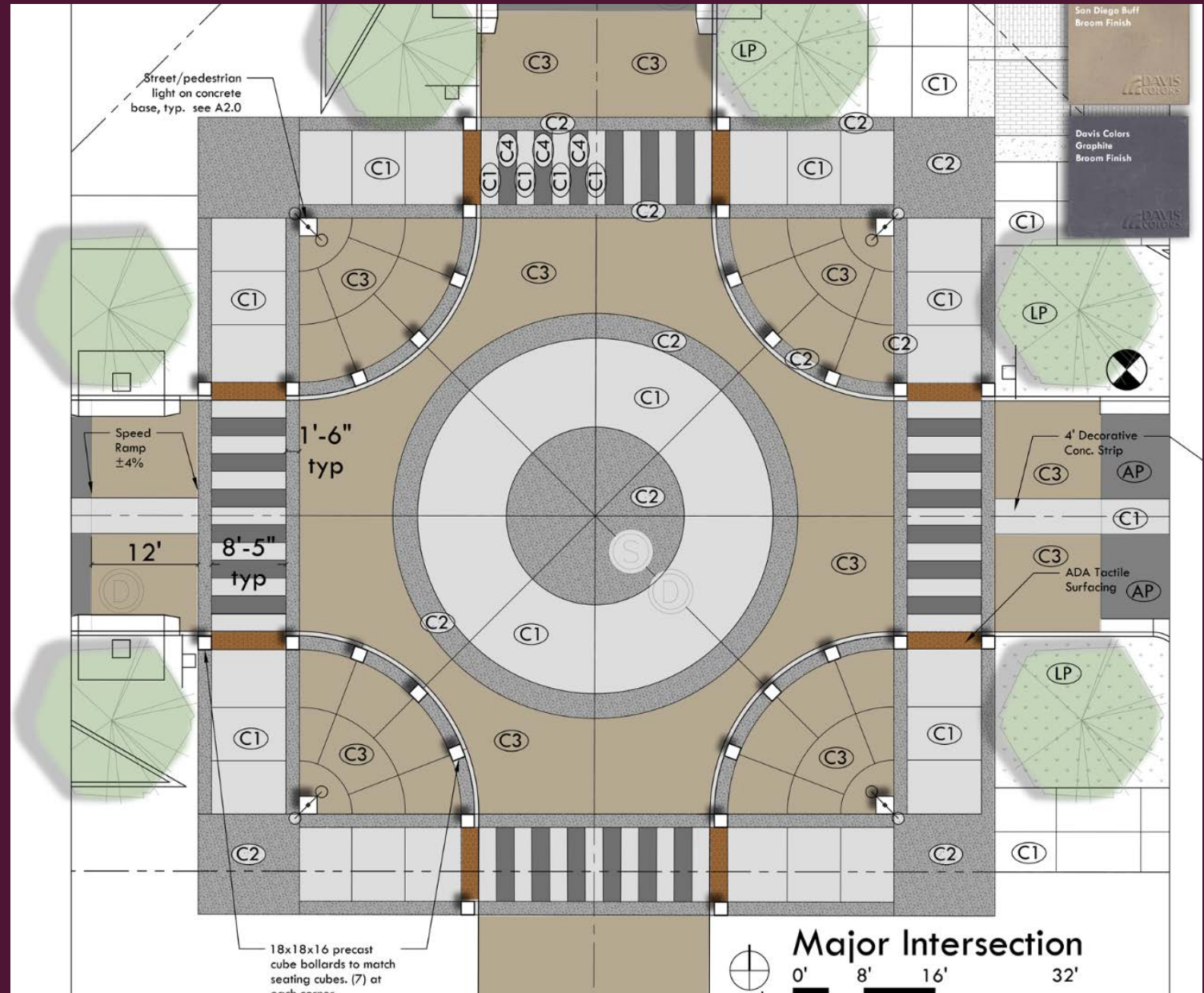
SURPRISE ECONOMIC
DEVELOPMENT

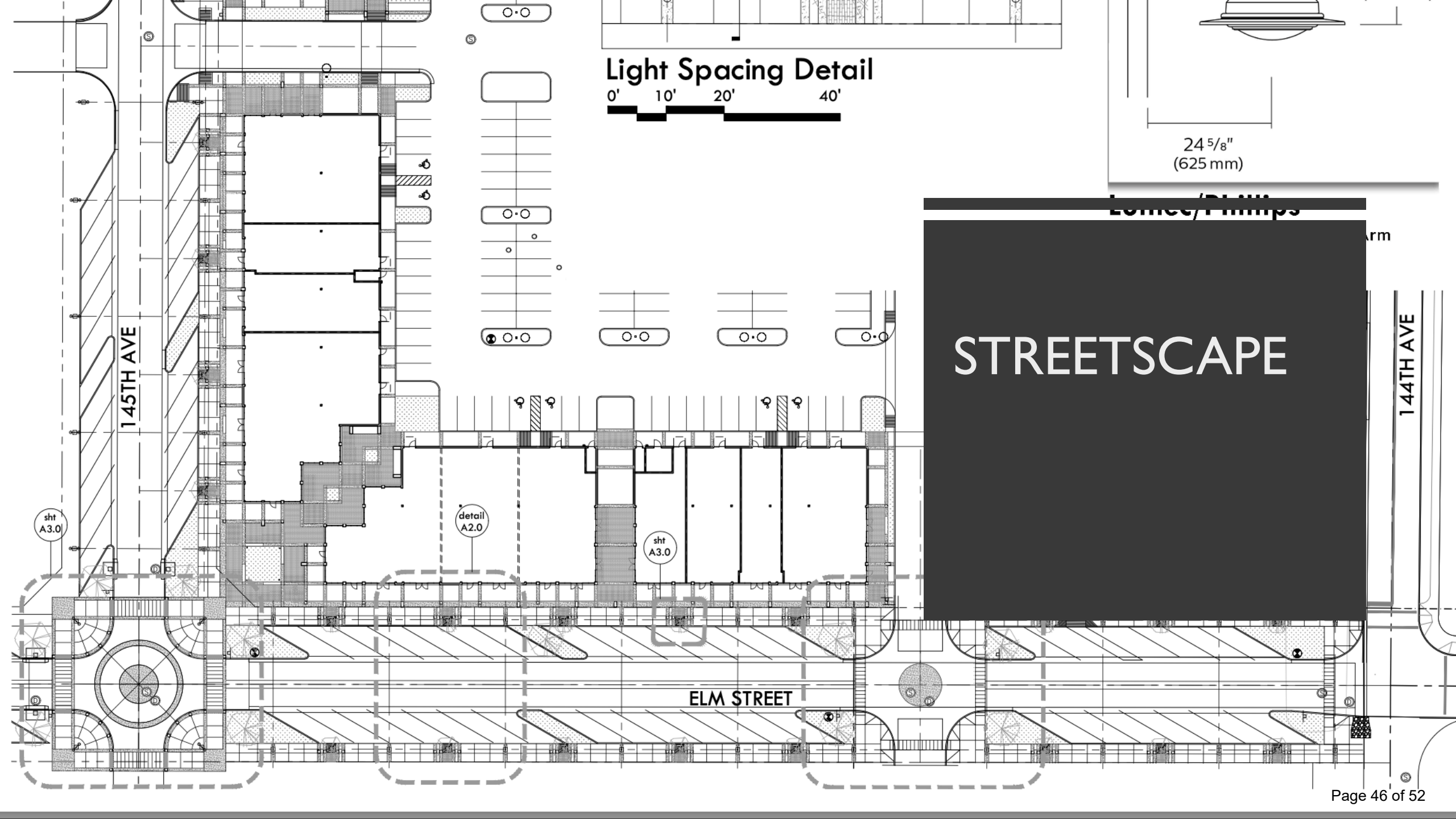
January 2024



■ SIMON CRE PROGRESS

INTERSECTION DESIGN





Light Spacing Detail
0' 10' 20' 40'

24 5/8"
(625 mm)

LORNE/PHILIPS

STREETSCAPE

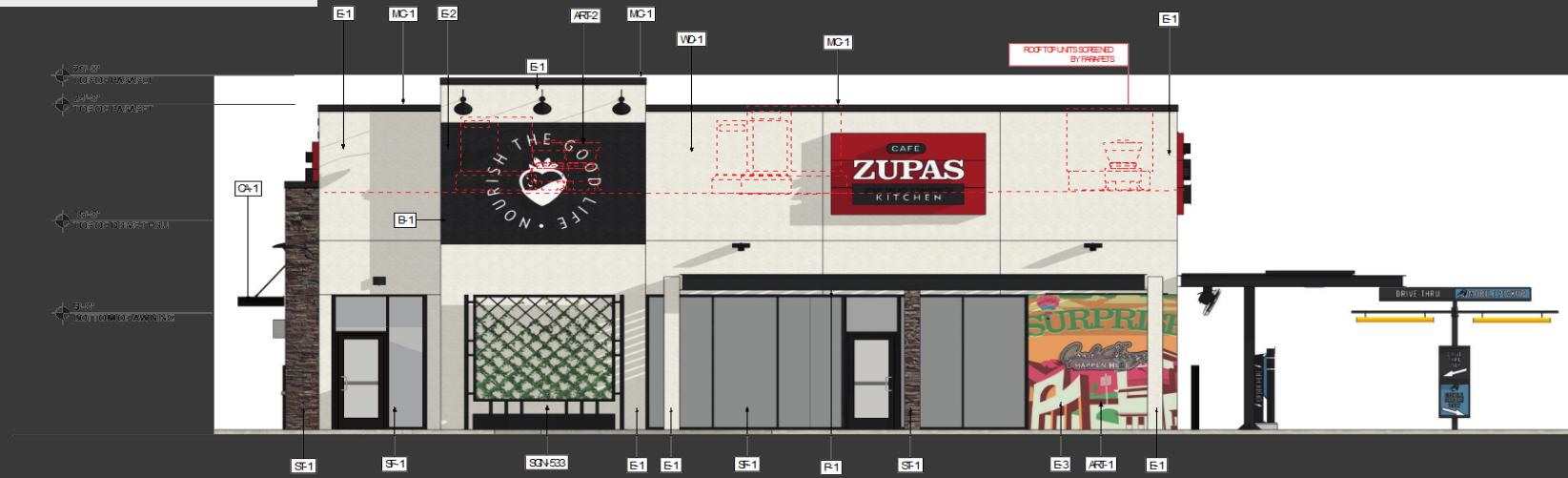
145TH AVE

144TH AVE

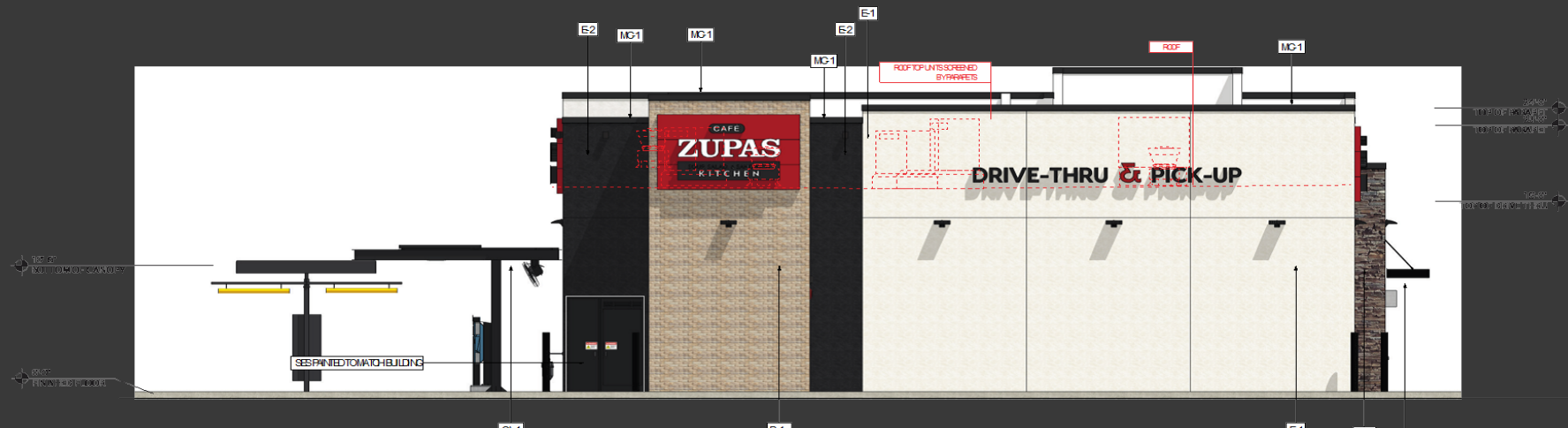
ELM STREET



DESIGN

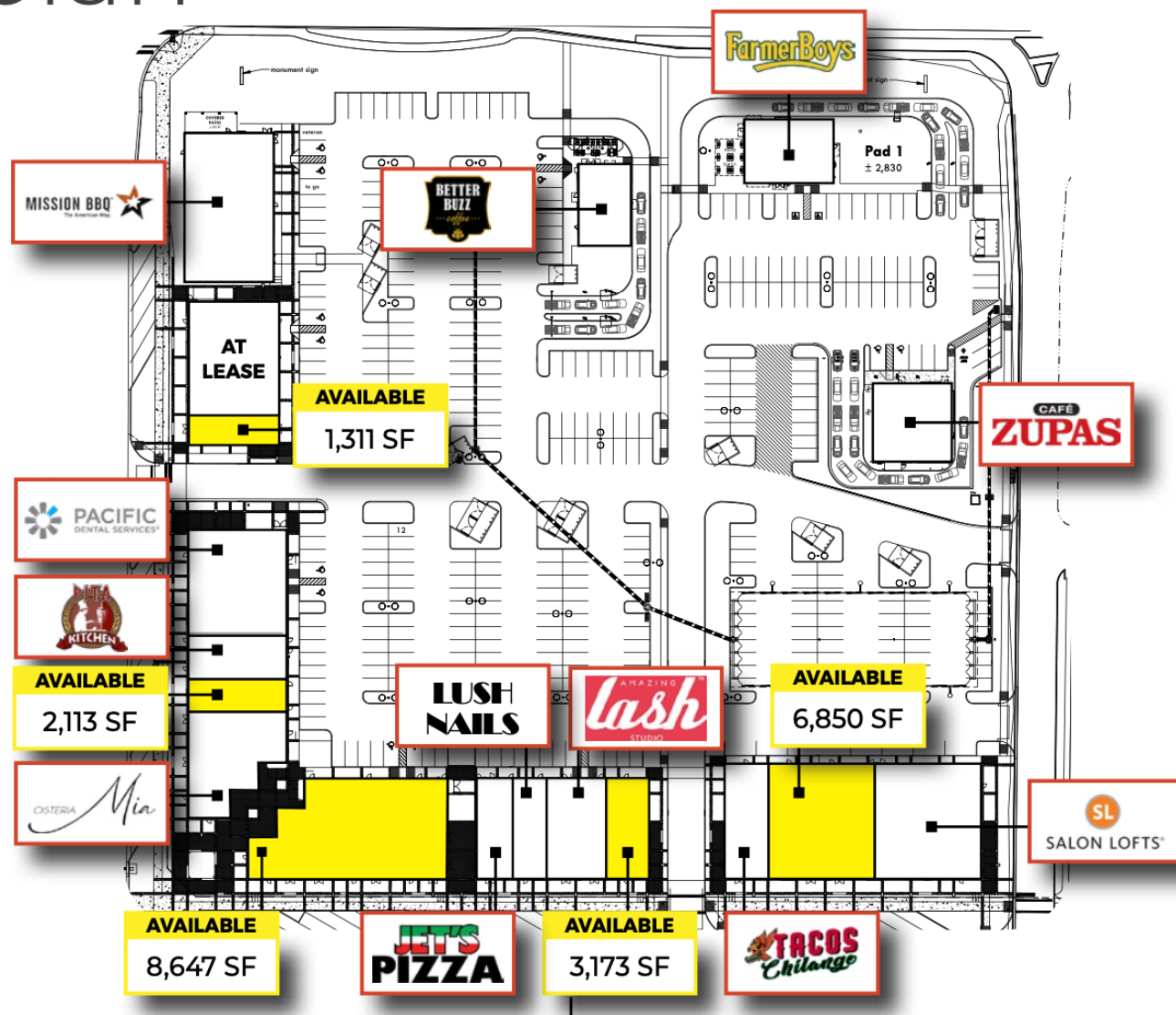


1 NORTH ELEVATION
0.000 - 0.000

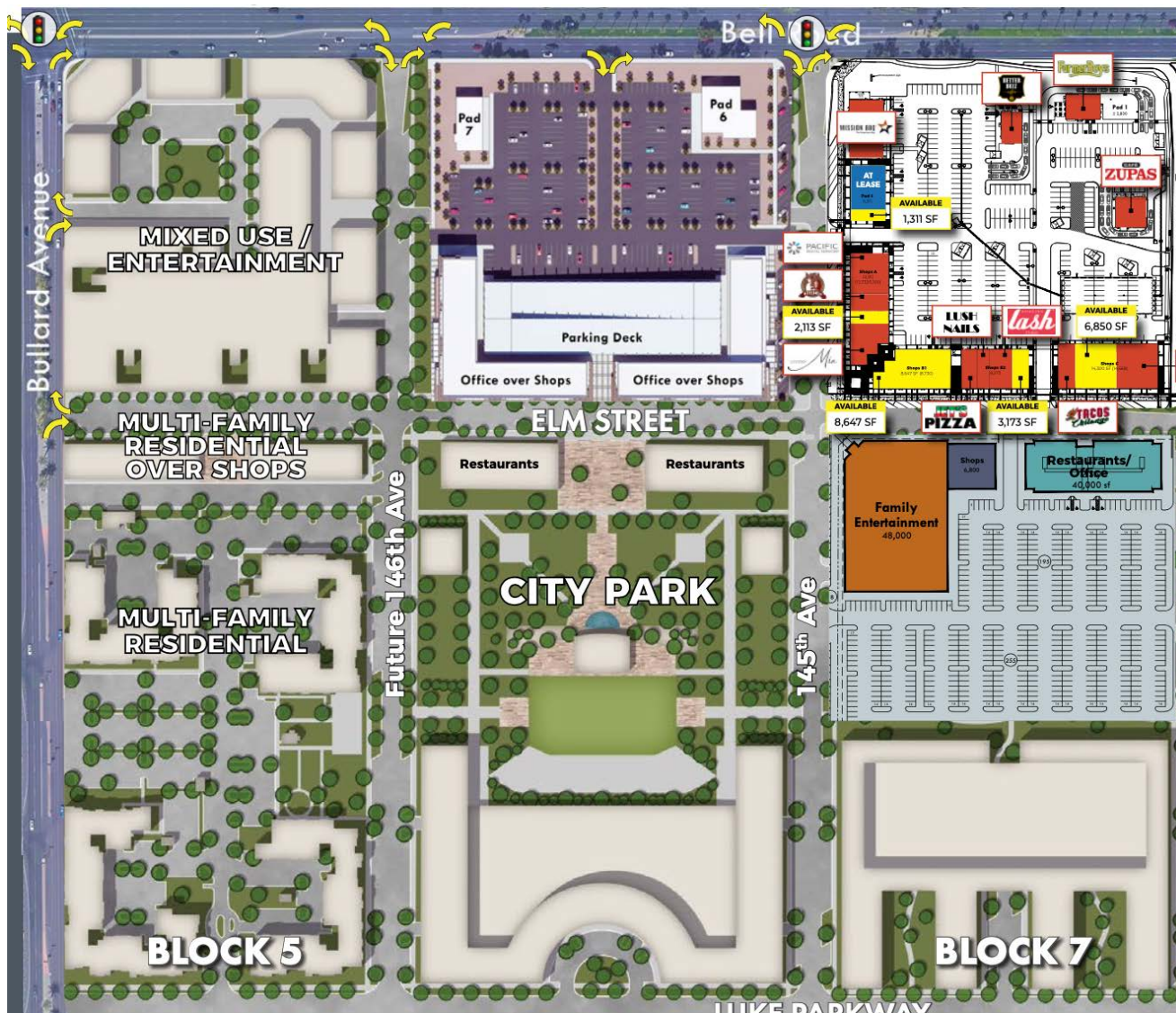


site plan

PROPOSED



LEASING



NEXT STEPS



Rear Elevation - Mediterranean (E)



Front Elevation 02 - Mediterranean (E)



Front Elevation 01 - Mediterranean (E)

NEW RESIDENTIAL

CONCLUSION – OPEN DISCUSSION

