



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, August 1, 2019 @ 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 review and approve or disapprove the July 18, 2019 Planning and Zoning Commission Minutes | Lorraine Nevarez
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 1 | Consideration and action regarding a Rezone of approximately 151 acres from Residential Medium Density (RM-9), Residential Ranch (RR), and Planned Area Development (PAD) to RM-9 PUD for Paloma Creek. | ROBERT
KUHFUSS
Community
Development |
| 3. | District 1 | Consideration and action regarding a 542 Lot, 49 Tract Preliminary Plat for Paloma Creek in the Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD) Zoning District. | ROBERT
KUHFUSS
Community
Development |
| 4. | District 1 | Consideration and action on a Preliminary Plat for Sunrise Ranch located in the northeast corner of 171st Avenue and Jomax Road. | SERGIO ANGULO
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|--|
| 5. | Citywide | Surprise Center Development Company Update On the City Center Master Plan. | None

Chris Boyd
Community
Development |
|----|----------|--|--|

- | | | | |
|----|----------|--|--|
| 6. | Internal | Nomination and selection of the Planning and Zoning Commission Chair. | Chris Boyd
Community
Development |
| 7. | Internal | Nomination and selection of the Planning and Zoning Commission Vice Chair. | Chris Boyd
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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: July 24, 2019 at 4:15 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 Meeting

Council Meeting Date: August 1, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action to review and approve or disapprove the July 18, 2019 Planning and Zoning Commission Minutes

Motion:

I move to approve the July 18, 2019 Planning and Zoning minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 7-18-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

July 18, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating 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 July 18, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Interim Community Development Director Chris Boyd, Chief Deputy City Attorney Ellen Van Riper, Current Planning Supervisor Robert Kuhfuss, Planner Hobart Wingard, Administrative Assistant Nichole Flores and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Mr. Boyd shared that at the next meeting on Thursday, August 1, 2019 there will be a presentation on the Surprise Center Master Plan and that Chair and Vice Chair elections will be held. Also, Mr. Boyd noted there will be no meeting on Thursday, September 5, 2019.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the June 20, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the June 20, 2019 Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor, 1 abstention (Commissioner Chapman).

Item 2 – Internal – Consideration and action approving the June 20, 2019 Planning and Zoning Commission Executive Session Minutes.

Commissioner Smith made a motion to approve the June 20, 2019 Planning and Zoning Executive Session Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor, 1 abstention (Commissioner Chapman).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – District 4 – Consideration and action pertaining to a Rezone of 2.49 acres of the property generally located southwest of the southwestern corner of Bell and Dysart Roads from Regional Commercial (CR) to Industrial Performance (IP).

Hobart Wingard, Planner, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Andy Cepon, resident, shared his concern regarding the use of lithium battery storage units. He encourages the commission to be aware of these uses and the dangers to the community.

Hearing no further comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Storage wall
- Safety of the facility
- City codes related to use of a lithium battery facility

Commission Rosenbaum made a motion to recommend approval of the APS Rezone to the Mayor and City Council. Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

Item 4 – District 3 – Consideration and action pertaining to a revised Preliminary Plat for Unit P of the Toll at Prasada.

Commissioner Krous recused himself for items 4 and 5 as the company he works for worked on these projects.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission had no comments.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council of the revised Preliminary Plat for Toll at Prasada Unit P subject to stipulations “a” through “c” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

Item 5 – District 3 – Consideration and action pertaining to a revised Preliminary Plat for Unit E of the Toll at Prasada.

Commissioner Krous recused himself for items 4 and 5 as the company he works for worked on these projects.

Robert Kuhfuss, Current Planning Supervisor, presented item 5 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Fire access

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council of the revised Preliminary Plat for Toll at Prasada Unit E subject to stipulations “a” through “c” as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 4 – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Commissioner Smith made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Rosenbaum seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 6:21 p.m.

Chris Boyd
Interim Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:

Lorraine Nevarez, Commission Secretary

DATE:



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: August 1, 2019 Contact Person: ROBERT KUHFUSS
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 a Rezone of approximately 151 acres from Residential Medium Density (RM-9), Residential Ranch (RR), and Planned Area Development (PAD) to RM-9 PUD for Paloma Creek.

Motion:

Move to recommend approval of the proposed Rezone of approximately 151 acres from Residential Medium Density (RM-9), Residential Ranch (RR), and Planned Area Development (PAD) to RM-9 PUD for Paloma Creek to the City Council subject to stipulations “a” through “c”.

Background:

The subject property consists of an assemblage of parcels totaling approximately 151 acres. Twelve (12) of these parcels are currently located within the unincorporated area of Maricopa County and are part of a separate annexation case that is scheduled for City Council hearing on September 5, 2019 under case FS18-149. Of these unincorporated parcels, eleven (11) currently enjoy County R-5 RUPD zoning, while one (1) parcel currently enjoys County Rural-43 (RU-43) zoning. Should these unincorporated parcels be successfully annexed, like zoning of RM-9 (with a density cap of 5.0 DU/Ac), and Residential Ranch (RR) will attach. In addition to the currently unincorporated parcels, the subject request also includes three (3) parcels that are located within the City of Surprise and are zoned PAD. The applicant also proposes a Preliminary Plat, which is scheduled for the August 1, 2019 Commission hearing and is discussed under separate cover.

The applicant seeks Surprise RM-9 PUD zoning that would potentially allow the development of 600 single-family dwellings over approximately 151 acres for a maximum gross density of 4.0 DU/Ac. The proposal includes amended development standards and anticipates four (4) single-family lot categories. The proposal also seeks to delete the Community Pool requirement for Medium Density Residential due to the increased rear yard setback proposed with the PUD Overlay, and seeks to delete the landscape circle requirement for cul-de-sacs. The proposed Preliminary Plat associated with the project includes buffering adjacent to existing rural development consistent with the goals of the General Plan.

Objective Analysis:

Policy Compliant:

Financial Impact:

The current action does not incur any direct revenue or expenses. However, all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the City and region.

Budget Impact:**FTE Impact:**

ATTACHMENTS:

1. 00 FS18-150 Paloma Creek Rezone 08-01-19 P&Z Staff Report
 2. 01 FS18-150 Paloma Creek Vicinity Map
 3. 02 FS18-150 Paloma Creek Case Map
 4. 03 FS18-150 Paloma Creek Rezone Narrative
 5. 04 FS18-150 Paloma Creek Citizen Outreach Summary REDACTED
 6. 06 FS18-150 Paloma Creek Rezone 08-01-19 P&Z Presentation
 7. 17.07.23 EVR FS18-150 Paloma Creek Rezone Ordinance 2019-22 ROB's edits
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-150

Project Name: Paloma Creek Zone Change

Council District: 1 – Acacia

Meeting Date: August 1, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: HV 13 LLC, et. al.

Applicant: Dan Auxier of EPS Group, Inc.

Request: Zone Change from Residential Ranch (RR), Residential Medium Density (RM-9), and Planned Area Development (PAD) to Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD)

Site Location: Generally located east of 163rd Avenue between Happy Valley Road and Jomax Road

Area: 151 acres (approx.)

Density: 4.0 DU/Ac.

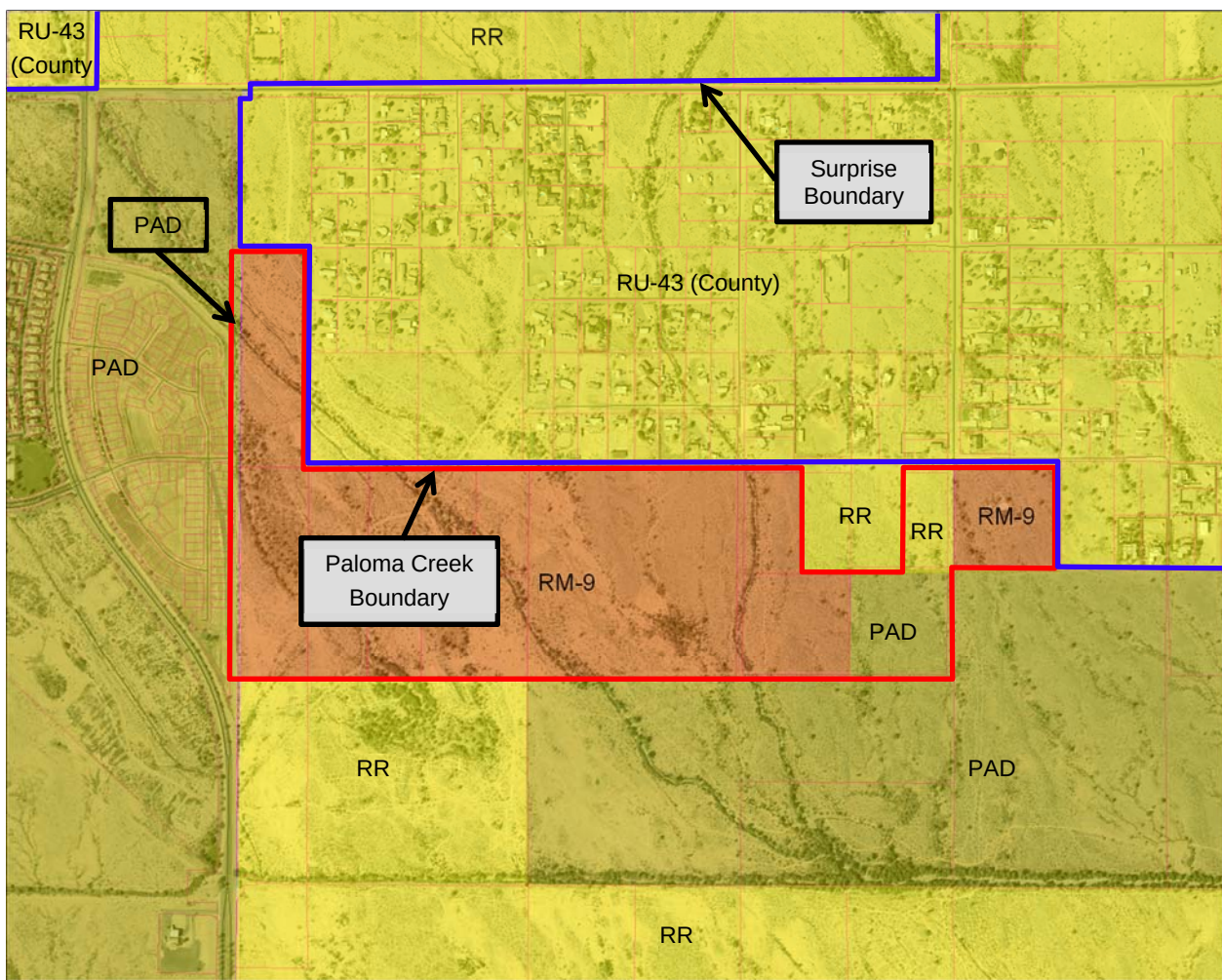
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: This request generated several items of opposition.

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

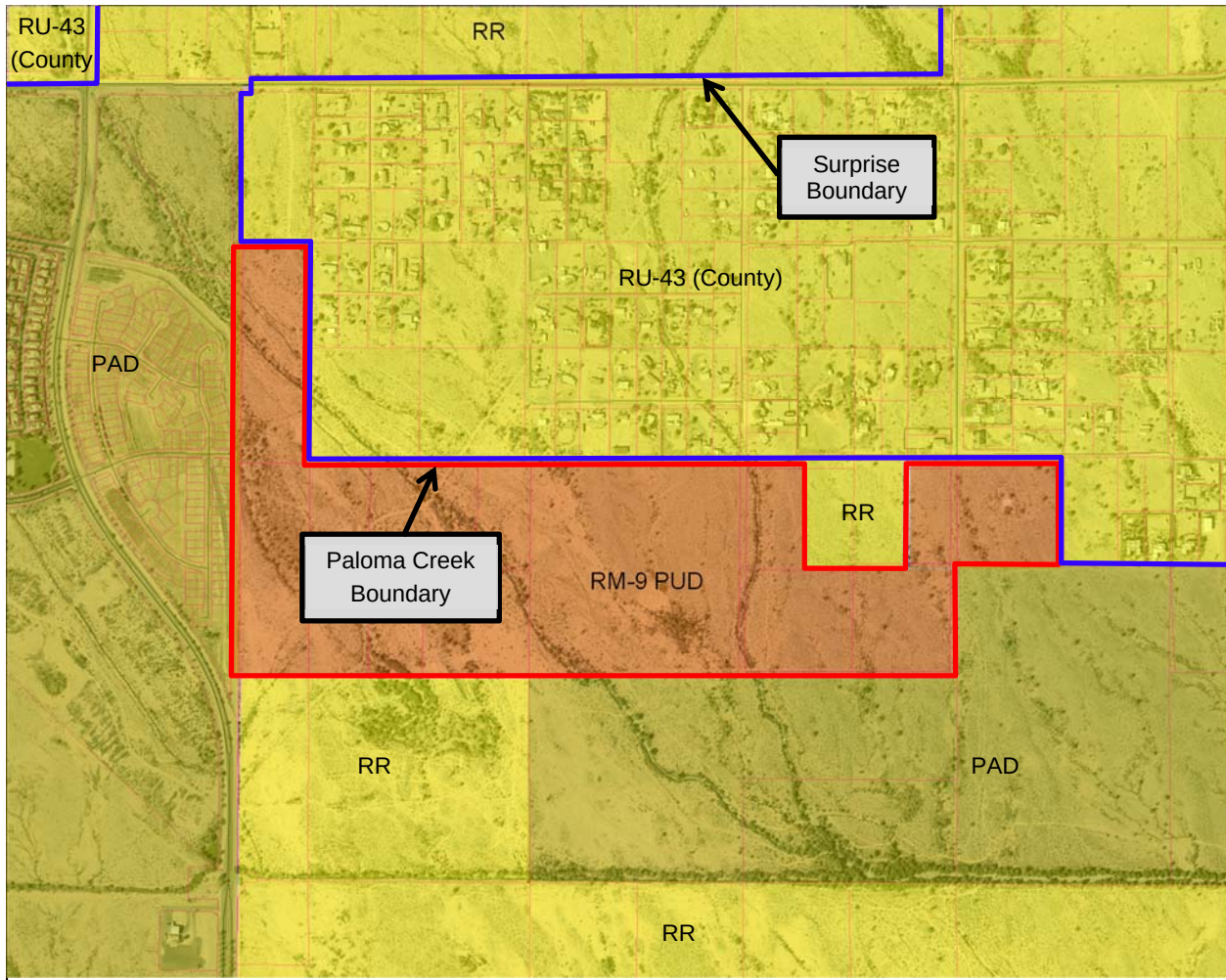
INTRODUCTION:

The subject property consists of an assemblage of parcels totaling approximately 151 acres. Twelve (12) of these parcels are currently located within the unincorporated area of Maricopa County and are part of a separate annexation case that is scheduled for City Council hearing on September 5, 2019 under case FS18-149. Of these unincorporated parcels, eleven (11) currently enjoy County R-5 RUPD zoning, while one (1) parcel currently enjoys County Rural-43 (RU-43) zoning. Should these unincorporated parcels be successfully annexed, like zoning of RM-9 (with a density cap of 5.0 DU/Ac), and Residential Ranch (RR) will attach. In addition to the currently unincorporated parcels, the subject request also includes three (3) parcels that are located within the City of Surprise and are zoned PAD. The applicant also proposes a Preliminary Plat, which is scheduled for the August 1, 2019 Commission hearing and is discussed under separate cover. The following map illustrates the zoning of the subject site and its surrounds upon annexation.



[Continued on following page.]

The applicant seeks to rezone from the post-annexation zoning of Residential Medium Density (RM-9), Planned Area Development (PAD), and Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), with a density cap of 4.0 DU/Ac. The following map illustrates the proposed zoning.



PROJECT DESCRIPTION:

The applicant seeks Surprise RM-9 PUD zoning that would potentially allow the development of 600 single-family dwellings over approximately 151 acres for a maximum gross density of 4.0 DU/Ac. (although the associated Preliminary Plat only anticipates 542 lots for a gross density of 3.6 DU/Ac.) The proposal includes amended development standards and anticipates four (4) single-family lot categories. The proposal also seeks to delete the Community Pool requirement for Medium Density Residential due to the increased rear yard setback proposed with the PUD Overlay, and seeks to delete the landscape circle requirement for cul-de-sacs. The proposal also seeks to increase the driveway width and area to 45% as opposed to 30%.

79
80 **BACKGROUND:**
81

82 **September 14, 2000:** The City Council approved the Desert Oasis PAD under case PAD99-129.
83

84 March 21, 2006: The City Council approved the Tierra Verde West PAD under PAD05-401.
85

86 **September 7, 2016:** The Maricopa County Board of Supervisors approved a Zone Change
87 request covering a portion of the subject site under Maricopa County case Z2016025. Said
88 approval included stipulations “a’ through “n” as stated in Exhibit D of the subject zoning
89 change narrative.
90

91 **November 17, 2016:** Staff met with the ownership group to discuss the project during a
92 regularly scheduled Concept Review meeting under CR16-481.
93

94 **September 28, 2017:** Staff met with the applicant to further discuss the project during a
95 regularly scheduled Concept Review meeting under CR17-513.
96

97 **March 20, 2018:** The applicant filed an Annexation request covering a portion of the subject
98 site under case FS18-149.
99

100 **March 20, 2018:** The applicant filed a Zone Change request covering the entirety of the subject
101 site under case FS18-150, the subject case.
102

103 **March 20, 2018:** The applicant filed a request for a Preliminary Plat covering the entirety of the
104 subject site under case FS18-150.
105

106 **October 23, 2018:** The applicant held a Citizen Outreach meeting to discuss the subject project.
107

108 **CITIZEN OUTREACH:**
109

110 The applicant held a citizen outreach meeting on October 23, 2018, which was well attended.
111 Numerous individuals voiced their concerns over the project ranging from impacts to local wells,
112 traffic, view shed, light pollution, and property tax increase. The results of that meeting are
113 summarized in the attached Public Participation Report. The site was also posted and advertised in
114 accordance with State and local requirements.
115
116
117
118

119 [Continued on following page.]
120
121
122

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	N/A
Schools:	Dysart

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The maximum density is capped at 4.0 DU/Ac, which is well below 8 DU/Ac.

The General Plan seeks a transition from less dense residential zoning to more dense residential zoning. There is no codified methodology for determining the extent or character of said transitions within the SUDC. The associated Preliminary Plat (discussed under separate cover) includes transitioning from the adjacent rural development; however, while the subject Zone Change proposal includes a conceptual lot layout, the Zoning Narrative does not specifically address this issue. If the associated Preliminary Plat should expire before Final Platting occurs, enforcement of this requirement could prove difficult. Staff therefore recommends the Commission include a stipulation of approval that requires compliance with the transition and buffer policies of the General Plan. This is addressed in proposed stipulation “b”.

ANALYSIS AND DISCUSSION:

As of the writing of this report, the majority of the subject property is located within the unincorporated portion of Maricopa County. The applicant recently obtained R-5 RUPD zoning from Maricopa County, which covered most of the subject property; however, during the processing of the rezone case with Maricopa County, Surprise staff expressed concerns over County R-5 zoning as it is among the most permissive zoning districts allowed by the County’s Zoning Ordinance. (County R-5 zoning allows single-family residential, duplex housing, multi-family housing, and light commercial.) Further, the proposal submitted to the County indicated water and sewer services would be provided by other than the City of Surprise, and did not take into consideration the City’s General Plan policy for transitioning and buffering adjacent to rural development. Further, the development standards sought under the County proposal would be difficult to administer.

To mitigate these issues, the County's zoning approval included a series of stipulations of approval, which included the following:

- Prohibitions against commercial and multi-family zoning;
- Inclusion of Public Use Trails within the site;
- A commitment to develop the site in a manner that respects the City's policy regarding buffering and transitioning adjacent to rural development;
- Recognition that the City of Surprise is the water and sewer provider for the area;
- An understanding that the City of Surprise would not provide municipal services absent annexation; and,
- A commitment to work with the City of Surprise to establish development standards acceptable to the City.

Upon successful annexation of the property into the City of Surprise, equivalent zoning of Residential Ranch (RR) and Medium Density Residential (RM-9) will attach. The annexation will cap the density of the RM-9 portion at 5.0 DU/Ac. consistent with the maximum density allowed under the County zoning. The post annexation RM-9 development standards, together with the proposed RM-9 PUD development standards are as indicated in the following table, taken from the Zone Change Narrative.

Paloma Creek Development Standards		
Minimum Standard	RM-9 Standards	Proposed RM-9 PUD Standards ^{(2),(4)}
Minimum Width	40'	40'
Minimum Lot Area (Per Unit)	4,500 Sq. Ft.	4,000 Sq. Ft.
Minimum Lot Depth	100'	100'
Front Setback (Livable)	12'	12'
Front Setback (Garage)	20'	20' ^{(1) (5)}
Interior Side	TBD by Preliminary Plat	5'
Aggregate Side	TBD by Preliminary Plat	10'
Rear	20'	10'
Maximum Building Height	35'	35'
Building Coverage		TBD by building envelope ⁽³⁾
Maximum Density	5.0 DU/Acre ^{(6),(7)}	4.0 DU/Acre
Maximum Lot Count	625 ⁽⁶⁾	600
Driveway Width as % of Lot Width	30%	45%
Driveway Area as % of Front Yard Area	30%	45%

(1) Garage front setbacks may be less than livable as side-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' from the front lot line.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patios, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the property line.

(3) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table and Footnotes.

(4) Building setbacks apply equally to one and two story product.

(5) The Front Garage setback means front lot line to face of garage door only if the garage is located in the front yard.

(6) Per the approved Maricopa County zoning case Z2016025

(7) Per the City of Surprise Council-approved Annexation Ordinance.

182 **REVIEWING AGENCIES:**

183
184 The subject request was routed to the standard internal and external reviewing agencies, who
185 offered no objections or comments.

186
187 **SUMMARY:**

188
189 The applicant seeks a Zone Change over the subject. The zoning of the property will be RM-9 with a
190 PUD Overlay that amends development standards and caps the residential density to 4.0 DU/Ac.
191 The proposed Preliminary Plat associated with the project includes buffering adjacent to existing
192 rural development consistent with the goals of the General Plan, and the proposed stipulations of
193 approval address two (2) issues for the betterment of the project.

194
195 **FINDINGS:**

- 196
197
 - The proposed Zone Change, as amended by the recommended stipulations of approval, is
198 consistent with the Surprise General Plan 2035.
 - The reviewing agencies have expressed no issues or concerns that are not addressed by the
200 recommended stipulations of approval.

201
202 **RECOMMENDATION:**

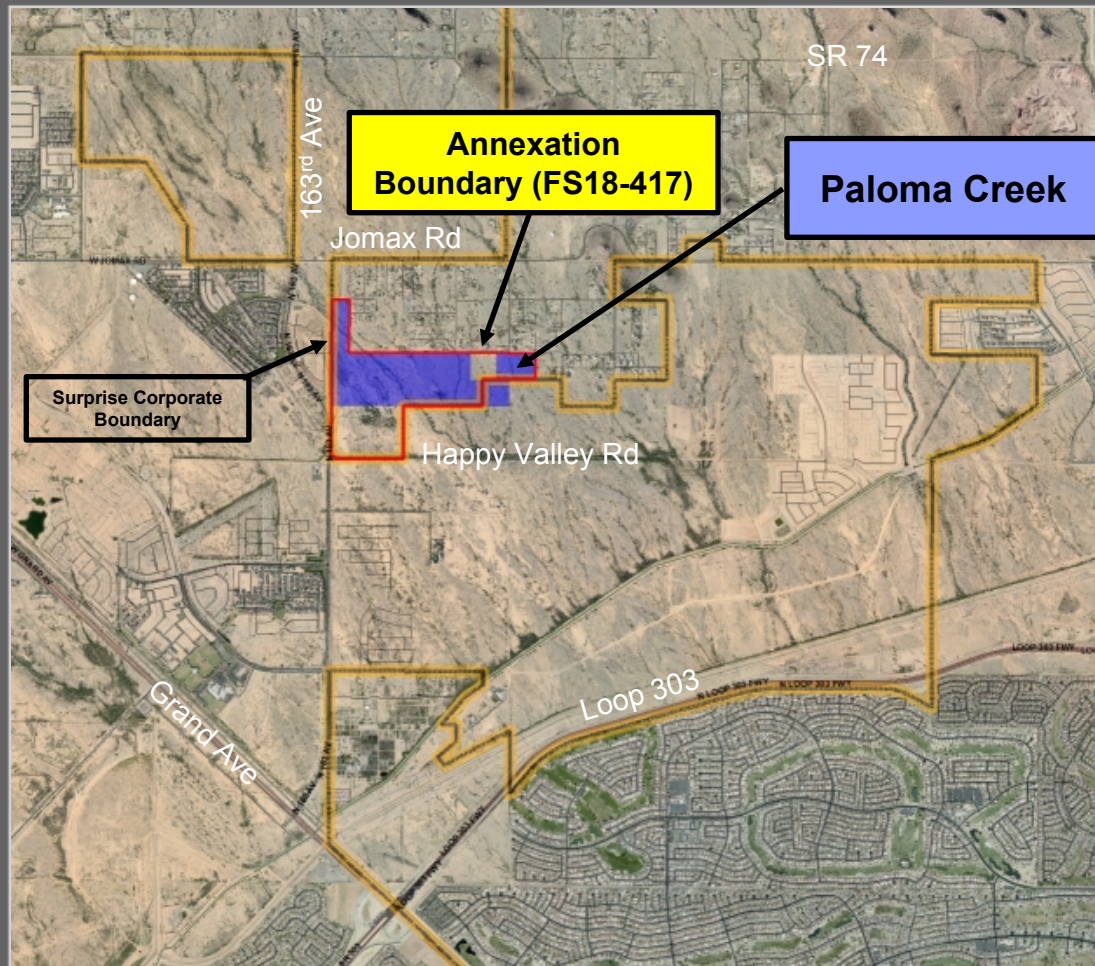
203
204 Based on the findings noted above, staff recommends the Commission move to recommend
205 **approval** of the subject rezone request to the City Council, subject to stipulations 'a' through 'c' as
206 outlined below:

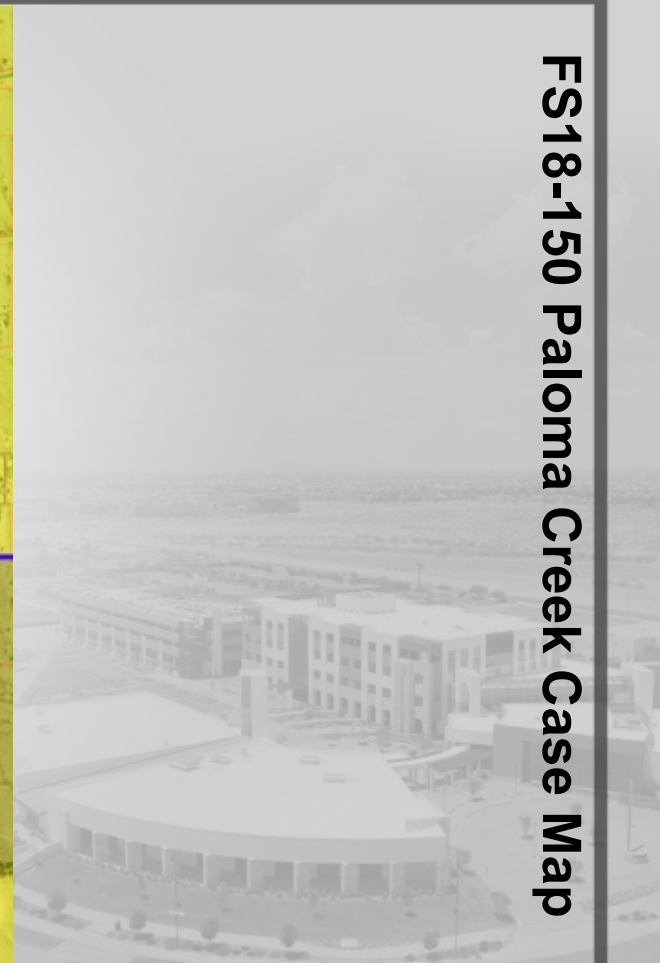
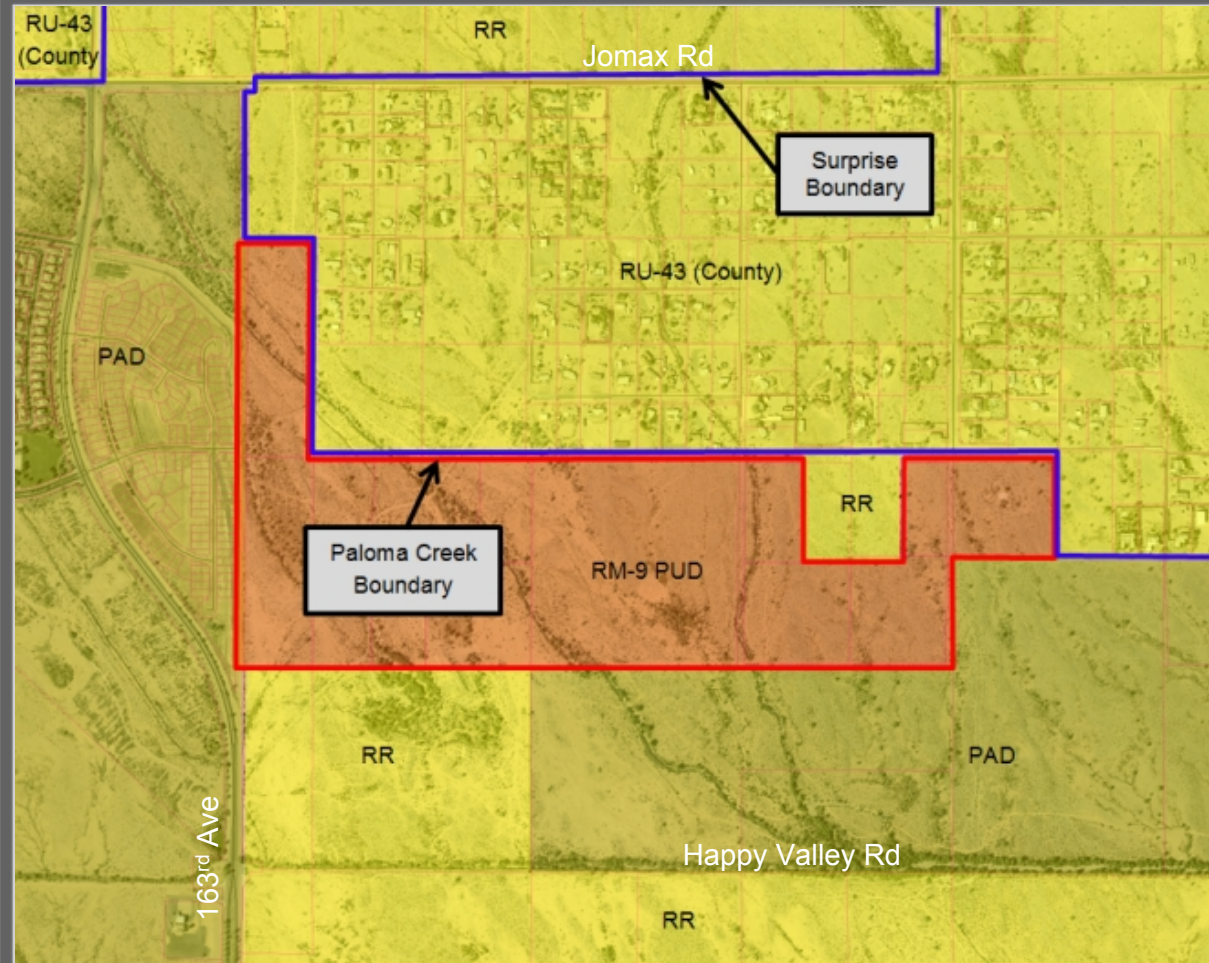
- 207
208
 - a. Development and use of the site shall be in conformance with the Zone Change
209 Narrative entitled "Paloma Creek (FS18-150) City of Surprise Zoning Project Narrative",
210 consisting of five (5) pages plus exhibits, prepared by EPS Group, Inc. and stamped
211 received July 23, 2019.
 - b. All subsequent Preliminary Plats and Final Plats shall demonstrate appropriate buffering
212 and transitions adjacent to existing RU-43 or RR zoning consistent with the policies
213 expressed in the Surprise 2035 General Plan.
 - c. Non-compliance with the stipulations of approval of this case will be treated as a
214 violation in accordance with the provisions of Article XIV of the Surprise Unified
215 Development Code.

216
217
218 However, should the Commission wish to recommend denial of the request, the Commission
219 should make its own findings and base its decision on those alternative findings.
220

226	<u>Attachments:</u>
227	
228	01 Paloma Creek Vicinity Map
229	02 Paloma Creek Vicinity Case Map
230	03 Paloma Creek Zone Change Narrative
231	04 Paloma Creek Citizen Participation Report (redacted)
232	05 Paloma Creek Zone Change Adopting Ordinance – Draft

FS18-150 Paloma Creek Vicinity Map





FS18-150 Paloma Creek Case Map

Paloma Creek (FS18-150) - City of Surprise

Zoning Project Narrative

East of 163rd Avenue between Jomax Road and Happy Valley Road

Submitted: July 19, 2018

Revised: October 12, 2018

Revised: December 17, 2018

Revised: January 28, 2019

Revised: May 31, 2019

Received
July 23, 2019



Owner Representative

KAX Group, LLC

10973 N. 138th Way

Scottsdale, AZ 85259

Tel: 602-499-9305

Contact: Kent A. Xander

Applicant/Engineer

EPS Group, Inc.

2045 S Vineyard Ave, Ste. 101

Mesa, AZ 85210

Tel: 480.503.2250

Contact: Daniel Auxier, PE

Landscape Architect

McGough Group

11110 N. Tatum Blvd, Ste. 100

Phoenix, AZ 85028

Tel: 602-997-9093

Contact: Nick Adamson, RLA

Introduction and Location

Paloma Creek is a proposed residential subdivision located in the City of Surprise, east of 163rd Avenue, a quarter of a mile south of Jomax Road, a quarter mile north of Happy Valley Road, and is within the City's 163rd Corridor Growth Area. **See Exhibit A, Vicinity Map.**

This application submittal is a request to process a Rezone with a Planned Unit Development (PUD) Overlay with the City to allow for the development of a single-family residential development with a maximum of 600 lots or 4 dwelling units per gross acres. **See Exhibit B, Zoning Exhibit.**

Project Data	
APN's	503-54-011C; 503-55-002B; 002D; 002E; 002F; 011; 012A; 012D; 012E; 012F; 012G; 013A; 013B; 014A; 014B
Current Land Use	Vacant / Undeveloped
Existing General Plan Land Use Designation	Neighborhood
Existing Zoning District	RM-9, RR, PAD/MDR
Proposed Zoning District	RM-9 PUD
Gross Area	+/- 150.68 Acres
Net Residential Area	+/- 115.02 Acres
Lot Sizes	
45' x 115'	309
50' x 115'	195
62.5' x 122'	11
70' x 115'	27

No. of Lots	542
Gross Density	+/- 3.6 DU/Acre
Open Space	+/- 41.57 Acres
Open Space (%)	+/- 36.1% of Net Residential Area

Area Context / Topography

The development area proposed for the Paloma Creek project is characterized by desert landscapes, vegetation, and soils. The existing area topography falls generally from the northwest to the southeast with areas that are carved out in topographic grade with ephemeral washes. The slope of the existing topography is anywhere from 0.50% to over 1.5% in some locations. The site topography in final developed conditions will be shaped to conform with existing conditions as much as possible, with site edge finishes observing and matching the existing grades and tying into surrounding existing developments and/or natural features.

Surrounding Land Uses

Paloma Creek is level undeveloped desert land. The proposed development is surrounded by unincorporated Maricopa County single family residences to the north, single family Tierra Verde Planned Area Development (PAD) to the south and east, and single-family Desert Oasis PAD to the west. The existing surrounding land uses and zoning districts are listed in the table below.

Surrounding Existing Use and Zoning Designations		
	Existing Use	Existing Zoning
North	Undeveloped Desert/Single Family Res.	RU-43 (Maricopa County)
East	Undeveloped Desert	Tierra Verde East PAD Single Family
South	Undeveloped Desert	Tierra Verde West PAD Single Family /RU-43 (County)
West	Single Family Residential	Desert Oasis of Surprise PAD Single Family

Historical Data

In 2016, Marbella Homes processed a rezoning application with Maricopa County to rezone 132.6 acres of the current 150.68 gross acre rezoning application of Paloma Creek. The Paloma Creek County zoning case Z2016025 was approved by Maricopa County Board of Supervisors on September 7, 2016, successfully rezoning the property from Rural-43 to R-5 Residential Unit Plan of Development (RUPD) allowing a maximum of 663 lots or 5 DU/AC. Maricopa County approval was subject to a number of stipulations intended to address concerns raised by the City of Surprise, and that it is the intent of this application to fulfill those stipulations as they relate to the zoning of the property.

Concurrently with this zoning application, an annexation application is being processed under City of Surprise case number (FS18-149) to annex the Paloma Creek and other unincorporated properties into the City of Surprise. The annexation application includes all of the properties that are a part of this rezoning application, except for APN's 503-55-013A, 503-55-014A, and 503-55-

002F which were previously incorporated into the City of Surprise. The annexation process also zoned some of the subject parcels to RM-9, with a density cap of 5 DU/acre, and Residential Ranch (RR). The residential medium density (RM) zoning district adopted with annexation of the property provides the most complimentary zoning to the County R-5 RUPD zoning. The development standards included under the proposed Planned Unit Development (PUD) Overlay are intended to allow maximum flexibility while maintaining an environment compatible with adjoining neighborhoods, and are intended to address Stipulation 'n' included in the County approval letter provided under attached **Exhibit D**.

The rezoning area of this application is 150.68 gross acres and includes Maricopa County Tax Assessor Parcel Numbers ("APN's") 503-54-011C, 503-55-002B, 002D, 002E, 002F 011, 012A, 012D, 012E, 012F, 012G, 013A, 013B, 014A and 014B. The following table shows Paloma Creek APN's, Existing and Proposed Zoning, Net and Gross Acres.

<u>Rezone & Planned Unit Development Overlay</u>					
Paloma Creek APN's, Existing and Proposed Zoning, Net and Gross Acres					
APN	Existing Zoning	Proposed Zoning	Net Area	Area of Adjacent Right of Way	Gross Area
503-54-011C	RM-9*	RM-9 PUD	9.92	0.00	9.92
503-55-002B	RM-9*	RM-9 PUD	4.25	0.73	4.98
503-55-002D	RR*	RM-9 PUD	4.11	0.87	4.98
503-55-002E	RM-9*	RM-9 PUD	9.07	0.89	9.96
503-55-002F	PAD/MDR	RM-9 PUD	8.93	1.03	9.96
503-55-011	RM-9*	RM-9 PUD	39.83	0.00	39.83
503-55-012A	RM-9*	RM-9 PUD	9.95	0.00	9.95
503-55-012D	RM-9*	RM-9 PUD	4.98	0.00	4.98
503-55-012E	RM-9*	RM-9 PUD	4.97	0.00	4.97
503-55-012F	RM-9*	RM-9 PUD	9.95	0.00	9.95
503-55-012G	RM-9*	RM-9 PUD	9.96	0.00	9.96
503-55-013A	PAD	RM-9 PUD	1.66	0.00	1.66
503-55-014A	PAD	RM-9 PUD	0.54	0.43	0.97
503-55-013B	RM-9*	RM-9 PUD	13.78	0.00	13.78
503-55-014B	RM-9*	RM-9 PUD	14.13	0.70	14.83
TOTALS			146.03	4.65	150.68

* As of annexation case FS18-149 approval.

This request is to rezone the subject property from the existing zoning of RM-9, Residential Ranch (RR), and PAD/MDR to RM-9 PUD including the proposed RM-9 PUD Development Standards described below.

Paloma Creek Development Standards		
Minimum Standard	RM-9 Standards	Proposed RM-9 PUD Standards ⁽²⁾⁽⁴⁾
Minimum Width	40'	40'
Minimum Lot Area (Per Unit)	4,500 Sq. Ft.	4,000 Sq. Ft.
Minimum Lot Depth	100'	100'
Front Setback (Livable)	12'	12'
Front Setback (Garage)	20'	20' ^{(1) (5)}
Interior Side	TBD by Preliminary Plat	5'
Aggregate Side	TBD by Preliminary Plat	10'
Rear	20'	10'
Maximum Building Height	35'	35'
Building Coverage		TBD by building envelope ⁽³⁾
Maximum Density	5.0 DU/Acre ⁽⁶⁾⁽⁷⁾	4.0 DU/Acre
Maximum Lot Count	625 ⁽⁶⁾	600
Driveway Width as % of Lot Width	30%	45%
Driveway Area as % of Front Yard Area	30%	45%

(1) Garage front setbacks may be less than livable as side-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' from the front lot line.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patios, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the property line.

(3) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table and Footnotes.

(4) Building setbacks apply equally to one and two story product.

(5) The Front Garage setback means front lot line to face of garage door only if the garage is located in the front yard.

(6) Per the approved Maricopa County zoning case Z2016025

(7) Per the City of Surprise Council-approved Annexation Ordinance.

When a house is built at Paloma Creek, the Buyer of the home would be able to construct a private pool in the backyard. No community pool or center will be required within Paloma Creek RM-9 PUD zoning.

The Paloma Creek RM-9 PUD also deletes the portion of SUDC Section 122-130(c) which requires a landscaped island at the end of a cul-de-sac because the City of Surprise Fire Department has indicted concerns over their use.

A Preliminary Plat is being processed concurrently under this rezoning case FS18-150.

INFRASTRUCTURE, ROADS, PROPOSED DEVELOPMENT PLAN

- Upon each phase of development of Paloma Creek, all necessary utilities for Paloma Creek will be extended from adjacent subdivisions and/or projects into Paloma Creek. Paloma Creek is to be included into Rancho Mercado PAD 2nd Water Campus. Paloma Creek will purchase sewer capacity pursuant to SPA 2 Water Reclamation Facility Capacity Allocation Agreement.
- Frontier Road – North side of Paloma Creek

In June 2018, Applicant worked with Community Development Director Eric Fitzer to provide access and design (including but not limited to density and lot sizes) on Frontier Road. Applicant agrees to the City email dated June 28, 2018 and Applicants letter to City dated June 28, 2018 as shown on **Exhibit C**.

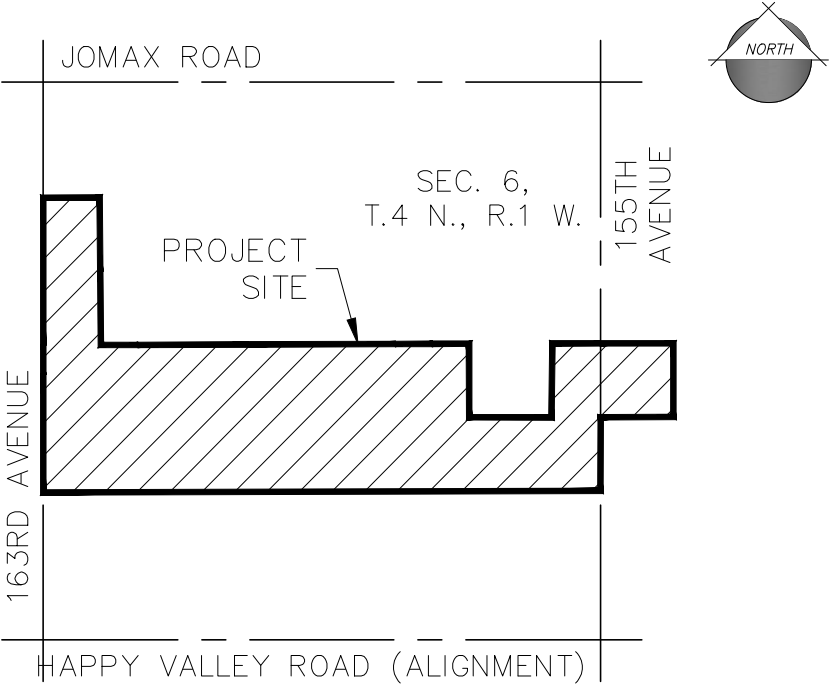
Conclusion

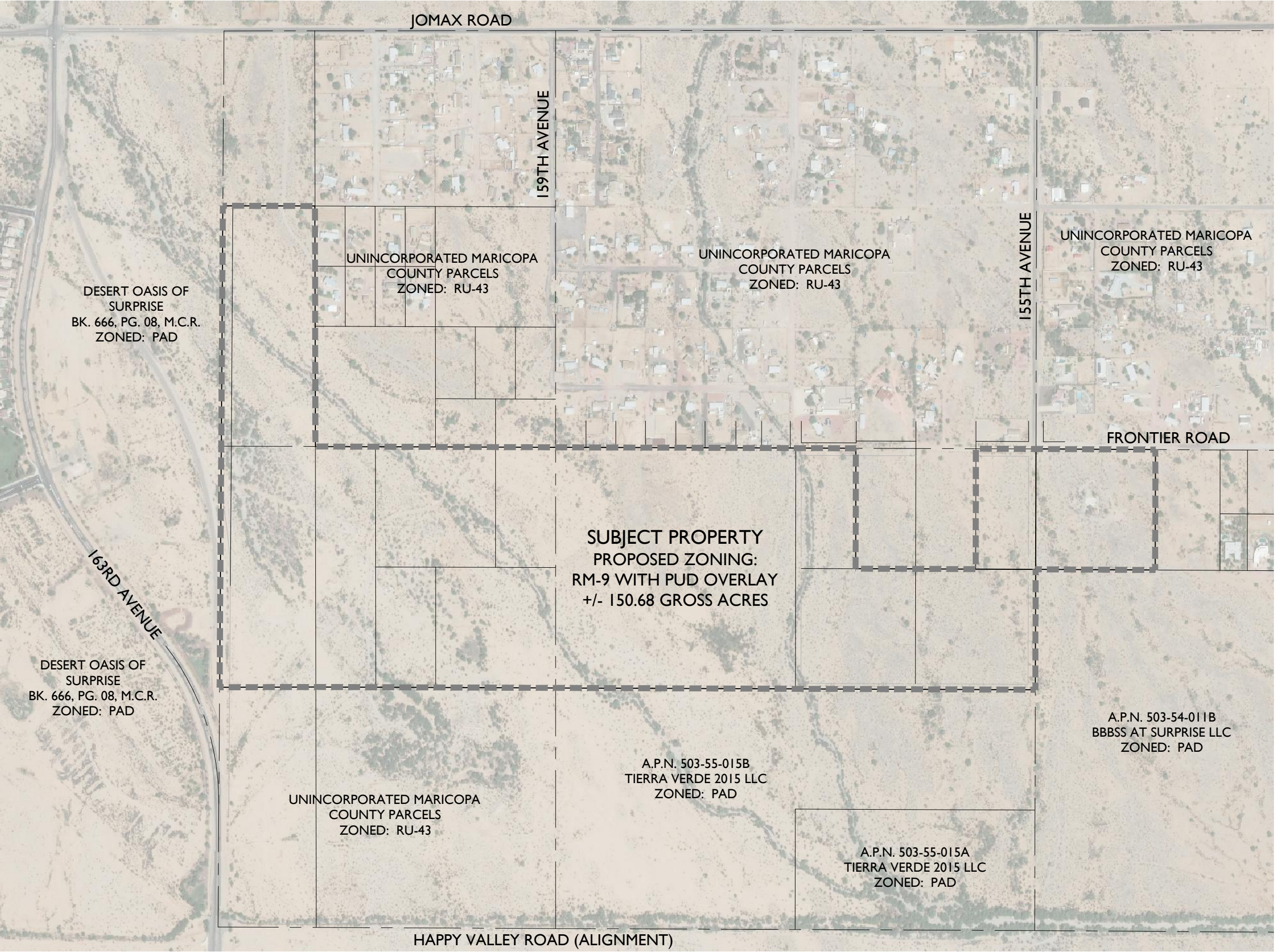
The Zoning application is the next step in the development process to put this site to a contributing use and will initiate the development of single family residential development that follows the vision, goals and policies of the City of Surprise's General Plan. The proposed development provides an opportunity for the City to increase compatible single-family residential development to the area that is in the best interest of the residents in the area, and provides a new and more diverse living space as a benefit to the community.

EXHIBIT A

VICINITY MAP

N.T.S.

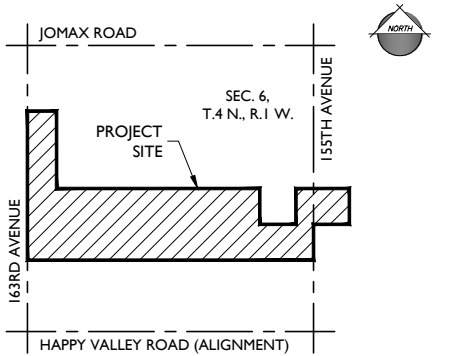




ZONING EXHIBIT B FOR PALOMA CREEK

A PORTION OF SECTION 6 AND THE NORTHWEST QUARTER OF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER KAX GROUP, LLC 8530 E. VIA DEL SOL DRIVE SCOTTSDALE, AZ 85255 TEL: (602)-499-9305 CONTACT: KENT XANDER	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, PE
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PROJECT DATA

A.P.N.	503-54-011C, 503-55-002B, 002D, 002E, 002F, 011, 012A, 012D, 012E, 012F, 012G, 013A, 013B, 014A, 014B
CURRENT LAND USE: EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:	UNDEVELOPED NEIGHBORHOOD RR, RM-9, PAD / MDR RM-9 WITH PUD OVERLAY
GROSS AREA:	+/- 150.68 ACRES

EXHIBIT C

Applicant agrees (see comments as noted in red) to the City email.

Date: June 28, 2018 at 3:20:03 PM MST

To: "Kurt A. Jones" <kajones@tblaw.com>

Subject: RE: Paloma Creek

Kurt,

I am in receipt of your letter dated June 12, 2018 regarding the Paloma Creek Development Challenges. Below are the City responses to the letter. Also, subsequently it was brought to my attention that there was a potential fire access issue in the area north of Frontier Road in the Northwest corner of the development.

I have addressed that lastly.

Section A:

City is in agreement.

Section B:

City is in agreement.

Section C:

City is in agreement.

Section D:

City requests that the trail be stubbed out to the east of the cul-de-sac. Otherwise City is in agreement. Applicant agrees that the trail shall be stubbed out to the east of the cul-de-sac.

Section E:

City is in agreement. That stated City would require a cross access agreement from the Paloma Creek Owned Parcels to allow the out parcel access to the roadways to facilitate necessary access points. Applicant agrees to provide cross access by way of easement agreement from the Paloma Creek Owned Parcels to allow the out-parcel access to the roadways to facilitate necessary access points.

Section F:

City requests view fencing be utilized instead the block fencing to combat CPTED issued posed along the trail corridor, and to provide the trail corridor to match that of the rest of the Paloma Creek. Applicant agrees to view fencing be utilized instead the block fencing to combat CPTED issued posed along the trail corridor, and to provide the trail corridor to match that of the rest of the Paloma Creek.

Section G:

City is in agreement. That stated City would require a cross access agreement from the Paloma Creek Owned Parcels to allow the out parcel access to the roadways to facilitate necessary access points. **Applicant agrees to provide cross access by way of easement agreement from the Paloma Creek Owned Parcels to allow the out-parcel access to the roadways to facilitate necessary access points.**

Staff would favor the option to provide the additional 30' wide open space to buffer the development from the existing rural residential development. From 162nd Ave to 157th Ave to enlarge the tract to 55'. **Applicant agrees to provide an additional 30' so the tract will be 55' wide.** The City will support the smaller lots (45' X 90' lots). Based on review from staff the phasing of the development, specifically the 1st phase associated with the area north of Frontier Road in the northwest portion of the development, does not provide two points of access as required by City code in the area. Staff recommends that this area, the area north of Frontier Road, be phased after or be located in the same phase that contains Saddlehorn Road to so as to facilitate two points of access as required by code. **Applicant agrees Phase 3 associated with the area north of Frontier Road in the northwest portion of Paloma Creek development will provide two points of access as required by City code in the area.**

If you have any further questions please let me know.

Regards,

Eric Fitzer

Community Development Director

City of Surprise | 16000 N. Civic Center Plaza | Surprise, AZ 85374 | 623 222-3020

Letter from Applicant to City

June 8, 2018

Eric Fitzer
Community Development Director
16000 N. Civic Center Plaza
Surprise, AZ 85374

RE: Paloma Creek – Development Challenges and Alternatives

Dear Mr. Fitzer:

Thank you for meeting with us last week on Paloma Creek which is a proposed subdivision that runs along the south side of the Frontier Road alignment between 163rd Avenue alignment on the west and approximately 155th Avenue on the east. Prior to us moving ahead and spending additional funds to revise the pre-plat showing Frontier Road and the transition lots, we would like you to discuss our comments below with staff. Our concerns/issues/solutions we have are as follows:

Section A

Frontier Road is a 46' right-of-way with homes fronting on this portion of Frontier Road west of Paloma Creek thru Desert Oasis Parcel B10. If more than 168 units access 163rd Avenue via Frontier Road from Paloma Creek, the "Level of Service" goes below D and the left turns start to break down at Frontier and 163rd Avenue.

Once Frontier Road enters Paloma Creek from Pulte B10, the circulation plan provides for Frontier Road to be moved South one (1) row of lots and then continue east to 159th Avenue. This will help with controlling the number of cars that pass-through Pulte's Parcel B10 to 163rd Avenue.

Section B

As noted on the attached plan, there is a 30' private easement approximately 1,320 feet shown in brown and an open space track 25' wide shown in green.

Paloma Creek will keep the 30' private easement in its natural condition, with the exception of minor modifications that may be necessary to address drainage/erosion issues that may be encountered and add a 25' wide Open Space track with a public pedestrian trail connecting all adjacent property to Paloma Creek and to the public trail system.

Two access points one at 159th Avenue and one at 160th Avenue will be built to access the land on the north side of Section B who is benefitted by the 30' private easement.

View fencing will be used in the back yards along the 25' wide Open Space tracks next to the 30' private easement with public pedestrian trail. Lots next to Frontier Road alignment in Section B may be a minimum of 50' wide.

A note on the Final Plat will be added noting that Owner is leaving the 30' private easement in its natural condition and location and will provide two public access points for the Owners of the benefitted property on the south side of the benefitted property.

Section C

As noted on the attached plan, there is a 30' private easement approximately 1,320 feet in length shown in brown and an open space track 25' wide shown in green.

Paloma Creek will keep the 30' private easement in its natural condition with the exception of minor modifications that may be necessary to address drainage/erosion issues that may be encountered and add a 25' wide Open Space track with a public pedestrian trail connecting all adjacent property to the Paloma Creek and to the public trail system.

View fencing will be used in the back yards along the 25' wide Open Space track next to the private easement with public pedestrian trail. Lots next to Frontier alignment in Section C will be a minimum of 70' wide.

A note on the Final Plat will be added noting that Owner is leaving the 30' private easement in its natural condition and location and will provide two public access points for the Owners of the benefitted property on the south side of the benefitted property.

Section D

40' of right of way will be dedicated to the City on the Frontier Road alignment and the pedestrian trail shall be extend east to the cul-de-sac and stop. The cul-de-sac will be developed to/or within the first 10 feet of the 40' right-of-way. No other road improvements shall be required. View fencing will be used in the back yards along the Open Space wash and lots sided on Frontier Road may be a minimum of 45' wide.

Section E

Section E consists of 2 separate land Owners. There is no road right-of-way easement on the Frontier Road alignment. Applicant has attempted to work with both separate property Owners over the past 3-4 years with no-avail.

Section F

40' of right of way will be dedicated to the City on the Frontier Road alignment and 55' right-of-way on 155th Avenue. No other road improvements shall be required. Regular block fencing will be used in the back yards along Frontier Road and the lots on Frontier Road may be a minimum of 62.5' wide.

Section G

Frontier Road East of 155th Avenue does not extend all the way to 147th Avenue – and never will due to county lot splits and existing houses.

40' of right of way will be dedicated to the City on the Frontier Road alignment and 55' right-of-way on 155th Avenue. No other road improvements shall be required. Regular block fencing will be used in the back yards along Frontier Road and the lots on Frontier Road may be a minimum of 62.5' wide.

Summary

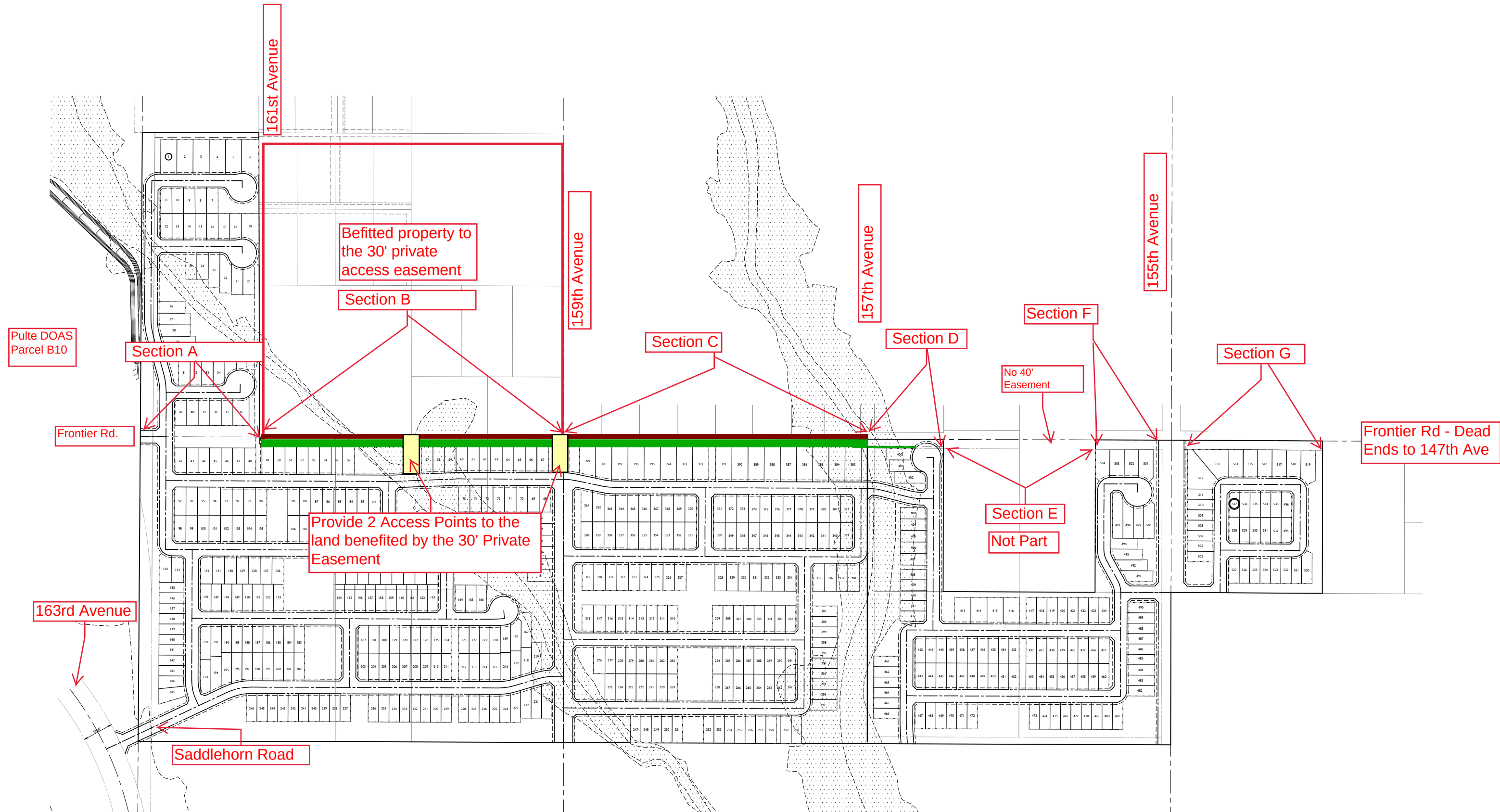
We feel we have resolved several issues with the above suggestions, such as:

- 1) Reduces the cost to develop Frontier Road in Sections D, F, and G. The owners of the 20 acres east of 157th Avenue, fronting on Frontier Road, have calculated that it would be better to stay in the County if Frontier Road improvements remain a requirement. The cost to improve 2,640 feet of perimeter roadway plus \$15,000 per EDU for development fees and impact fees does not pencil for the 20-acre portion. If the Frontier requirement does not remain, the 20 acres can be included in Paloma Creek and provide row dedications and improvements on 155th Avenue and tie into 155th pavement section in the county.
- 2) The only property owners to use the majority of Frontier Road would be very limited amount county residents to the north of Paloma Creek.
- 3) We would have provided a public road easement currently shown on our plan to the county residents to the north at 159th avenue and 160th Avenue (west of lot 57). This access would provide additional access to County property owners with them keeping their private easement rights.
- 4) Finally, with all of the issues outlined in this letter, this road would cost the project over \$1 million dollars to install a roadway servicing limited vehicle with unknown consequences to all of the above-mentioned issues.

As an Option, Paloma Creek could provide an additional 30-foot wide open space easement over the existing private access easement from 162nd Avenue to 157th Avenue. We will enlarge this tract to 55' with City support for smaller lots like a 45' x 90' and/or City approval for 46' to 50' right of way local streets for Paloma Creek.

If you agree these issues can be resolved with our proposed suggestions, we will move forward with the preliminary plat implementing these design solutions along with working out other minor planning comments we have to the City comments. Thank you for your understanding and assistance with this matter. We are dedicated to creating a wonderful residential community with logical solutions to a very dysfunctional set of lotting from the County. Thank you.

Sincerely,
Kurt Jones, AICP





Planning & Development Department



September 29, 2016

William E. Lally
Tiffany & Bosco, PA
2525 E. Camelback Road
7th Floor
Phoenix, AZ 85016

John Wittrock
18835 N. Thompson Peak Parkway
Suite 215
Scottsdale, AZ 85255

SUBJECT: Maricopa County Zoning Case Z2016025 – Marbella Homes Section 6
Assemblage

On September 7, 2016, the Maricopa County Board of Supervisors approved your Zone Change request from Rural-43 to R-5 Residential Unit Plan of Development (RUPD) for property generally located ¼ mile south of Jomax Rd. and east of 163rd Ave. in the Surprise area.

Provided the following conditions are met:

- a. Development of the site shall comply with the Zoning Exhibit entitled "Paloma Creek – A Rezone from RU-43 to R-5 RUPD," consisting of 1 full-size sheet, dated June 30, 2016 and stamped received July 1, 2016 except as modified by the following conditions. **Within 30 days of Board of Supervisors approval, the applicant shall submit a revised zoning exhibit to address changes as agreed upon by the City of Surprise.**
- b. Development of the site shall be in conformance with the Narrative Report entitled "Z2016025 – Marbella Homes – Paloma Creek", consisting of 18 pages, dated June 20, 2016, and stamped received July 1, 2016 except as modified by the following conditions. **Within 30 days of Board of Supervisors approval, the applicant shall submit a revised narrative report to address changes as agreed upon by the City of Surprise.**
- c. A Residential Unit Plan of Development (RUPD) is applied to the site specifically to limit the R-5 permitted uses to those acceptable to the Maricopa County Environmental Services Department (MCESD) until such

time that either water and sewer services are provided or effective annexation by the City of Surprise.

d. Unless the site is effectively annexed into the City of Surprise, a Final Plat is required prior to construction permitting.

e. The following R-5 RUPD standards shall apply:

1. Single-Family Traditional (Detached SFR or Attached Townhome)

1. Height: 30'/2 Stories – Detached SFR, 40'/3 Stories – Attached SFR Townhome
2. Front Yard: 20'
3. Side Yard: 5'
4. Street-side Yard: 10'
5. Rear Yard: 25' – Detached SFR, 12' – Attached SFR Townhome
6. Lot Area: 5,000 sq. ft.
7. Lot Width: 45' – Detached SFR, 30' – Attached SFR Townhome
8. Minimum Lot Area per Dwelling Unit: 5,000 sq. ft. – Detached SFR, 3,000 sq. ft. – Attached SFR Townhome
9. Maximum Lot Coverage: 60%
10. Parking Spaces: 2 Spaces

2. Neo- Traditional (Detached SFR or Attached Townhome)

1. Height: 40'/3 Stories
2. Front Yard: 5'
3. Side Yard: 5'
4. Street-side Yard: 5' or 2'; side-turn garage
5. Rear Yard: 5'
6. Lot Area: 2,500 sq. ft.
7. Lot Width: 45' – Detached SFR, 30' – Attached SFR Townhome
8. Minimum Lot Area per Dwelling Unit: 2,500 sq. ft.
9. Maximum Lot Coverage: 60% - Detached SFR, 60% - Attached SFR
10. Parking Spaces: 2 Spaces

3. Multi-Family (Apartments or Condominiums)

1. Height: 40'/3 Stories
2. Front Yard: 20'
3. Side Yard: 5'
4. Street-side Yard: 10'
5. Rear Yard: 25'
6. Lot Area: 6,000 sq. ft.
7. Lot Width: 60'
8. Minimum Lot Area per Dwelling Unit: 1,000 sq. ft.
9. Maximum Lot Coverage: 60%
10. Parking Spaces: 2 Spaces

- f. All buildings are subject to noise attenuation as per ARS § 28-8482(B).
- g. The following Planning and Engineering Comments shall apply:
 - 1. Without the submittal of a precise plan, no development approval is inferred by this review, including, but not limited to access, roadway alignments and required right-of-way dedications. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
 - 2. The site contains significant areas of Special Flood Hazard Areas (SFHA) (Floodways and Floodplains). As development plans progress for this site, provision for the natural drainage corridors to remain must be included with any design. Alternatively, alteration or relocation of the SFHAs must be approved by the Flood Control District of Maricopa County and FEMA through the CLOMR/LOMR process.
 - 3. Submission of a CLOMR application to the Flood Control District must be prior to or concurrent with the application for preliminary plat or a precise plan of development to Planning & Development.
 - 4. Approval of the CLOMR by FEMA must be obtained prior to the issuance of any building permits on the site.
 - 5. Owner/developer shall be responsible for identifying and procuring any permit(s) for disturbance of, or work within, delineated jurisdictional (404) washes.
- h. Zoning approval is conditional per Maricopa County Zoning Ordinance, Article 304.6, and ARS § 11-814 for five (5) years for the initial phase and an additional five (5) years for each subsequent phase, within which time the subdivision infrastructure permit or construction permit for each phase must be obtained **annexation into the City of Surprise or an approved pre-annexation** development **agreement must occur**. The applicant shall submit a written report every five years from the date of Board of Supervisors approval of Z2016025, which details the status of this project, including progress on obtaining subdivision infrastructure and/or construction permits **annexing into the City of Surprise**. The status report to be administratively reviewed by Planning and Development with the ability to administratively accept or to carry the status report to the Board of Supervisors (Board), upon recommendation by the Planning and Zoning Commission (Commission) for consideration of amendments or revocation of zoning for undeveloped parcels. Status reports will be required until completion of the initial subdivision infrastructure and/or construction permits for each zoning parcel (R-5 RUPD) **annexation occurs**.
- i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowners. The granting of this approval allows the property owners to enjoy uses in excess of those

permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, a hearing shall be scheduled with the Board of Supervisors for consideration to revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

- j. **Multi-family housing will not be allowed in the Development.**
- k. **Public Use Trails will be developed within the site and will connect to a regional system in accordance to the City of Surprise Parks and Trails Master Plan.**
- l. **The applicant shall work with the City of Surprise on a transition to lower density housing products adjacent to current Rural Neighborhoods. A density transition should follow the Character Areas consistent with the Character Area Compatibility table within the Surprise General Plan 2035.**
- m. **The applicant understands that the property lies within the water and wastewater service area of the City of Surprise. The City of Surprise will provide water and wastewater services upon successful annexation into the City in accordance with the terms of that annexation. The applicant will not seek the expansion of any other water or wastewater service provider's CC&N into the subject property.**
- n. **The applicant agrees to work with the City of Surprise to create development standards that are acceptable to the City of Surprise.**

Enclosed is a full-size copy of the Preliminary Plat and Narrative report that have been stamped approved.

Please feel free to call me if you have any questions at 602-506-6533.

Sincerely,



Derek Scheerer, Planner
Maricopa County Planning and Development

Attachments: Approved Site Plan
 Approved Narrative

Cc: File



Community Development Department
Current Planning Division
16000 N Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-3000
Fax 623-222-3002
TTY 623-222-1002

August 3, 2016

Derek Scheerer, Planner
Maricopa County Planning and Development Department
501 North 44th Street, Suite 200
Phoenix, AZ 85008-6526

Re: Marbella Rezone (AKA: Paloma Creek), Maricopa County Case # Z2016025
(Surprise Case # PS16-214)

Dear Mr. Scheerer,

We very much appreciate Maricopa County's support for the continuance and for the applicant's willingness to sit down with us to address our concerns. We met with the applicant and were able to come to an agreement regarding modified stipulations, which we believe will address our concerns, or will provide an opportunity to address those concerns at a later date. We concur with the revised stipulations as attached herein and withdraw our opposition to the request subject to these amended stipulations.

As always, we would appreciate continuing to be included in the routing of any further submittals regarding this project as well as the date and time of any public hearings on the matter. Please do not hesitate to contact me at 623-222-3137 or via email at robert.kuhfuss@surpriseaz.gov with any questions.

Respectfully,

Robert H. Kuhfuss, AICP, MPA
City of Surprise
Community Development Department

cc: Lloyd Abrams, City of Surprise Assistant Community Development Director
Eric Fitzer, City of Surprise Community Development Director
Terry Lowe, City of Surprise Water Resources Director
Mike Gent, City of Surprise Public Works Director
Tom Abbot, City of Surprise Fire Chief
Donna Bronski, City of Surprise Deputy City Attorney

Attachment: Modified Stipulations (draft)

Z2016025 – DRAFT Stipulations

- a. Development of the site shall comply with the Zoning Exhibit entitled "Paloma Creek – A Rezone from RU-43 to R-5 RUPD," consisting of 1 full-size sheet, dated June 30, 2016 and stamped received July 1, 2016 except as modified by the following conditions.
- b. Development of the site shall be in conformance with the Narrative Report entitled "Z2016025 – Marbella Homes – Paloma Creek", consisting of 18 pages, dated June 20, 2016, and stamped received July 1, 2016 except as modified by the following conditions.
- c. A Residential Unit Plan of Development (RUPD) is applied to the site specifically to limit the R-5 permitted uses to those acceptable to the Maricopa County Environmental Services Department (MCESD) until such time that either water and sewer services are provided or effective annexation by the City of Surprise.
- d. Unless the site is effectively annexed into the City of Surprise, a Final Plat is required prior to construction permitting.
- e. The following R-5 RUPD standards shall apply:

1. Single-Family Traditional (Detached SFR or Attached Townhome)

- 1. Height: 30'/2 Stories – Detached SFR, 40'/3 Stories – Attached SFR Townhome
- 2. Front Yard: 20'
- 3. Side Yard: 5'
- 4. Street-side Yard: 10'
- 5. Rear Yard: 25' – Detached SFR, 12' – Attached SFR Townhome
- 6. Lot Area: 5,000 sq. ft.
- 7. Lot Width: 45' – Detached SFR, 30' – Attached SFR Townhome
- 8. Minimum Lot Area per Dwelling Unit: 5,000 sq. ft. – Detached SFR, 3,000 sq. ft. – Attached SFR Townhome
- 9. Maximum Lot Coverage: 60%
- 10. Parking Spaces: 2 Spaces

2. Neo- Traditional (Detached SFR or Attached Townhome)

- 1. Height: 40'/3 Stories
- 2. Front Yard: 5'
- 3. Side Yard: 5'
- 4. Street-side Yard: 5' or 2'; side-turn garage
- 5. Rear Yard: 5'
- 6. Lot Area: 2,500 sq. ft.

7. Lot Width: 45' – Detached SFR, 30' – Attached SFR Townhome
8. Minimum Lot Area per Dwelling Unit: 2,500 sq. ft.
Maximum Lot Coverage: 60% - Detached SFR, 60% - Attached SFR
9. Parking Spaces: 2 Spaces

3. Multi-Family (Apartments or Condominiums)

1. Height: 40' / 3 Stories
2. Front Yard: 20'
3. Side Yard: 5'
4. Street-side Yard: 10'
5. Rear Yard: 25'
6. Lot Area: 6,000 sq. ft.
7. Lot Width: 60'
8. Minimum Lot Area per Dwelling Unit: 1,000 sq. ft.
9. Maximum Lot Coverage: 60%
10. Parking Spaces: 2 Spaces

4. Commercial uses shall be prohibited in the R-5 RUPD Zoning District.
- f. All buildings are subject to noise attenuation as per ARS § 28-8482(B).
- g. The following Planning and Engineering Comments shall apply:
1. Without the submittal of a precise plan, no development approval is inferred by this review, including, but not limited to access, roadway alignments and required right-of-way dedications. These items will be addressed as development plans progress **and are submitted to the County** for further review and/or entitlement.
 2. The site contains significant areas of Special Flood Hazard Areas (SFHA) (Floodways and Floodplains). As development plans progress for this site, provision for the natural drainage corridors to remain must be included with any design. Alternatively, alteration or relocation of the SFHAs must be approved by the Flood Control District of Maricopa County and FEMA through the CLOMR/LOMR process.
 3. Submission of a CLOMR application to the Flood Control District must be prior to or concurrent with the application for preliminary plat or a precise plan of development to Planning & Development.
 4. Approval of the CLOMR by FEMA must be obtained prior to the issuance of any building permits on the site.

5. Owner/developer shall be responsible for identifying and procuring any permit(s) for disturbance of, or work within, delineated jurisdictional (404) washes.
- h. Zoning approval is conditional per Maricopa County Zoning Ordinance, Article 304.6, and ARS § 11-814 for five (5) years for the initial phase and an additional five (5) years for each subsequent phase, within which time ~~the subdivision infrastructure permit or construction permit for each phase must be obtained~~ **annexation into the City of Surprise or an approved pre-annexation development agreement must occur.** The applicant shall submit a written report every five years from the date of Board of Supervisors approval of Z2016025, which details the status of this project, including progress on ~~obtaining subdivision infrastructure and/or construction permits~~ **annexing into the City of Surprise.** The status report to be administratively reviewed by Planning and Development with the ability to administratively accept or to carry the status report to the Board of Supervisors (Board), upon recommendation by the Planning and Zoning Commission (Commission) for consideration of amendments or revocation of zoning for undeveloped parcels. Status reports will be required until completion of ~~the initial subdivision infrastructure and/or construction permits for each zoning parcel (R-5-RUPD)~~ **annexation occurs.**
- i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowners. The granting of this approval allows the property owners to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, a hearing shall be scheduled with the Board of Supervisors for consideration to revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.
- j. **Multi-family housing will not be allowed in the Development.**
- k. **Public Use Trails will be developed within the site and will connect to a regional system in accordance to the City of Surprise Parks and Trails Master Plan.**
- l. **The applicant shall work with the City of Surprise on a transition to lower density housing products adjacent to current Rural Neighborhoods. A**

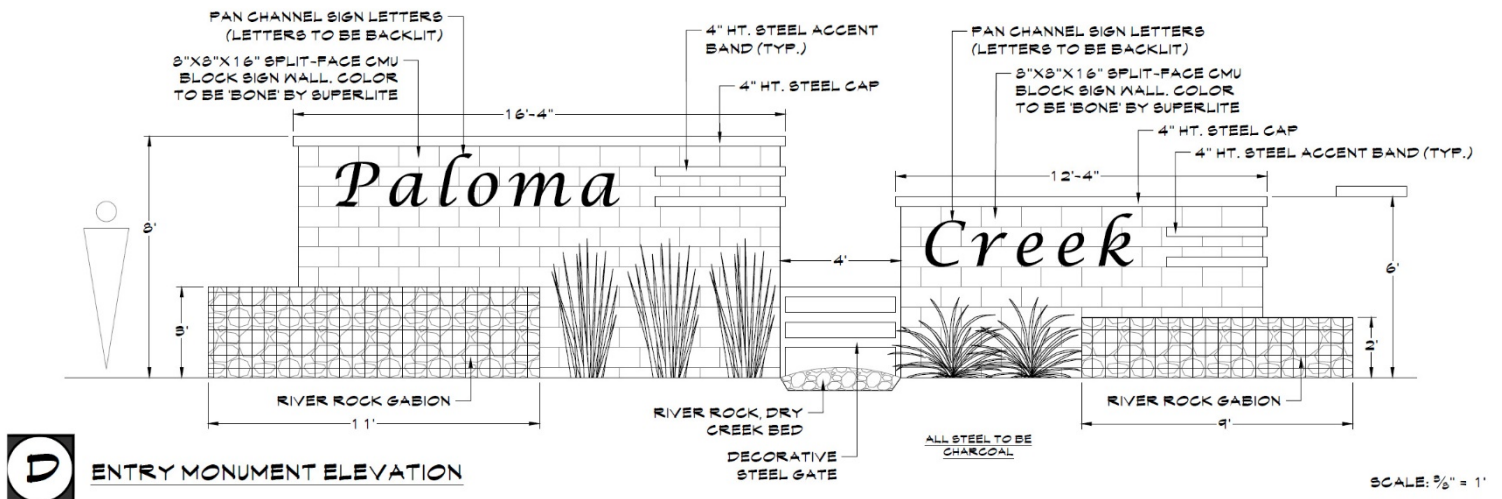
density transition should follow the Character Areas consistent with the Character Area Compatibility table within the Surprise General Plan 2035.

- m. The applicant understands that the property lies within the water and wastewater service area of the City of Surprise. The City of Surprise will provide water and wastewater services upon successful annexation into the City in accordance with the terms of that annexation. The applicant will not seek the expansion of any other water or wastewater service provider's CC&N into the subject property.
- n. The applicant agrees to work with the City of Surprise do create development standards that are acceptable to the City of Surprise.

EXHIBIT E

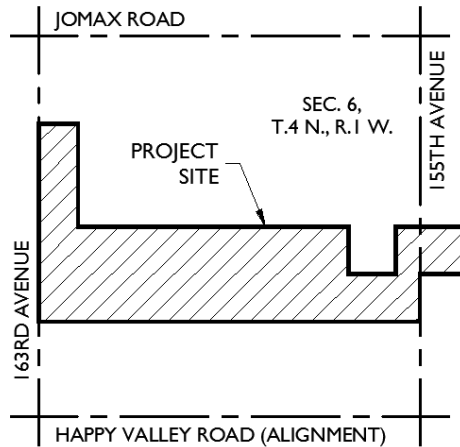
Paloma Creek Entry Monument

(See "Detail D" on sheet L6 of the Paloma Creek Landscape Plans)



**Paloma Creek
Citizen Outreach Summary
FS18-149 & FS18-150**

Submitted: January 28, 2019



DEVELOPER

KAX Group, LLC
8530 E. Via del Sol Drive
Scottsdale, AZ 85255

CONSULTANT

EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
Contact: Daniel Auxier, P.E.
Tel. 480-503-2250



Submitted to the City of Surprise



Table of Contents

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Date: January 28, 2019

Purpose: The purpose of this citizen participation plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application for Paloma Creek, a proposed residential planned community. This site is located at the northeast of 163rd Avenue and the Happy Valley Road alignment. The applicant is requesting the review and approval from the City of Surprise of the following applications:

1. Annexation of 201.5 acres of the subject property (FS18-149)
2. Rezone 149.6 acres of the annexed property from RM-9 and RR to RM-9 PUD (FS18-150)
3. Preliminary Plat of 542 single family residential lots on the rezone subject property (FS18-150)

These requests will allow for development of the Paloma Creek subdivision in the City of Surprise. This citizen participation plan will ensure that those affected by this application will have an adequate opportunity to learn and comment on the proposal.

Contact:

David Hughes
EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
(480)503-2250 (phone)
(480)503-2258 (fax)
David.Hughes@epsgroupinc.com

Concept Review Meeting: The concept review meeting with City of Surprise Community Development staff was held on Thursday, September 28, 2017.

Citizen Review Meeting: In order to provide effective citizen participation in conjunction with their application, a neighborhood meeting was held on October 23, 2018 and conducted by the applicant to give the neighbors an adequate opportunity to learn about the applications that may affect them. Notice of the citizen review meeting was provided by the City of Surprise planning and zoning division in the form of a public notice to the following, when applicable:

1. The notice shall be published in a newspaper of general circulation or circulated in the municipality at least 15 days prior to the meeting date;
2. For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such government unit butting such land;
3. For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislated matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing.

4. Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application;
5. The head of any homeowner's association or registered neighborhood within the public notice area established in item (3) indicated above.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Surprise.)

Schedule:

Pre-Application Meeting: Thursday, September 28, 2017

Application Submittal: March 20, 2018

Notice of neighborhood meeting: 15 days prior to neighborhood meeting

Notification mailed: (Date to be provided by City of Surprise)

Sign Posted: October 8, 2018

Newspaper ad published: (Date to be provided by City of Surprise)

Neighborhood meeting: October 23, 2018

Submittal of Draft Citizen Participation Report: November 7, 2018

Submittal of Final Citizen Participation Report: TBD

Planning and Zoning Commission hearing: TBD

City Council hearing: TBD

Attachments:

Notification Letter (To be provided by City of Surprise)

Sign Posting Pictures and Affidavit

Neighborhood Meeting Sign-In Sheet

Neighborhood Meeting Minutes

Neighborhood Meeting Exhibits

PLACEHOLDER FOR NEIGHBORHOOD NOTICE

PLACEHOLDER FOR NEIGHBORHOOD NOTICE



AFFIDAVIT OF POSTING

Application No: FS18-149 and FS18-150
Applicant Name: EPS Group
Location: East of 163rd Ave and south of Jomax Rd__
Date Site Posted: October 8, 2018

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

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

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

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

Meghan Liggett 10/8/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 8th day of October,

2018, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.



Marybeth Conrad
Notary Public
10.25.20
My commission expires



Sign-In Sheet

Paloma Creek – Neighborhood Meeting

Tuesday, October 23, 2018

Please provide all information so that we can provide you with future updates and notifications of meetings and/or

Name	JOSE ROSA	Phone	
Address			
Email		Affiliation	
Name	ANA ROSA	Phone	
Address			
Email		Affiliation	
Name	BILL + VIRGINIA BLANTON	Phone	
Address			
Email		Affiliation	
Name	Jacqueline Rea Carroll	Phone	
Address			
Email		Affiliation	OWNER
Name	Tammy & Henry Rendon	Phone	
Address			
Email		Affiliation	
Name	Leah Bowers	Phone	
Address			
Email		Affiliation	I live here
Name	Bill & Paula Coughlan	Phone	
Address			
Email		Affiliation	home owner
Name	JIM CUNNINGHAM	Phone	
Address			
Email			
Name	Michelle Brown	Phone	
Address			
Email		Affiliation	



Sign-In Sheet
Paloma Creek – Neighborhood Meeting
Tuesday, October 23, 2018

Please provide all information so that we can provide you with future updates and notifications of meetings and/or

Name	DANNY LIVINGSTON	Phone	
Address			
Email		Affiliation	N/A Home owner
Name	R. Javier Olivares	Phone	
Address			
Email		Affiliation	
Name	CINDY RIVERA	Phone	
Address			
Email		Affiliation	Home owner
Name	Marta Rivera	Phone	Home owner
Address			
Email		Affiliation	OWNER
Name	ROBERT KETTLER	Phone	OWNER
Address			
Email		Affiliation	REP. OWNER
Name	ROLAND F. WINTERS JR	Phone	
Address			
Email		Affiliation	City Council
Name	Daniel & Cathy Zamorano	Phone	
Address			
Email		Affiliation	Home owner
Name	JOHN & DIANE GLOVER	Phone	
Address			
Email		Affiliation	Homeowners
Name		Phone	
Address			
Email		Affiliation	



Paloma Creek
Neighborhood Meeting Minutes
October 23, 2018

Attendees: Kent Xander (KAX Group, LLC), David Hughes (EPS Group, Inc.),
John Wittrock (Marbella Homes), Joshua Mike (City of Surprise),
Robert Kuhfuss (City of Surprise)

Meeting Summary:

On Tuesday, October 23, 2018, at 6:00pm, a neighborhood meeting was held at Sundown Mountain School to discuss a proposed single-family residential development located north of the northeast corner of 163rd Avenue and Saddlehorn Road ¼ mile north of the Happy Valley Road alignment. Twenty-two neighbors were in attendance for the meeting; see attached sign-in sheet. Kent Xander held a formal discussion with the neighbors to explain the project as well as the three application requests. The first request is for the City of Surprise to annex approximately 201.5 acres of Maricopa County land into the City's jurisdiction. The second request is to rezone approximately 149.6 acres of the newly annexed property to RM-9 PUD. The third request is for the review and approval of a preliminary plat for a residential neighborhood with 542 lots. The effect of these requests will allow for the development of a 542-lot single family residential development. Full size (24" x 36") copies of an Aerial Exhibit, which depicted the annexation property and the rezoning/preliminary plat property, an Annexation Plan, a Zoning Exhibit, and a black and white Development Plan were on display for overview and discussion (see attached).

Primary questions and concerns expressed by the neighbors in attendance included the following:

Question: Where is the water supply for the proposed development coming from?

Discussion: The proposed subdivision shall use City of Surprise water, and is within the City's 100 year assured water supply. A water campus is being built by William Lyon Homes in close proximity to Paloma Creek, and shall be taken over by the City of Surprise in the near future. Paloma Creek development will pay for its own domestic water cost.

Comment: Is there any commercial uses being proposed with this development?

Discussion: No, Paloma Creek development is a single-family residential subdivision.

Comment: How wide will 155th Avenue be constructed to?



Discussion: 155th Avenue shall be improved to the City of Surprise's standards for a minor arterial, which provides four travel lanes (two in each direction) and a 16' landscaped median.

Question: What will happen to the mail boxes along 155th Avenue, just north of Frontier Drive?

Discussion: The mailboxes along 155th Avenue, north of Frontier Drive, shall not be affected by the development as the 155th Avenue improvements stop at Frontier Drive.

Question: Will Frontier Drive be improved?

Discussion: No, Frontier Drive will not be improved. On most portions of Paloma Creek shall be a 55-foot wide landscape setback for a buffer between the Paloma Creek subdivision and the existing properties to the north.

Question: How many stories will the proposed homes be?

Discussion: The houses in the proposed community shall vary between single and two-story homes.

Question: How will the proposed development affect Jomax Road?

Discussion: When Happy Valley Road is built from 163rd Avenue to 147th Avenue (Bullard Ave.) by William Lyon Homes, future residents of Paloma Creek shall be reliant on Happy Valley Road to reach Loop 303 to the east or south, as Jomax Road is only two lanes wide and shall not be widened as part of this project.

Question: How will the proposed development affect the neighboring properties?

Discussion: The development of Paloma Creek will provide better access to this area. The public will have pedestrian access to the trail system within Paloma Creek.

Question: What will prevent the future residents from complaining about the animals in acre-lots to the north of the development?

Discussion: Disclose to prospective buyers there are domestic animals, such as roosters in the one-acre lots north of Frontier Road.

Question: Can the houses in this development be leased out?

Discussion: There are no restrictions on home owners leasing out their property.

Question: What are the proposed amenities of the development? Will there be a community pool?

Discussion: There are three main amenity areas being proposed in the development which shall provide ramadas, seating areas, tot lots, sports courts, and turf areas. Paloma Creek has many pedestrian trails which wind throughout the community connecting residents to the three amenity areas. The Paloma Creek development will not have a community pool, but the residential lots are large enough for individual home owners to build their own pool.

Question: Will there be a signal constructed at the intersection of 163rd Avenue and Happy Valley Road?



Discussion: William Lyon Homes is responsible for constructing Happy Valley Road and a traffic signal will be constructed in the future.

Question: What is the average size of the proposed housing product?

Discussion: 1,800 – 3,000 sq. ft.

Question: What will the pricing be for the homes?

Discussion: The price range for the propose homes will be from the mid 200,000's to low 300,000's.

Question: What is the current timing of the development process?

Discussion: It is too early in the development process to tell when Paloma Creek will begin constructing. The project is heavily dependent on the construction of Happy Valley Road.

Question: Will the posted signs be updated to show the dates of the upcoming hearings?

Discussion: Yes, when the City of Surprise set dates for the Planning & Zoning Commission and City Council, we update the posted sign with the correct hearing dates.

Question: Will there be a wall built along the northern boundary?

Discussion: Where Paloma Creek backs up to existing homes the rear property wall of the lots along the north shall be setback 55 feet from the northern property line. Along Frontier Road or vacant desert land walls will be built along the north property line.

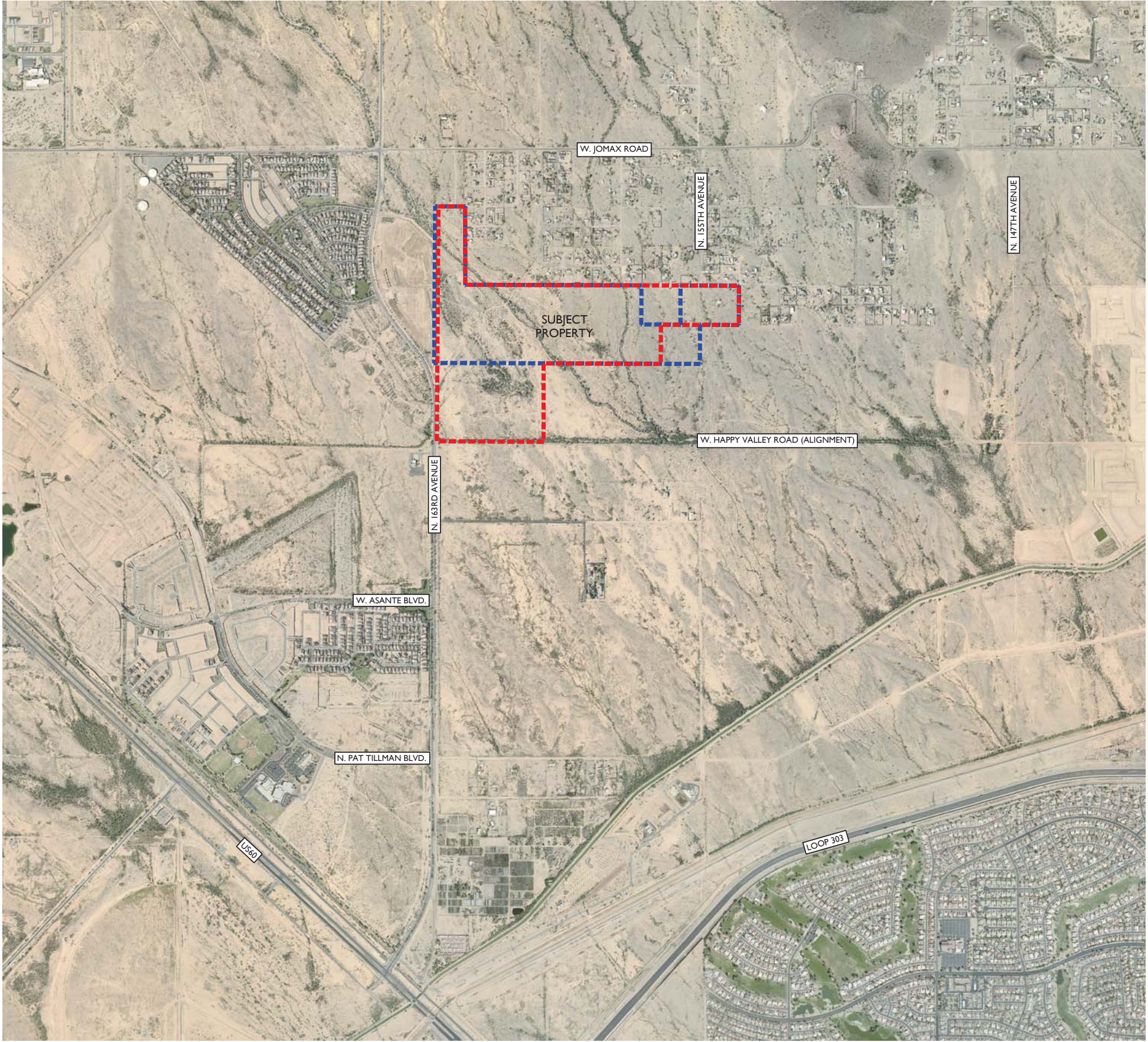
Question: Is there any chance the development can propose "soft lighting" in order to reduce light pollution?

Discussion: Applicant will provide "soft lighting" subject to City of Surprise approval.

Conclusion:

The attendance sign-in sheet and development exhibits are attached to this summary. The foregoing summarizes points of discussion and concerns expressed at this meeting. If there are any issues not recorded, or any discrepancies noted, please contact David Hughes by telephone at 480-503-2250, or by email at david.hughes@epsgroupinc.com. We thank you for giving up a portion of your evening and meeting with us.





AERIAL MAP FOR PALOMA CREEK

A PORTION OF SECTION 6 AND THE NORTHWEST QUARTER OF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

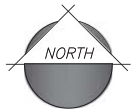
PROJECT TEAM

DEVELOPER
KAX GROUP, LLC
8530 E. VIA DEL SOL DRIVE
SCOTTSDALE, AZ 85255
TEL: (602)-499-9305
CONTACT: KENT XANDER

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, PE

LEGEND

- ANNEXATION BOUNDARY
- ZONING & PRELIMINARY PLAT BOUNDARY

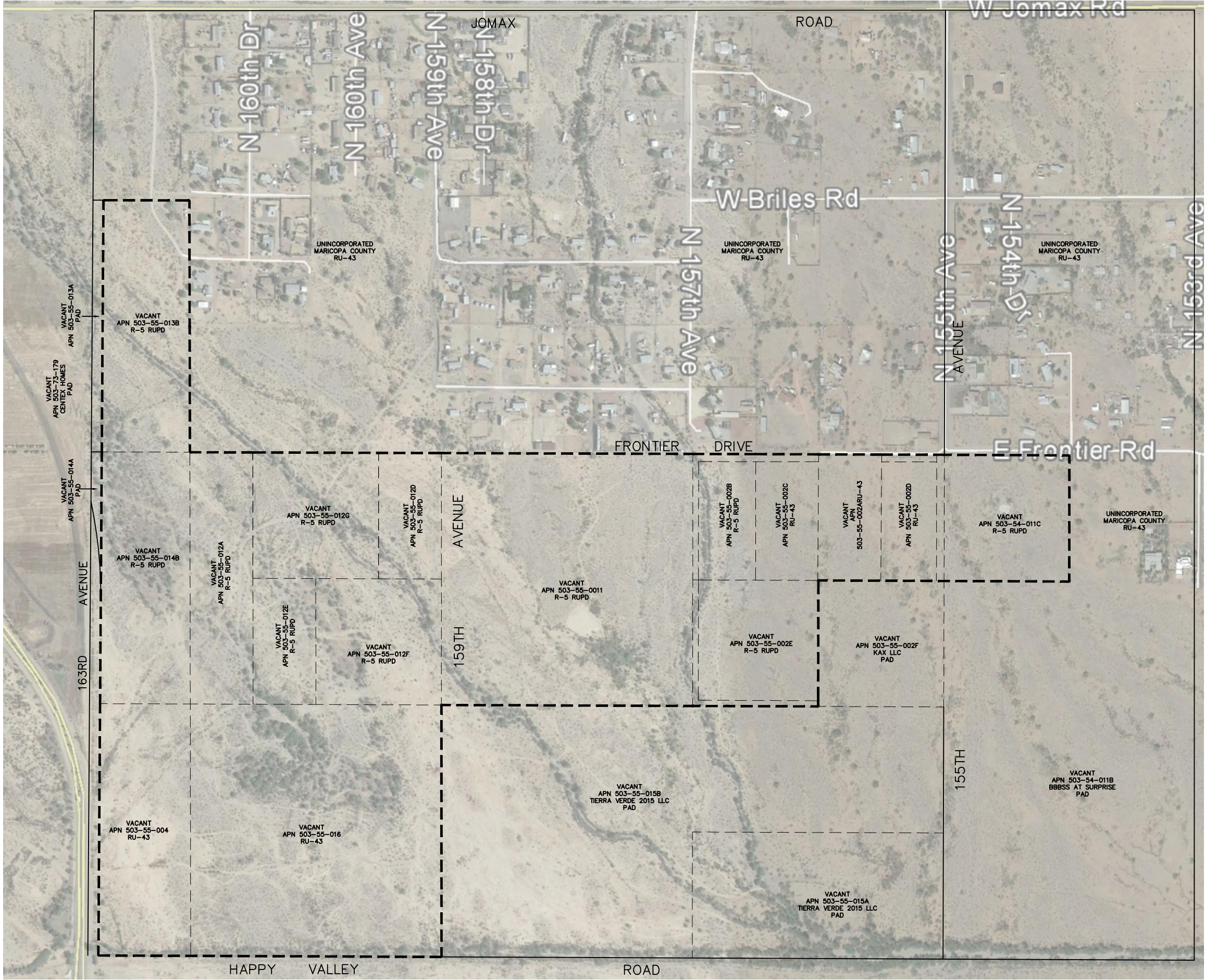


NOT TO SCALE

16-400

Aug_30_2018 8:18am S:\Projects\2016\16-400\Planning\Annexation\Exhibits\Paloma Creek Annexation Plan.dwg

dhughes



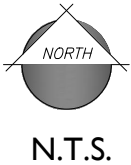
ANNEXATION PLAN FOR PALOMA CREEK

UTILITIES IN THE FUTURE, PUBLIC UTILITIES INCLUDING SEWER AND WATER ARE PLANNED TO BE CONSTRUCTED ADJACENT AND PHASED WITH AND PART OF THE DEVELOPMENT OF PALOMA CREEK.

- SURROUNDING LAND USES:
VACANT LAND AND SINGLE FAMILY

- SURROUNDING ZONING OF ANNEXATION AREA: RU-43 AND PAD

- ZONING FOR ANNEXATION AREA:
RU-43 AND R-5



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



PALOMA CREEK

SURPRISE, AZ

ANNEXATION PLAN

Project:

Revisions:	
MARCH 9, 2018	1ST ANNEXATION SUBMITTAL
AUGUST 7, 2018	REVISED
AUGUST 30, 2018	REVISED

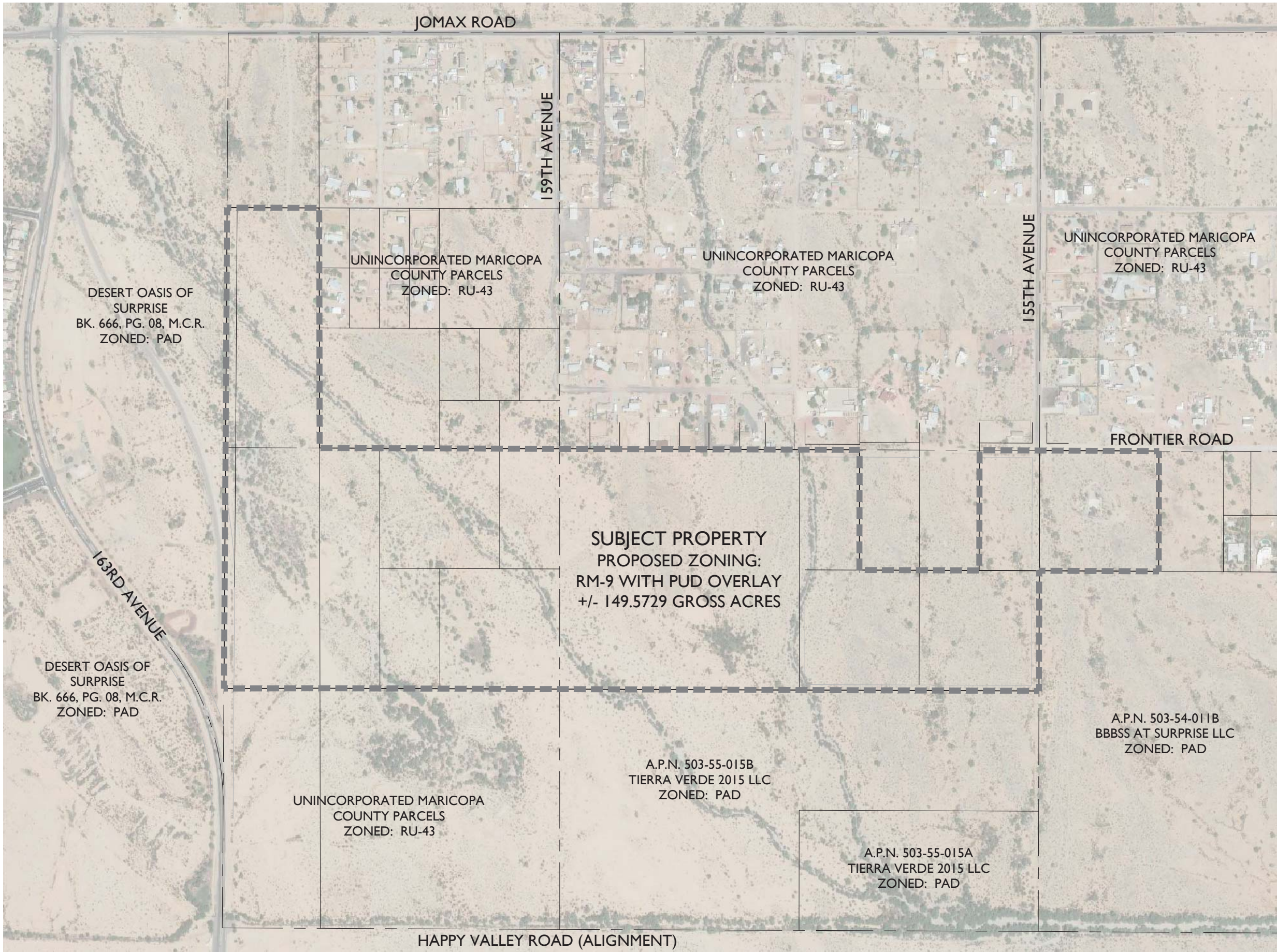


Designer: NG
Drawn by: NG

Preliminary
Not For
Construction
Or
Recording

Job No.
16-400

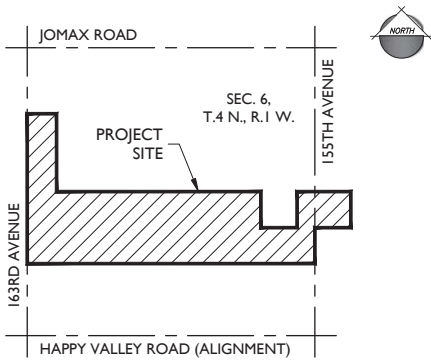
Sheet No.
1
of 1



ZONING EXHIBIT B FOR PALOMA CREEK WEST

A PORTION OF SECTION 6 AND THE NORTHWEST QUARTER OF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER: KAX GROUP, LLC 8530 E. VIA DEL SOL DRIVE SCOTTSDALE, AZ 85255 TEL: (602)-499-9305 CONTACT: KENT XANDER	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, PE
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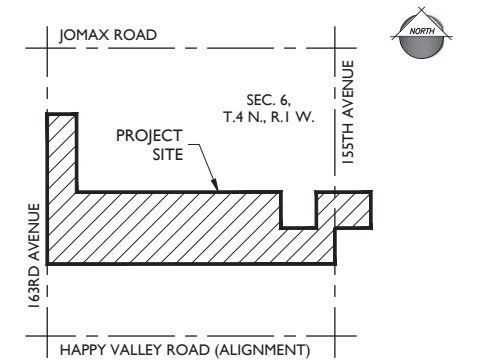
PROJECT DATA

A.P.N.	503-54-011C, 503-55-002B, 002D, 002E, 002F, 011, 012A, 012D, 012E, 012F, 012G, 013A, 013B, 014A, 014B
CURRENT LAND USE: EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:	UNDEVELOPED NEIGHBORHOOD RR, RM-9, PAD / MDR RM-9 WITH PUD OVERLAY
GROSS AREA:	+/- 149.5729 ACRES

PHASE PLAN FOR PALOMA CREEK

A PORTION OF SECTION 6 AND THE NORTHWEST QUARTER OF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



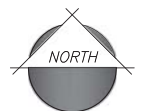
PROJECT TEAM

DEVELOPER
KAX GROUP, LLC
8530 E. VIA DEL SOL DRIVE
SCOTTSDALE, AZ 85255
TEL: (602)-499-9305
CONTACT: KENT XANDER

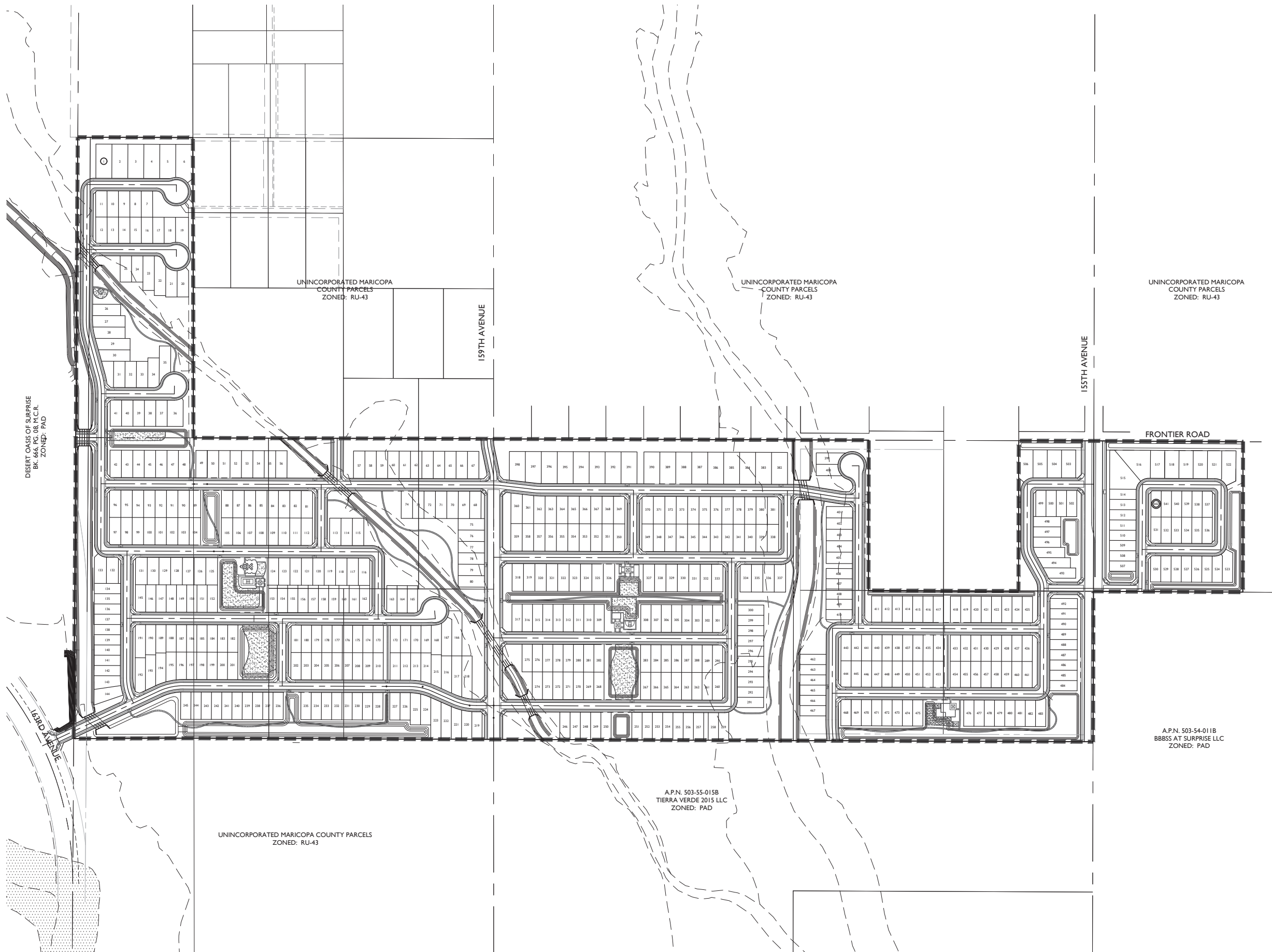
CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, PE

PROJECT DATA

A.P.N.	503-54-011C, 503-55-002B, 002D, 002E, 002F, 011, 012A, 012D, 012E, 012F, 012G, 013A, 013B, 014A, 014B
CURRENT LAND USE:	UNDEVELOPED
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RR, RM-9, PAD / MDR
PROPOSED ZONING:	RM-9 WITH PUD OVERLAY
GROSS AREA:	+/- 150.68 ACRES
NET RESIDENTIAL AREA:	+/- 116.88 ACRES (LOT AREA & OPEN SPACE TRACTS)
LOT SIZES	
45' x 115'	310
50' x 115'	197
62.5' x 122'	11
70' x 115'	24
TOTAL	542
GROSS DENSITY:	+/- 3.6 DU/AC
NET DENSITY:	+/- 3.7 DU/AC
OPEN SPACE:	+/- 43.31 ACRES
OPEN SPACE (%):	37.1% OF NET RESIDENTIAL AREA



200 0 200 400
scale feet



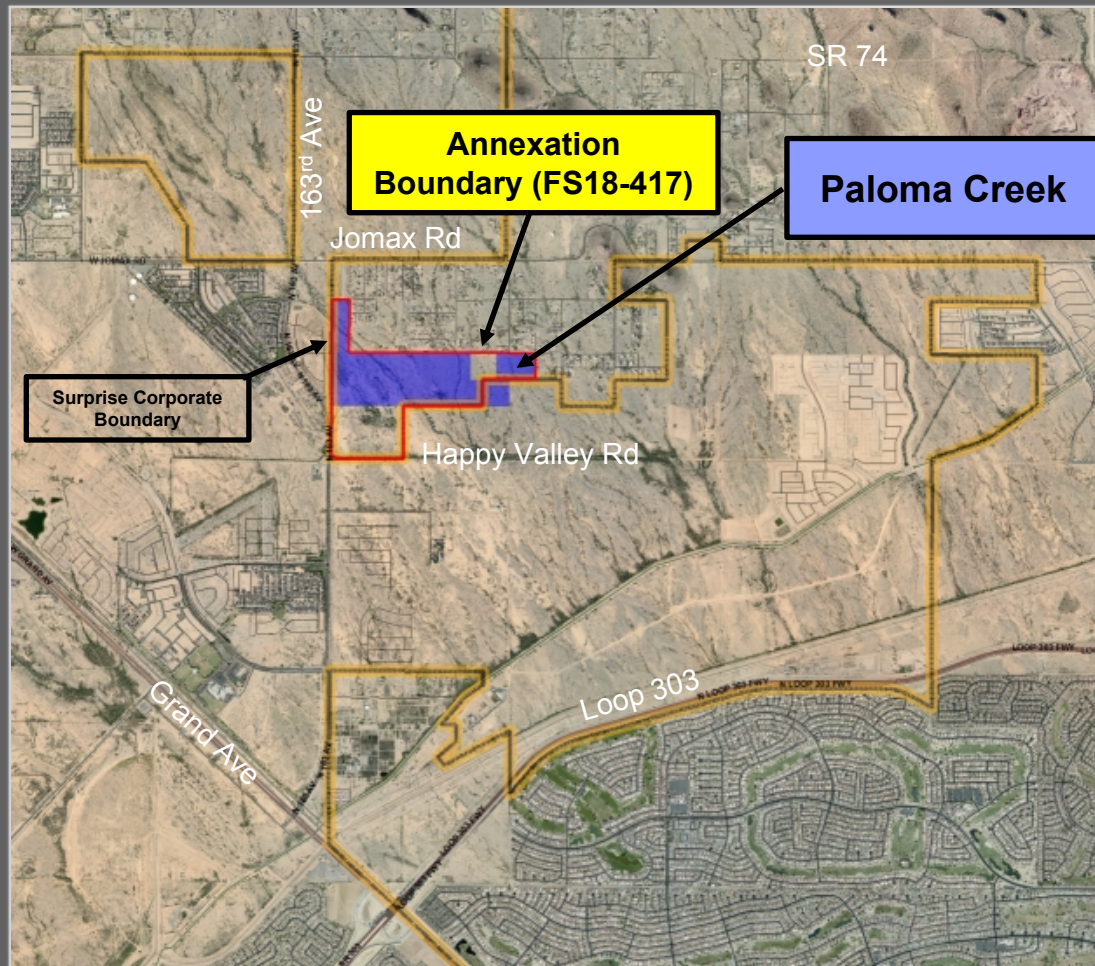


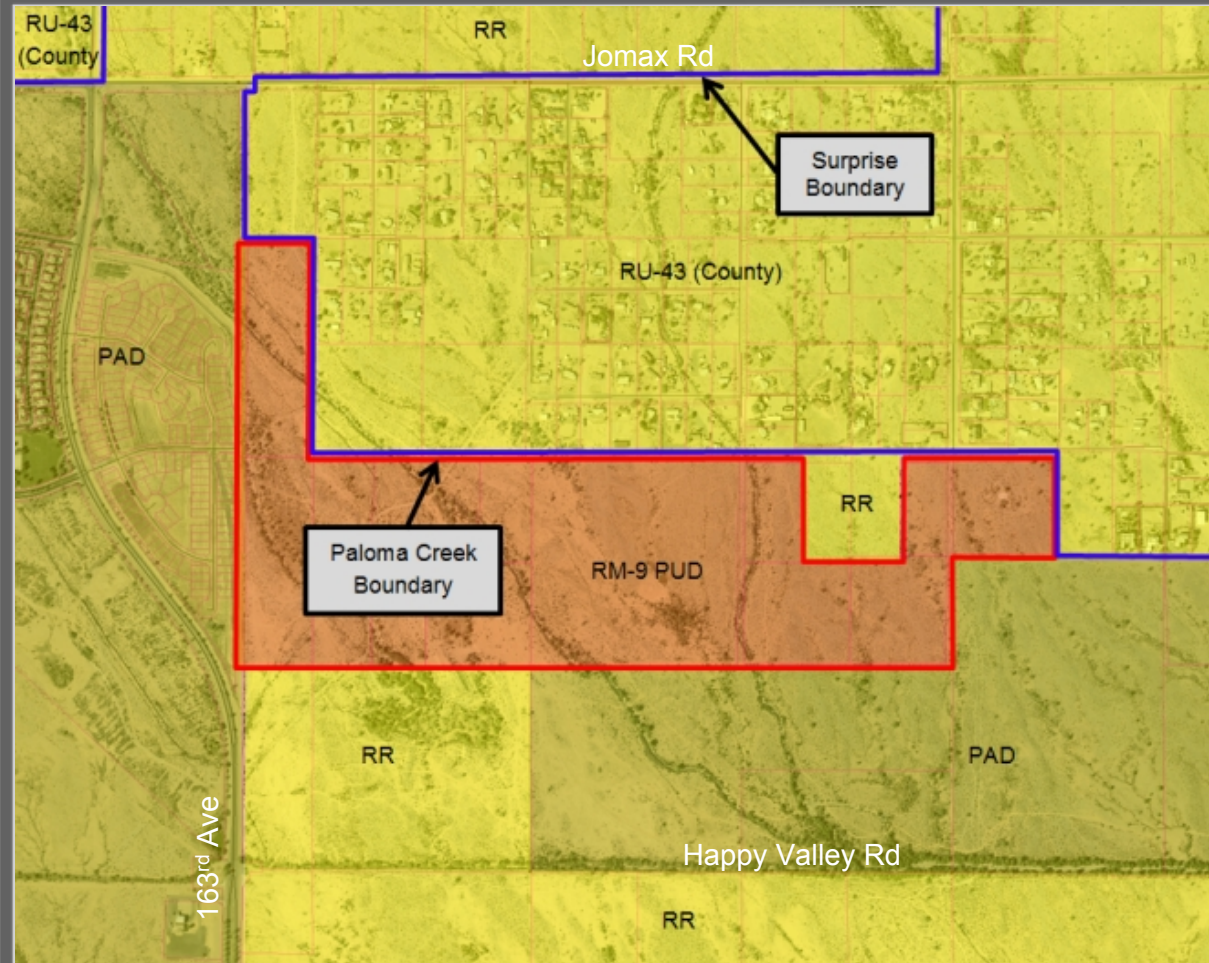
S U R P R I S E
ARIZONA

Planning & Zoning Commission
August 1, 2019

FS18-150 Paloma Creek Zone Change

FS18-150 Paloma Creek Vicinity Map





FS18-150 Paloma Creek Case Map

FS18-150 Paloma Creek Development Standards

Paloma Creek Development Standards		
Minimum Standard	RM-9 Standards	Proposed RM-9 PUD Standards (2)(4)
Minimum Width	40'	45'
Minimum Lot Area (Per Unit)	4,500 Sq. Ft.	4,500 Sq. Ft.
Minimum Lot Depth	100'	100'
Front Setback (Livable)	12'	12'
Front Setback (Garage)	20'	20' (1) (5)
Interior Side	TBD by Preliminary Plat	5'
Aggregate Side	TBD by Preliminary Plat	10'
Rear	20'	20'
Maximum Building Height	35'	35'
Building Coverage		TBD by building envelope (3)
Maximum Density	5.0 DU/Acre ⁽⁶⁾⁽⁷⁾	4.0 DU/Acre
Maximum Lot Count	625 ⁽⁶⁾	600

(1) Garage front setbacks may be less than livable as side-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' from the front lot line.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patios, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the property line.

(3) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table and Footnotes.

(4) Building setbacks apply equally to one and two story product.

(5) The Front Garage setback means front lot line to face of garage door only if the garage is located in the front yard.

(6) Per the approved Maricopa County zoning case Z2016025

(7) Per the City of Surprise Council-approved Annexation Ordinance.

Citizen Outreach:

October 23, 2018

Paloma Creek Zone Change

Staff Recommendation:

Approve subject to stipulations “a” through “d”



QUESTIONS OR COMMENTS?

Thank You

ORDINANCE 2019-22

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM RESIDENTIAL RANCH (RR) AND PLANNED AREA DEVELOPMENT TO RM-9 PUD FOR PALOMA CREEK, GENERALLY LOCATED EAST OF 163RD AVENUE BETWEEN HAPPY VALLEY ROAD AND JOMAX ROAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located east of 163rd Avenue between Happy Valley Road and Jomax Road;

WHEREAS, the subject property was annexed into the City of Surprise as memorialized under City of Surprise Ordinance #2019-22;

WHEREAS, as a result of that Annexation, the portions of the subject site are zoned Residential Medium Density (RM-9);

WHEREAS, the subject site also includes lands that were previously zoned Planned Area Development (PAD);

WHEREAS, the Annexation Ordinance for Paloma Creek provided for a maximum density of 5.0 Dwelling Units per Acre;

WHEREAS, the proposed zoning provides for a maximum density of 4.0 dwelling units per acre;

WHEREAS, the rezone from RR and RM-9 to RM-9 PUD is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and,

WHEREAS, on August 1, 2019, the Planning and Zoning Commission recommended approval of the Paloma Creek rezone.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning to Residential Medium Density with Planned Unit Development Overlay.*

- A. The parcel referenced as “Paloma Creek Rezone Parcel #1”, legally described on Exhibit A and depicted on Exhibit B, is rezoned from Planned Area Development (PAD) to Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD), subject to the stipulations as outlined in Section 2 herein.
- B. The parcel referenced as “Paloma Creek Rezone Parcel #2”, legally described on Exhibit A and depicted on Exhibit B, is rezoned from Planned Area Development (PAD) to Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD), subject to the stipulations as outlined in Section 2 herein.
- C. The parcel referenced as “Paloma Creek Rezone Parcel #3”, legally described on Exhibit A and depicted on Exhibit B, is rezoned from Residential Medium Density (RM-9) to Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD), subject to the stipulations as outlined in Section 2 herein.
- D. The parcel referenced as “Paloma Creek Rezone Parcel #4”, legally described on Exhibit A and depicted on Exhibit B, is rezoned from Residential Medium Density (RM-9) to Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD), subject to the stipulations as outlined in Section 2 herein.

Section 2. *Stipulations of Approval.* The rezoning of the property as outlined in Section 1 above is approved subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the Zone Change Narrative entitled “Paloma Creek (FS18-150) City of Surprise Zoning Project Narrative”, consisting of five (5) pages plus exhibits, prepared by EPS Group, Inc. and stamped received July 23, 2019.
- B. All subsequent Preliminary Plats and Final Plats shall demonstrate appropriate buffering and transitions adjacent to existing RU-43 or RR zoning consistent with the Surprise 2035 General Plan.

C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Section 3. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the changes in districts referred to in Section 1 above.

Section 4. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 5. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 6. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 7. *Effective Date.* This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Placeholder for Exhibit A Legal Description

Placeholder for Exhibit B Zoning Map



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 1, 2019 Contact Person: ROBERT KUHFUSS
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 a 542 Lot, 49 Tract Preliminary Plat for Paloma Creek in the Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD) Zoning District.

Motion:

Move to recommend approval of the proposed 542 Lot, 49 Tract Preliminary Plat in the Residential Medium Density with Planned Unit Development Overlay (RM-9 PUD) Zoning District for Paloma Creek to the City Council subject to stipulations “a” through “d”.

Background:

The subject property consists of an assemblage of parcels totaling approximately 151 acres. Twelve (12) of these parcels are currently located within the unincorporated area of Maricopa County and are part of a separate annexation case that is scheduled for City Council hearing on September 5, 2019 under case FS18-149. Of these unincorporated parcels, eleven (11) currently enjoy County R-5 RUPD zoning, while one (1) parcel currently enjoys County Rural-43 (RU-43) zoning. Should these unincorporated parcels be successfully annexed, like zoning of RM-9 (with a density cap of 5.0 DU/Ac), and Residential Ranch (RR) will attach. In addition to the currently unincorporated parcels, the subject request also includes three (3) parcels that are located within the City of Surprise and are zoned PAD. The applicant also proposes a Rezone of the subject property, which is scheduled for the August 1, 2019 Commission hearing and is discussed under separate cover.

The applicant seeks a Preliminary Plat consisting of 542 lots and 49 Tracts over 151 acres for a gross density of 3.6 DU/Ac. The proposed Preliminary Plat includes 41.57 acres of open space, which represents 36.1% of the Net Residential Area. The subject proposal includes four (4) lot categories as depicted below. The lot mix consists of 309 Category A (45' x 115') Lots, 195 Category B (50' x 115') Lots, 11 Category C (62.5' x 122') Lots, and 27 Category D (70' x 115') Lots.

The applicant proposes 41.57 acres of open space, which amounts to 36.1% of the Net Residential Area (NRA), and exceeds the minimum open space requirement of 20% NRA considerably. Within the open space areas, the applicant proposes a number of trails, both private and public, which fulfill the requirements of the General Plan and of the zoning. In addition, four (4) Amenity Areas are proposed throughout the site. These Amenity Areas will consist of turf play areas, ramadas, sport courts, drinking fountains, and BBQ areas.

Walls will consist of Theme Wall, View Fence, Partial View Fence, and Builder Wall. Primary and Secondary Theme Columns will punctuate the wall plain, while Primary and Secondary Monuments will provide identity and a sense of place. The site will be well landscaped consisting of drought tolerant plant species. Two (2) channels will bisect the site, with a third channel located along the western edge; however, the developer has committed to softening these channels by meandering the channel as much as possible and by varying the side slopes to create a more natural appearance as opposed to a trapezoidal channel.

The applicant seeks a Preliminary Plat, which is consistent with the proposed RM-9 PUD zoning. The proposed Preliminary Plat includes buffering adjacent to existing rural development consistent with the goals of the General Plan.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-150 Paloma Creek Preliminary Plat 08-01-19 P&Z Staff Report
 2. 01 FS18-150 Paloma Creek Vicinity Map
 3. 02 FS18-150 Paloma Creek Case Map
 4. 03 FS18-150 Paloma Creek Preliminary Plat
 5. 04 FS18-150 Paloma Creek Preliminary Landscape Plans
 6. 05 FS18-150 Paloma Creek Citizen Outreach Summary REDACTED
 7. 06 FS18-150 Paloma Creek Preliminary Plat 08-01-19 P&Z Presentation
-

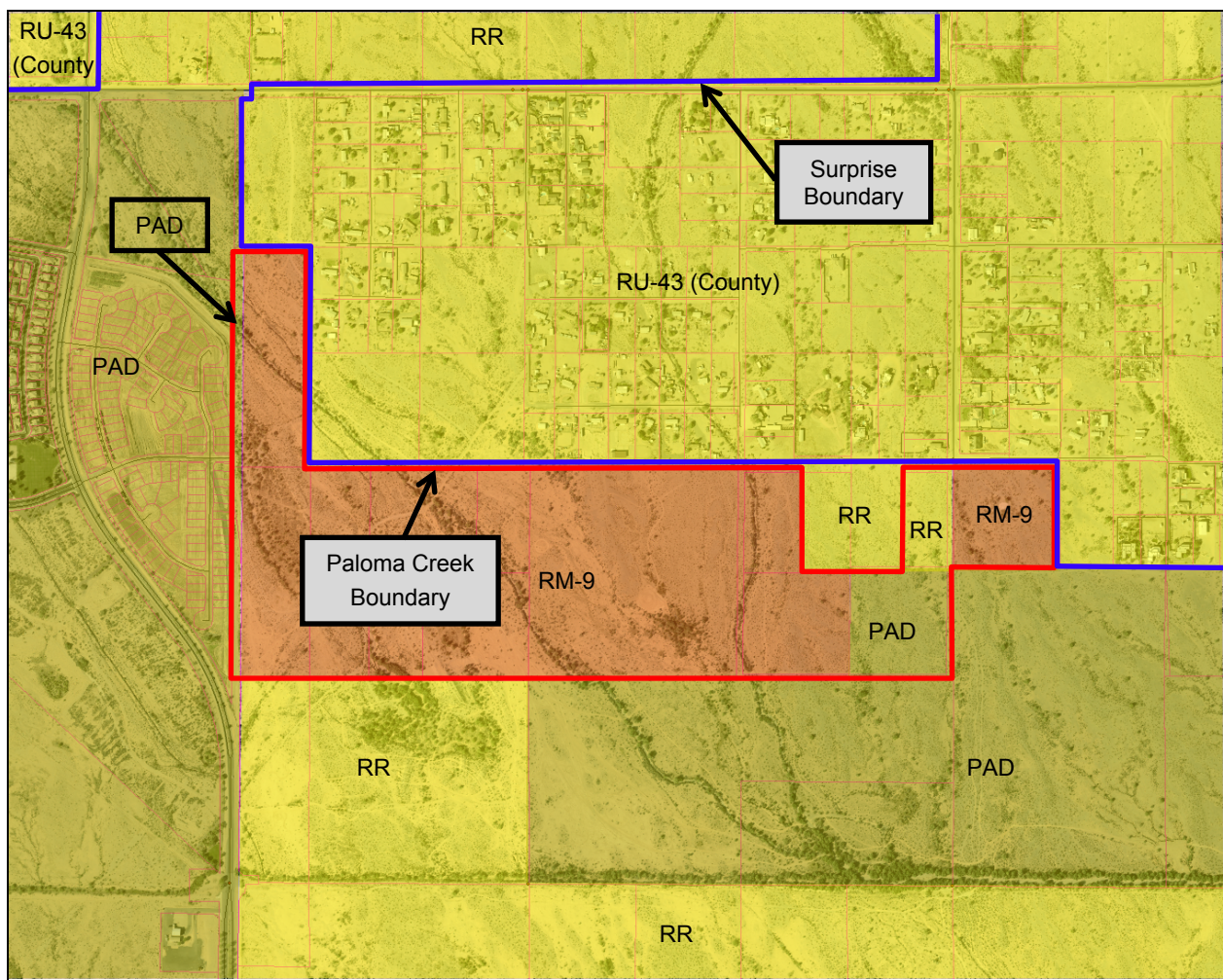
PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS18-150**
2
3 **Project Name:** Paloma Creek Preliminary Plat
4
5 **Council District:** 1 – Acacia
6
7 **Meeting Date:** **August 1, 2019**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** HV 13 LLC, et. al.
13
14 **Applicant:** Dan Auxier of EPS Group, Inc.
15
16 **Request:** 542 Lot, 49 Tract Preliminary Plat in the Residential Medium Density
17 with Planned Unit Development Overlay (RM-9 PUD) Zoning District
18
19 **Site Location:** Generally located east of 163rd Avenue between Happy Valley Road
20 and Jomax Road
21
22 **Area:** 151 acres (approx.)
23
24 **Density:** 3.6 DU/Ac.
25
26 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
27
28 **Support/Opposition:** This request generated several items of opposition.
29
30 **Staff Recommendation:** **Approve**, subject to stipulations ‘a’ through ‘c’
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INTRODUCTION:

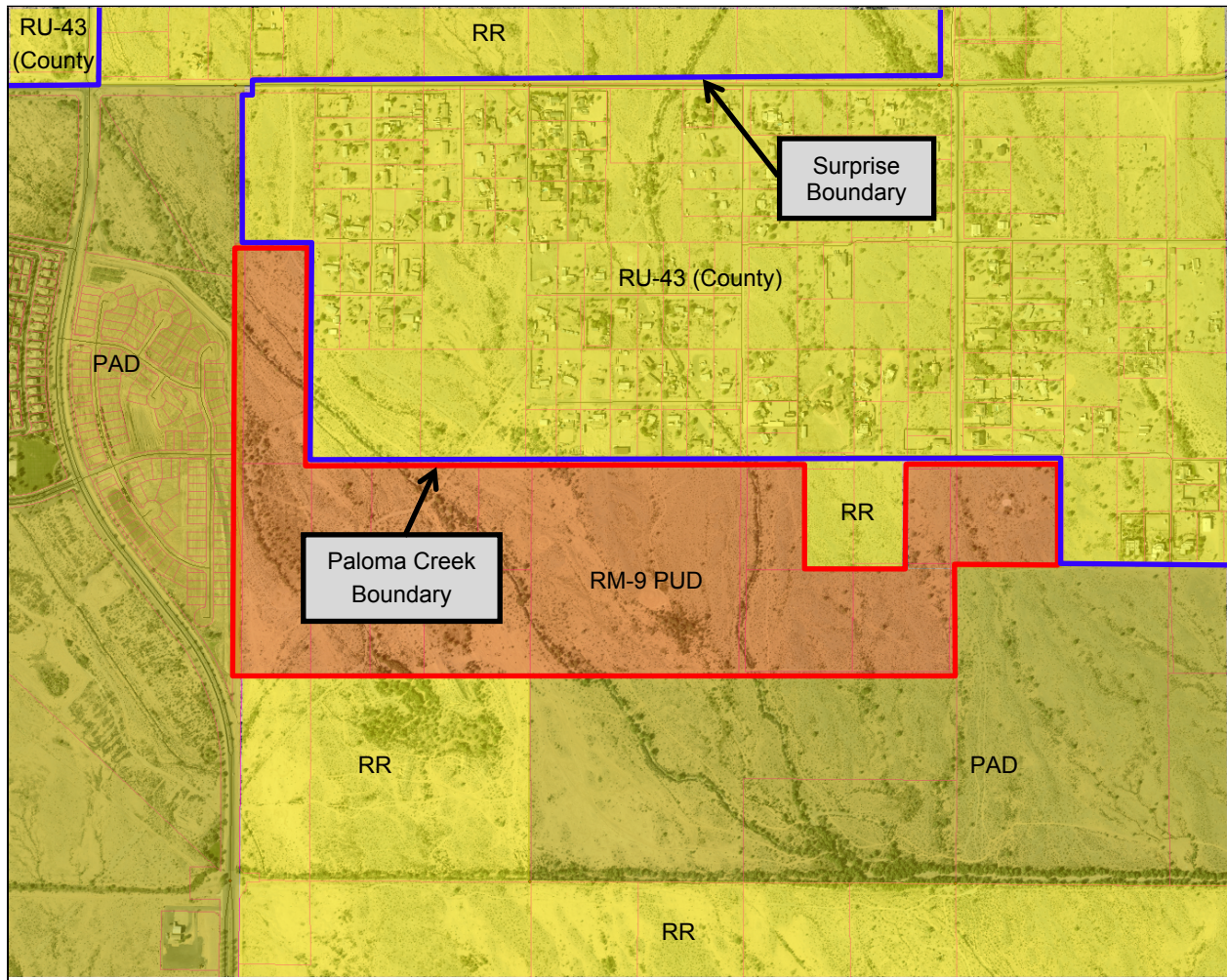
The subject property consists of an assemblage of parcels totaling approximately 151 acres. Twelve (12) of these parcels are currently located within the unincorporated area of Maricopa County and are part of a separate annexation case that is scheduled for City Council hearing on September 5, 2019 under case FS18-149. Of these unincorporated parcels, eleven (11) currently enjoy County R-5 RUPD zoning, while one (1) parcel currently enjoys County Rural-43 (RU-43) zoning. Should these unincorporated parcels be successfully annexed, like zoning of RM-9 (with a density cap of 5.0 DU/Ac), and Residential Ranch (RR) will attach. In addition to the currently unincorporated parcels, the subject request also includes three (3) parcels that are located within the City of Surprise and are zoned PAD. The applicant also proposes a Rezone of the subject property, which is scheduled for the August 1, 2019 Commission hearing and is discussed under separate cover. The following map illustrates the zoning of the subject site and its surrounds upon annexation.



[Continued on following page.]

PROJECT DESCRIPTION:

The applicant seeks a Preliminary Plat consisting of 542 lots and 49 Tracts over 151 acres for a gross density of 3.6 DU/Ac. The proposed Preliminary Plat includes 41.57 acres of open space, which represents 36.1% of the Net Residential Area. The Preliminary Plat also anticipates four (4) lot categories consistent with the proposed zoning. The following map illustrates the project area.



BACKGROUND:

September 14, 2000: The City Council approved the Desert Oasis PAD under case PAD99-129.

March 21, 2006: The City Council approved the Tierra Verde West PAD under PAD05-401.

September 7, 2016: The Maricopa County Board of Supervisors approved a Zone Change request covering a portion of the subject site under Maricopa County case Z2016025. Said approval included stipulations “a” through “n” as stated in Exhibit D of the subject zoning change narrative.

November 17, 2016: Staff met with the ownership group to discuss the project during a regularly scheduled Concept Review meeting under CR16-481.

September 28, 2017: Staff met with the applicant to further discuss the project during a regularly scheduled Concept Review meeting under CR17-513.

March 20, 2018: The applicant filed an Annexation request covering a portion of the subject site under case FS18-149.

March 20, 2018: The applicant filed a Zone Change request covering the entirety of the subject site under case FS18-150, the subject case.

March 20, 2018: The applicant filed a request for a Preliminary Plat covering the entirety of the subject site under case FS18-150.

October 23, 2018: The applicant held a Citizen Outreach meeting to discuss the subject project.

CITIZEN OUTREACH:

The applicant held a citizen outreach meeting on October 23, 2018, which was well attended. Numerous individuals voiced their concerns over the project ranging from impacts to local wells, traffic, view shed, light pollution, and property tax increase. The results of that meeting are summarized in the attached Public Participation Report. The site was also posted and advertised in accordance with State and local requirements.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	N/A
Schools:	Dysart

CONFORMANCE WITH ADOPTED PLANS:

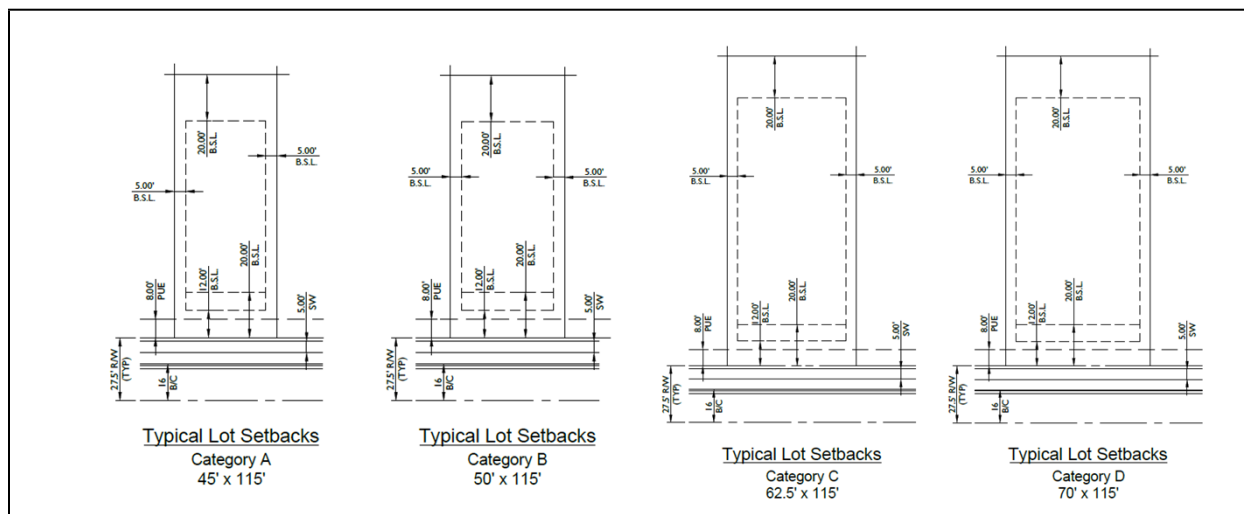
Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 3.6 DU/Ac, the proposed Preliminary Plat is well below 8 DU/Ac.

The General Plan seeks a transition from less dense residential zoning to more dense residential zoning. There is no codified methodology for determining the extent or character of said transitions within the SUDC; however, the proposed Preliminary Plat includes transitioning from the adjacent rural development in the form of open space and larger lots.

ANALYSIS AND DISCUSSION:

As of the writing of this report, the majority of the subject property is located within the unincorporated portion of Maricopa County. The applicant recently obtained R-5 RUPD zoning from Maricopa County, which covered most of the subject property. The annexation area also includes a small portion of RU-43 zoning. These areas will obtain like zoning of RM-9 and RR upon annexation. The subject property also includes a small portion of PAD zoning. All of these areas will become RM-9 PUD if the associated Zone Change request is approved.

The subject proposal includes four (4) lot categories as depicted below. The lot mix consists of 309 Category A (45' x 115') Lots, 195 Category B (50' x 115') Lots, 11 Category C (62.5' x 122') Lots, and 27 Category D (70' x 115') Lots.



The applicant proposes 41.57 acres of open space, which amounts to 36.1% of the Net Residential Area (NRA), and exceeds the minimum open space requirement of 20% NRA considerably. Within the open space areas, the applicant proposes a number of trails, both private and public, which fulfill the requirements of the General Plan and of the zoning. In addition, four (4) Amenity Areas are proposed throughout the site. These Amenity Areas will consist of turf play areas, ramadas, sport courts, drinking fountains, and BBQ areas.

[Continued on following page.]

Walls will consist of Theme Wall, View Fence, Partial View Fence, and Builder Wall. Primary and Secondary Theme Columns will punctuate the wall plain, while Primary and Secondary Monuments will provide identity and a sense of place. The site will be well landscaped consisting of drought tolerant plant species. Two (2) channels will bisect the site, with a third channel located along the western edge; however, the developer has committed to softening these channels by meandering the channel as much as possible and by varying the side slopes to create a more natural appearance as opposed to a trapezoidal channel.

REVIEWING AGENCIES:

The subject request was routed to the standard internal and external reviewing agencies, who offered no objections or comments.

SUMMARY:

The applicant seeks a Preliminary Plat, which is consistent with the proposed RM-9 PUD zoning. The proposed Preliminary Plat includes buffering adjacent to existing rural development consistent with the goals of the General Plan.

FINDINGS:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is consistent with the RM-9 PUD Zoning District as proposed.
- The reviewing agencies have expressed no issues or concerns.

RECOMMENDATION:

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

- a. Development and use of the site shall be in conformance with the Preliminary Plat entitled "Preliminary Plat for Paloma Creek", consisting of six (6) sheets, prepared by EPS Group, Inc. and stamped received January 29, 2019.
- b. Landscaping of the development shall be consistent with the Preliminary Landscape Plans entitled "Paloma Creek Preliminary Landscape Plan", consisting of six (6) sheets prepared by The McCough Group and stamped received January 29, 2019.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

193

194 **Attachments:**

195

196 01 Paloma Creek Vicinity Map

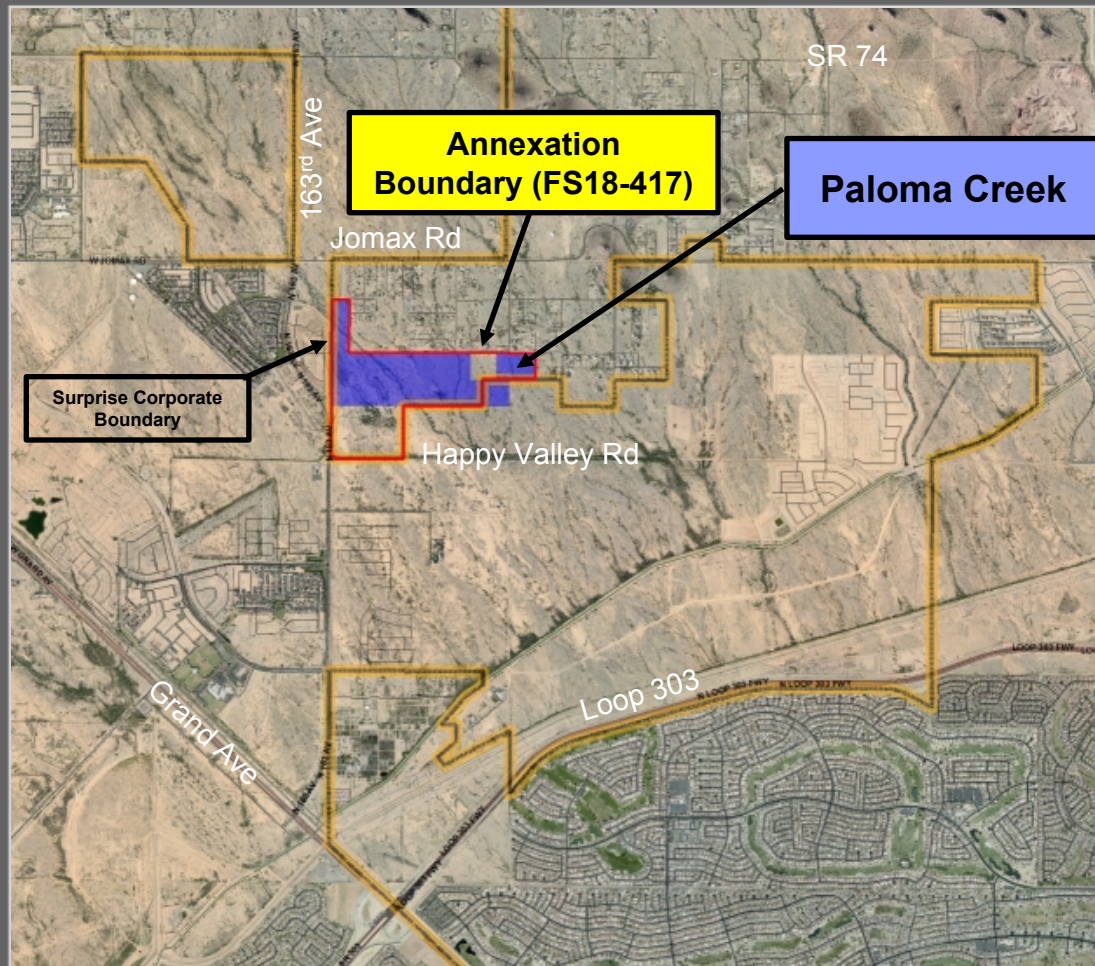
197 02 Paloma Creek Vicinity Case Map

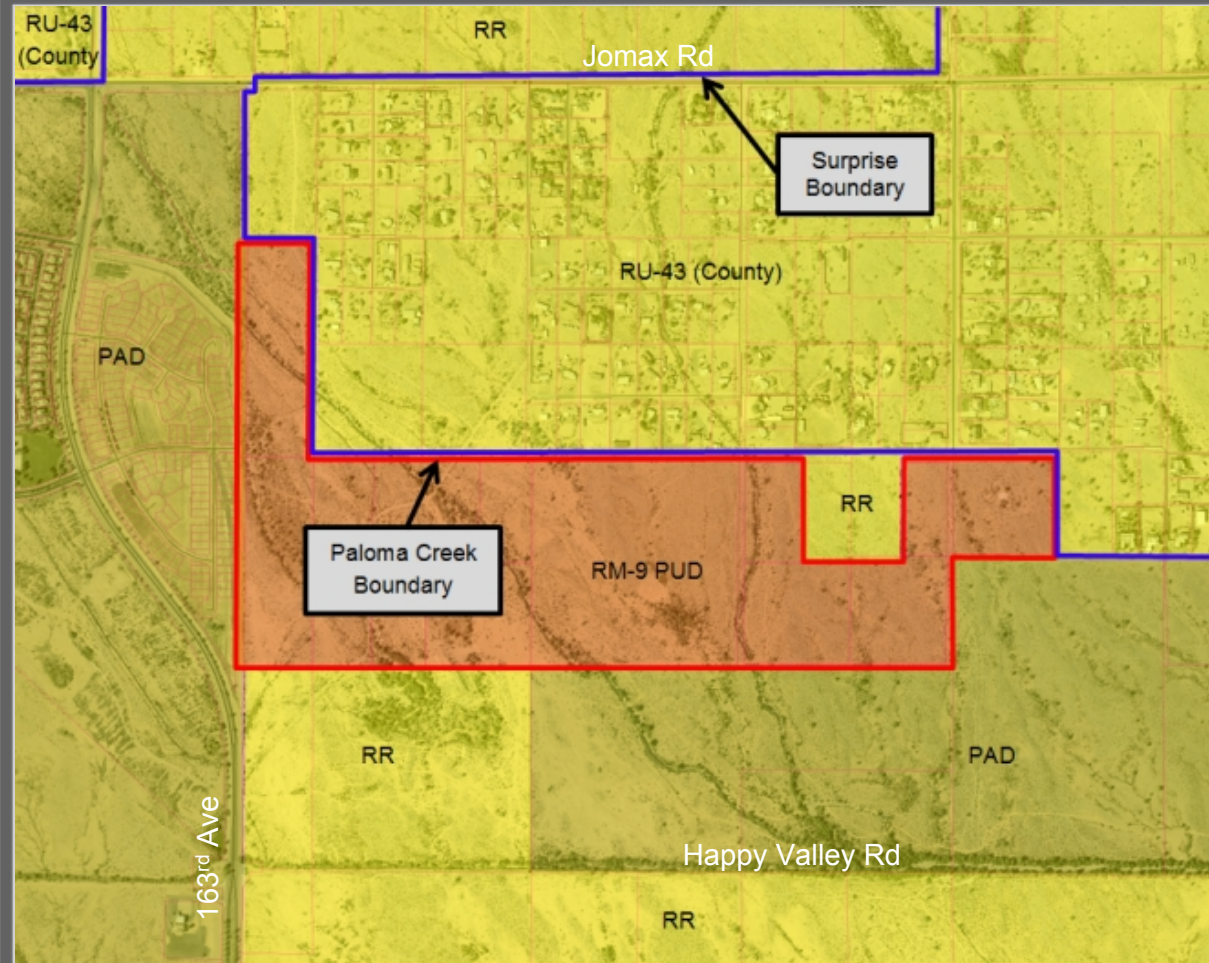
198 03 Paloma Creek Zone Preliminary Plat

199 04 Paloma Creek Preliminary Landscape Plans

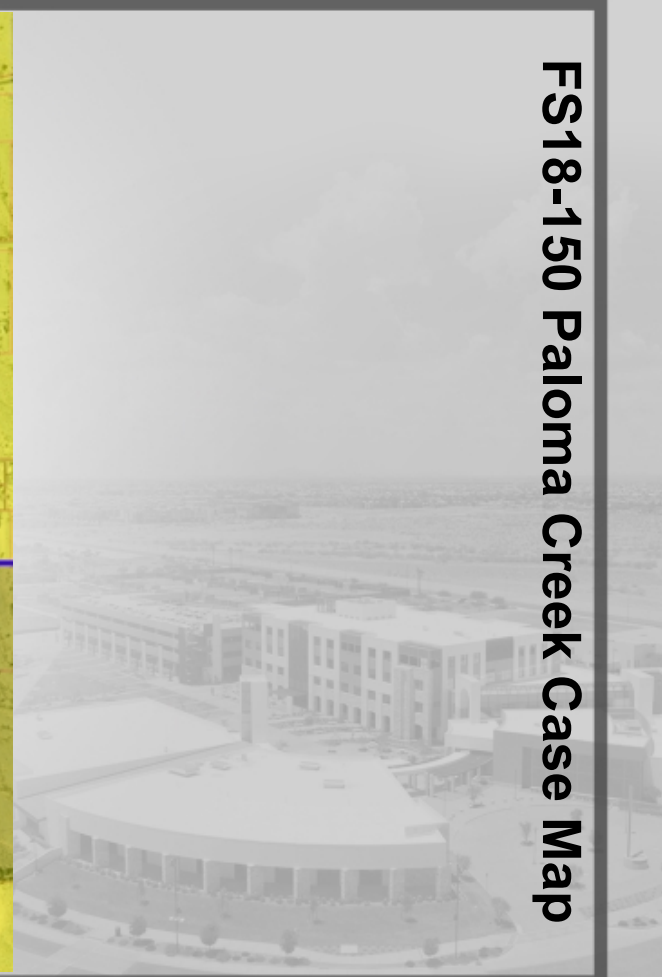
200 05 Paloma Creek Citizen Participation Report (redacted)

FS18-150 Paloma Creek Vicinity Map





FS18-150 Paloma Creek Case Map

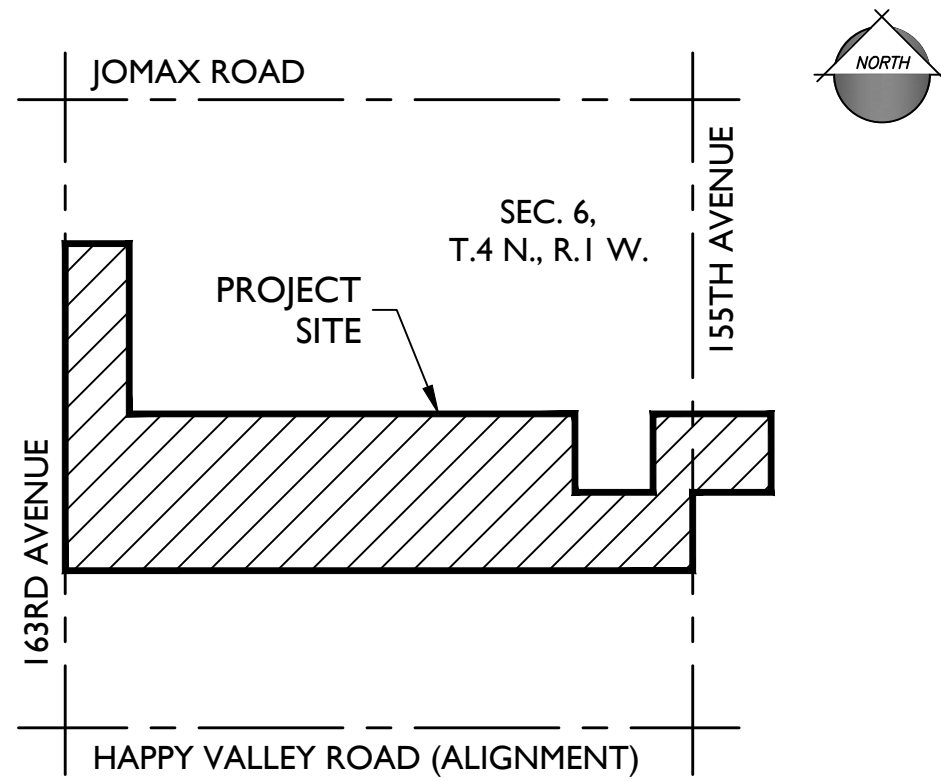


PRELIMINARY PLAT FOR PALOMA CREEK

A PORTION OF SECTION 6, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER
KAX GROUP, LLC
8530 E. VIA DEL SOL DRIVE
SCOTTSDALE, AZ 85255
TEL: (602)-499-9305
CONTACT: KENT XANDER

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, PE

LANDSCAPE ARCHITECT:
MCGOUGH GROUP
11110 N. TATUM BLVD., SUITE 100
PHOENIX, AZ 85028
TEL: (602)-997-9093
CONTACT: NICK ADAMSON, RLA

PROJECT DATA

A.P.N. 503-54-011C, 503-55-002B, 002D, 002E, 002F, 011,
012A, 012D, 012E, 012F, 012G, 013A, 013B, 014A, 014B

CURRENT LAND USE: UNDEVELOPED
EXISTING GENERAL PLAN: NEIGHBORHOOD
EXISTING ZONING: RR, RM-9, PAD / MDR
PROPOSED ZONING: RM-9 WITH PUD OVERLAY

GROSS AREA: +/- 150.68 ACRES
NET RESIDENTIAL AREA: +/- 115.02 ACRES (LOT AREA & OPEN SPACE TRACTS)

LOT SIZES

45' x 115' (A)	309
50' x 115' (B)	195
62.5' x 122' (C)	11
70' x 115' (D)	27
TOTAL	542

GROSS DENSITY: +/- 3.6 DU/AC

OPEN SPACE: +/- 41.57 ACRES
OPEN SPACE (%): 36.1% OF NET RESIDENTIAL AREA

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
- ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS, AS MODIFIED HEREIN.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.

BASIS OF BEARING

THE MEASURED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING N 00°08'56" E.

BENCHMARK

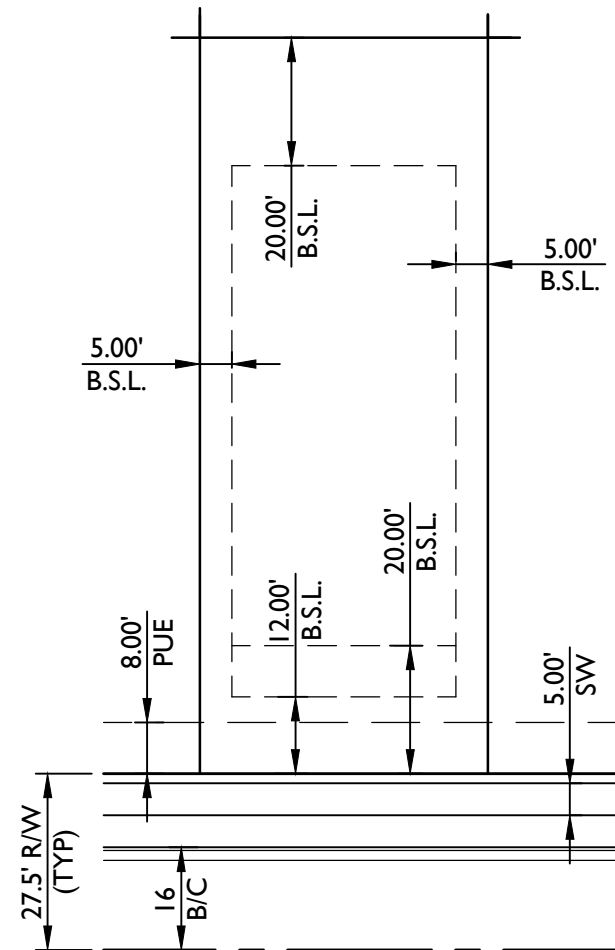
PRIMARY PROJECT BENCHMARK:
NGS POINT 41C1 (PID A3867) ELEV: 1423.80 (NAVD88)
SECONDARY PROJECT BENCHMARK:
NGS POINT Q366 (PID DV0080) ELEV: 1392.53 (NAVD88)

UTILITIES

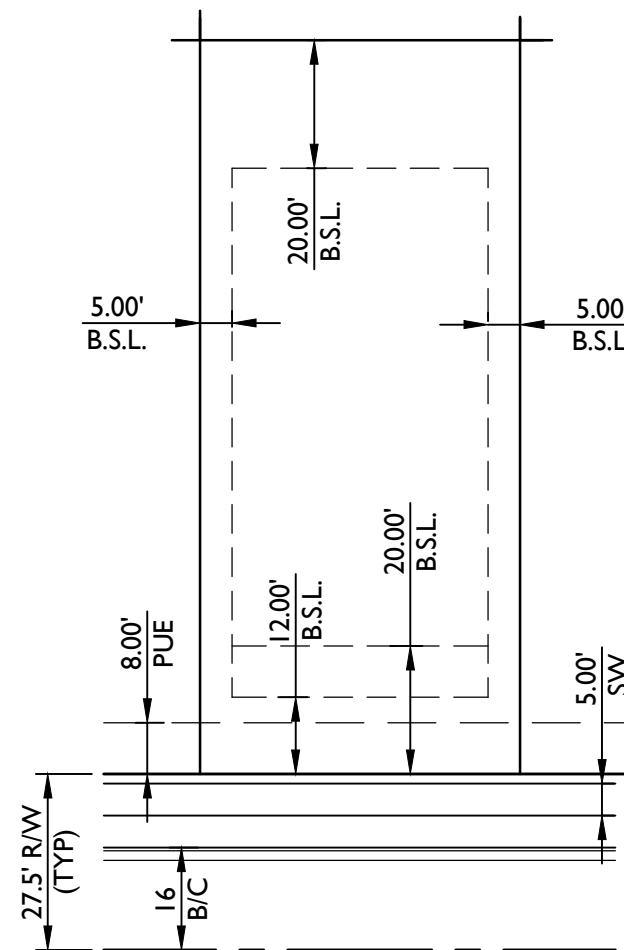
WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET INDEX

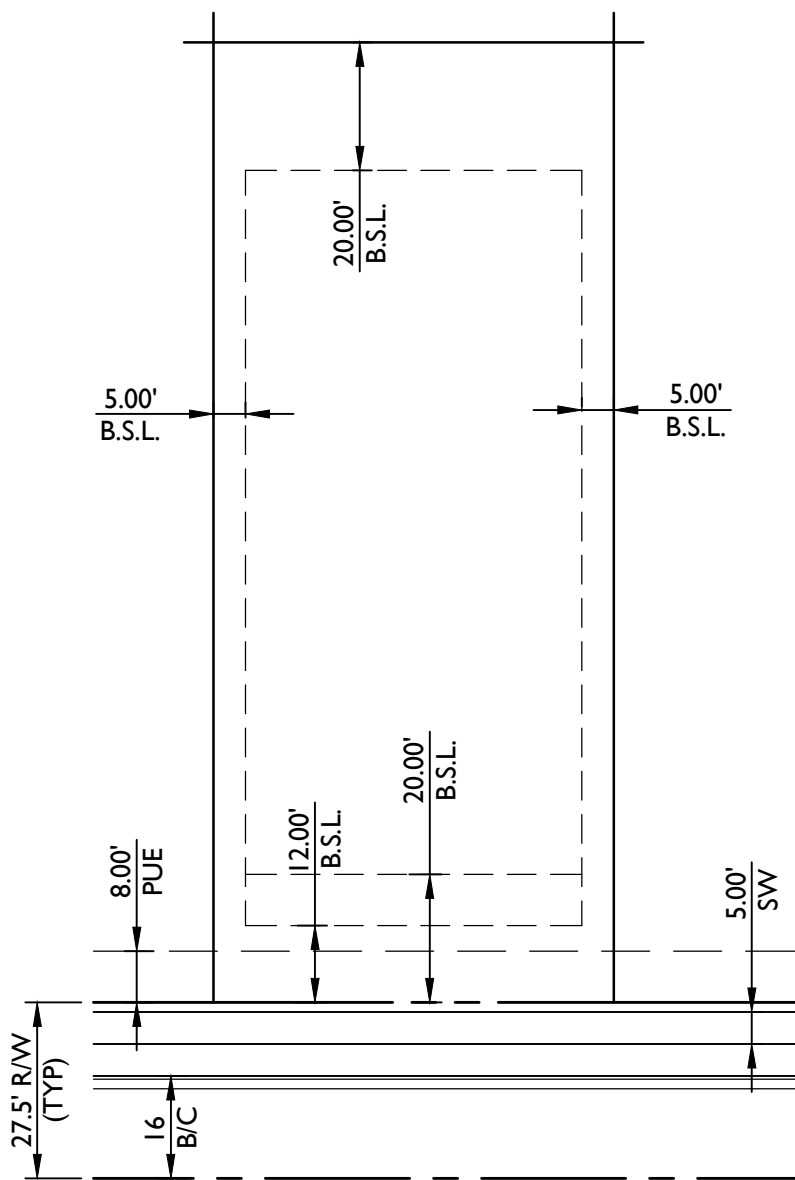
SHEET 1	CS01	COVER SHEET
SHEET 2 - 5	PP01 - PP04	PRELIMINARY PLAT
SHEET 6	PP05	PRELIMINARY PLAT DATA TABLES



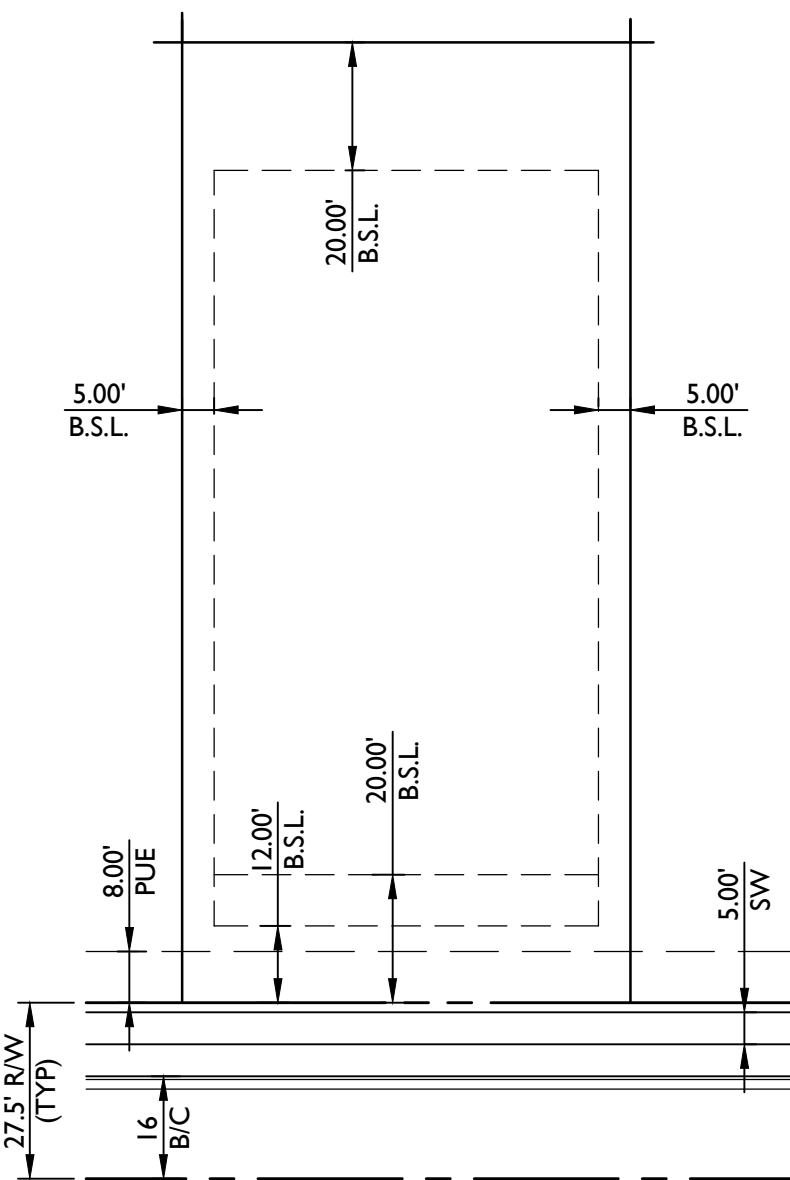
Typical Lot Setbacks
Category A
45' x 115'



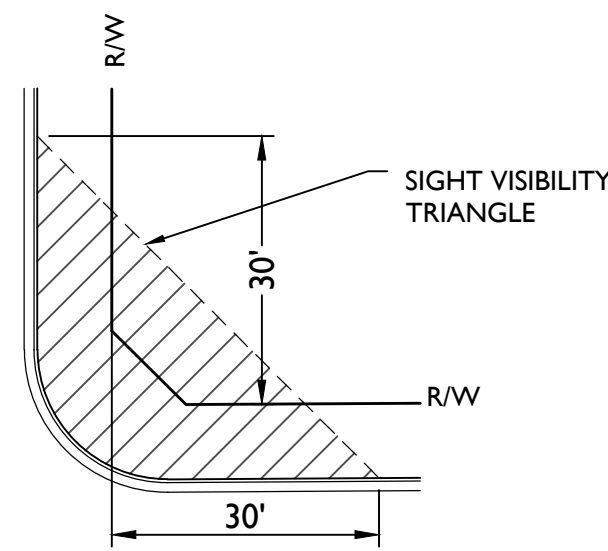
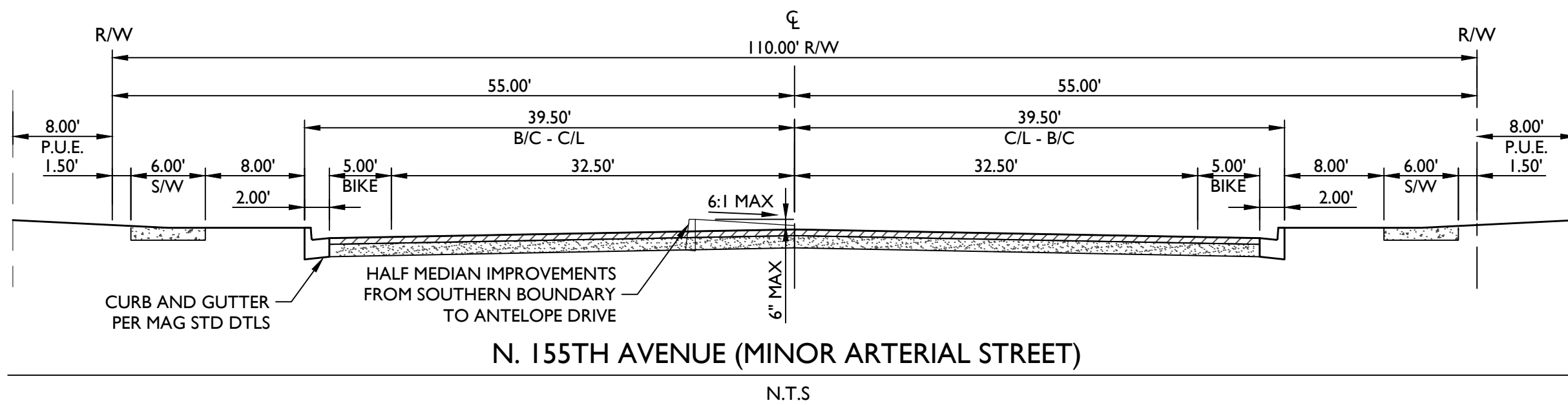
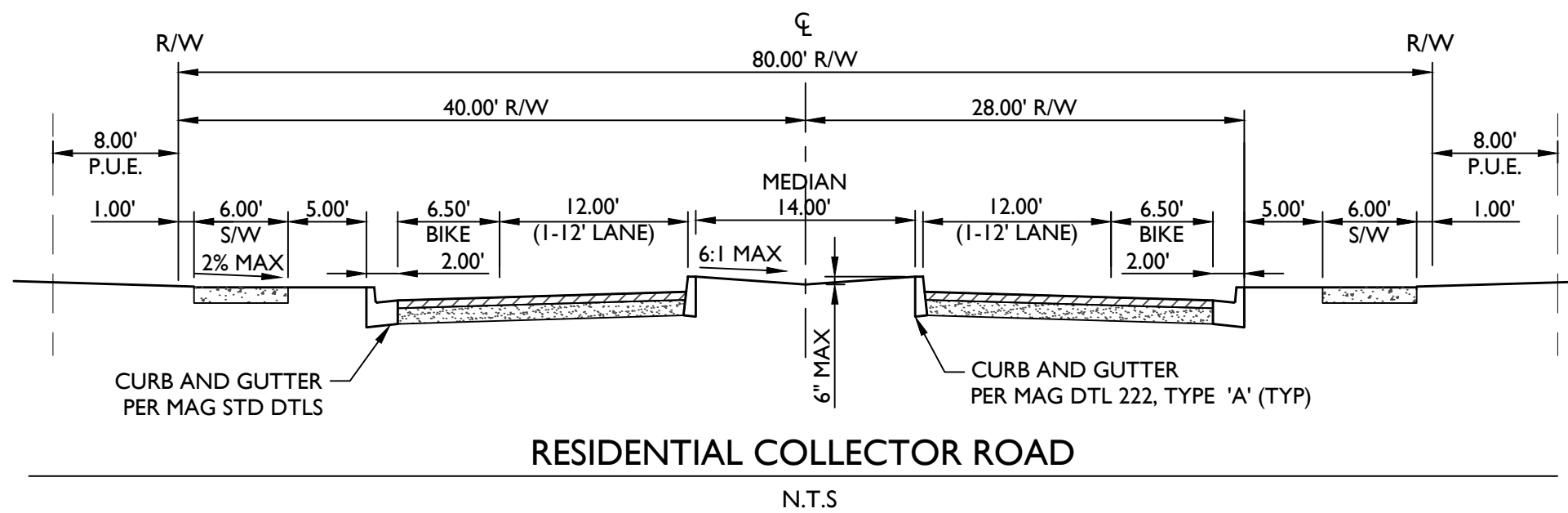
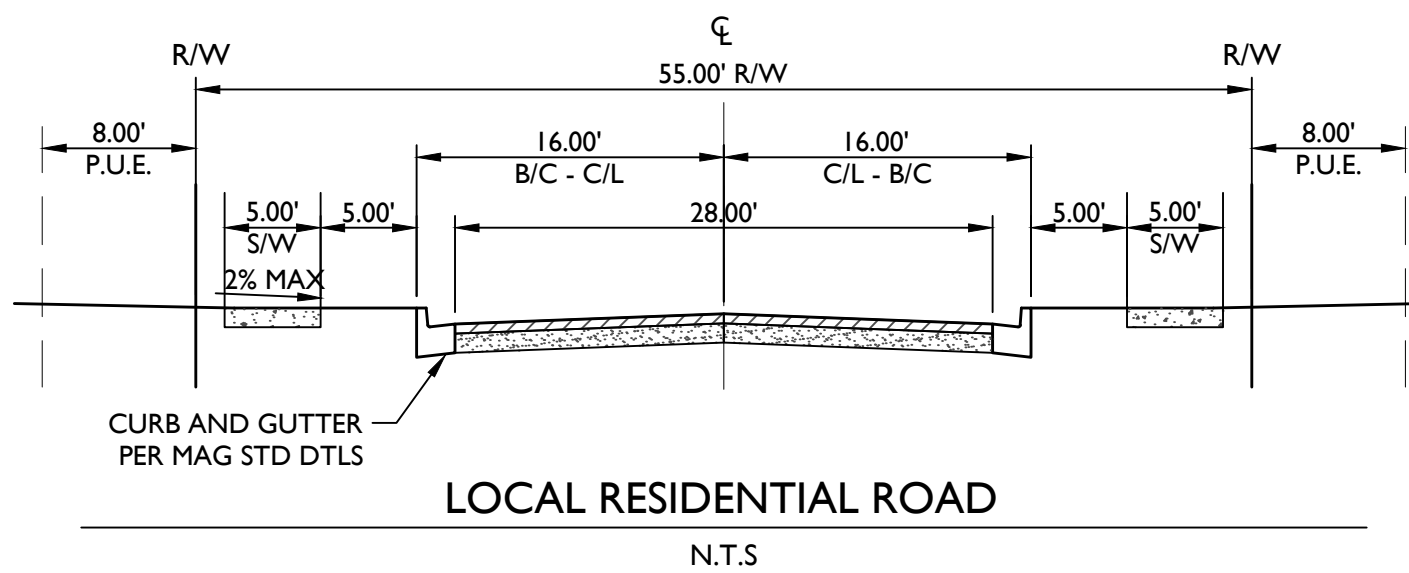
Typical Lot Setbacks
Category B
50' x 115'



Typical Lot Setbacks
Category C
62.5' x 115'



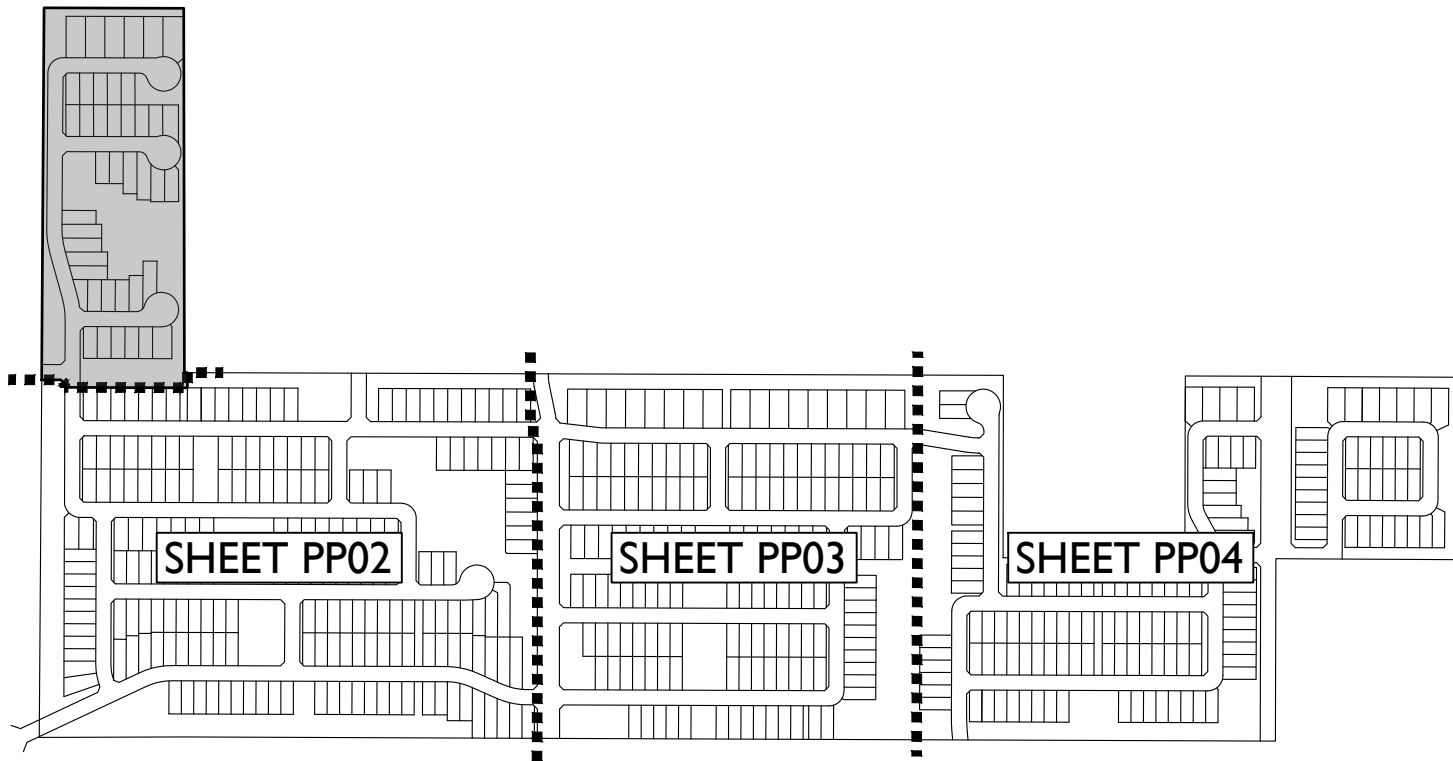
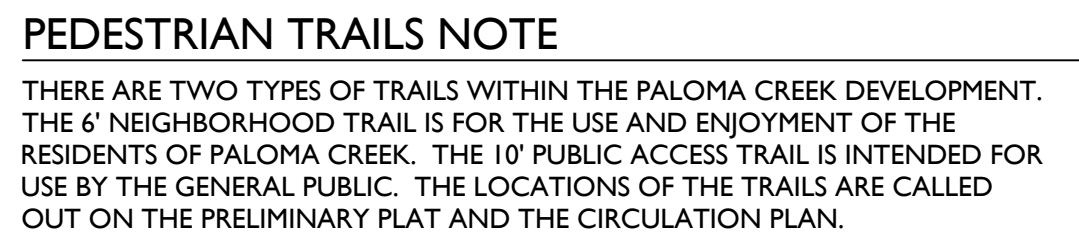
Typical Lot Setbacks
Category D
70' x 115'

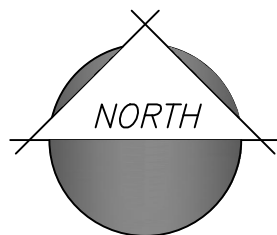


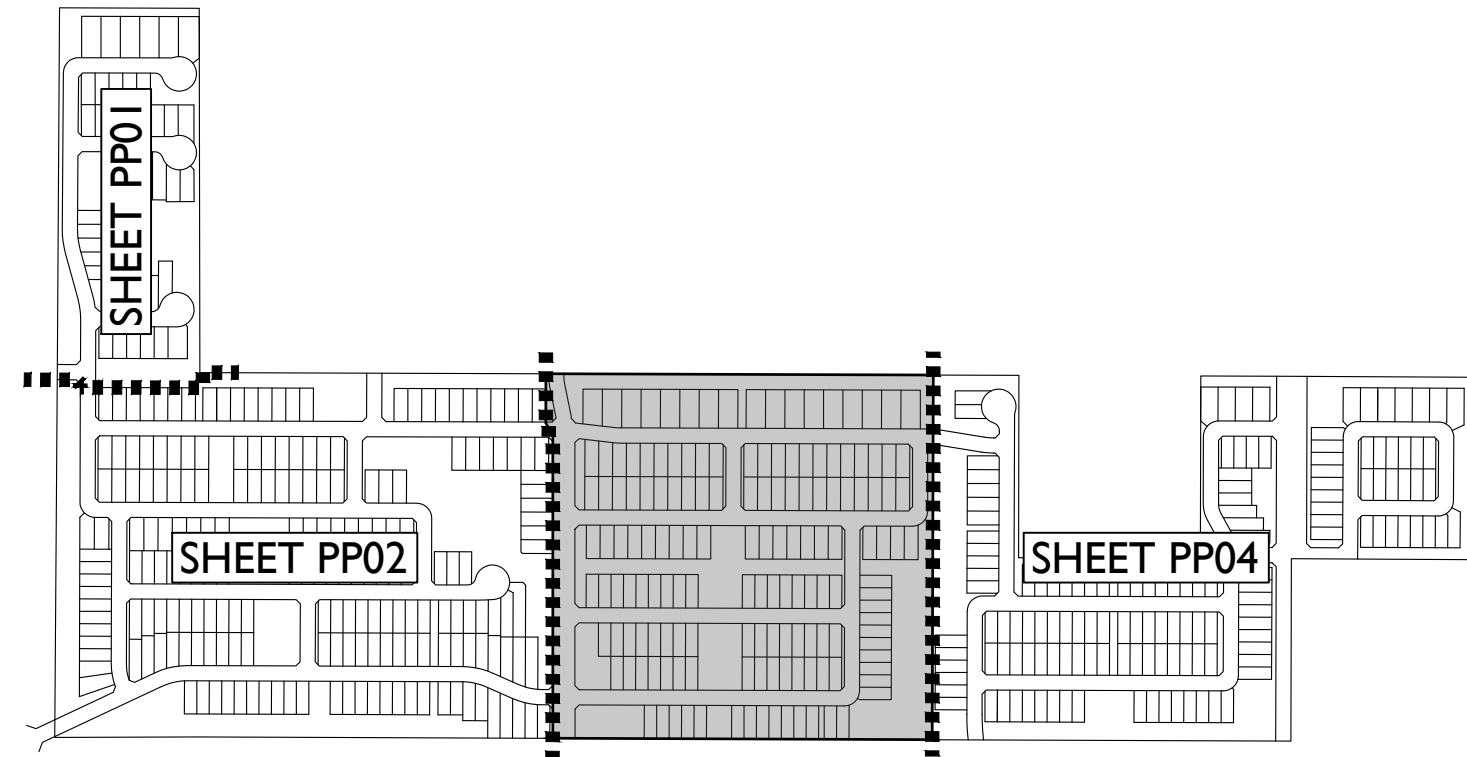
TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING
DESIGN STANDARDS DETAIL 4-02)

Paloma Creek Development Standards		
Minimum Standard	RM-9 Standards	Proposed RM-9 PUD Standards (2)(4)
Minimum Width	40'	45'
Minimum Lot Area (Per Unit)	4,500 Sq. Ft.	4,500 Sq. Ft.
Minimum Lot Depth	100'	100'
Front Setback (Livable)	12'	12'
Front Setback (Garage)	20'	20' (1)(5)
Interior Side	TBD by Preliminary Plat	5'
Aggregate Side	TBD by Preliminary Plat	10'
Rear	20'	20'
Maximum Building Height	35'	35'
Building Coverage		TBD by building envelope (3)
Maximum Density	5.0 DU/Acre (6)(7)	4.0 DU/Acre
Maximum Lot Count	625 (6)	600

- GARAGE FRONT SETBACKS MAY BE LESS THAN LIVABLE AS SIDE-LOADED GARAGE ONLY. THE REDUCED FRONT SETBACK ALSO APPLIES TO LIVABLE AREA EXTENDED FRONT PORCHES AND WALLED COURTYARDS. OTHERWISE, THE GARAGE FRONT SETBACK WILL BE A MINIMUM OF 20' FROM THE FRONT LOT LINE.
- FIREPLACE, POP-OUTS, BAY WINDOWS, EAVES, OVERHANGS, PORCHES/PATIOS, 2ND STORY CANTILEVERS, AND/OR OTHER APPENDAGES MAY ENCROACH 2.5' INTO THE FRONT, SIDE, AND REAR YARD SETBACKS, SO LONG AS THEY ARE NOT LESS THAN 3' FROM THE PROPERTY LINE.
- BUILDING LOT COVERAGE IS ESTABLISHED BY THE BUILDING ENVELOPES CREATED BY THE REQUIRED SETBACKS AND ALLOWABLE PROJECTIONS AS DEFINED IN THE TABLE AND FOOTNOTES.
- BUILDING SETBACKS APPLY EQUALLY TO ONE AND TWO STORY PRODUCT.
- THE FRONT GARAGE SETBACK MEANS FRONT LOT LINE TO FACE OF GARAGE DOOR ONLY IF THE GARAGE IS LOCATED IN THE FRONT YARD.
- PER THE APPROVED MARICOPA COUNTY ZONING CASE Z2016025.
- PER THE CITY OF SURPRISE COUNCIL-APPROVED ANNEXATION ORDINANCE.





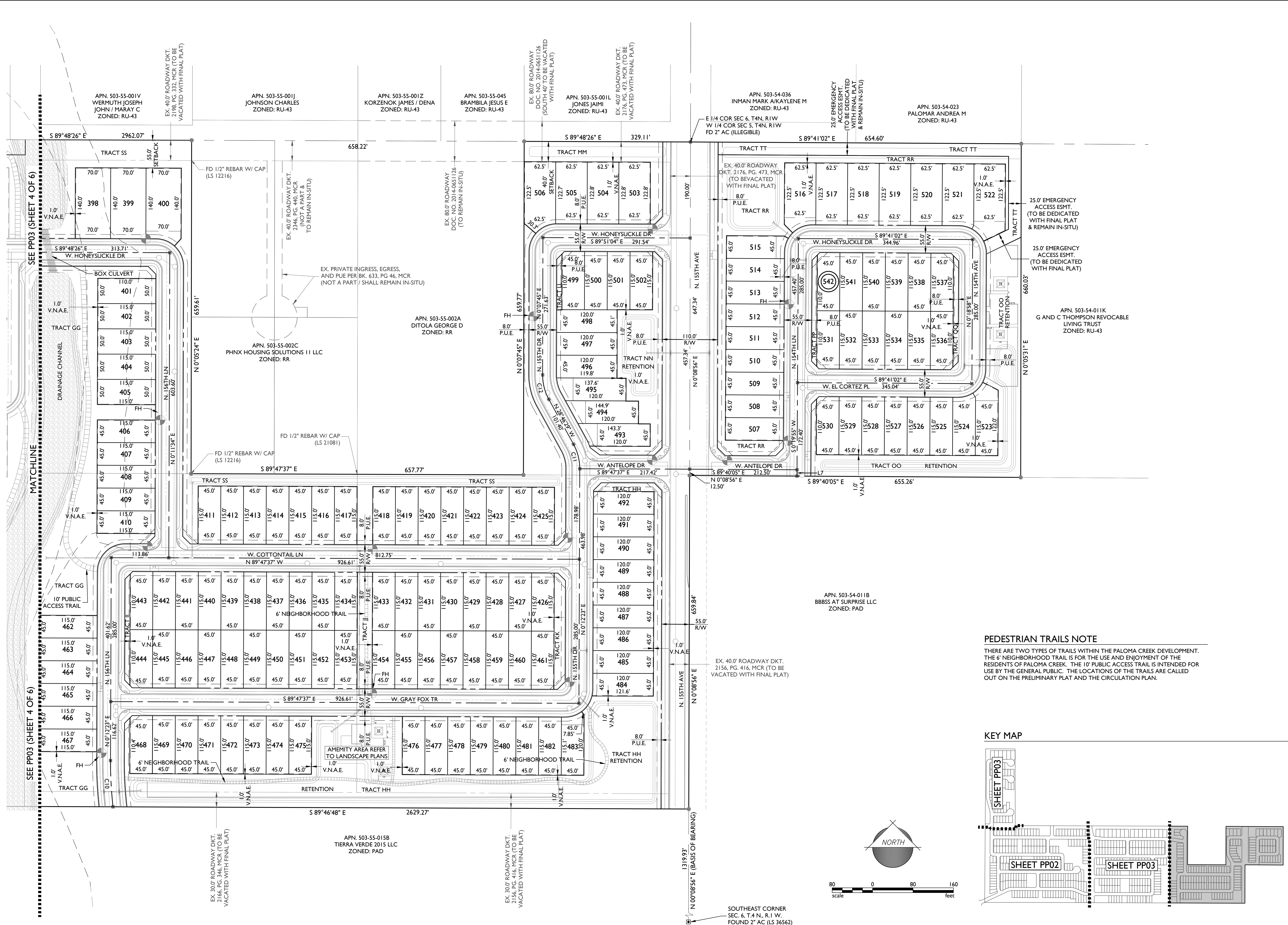


SHEET PP



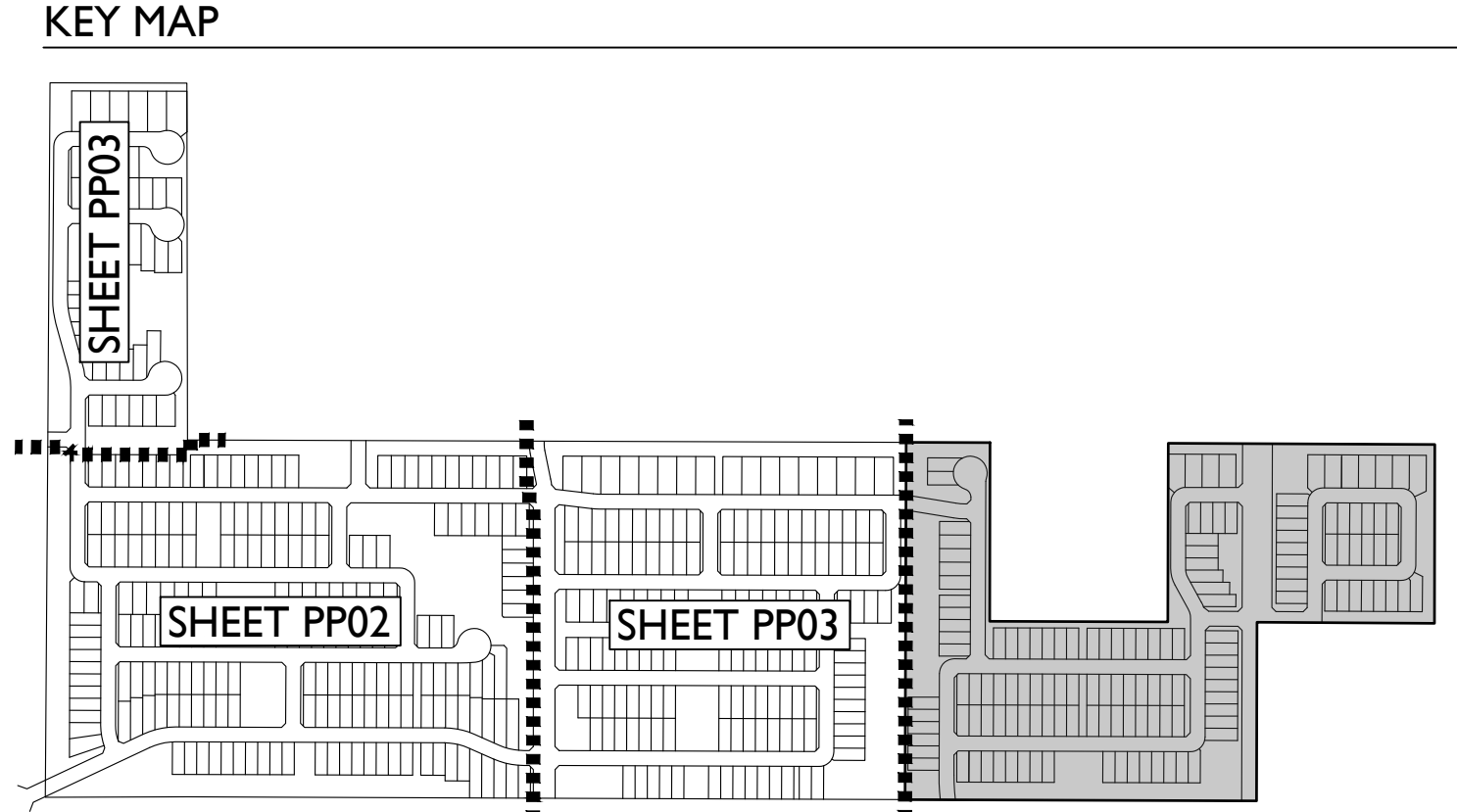
PEDESTRIAN TRAILS NOTE

THERE ARE TWO TYPES OF TRAILS WITHIN THE PALOMA CREEK DEVELOPMENT. THE 6' NEIGHBORHOOD TRAIL IS FOR THE USE AND ENJOYMENT OF THE RESIDENTS OF PALOMA CREEK. THE 10' PUBLIC ACCESS TRAIL IS INTENDED FOR USE BY THE GENERAL PUBLIC. THE LOCATIONS OF THE TRAILS ARE CALLED OUT ON THE PRELIMINARY PLAT AND THE CIRCULATION PLAN.



PEDESTRIAN TRAILS NOTE

THERE ARE TWO TYPES OF TRAILS WITHIN THE PALOMA CREEK DEVELOPMENT. THE 6' NEIGHBORHOOD TRAIL IS FOR THE USE AND ENJOYMENT OF THE RESIDENTS OF PALOMA CREEK. THE 10' PUBLIC ACCESS TRAIL IS INTENDED FOR USE BY THE GENERAL PUBLIC. THE LOCATIONS OF THE TRAILS ARE CALLED OUT ON THE PRELIMINARY PLAT AND THE CIRCULATION PLAN.



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:

Paloma Creek
SURPRISE, AZ

Preliminary Plat

Revisions:

MARCH 13, 2018 - 1ST PRELIMINARY PLAT SUB.	
SEPTEMBER 18, 2018 - 2ND PRELIMINARY PLAT SUB.	
DECEMBER 14, 2018 - 3RD PRELIMINARY PLAT SUB.	
JANUARY 28, 2019 - 4TH PRELIMINARY PLAT SUB.	

Call it in the morning before you begin excavating.

ARIZONA

Professional Engineer

50291
DAVID B. AUXIER

Exp. Signed 01/28/19

Designer: JH
Drawn by: JAJ

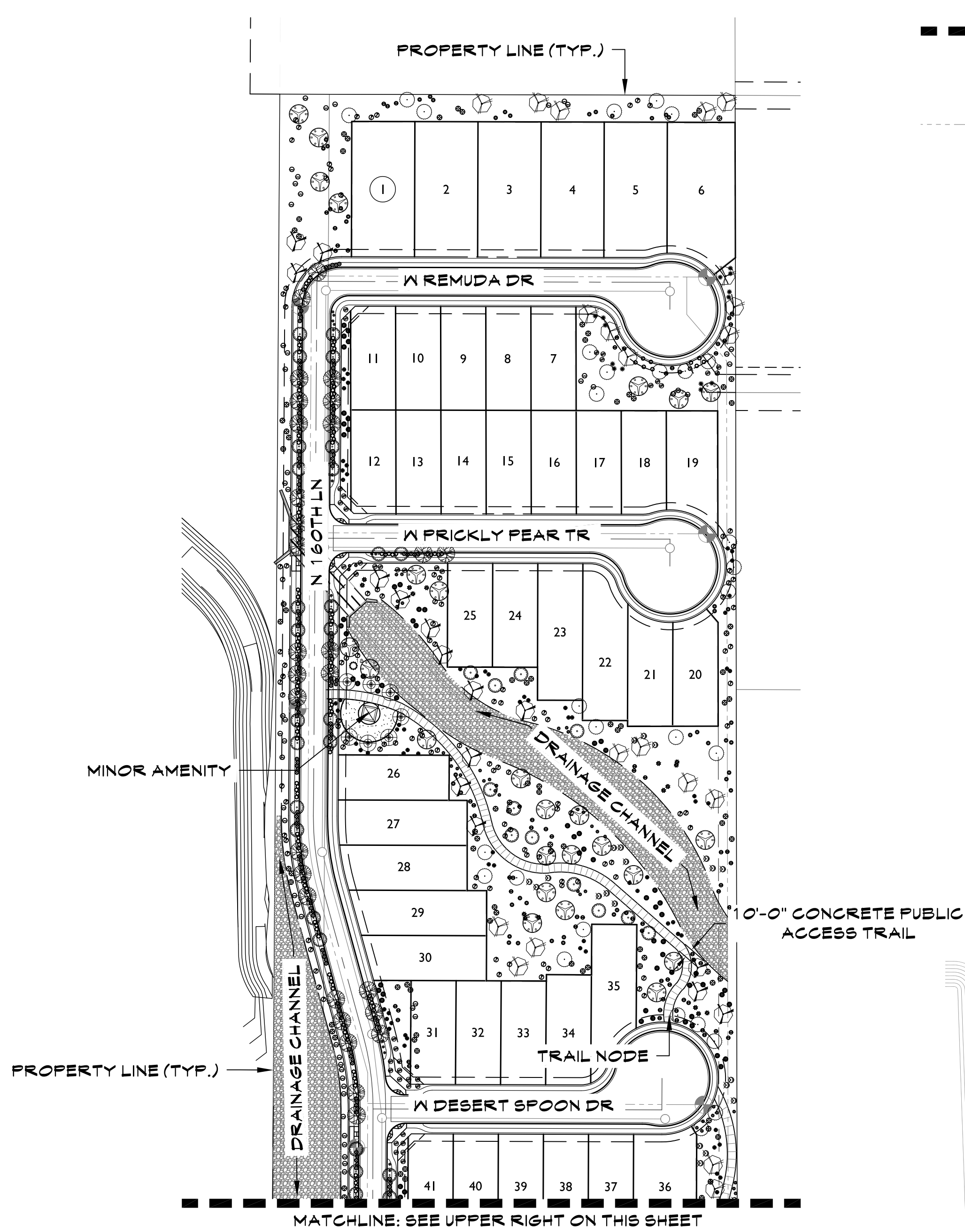
Job No.
16-400

PP04

Sheet No.
5 of 6

Lot Table																																																		
Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area									
1	D	10500.00	23	B	7574.53	45	B	6000.00	67	B	6000.00	89	B	6000.00	111	B	6000.00	133	B	6359.83	155	A	5400.00	177	A	5400.00	199	A	5400.00	221	A	6884.95	243	A	5400.00	265	A	5445.00	287	A	5445.00	309	A	5446.93	331	B	6050.00	353	B	6050.00
2	D	10500.00	24	B	5750.00	46	B	6000.00	68	B	5999.98	90	B	6000.00	112	B	5987.50	134	A	5175.00	156	A	5400.00	178	A	5400.00	200	A	5400.00	222	A	7770.08	244	A	5398.91	266	A	5445.00	288	A	5445.00	310	A	5446.93	332	B	6037.50	354	B	6050.00
3	D	10500.00	25	B	5750.00	47	B	6000.00	69	B	6000.00	91	B	6000.00	113	B	5987.50	135	A	5175.00	157	A	5400.00	179	A	5400.00	201	A	5387.50	223	A	5783.62	245	A	5445.00	267	A	5446.93	289	A	5432.50	311	A	5446.93	333	B	6037.50	355	B	6050.00
4	D	10500.00	26	B	6139.49	48	B	6000.00	70	B	6000.00	92	B	6000.00	114	B	6000.00	136	A	5175.00	158	A	5400.00	180	A	5387.50	202	A	5400.00	224	A	6246.82	246	A	5445.00	268	A	5446.93	290	A	5258.18	312	A	5446.93	334	B	6050.00	356	B	6050.00
5	D	10432.72	27	B	7132.63	49	B	6000.00	71	B	6000.00	93	B	6000.00	115	B	6000.00	137	A	5175.00	159	A	5400.00	181	A	5400.00	203	A	5400.00	225	A	5399.95	247	A	5445.00	269	A	5446.93	291	A	5175.00	313	A	5446.93	335	B	6050.00	357	B	6050.00
6	D	11634.44	28	B	6846.94	50	B	6000.00	72	B	6000.00	94	B	6000.00	116	B	5987.50	138	A	5175.00	160	A	5400.00	182	A	5400.00	204	A	5400.00	226	A	5400.00	248	A	5445.00	270	A	5446.93	292	A	5175.00	314	A	5446.93	336	B	6077.59	358	B	6050.00
7	B	5746.85	29	B	7291.69	51	B	6000.00	73	B	6000.00	95	B	6000.00	117	B	6000.00	139	A	5175.00	161	A	5400.00	183	A	5400.00	205	A	5400.00	227	A	5400.00	249	A	5445.00	271	A	5446.93	293	A	5175.00	315	A	5446.93	337	B	6039.59	359	B	6552.51
8	B	5746.85	30	B	6597.23	52	B	6000.00	74	B	6000.00	96	B	5987.50	118	B	6000.00	140	A	5175.00	162	A	5387.50	184	A	5400.00	206	A	5400.00	228	A	5400.00	250	A	5445.00	272	A	5446.93	294	A	5175.00	316	A	5446.93	338	B	6050.00	360	B	6269.51
9	B	5746.85	31	B	5750.03	53	B	6000.00	75	B	5807.08	97	B	5987.50	119	B	6000.00	141	A	5175.00	163	A	5387.50	185	A	5400.00	207	A	5400.00	229	A	5400.00	251	A	5445.00	273	A	5446.93	295	A	5175.00	317	B	6050.00	339	B	6050.00	361	B	6065.35
10	B	5746.85	32	B	5750.03	54	B	6000.00	76	B	5760.93	98	B	6000.00	120	B	6000.00	142	A	5175.00	164	A	5400.00	186	A	5400.00	208	A	5400.00	230	A	5400.00	252	A	5445.00	274	A	5443.07	296	A	5175.00	318	B	6050.00	340	B	6050.00	362	B	6050.00
11	B	5734.25	33	B	5750.03	55	B	6000.00	77	B	5760.93	99	B	6000.00	121	B	6000.00	143	A	5970.62	165	A	5379.54	187	A	5400.00	209	A	5400.00	231	A	5400.00	253	A	5445.00	275	A	5443.07	297	A	5175.00	319	B	6050.00	341	B	6050.00	363	B	6050.00
12	B	5736.82	34	B	6095.62	56	B	6000.00	78	B	5760.93	100	B	6000.00	122	B	6000.00	144	A	6868.71	166	A	7140.42	188	A	5584.70	210	A	5400.00	232	A	5400.00	254	A	5445.00	276	A	5443.07	298	A	5175.00	320	B	6050.00	342	B	6050.00	364	B	6050.00
13	B	5741.59	35	B	7192.94	57	B	6000.00	79	B	5760.93	101	B	6000.00	123	B	6000.00	145	A	5387.50	167	A	5928.34	189	A	5958.29	211	A	5400.06	233	A	5400.00	255	A	5445.00	277	A	5443.07	299	A	5175.00	321	B	6050.00	343	B	6050.00	365	B	6050.00
14	B	5741.59	36	D	8176.49	58	B	6000.00	80	B	5748.43	102	B	6000.00	124	B	6000.00	146	A	5400.00	168	A	5418.74	190	A	6532.55	212	A	5474.20	234	A	5400.00	256	A	5445.00	278	A	5443.07	300	A	5432.50	322	B	6050.00	344	B	6050.00	366	B	6050.00
15	B	5741.59	37	B	5750.00	59	B	6000.00	81	B	5987.50	103	B	6000.00	125	B	6170.40	147	A	5400.00	169	A	5400.00	191	A	6784.25	213	A	5845.77	235	A	5400.00	257	A	5445.00	279	A	5443.07	301	A	5445.00	323	B	6050.00	345	B	6050.00	367	B	6050.00
16	B	5741.59	38	B	5750.00	60	B	6000.00	82	B	6000.00	104	B	6000.00	126	B	6171.60	148	A	5400.00	170	A	5400.00	192	A	6578.24	214	A	6223.21	236	A	5400.00	258	A	5461.71	280	A	5443.07	302	A	5445.00	324	B	6050.00	346	B	6050.00	368	B	6037.50
17	B	5741.59	39	B	5750.00	61	B	6000.00	83	B	6000.00	105	B	6000.00	127	B	6171.60	149	A	5400.00	171	A	5400.00	193	A	6051.16	215	A	6883.24	237	A	5400.00	259	A	5432.50	281	A	5443.07	303	A	5445.00	325	B	6050.00	347	B	6050.00	369	B	6037.50
18	B	5676.87	40	B	5750.00	62	B	6000.00	84	B	6000.00	106	B	6000.00	128	B	6171.60	150	A	5400.00	172	A	5400.00	194	A	5651.85	216	A	7754.06	238	A	5400.00	260	A	5445.00	282	A	5445.00	304	A	5445.00	326	B	6050.00	348	B	6037.50	370	B	6050.00
19	B	6715.25	41	B	5744.13	63	B	6000.00	85	B	6000.00	107	B	6000.00	129	B	6171.60	151	A	5400.00	173	A	5400.00	195	A	5418.53	217	A	8360.66	239	A	5400.00	261	A	5445.00	283	A	5445.00	305	A	5445.00	327	B	6050.00	349	B	6037.50	371	B	6050.00
20	B	6075.70	42	B	5994.13	64	B	6000.00	86	B	6000.00	108	B	6000.00	130	B	6171.60	152	A	5400.00	174	A	5400.00	196	A	5400.00	218	A	5426.96	240	A	5400.00	262	A	5445.00	284	A	5445.00	306	A	5445.00	328	B	6050.00	350	B	6050.00	372	B	6050.00
21	B	6051.11	43	B	6000.00	65	B	6000.00	87	B	6000.00	109	B	6000.00	131	B	6159.10	153	A	5400.00	175	A	5400.00	197	A	5400.00	219	A	5588.73	241	A	5400.00	263	A	5445.00	285	A	5445.00	307	A	5445.00	329	B	6050.00	351	B	6050.00	373	B	6050.00
22	B	8072.79	44	B	6000.00	66	B	6000.00	88	B	6000.00	110	B	6000.00	132	B	6022.06	154	A	5400.00	176	A	5400.00	198	A	5400.00	220	A	6075.41	242	A	5400.00	264	A	5445.00	286	A	5445.00	308	A	5446.93	330	B	6050.00	352	B	6050.00	374	B	6050.00

Lot Table																							
Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area	Lot #	Category	Area
375	B	6050.00	397	D	9816.06	419	A	5175.00	441	A	5175.00	463	A	5175.00	485	A	5400.00	507	A	5175.00	529	A	5175.00
376	B	6050.00	398	D	9800.00	420	A	5175.00	442	A	5175.00	464	A	5175.00	486	A	5400.00	508	A	5175.00	530	A	5162.50
377	B	6050.00	399	D	9800.00	421	A	5175.00	443	A	5162.50	465	A	5175.00	487	A	5400.00	509	A	5175.00	531	A	5162.65
378	B	6050.00	400	D	10059.39	422	A	5175.00	444	A	5162.50	466	A	5175.00	488	A	5400.00	510	A	5175.00	532	A	5175.00
379	B	6050.00	401	B	5750.18	423	A	5175.00	445	A	5175.00	467	A	5175.00	489	A	5400.00	511	A	5175.00	533	A	5175.00
380	B	6037.15	402	B	5750.18	424	A	5175.00	446	A	5175.00	468	A	5164.60	490	A	5400.00	512	A	5175.00	534	A	5175.00
381	D	9052.58	403	B	5750.18	425	A	5175.00	447	A	5175.00	469	A	5175.00	491	A	5400.00	513	A	5175.00	535	A	5175.00
382	D	9597.86	404	B	5750.18	426	A	5175.00	448	A	5175.00	470	A	5175.00	492	A	5400.00	514	A	5175.00	536	A	5162.50
383	D	9800.00	405	B	5750.18	427	A	5175.00	449	A	5175.00	471	A	5175.00	493	A	5898.00	515	A	5262.18	537	A	5162.50
384	D	9800.00	406	A	5175.43	428	A	5175.00	450	A	5175.00	472	A	5175.00	494	A	5960.81	516	C	7990.34	538	A	5175.00
385	D	9800.00	407	A	5175.43	429	A	5175.00	451	A	5175.00	473	A	5175.00	495	A	5887.34	517	C	7656.25	539	A	5175.00
386	D	9800.00	408	A	5175.43	430	A	5175.00	452	A	5175.00	474	A	5175.00	496	A	5399.72	518	C	7656.25	540	A	5175.00
387	D	9800.00	409	A	5175.43	431	A	5175.00	453	A	5175.00	475	A	5175.00	497	A	5400.20	519	C	7656.25	541	A	5175.00
388	D	9800.00	410	A	5175.43	432	A	5175.00	454	A	5175.00	476	A	5177.27	498	A	5407.45	520	C	7656.25	542	A	5162.34
389	D	9800.00	411	A	5175.00	433	A	5175.00	455	A	5175.00	477	A	5177.27	499	A	5162.50	521	C	7721.63	TOTAL 3,199,531.55 SQ. FT		
390	D	9800.00	412	A	5175.00	434	A	5175.00	456	A	5175.00	478	A	5177.27	500	A	5175.00	522	C	8887.20			
391	D	9800.00	413	A	5175.00	435	A	5175.00	457	A	5175.00	479	A	5177.27	501	A	5175.00	523	A	6194.20			
392	D	9800.00	414	A	5175.00	436	A	5175.00	458	A	5175.00	480	A	5177.27	502	A	5175.00	524	A	5279.95			
393	D	9800.00	415	A	5175.00	437	A	5175.00	459	A	5175.00	481	A	5177.27	503	C	7661.59	525	A	5175.00			
394	D	9800.00	416	A	5175.00	438	A	5175.00	460	A	5175.00	482	A	5177.27	504	C	7664.59	526	A	5175.00			
395	D	9800.00	417	A	5175.00	439	A	5175.00	461	A	5175.00	483	A	5334.31	505	C	7667.51	527	A	5175.00			
396	D	9800.00	418	A	5175.00	440	A	5175.00	462	A	5175.00	484	A	5406.71	506	C	8138.99	528	A	5175.00			



TRAIL NODES NOTE:
TRAIL NODES WILL BE DESIGNED FOR SMALLER GROUPS, AND WILL INCLUDE A BENCH AND A SHADE TREE AT A MINIMUM.

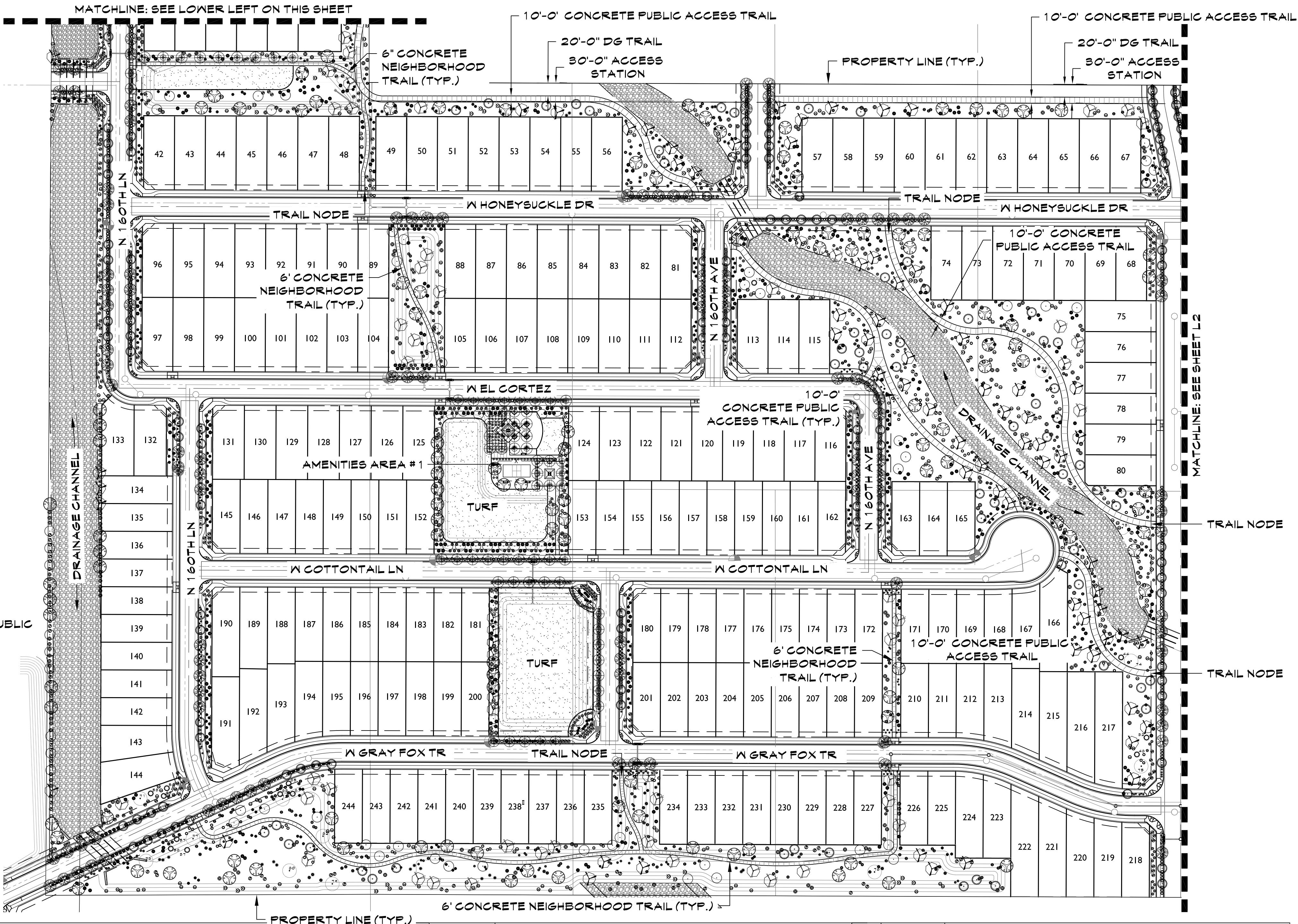
PLANT LEGEND

TREES - ALL 24" BOX	ACACIA ANEURA / MULGA	SHRUBS - ALL 5 GAL.	CALLIANDRA ERIOPHYLLA / NATIVE FAIRY DUSTER
	*ACACIA SALICINA / WILLOW ACACIA		ENCELIA FARINOSA / BRITTLEBUSH
	*CHILOPSIS SP. 'RIO SALADO' / 'RIO SALADO' DESERT WILLOW		DODONEA VISCOSA / HOP BUSH
	*QUERCUS VIRGINIANA / LIVE OAK TREE		JUSTICIA CALIFORNICA / CHUPAROSA
	PARKINSONIA HYBRID / DESERT MUSEUM PALO VERDE		LARREA TRIDENTATA / CREOSOTE BUSH
	PARKINSONIA FLORIDA / BLUE PALO VERDE		LEUCOPHYLLUM LAEVI-GATUM / CHIHUAHUA SAGE
	PROSOPIS HYBRID 'AZT' / 'AZT THORNLESS MESQUITE'		SIMMONDSIA CHINENSIS / JOJOBA
	* INDICATES A CITY APPROVE STREET / R.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS.		EREMOPHILA HYGROPHANA / 'BLUE BELLS'

NOTES:

1. 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.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.

PEDESTRIAN TRAILS NOTE:
THERE ARE TWO TYPES WITHIN THE PALOMA CREEK DEVELOPMENT, THE 6' NEIGHBORHOOD TRAIL IS FOR THE USE AND ENJOYMENT OF THE RESIDENTS OF PALOMA CREEK. THE 10' PUBLIC ACCESS TRAIL IS INTENDED FOR USE BY THE GENERAL PUBLIC. THE LOCATIONS OF THE TRAILS ARE CALLED OUT ON THE PRELIMINARY PLAT AND THE CIRCULATION PLAN.



3. 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.
4. 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.

5. ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS HERITAGE LIVE OAK AND EVERGREEN ELM TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT. ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS- 8-14

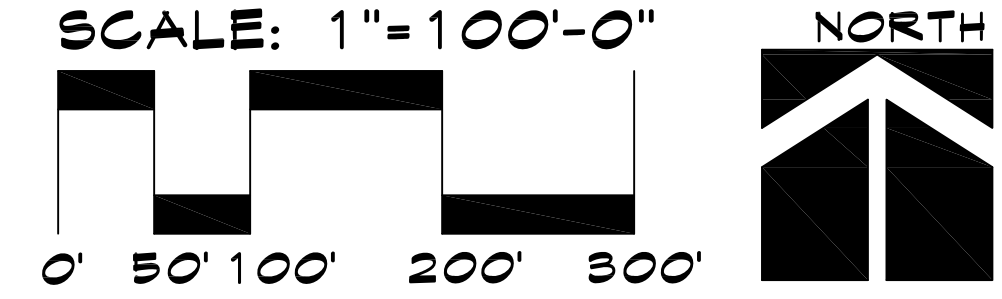
GROUND COVERS - ALL 5 GAL.	AMEROSIA DELTOIDEA / TRIANGLELEAF BUR-SAGE
	BAILEYA MULTIRADIATA / DESERT MARIGOLD
	LANTANA MONTEVIDENSIS / 'PURPLE TRAILING'
	ACACIA REDOLENS / TRAILING ACACIA
	SALVAGE TREE
	SALVAGE CACTUS
	TURF- MID-IRON BERMUDA SOD. (165,978 SQ.FT) (3.80 AC. OF TURF AREA)
	DECOMPOSED GRANITE- TO BE DETERMINED BY OWNER.

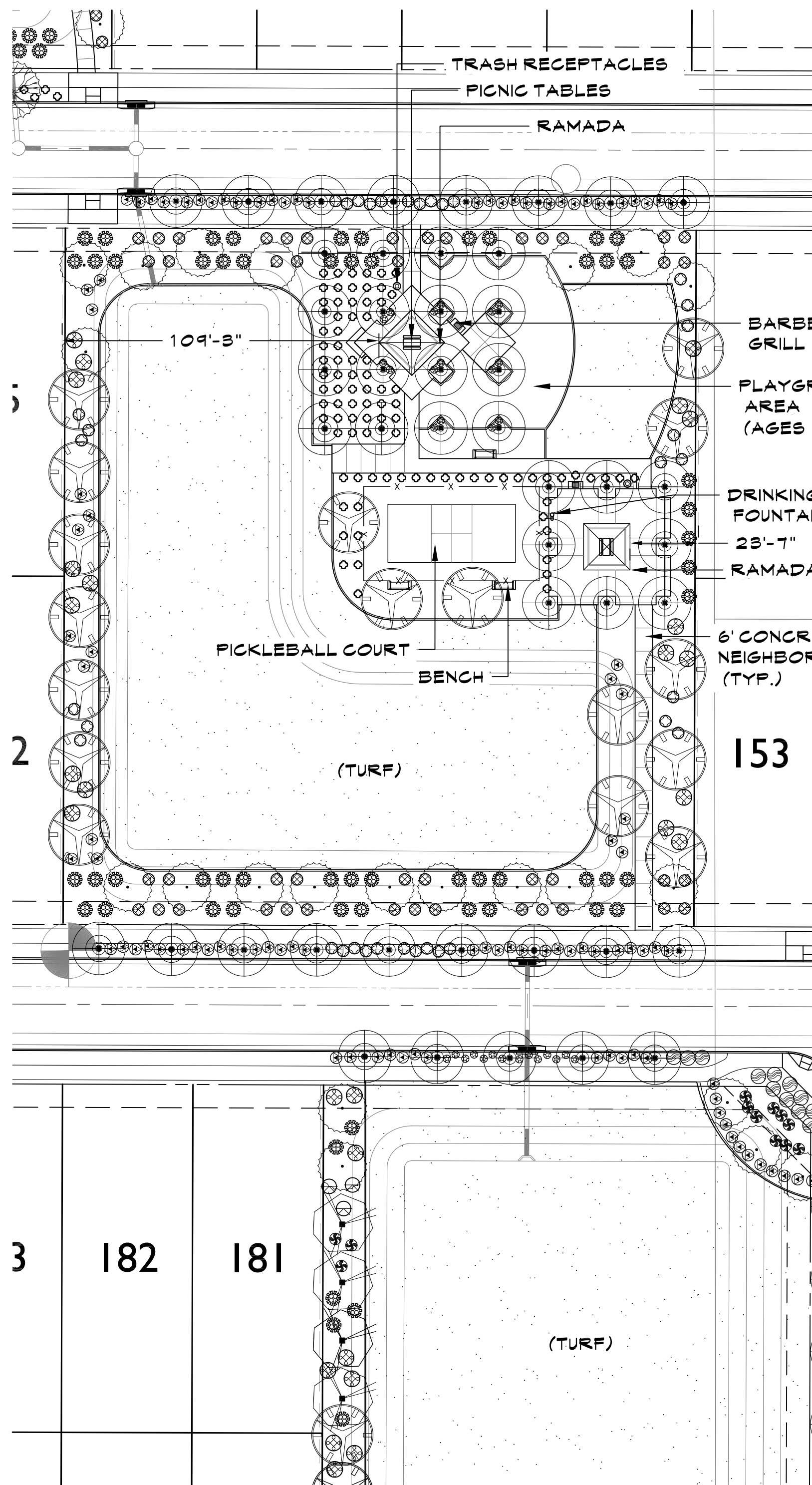


PALOMA CREEK PRELIMINARY LANDSCAPE PLAN

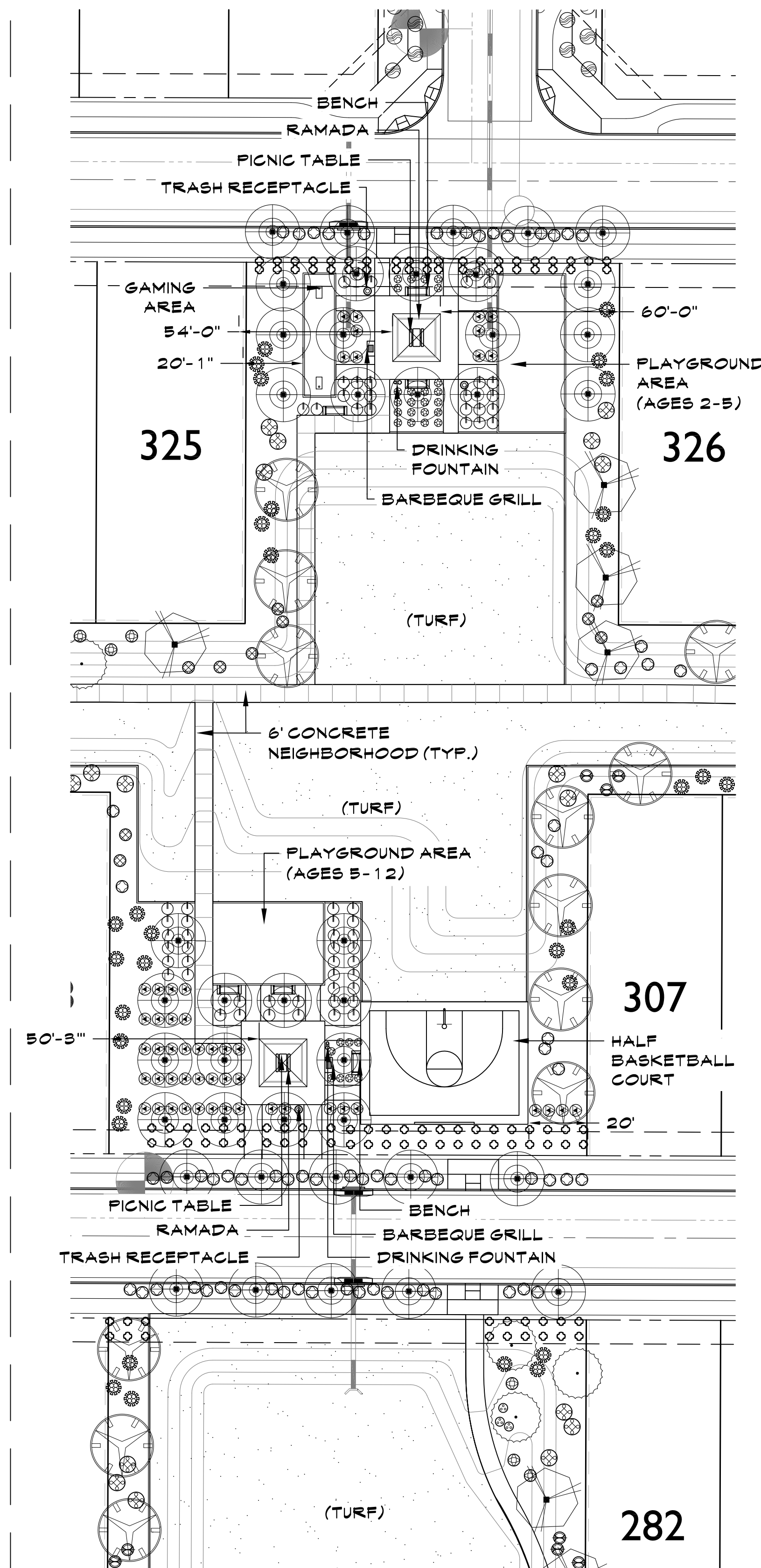
25000 N. 163RD AVE. - SURPRISE, ARIZONA
JANUARY 28, 2018

SHEET L 1
1 OF 6

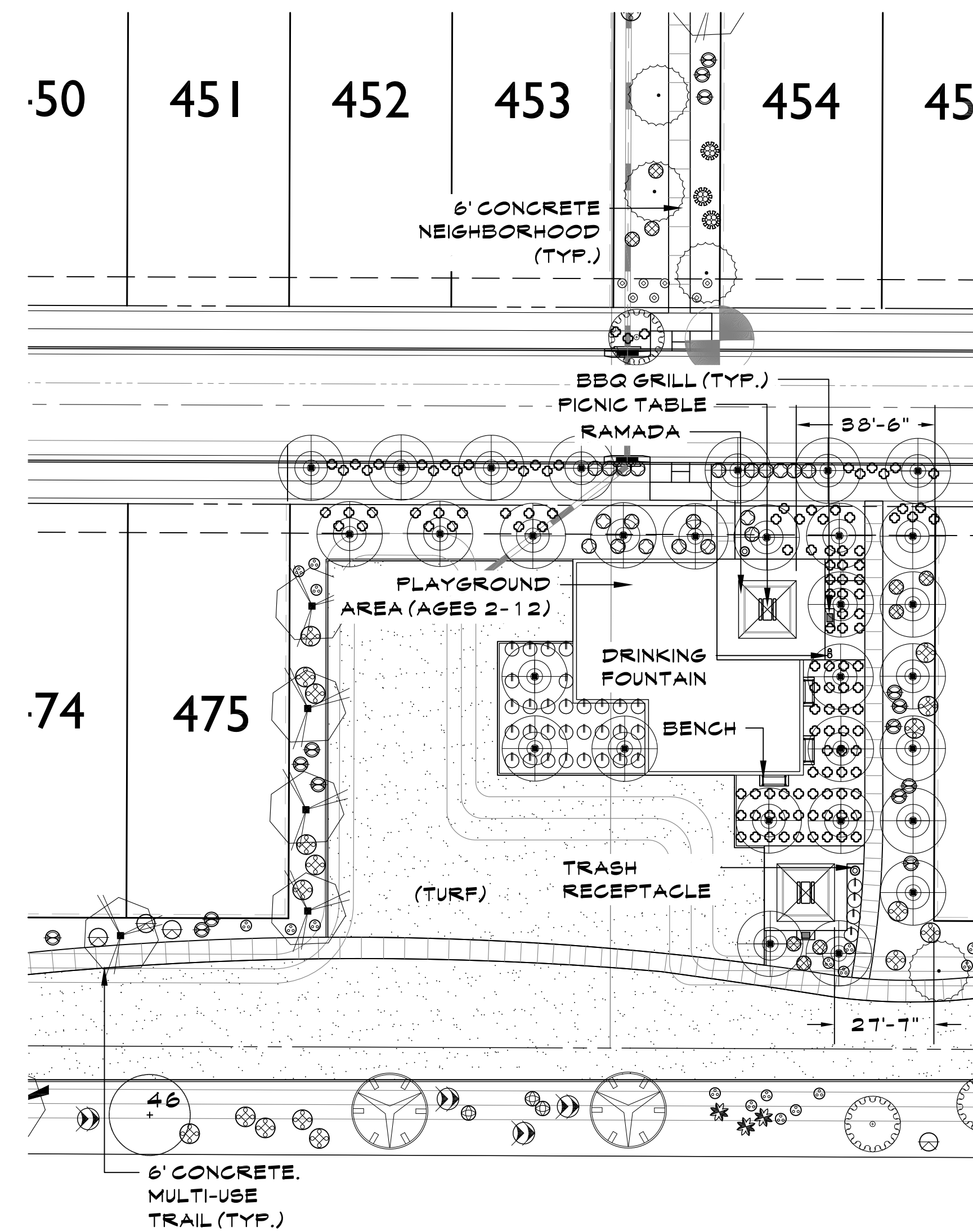




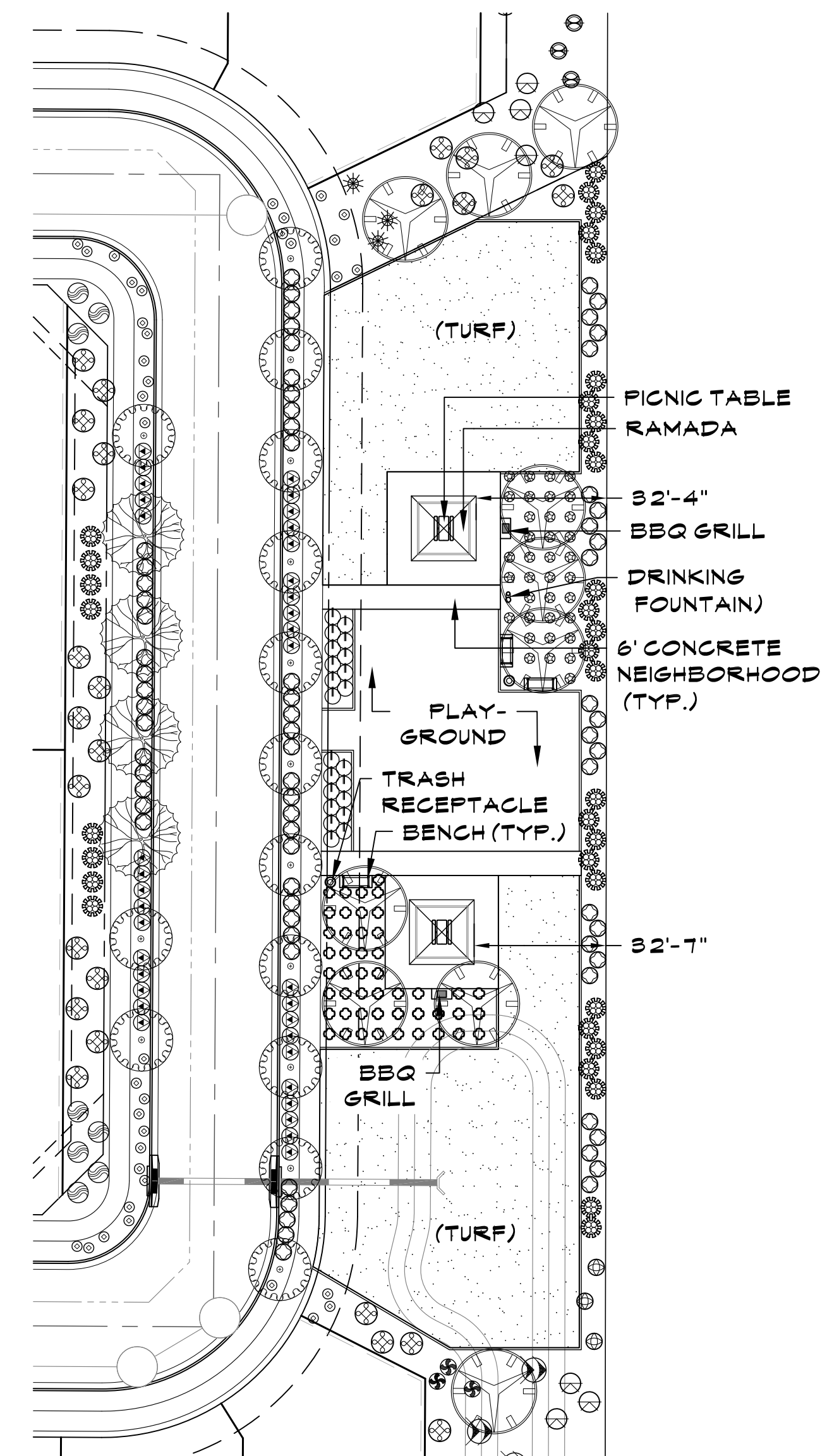
AMENITIES AREA #1



AMENITIES AREA #2



AMENITIES AREA #3



AMENITIES AREA #4

NOTE

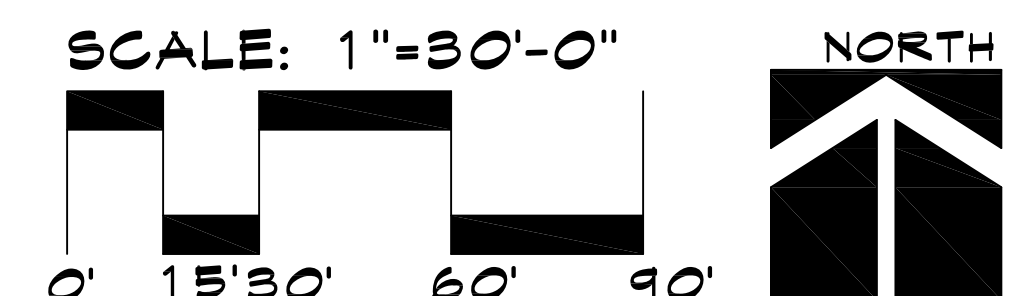
FINAL PLAY EQUIPMENT TO BE DETERMINED. SWINGS TO BE PROVIDED IN AT LEAST (3) OF THE (4) AMENITIES AREA. INTEGRATED OR FREE STANDING SHADE STRUCTURES TO BE USED OVER A PORTION OF ALL PLAYGROUND AREA. FINAL DESIGN BASED ON FINAL PLAY EQUIPMENT SELECTION.

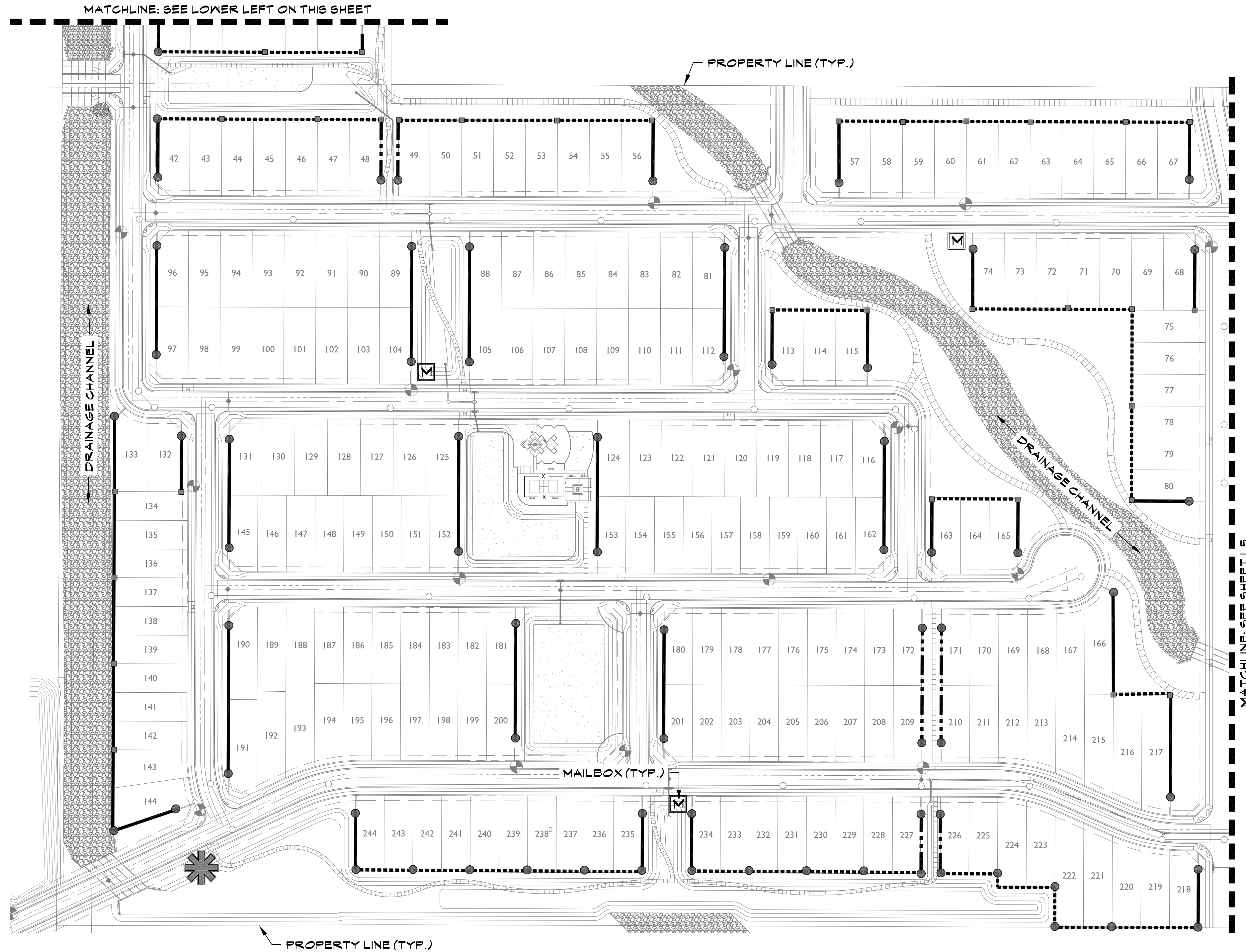
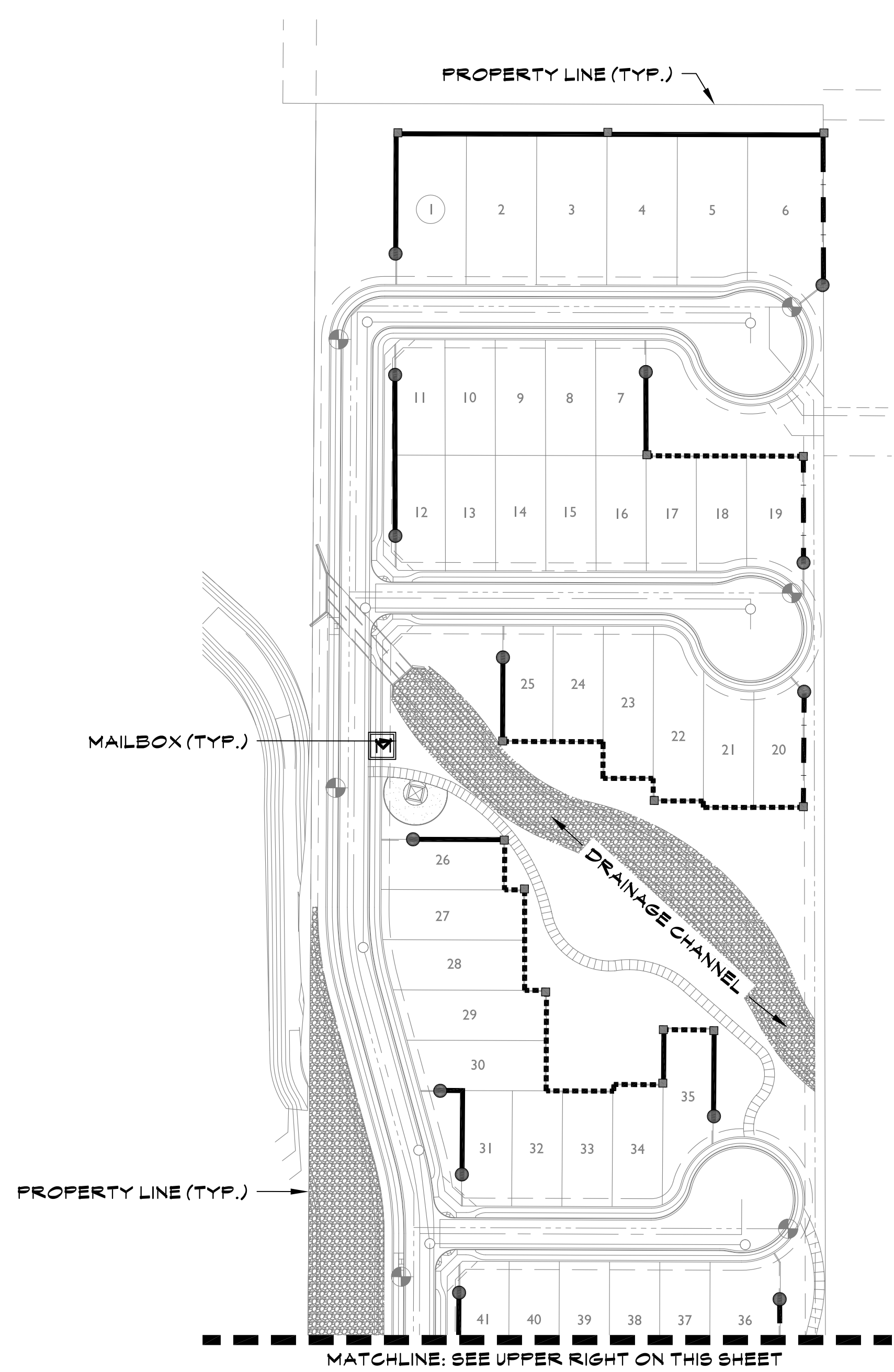


PALOMA CREEK
AMENITIES ENLARGEMENTS

25000 N. 163RD AVE. - SURPRISE, ARIZONA
JANUARY 28, 2018

SHEET L3
3 OF 6

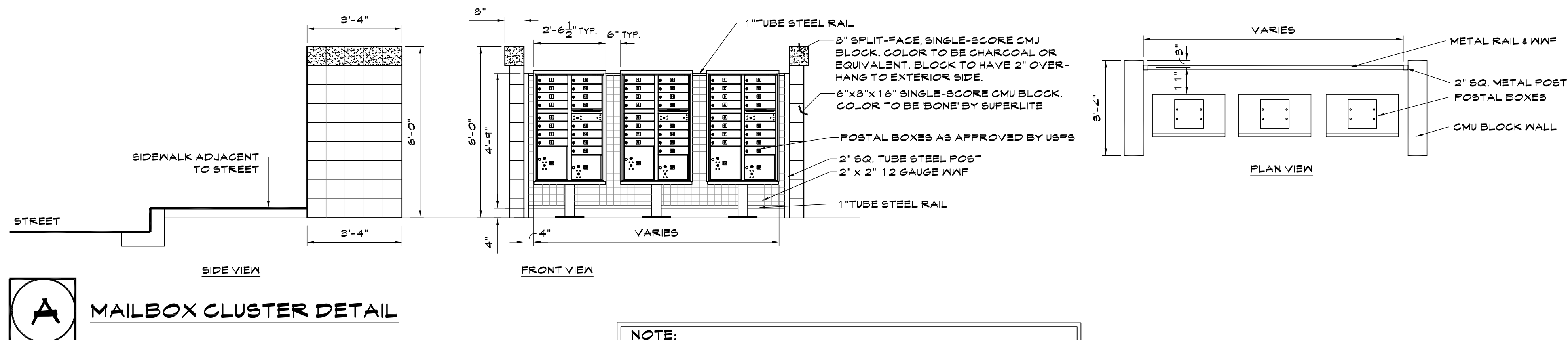




WALL PLAN LEGEND

	THEME WALL (≈ 13,490 LN.FT.) - SEE DETAIL 'A' ON SHEET L6.
	VIEW FENCE (≈ 7,840 LN.FT.) - SEE DETAIL 'B' ON SHEET L6.
	PARTIAL VIEW FENCE (≈ 1,952 LN.FT.) - SEE DETAIL 'C' ON SHEET L6.
	BUILDER WALL (≈ 4,990 LN.FT.) - SEE DETAIL 'G' ON SHEET L6.
	PRIMARY THEME COLUMNS - (191) TOTAL - SEE DETAIL 'F' ON SHEET L6.
	SECONDARY THEME COLUMNS - (109) TOTAL - SEE DETAIL 'F' ON SHEET L6.
	PRIMARY SIGN/ENTRANCE MONUMENT - SEE DETAIL 'D' ON SHEET L6.
	SECONDARY THEME MONUMENT - SEE DETAIL 'E' ON SHEET L6.
	MAILBOX LOCATIONS - SEE DETAIL 'A' ON SHEET L4.

NOTE: QUANTITIES ABOVE ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO USE THE FINAL PLAT (SITE PLAN) TO DETERMINE THE QUANTITY OF MATERIALS NECESSARY TO COMPLETE THE WORK.



NOTE:
MAILBOX CLUSTERS TO BE ILLUMINATED PER ARTICLE X1 OF THE SUDC. FINAL STREET LIGHT LAYOUT TO PROVIDE ADEQUATE ILLUMINATION LEVELS.

PALOMA CREEK PRELIMINARY WALL PLAN

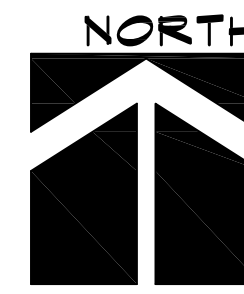
25000 N. 163RD AVE. - SURPRISE, ARIZONA
JANUARY 28, 2018

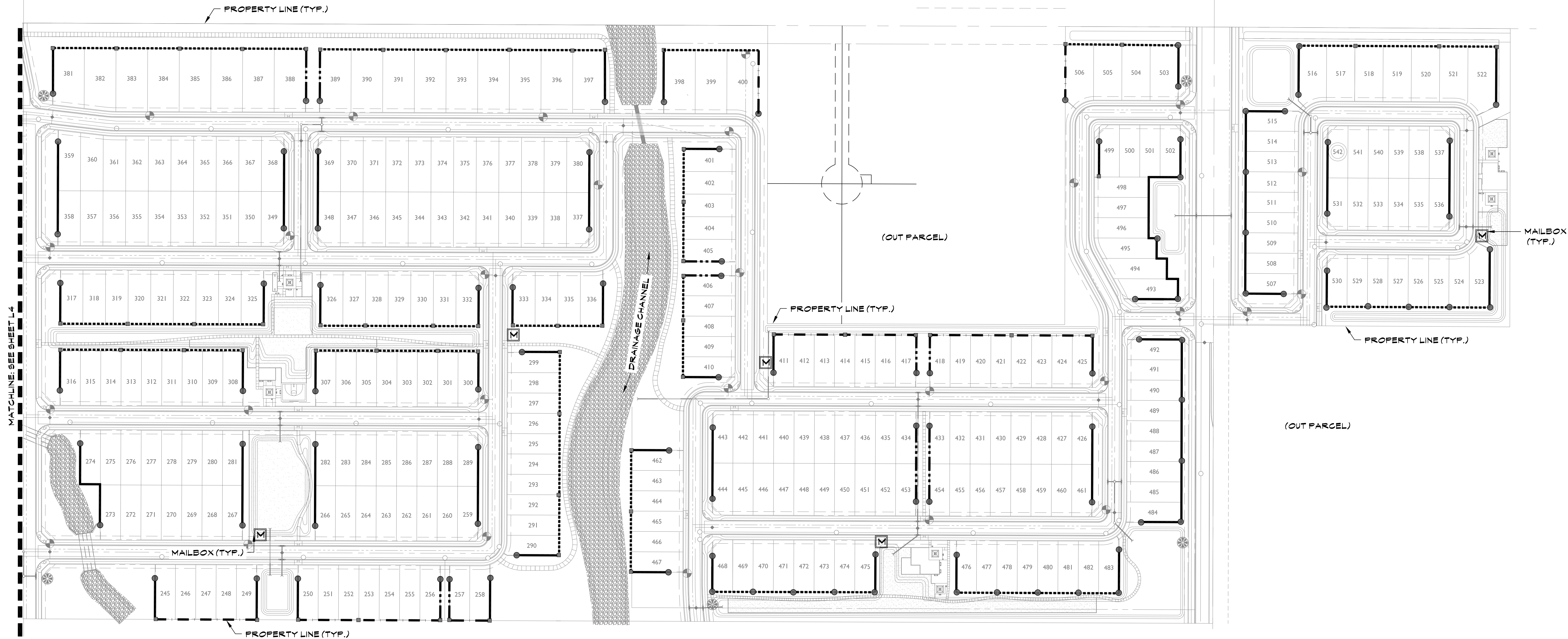
SHEET L4

4 OF 6

SCALE: 1" = 100'-0"

0' 50' 100' 200' 300'

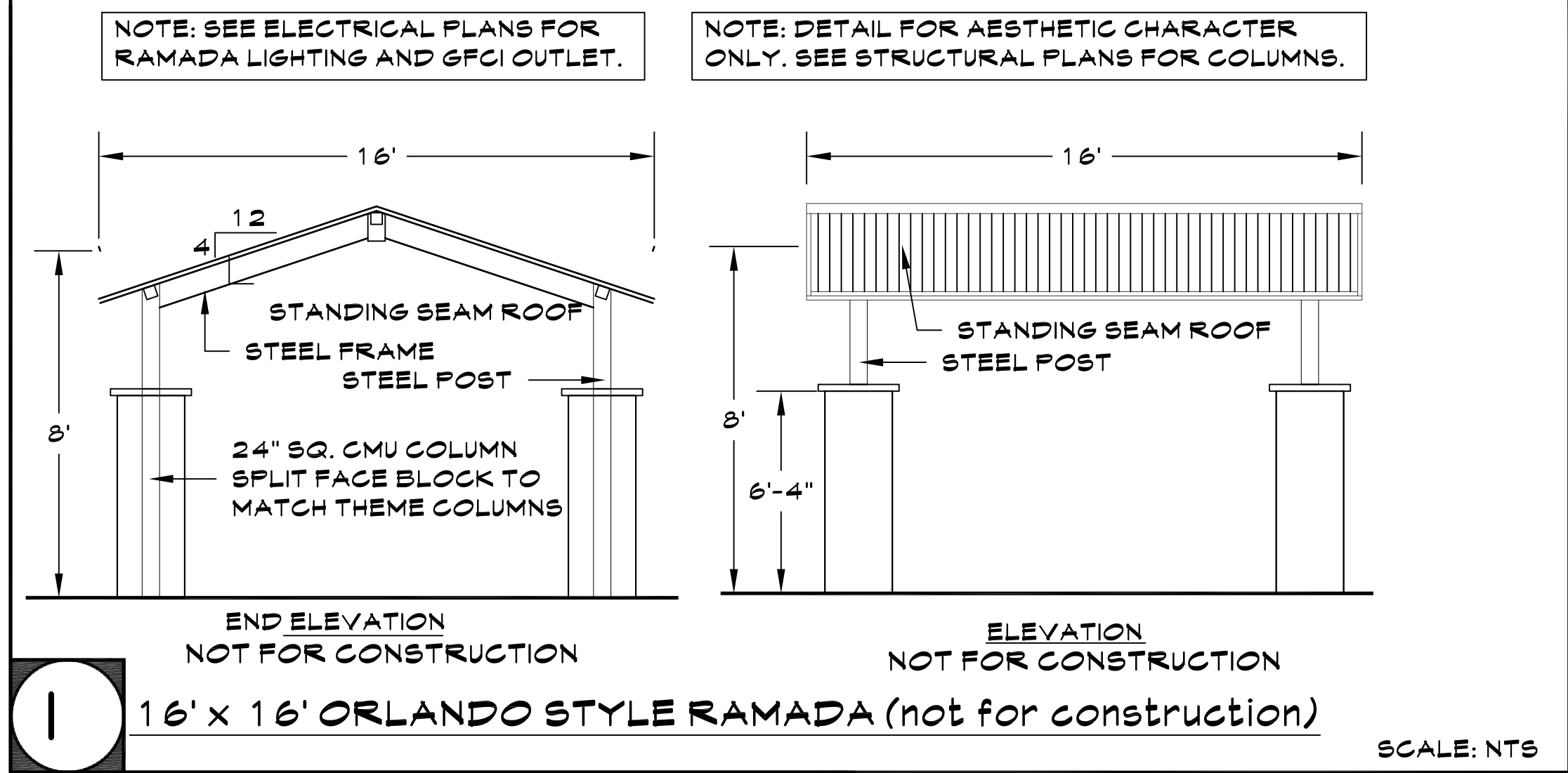




WALL PLAN LEGEND

	THEME WALL (≈ 13,490 LN.FT.) - SEE DETAIL 'A' ON SHEET L6.
	VIEW FENCE (≈ 7,840 LN.FT.) - SEE DETAIL 'B' ON SHEET L6.
	PARTIAL VIEW FENCE (≈ 1,952 LN.FT.) - SEE DETAIL 'C' ON SHEET L6.
	BUILDER WALL (≈ 4,990 LN.FT.) - SEE DETAIL 'G' ON SHEET L6.
	PRIMARY THEME COLUMNS - (191) TOTAL - SEE DETAIL 'F' ON SHEET L6.
	SECONDARY THEME COLUMNS - (109) TOTAL - SEE DETAIL 'F' ON SHEET L6.
	PRIMARY SIGN/ENTRANCE MONUMENT - SEE DETAIL 'D' ON SHEET L6.
	SECONDARY THEME MONUMENT - SEE DETAIL 'E' ON SHEET L6.
	MAILBOX LOCATIONS - SEE DETAIL 'A' ON SHEET L4.

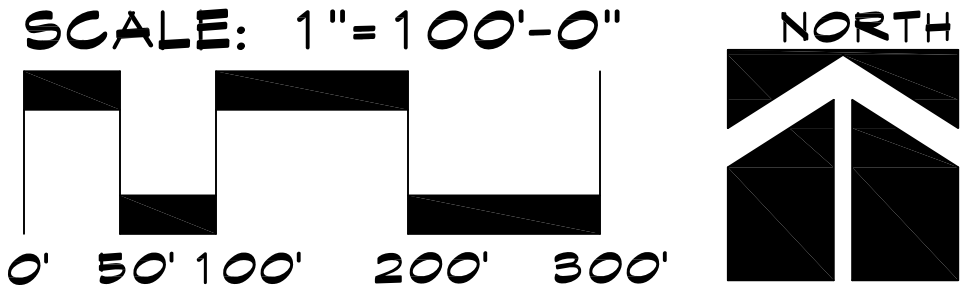
NOTE: QUANTITIES ABOVE ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO USE THE FINAL PLAT (SITE PLAN) TO DETERMINE THE QUANTITY OF MATERIALS NECESSARY TO COMPLETE THE WORK.

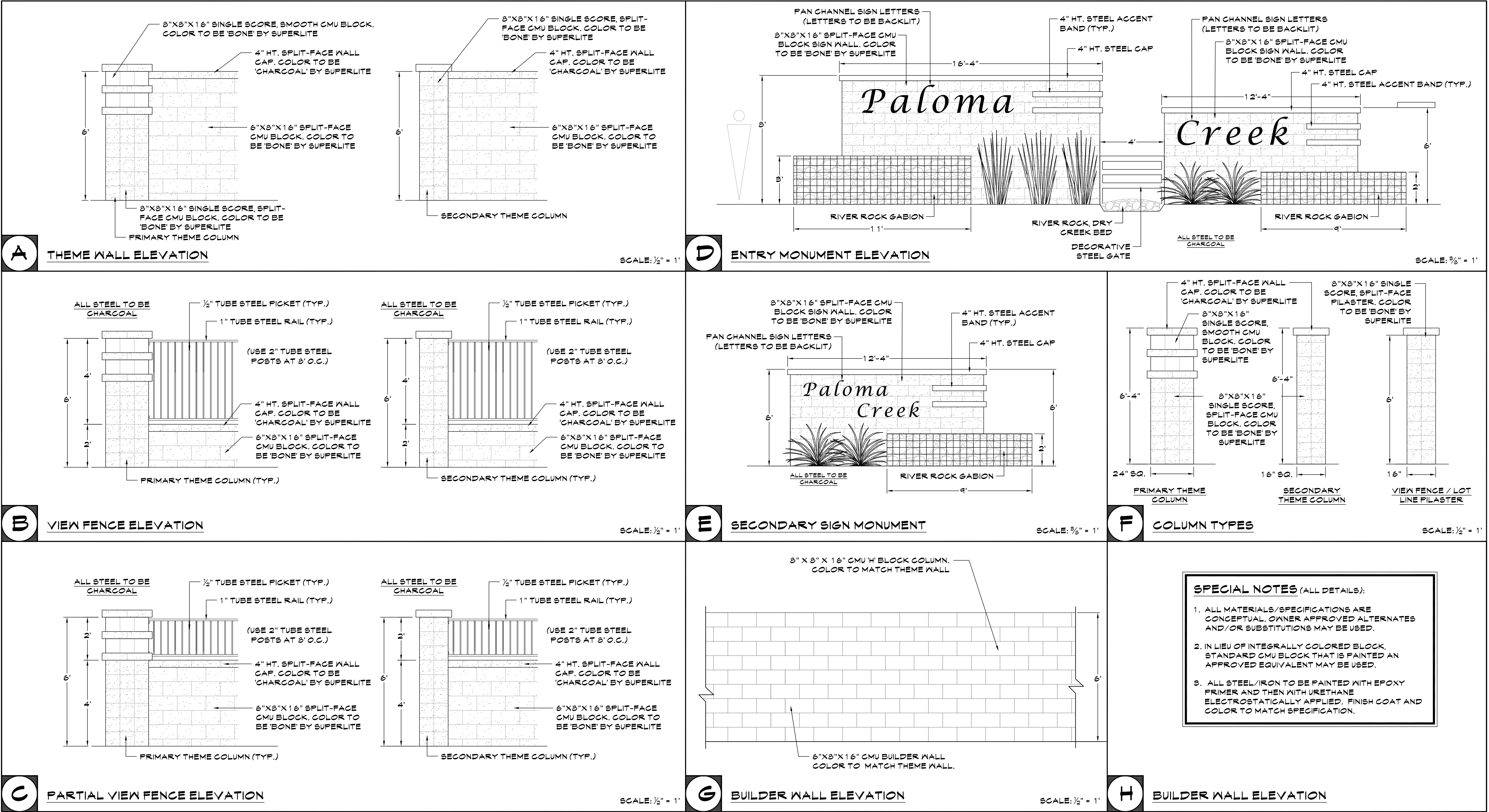


PALOMA CREEK
PRELIMINARY WALL PLAN

25000 N. 163RD AVE. - SURPRISE, ARIZONA
JANUARY 28, 2018

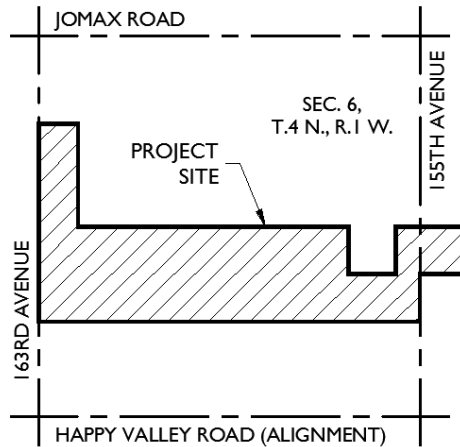
SHEET L5
5 OF 6





**Paloma Creek
Citizen Outreach Summary
FS18-149 & FS18-150**

Submitted: January 28, 2019



DEVELOPER

KAX Group, LLC
8530 E. Via del Sol Drive
Scottsdale, AZ 85255

CONSULTANT

EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
Contact: Daniel Auxier, P.E.
Tel. 480-503-2250



Submitted to the City of Surprise



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Date: January 28, 2019

Purpose: The purpose of this citizen participation plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application for Paloma Creek, a proposed residential planned community. This site is located at the northeast of 163rd Avenue and the Happy Valley Road alignment. The applicant is requesting the review and approval from the City of Surprise of the following applications:

1. Annexation of 201.5 acres of the subject property (FS18-149)
2. Rezone 149.6 acres of the annexed property from RM-9 and RR to RM-9 PUD (FS18-150)
3. Preliminary Plat of 542 single family residential lots on the rezone subject property (FS18-150)

These requests will allow for development of the Paloma Creek subdivision in the City of Surprise. This citizen participation plan will ensure that those affected by this application will have an adequate opportunity to learn and comment on the proposal.

Contact:

David Hughes
EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
(480)503-2250 (phone)
(480)503-2258 (fax)
David.Hughes@epsgroupinc.com

Concept Review Meeting: The concept review meeting with City of Surprise Community Development staff was held on Thursday, September 28, 2017.

Citizen Review Meeting: In order to provide effective citizen participation in conjunction with their application, a neighborhood meeting was held on October 23, 2018 and conducted by the applicant to give the neighbors an adequate opportunity to learn about the applications that may affect them. Notice of the citizen review meeting was provided by the City of Surprise planning and zoning division in the form of a public notice to the following, when applicable:

1. The notice shall be published in a newspaper of general circulation or circulated in the municipality at least 15 days prior to the meeting date;
2. For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such government unit butting such land;
3. For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislated matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing.

4. Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application;
5. The head of any homeowner's association or registered neighborhood within the public notice area established in item (3) indicated above.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Surprise.)

Schedule:

Pre-Application Meeting: Thursday, September 28, 2017

Application Submittal: March 20, 2018

Notice of neighborhood meeting: 15 days prior to neighborhood meeting

Notification mailed: (Date to be provided by City of Surprise)

Sign Posted: October 8, 2018

Newspaper ad published: (Date to be provided by City of Surprise)

Neighborhood meeting: October 23, 2018

Submittal of Draft Citizen Participation Report: November 7, 2018

Submittal of Final Citizen Participation Report: TBD

Planning and Zoning Commission hearing: TBD

City Council hearing: TBD

Attachments:

Notification Letter (To be provided by City of Surprise)

Sign Posting Pictures and Affidavit

Neighborhood Meeting Sign-In Sheet

Neighborhood Meeting Minutes

Neighborhood Meeting Exhibits

PLACEHOLDER FOR NEIGHBORHOOD NOTICE

PLACEHOLDER FOR NEIGHBORHOOD NOTICE



AFFIDAVIT OF POSTING

Application No: FS18-149 and FS18-150
Applicant Name: EPS Group
Location: East of 163rd Ave and south of Jomax Rd__
Date Site Posted: October 8, 2018

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

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

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

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

Meghan Liggett 10/8/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 8th day of October,

2018, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.



Marybeth Conrad
Notary Public
10.25.20
My commission expires



Sign-In Sheet

Paloma Creek – Neighborhood Meeting

Tuesday, October 23, 2018

Please provide all information so that we can provide you with future updates and notifications of meetings and/or

Name	JOSE ROSA	Phone	
Address			
Email		Affiliation	
Name	ANA ROSA	Phone	
Address			
Email		Affiliation	
Name	BILL + VIRGINIA BLANTON	Phone	
Address			
Email		Affiliation	
Name	Jacqueline Rea Carroll	Phone	
Address			
Email		Affiliation	OWNER
Name	Tammy & Henry Rendon	Phone	
Address			
Email		Affiliation	
Name	Leah Bowers	Phone	
Address			
Email		Affiliation	I live here
Name	Bill & Paula Coughlan	Phone	
Address			
Email		Affiliation	home owner
Name	JIM CUNNINGHAM	Phone	
Address			
Email			
Name	Michelle Brown	Phone	
Address			
Email		Affiliation	



Sign-In Sheet
Paloma Creek – Neighborhood Meeting
Tuesday, October 23, 2018

Please provide all information so that we can provide you with future updates and notifications of meetings and/or

Name	DANNY LIVINGSTON	Phone	
Address			
Email		Affiliation	N/A Home owner
Name	R. Javier Olivares	Phone	
Address			
Email		Affiliation	
Name	CINDY RIVERA	Phone	
Address			
Email		Affiliation	Home owner
Name	Martina Rivera	Phone	Home owner
Address			
Email		Affiliation	OWNER
Name	ROBERT KETTLER	Phone	OWNER
Address			
Email		Affiliation	REP. OWNER
Name	ROLAND F. WINTERS JR	Phone	
Address			
Email		Affiliation	City Council
Name	Daniel & Cathy Zamorano	Phone	
Address			
Email		Affiliation	Home owner
Name	JOHN & DIANE FLORES	Phone	
Address			
Email		Affiliation	Homeowners
Name		Phone	
Address			
Email		Affiliation	



Paloma Creek
Neighborhood Meeting Minutes
October 23, 2018

Attendees: Kent Xander (KAX Group, LLC), David Hughes (EPS Group, Inc.),
John Wittrock (Marbella Homes), Joshua Mike (City of Surprise),
Robert Kuhfuss (City of Surprise)

Meeting Summary:

On Tuesday, October 23, 2018, at 6:00pm, a neighborhood meeting was held at Sundown Mountain School to discuss a proposed single-family residential development located north of the northeast corner of 163rd Avenue and Saddlehorn Road ¼ mile north of the Happy Valley Road alignment. Twenty-two neighbors were in attendance for the meeting; see attached sign-in sheet. Kent Xander held a formal discussion with the neighbors to explain the project as well as the three application requests. The first request is for the City of Surprise to annex approximately 201.5 acres of Maricopa County land into the City's jurisdiction. The second request is to rezone approximately 149.6 acres of the newly annexed property to RM-9 PUD. The third request is for the review and approval of a preliminary plat for a residential neighborhood with 542 lots. The effect of these requests will allow for the development of a 542-lot single family residential development. Full size (24" x 36") copies of an Aerial Exhibit, which depicted the annexation property and the rezoning/preliminary plat property, an Annexation Plan, a Zoning Exhibit, and a black and white Development Plan were on display for overview and discussion (see attached).

Primary questions and concerns expressed by the neighbors in attendance included the following:

Question: Where is the water supply for the proposed development coming from?

Discussion: The proposed subdivision shall use City of Surprise water, and is within the City's 100 year assured water supply. A water campus is being built by William Lyon Homes in close proximity to Paloma Creek, and shall be taken over by the City of Surprise in the near future. Paloma Creek development will pay for its own domestic water cost.

Comment: Is there any commercial uses being proposed with this development?

Discussion: No, Paloma Creek development is a single-family residential subdivision.

Comment: How wide will 155th Avenue be constructed to?



Discussion: 155th Avenue shall be improved to the City of Surprise's standards for a minor arterial, which provides four travel lanes (two in each direction) and a 16' landscaped median.

Question: What will happen to the mail boxes along 155th Avenue, just north of Frontier Drive?

Discussion: The mailboxes along 155th Avenue, north of Frontier Drive, shall not be affected by the development as the 155th Avenue improvements stop at Frontier Drive.

Question: Will Frontier Drive be improved?

Discussion: No, Frontier Drive will not be improved. On most portions of Paloma Creek shall be a 55-foot wide landscape setback for a buffer between the Paloma Creek subdivision and the existing properties to the north.

Question: How many stories will the proposed homes be?

Discussion: The houses in the proposed community shall vary between single and two-story homes.

Question: How will the proposed development affect Jomax Road?

Discussion: When Happy Valley Road is built from 163rd Avenue to 147th Avenue (Bullard Ave.) by William Lyon Homes, future residents of Paloma Creek shall be reliant on Happy Valley Road to reach Loop 303 to the east or south, as Jomax Road is only two lanes wide and shall not be widened as part of this project.

Question: How will the proposed development affect the neighboring properties?

Discussion: The development of Paloma Creek will provide better access to this area. The public will have pedestrian access to the trail system within Paloma Creek.

Question: What will prevent the future residents from complaining about the animals in acre-lots to the north of the development?

Discussion: Disclose to prospective buyers there are domestic animals, such as roosters in the one-acre lots north of Frontier Road.

Question: Can the houses in this development be leased out?

Discussion: There are no restrictions on home owners leasing out their property.

Question: What are the proposed amenities of the development? Will there be a community pool?

Discussion: There are three main amenity areas being proposed in the development which shall provide ramadas, seating areas, tot lots, sports courts, and turf areas. Paloma Creek has many pedestrian trails which wind throughout the community connecting residents to the three amenity areas. The Paloma Creek development will not have a community pool, but the residential lots are large enough for individual home owners to build their own pool.

Question: Will there be a signal constructed at the intersection of 163rd Avenue and Happy Valley Road?



Discussion: William Lyon Homes is responsible for constructing Happy Valley Road and a traffic signal will be constructed in the future.

Question: What is the average size of the proposed housing product?

Discussion: 1,800 – 3,000 sq. ft.

Question: What will the pricing be for the homes?

Discussion: The price range for the propose homes will be from the mid 200,000's to low 300,000's.

Question: What is the current timing of the development process?

Discussion: It is too early in the development process to tell when Paloma Creek will begin constructing. The project is heavily dependent on the construction of Happy Valley Road.

Question: Will the posted signs be updated to show the dates of the upcoming hearings?

Discussion: Yes, when the City of Surprise set dates for the Planning & Zoning Commission and City Council, we update the posted sign with the correct hearing dates.

Question: Will there be a wall built along the northern boundary?

Discussion: Where Paloma Creek backs up to existing homes the rear property wall of the lots along the north shall be setback 55 feet from the northern property line. Along Frontier Road or vacant desert land walls will be built along the north property line.

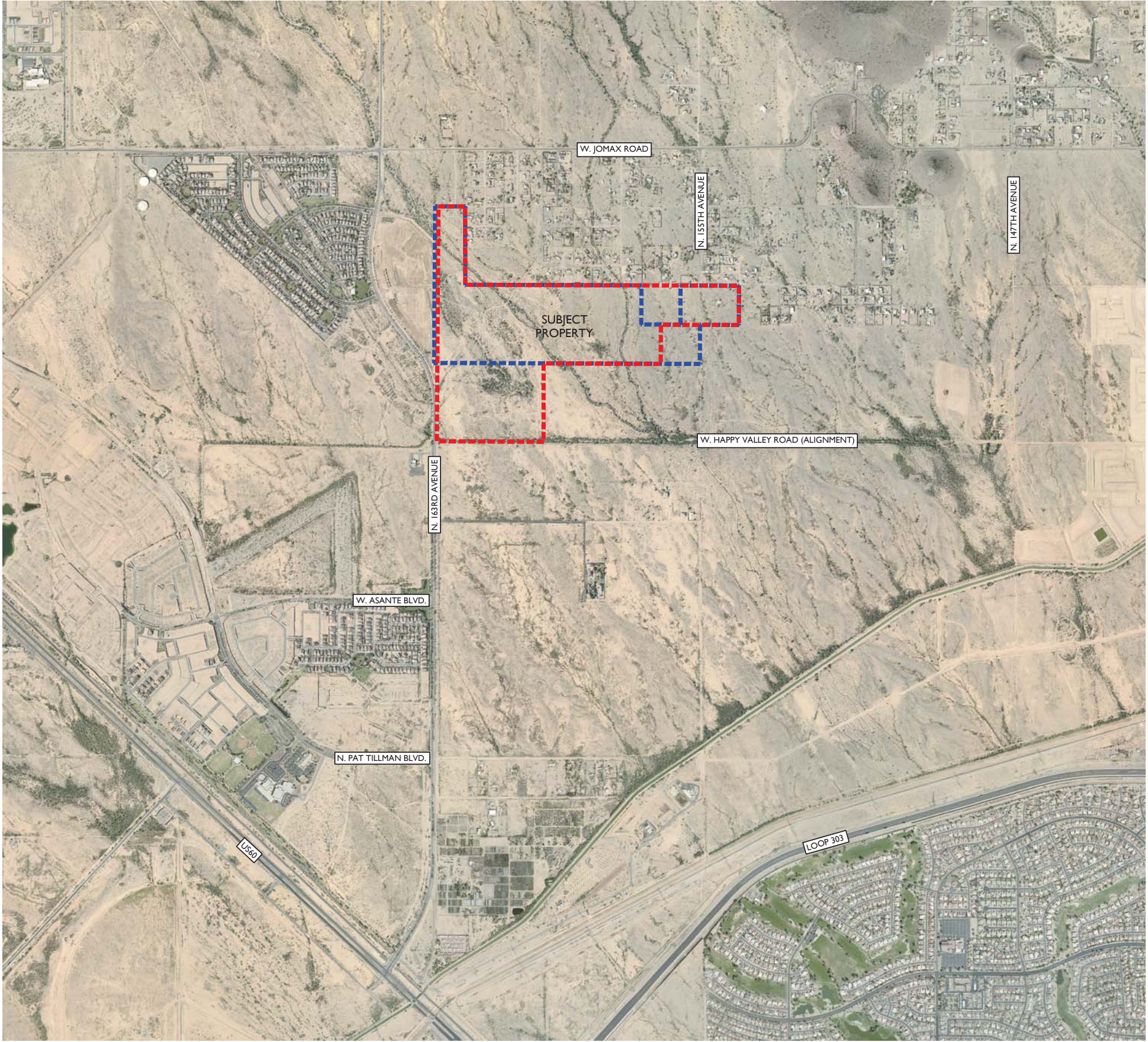
Question: Is there any chance the development can propose "soft lighting" in order to reduce light pollution?

Discussion: Applicant will provide "soft lighting" subject to City of Surprise approval.

Conclusion:

The attendance sign-in sheet and development exhibits are attached to this summary. The foregoing summarizes points of discussion and concerns expressed at this meeting. If there are any issues not recorded, or any discrepancies noted, please contact David Hughes by telephone at 480-503-2250, or by email at david.hughes@epsgroupinc.com. We thank you for giving up a portion of your evening and meeting with us.





AERIAL MAP FOR PALOMA CREEK

A PORTION OF SECTION 6 AND THE NORTHWEST QUARTER OF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

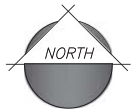
PROJECT TEAM

DEVELOPER
KAX GROUP, LLC
8530 E. VIA DEL SOL DRIVE
SCOTTSDALE, AZ 85255
TEL: (602)-499-9305
CONTACT: KENT XANDER

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, PE

LEGEND

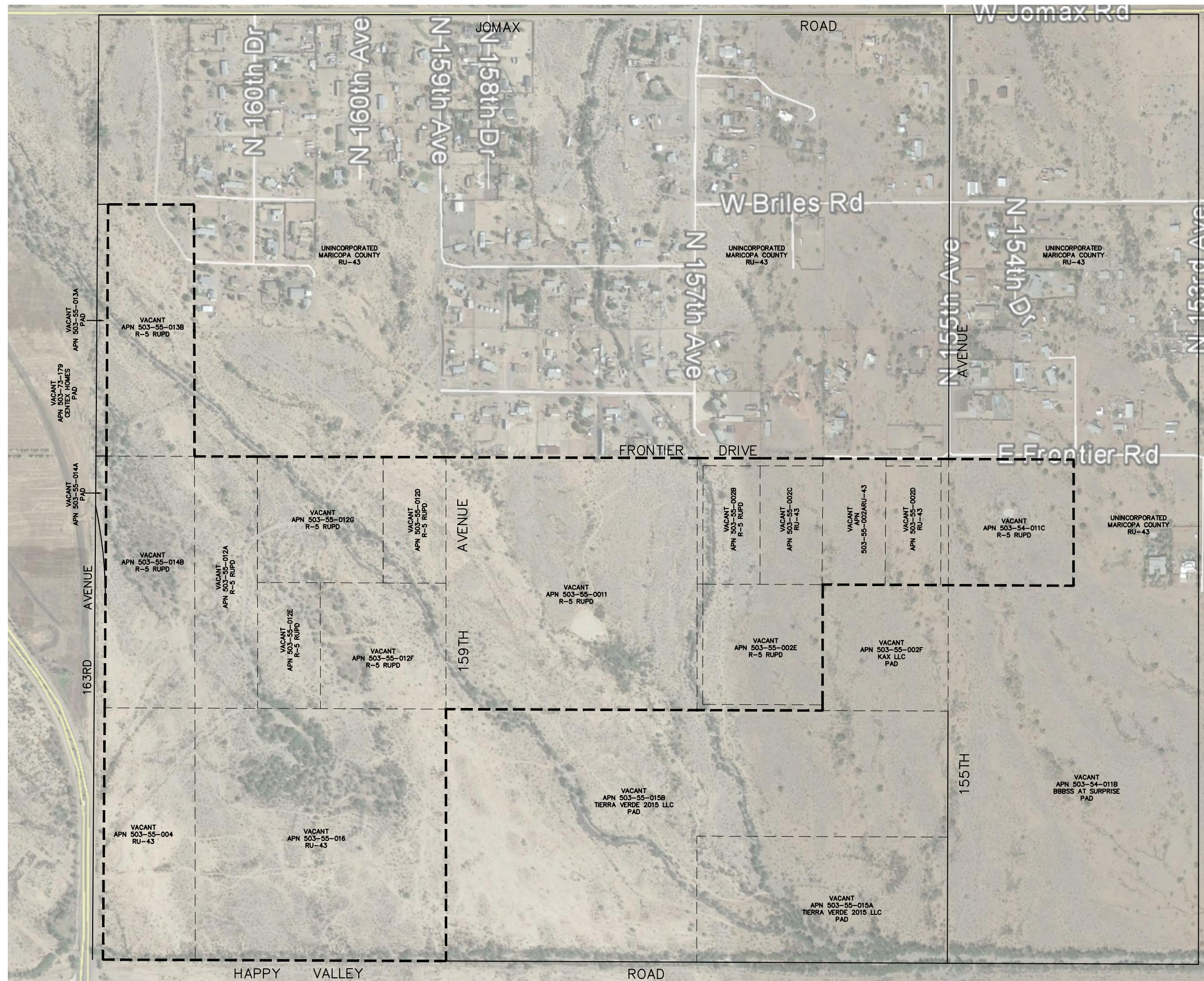
- ANNEXATION BOUNDARY
- ZONING & PRELIMINARY PLAT BOUNDARY



NOT TO SCALE

16-400

dhughes Aug 30, 2018 8:18am S:\Projects\2016\16-400\Planning\Annexation\Exhibits\Paloma Creek Annexation Plan.dwg



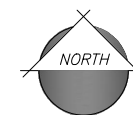
ANNEXATION PLAN FOR PALOMA CREEK

UTILITIES IN THE FUTURE, PUBLIC UTILITIES INCLUDING SEWER AND WATER ARE PLANNED TO BE CONSTRUCTED ADJACENT AND PHASED WITH AND PART OF THE DEVELOPMENT OF PALOMA CREEK.

SURROUNDING LAND USES:
VACANT LAND AND SINGLE FAMILY

SURROUNDING ZONING OF ANNEXATION AREA: RU-43 AND PAD

ZONING FOR ANNEXATION AREA:
RU-43 AND R-5



N.T.S.

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



PALOMA CREEK

SI IPDICE A7

ANNEXATION PLAN

Project:

MARCH 9, 2018 - 1ST ANNEXATION SUBMITTAL	
AUGUST 7, 2018 - REVISED	
AUGUST 30, 2018 - REVISED	



Dial 8-1-1 or 1-800-STAKE-IT (782-5343)

In Maricopa County: (602) 263-

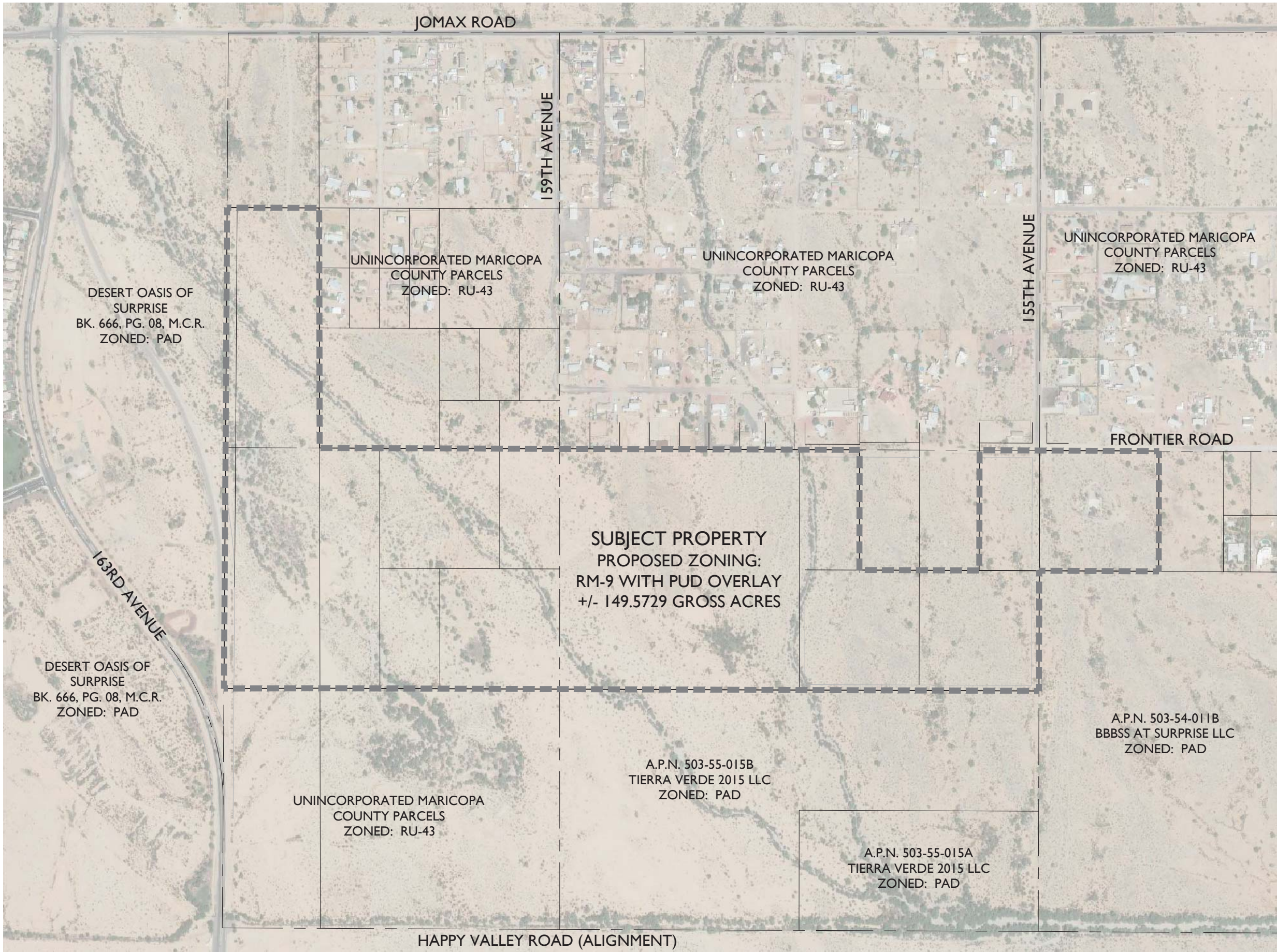
Designer: N

Drawn by: N

Preliminary
Not For
Construction
Or
Recording

Job No.
16-400

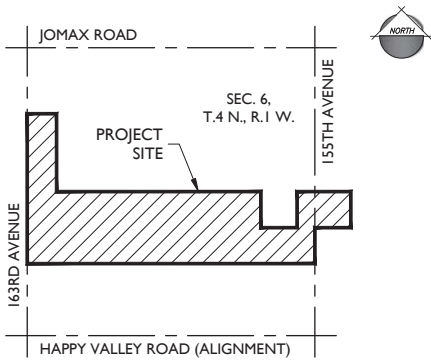
Sheet No. 1 of 1



ZONING EXHIBIT B FOR PALOMA CREEK WEST

A PORTION OF SECTION 6 AND THE NORTHWEST QUARTER OF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER KAX GROUP, LLC 8530 E. VIA DEL SOL DRIVE SCOTTSDALE, AZ 85255 TEL: (602)-499-9305 CONTACT: KENT XANDER	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DANIEL AUXIER, PE
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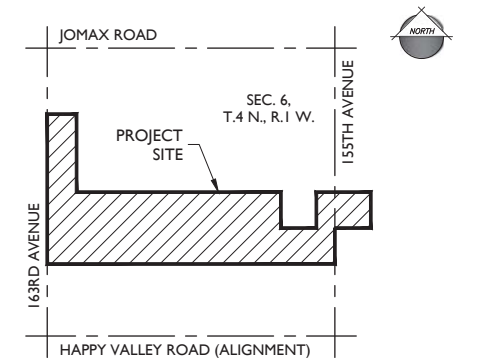
PROJECT DATA

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CURRENT LAND USE: EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:	UNDEVELOPED NEIGHBORHOOD RR, RM-9, PAD / MDR RM-9 WITH PUD OVERLAY
GROSS AREA:	+/- 149.5729 ACRES

PHASE PLAN FOR PALOMA CREEK

A PORTION OF SECTION 6 AND THE NORTHWEST QUARTER OF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



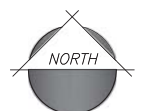
PROJECT TEAM

DEVELOPER
KAX GROUP, LLC
8530 E. VIA DEL SOL DRIVE
SCOTTSDALE, AZ 85255
TEL: (602)-499-9305
CONTACT: KENT XANDER

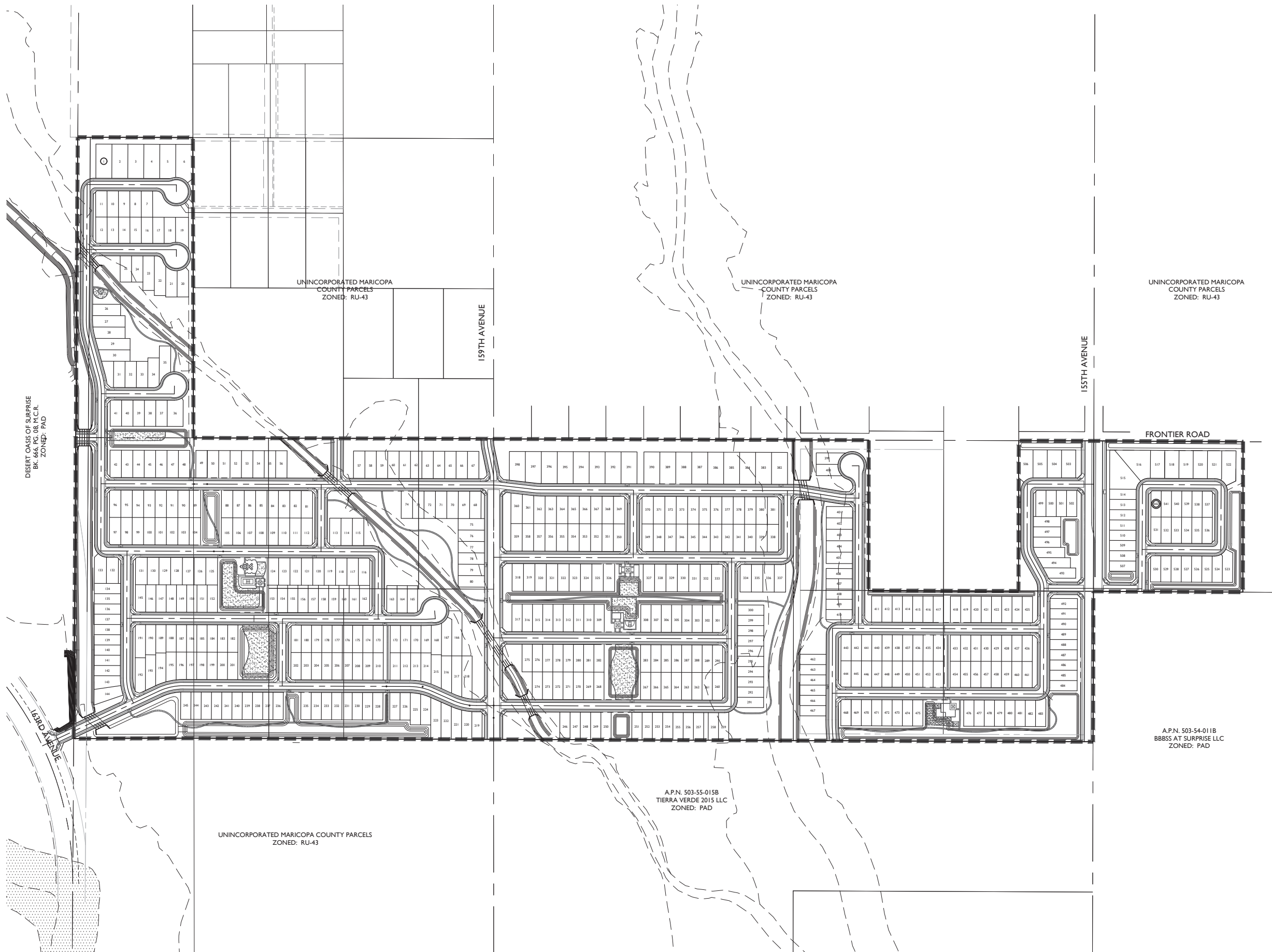
CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, PE

PROJECT DATA

A.P.N.	503-54-011C, 503-55-002B, 002D, 002E, 002F, 011, 012A, 012D, 012E, 012F, 012G, 013A, 013B, 014A, 014B
CURRENT LAND USE:	UNDEVELOPED
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RR, RM-9, PAD / MDR
PROPOSED ZONING:	RM-9 WITH PUD OVERLAY
GROSS AREA:	+/- 150.68 ACRES
NET RESIDENTIAL AREA:	+/- 116.88 ACRES (LOT AREA & OPEN SPACE TRACTS)
LOT SIZES	
45' x 115'	310
50' x 115'	197
62.5' x 122'	11
70' x 115'	24
TOTAL	542
GROSS DENSITY:	+/- 3.6 DU/AC
NET DENSITY:	+/- 3.7 DU/AC
OPEN SPACE:	+/- 43.31 ACRES
OPEN SPACE (%):	37.1% OF NET RESIDENTIAL AREA



200 0 200 400
scale feet





SURPRISE

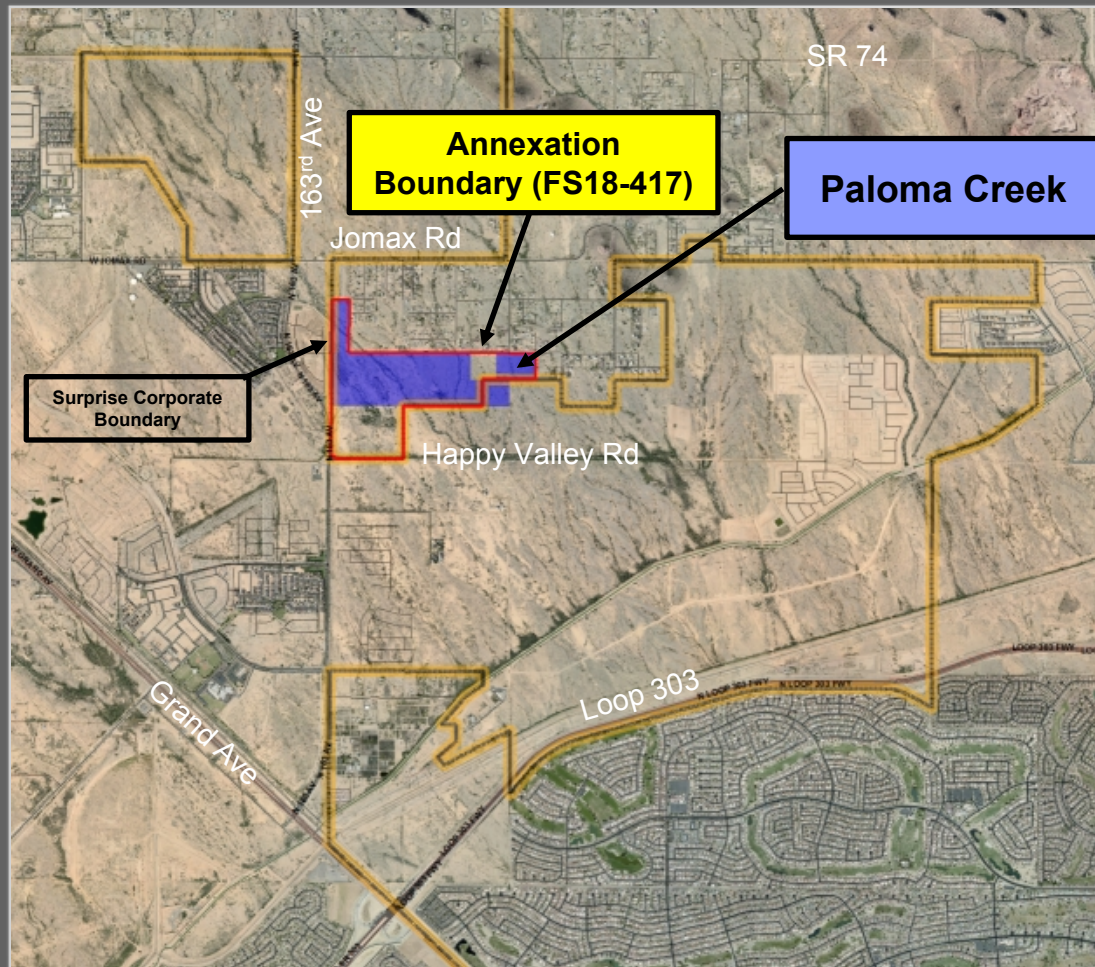
ARIZONA

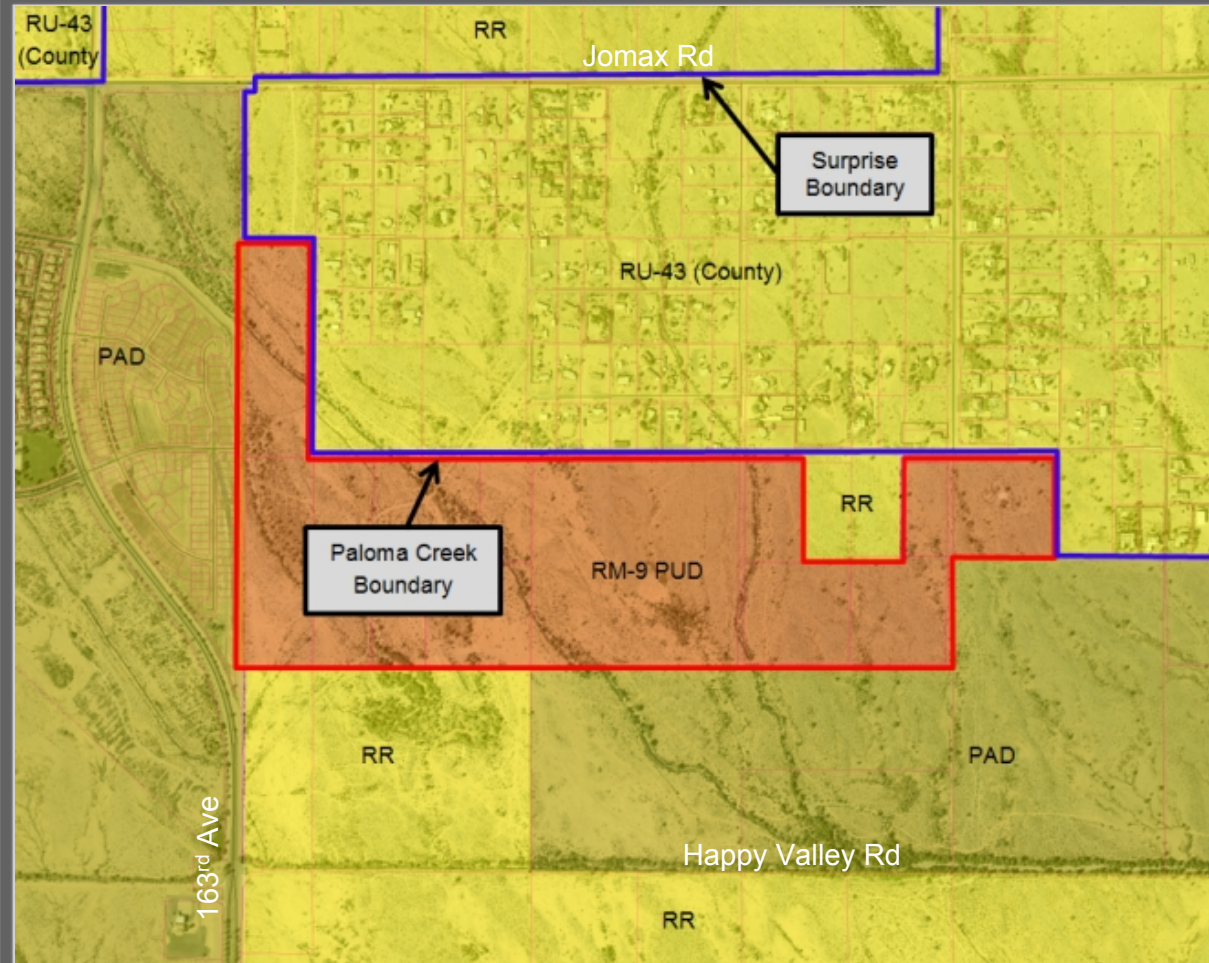
Planning & Zoning Commission

August 1, 2019

FS18-150 Paloma Creek Zone Change

FS18-150 Paloma Creek Vicinity Map

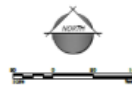




FS18-150 Paloma Creek Case Map



PEDESTRIAN TRAILS NOTE



Preliminary Plat



3548 S. Vineyard Ave., Suite 101
Phoenix, AZ 85018
Tel: 480.363.2290 | Fax: 480.363.2298
www.springsprings.com

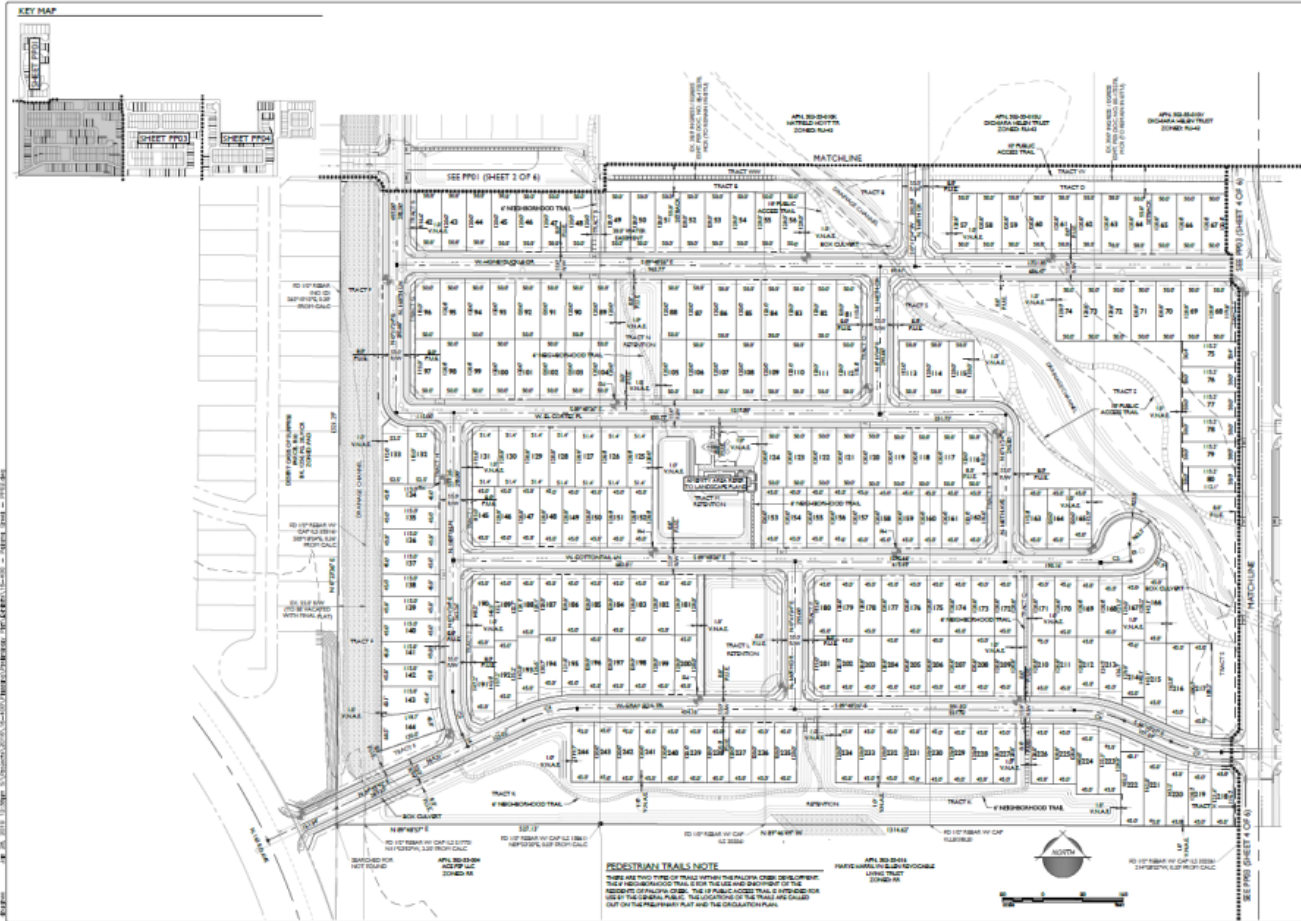
Page 114 of 181

FS18-150 Paloma Creek Preliminary Plat



Paloma Creek
Preliminary Plat

16-400
 PP02
 3
 of 6





Alameda Creek University Plac



Alameda Creek Parkway Station



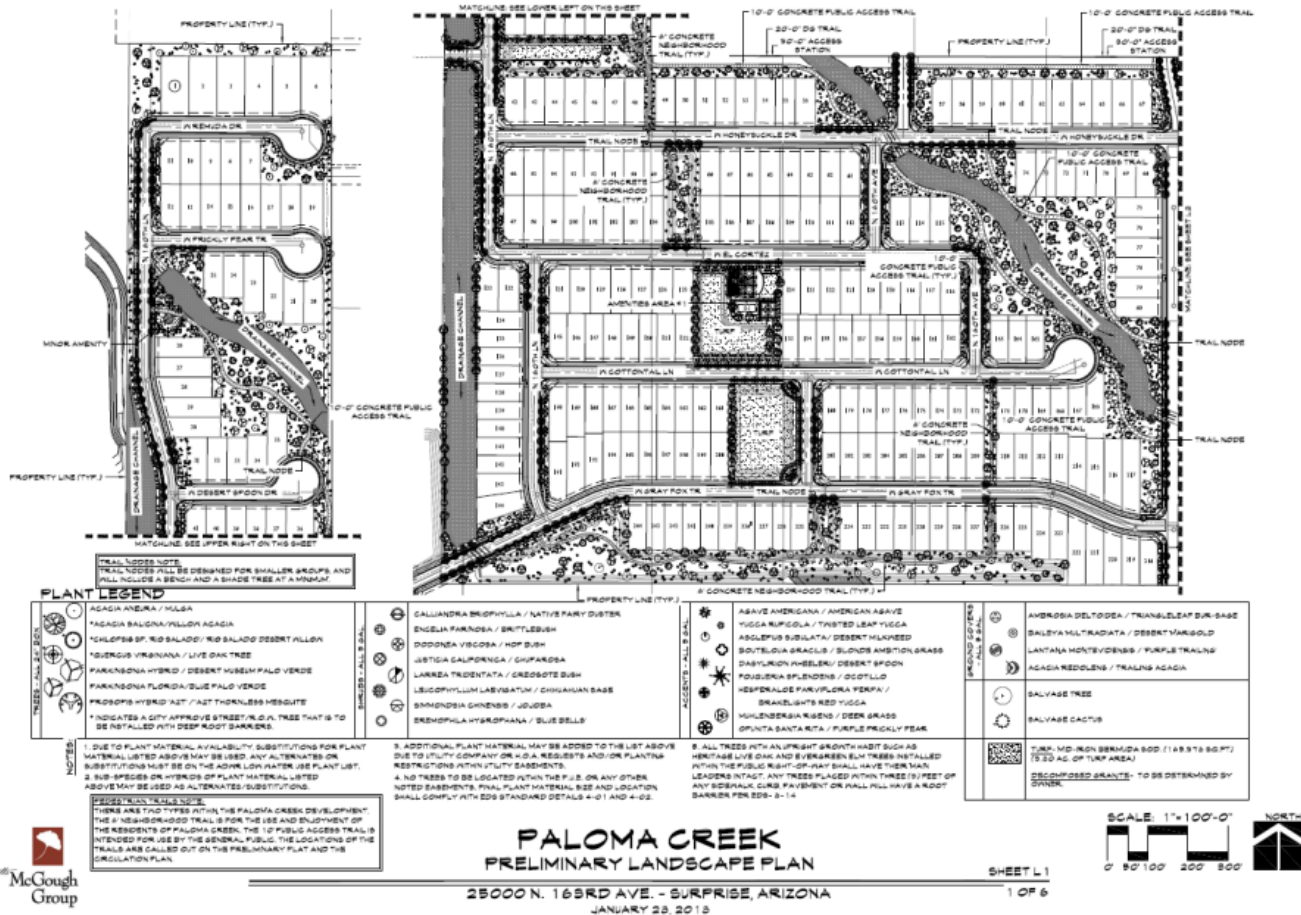
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CURVE TABLE				
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C2	92.28	250.00	93.04	01°13'00"
C3	96.54	300.00	97.92	00°55'15"
C4	110.67	320.00	107.00	00°55'15"
C5	100.66	475.00	100.66	00°55'15"
C6	103.12	530.00	100.39	00°55'15"
C7	103.79	575.00	100.32	00°55'15"
C8	100.56	550.00	100.04	00°55'15"
C9	100.00	520.00	100.00	00°55'15"
C10	91.66	400.00	91.66	01°13'00"
C11	90.59	350.00	90.59	00°55'15"
C12	90.40	300.00	90.40	00°55'15"
C13	90.40	250.00	90.40	00°55'15"
C14	90.59	200.00	90.59	01°13'00"

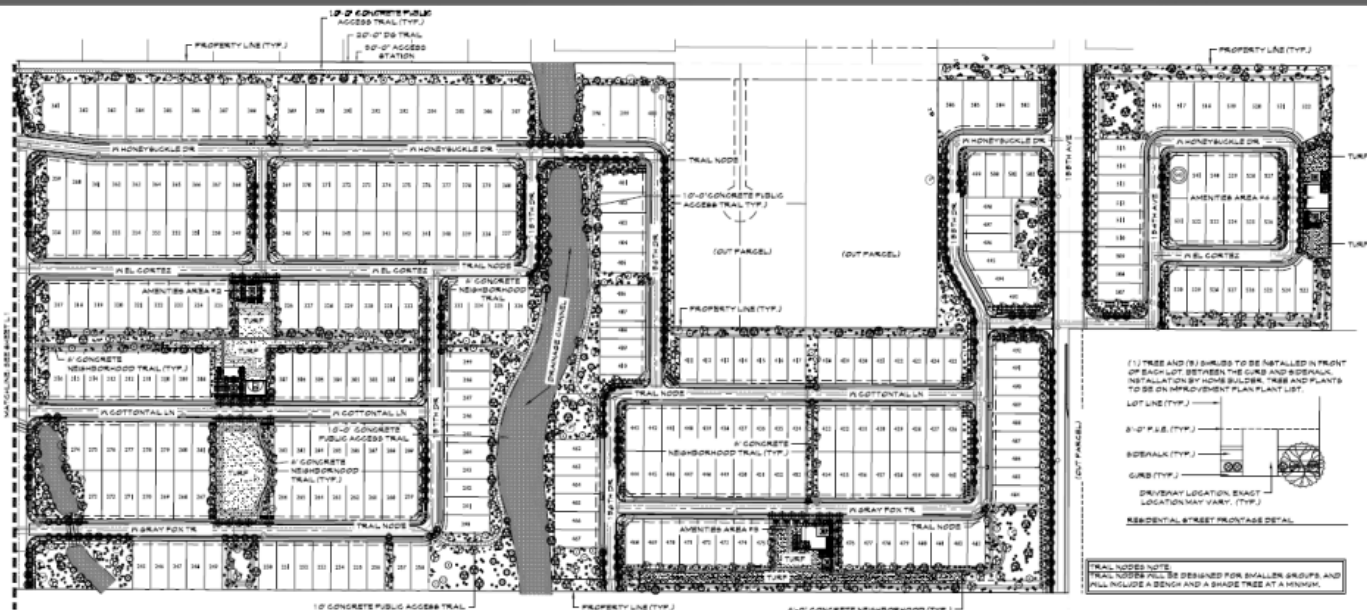
2025 S. Shepherd Ave., Suite 131 Dallas, TX 75207 Tel: 972.332.2200 Fax: 972.332.2299 www.eps-group.com info@eps-group.com	
	
Paloma Creek COMMERCIAL	Data Tables
	
2025 S. Shepherd Ave., Suite 131 Dallas, TX 75207 Tel: 972.332.2200 Fax: 972.332.2299 www.eps-group.com info@eps-group.com	2025 S. Shepherd Ave., Suite 131 Dallas, TX 75207 Tel: 972.332.2200 Fax: 972.332.2299 www.eps-group.com info@eps-group.com
Employer: ☐ Designer: ☐ Engineer: ☐ Architect: ☐ Consultant: ☐ Other: ☐	100-100 6/400 PPGS 6 of 6

FS18-150 Paloma Creek Preliminary Plat

FS18-150 Paloma Creek Preliminary Landscape Plans

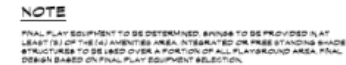


FS18-150 Paloma Creek Preliminary Landscape Plans





FS18-150 Paloma Creek Preliminary Landscape Plans



SCALE: 1"=30'-0"

0' 15' 30' 60' 40'

NORTH

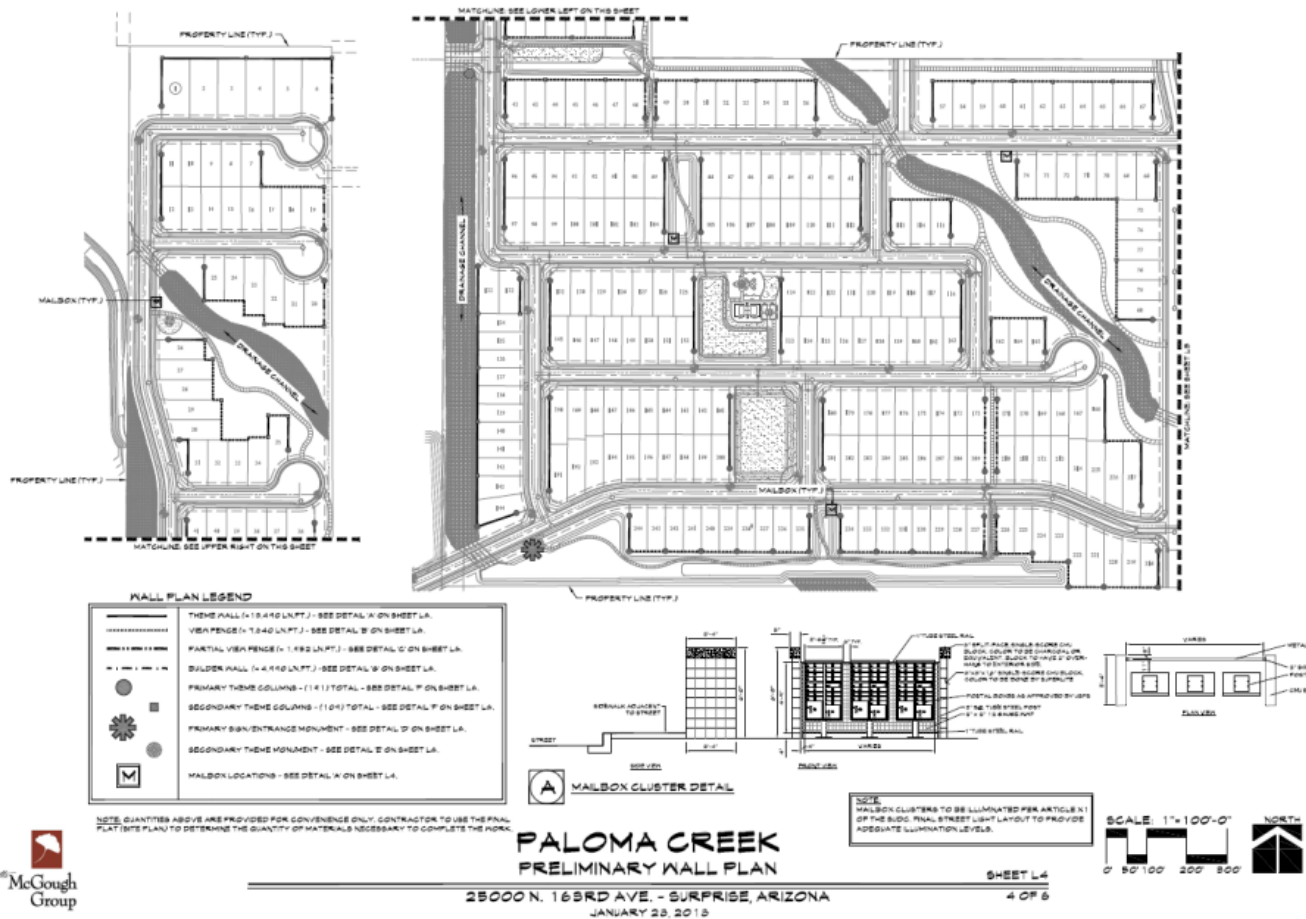
PALOMA CREEK

AMENITIES ENLARGEMENTS

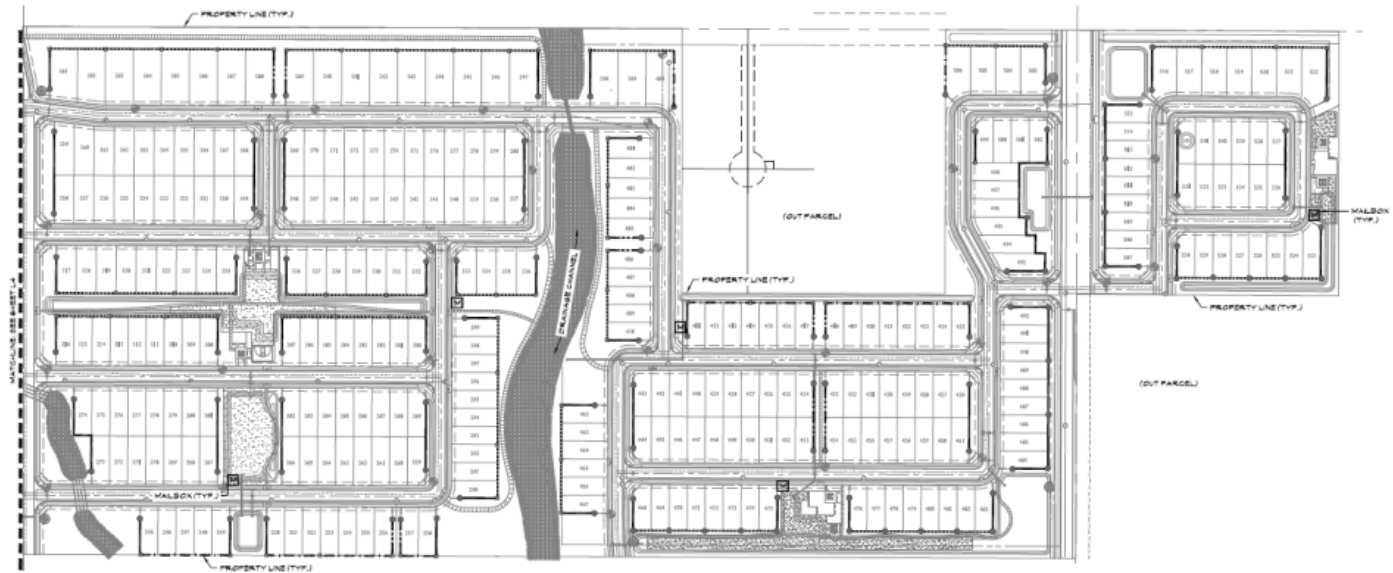
25000 N. 163RD AVE. - SURPRISE, ARIZONA
JANUARY 28, 2013

SHEET L9
3 OF 6

FS18-150 Paloma Creek Preliminary Landscape Plans



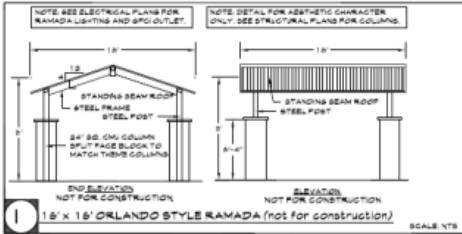
FS18-150 Paloma Creek Preliminary Landscape Plans



WALL PLAN LEGEND

	THIRTE WALL (13.4' ON LIFT) - SEE DETAIL A ON SHEET LA.
	VIEW FENCE (1.94' ON LIFT) - SEE DETAIL B ON SHEET LA.
	PARTIAL VIEW FENCE (1.93' ON LIFT) - SEE DETAIL C ON SHEET LA.
	BUILDING WALL (4.4' ON LIFT) - SEE DETAIL D ON SHEET LA.
	PRIMARY THEME COLUMN - (14) TOTAL - SEE DETAIL F ON SHEET LA.
	SECONDARY THEME COLUMN - (124) TOTAL - SEE DETAIL F ON SHEET LA.
	PRIMARY SIGN/ENTRANCE MONUMENT - SEE DETAIL G ON SHEET LA.
	SECONDARY THEME MONUMENT - SEE DETAIL G ON SHEET LA.
	MALBON LOCATIONS - SEE DETAIL A ON SHEET LA.

NOTE: QUANTITIES ABOVE ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO USE THE FINAL PLAT (SITE PLAN) TO DETERMINE THE QUANTITY OF MATERIALS NECESSARY TO COMPLETE THE WORK.



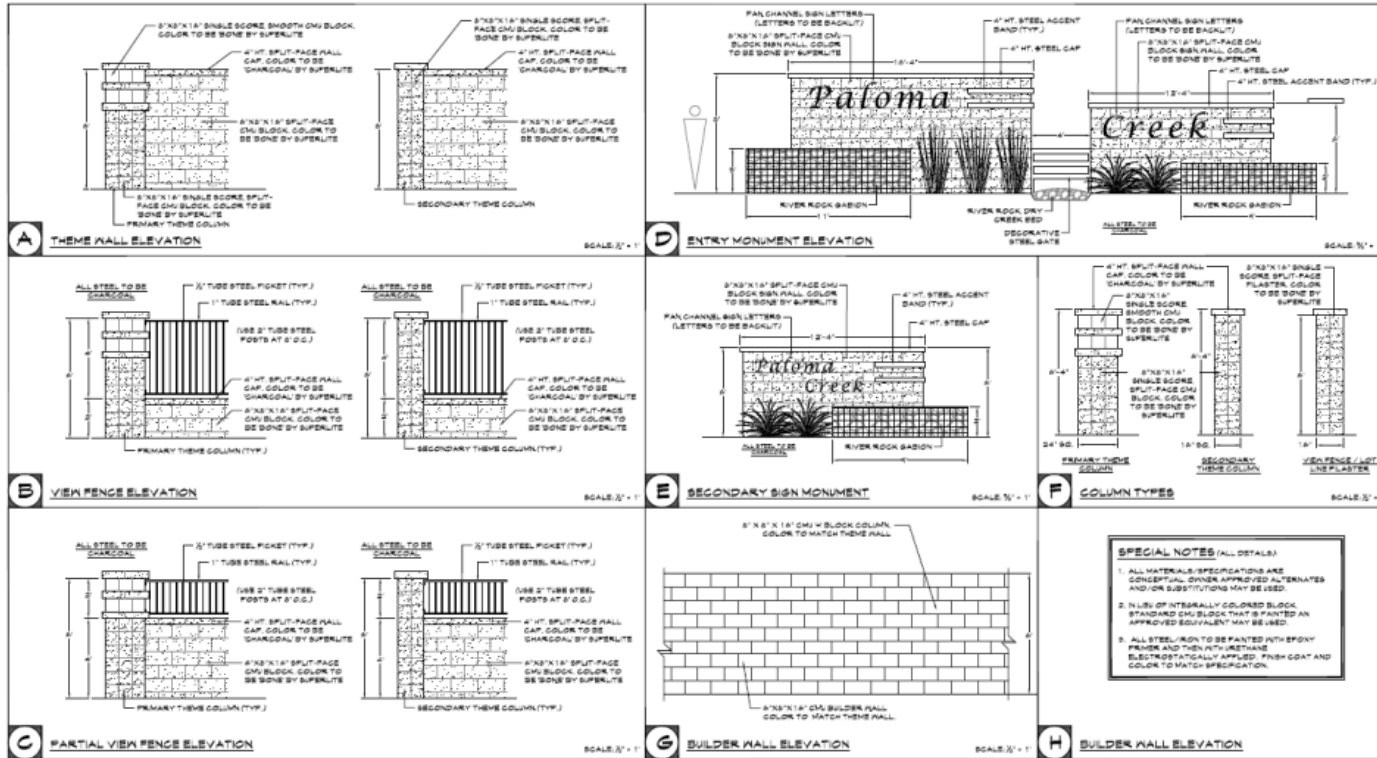
PALOMA CREEK PRELIMINARY WALL PLAN

25000 N. 163RD AVE. - SURPRISE, ARIZONA
JANUARY 23, 2013

SHEET LB
5 OF 6



FS18-150 Paloma Creek Preliminary Landscape Plans



Citizen Outreach:

October 23, 2018

Paloma Creek Preliminary Plat

Staff Recommendation:

Approve subject to stipulations “a” through “c”



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 1, 2019 Contact Person: SERGIO ANGULO
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action on a Preliminary Plat for Sunrise Ranch located in the northeast corner of 171st Avenue and Jomax Road.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat for Sunrise Ranch located in the northeast corner of 171st Avenue and Jomax Road.

Background:

On November 2, 2018 Coe and Van Loo Consultants Inc., submitted a request for a Preliminary Plat for Sunrise Ranch located in the northeast corner of 171st Avenue and Jomax Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-603 - Sunrise Ranch - Staff Report
2. 01 - FS18-603 - Sunrise Ranch - Vicinity Map
3. 02 - FS18-603 - Sunrise Ranch - PrePlat
4. 03 - FS18-603 - Sunrise Ranch - Landscape Plans
5. FS18-603 - Sunrise Ranch - PowerPoint

Preliminary Plat

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-603

Project Name: Sunrise Ranch

Council District: 1 – ACACIA

Meeting Date: August 1, 2019

Planner: Sergio Angulo

Owner: Metro Oasis LLLP

Applicant: Coe and Van Loo Consultants Inc.

Request: Preliminary Plat for 476 Lots.

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

Site Size: 130.17 Acres (approx.)

Density: 3.66 Dwelling Units per Acre

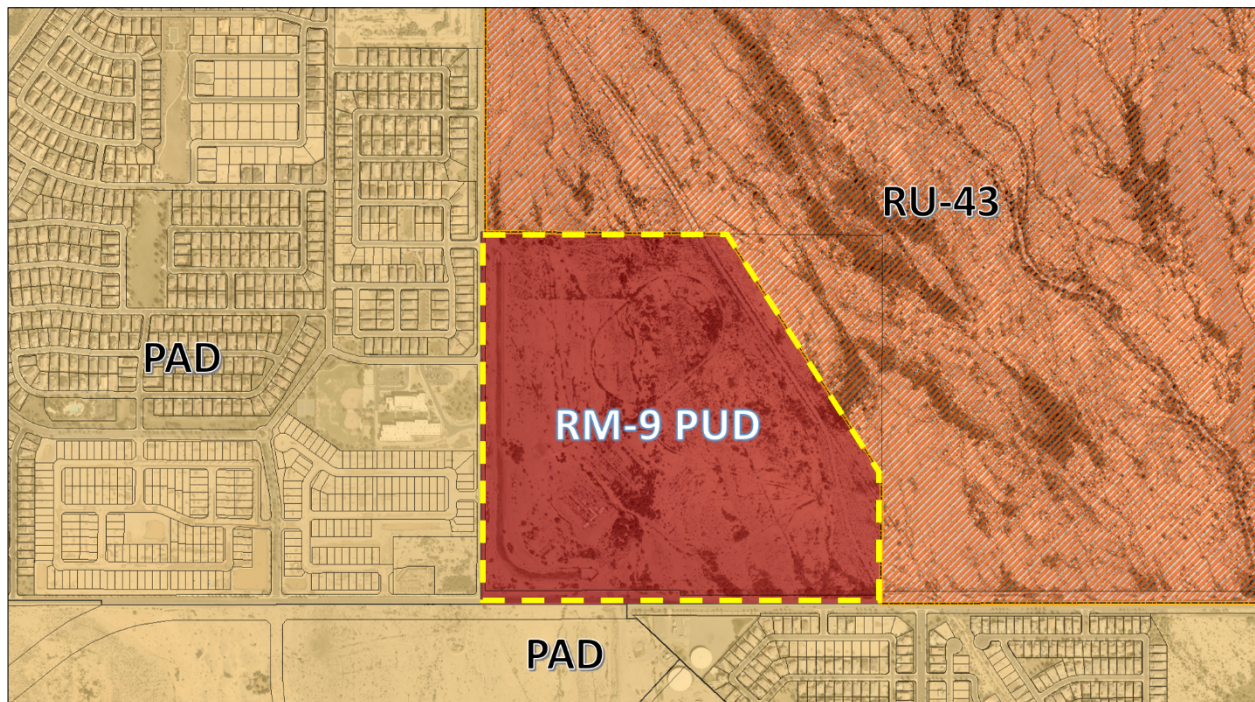
General Plan

Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-603.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS18-603, subject to stipulations 'A' through 'C'.

Existing Land Zoning:



PAD – Desert Oasis	State Trust Land (RU-43)	Maricopa County (RU-43)
PAD – Desert Oasis	RM-9 PUD	State Trust Land (RU-43)
PAD – Asante	PAD – Asante/Desert Oasis	PAD – Desert Oasis

History:

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

August 7, 2018: The Mayor and City Council approved the Rezone for Sunrise Ranch from RL-5 to RM-9 PUD, Ordinance #2018-10.

September 6, 2018: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR18-403.

November 2, 2018: The applicant filed a request for a Preliminary Plat approval for a new 476-lot residential subdivision.

Project Description:

48
49 Coe and Van Loo Consultants Inc., on behalf of Metro Oasis LLLP, requests approval of a
50 Preliminary Plat to allow for the development of a single-family residential subdivision on
51 approximately 130.17 acres for Sunrise Ranch located on the northeast corner of 171st
52 Avenue and Jomax Road.

53
54 Sunrise Ranch is made up of four (4) parcels; Parcel A, B, C, and D. The applicant proposes
55 184 lots in Parcel A, 150 lots in Parcel B, 64 lots in Parcel C, and 78 lots in Parcel D. In total
56 the applicant proposes 476 residential lots and landscape tracts for open space recreation
57 and storm water retention.

58 The subject property is zoned RM-9 PUD. The approved PUD allows a maximum density of
59 3.68 dwelling units per acre and this development proposes a total density of 3.6 dwelling
60 units per acre.

61
62 The proposed subdivision shows two (2) access points into the site; one (1) located on the
63 west side from 171st Avenue and the other located on the south side from Jomax. This
64 development will also include a future access connection to the vacant parcel located to the
65 east (APN 503-51-023K) through Bajada Road.

66
67 The project proposes good pedestrian connectivity from the residential lots to the open space
68 tracts and to the proposed sidewalks along 171st Avenue and Jomax Road. The project also
69 proposes a trail along the south side of the development. This trail connects to the trail in the
70 development to the west.

71
72 The proposed subdivision consists of 476 single-family detached homes. The applicant
73 proposes 45' wide lots in Parcel A and C, 50' wide lots in Parcel B, and 55' wide lots in Parcel
74 D.

75
76 The site dedicates approximately 31.9 acres (24%) for open space which includes a 2.7-acre
77 recreation lot in Parcel A with playground equipment, BBQ facilities, shaded seating, a small
78 sport court field, and a large turf area. In addition, the applicant proposed smaller open space
79 tracts in Parcels B, C, and D and a trail system within the development that connects each
80 of the Parcels and open space tracts. Additional landscape and retention basins also
81 contribute to the total open space. The proposed open space and landscape meets and
82 exceeds the minimum requirements of the SUDC (20%). Stipulation 'B' simply requires the
83 applicant to plant street-appropriate trees in the right-of-way.

84
85 **Reviewing Agencies:**

86
87 In addition to the standard city internal reviewing departments, the Nadaburg Unified School
88 District, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB
89 were included in the routing of this request. None of the reviewing agencies indicated any
90 concerns over the request.

91 **Summary:**

By accepting and incorporating stipulations 'A' through 'C' the proposed Preliminary Plat will meet the requirements of the Sunrise Ranch PUD, the SUDC, and the General Plan.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is consistent with the Sunrise Ranch PUD and the SUDC.

Recommendation:

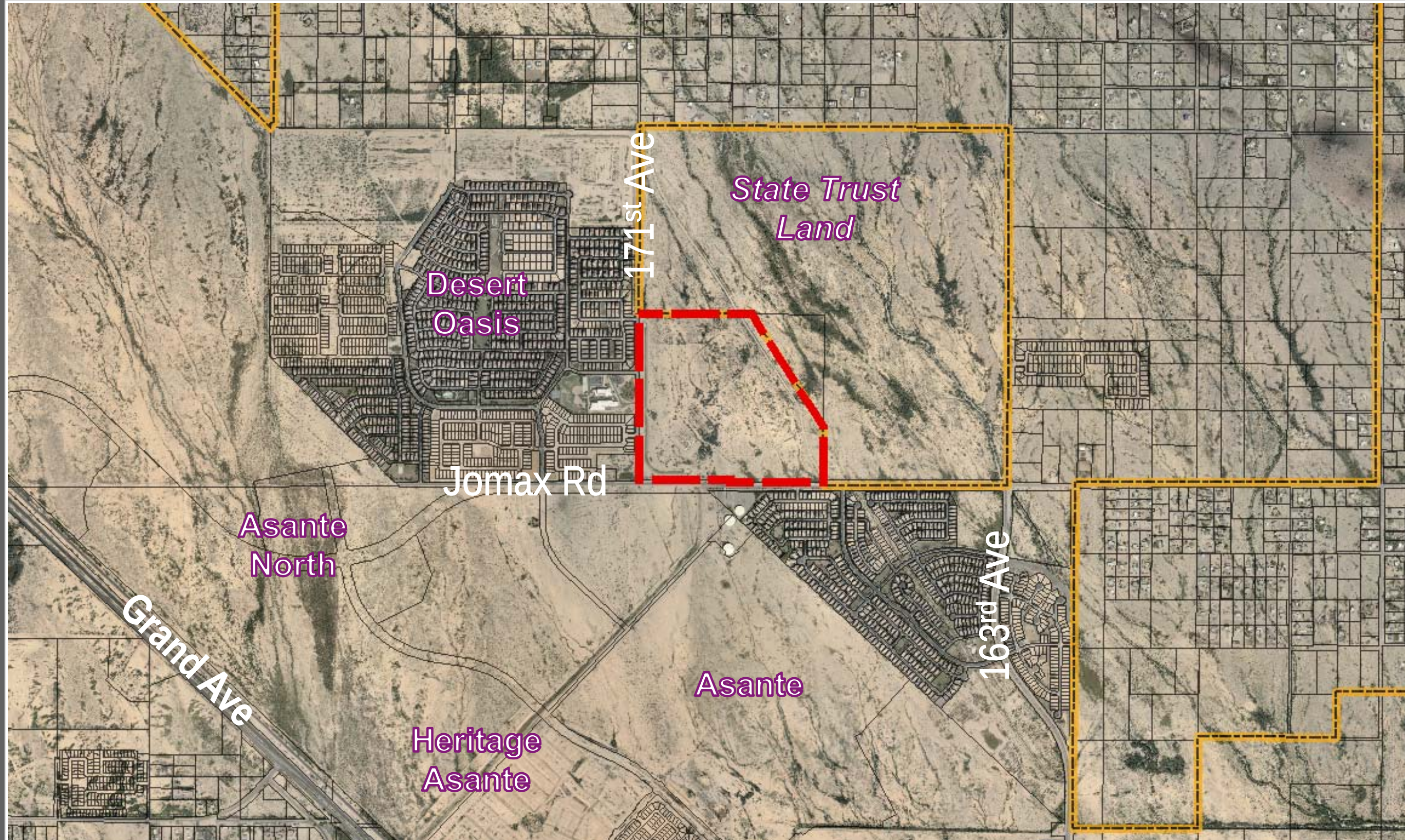
Based on the findings noted above, staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS18-603, subject to stipulations 'A' through 'C' as outlined below:

- A. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Sunrise" prepared by CVL and stamped received June 10, 2019.
- B. Landscaping, walls, and amenities associated with the site shall be consistent with the Preliminary Landscape Plan entitled "Sunrise" prepared by Norris Design and stamped received June 10, 2019, except that within 30 days of approval by the City Council the applicant shall submit revised landscape plans that depict trees located with the right-of-way consistent with Section 8.1.4 of the Surprise Engineering Development Standards, but not including Thornless Mesquite, Ironwood, or Palo Verde.
- C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

- 01 Vicinity Map
- 02 Preliminary Plat
- 03 Landscape Plans



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

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°56'33" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN.

BENCHMARK

CITY OF SURPRISE BENCHMARK 52-1
CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION OF MAYA WAY AND 175TH LANE STAMPED "BM 52-1"
ELEVATION=1460.35 (NAV88 DATUM, CITY OF SURPRISE DATA)

LEGAL DESCRIPTION

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

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36 MONUMENTED BY A FOUND GLO BRASS CAP FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 36, MONUMENTED BY A FOUND 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP, BEARS AS BASIS IF BEARING, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, NORTH 89°56'33" EAST, A DISTANCE OF 2636.34;

THENCE SOUTH 89°55' 26" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OS SAID SECTION36;

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

THENCE NORTH 00°04' 08" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1601.40 FEET;

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

THENCE SOUTH 00°07' 45" WEST, ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 852.24 FEET TO THE TRUE POINT OF BEGINNING,

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

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X", "A" & "AE" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-1210 L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" AS DEFINED BY FEMA IS:

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

ZONE "A" AS DEFINED BY FEMA IS:

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

ASSURED WATER SUPPLY

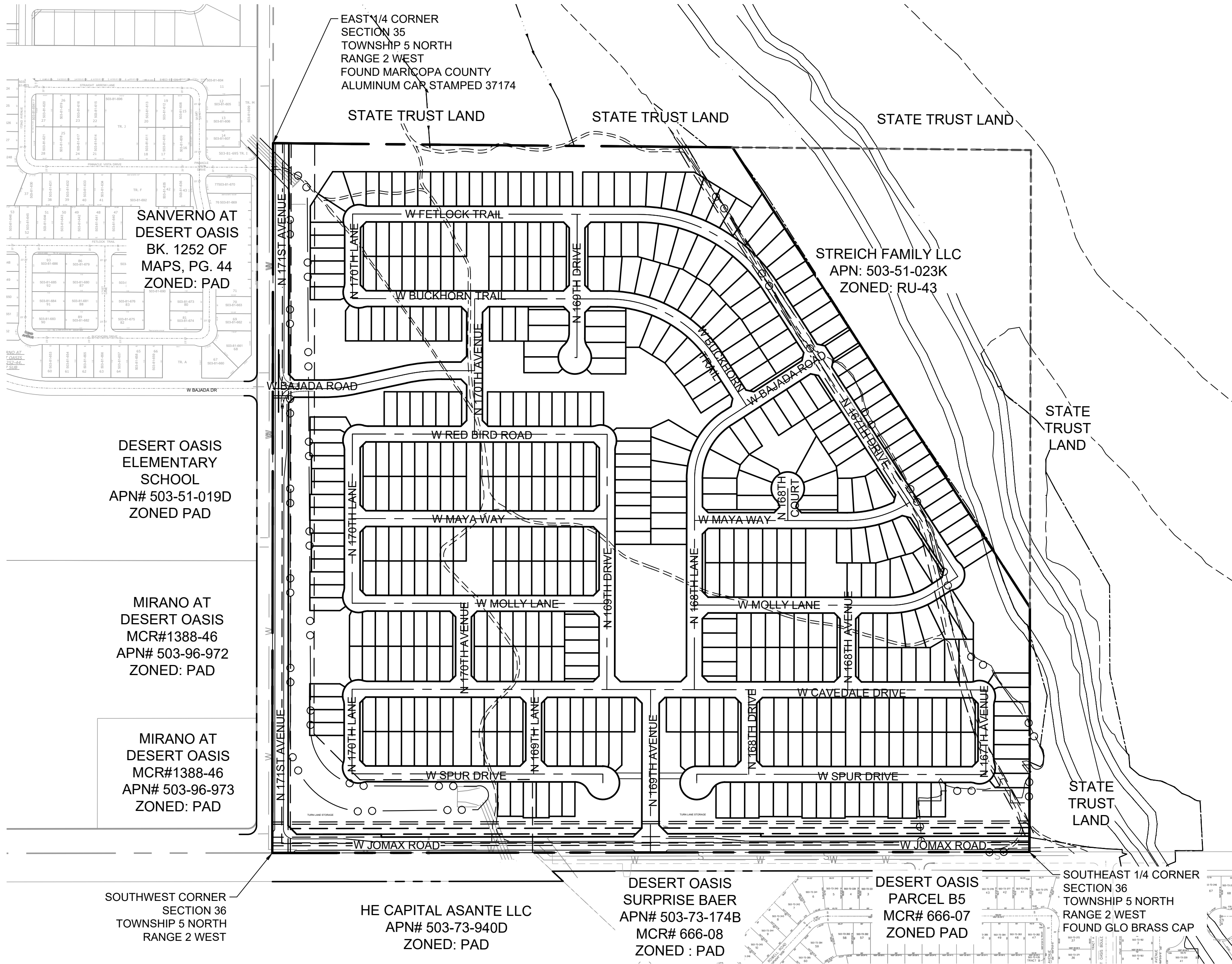
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS No. 2010-012, SIGNED ON 9-29-2010, DECISION AND ORDER NUMBER 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.

UTILITY PROVIDERS

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

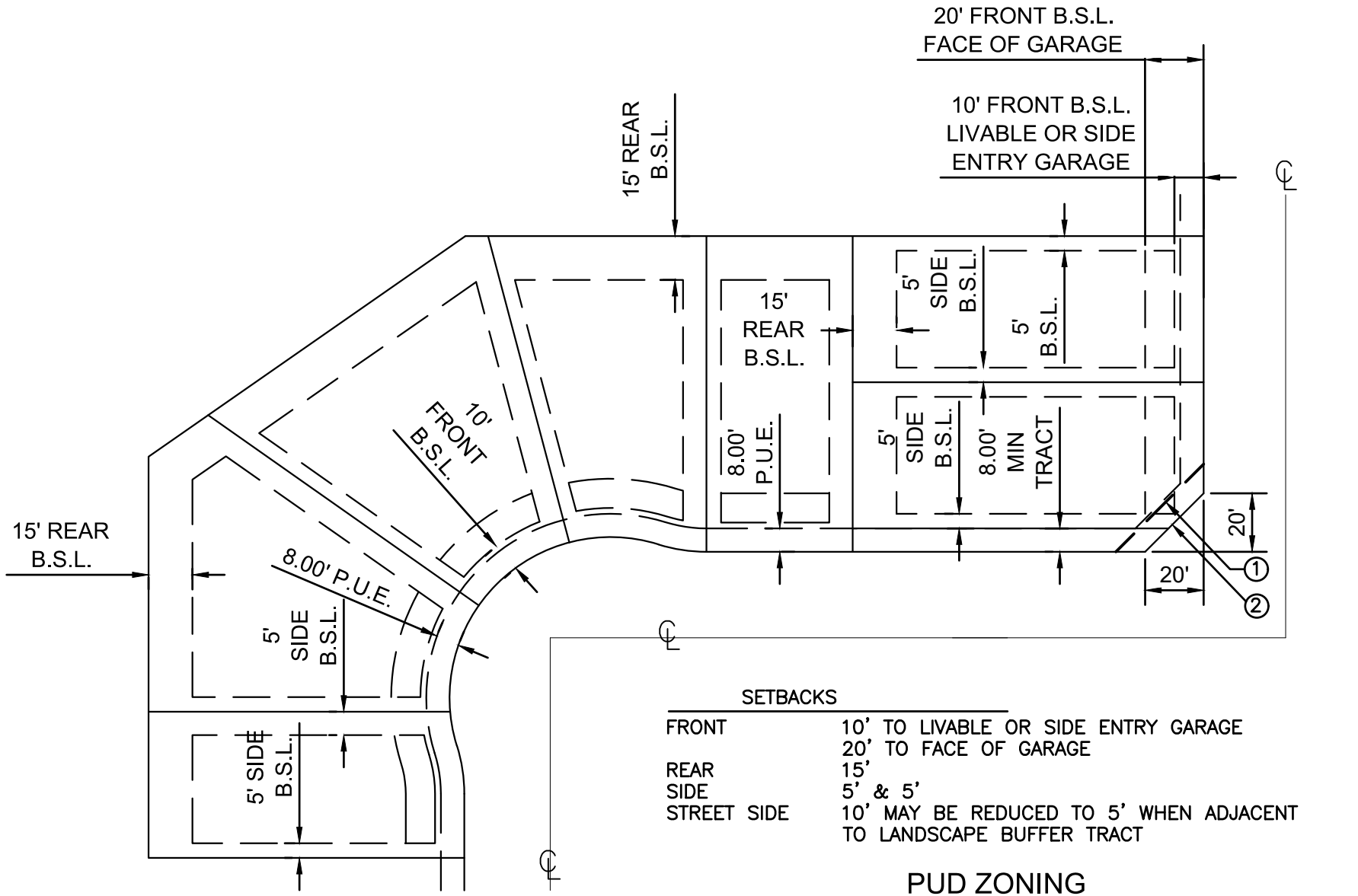
GENERAL NOTE

SUNRISE WILL INSTALL DECOMPOSED GRANITE GROUNDCOVER WITHIN RIGHT-OF-WAY EXTENSION FOR RED BIRD LANE FROM N 168TH AVENUE TO MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER 503-51-023K AS AN INTERIM CONDITION. THE OWNER OF APN 503-51-023K IS RESPONSIBLE FOR THE FUTURE IMPROVEMENT OF THE RIGHT-OF-WAY EXTENSION FOR RED BIRD LANE, INCLUDING UTILITY EXTENSIONS, AS REQUIRED BY THE CITY OF SURPRISE AT THE TIME OF DEVELOPMENT OF APN 503-51-023K.



KEY MAP

(NOT-TO-SCALE)



PUD ZONING
TYPICAL LOT & PIE SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)

- 30' x 30' UNOBSTRUCTED VIEW EASEMENT AREA (LOCAL TO LOCAL)
NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.
- 20' x 20' ROW CORNER CLIP AS REQUIRED BY CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARD DETAILS (DETAIL NO. 3-15)

NOTE:
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

STREET SIDE SETBACK MAY BE REDUCED BY 5' IF A LANDSCAPE TRACT IS USED ON THE STREET SIDE.

Development Standards (RM-9 PUD)			
MIN STANDARD	SUNRISE LOT CATEGORIES		
	A	B	C
MINIMUM LOT WIDTH	45'	50'	55'
MINIMUM LOT DEPTH	115'	115'	115'
MINIMUM LOT AREA	5,175	5,750	6,325
FRONT SETBACK LIVABLE	10'	10'	10'
FRONT SETBACK GARAGE (1)	10'	10'	10'
MIN REAR SETBACK HOUSE	15'	15'	15'
MIN SIDE SETBACK	5'/5'	5'/5'	5'/5'
MIN STREET SIDE (2)	10'	10'	10'
BUILDING COVERAGE	55%	55%	55%
MAX BUILDING HEIGHT	35'	35'	35'

NOTE:

1) FRONT GARAGE MAY BE LESS THAN LIVABLE AREA AS SIDE LOADED GARAGE ONLY. OTHERWISE, MINIMUM OF 20' GARAGE SETBACK AS MEASURED FROM FACE OF GARAGE DOOR TO PROPERTY LINE.

2) LANDSCAPE BUFFER TRACTS CAN REDUCE STREET SIDE SETBACK REQUIREMENTS BY THE WIDTH OF TRACT, UP TO 5'

SITE DATA					
GROSS AREAS (ACRES)		130.17			
NET AREAS (ACRES)		123.51			
PARCEL	MIN LOT SIZE	YIELD	MIX%	PARCEL AREAGE	PARCEL DENSITY (DU/AC)
A	45' X 115'	184	38.66%	51.31	3.59
B	50' X 115'	150	31.51%	38.47	3.90
C	45' X 115'	64	13.45%	17.54	3.65
D	55' X 115'	78	16.39%	22.86	3.41
YIELD TOTALS		476	100%	130.17	3.66

LOT MIX	45' X 115'	248	52%
	50' X 115'	150	32%
	55' X 115'	78	16%
TOTAL		476	100%
TOTAL ROW AREA			
LOCAL ROW AREAS (AC)	24.07	18%	
ARTERIAL ROW AREAS (AC)	6.67	5%	
COLLECTOR ROW AREAS (AC)	1.39	1%	
COMBINED ROW TOTALS	32.14	25%	
TOTAL DEVELOPED TRACT AREA			
LANDSCAPE TRACT	1.51	1.16%	
OPEN SPACE TRACT	30.42	23.37%	
TOTAL COMBINED TRACT AREA	31.93	24.53%	

PRELIMINARY PLAT
FOR
SUNRISE

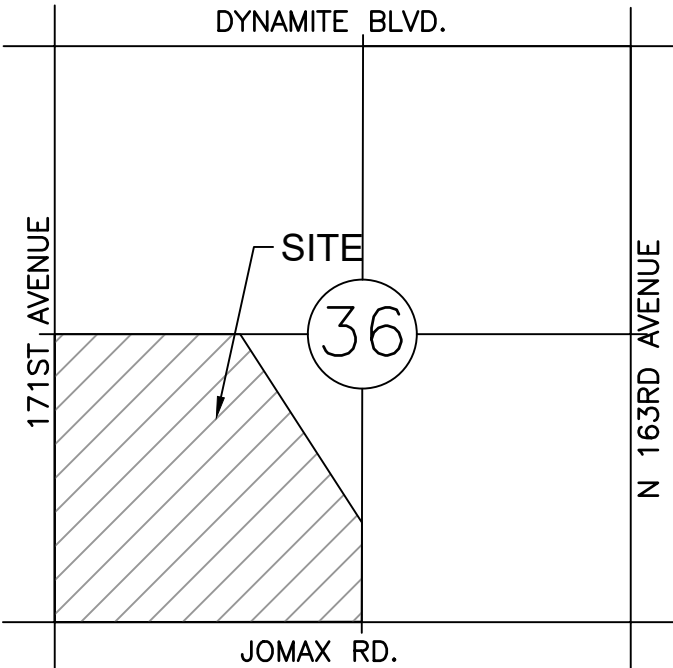
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN

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.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES LINE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
	INDICATES CURVE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
	PROPOSED SEWER
	(M.U.T.E.) MULTI USE TRAIL EASMENT

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL / LEGAL DESCRIPTION
SHEET 02 - LOT AREA TABLES / TRACT TABLES / CENTERLINE CURVE DATA TABLE / CENTERLINE DATA TABLE
SHEET 03 - STREET SECTIONS
SHEET 04 - PARCEL MAP
SHEET 05 - SHEET INDEX MAP
SHEET 06 -11 - PRELIMINARY PLAT



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SHEET
01 OF 11

CVL# 01.0298201

DATE: 06/07/2019

6/7/19 LisaL

N:\010298201\Cadd\Preliminary\PB PRE PLAT.dwg

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	5,397	35	5,400	69	5,271	103	5,400	137	5,400	171	5,400	205	6,000	239	6,091	273	6,000	307	6,249	341	9,719	375	8,379	409	6,894	443	5,398	477	5,397	511	5,397	545	5,397
2	5,400	36	5,350	70	5,350	104	5,400	138	5,400	172	5,804	206	6,000	240	6,245	274	6,842	308	6,249	342	6,550	376	8,373	410	7,211	444	7,181	478	5,397	512	5,397	546	5,397
3	5,400	37	5,350	71	5,400	105	5,400	139	5,400	173	5,408	207	6,000	241	6,245	275	7,661	309	6,249	343	6,626	377	8,361	411	7,776	445	9,859	479	5,397	513	5,397	547	5,397
4	5,400	38	5,400	72	5,400	106	5,400	140	5,400	174	5,400	208	6,000	242	6,245	276	8,258	310	6,249	344	9,304	378	8,344	412	7,787	446	8,418	480	5,397	514	5,397	548	5,397
5	5,400	39	5,400	73	5,400	107	5,400	141	5,400	175	5,400	209	6,000	243	6,235	277	8,878	311	6,249	345	9,304	379	8,322	413	5,400	447	5,349	481	5,397	515	5,397	549	5,397
6	5,400	40	5,400	74	5,400	108	5,400	142	5,350	176	5,400	210	6,000	244	6,041	278	8,412	312	6,249	346	6,853	380	7,425	414	5,400	448	5,400	482	5,397	516	5,397	550	5,397
7	6,162	41	5,400	75	5,400	109	5,400	143	5,463	177	5,350	211	6,000	245	6,838	279	6,325	313	6,249	347	6,600	381	6,960	415	5,400	449	5,400	483	5,397	517	5,397	551	5,397
8	5,225	42	5,400	76	5,400	110	5,400	144	5,513	178	5,350	212	6,000	246	7,458	280	7,740	314	6,249	348	6,600	382	6,706	416	5,400	450	5,400	484	5,397	518	5,397	552	5,397
9	5,358	43	5,400	77	5,400	111	5,400	145	5,512	179	5,400	213	6,000	247	7,462	281	8,368	315	6,249	349	6,600	383	6,600	417	5,400	451	5,391	485	5,397	519	5,397	553	5,397
10	5,175	44	5,400	78	5,400	112	5,350	146	5,513	180	5,400	214	6,000	248	6,731	282	6,345	316	6,249	350	6,550	384	6,550	418	5,400	452	5,205	486	5,397	520	5,397	554	5,397
11	5,175	45	5,400	79	5,400	113	5,350	147	5,513	181	5,400	215	6,000	249	6,000	283	6,000	317	6,249	351	6,815	385	6,550	419	5,400	453	5,350	487	5,397	521	5,397	555	5,397
12	5,175	46	5,400	80	5,400	114	5,400	148	5,513	182	5,400	216	6,000	250	6,000	284	6,000	318	6,249	352	6,874	386	6,600	420	5,400	454	5,400	488	5,397	522	5,397	556	5,397
13	5,400	47	5,400	81	5,400	115	5,400	149	5,490	183	5,400	217	5,950	251	6,000	285	6,000	319	6,249	353	6,874	387	6,648	421	5,350	455	5,400	489	5,397	523	5,397	557	5,397
14	5,400	48	5,400	82	5,400	116	5,400	150	5,322	184	5,400	218	5,950	252	6,000	286	6,000	320	6,199	354	6,874	388	7,378	422	5,350	456	5,400	490	5,397	524	5,397	558	5,397
15	5,400	49	5,400	83	5,400	117	5,350	151	5,248	185	6,000	219	6,000	253	5,950	287	6,000	321	6,000	355	6,874	389	7,409	423	5,400	457	5,400	491	5,397	525	5,397	559	5,397
16	5,175	50	5,400	84	5,400	118	5,512	152	5,337	186	6,000	220	6,001	254	5,950	288	6,000	322	6,000	356	7,688	390	7,658	424	5,400	458	5,400	492	5,397	526	5,397	560	5,397
17	5,175	51	5,400	85	5,400	119	5,513	153	5,400	187	6,000	221	6,307	255	6,000	289	6,000	323	6,000	357	8,066	391	8,108	425	5,400	459	5,400	493	5,397	527	5,397	561	5,397
18	5,175	52	5,350	86	5,400	120	5,513	154	5,400	188	6,000	222	6,153	256	6,000	290	6,000	324	6,000	358	8,989	392	8,178	426	5,400	460	5,400	494	5,397	528	5,397	562	5,397
19	5,400	53	5,350	87	5,350	121	5,512	155	5,350	189	5,950	223	6,250	257	6,000	291	5,950	325	9,379	359	10,431	393	7,910	427	5,400	461	5,400	495	5,397	529	5,397	563	5,397
20	5,301	54	5,400	88	5,631	122	5,512	156	5,400	190	5,950	224	6,250	258	6,000	292	5,950	326	7,986	360	7,185	394	7,738	428	5,400	462	5,400	496	5,397	530	5,397	564	5,397
21	5,296	55	5,400	89	5,549	123	5,513	157	5,400	191	6,000	225	6,000	259	6,000	293	6,000	327	7,054	361	7,331	395	7,685	429	5,400	463	5,400	497	5,397	531	5,397	565	5,397
22	5,322	56	5,400	90	5,625	124	5,463	158	5,400	192	6,000	226	6,000	260	6,000	294	6,000	328	6,333	362	7,891	396	7,148	430	5,400	464	5,400	498	5,397	532	5,397	566	5,397
23	5,490	57	5,400	91	5,625	125	5,463	159	5,400	193	6,000	227	6,000	261	6,000	295	6,000	329	6,806	363	8,659	397	6,550	431	5,400	465	5,400	499	5,397	533	5,397	567	5,397
24	5,512	58	5,400	92	5,625	126	5,513	160	5,400	194	6,000	228	6,250	262	6,000	296	6,000	330	7,976	364	7,994	398	6,600	432	5,400	466	5,400	500	5,397	534	5,397	568	5,397
25	5,513	59	5,400	93	5,625	127	5,513	161	5,400	195	6,000	229	6,250	263	6,000	297	6,000	331	11,591	365	7,379	399	6,600	433	5,400	467	5,350	501	5,397	535	5,397	569	5,397
26	5,512	60	5,400	94	5,625	128	5,513	162	5,400	196	6,000	230	6,250	264	6,000	298	6,000	332	7,151	366	6,885	400	7,279	434	5,400	468	5,283	502	5,397	536	5,397	570	5,397
27	5,512	61	5,397	95	5,625	129	5,513	163	5,400	197	6,000	231	6,000	265	6,000	299	6,305	333	8,240	367	6,600	401	7,694	435	5,400	469	5,310	503	5,397	537	5,397	571	5,397
28	5,512	62	5,400	96	5,625	130	5,513	164	5,400	198	6,000	232	6,000	266	6,000	300	6,841	334	6,985	368	6,600	402	7,703	436	5,400	470	5,400	504	5,397	538	5,397	572	5,397
29	5,462	63	5,400	97	5,350	131	5,512	165	5,350	199	6,000	233	6,000	267	6,000	301	7,157	335	6,875	369	6,600	403	7,703	437	5,400	471	5,400	505	5,397	539	5,397	573	5,397
30	5,400	64	5,400	98	5,400	132	5,350	166	5,400	200	6,000	234	6,250	268	6,000	302	7,165	336	6,875	370	6,950	404	9,020	438	5,400	472	5,400	506	5,397	540	5,397	574	5,397
31	5,400	65	5,400	99	5,400	133	5,400	167	5,400	201	6,000	235	6,250	269	6,000	303	7,972	337	6,875	371	6,960	405	7,819	439	5,400	473	5,400	507	5,397	541	5,397	575	5,397
32	5,400	66	5,400	100	5,400	134	5,400	168	5,624	202	6,000	236	6,000	270	6,000	304	6,119	338	6,875	372	6,960	406	7,828	440	5,400	474	5,400	508	5,397	542	5,397	576	5,397
33	5,400	67	5,400	101	5,400	135	5,400	169	5,626	203	5,950	237	6,000	271	5,950	305	6,249	339	8,021	373	7,971	407	7,036	441	5,400	475	5,400	509	5,397	543	5,397	577	5,397
34	5,400	68	5,400	102	5,400	136	5,400	170	5,400	204	5,950	238	6,500	272	5,950	306	6,249	340	9,227	374	8,379	408	6,948	442	5,400	476	5,397	510	5,397	544	5,397	578	5,397

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	9.255	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE CHANNEL
TRACT B	2.818	OPEN SPACE/LANDSCAPE TRACT/RETENTION/TRAILS/AMENITIES
TRACT C	0.048	LANDSCAPE TRACT
TRACT D	0.266	OPEN SPACE/LANDSCAPE TRACT
TRACT E	0.048	LANDSCAPE TRACT
TRACT F	0.048	LANDSCAPE TRACT
TRACT G	0.638	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT H	0.048	LANDSCAPE TRACT
TRACT I	0.049	LANDSCAPE TRACT
TRACT J	0.049	LANDSCAPE TRACT
TRACT K	0.024	LANDSCAPE TRACT
TRACT L	0.024	LANDSCAPE TRACT
TRACT M	2.739	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITIES
TRACT N	0.048	LANDSCAPE TRACT
TRACT O	0.349	OPEN SPACE/LANDSCAPE TRACT
TRACT P	0.048	LANDSCAPE TRACT
TRACT Q	0.048	LANDSCAPE TRACT
TRACT R	0.048	LANDSCAPE TRACT
TRACT S	3.442	OPEN SPACE/LANDSCAPE TRACT/RETENTION/SEWER EASEMENT
TRACT T	0.048	LANDSCAPE TRACT
TRACT U	0.285	OPEN SPACE/LANDSCAPE TRACT
TRACT V	0.048	LANDSCAPE TRACT
TRACT W	1.824	OPEN SPACE/LANDSCAPE TRACT/RETENTION

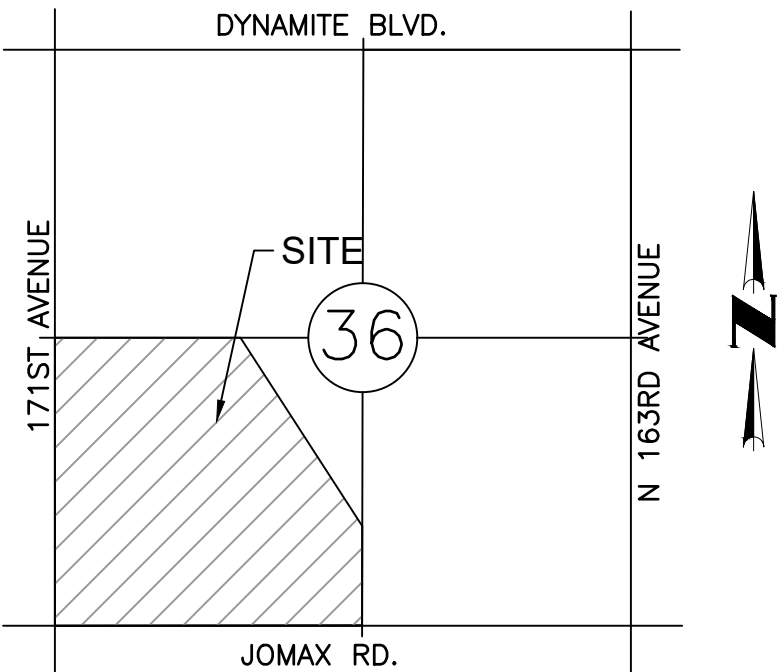
TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT X	0.048	LANDSCAPE TRACT
TRACT Y	0.048	LANDSCAPE TRACT
TRACT Z	0.051	LANDSCAPE TRACT
TRACT AA	0.051	LANDSCAPE TRACT
TRACT BB	0.048	LANDSCAPE TRACT
TRACT CC	0.695	OPENS SPACE/LANDSCAPE TRACT/RETENTION
TRACT DD	0.052	LANDSCAPE TRACT
TRACT EE	0.027	LANDSCAPE TRACT
TRACT FF	0.030	LANDSCAPE TRACT
TRACT GG	0.708	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT HH	0.055	LANDSCAPE TRACT
TRACT II	0.024	LANDSCAPE TRACT
TRACT JJ	0.025	LANDSCAPE TRACT
TRACT KK	0.025	LANDSCAPE TRACT
TRACT LL	0.048	LANDSCAPE TRACT
TRACT MM	0.039	LANDSCAPE TRACT
TRACT NN	0.029	LANDSCAPE TRACT
TRACT OO	0.048	LANDSCAPE TRACT
TRACT PP	0.048	LANDSCAPE TRACT
TRACT QQ	0.553	OPEN SPACE/LANDSCAPE TRACT/AMENITIES
TRACT RR	0.048	LANDSCAPE TRACT
TRACT SS	6.849	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE CHANNEL
TRACT TT	0.132	LANDSCAPE TRACT/ACCESS EASEMENT

PRELIMINARY PLAT
FOR
SUNRISE

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN

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.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES LINE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
	INDICATES CURVE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
	PROPOSED SEWER
	(M.U.T.E.) MULTI USE TRAIL EASMENT

SHEET INDEX	
SHEET 01 -	KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL / LEGAL DESCRIPTION
SHEET 02 -	LOT AREA TABLES / TRACT TABLES / CENTERLINE CURVE DATA TABLE / CENTERLINE DATA TABLE
SHEET 03 -	STREET SECTIONS
SHEET 04 -	PARCEL MAP
SHEET 05 -	SHEET INDEX MAP
SHEET 06 -11 -	PRELIMINARY PLAT

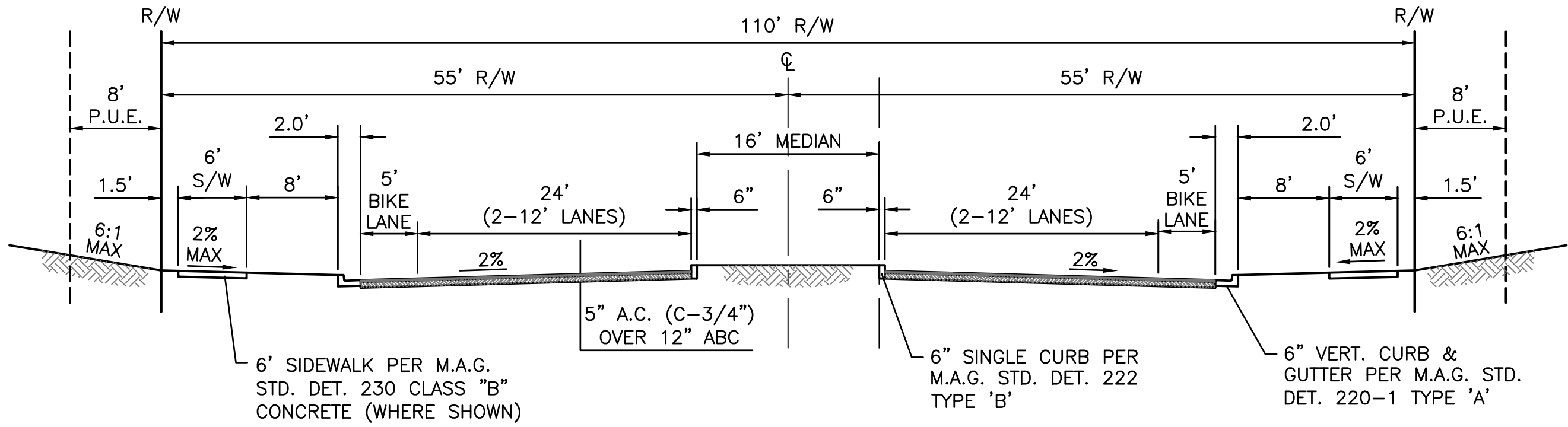


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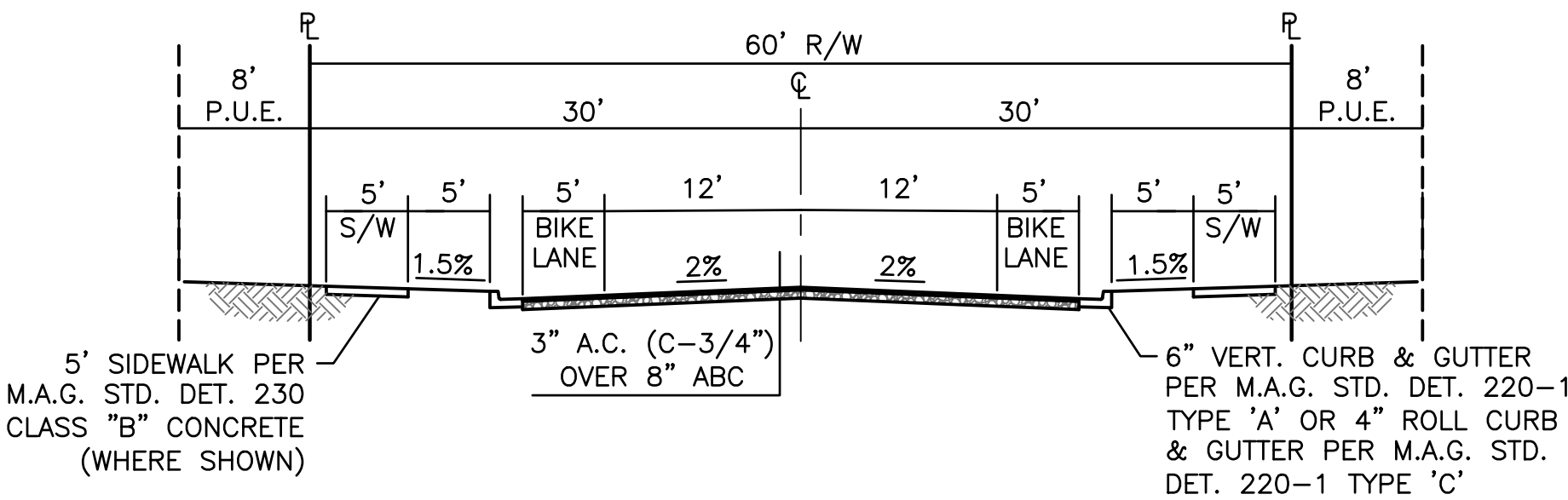


SHEET
03 OF **11**
CVL# 01.0298201

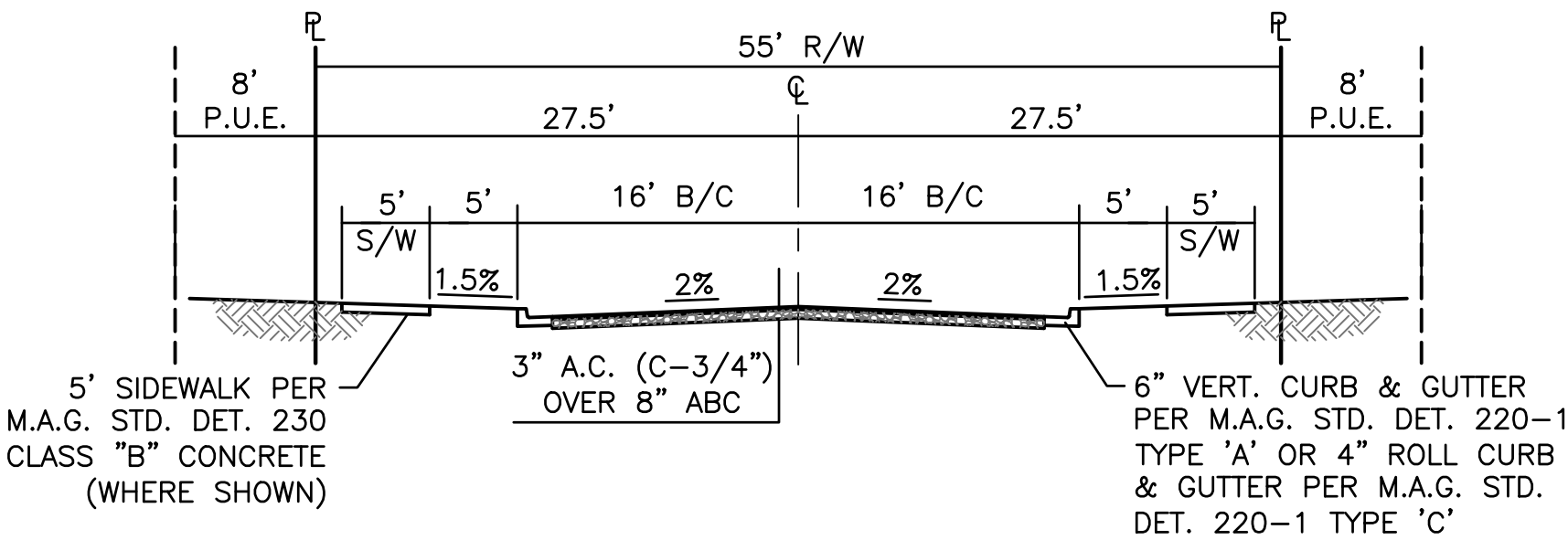
DATE: 06/07/2019



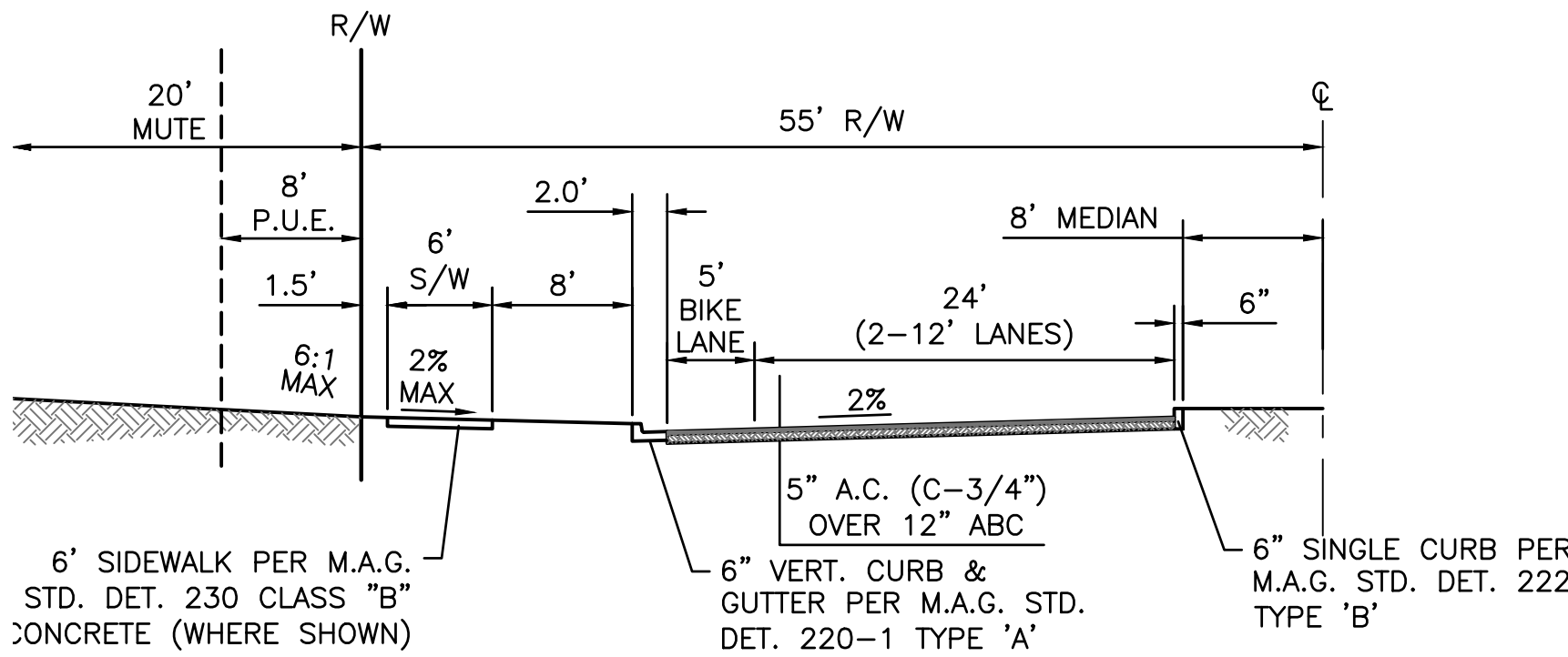
171st AVENUE
N.T.S.



TYPICAL ENTRY STREET (60' R/W)
N.T.S.



TYPICAL LOCAL STREET (55' R/W)
N.T.S.



JOMAX ROAD (1/2 STREET)
N.T.S.

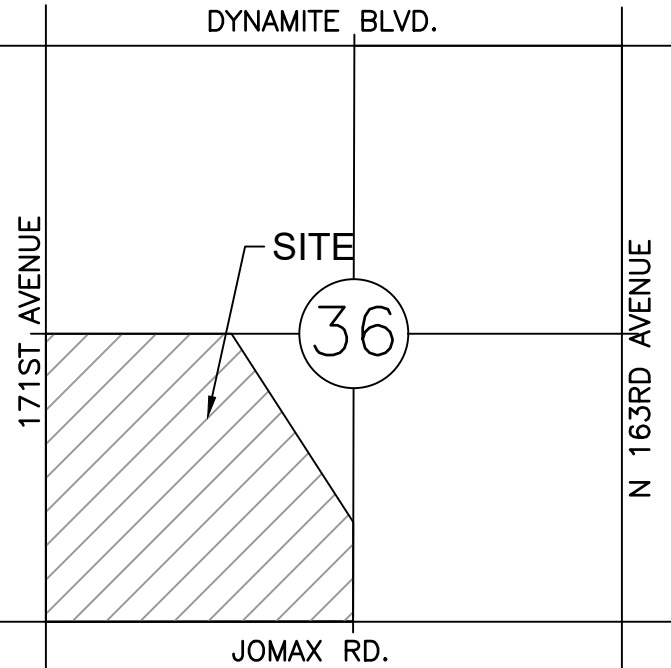
ACCESS ROAD TURN DETAIL
AASHTO SU-40
N.T.S.

PRELIMINARY PLAT
FOR
SUNRISE

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN

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.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES LINE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
	INDICATES CURVE DATA LABEL SEE SHEETS 02 FOR DATA TABLE

SHEET INDEX	
SHEET 01 -	KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL / LEGAL DESCRIPTION
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SHEET 03 -	STREET SECTIONS
SHEET 04 -	PARCEL MAP
SHEET 05 -	SHEET INDEX MAP
SHEET 06 -11 -	PRELIMINARY PLAT

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SHEET
04 OF **11**
CVL# 01.0298201

DATE: 06/07/2019

PARCEL MAP
(NOT-TO-SCALE)

DESERT OASIS
PARCEL L13A
BK. 982 OF MAPS,
PG. 16

DESERT OASIS
PARCEL L11
BK. 939 OF
MAPS, PG. 37

DESERT OASIS
PARCEL L14B
BK. 892 OF
MAPS, PG. 17

DESERT OASIS
PARCEL L14A
BK. 822 OF
MAPS, PG. 44

SANVERNO AT
DESERT OASIS
BK. 1252 OF
MAPS, PG. 44
ZONED: PAD

DESERT OASIS ELEMENTARY
SCHOOL
APN# 503-51-019D
ZONED PAD

MIRANO AT
DESERT OASIS
MCR#1388-46
APN# 503-96-972
ZONED: PAD

MIRANO AT DESERT
OASIS
MCR#1388-46
APN# 503-96-973
ZONED: PAD

SOUTHWEST CORNER
SECTION 36
TOWNSHIP 5 NORTH
RANGE 2 WEST

HE CAPITAL ASANTE
LLC
APN# 503-73-940D
ZONED: PAD

DESERT OASIS
SURPRISE BAER
APN# 503-73-174B
MCR# 666-08
ZONED : PAD

DESERT OASIS
PARCEL B5
MCR# 666-07
ZONED PAD

SOUTHEAST 1/4 CORNER
SECTION 36
TOWNSHIP 5 NORTH
RANGE 2 WEST
FOUND GLO BRASS CAP

DESERT OASIS
PARCEL B4
MCR# 665-37

6/7/19 LisaL

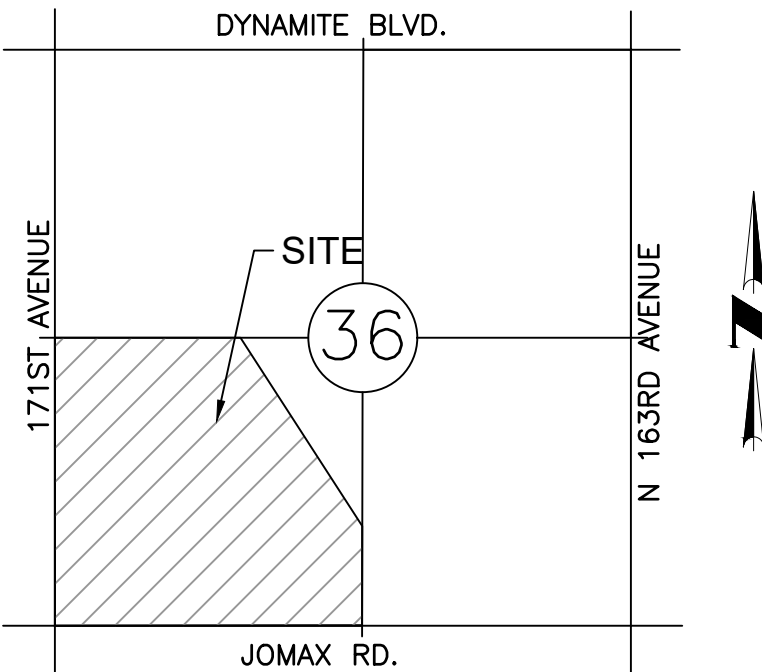
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PRELIMINARY PLAT
FOR
SUNRISE

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
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4550 N. 12TH STREET
PHOENIX, AZ 85014
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CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)

LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES LINE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
	INDICATES CURVE DATA LABEL SEE SHEETS 02 FOR DATA TABLE

SHEET INDEX	
SHEET 01 -	KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL / LEGAL DESCRIPTION
SHEET 02 -	LOT AREA TABLES / TRACT TABLES / CENTERLINE CURVE DATA TABLE / CENTERLINE DATA TABLE
SHEET 03 -	STREET SECTIONS
SHEET 04 -	PARCEL MAP
SHEET 05 -	SHEET INDEX MAP
SHEET 06 -11 -	PRELIMINARY PLAT

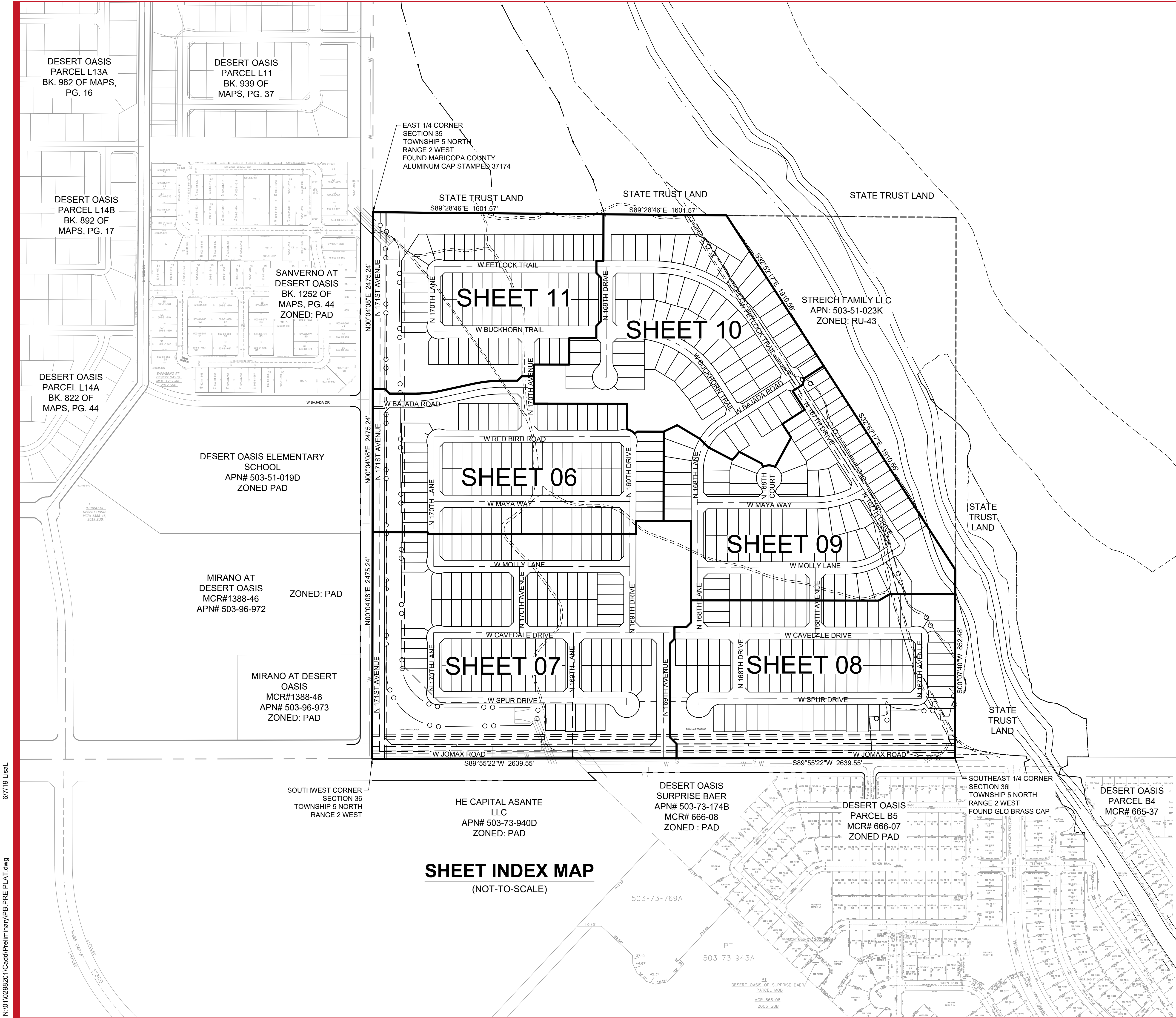
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SHEET
05 OF **11**
CVL# 01.0298201

DATE: 06/07/2019

SHEET INDEX MAP
(NOT-TO-SCALE)



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PRELIMINARY PLAT
FOR
SUNRISE

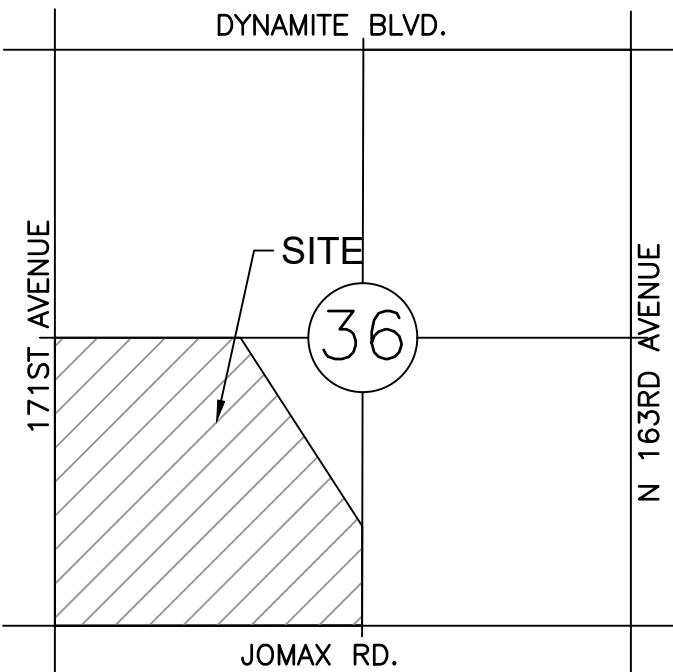
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

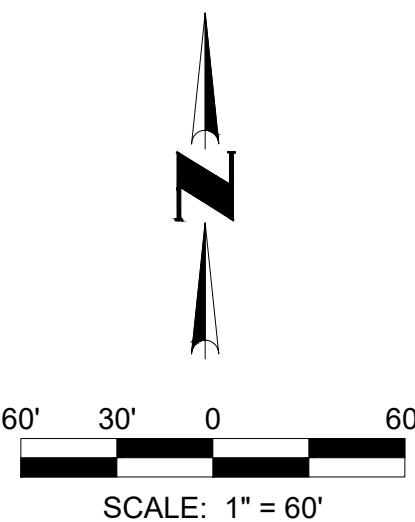
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1" V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8" P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- L1 INDICATES LINE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
- C1 INDICATES CURVE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
- 8"W PROPOSED SEWER
- 8"S 20' M.U.T.E. (M.U.T.E.) MULTI USE TRAIL EASMENT

SHEET INDEX

- SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL / LEGAL DESCRIPTION
- SHEET 02 - LOT AREA TABLES / TRACT TABLES / CENTERLINE CURVE DATA TABLE / CENTERLINE DATA TABLE
- SHEET 03 - STREET SECTIONS
- SHEET 04 - PARCEL MAP
- SHEET 05 - SHEET INDEX MAP
- SHEET 06-11 - PRELIMINARY PLAT



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SHEET
06 OF 11

CVL# 01.0298201

DATE: 06/07/2019

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SHEET 06

SHEET 06

SHEET 09

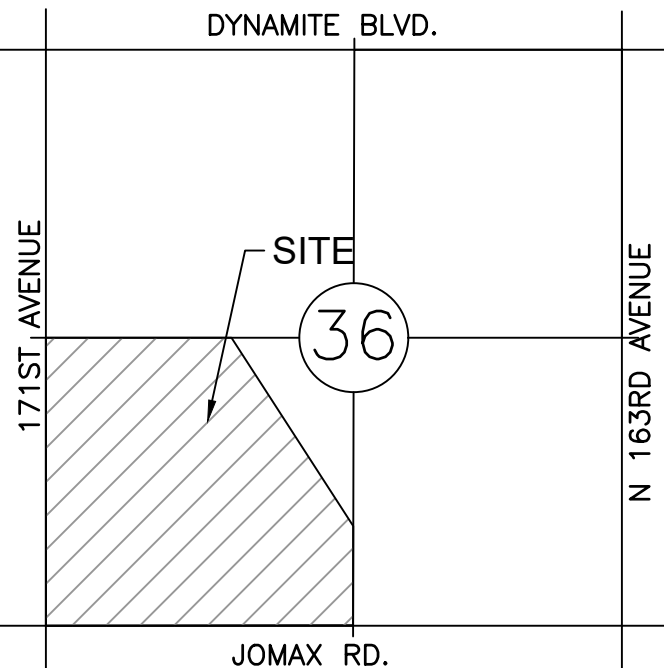
SHEET 08

PRELIMINARY PLAT FOR SUNRISE

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE
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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.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- INDICATES LINE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
- INDICATES CURVE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
- PROPOSED WATER
- PROPOSED SEWER
- (M.U.T.E.) MULTI USE TRAIL EASMENT

SHEET INDEX

- SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL / LEGAL DESCRIPTION
- SHEET 02 - LOT AREA TABLES / TRACT TABLES / CENTERLINE CURVE DATA TABLE / CENTERLINE DATA TABLE
- SHEET 03 - STREET SECTIONS
- SHEET 04 - PARCEL MAP
- SHEET 05 - SHEET INDEX MAP
- SHEET 06-11 - PRELIMINARY PLAT



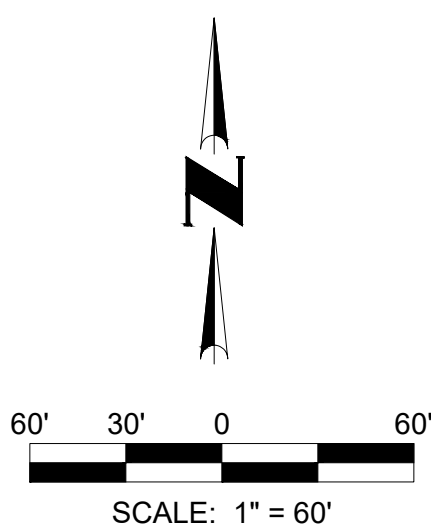
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SHEET
07 OF **11**

CVL# 01.0298201

DATE: 06/07/2019



HE CAPITAL ASANTE LLC
APN# 503-73-940D
ZONED: PAD

DESERT OASIS
SURPRISE BAER
APN# 503-73-174B
MCR# 666-08
ZONED: PAD

6/7/19 LisaL

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PRELIMINARY PLAT
FOR
SUNRISE

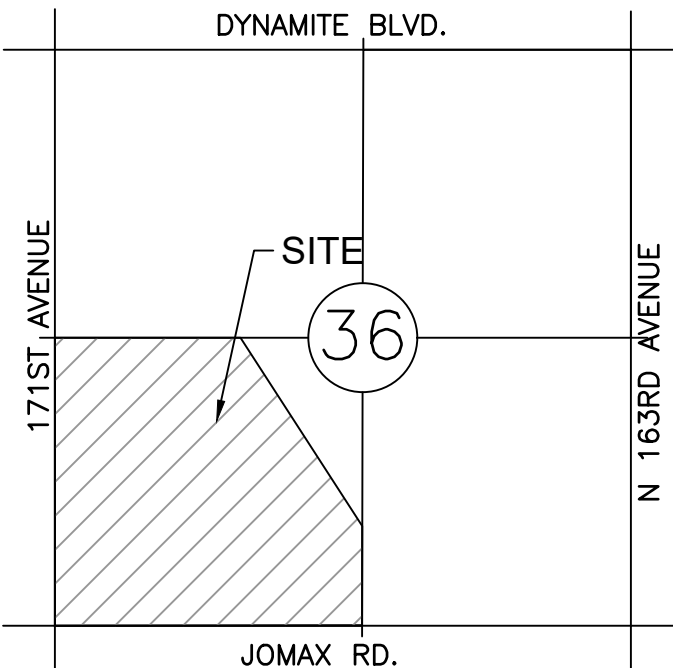
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3255
CONTACT: TIM BRISLIN

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

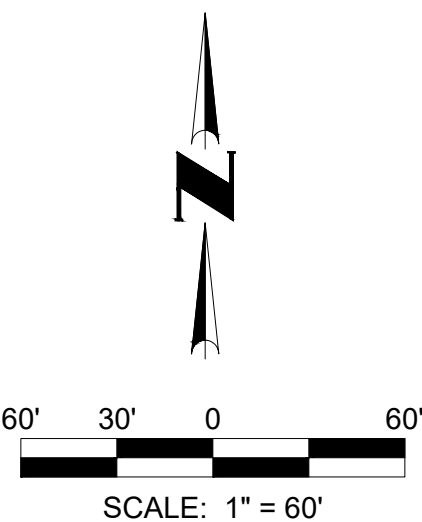
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- L1 INDICATES LINE DATA LABEL SEE SHEETS 02 FOR DATA TABLE
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- 8"S PROPOSED SEWER
- 20' M.U.T.E. (M.U.T.E.) MULTI USE TRAIL EASMENT

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- SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL / LEGAL DESCRIPTION
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- SHEET 03 - STREET SECTIONS
- SHEET 04 - PARCEL MAP
- SHEET 05 - SHEET INDEX MAP
- SHEET 06-11 - PRELIMINARY PLAT



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Civil Engineering - Water Systems - Wastewater Treatment - Land Planning - Energy - Land Survey - Landscape Architecture - Construction Management



SHEET
08 OF 11
CVL# 01.0298201

DATE: 06/07/2019

6/7/19 LisaL

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DESERT OASIS
SURPRISE BAER
APN# 503-73-174B
MCR# 666-08
ZONED : PAD

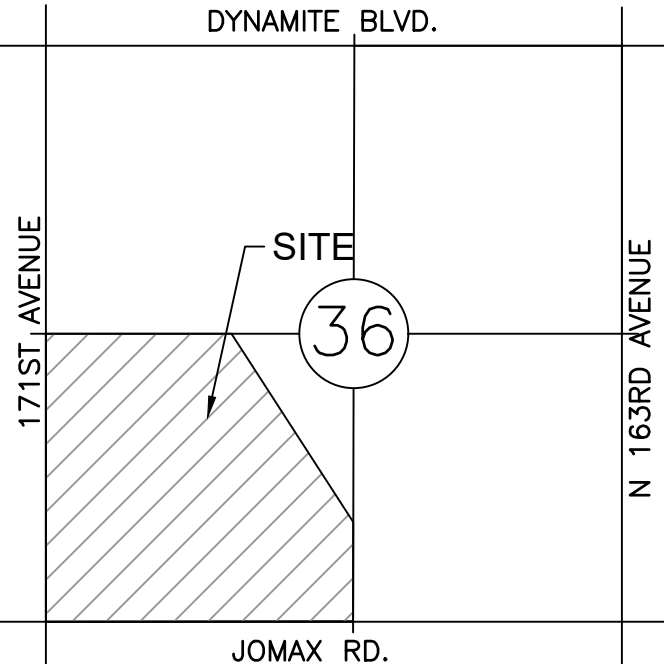
DESERT OASIS PARCEL B5
MCR# 666-07
ZONED PAD

PRELIMINARY PLAT
FOR
SUNRISE

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
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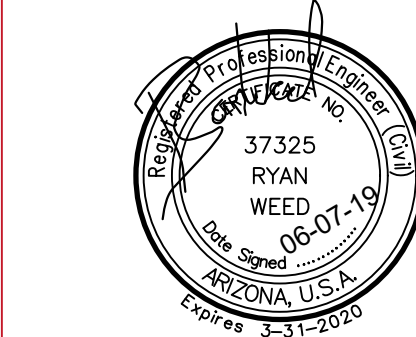
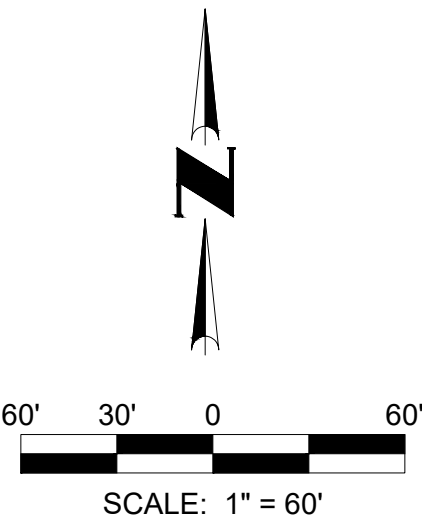


VICINITY MAP
(NOT-TO-SCALE)

LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
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SHEET
09 **OF** **11**
CVL# 01.0298201

DATE: 06/07/2019

6/7/19 LisaL

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PRELIMINARY PLAT
FOR
SUNRISE

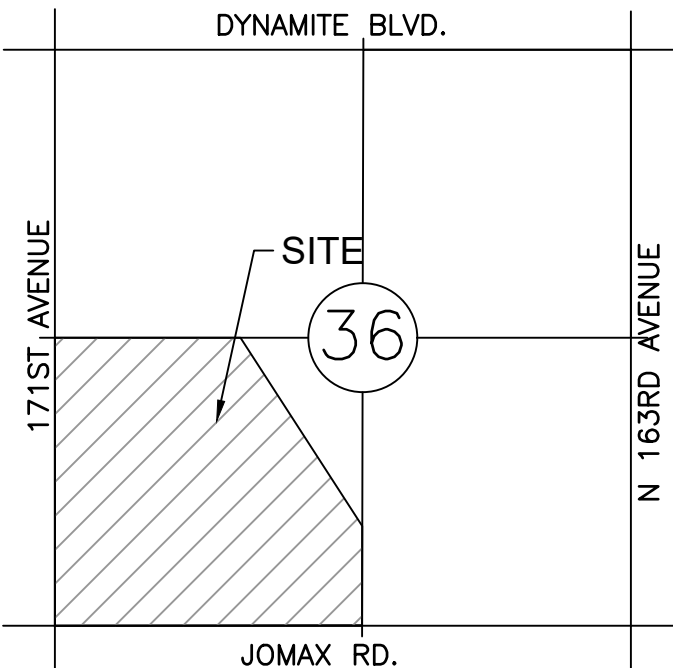
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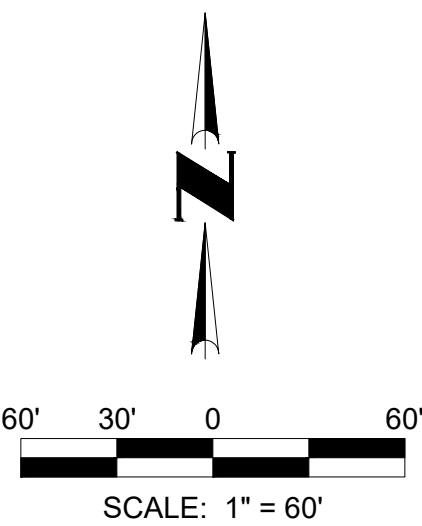
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SHEET
10 OF 11

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PRELIMINARY PLAT
FOR
SUNRISE

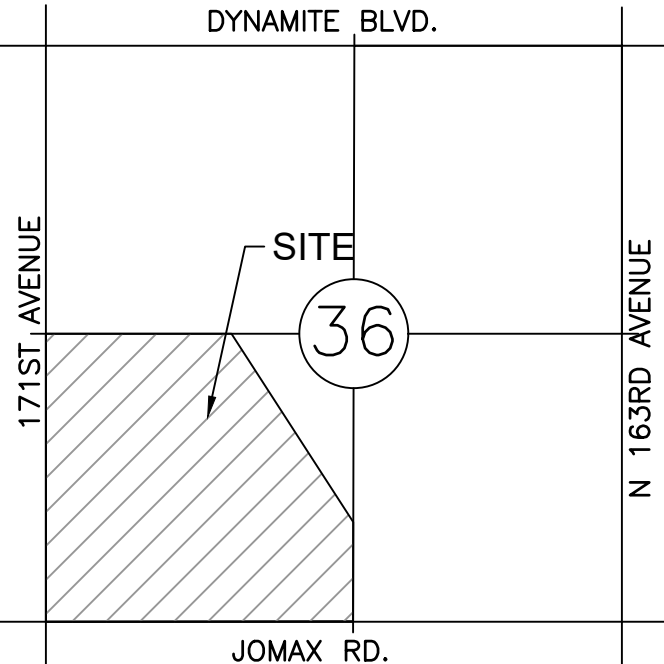
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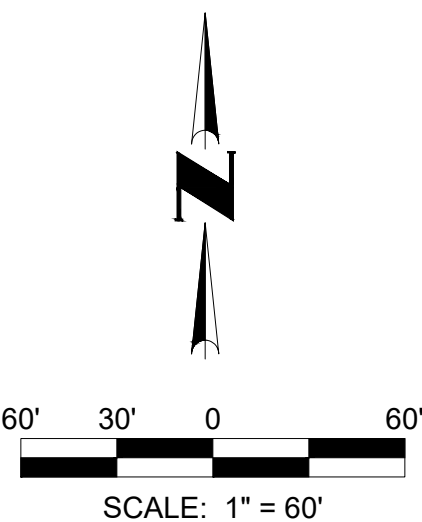
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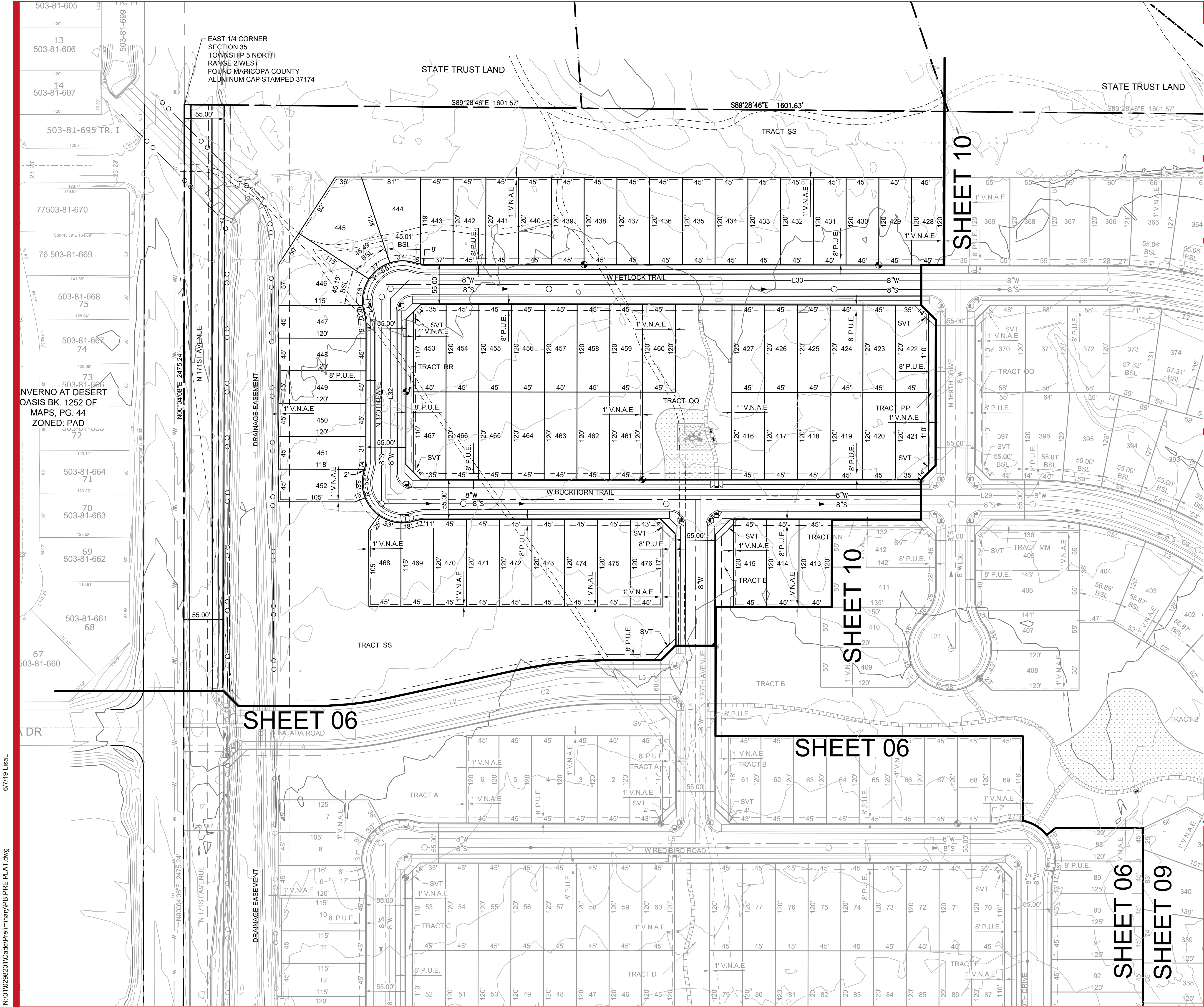
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SHEET
11 OF 11

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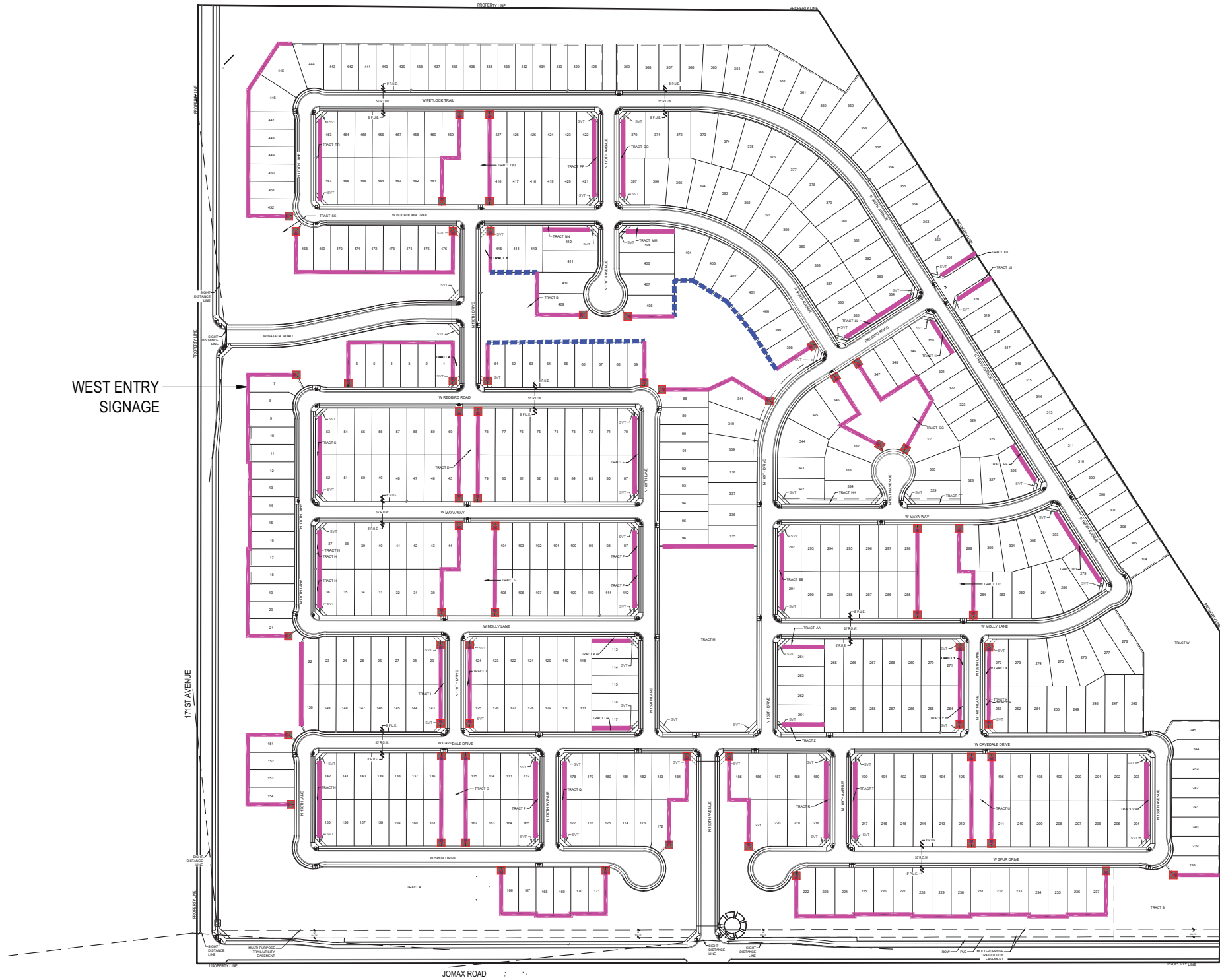


LANDSCAPE CALCULATIONS		
TOTAL SITE AREA	5,670,369 SQ FT (130 ACRES)	
LANDSCAPE AREA	1,436,927 SQ FT (25% OF SITE)	
TURF COVERAGE	76,639 SQ FT (5% OF LANDSCAPE AREA)	

PLANT SCHEDULE				
	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	
TREES				
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE	1.5" CALIPER 7' HT & 3' W	
	<i>Chilopsis x 'Lucretia Hamilton'</i> Lucretia Hamilton Desert Willow	24" BOX SINGLE	1.5" CALIPER 7' HT & 4' W	
	<i>Olneya tesota</i> Ironwood	24" BOX MULTI	6' HT & 3.5' W	
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde	24" BOX MULTI	8' HT & 4' W	
	<i>Quercus virginiana</i> Southern Live Oak	24" BOX SINGLE	1.5" CALIPER 9' HT & 4' W	
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE	1.5" CALIPER 9' HT & 4' W	
	<i>Vitex angus cactus</i> Chaste Tree	24" BOX MULTI	7' HT & 4' W	
SHRUBS				
	<i>Bougainvillea 'Monka'</i> Oo-La-La Bougainvillea	5 GAL		
	<i>Calliandra x Sierra Star</i> Sierra Star Fairy Duster	5 GAL		
	<i>Callistemon citrus 'Little John'</i> Little John Bottle Brush	5 GAL		
	<i>Dodonaea viscosa</i> Hopbush	15 GAL		
	<i>Encelia farinosa</i> Brittle Bush	5 GAL		
	<i>Eremophila maculata 'Valentine'</i> Red Emu Bush	5 GAL		
	<i>Justicia californica</i> Chuparosa	5 GAL		
	<i>Larrea tridentata</i> Creosote	5 GAL		
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 GAL		
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL		
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL		
	<i>Tecoma capensis</i> Cape Honeysuckle	5 GAL		
	ACCENTS			
		<i>Agave weberi</i> Weber's Agave	5 GAL	
		<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
<i>Bouteloua gracilis 'Blonde Ambition'</i> PP22049 Blonde Ambition Blue Grama		5 GAL		
<i>Echinocactus grusonii</i> Golden Barrel Cactus		5 GAL		
<i>Fouquieria splendens</i> Ocotillo		24" BOX FULLY ROOTED		
<i>Hesperaloe funifera</i> Giant Yucca		15 GAL		
<i>Hesperaloe parviflora 'Yellow'</i> Yellow Hesperaloe		5 GAL		
<i>Muhlenbergia capallaris 'White Cloud'</i> White Awn Muhly		5 GAL		
<i>Muhlenbergia capallaris Regal Mist</i> Gulf Muhly		5 GAL		
<i>Opuntia bigelovii</i> Teddy Bear Cholla		5 GAL		
<i>Opuntia cacanapa 'Ellisiana'</i> Hardy Spineless Prickly Pear		5 GAL		
<i>Opuntia microdasys</i> Bunny Ears		5 GAL		
<i>Opuntia santa-rita</i> Santa Rita Prickly Pear		5 GAL		
<i>Portulacaria afra</i> Elephant's Food		5 GAL		
SALVAGED SAGUARO SEE: SUNRISE PLANT INVENTORY FOR SALVAGE INFORMATION				
GROUNDCOVERS				
		<i>Acacia redolens 'Desert Carpet'</i> Prostrate Acacia	5 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold'	5 GAL		
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 GAL		
	<i>Lantana x 'New Gold'</i> New Gold Lantana	1 GAL		

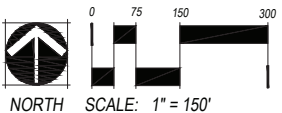


CHECKED BY: JM
DRAWN BY: JH



WALL PLAN		
SYM.	PRODUCT DESCRIPTION	QTY.
	THEME WALL	15,360 L.F.
	VIEW FENCE (4' BLOCK / 2' FENCE)	985 L.F.
	WALL COLUMN	62
	ENTRY MONUMENT	1

- NOTES:
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION
 - ALL WALL COLUMNS ARE TO REMAIN OUTSIDE OF THE SVT. WALL COLUMN SYMBOLS ARE FOR REFERENCE ONLY AND DO NOT REFLECT THE FINAL SIZE OF THE COLUMNS.



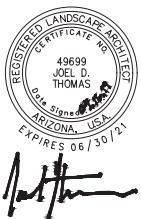
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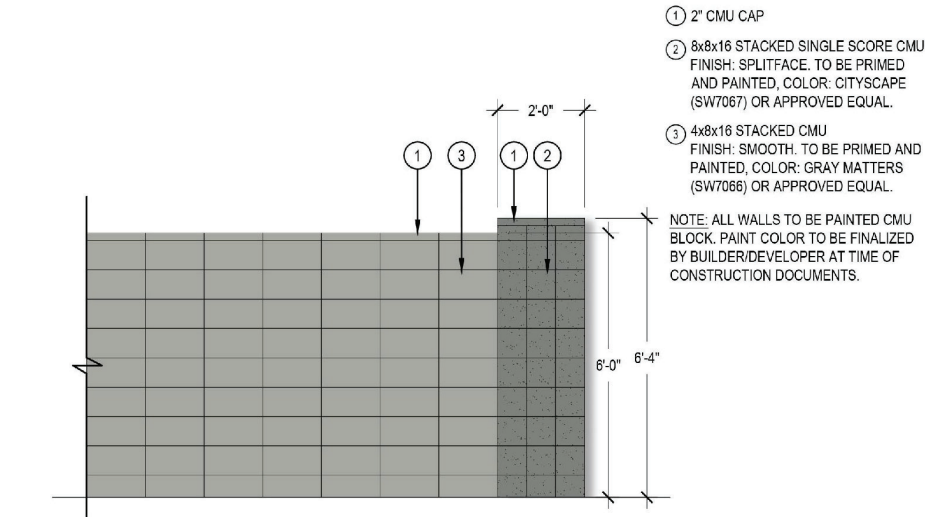
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4TH SUBMITTAL
4.16.19 - PRE-PLAT
3RD SUBMITTAL
2.4.19 - PRE-PLAT
2ND SUBMITTAL
10.9.18 - PRE-PLAT
1ST SUBMITTAL

SHEET TITLE:
WALL PLAN

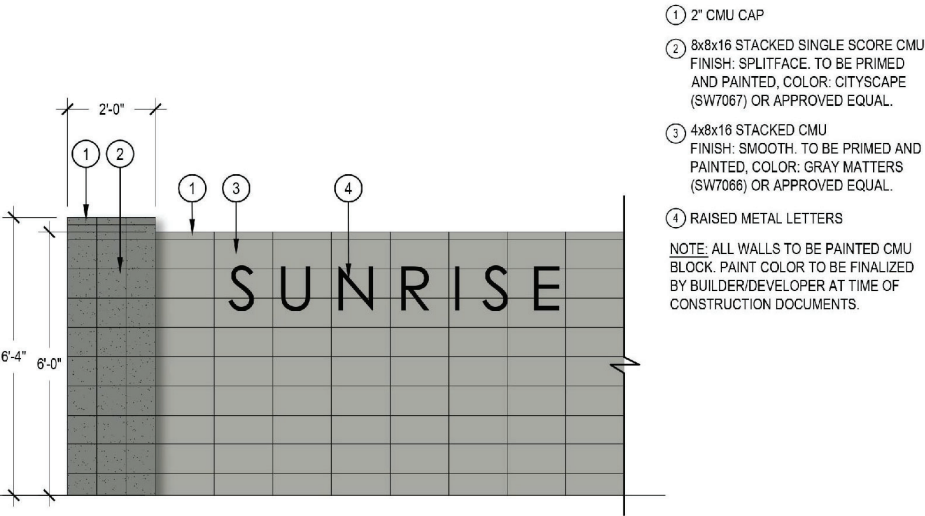
SUNRISE
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-348-1118

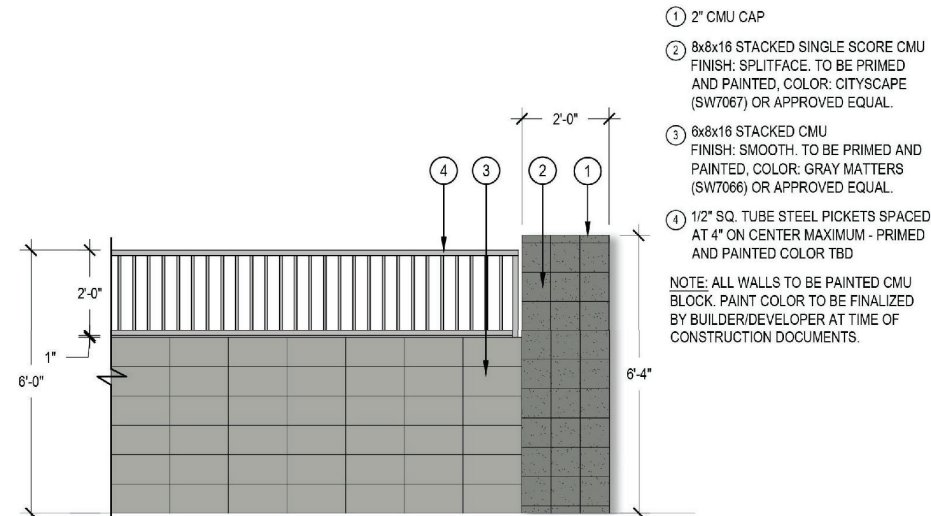




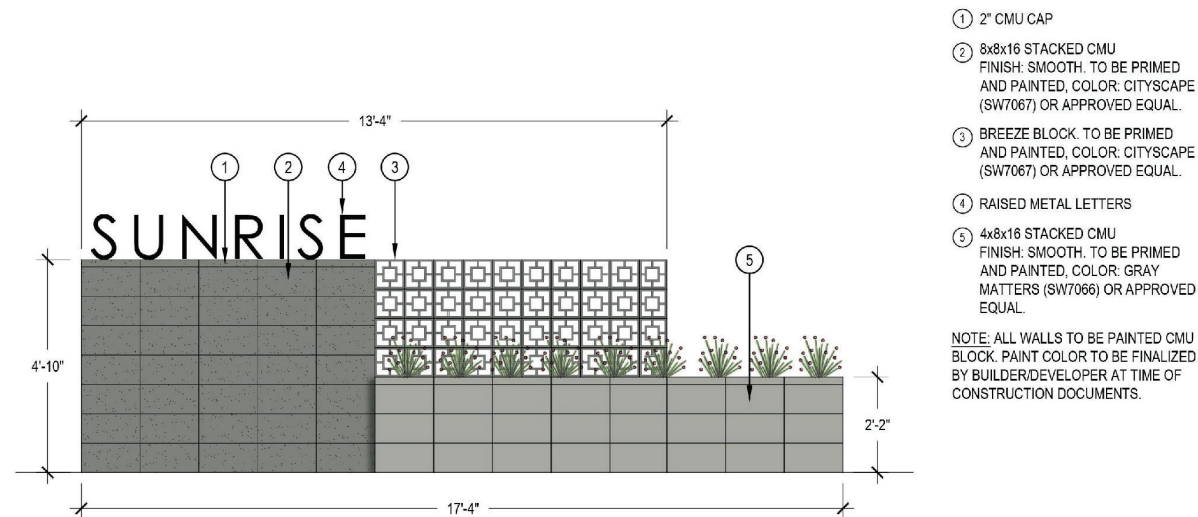
1 THEME WALL SCALE: 1/2" = 1'-0"



3 WEST ENTRY SIGNAGE SCALE: 1/2" = 1'-0"



4 VIEW FENCE SCALE: 1/2" = 1'-0"



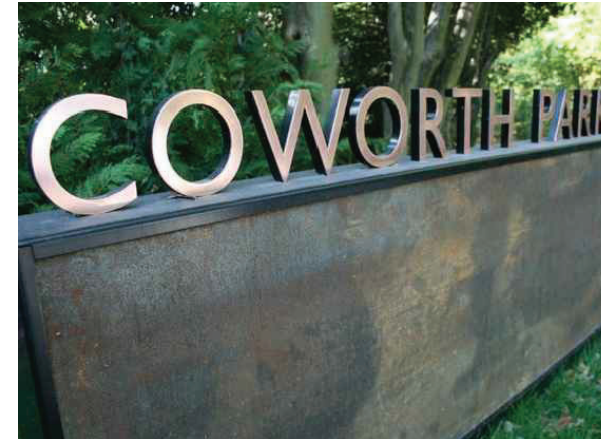
2 SOUTH ENTRY MONUMENT SCALE: 1/2" = 1'-0"

CHARACTER IMAGES

STACKED CMU



ELEVATED METAL LETTERS



BREEZE BLOCK



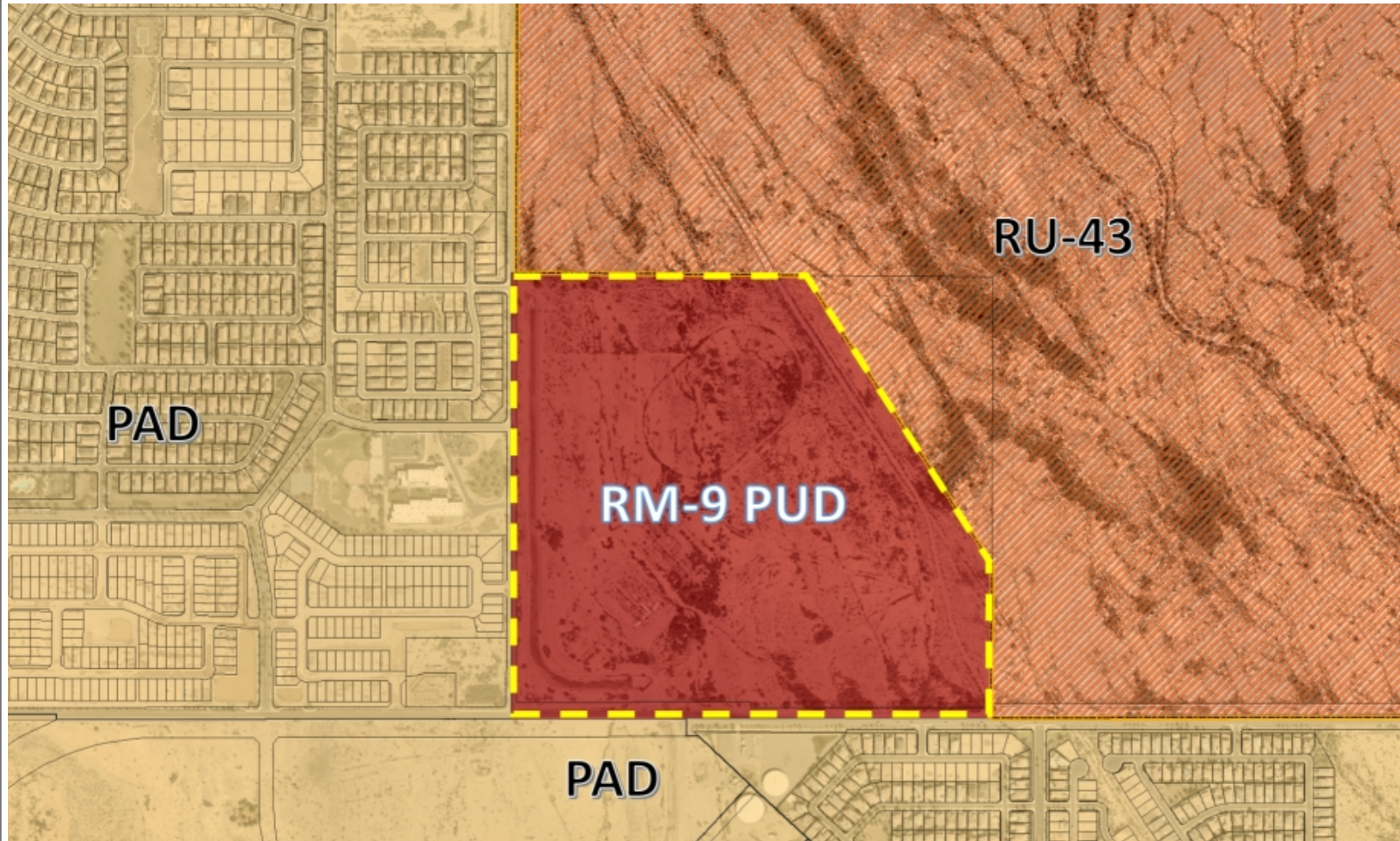


Sunrise Ranch Preliminary Plat FS18-603

Planning and Zoning Commission
August 1, 2019



VICINITY MAP



ZONING

PRELIMINARY PLAT FOR SUNRISE

A PORTION OF LOTS LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE
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SCOTTSDALE, AZ 85255
PHONE: (480) 515-1226
CONTACT: TIM BELLER

CVL DESIGN TEAM
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PHONE: (602) 254-4572
CONTACT: ALEX GARNICK



VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- S.V.T. / SHORT VISIBILITY TRIANGLE
- N.M.A.E. / INDICATES VEHICULAR NON-ACCESS EASEMENT
- P.U.E. / INDICATES PUBLIC UTILITY EASEMENT
- INDICATES LINE DATA LABEL, SEE SHEETS 52 FOR DATA TABLE
- INDICATES CURVE DATA LABEL, SEE SHEETS 53 FOR DATA TABLE
- PROPOSED WATERS
- PROPOSED SEWER
- M.U.T.E. / MULTI-USE TRAIL EASEMENT

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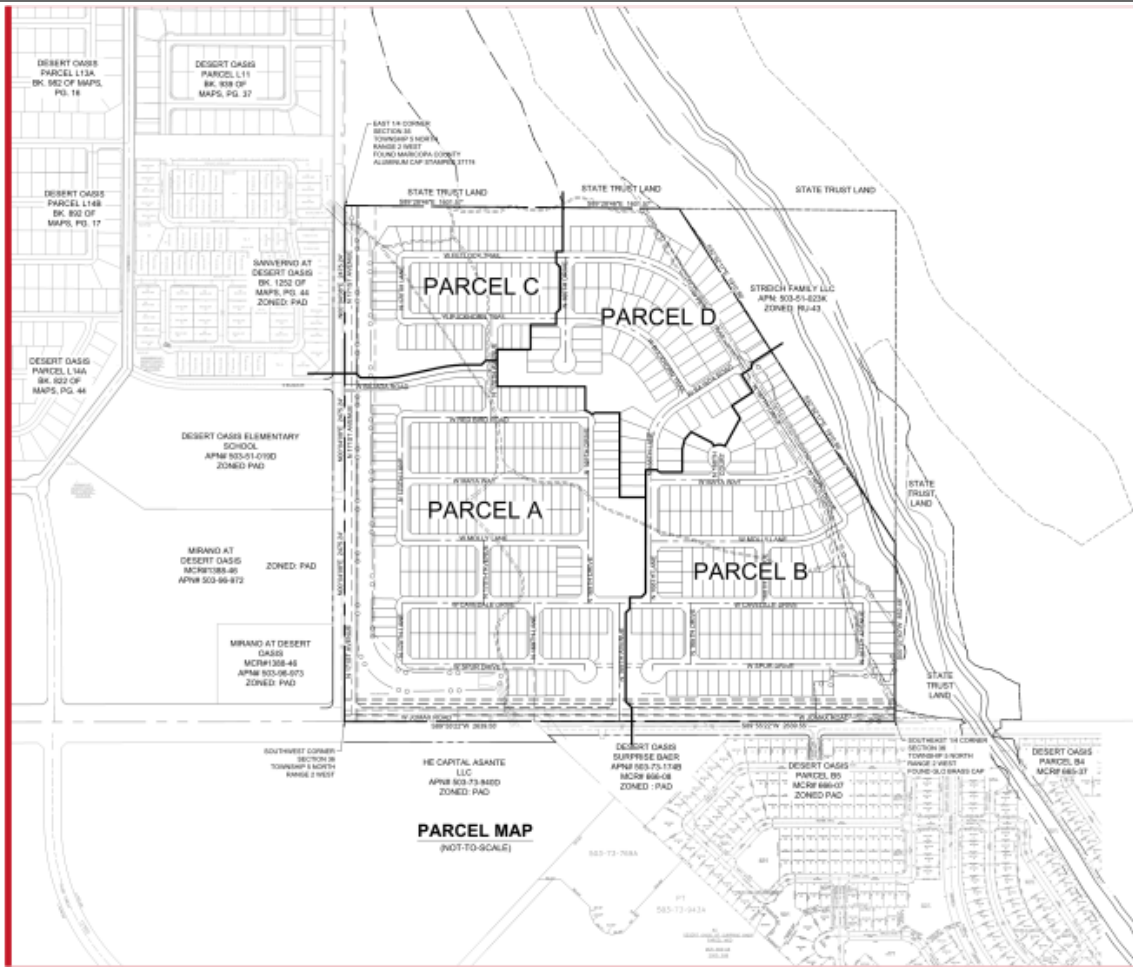


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CVL Engineering, Inc. (Civil, Mechanical, Electrical, and Plumbing) 4800 N. 12TH STREET, PHOENIX, ARIZONA 85014



SHEET
04
OF
11

DATE: 01/01/2014



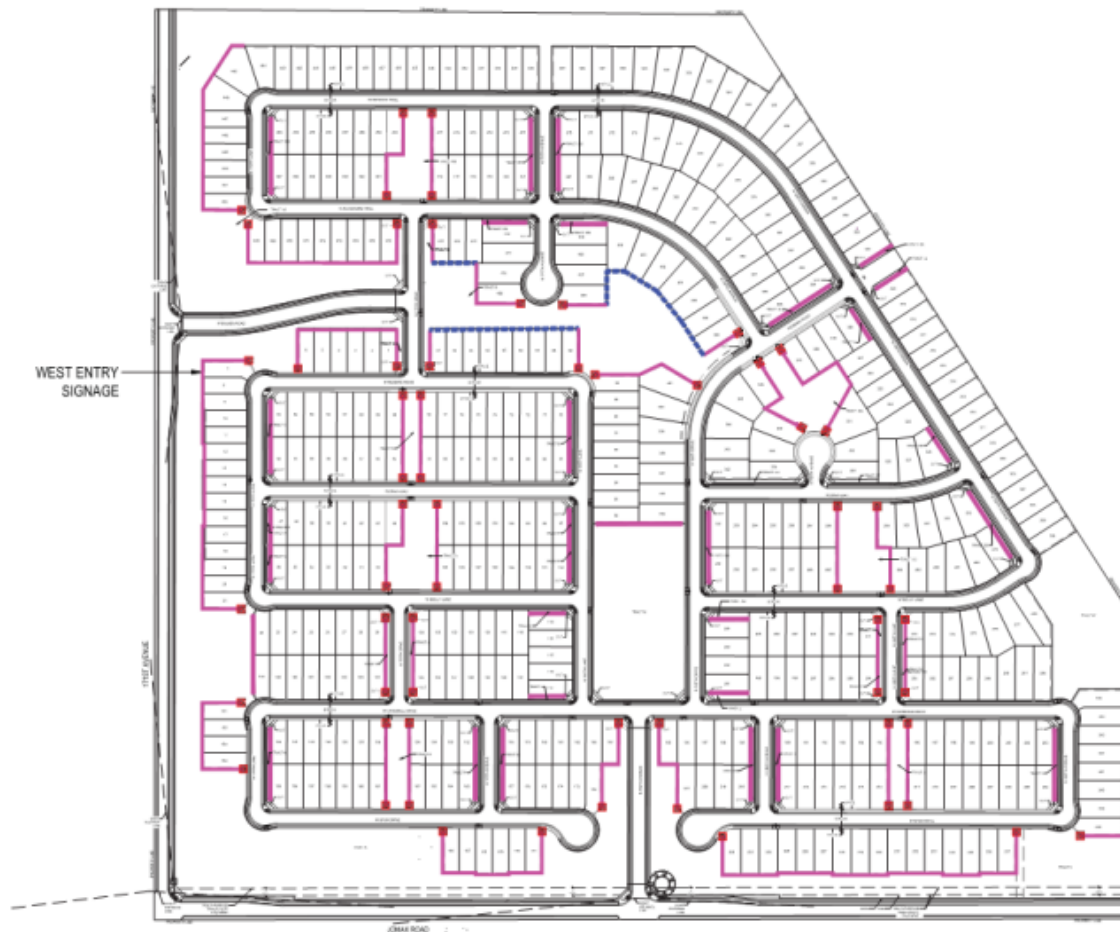
PARCEL MAP
(NOT TO SCALE)

WALL PLAN

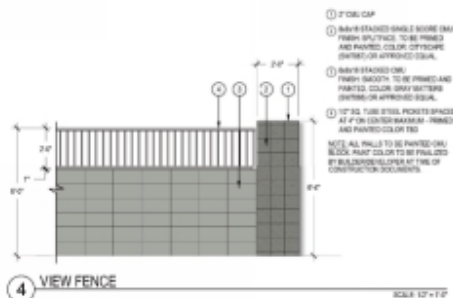
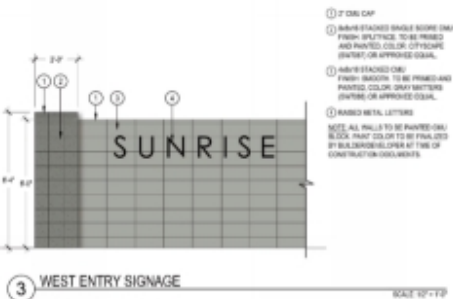
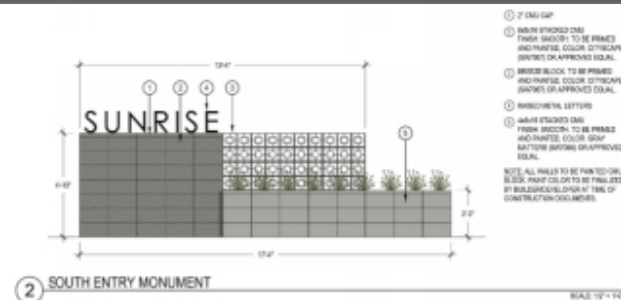
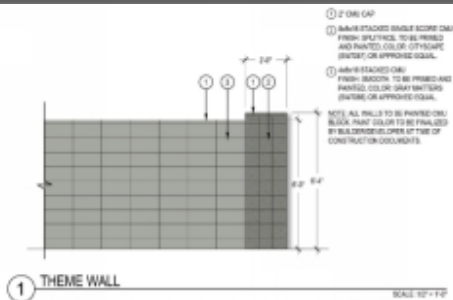
SYM.	PRODUCT DESCRIPTION	QTY.
	THENE WALL	81,980 L.F.
	VIEW FENCE (IF BLOCK / 2' FENCE)	993 L.F.
	WALL COLUMN	82
	ENTRY MONUMENT	1

NOTES

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WALLS & SIGNAGE



CHARACTER IMAGES





RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council subject to Stipulations 'A' – 'C'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 1, 2019

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Surprise Center Development Company Update On the City Center Master Plan.

Motion:

No motion. The presentation is for discussion purposes only.

Background:

The one-square mile City Center opportunity is located at the center of the City of Surprises and allows for many mixed use development opportunities.

Objective Analysis:

Policy Compliant:

Financial Impact:

The presentation is for discussion purposes only. No financial impact.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. P and Z Discussion August 1st
-

Surprise Center Development Company, LLC

Surprise Downtown Master Planning
Planning and Zoning Commission Discussion
August 1, 2019

Introduction

- * Origins of the Process
- * RFQ
- * RFP
 - * Norris Design

Public Outreach

- * 12 different opportunities for public interaction
- * 3 more meetings proposed
- * Students, residents, businesses, staff
- * Access to my email and phone number

Key Development Philosophy

- * Downtown as a thriving, adapting, vibrant place
- * Timeless
- * Streets and Open Spaces defining the experience
- * Retail, Residential, Medical, Professional Office, Recreation, Entertainment, Arts, Public Spaces
- * Market Driven
 - * Must be Feasible
- * Multi-Phase
 - * Long term perspective is critical

What is a Master Plan?

- * A plan identifying key elements of an area
- * General in nature, with focus on possible land use, transportation, open space, public and community facilities.
- * Design elements
- * Theming
- * Focus on streets

End Result

- * Updated plan to be used by the Surprise Center Development Company
- * Marketing material for the benefit of SCDC and the City of Surprise
- * A revised framework for project discussion
- * Graphics communicating concepts

What it isn't...

- * Zoning
- * Unchangeable
- * Inflexible

Highlights of Community Feedback

- * Visual Preference Survey
- * Questionnaires
- * Table work
- * Common Elements

Highlights of Community Feedback

- * Shade, walkability, water, oasis, restaurants, Saturday market, stuff to do, unique businesses, sense of history, preserve views, regional destination, art walk, amphitheater, river walk, boat rides, tourism, entertainment, small town feel, museums, green spaces, healthy lifestyle, colorful, farmers market, safe, good for families, unique architecture, trails, roses, night life, shopping, amusement park, skate park, water park, classy, JOBS, “lit” rec center, bars, live music venues, lights, fun, outdoor living, lots of parking, parking garages, seating areas, quiet spaces, wine bar, creeks, senior housing, condos, townhomes, cool houses, college town feel, carousel, meeting places, grow up/grow old, people oriented activities, upscale, lofts...

Favorite Images



Least Favorite Images



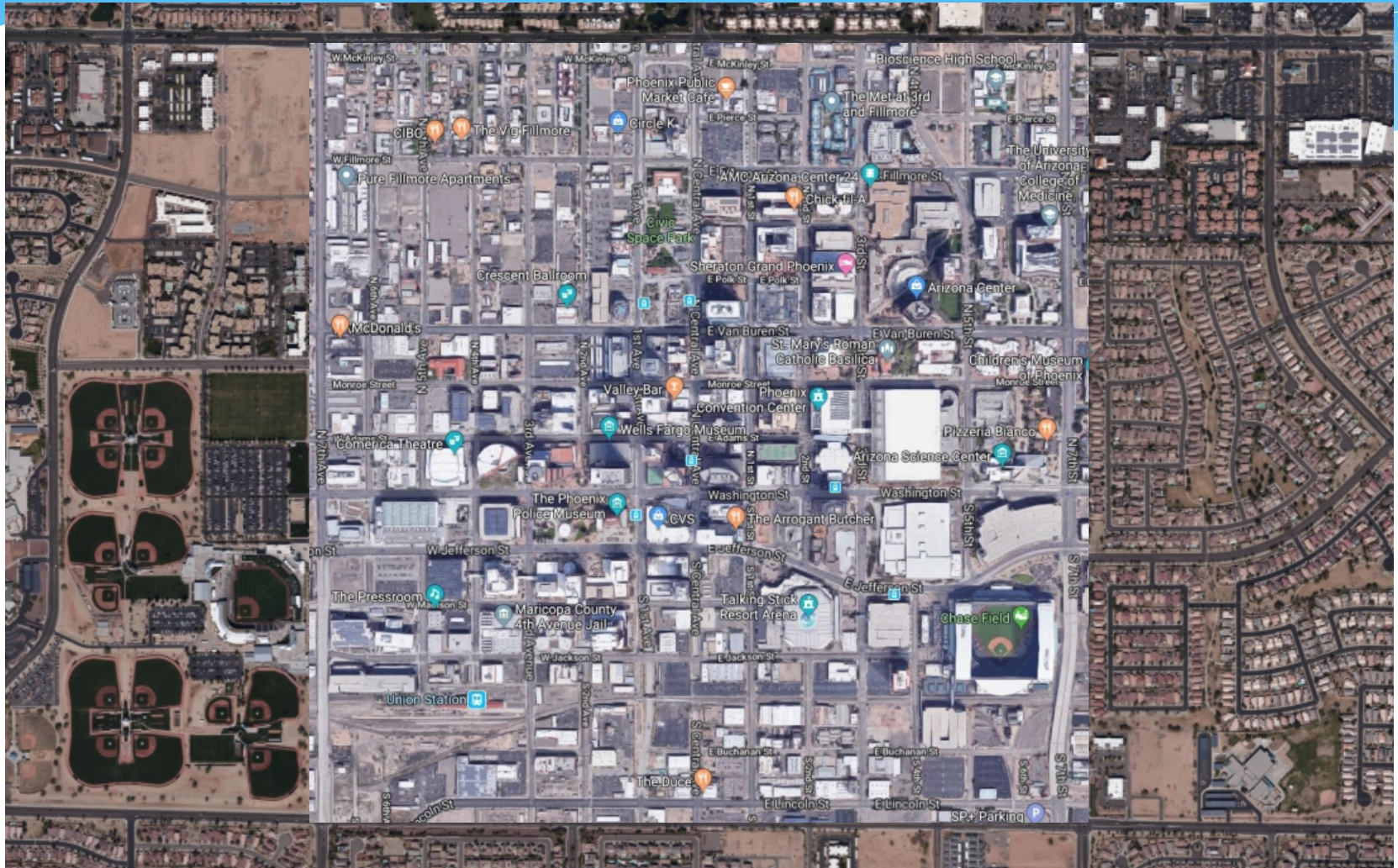
How Do We Address These Things?

- * Walkability, shade, green spaces, healthy lifestyles, quiet spaces, meeting places, amphitheaters, water, lakes...
- * Jobs
- * Restaurants, live music, unique shopping, architecture, condos, lofts....

Primary Planning Concepts

- * Streets for Connectivity and Open Space
- * Walkability Everywhere
- * Centrally located Open Spaces – Active and Passive
- * View Corridors
- * Visual Terminus
- * Integrated Uses

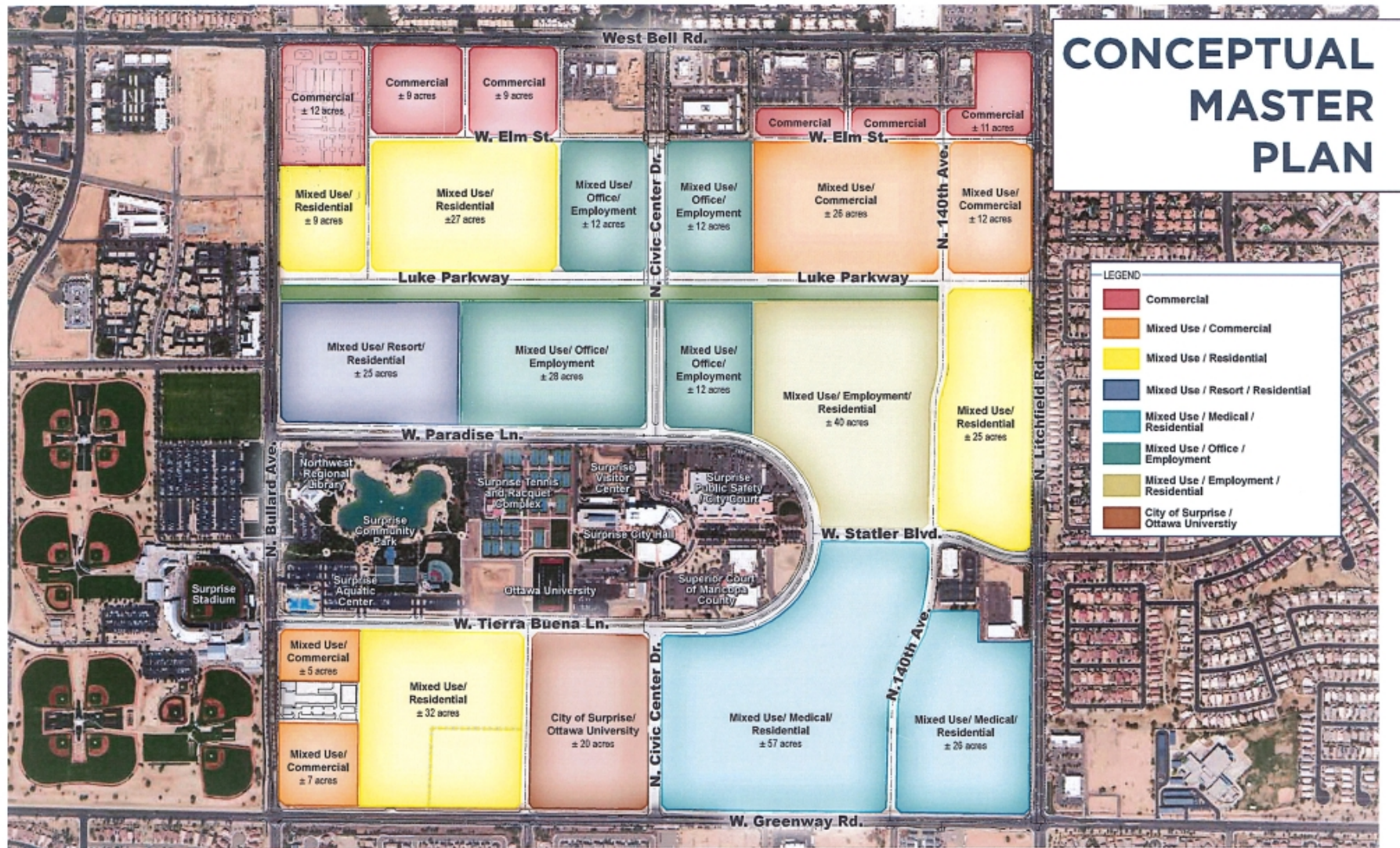
Context



The Book

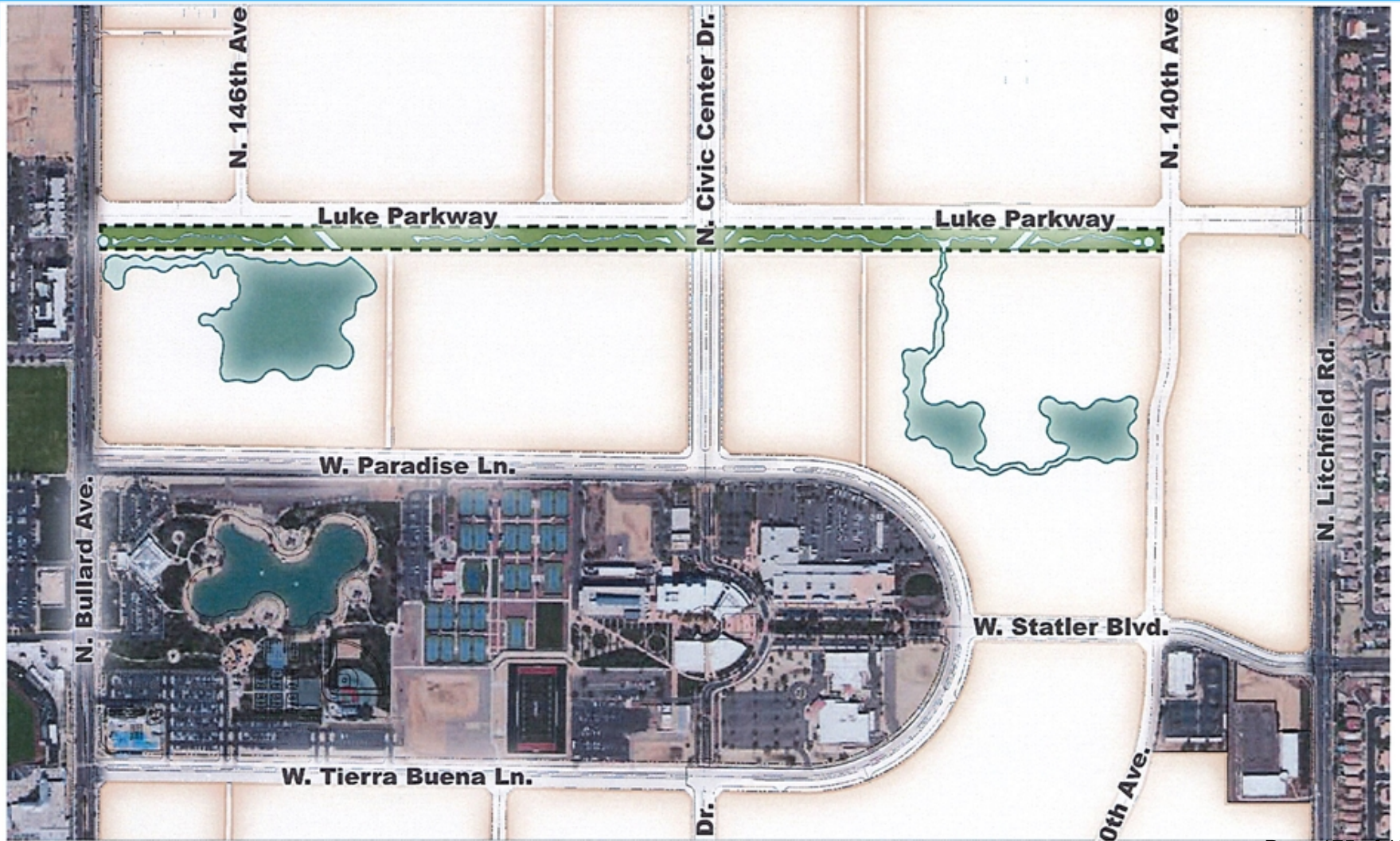
- * A quick look at progress
- * Streets
- * Water
- * Open Spaces

Master Plan



DRAFT

Water Concept



NWC Concept



NORTHWEST CORNER

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Contact

- * Scott Phillips – 623.308.0633
- * sphillips@carefreepartners.com



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 1, 2019

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Chair.

Motion:

I move to nominate (nominees name here) for the position of Chair for the Planning and Zoning Commission.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

No financial impact.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Selection of Chair and Vice Chair (8-1-19)
-

Memorandum

To: Planning and Zoning Commissioners
From: Chris Boyd, Acting Director
Date: August 1, 2019
Re: Selection of Chair and Vice Chair

Introduction

The Planning and Zoning Commission members have the responsibility to elect a Chair and Vice Chair to preside over the meetings as indicated in the Surprise City Code Section 2-295 – Bylaws.

Please be prepared to discuss your interest and qualifications. Action will be taken during the August 1, 2019 meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



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Council Meeting Date: August 1, 2019

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ENF

Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Vice Chair.

Motion:

I nominate (nominees name here) for the position of Vice Chair for the Planning and Zoning Commission.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

No financial impact.

Budget Impact:

FTE Impact:

ATTACHMENTS:

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-

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Selection of a Chair and Vice Chair