



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, October 3, 2024 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|---|---|
| 1. | Internal | Consideration and action to approve or disapprove the September 19, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Renee Puig-Hink
Community
Development |
|----|----------|---|---|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "North Copper Canyon Village Parcel 2B", date received July 30, 2024, a property generally located east of Pinnacle Peak Road and 175 th Avenue. Case FS23-0993. | TANNER WESSEL
Community
Development |
|----|------------|--|---|

- G. Other Business and Future Agenda Items

- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

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

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

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, September 26th, 2024 @ 10:00 AM

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 & Zoning Commission

Council Meeting Date: October 3, 2024 Contact Person: Renee Puig-Hink
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the September 19, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the September 19, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 09-19-2024 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 19, 2024 / 6:00 PM

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

CALL TO ORDER.

Chair Holland called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on September 19, 2024.

A. ROLL CALL

In attendance were, Commissioner Kevin Perry, Commissioner Anthony Spata, Commissioner Jay Leonard, Chair Jared Holland, Vice Chair Ken Chapman, and Commissioner Dennis Bash. Commissioner Matthew Keating had an excused absence.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Trevor Fleetham, Planning Manager; Jani Wertin, Planner II; Alyssa Lester, Project Coordinator; and Renee Puig-Hink, Administrative Specialist Senior.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

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

Dan Stetson, Buckeye, AZ – Online comment submission form was read into the record. The comment form discussed the number of car washes in Surprise.

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the September 5, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Leonard made a motion to approve the September 5, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to a Conditional Use Permit (CUP) with Site Plan for a day care and preschool facility on a vacant 2.18 acres parcel located near the northeast corner of 137th Avenue and Waddell Road. Case# FS24-0140.

Trever Fleetham, Planning Manager, presented item 2 to the Commission.

Chair Holland opened the public hearing.

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

The Commission discussed the following:

- Luke Air Force noise contour lines
- Luke Air Force high density letter
- Distinction between preschool and kindergarten
- Grandfathered use
- Distraction of instruction or harm from noise
- Flight mishaps

Commissioner Leonard made a motion to approve the Conditional Use Permit with Site Plan for Primrose School, Case FS24-0140, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor. Commissioner Spata abstained.

Item 3 – District 1 – Consideration and action pertaining to a rezone of approximately 10 acres from Rural Residential (RR) to Residential Medium Density (R-2) on a vacant parcel, generally located east of the northeast corner of Sun Valley Parkway and 219th Avenue. FS24-0120.

Jani Wertin, Planner II, presented item 3 to the Commission.

Jeff Blillie representative for the applicant presented additional information to the Commission.

Chair Holland opened the public hearing.

Alex Christ, Surprise, AZ – Expressed a desire to keep the land rural residential.

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

The Commission discussed the following:

- Density
- Amenities
- Coordination with Ana Mandara PAD

Commissioner Leonard moved to recommend approval of the rezone for Mandara Ten, Case FS24-0120, subject to stipulations ‘a’ and ‘b’ as outlined in the staff report. Vice Chair Chapman seconded the motion. Motion passed with 5 votes in favor. Chair Holland voted against.

Item 4 – District 5 – Consideration and action pertaining to a rezone from Rural Residential (RR) to Light Industrial (I-1) for approximately 0.65 acres generally located west of Litchfield Road and north of Waddell Road. Case FS24-1017.

Trever Fleetham, Planning Manager, presented item 4 to the Commission.

Chair Holland opened the public hearing.

Alex Christ, Surprise, AZ – Expressed concern with noise pollution from the access way.

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

The Commission discussed the following:

- Access way
- City or county zoned
- Annexed parcel

Commissioner Perry moved to recommend approval of the proposed Head Right Rezone, case FS24-1017, to the City Council subject to stipulations ‘a’ and ‘b’ as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:53 pm.

Jared Holland
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Renee Puig-Hink, Secretary

DATE: _____



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: October 3, 2024 Contact Person: TANNER WESSEL
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to the Preliminary Plat entitled “North Copper Canyon Village Parcel 2B”, date received July 30, 2024, a property generally located east of Pinnacle Peak Road and 175th Avenue. Case FS23-0993.

Motion:

Motion to approve/deny the Preliminary Plat entitled “North Copper Canyon Village Parcel 2B”, date received July 30, 2024, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report.

Background:

Brendan Harney with Courtland Homes Inc. seeks approval of a Preliminary Plat for North Copper Canyon Parcel 2B. The proposed Preliminary Plat contemplates 422 single-family lots over approximately 76.23 gross acres, for a gross density of 5.54 DU/AC.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS23-0993 North Copper Canyon Village Parcel 2B - Preliminary Plat - Staff Report
2. 01-FS23-0993 North Copper Canyon Village Parcel 2B - Preliminary Plat - Vicinity Map
3. 02-FS23-0993 North Copper Canyon Village Parcel 2B - Preliminary Plat - Zoning Map
4. 03-FS23-0993 North Copper Canyon Village Parcel 2B - Preliminary Plat - Preliminary Plat

5. 04-FS23-0993 North Copper Canyon Village Parcel 2B - Preliminary Plat - Preliminary Landscape Plans
 6. 05-FS23-0993 North Copper Canyon Village Parcel 2B - Preliminary Plat - Luke AFB Letter
 7. FS23-0993 North Copper Canyon Village Parcel 2B - Preliminary Plat - PowerPoint
-

PRELIMINARY PLAT

REPORT TO THE PLANNING & ZONING COMMISSION

Case: FS23-0993

Project Name: North Copper Canyon Village Parcel 2B – Preliminary Plat

Council District: 1 - Acacia

City Council Date: October 3, 2024

Planner: Tanner Wessel, Planner II

Owner: Courtland Homes Inc.

Applicant: Brendan Harney of Courtland Homes Inc.

Request: Preliminary Plat for Parcel 2B of the North Cooper Canyon development, a 422-lot residential subdivision

Site Location: Generally located east of Pinnacle Peak Road and 175th Avenue.

Site Size: 76.23 gross acres (approx.)

Gross Density: 5.54 DU/AC

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

Findings:

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

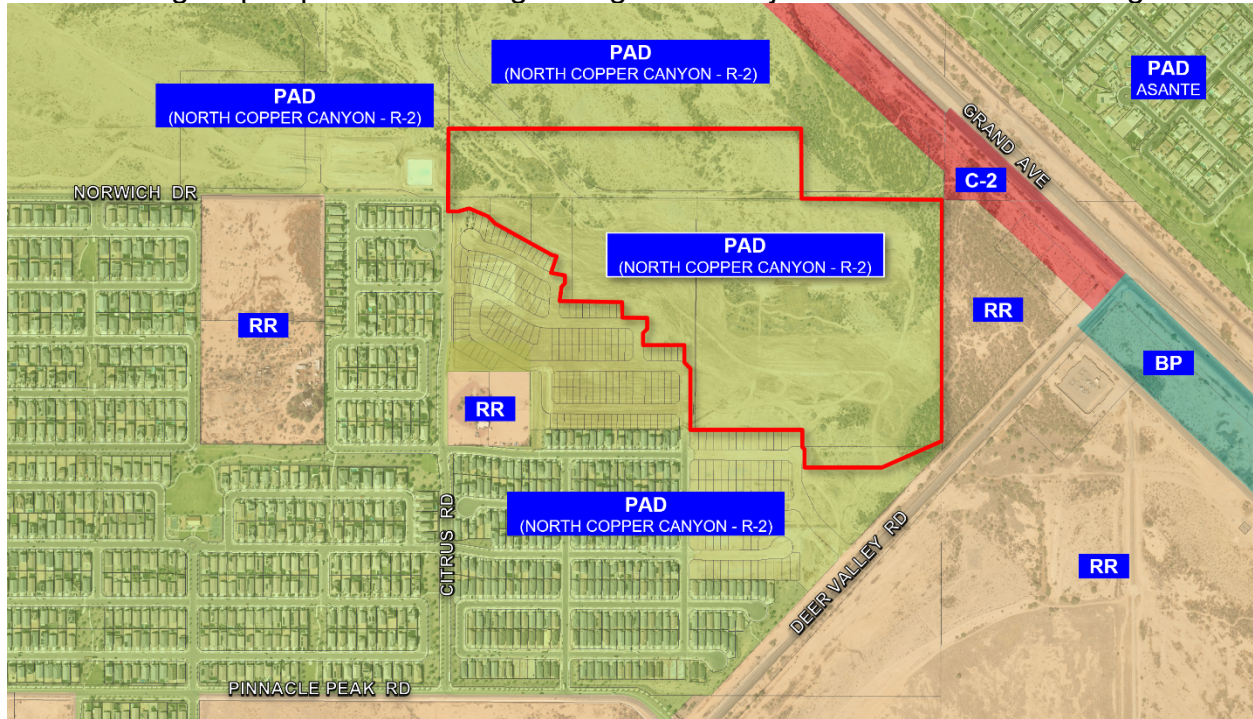
Alternative Actions: **Approve** – Approval of the proposed Preliminary Plat will allow the applicant the ability to subdivide the property as proposed.
Deny – Denial of the requested Preliminary Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

Brendan Harney of Courtland Homes Inc. seeks approval of a Preliminary Plat for Parcel 2B within the North Copper Canyon Planned Area Development (PAD). The proposed Preliminary Plat contemplates 422 single-family lots over approximately 76.23 gross acres for a gross density of 5.54 DU/AC. The proposed subdivision will integrate into the larger North Copper Canyon community.

SURROUNDING LAND ZONING:

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



Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Community Commercial (C-2)
Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Rural Residential (RR)
Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Rural Residential (RR)

BACKGROUND:

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

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

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

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

November 15, 2023: The applicant filed a request for a Preliminary Plat for Parcel 2B under Case FS23-0993, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a Preliminary Plat for Parcel 2B within the North Copper Canyon PAD. In April 2023, a PAD amendment (case FS22-1245) was approved and redesignated parcel 2B as medium-density residential (R-2). The parcel is required to comply with the R-2 PAD development standards as outlined in the PAD amendment. The proposed lots are a minimum of 35-feet wide and 86-feet in depth. The proposed Preliminary Plat facilitates the creation and ultimate development of 422 single-family lots over approximately 76.23 gross acres having a gross density of 5.54 DU/AC. The lots included with this plat meet or exceed the minimum lot area width requirements outlined within the North Copper Canyon PAD. A summary of the prescribed development standards is provided below:

North Copper Canyon – R-2 PAD Development Standards	
Minimum Area	3,000 SF
Minimum Width	35'
Minimum Depth	80'
Front	12' living area or side load garage 18.5' for front load garage ***
Side	Determined at Preliminary Plat
Street Side	10' **
Rear	10' Living 5' Garage 3' Rear Loaded Garage
Rear Adjacent to Arterial Street	15' Living 10' Garage
Distance Between House	0' attached 6' detached
Building Height	30'
*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback	
**Setback includes adjacent landscape tract	
***Front facing garage setback shall maintain 20' measured from back of sidewalk to garage for Front Load Garage product.	

Access

Access to Parcel 2B is provided from Parcel 1.3 to the south via 172nd Avenue. An additional point of access is provided to 175th Avenue near the northwest corner of the site. Both 172nd Avenue and 175th Avenue connect to the overall North Copper Canyon development as well as Grand Avenue via Deer Valley Road and Norwich Drive.

Open Space & Landscaping

There is a total of approximately 18.26 acres of open space within Parcel 2B. Approximately 23.6% of the total open space provided is designated as active open space. An amenity site is provided adjacent to Lots 273-280. This amenity site includes pickleball courts, ramadas, and both a large and small dog park. A 6-foot concrete east-west pedestrian path is also provided through the center of Parcel 2B allowing recreational connectivity from 172nd Avenue to 175th Avenue. Residents within Parcel 2B will have access to the amenity sites located throughout the North Copper Canyon development. These amenity sites include a community pool, dog parks, tot lots, basketball courts, and ramadas. The proposed landscape incorporates native and low water use plants, as required by the city, and is consistent with the overall North Copper Canyon Development.

Walls

The proposed walls are consistent with the rest of the North Copper Canyon community. The Primary Theme Wall consists of 6"x8" single score CMU block with an 8"x8" split face cap. Partial View Fence are also proposed throughout Parcel 2B and consist of a 1'-4" wrought iron fence atop a 4-foot 6"x8" single score CMU block wall.

UTILITY AND SERVICES TABLE:

Water	Beardsley Water Company
Wastewater	City of Surprise
Electric	Arizona Public Service
Gas	Southwest Gas
School District	Dysart Unified School District

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 5.54 DU/AC the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however the site is integral to the larger North Copper Canyon project, which is approved for an overall density of 4.1 DU/AC and meets the guidance offered by the GDC.

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

REVIEWING AGENCIES:

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

SUMMARY:

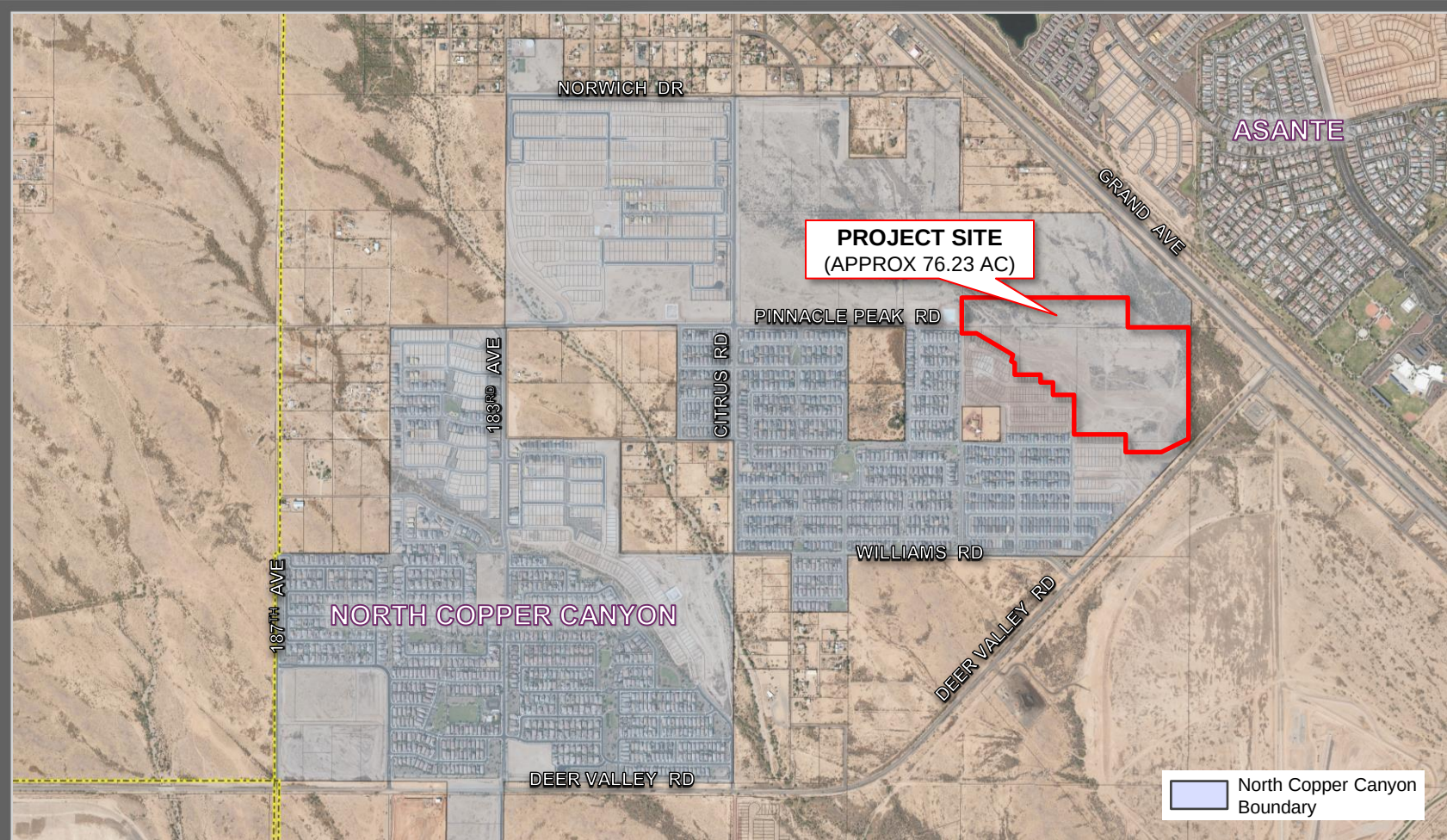
The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents.

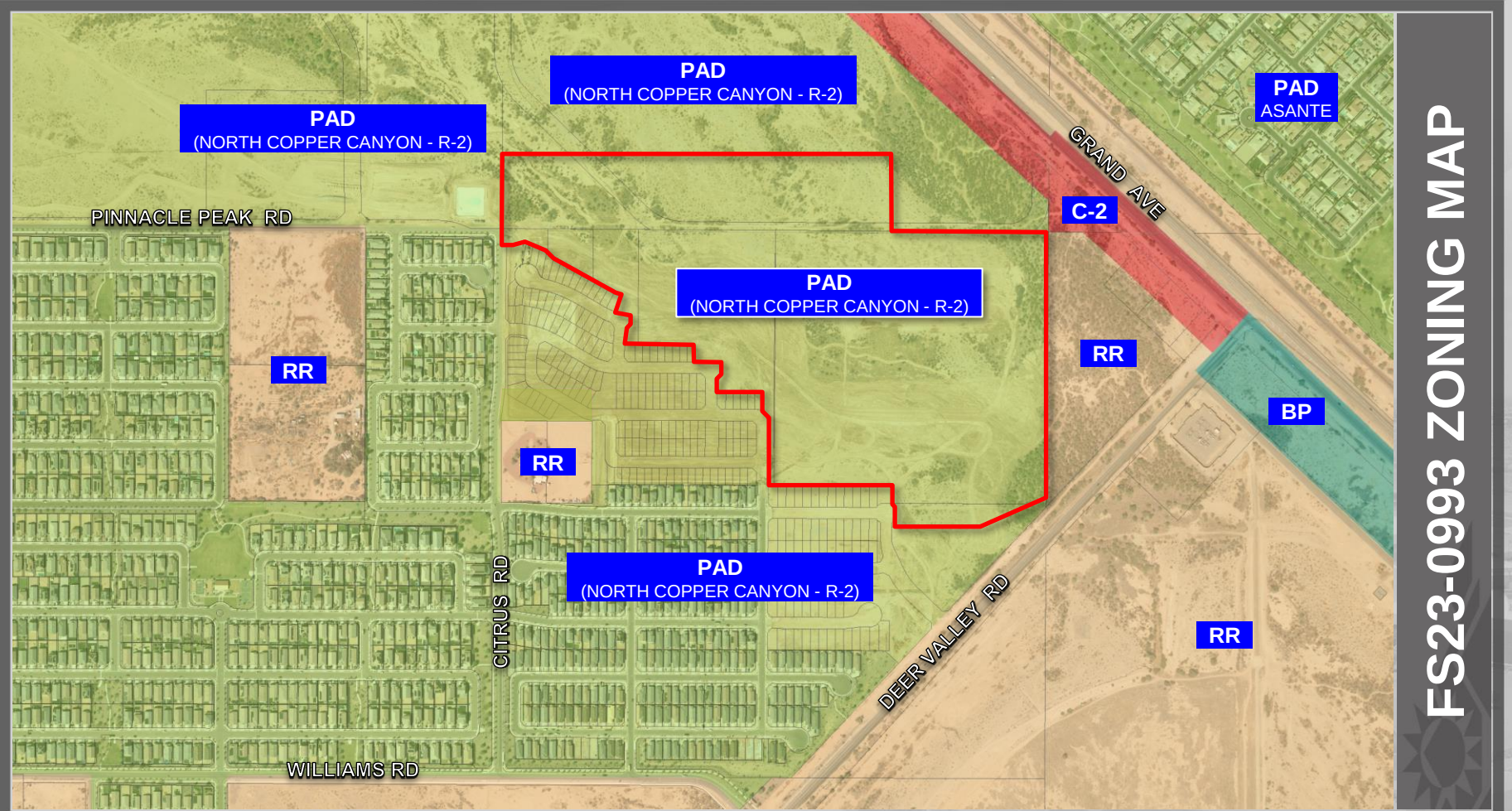
FINDINGS:

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

ATTACHMENTS:

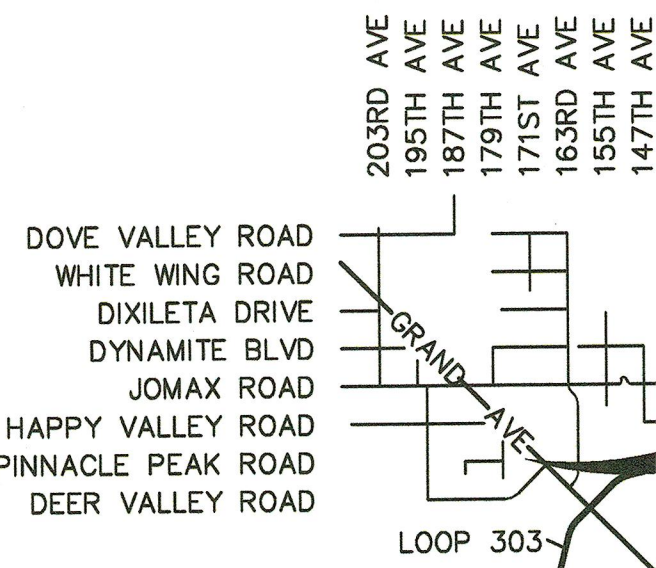
01 Vicinity Map
02 Zoning Map
03 Preliminary Plat
04 Preliminary Landscape Plans
05 Luke AFB Letter
PPT





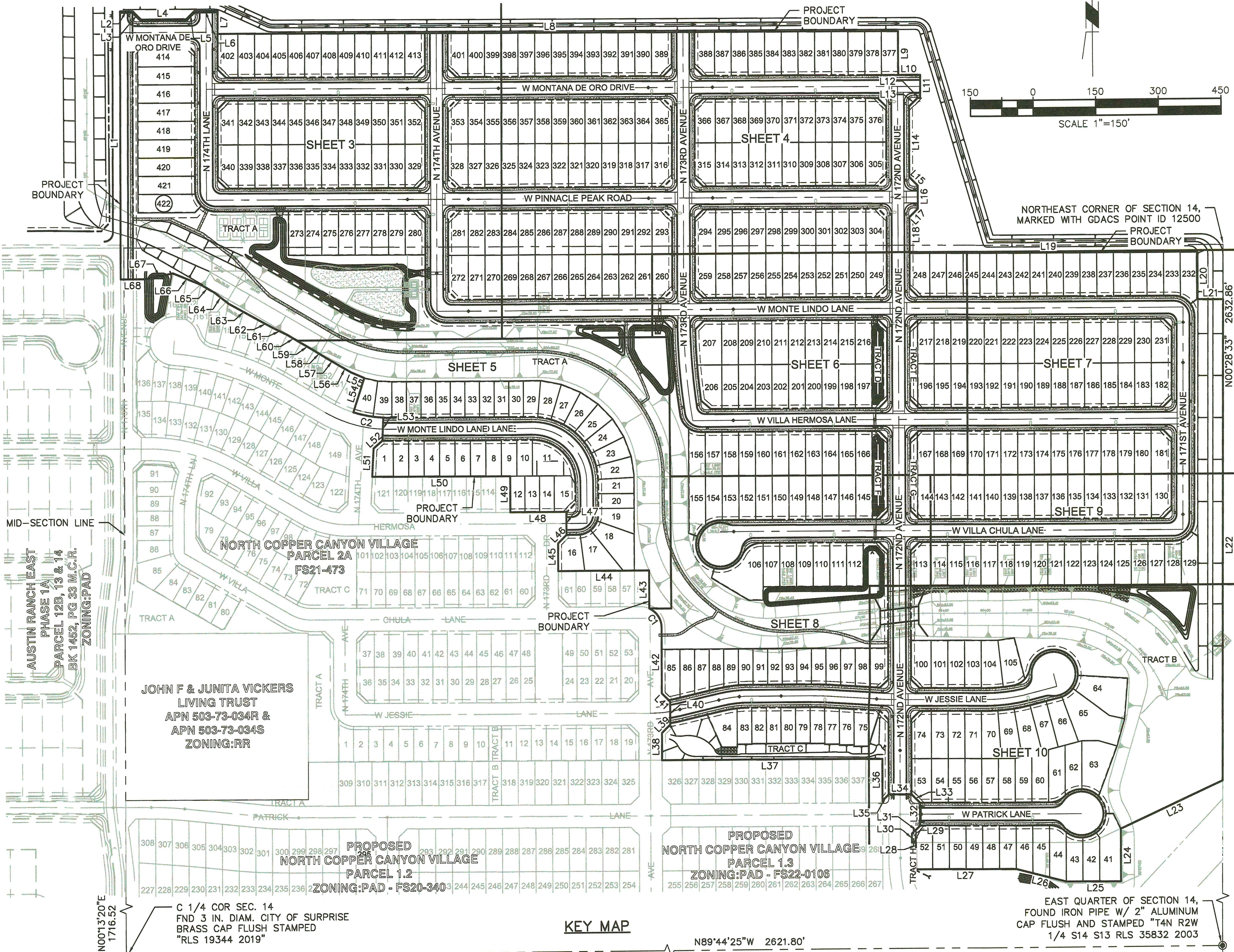
FS23-0993 ZONING MAP

PRELIMINARY PLAT
FOR
NORTH COPPER CANYON VILLAGE PARCEL 2B
AT
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,
AND A PORTION THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
1"=2000'

LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	65°28'09"	50.00	57.13	32.14
C2	15°21'53"	272.50	73.07	36.76
L1	N0°17'58"E	---	640.36	---
L2	S89°41'26"E	---	30.00	---
L3	S44°41'30"E	---	28.28	---
L4	S89°41'33"E	---	108.75	---
L5	N45°18'27"E	---	28.28	---
L6	S89°41'33"E	---	55.00	---
L7	S0°18'27"W	---	55.24	---
L8	S89°41'48"E	---	1630.75	---
L9	S0°18'12"W	---	105.00	---
L10	S89°41'48"E	---	52.41	---
L11	S0°18'12"W	---	55.00	---
L12	N89°41'48"W	---	6.64	---
L13	S45°15'46"W	---	28.26	---
L14	S0°13'20"W	---	170.00	---
L15	S44°44'14"E	---	28.30	---
L16	S0°13'20"W	---	55.00	---
L17	S45°15'46"W	---	28.26	---
L18	S0°13'20"W	---	85.92	---
L19	S89°46'40"E	---	688.07	---
L20	S0°13'20"W	---	113.90	---
L21	S89°31'27"E	---	61.99	---
L22	S0°28'33"W	---	1148.11	---
L23	S65°15'46"W	---	269.38	---
L24	S0°13'20"W	---	126.85	---
L25	N89°40'14"W	---	131.00	---
L26	N75°26'59"W	---	123.85	---
L27	N89°46'40"W	---	240.00	---
L28	N0°13'20"E	---	63.72	---
L29	N89°38'25"W	---	9.74	---
L30	N0°13'20"E	---	21.25	---
L31	N45°13'20"E	---	28.28	---
L32	N0°13'20"E	---	55.00	---
L33	N44°46'40"W	---	28.28	---
L34	N89°46'40"W	---	55.00	---
L35	S45°13'20"W	---	20.88	---
L36	N0°13'20"E	---	99.76	---
L37	N89°46'40"W	---	528.00	---
L38	N0°13'20"E	---	65.00	---
L39	N45°13'20"E	---	28.28	---
L40	N0°13'20"E	---	55.00	---
L41	N44°46'40"W	---	28.28	---
L42	N0°13'20"E	---	157.00	---
L43	N0°13'20"E	---	90.51	---
L44	N89°46'40"W	---	218.00	---
L45	N0°13'20"E	---	66.00	---
L46	N45°13'19"E	---	28.28	---
L47	N0°13'20"E	---	55.00	---
L48	N89°46'40"W	---	133.97	---
L49	N0°13'20"E	---	86.00	---
L50	N89°46'40"W	---	330.40	---



LINE/CURVE DATA TABLE				
L51	N3°13'20"E	---	67.89	---
L52	N48°49'49"E	---	27.98	---
L53	N2°41'19"E	---	55.00	---
L54	N18°03'12"E	---	86.04	---
L55	N66°50'14"W	---	33.21	---
L56	N59°51'06"W	---	34.64	---

LINE/CURVE DATA TABLE				
L57	N59°35'14"W	---	35.00	---
L58	N58°11'21"W	---	35.01	---
L59	N59°30'21"W	---	35.87	---
L60	N58°50'15"W	---	38.70	---
L61	N63°32'07"W	---	38.74	---
L62	N61°14'02"W	---	39.16	---

LINE/CURVE DATA TABLE				
L63	N60°45'32"W	---	80.61	---
L64	N51°54'55"W	---	44.31	---
L65	N58°32'33"W	---	37.31	---
L66	N67°23'50"W	---	71.41	---
L67	S78°59'04"W	---	68.91	---
L68	N89°46'40"W	---	58.00	---

UTILITY COMPANIES

GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE/CATV	CENTURYLINK/COX COMMUNICATIONS
WATER	LIBERTY UTILITIES CORPORATION
SEWER	CITY OF SURPRISE

OWNER/DEVELOPER

COURTLAND HOMES, INC.
CONTACT: HANS KOPPENHOEFER
4160 WEST KITTY HAWK
CHANDLER, ARIZONA 85226
PHONE (480) 977-7575

ENGINEER

STANTEC, INC.
DANIEL J. POTTINGER, P.E.
3133 WEST FRYE ROAD, SUITE 300
CHANDLER, ARIZONA 85226-5155
PHONE (602) 977-8000

SURVEYOR

T2
KENNETH CONVERSE, R.L.S.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, ARIZONA 85027
PHONE (602) 977-8000

SHEET INDEX

- COVER SHEET
- NOTES & DETAILS
- PRELIMINARY PLAT
- PRELIMINARY PLAT & LOT TABLE
- PRELIMINARY PLAT

SITE AREA

3,321,642 SF (76.25 A.C.)

BENCH MARK

NGS POINT #4401
CITY OF SURPRISE POINT "4HD1"-"1999"
ELEVATION=1393.41 (NAVD 88)
ELEVATION=1393.22 (NAVD 88) (PROJECT DATUM)
DIFFERENCE =0.19'

STAINLESS STEEL ROD LOCATED APPROX. 95' NORTH OF THE DEER VALLEY RD CENTERLINE, AND APPROX. 2.5 MI. WEST OF US 60 (GRAND AVE).

BASIS OF BEARING

BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND ARE EXPRESSED IN TERMS OF GRID NORTH OF THE ARIZONA COORDINATE SYSTEM 1983 (1992) (ACS83-92) CENTRAL ZONE, DETERMINED LOCALLY BY THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, G&SRM, HAVING A BEARING OF NORTH 00 DEGREES 28 MINUTES 33 SECONDS EAST. THIS LINE IS DEFINED BY THE EAST 1/4 CORNER OF SECTION 14 MONUMENTED WITH AN IRON PIPE WITH 2 INCH DIAMETER MARICOPA COUNTY ALUMINUM CAP SET FLUSH AND STAMPED "T4N R2W 1/4 S14 S13 RLS 35832 2003". AND THE NORTHEAST CORNER OF SECTION 14 MARKED WITH GDACS POINT ID 12500.

FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND

- 8"W PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- 8"S PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- EX 8"W EXISTING WATER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EX 8"S EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING CONTOURS
- VNAE VEHICLE NON-ACCESS EASEMENT
- PARCEL BOUNDARY
- STREET DRAINAGE
- PROPOSED SEWER FLOW
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- * SCUPPER OR CATCH BASIN LOCATION
- STORM DRAIN PIPE



PRELIMINARY PLAT
NORTH COPPER CANYON VILLAGE PARCEL 2B
COURTLAND HOMES, INC
SURPRISE, AZ

#	DATE	DESCRIPTION
1	10-24-23	ADD RETAINING WALL & STORM DRAIN
DATE JAN/2024		
DRAWN LRP		
DESIGNED TTT		
CHECKED DJP		
PROJECT # 1238200479		
SHEET TITLE COVER SHEET		
SHEET NUMBER 1		
OF 10 SHEETS		

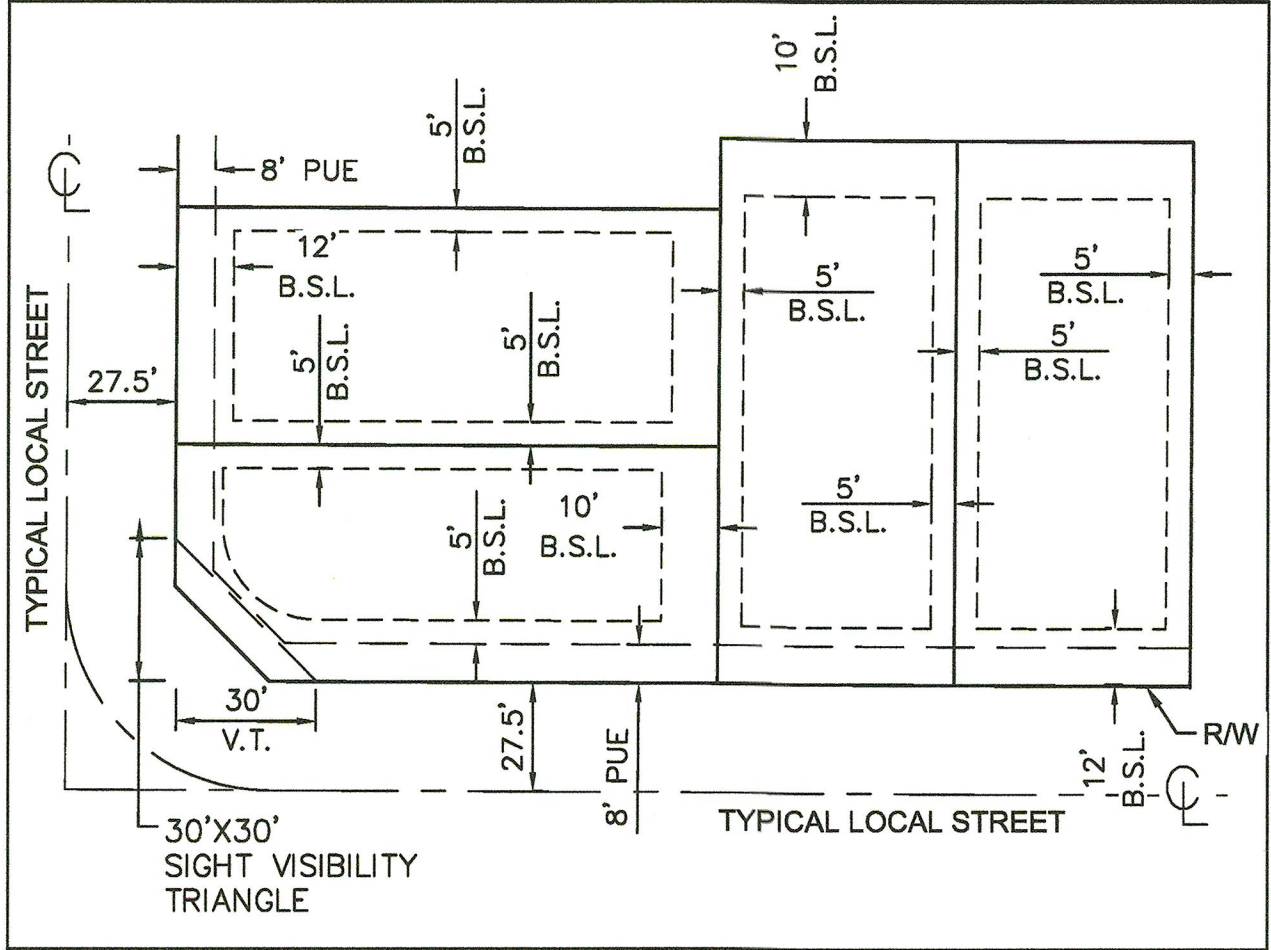


LOT SIZE SUMMARY

CATEGORY	MINIMUM LOT SIZE	LOT YIELD
MDR	35' X 86'	65 UNIT
MDR	40' X 105'	357 UNITS

DEVELOPMENT STANDARDS

LOT CATEGORY	MDR
MINIMUM LOT WIDTH	35'
FRONT SETBACK	12' FOR LIVING AREA, 18.5' FOR FRONT LOAD GARAGE
SIDE SETBACK	5'/5'
CORNER SIDE SETBACK	10' FROM RIGHT-OF-WAY
REAR SETBACK	10' LIVING AREA, 5' GARAGE
MINIMUM LOT DEPTH	85'
REAR SETBACK (ADJACENT TO ARTERIAL)	20'



TYPICAL LOT DIMENSIONS & BUILDING SETBACK LINES

*18.5' FOR FRONT LOAD GARAGE, 12' FOR FRONT LIVING AREA

SITE SUMMARY TABLE

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	422
TOTAL NUMBER OF TRACTS	8
GROSS RESIDENTIAL DENSITY	5.54 DWELLING UNITS/ACRE
TOTAL GROSS ACRES	76.23
SMALLEST LOT SIZE	3,010 SF
LARGEST LOT SIZE	11,092 SF
AVERAGE LOT SIZE	4,282 SF

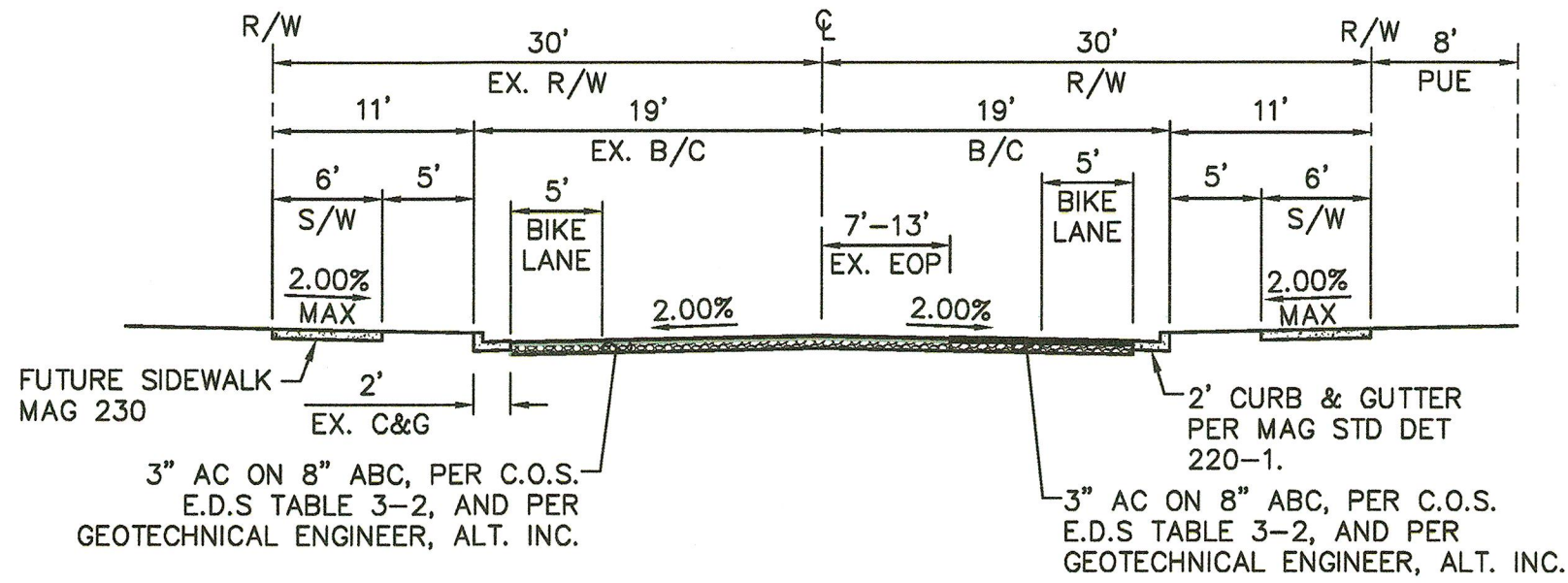
STREET, LOT, AND TRACT AREA		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	725,456	16.65
TOTAL AREA OF LOTS	1,850,502	42.48
TOTAL AREA OF TRACTS	725,765	16.66
175TH AVENUE	19,064	0.44
TOTAL GROSS AREA	3,320,787	76.23

OPEN SPACE TABLE

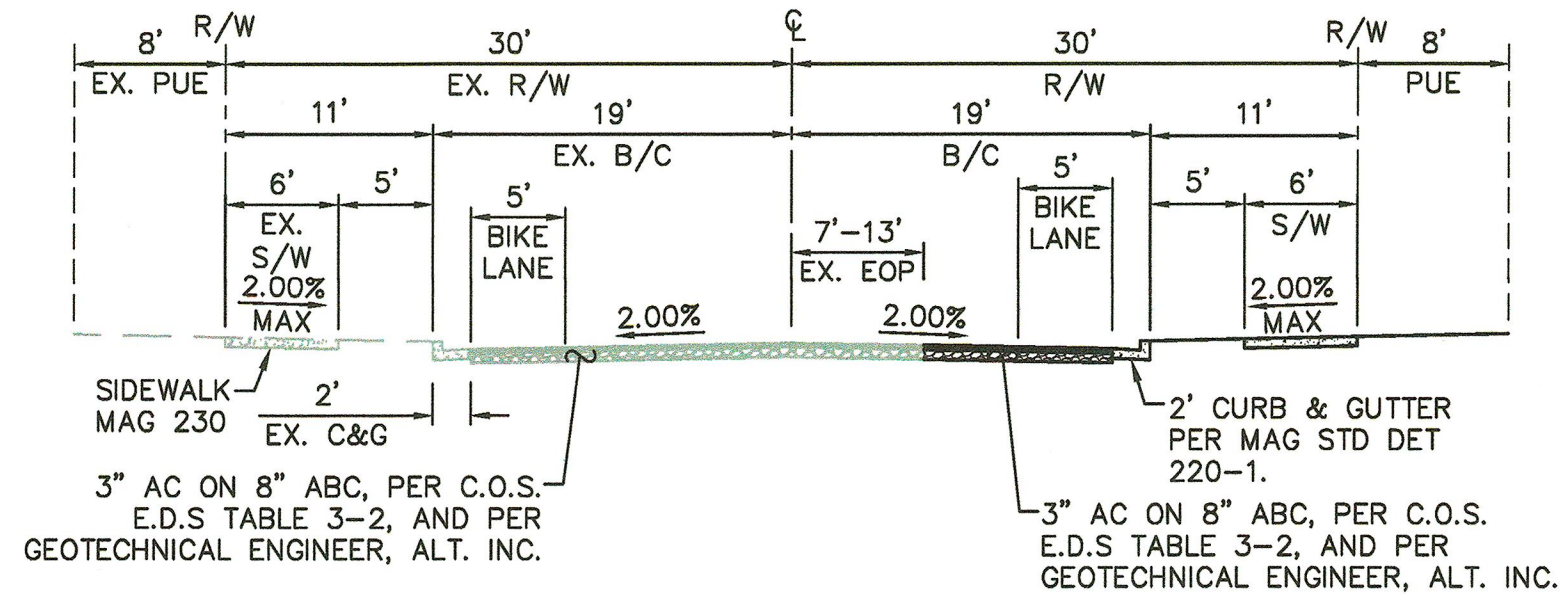
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	4.31	23.6%
PASSIVE	12.82	70.2
NATURAL	1.13	6.2%
TOTAL	18.26	100%

TRACT AREA TABLE

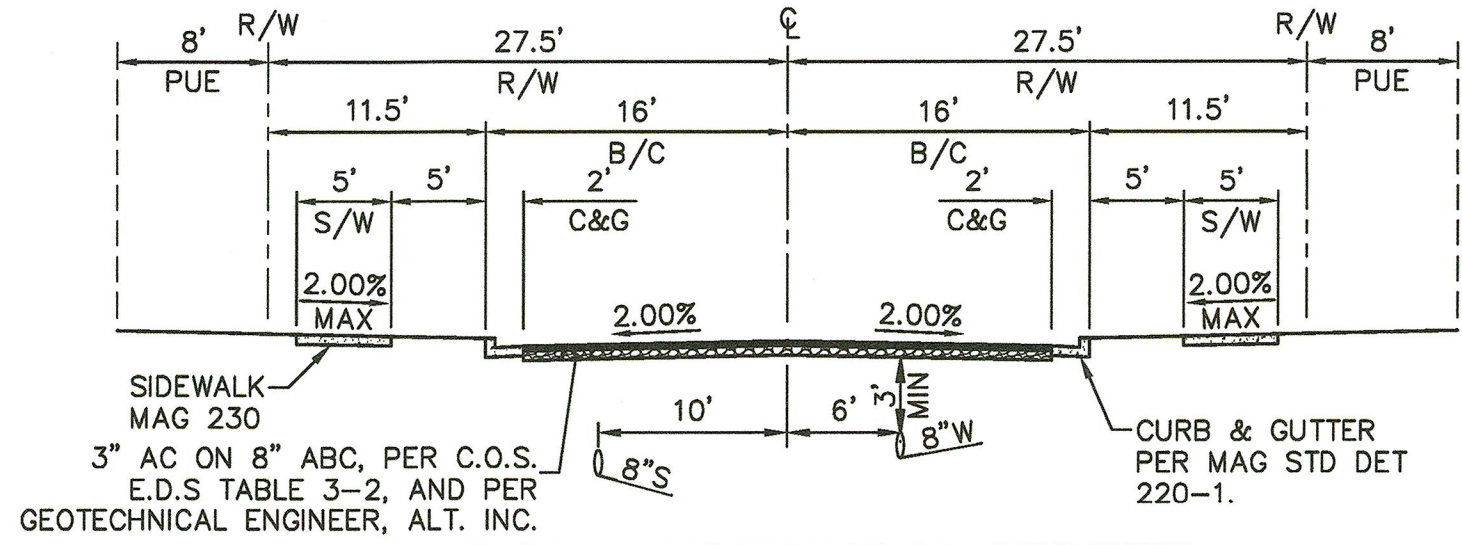
TRACT	SQARE FEET	ACREAGE	USAGE CATEGORY
A	416,468	9.56	ACTIVE: PATH, LANDSCAPING, DRAINAGE
B	257,667	5.92	ACTIVE: PATH, LANDSCAPING, DRAINAGE
C	30,467	0.70	PASSIVE: LANDSCAPING
D	7,207	0.21	PASSIVE: LANDSCAPING, DRAINAGE
E	3,367	0.08	PASSIVE: LANDSCAPING
F	7,207	0.17	PASSIVE: LANDSCAPING, DRAINAGE
G	3,127	0.07	PASSIVE: LANDSCAPING
H	255	0.00	PASSIVE: LANDSCAPING
TOTAL	725,765	16.66	



175TH AVENUE - NORTH OF PINNACLE PEAK



175TH AVENUE - SOUTH OF PINNACLE PEAK



TYPICAL RESIDENTIAL STREET

LEGAL DESCRIPTION

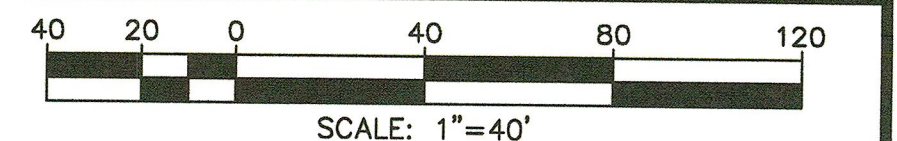
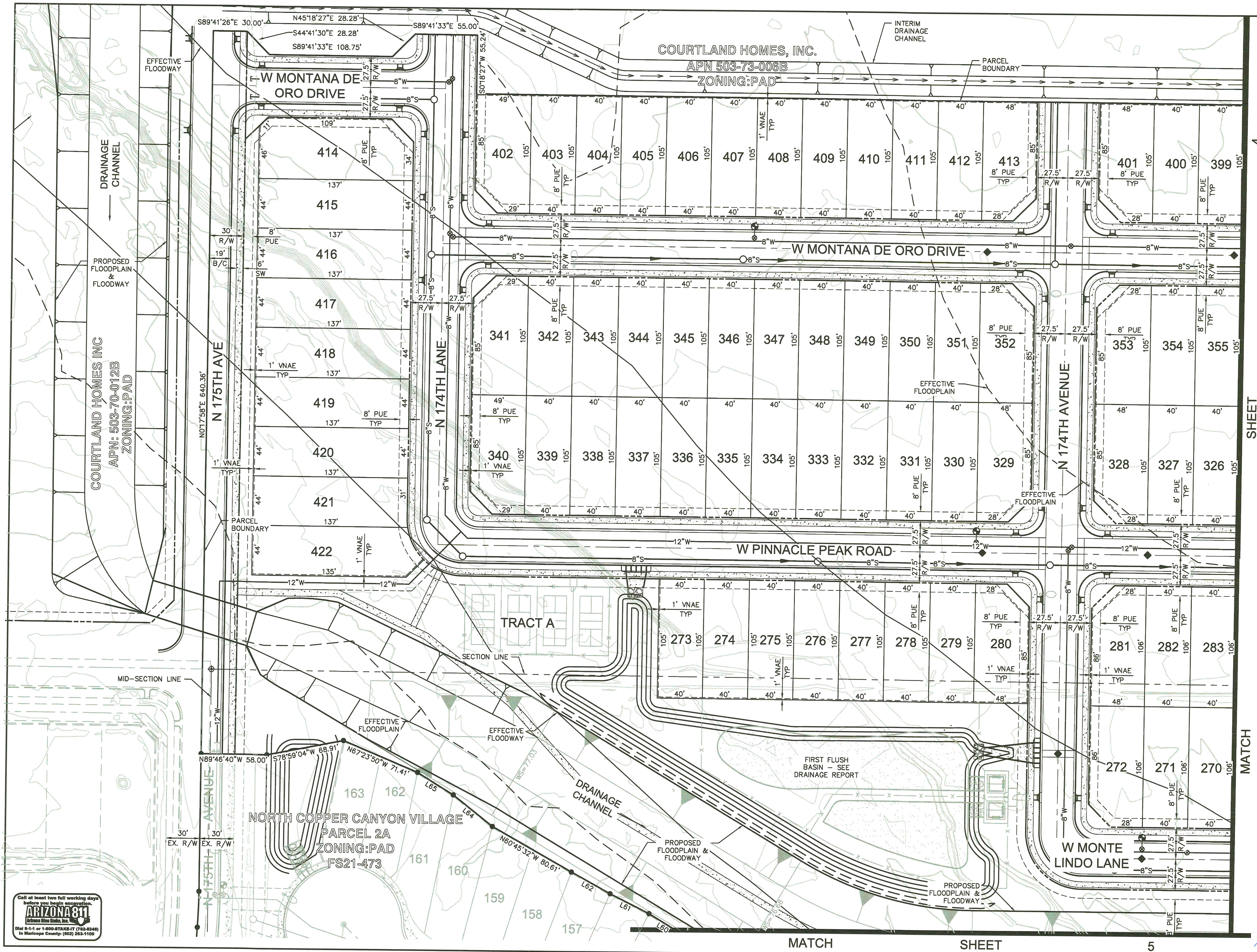
A PORTION OF LAND SITUATED IN SECTIONS 11 AND 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE WITH A 2"ALUMINUM CAP AT THE EAST QUARTER CORNER OF SAID SECTION 14, STAMPED "T4N R2W ¼ S14 S13 RLS 35832 2003", THENCE NORTH 89°44'25"WEST 2621.80 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, TO A 3 INCH BRASS CAP FLUSH STAMPED "RLS 19344 2019", SAID LINE BEING THE (BASIS OF BEARING), THENCE DEPARTING THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 00°13'20"EAST 2562.83 FEET, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, THENCE DEPARTING THE WEST LINE OF THE NORTHEAST QUARTER NORTH 89°46'40"WEST 8.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 13' 20" EAST, 74.60 FEET;
THENCE NORTH 00° 18' 34" EAST, 562.10 FEET;
THENCE SOUTH 89° 41' 26" EAST, 30.00 FEET;
THENCE SOUTH 44° 41' 30" EAST, 28.28 FEET;
THENCE SOUTH 89° 41' 33" EAST, 108.75 FEET;
THENCE NORTH 45° 18' 28" EAST, 28.28 FEET;
THENCE SOUTH 89° 41' 33" EAST, 55.00 FEET;
THENCE SOUTH 00° 18' 27" WEST, 51.59 FEET;
THENCE, SOUTH 89° 41' 48" EAST, 1630.75 FEET;
THENCE, SOUTH 00° 18' 12" WEST, 105.00 FEET;
THENCE, SOUTH 89° 41' 48" EAST, 52.41 FEET;
THENCE, SOUTH 00° 18' 12" WEST, 55.00 FEET;
THENCE, NORTH 89° 41' 48" WEST, 6.64 FEET;
THENCE, SOUTH 45° 15' 46" WEST, 28.26 FEET;
THENCE, SOUTH 00° 13' 20" WEST, 170.00 FEET;
THENCE, SOUTH 44° 44' 14" EAST, 28.30 FEET;
THENCE, SOUTH 00° 13' 20" WEST, 55.00 FEET;
THENCE, SOUTH 45° 15' 46" WEST, 28.26 FEET;
THENCE, SOUTH 00° 13' 20" WEST, 85.92 FEET;
THENCE, SOUTH 89° 46' 40" EAST, 688.07 FEET;
THENCE, SOUTH 00° 13' 20" WEST, 113.90 FEET;
THENCE, SOUTH 89° 31' 27" EAST, 61.99 FEET;
THENCE, SOUTH 00° 28' 33" WEST, 1148.11 FEET;
THENCE, SOUTH 65° 15' 46" WEST, 269.38 FEET;
THENCE, SOUTH 00° 13' 20" WEST, 126.85 FEET;
THENCE, NORTH 89° 40' 14" WEST, 131.00 FEET;
THENCE, NORTH 75° 26' 59" WEST, 123.85 FEET;
THENCE, NORTH 89° 46' 40" WEST, 240.00 FEET;
THENCE, NORTH 00° 13' 20" EAST, 63.72 FEET;
THENCE, NORTH 89° 38' 25" WEST, 9.74 FEET;
THENCE, NORTH 00° 13' 20" EAST, 21.25 FEET;
THENCE, NORTH 45° 13' 20" EAST, 28.28 FEET;
THENCE, NORTH 00° 13' 20" EAST, 55.00 FEET;
THENCE, SOUTH 45° 13' 20" WEST, 20.88 FEET;
THENCE, NORTH 00° 13' 20" EAST, 99.76 FEET;
THENCE, NORTH 89° 46' 40" WEST, 528.00 FEET;
THENCE, NORTH 00° 13' 20" EAST, 65.00 FEET;
THENCE, NORTH 45° 13' 20" EAST, 28.28 FEET;
THENCE, NORTH 00° 13' 20" EAST, 55.00 FEET;
THENCE, NORTH 44° 46' 40" WEST, 28.28 FEET;
THENCE, NORTH 00° 13' 20" EAST, 157.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS BEARING NORTH 89° 46' 40" WEST, 50.00 FEET;
THENCE ALONG SAID CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 65° 28' 09" AN ARC DISTANCE OF 57.13 FEET;
THENCE, NORTH 00° 13' 20" EAST, 90.51 FEET;
THENCE, NORTH 89° 46' 40" WEST, 218.00 FEET;
THENCE, NORTH 00° 13' 20" EAST, 66.00 FEET;
THENCE, NORTH 45° 13' 19" EAST, 28.28 FEET;
THENCE, NORTH 00° 13' 20" EAST, 55.00 FEET;
THENCE, NORTH 89° 46' 40" WEST, 133.97 FEET;
THENCE, NORTH 03° 13' 20" EAST, 86.00 FEET;
THENCE, NORTH 89° 46' 40" EAST, 330.40 FEET;
THENCE, NORTH 03° 13' 20" EAST, 67.89 FEET;
THENCE, NORTH 48° 49' 49" EAST, 27.98 FEET;
THENCE, NORTH 02° 41' 19" EAST, 55.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, HAVING A RADIUS BEARING NORTH 3° 13' 20" EAST, 272.50 FEET;
THENCE ALONG THE ARC OF SAID NON-TANGENTIAL CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 15° 21' 53", AN ARC DISTANCE OF 73.07 FEET;
THENCE, NORTH 18° 03' 12" EAST, 86.04 FEET;
THENCE, NORTH 66° 50' 14" WEST, 33.21 FEET;
THENCE, NORTH 59° 51' 06" WEST, 34.64 FEET;
THENCE, NORTH 59° 35' 14" WEST, 35.00 FEET;
THENCE, NORTH 58° 11' 21" WEST, 35.01 FEET;
THENCE, NORTH 59° 30' 21" WEST, 35.87 FEET;
THENCE, NORTH 58° 50' 15" WEST, 38.70 FEET;
THENCE, NORTH 63° 32' 07" WEST, 38.74 FEET;
THENCE, NORTH 61° 14' 02" WEST, 39.16 FEET;
THENCE, NORTH 60° 45' 32" WEST, 80.61 FEET;
THENCE, NORTH 51° 54' 55" WEST, 44.31 FEET;
THENCE, NORTH 58° 32' 33" WEST, 37.31 FEET;
THENCE, NORTH 67° 23' 50" WEST, 71.41 FEET;
THENCE, SOUTH 78° 59' 04" WEST, 68.91 FEET;
THENCE, NORTH 89° 46' 40" WEST, 58.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,320,787 SQUARE FEET OR 76.23 ACRES, MORE OR LESS.

NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				
NORTH COPPER CANYON VILLAGE PARCEL 2B PRELIMINARY PLAT				
PHOENIX 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 887-6100 www.stantec.com				
LAYOUT TTT				
DRAFTED LRP				
CHECKED DJP				
DRAWING SCALE(S) N.T.S.				
PLAN DATE JAN/2024				
PROJECT NUMBER 238200479				
SHEET NO. 2 OF 10 SHEETS				

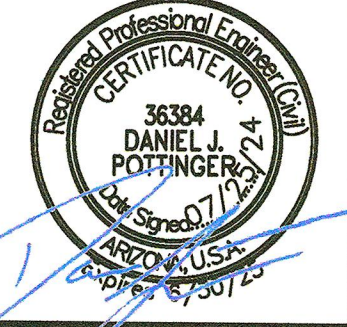


LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L60	N58°50'15"W	---	38.70	---
L61	N63°32'07"W	---	38.74	---
L62	N61°14'02"W	---	39.16	---
L64	N51°54'55"W	---	44.31	---
L65	N58°32'33"W	---	37.31	---

NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				
NORTH COPPER CANYON VILLAGE				
PARCEL 2B				
PRELIMINARY PLAT				

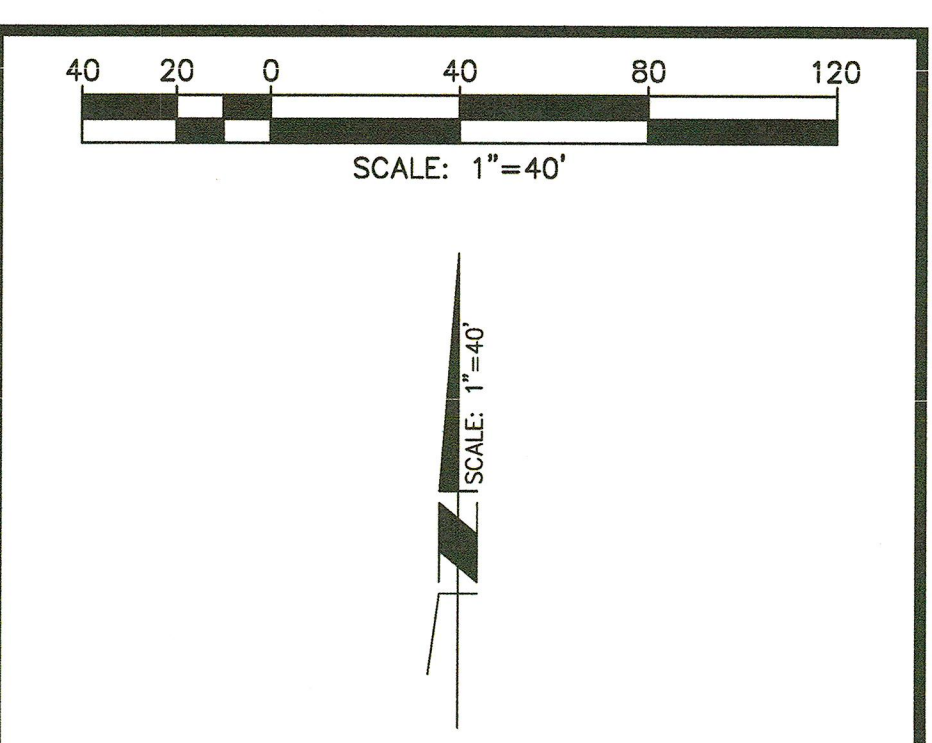
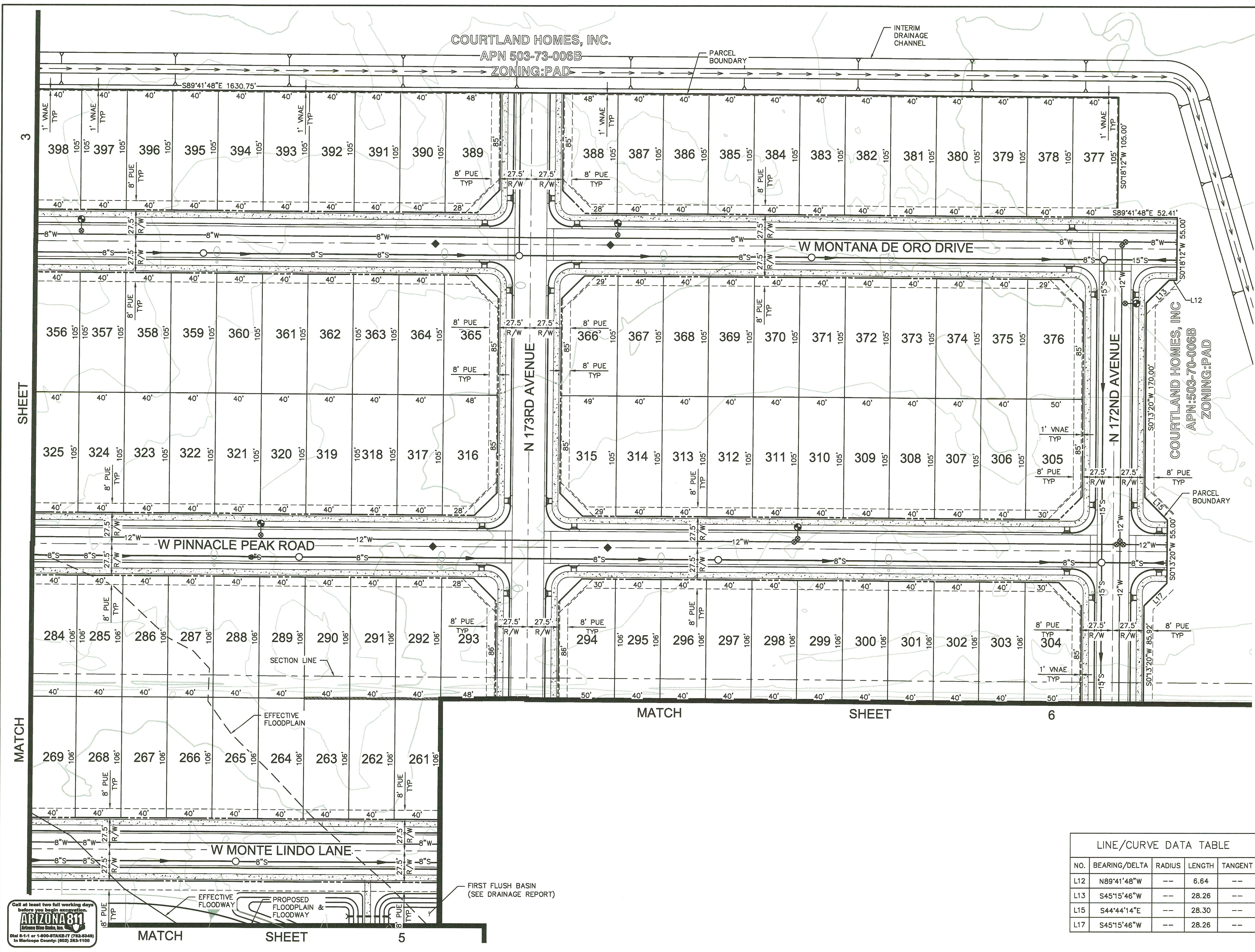
Stantec PHOENIX
3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226
TEL: (480) 887-8100 www.stantec.com

LAYOUT TTT	DRAFTED LRP	CHECKED DJP
DRAWING SCALE(S) 1" = 40'		
PLAN DATE JAN /2024		
PROJECT NUMBER 238200479		
SHEET NO. 3		
OF 10 SHEETS		



Call at least two full working days
before you begin excavation.
ARIZONA811
Arizona Utility Service, Inc.
Dial 811 or 1-800-875-8287 (TSS-8287)
In Maricopa County (602) 263-1100

\\COW\ITM\Parcel 2B\1721-TM-PAR 2B-003.dwg 1/25/24 10:29:22 AM tussey, lver



SHEET 3

MATCH

MATCH

MATCH

SHEET 5

MATCH

SHEET 6

LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L12	N89°41'48"W	--	6.64	--
L13	S45°15'46"W	--	28.26	--
L15	S44°44'14"E	--	28.30	--
L17	S45°15'46"W	--	28.26	--

NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				
NORTH COPPER CANYON VILLAGE				
PARCEL 2B				
PRELIMINARY PLAT				

PHOENIX
3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226
TEL: (480) 887-6100 www.stantec.com

LAYOUT
TTT

DRAFTED
LRP

CHECKED
DJP

DRAWING SCALE(S)
1" = 40'

PLAN DATE
JAN/2024

PROJECT NUMBER
238200479

SHEET NO.
4

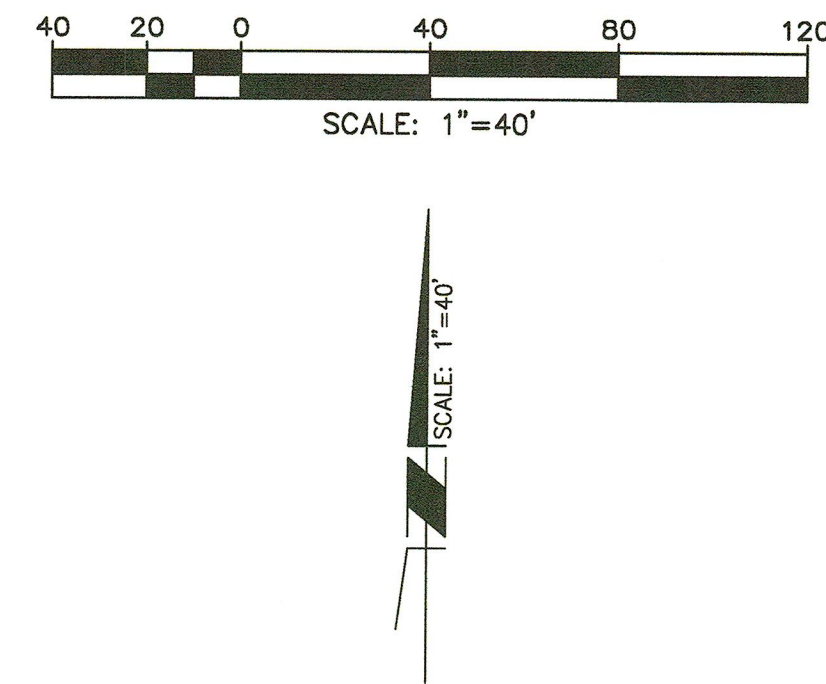
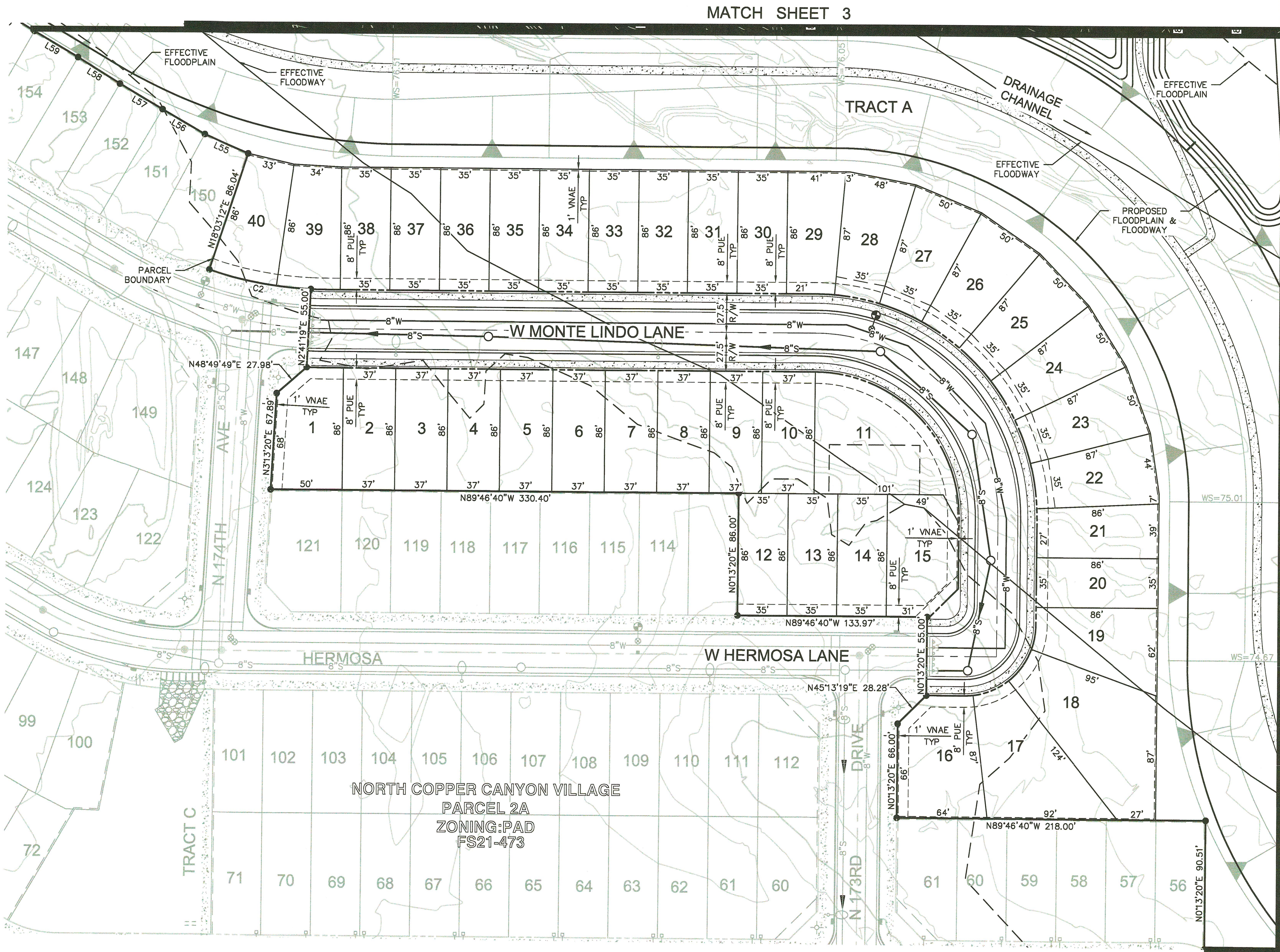
OF 10 SHEETS

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-8346)
In Maricopa County: (602) 263-1100

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LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C2	15°21'53"	272.50	73.07	36.76
L55	N66°50'14"W	--	33.21	--
L56	N59°51'06"W	--	34.64	--
L57	N59°35'14"W	--	35.00	--
L58	N58°11'21"W	--	35.01	--
L59	N59°30'21"W	--	35.87	--

NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS
NORTH COPPER CANYON VILLAGE
PARCEL 2B
PRELIMINARY PLAT

PHOENIX
3133 W. FRYE RD., STE. 300, CHANDLER, AZ 85226
TEL: (480) 987-6100 www.stantec.com

LAYOUT TTT DRAFTED LRP CHECKED DJP

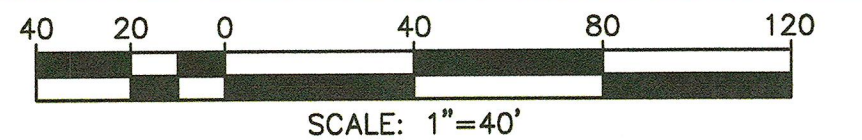
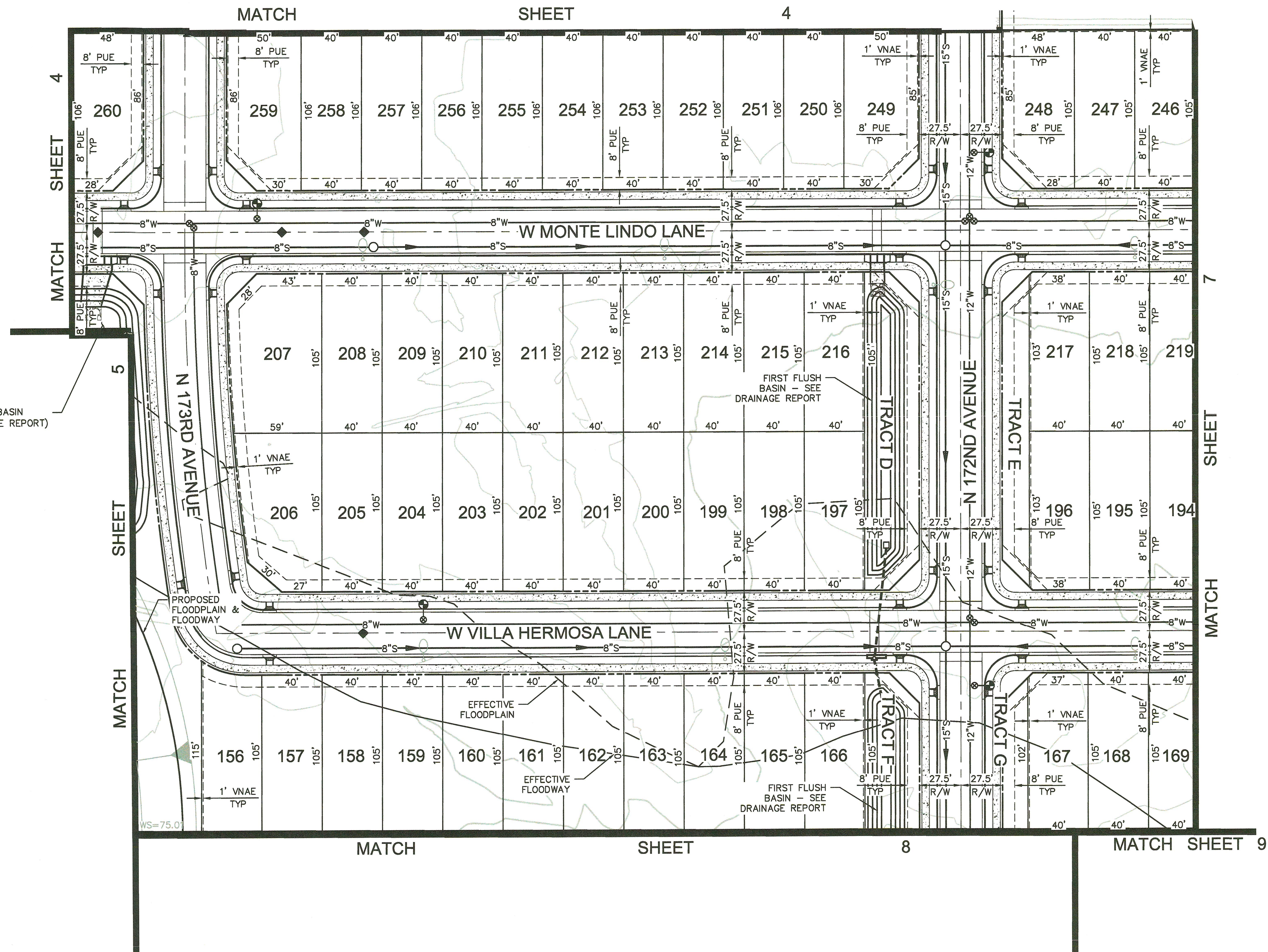
DRAWING SCALE(S)
1" = 40'

PLAN DATE
JAN /2024

PROJECT NUMBER
238200479

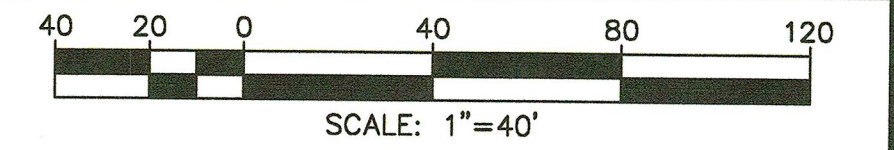
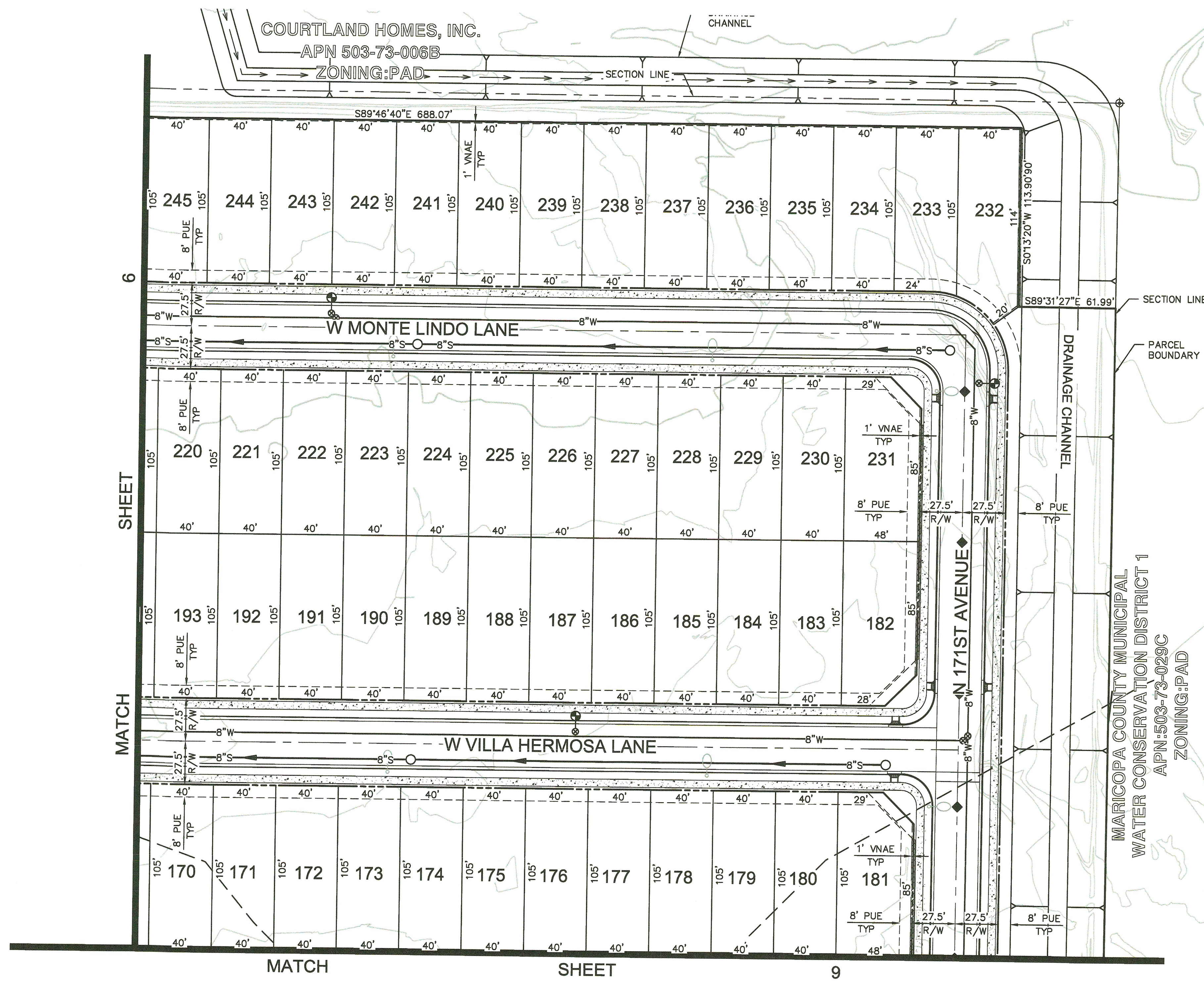
SHEET NO.
5
OF 10 SHEETS

FIRST FLUSH BASIN
(SEE DRAINAGE REPORT)



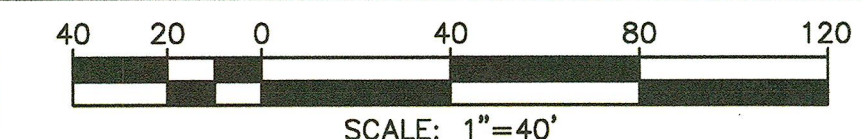
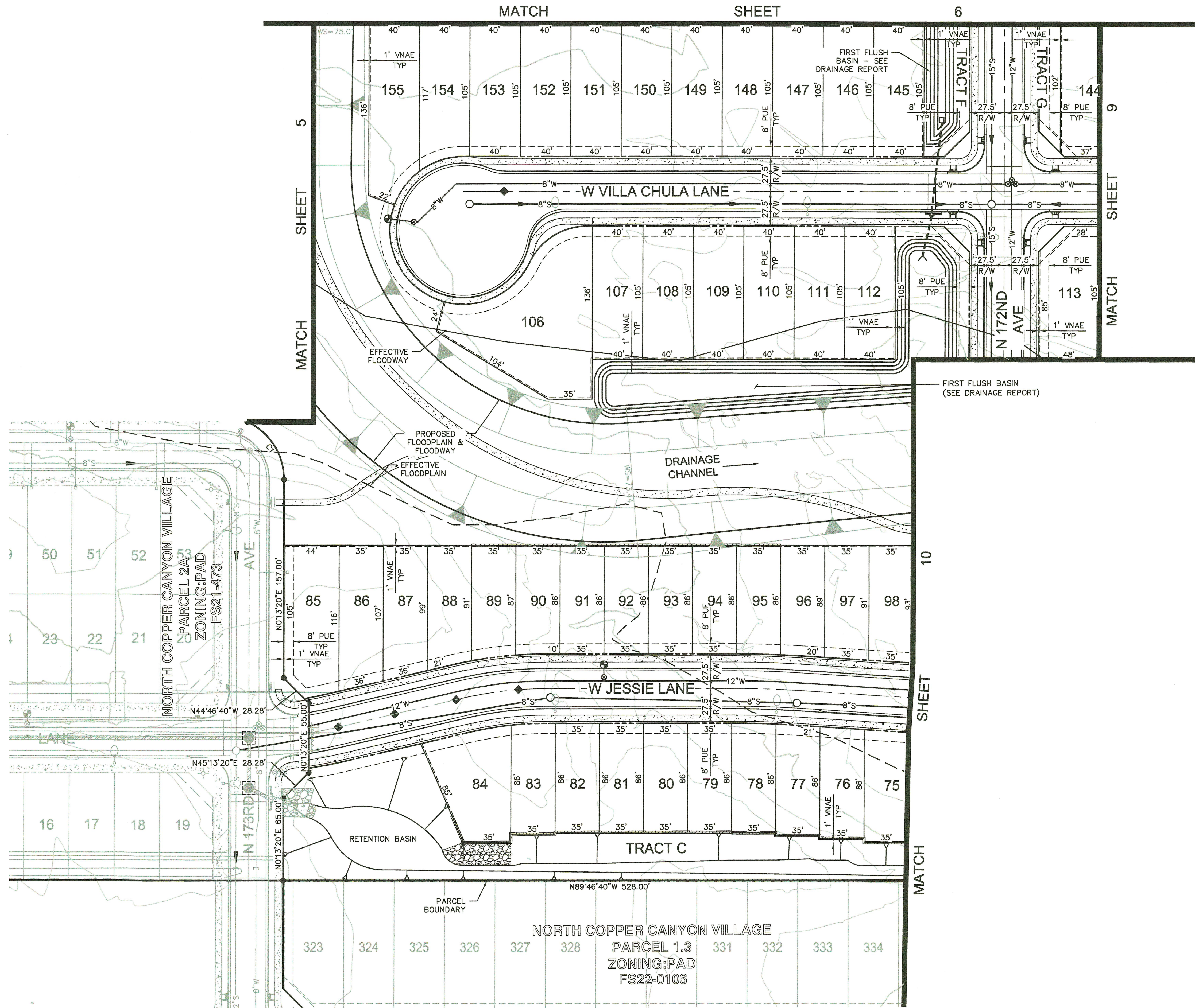
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NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				
NORTH COPPER CANYON VILLAGE PARCEL 2B PRELIMINARY PLAT				
Stantec PHOENIX 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 687-6100 www.stantec.com				
LAYOUT TTT	DRAFTED LRP	CHECKED DJP	DRAWING SCALE(S) 1" = 40'	
PLAN DATE JAN/2024			SHEET NO. 7	
PROJECT NUMBER 238200479			OF 10 SHEETS	





LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	65°28'09"	50.00	57.13	32.14

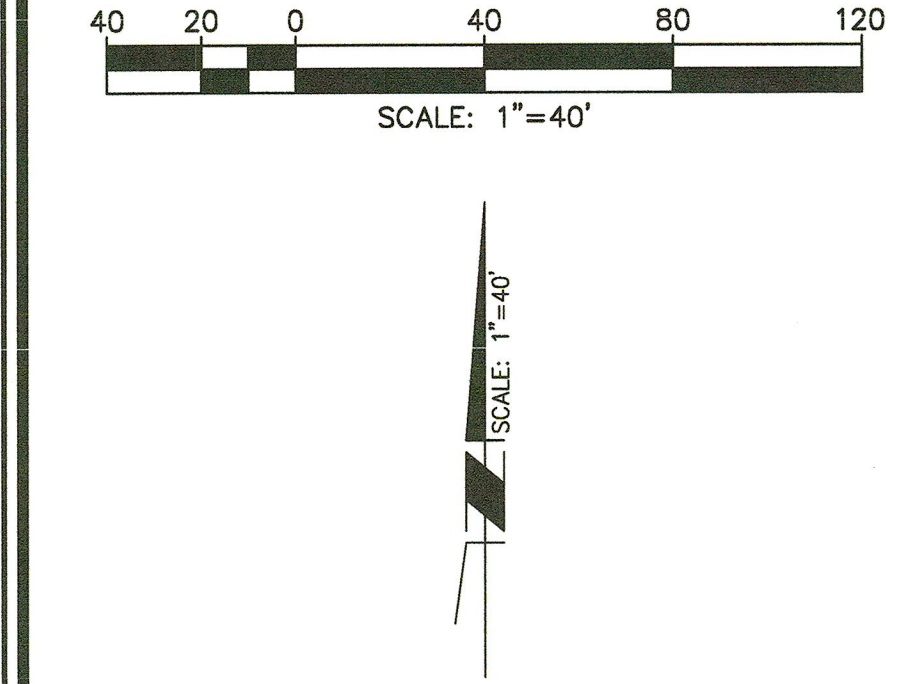
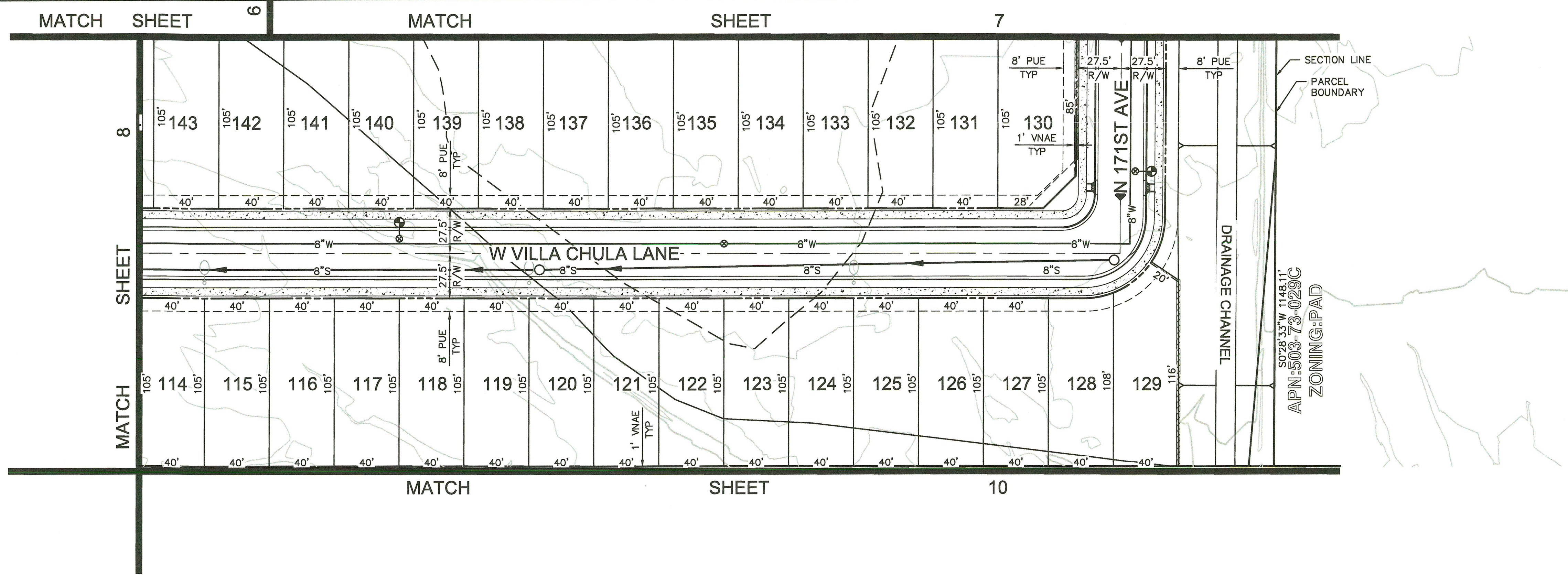
REVISIONS			
NO.	BY	DESCRIPTION	APP'D DATE
NORTH COPPER CANYON VILLAGE PARCEL 2B PRELIMINARY PLAT			

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TEL: (480) 887-6100 www.stantec.com

LAYOUT TTT	DRAFTED LRP	CHECKED DJP
DRAWING SCALE(S) 1" = 40'		
PLAN DATE JAN/2024		
PROJECT NUMBER 238200479		
SHEET NO. 8 OF 10 SHEETS		

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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	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area
1	3963.29 SF	31	3010.00 SF	61	5042.58 SF	91	3010.00 SF	121	4200.00 SF	151	4200.00 SF	181	4913.26 SF	211	4200.00 SF	241	4200.00 SF	271	4247.80 SF	301	4224.18 SF	331	4200.00 SF	361	4200.00 SF	391	4200.00 SF	421	5964.65 SF
2	3182.00 SF	32	3010.00 SF	62	4585.51 SF	92	3010.00 SF	122	4200.00 SF	152	4200.00 SF	182	4864.45 SF	212	4200.00 SF	242	4200.00 SF	272	4902.89 SF	302	4223.05 SF	332	4200.00 SF	362	4200.00 SF	392	4200.00 SF	422	6319.25 SF
3	3182.00 SF	33	3010.00 SF	63	7768.67 SF	93	3010.00 SF	123	4200.00 SF	153	4200.00 SF	183	4200.00 SF	213	4200.00 SF	243	4200.00 SF	273	4200.00 SF	303	4221.91 SF	333	4200.00 SF	363	4200.00 SF	393	4200.00 SF		
4	3182.00 SF	34	3010.00 SF	64	8950.03 SF	94	3010.00 SF	124	4200.00 SF	154	4332.03 SF	184	4200.00 SF	214	4200.00 SF	244	4200.00 SF	274	4200.00 SF	304	5038.72 SF	334	4200.00 SF	364	4200.00 SF	394	4200.00 SF		
5	3182.00 SF	35	3010.00 SF	65	11091.67 SF	95	3018.91 SF	125	4200.00 SF	155	5346.06 SF	185	4200.00 SF	215	4200.00 SF	245	4200.00 SF	275	4200.00 SF	305	5008.97 SF	335	4200.00 SF	365	4843.98 SF	395	4200.00 SF		
6	3182.00 SF	36	3010.00 SF	66	5091.38 SF	96	3069.83 SF	126	4200.00 SF	156	4286.99 SF	186	4200.00 SF	216	4200.00 SF	246	4200.00 SF	276	4200.00 SF	306	4200.00 SF	336	4200.00 SF	366	4985.52 SF	396	4200.00 SF		
7	3182.00 SF	37	3010.00 SF	67	4578.21 SF	97	3144.43 SF	127	4200.00 SF	157	4200.00 SF	187	4200.00 SF	217	4197.83 SF	247	4200.00 SF	277	4200.00 SF	307	4200.00 SF	337	4200.00 SF	367	4200.00 SF	397	4200.00 SF		
8	3182.00 SF	38	3010.21 SF	68	5093.50 SF	98	3219.76 SF	128	4221.01 SF	158	4200.00 SF	188	4200.00 SF	218	4200.00 SF	248	4847.07 SF	278	4200.00 SF	308	4200.00 SF	338	4200.00 SF	368	4200.00 SF	398	4200.00 SF		
9	3182.00 SF	39	3405.14 SF	69	5191.37 SF	99	3943.64 SF	129	4735.74 SF	159	4200.00 SF	189	4200.00 SF	219	4200.00 SF	249	5054.51 SF	279	4200.00 SF	309	4200.00 SF	339	4200.00 SF	369	4200.00 SF	399	4200.00 SF		
10	3199.20 SF	40	3537.90 SF	70	4923.53 SF	100	5272.00 SF	130	4864.45 SF	160	4200.00 SF	190	4200.00 SF	220	4200.00 SF	250	4221.92 SF	280	4840.00 SF	310	4200.00 SF	340	4913.31 SF	370	4200.00 SF	400	4200.00 SF		
11	6673.45 SF	41	7671.40 SF	71	4560.00 SF	101	4560.00 SF	131	4200.00 SF	161	4200.00 SF	191	4200.00 SF	221	4200.00 SF	251	4223.05 SF	281	4902.89 SF	311	4200.00 SF	341	4912.54 SF	371	4200.00 SF	401	4840.00 SF		
12	3010.00 SF	42	4371.42 SF	72	4560.00 SF	102	4560.00 SF	132	4200.00 SF	162	4200.00 SF	192	4200.00 SF	222	4200.00 SF	252	4224.19 SF	282	4247.80 SF	312	4200.00 SF	342	4200.00 SF	372	4200.00 SF	402	4911.36 SF		
13	3010.00 SF	43	4351.33 SF	73	4560.00 SF	103	4560.00 SF	133	4200.00 SF	163	4200.00 SF	193	4200.00 SF	223	4200.00 SF	253	4225.32 SF	283	4246.66 SF	313	4200.00 SF	343	4200.00 SF	373	4200.00 SF	403	4200.00 SF		
14	3010.00 SF	44	5008.35 SF	74	5272.00 SF	104	5243.11 SF	134	4200.00 SF	164	4200.00 SF	194	4200.00 SF	224	4200.00 SF	254	4226.46 SF	284	4245.53 SF	314	4200.00 SF	344	4200.00 SF	374	4200.00 SF	404	4200.00 SF		
15	4045.79 SF	45	4813.00 SF	75	4277.24 SF	105	5201.19 SF	135	4200.00 SF	165	4200.00 SF	195	4200.00 SF	225	4200.00 SF	255	4227.59 SF	285	4244.39 SF	315	4985.52 SF	345	4200.00 SF	375	4200.00 SF	405	4200.00 SF		
16	4824.16 SF	46	4404.33 SF	76	3047.67 SF	106	5283.73 SF	136	4200.00 SF	166	4200.00 SF	196	4197.83 SF	226	4200.00 SF	256	4228.72 SF	286	4243.26 SF	316	4843.98 SF	346	4200.00 SF	376	4993.33 SF	406	4200.00 SF		
17	5555.32 SF	47	4200.00 SF	77	3046.85 SF	107	4200.00 SF	137	4200.00 SF	167	4194.70 SF	197	4200.00 SF	227	4200.00 SF	257	4229.86 SF	287	4242.13 SF	317	4200.00 SF	347	4200.00 SF	377	4200.00 SF	407	4200.00 SF		
18	7075.50 SF	48	4200.00 SF	78	3026.02 SF	108	4200.00 SF	138	4200.00 SF	168	4200.00 SF	198	4200.00 SF	228	4200.00 SF	258	4230.99 SF	288	4240.99 SF	318	4200.00 SF	348	4200.00 SF	378	4200.00 SF	408	4200.00 SF		
19	3987.44 SF	49	4200.00 SF	79	3010.00 SF	109	4200.00 SF	139	4200.00 SF	169	4200.00 SF	199	4200.00 SF	229	4200.00 SF	259	5045.23 SF	289	4239.86 SF	319	4200.00 SF	349	4200.00 SF	379	4200.00 SF	409	4200.00 SF		
20	3010.00 SF	50	4200.00 SF	80	3010.00 SF	110	4200.00 SF	140	4200.00 SF	170	4200.00 SF	200	4200.00 SF	230	4200.00 SF	260	4886.26 SF	290	4238.72 SF	320	4200.00 SF	350	4200.00 SF	380	4200.00 SF	410	4200.00 SF		
21	3139.26 SF	51	4200.00 SF	81	3010.00 SF	111	4200.00 SF	141	4200.00 SF	171	4200.00 SF	201	4200.00 SF	231	4913.26 SF	261	4236.45 SF	291	4237.59 SF	321	4200.00 SF	351	4200.00 SF	381	4200.00 SF	411	4200.00 SF		
22	3566.18 SF	52	4147.39 SF	82	3010.00 SF	112	4200.00 SF	142	4200.00 SF	172	4200.00 SF	202	4200.00 SF	232	4666.38 SF	262	4237.59 SF	292	4236.45 SF	322	4200.00 SF	352	4840.00 SF	382	4200.00 SF	412	4200.00 SF		
23	3569.54 SF	53	4840.00 SF	83	3047.41 SF	113	4847.07 SF	143	4200.00 SF	173	4200.00 SF	203	4200.00 SF	233	4214.40 SF	263	4238.72 SF	293	4886.26 SF	323	4200.00 SF	353	4843.98 SF	383	4200.00 SF	413	4840.00 SF		
24	3569.54 SF	54	4200.00 SF	84	4827.47 SF	114	4200.00 SF	144	4194.70 SF	174	4200.00 SF	204	4200.00 SF	234	4200.00 SF	264	4239.86 SF	294	5045.23 SF	324	4200.00 SF	354	4200.00 SF	384	4200.00 SF	414	7188.34 SF		
25	3569.54 SF	55	4200.00 SF	85	5119.38 SF	115	4200.00 SF	145	4200.00 SF	175	4200.00 SF	205	4200.00 SF	235	4200.00 SF	265	4240.99 SF	295	4230.99 SF	325	4200.00 SF	355	4200.00 SF	385	4200.00 SF	415	5962.59 SF		
26	3569.54 SF	56	4200.00 SF	86	3904.94 SF	116	4200.00 SF	146	4200.00 SF	176	4200.00 SF	206	5397.00 SF	236	4200.00 SF	266	4242.13 SF	296	4229.86 SF	326	4200.00 SF	356	4200.00 SF	386	4200.00 SF	416	5962.66 SF		
27	3569.54 SF	57	4200.00 SF	87	3618.61 SF	117	4200.00 SF	147	4200.00 SF	177	4200.00 SF	207	6267.44 SF	237	4200.00 SF	267	4243.26 SF	297	4228.72 SF	327	4200.00 SF	357	4200.00 SF	387	4200.00 SF	417	5962.73 SF		
28	3568.95 SF	58	4200.00 SF	88	3334.08 SF	118	4200.00 SF	148	4200.00 SF	178	4200.00 SF	208	4200.00 SF	238	4200.00 SF	268	4244.39 SF	298	4227.59 SF	328	4843.98 SF	358	4200.00 SF	388	4840.00 SF	418	5962.80 SF		
29	3231.95 SF	59	4405.33 SF	89	3110.97 SF	119	4200.00 SF	149	4200.00 SF	179	4200.00 SF	209	4200.00 SF	239	4200.00 SF	269	4245.53 SF	299	4226.45 SF	329	4840.00 SF	359	4200.00 SF	389	4847.97 SF	419	5962.87 SF		
30	3010.00 SF	60	4816.00 SF	90	3017.64 SF	120	4200.00 SF	150	4200.00 SF	180	4200.00 SF	210	4200.00 SF	240	4200.00 SF	270	4246.66 SF	300	4225.32 SF	330	4200.00 SF	360	4200.00 SF	390	4200.00 SF	420	5962.94 SF		

LOT AREA TABLE



NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

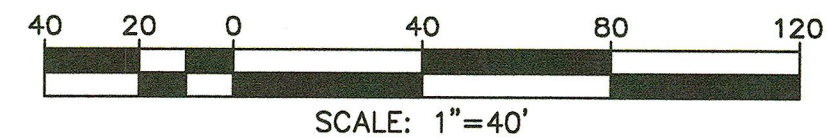
NORTH COPPER CANYON VILLAGE
PARCEL 2B
PRELIMINARY PLAT

PHOENIX
3133 W. FRYE RD, STE 300, CHANDLER AZ 85226
TEL: (480) 687-6100 www.stantec.com

LAYOUT TTT	DRAFTED LRP	CHECKED DJP
DRAWING SCALE(S) 1" = 40'		
PLAN DATE JAN/2024		
PROJECT NUMBER 238200479		

SHEET NO. 9	OF 10 SHEETS
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U:\338200479 Civil_CD\11M\Parcel 2B\421-11M-PAR 2B-003.dwg lussey, Tyler 7/25/24 10:30:49 AM FS23-0993

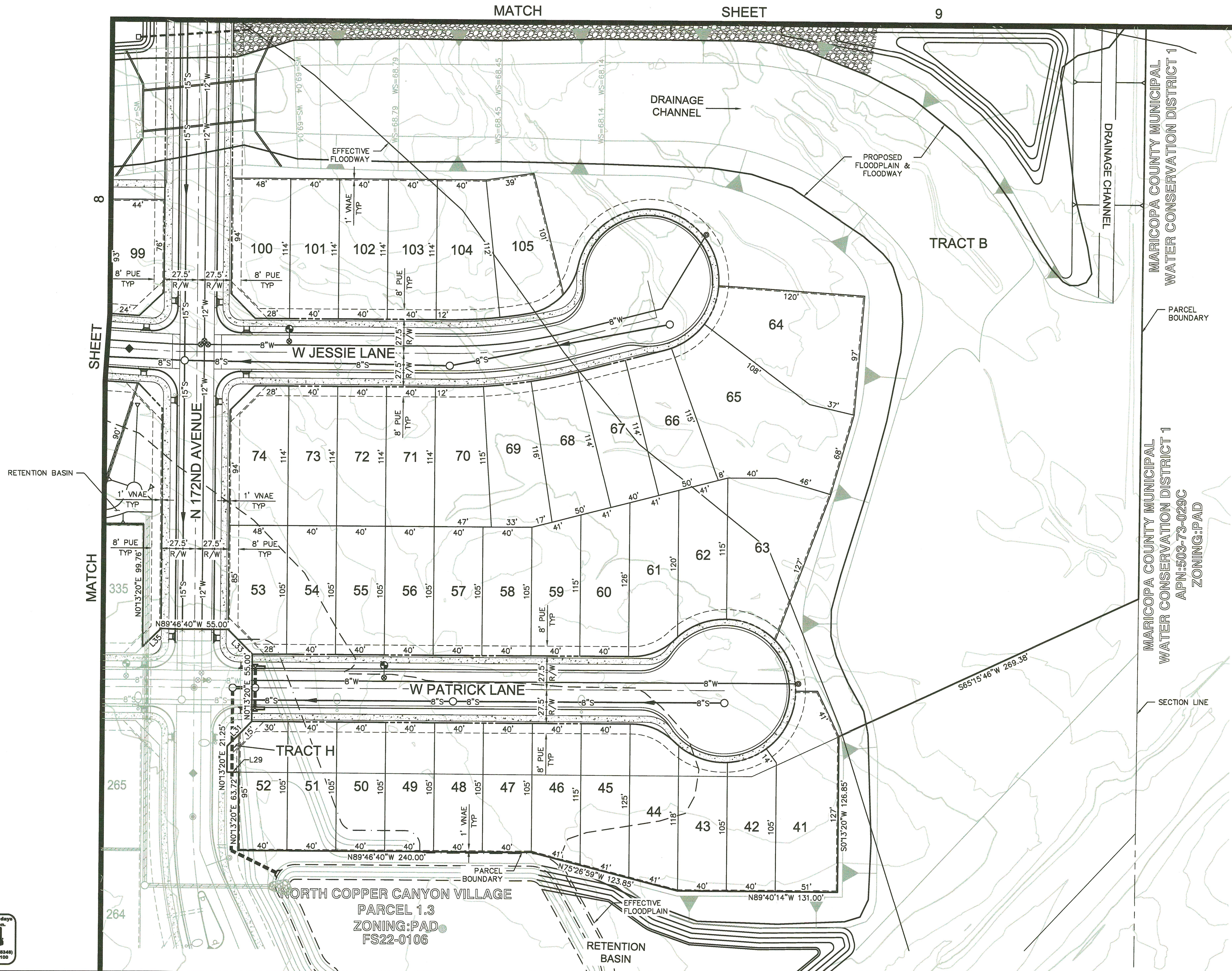
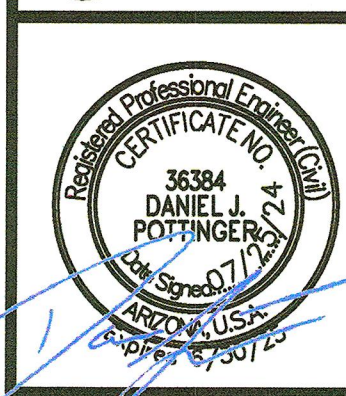


LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L29	N89°38'25"W	---	9.74	---
L31	N45°13'20"E	---	28.28	---
L33	N44°46'40"W	---	28.28	---
L35	S45°13'20"W	---	20.88	---

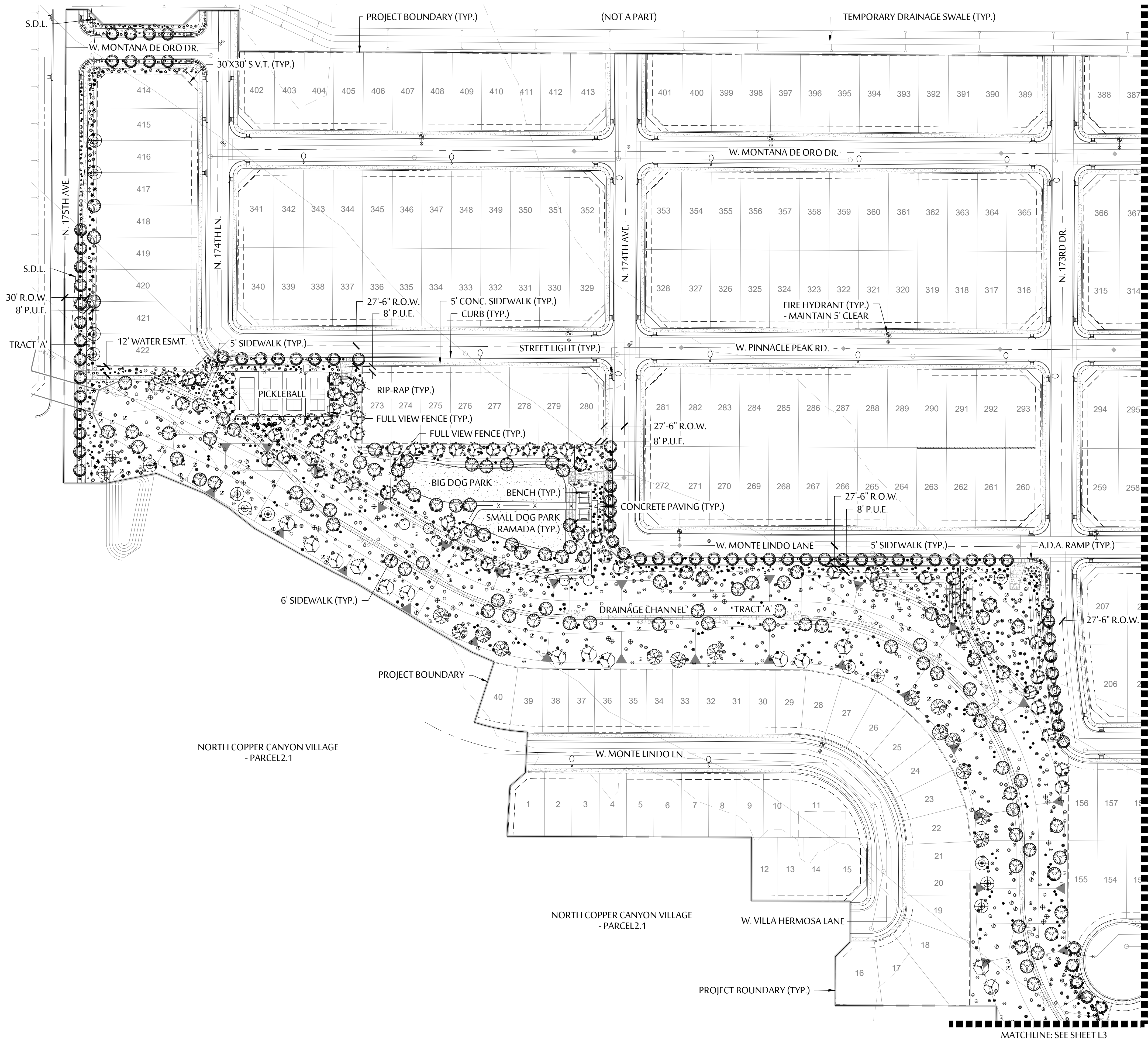
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LAYOUT TTT	DRAFTED LRP	CHECKED DJP
DRAWING SCALE(S) 1" = 40'		
PLAN DATE JAN/2024		
PROJECT NUMBER 238200479		
SHEET NO. 10 OF 10 SHEETS		



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Arizona One Stop, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5246)
In Maricopa County: (602) 263-1100



PRELIMINARY PLANT LEGEND		
TREES - ALL 24" BOX		ACACIA ANEURA - MULGA
		ACACIA SALICINA - WILLOW ACACIA
		CHIOPSIS LINEARIS - DESERT WILLOW
		OLNEYA TESOTA - IRONWOOD
		PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
		PARKINSONIA FLORIDA - BLUE PALO VERDE
SHRUBS - ALL 5 GAL.		PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLESS MESQUITE
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		AGAVE PARRII - PARRY'S AGAVE
		ASCLEPIUS SUBULATA - DESERT MILKWEED
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		AMBROSIA DELTOIDEA - TRIANGLE LEAF BUR-SAGE
		BAILEYA MULTIRADIATA - DESERT MARIGOLD
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		DECOMPOSED GRANITE - MINIMUM 2" DEPTH, SIZE & COLOR TO BE DETERMINED BY OWNER WITH CITY APPROVAL
		MID-IRON BERMUDA TURF

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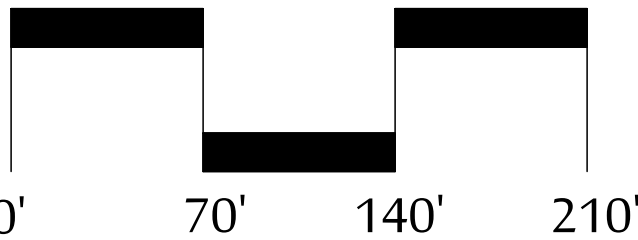
NORTH COPPER CANYON VILLAGE - PARCEL 2B
PRELIMINARY PLANTING PLAN

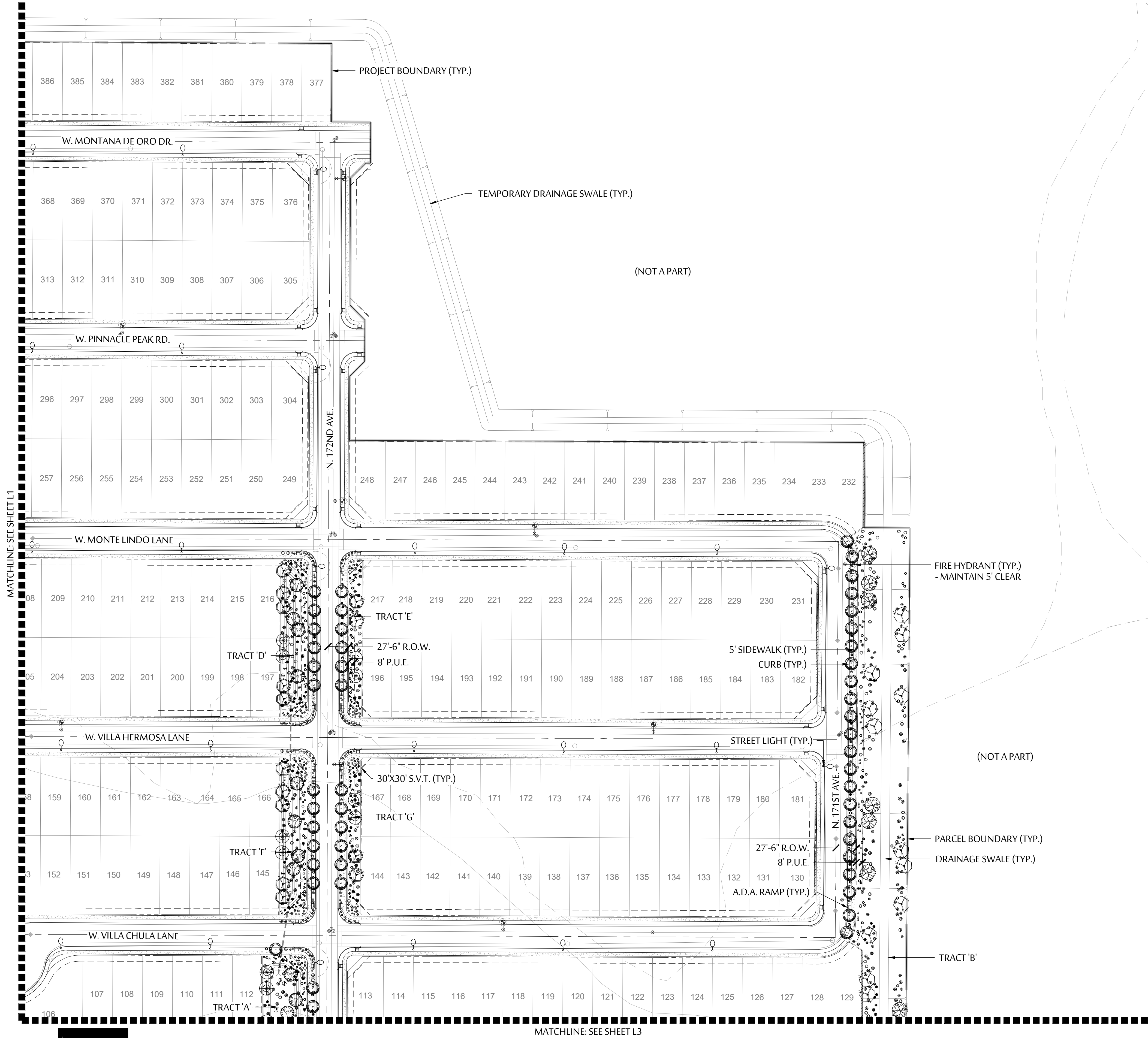
NEC OF N. 75TH AVENUE & W. PINNACLE PEAK ROAD - SURPRISE, AZ
JUNE 27, 2024

SHEET L1

FS23-0993

SCALE: 1"=70'-0"





PRELIMINARY PLANT LEGEND		
TREES - ALL 24" BOX		ACACIA ANEURA - MULGA
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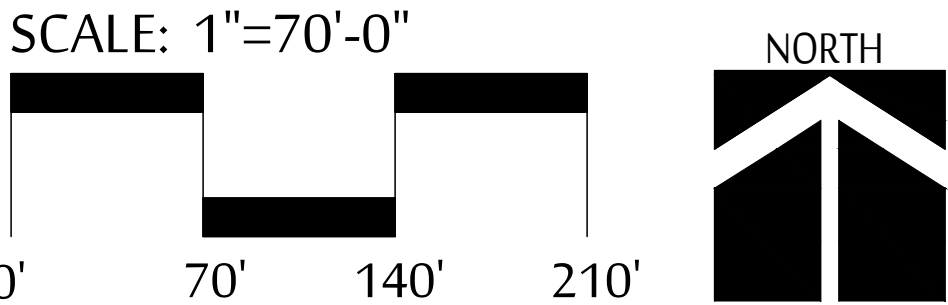


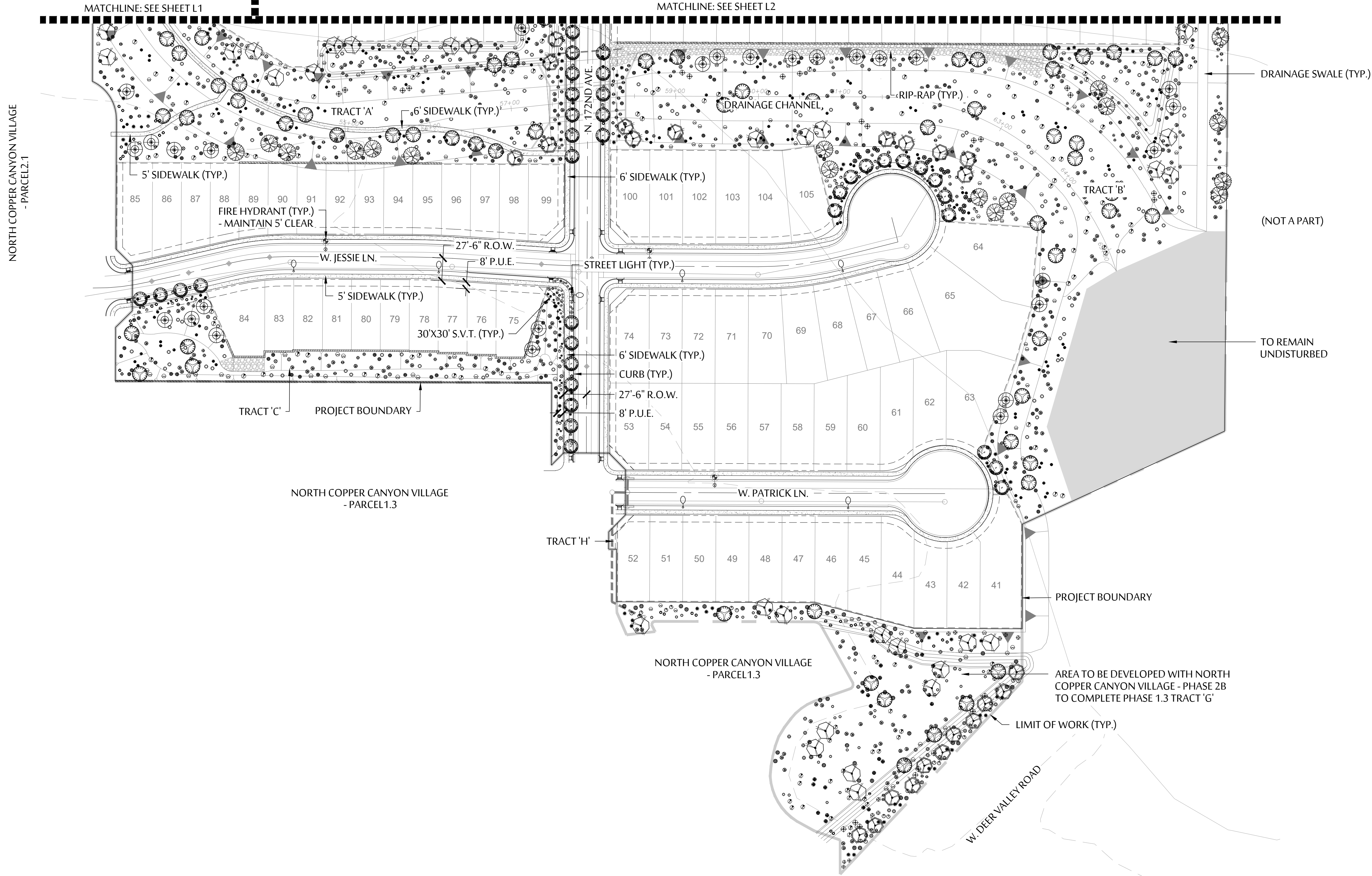
NORTH COPPER CANYON VILLAGE - PARCEL 2B
PRELIMINARY PLANTING PLAN

NEC OF N. 75TH AVENUE & W. PINNACLE PEAK ROAD - SURPRISE, AZ
JUNE 27, 2024

SHEET L2

FS23-0993





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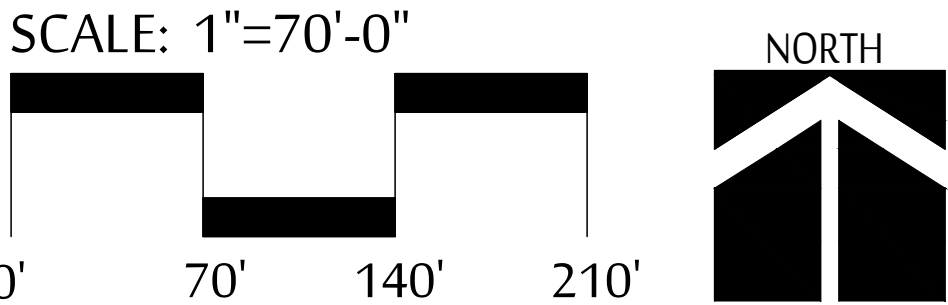
NORTH COPPER CANYON VILLAGE - PARCEL 2B

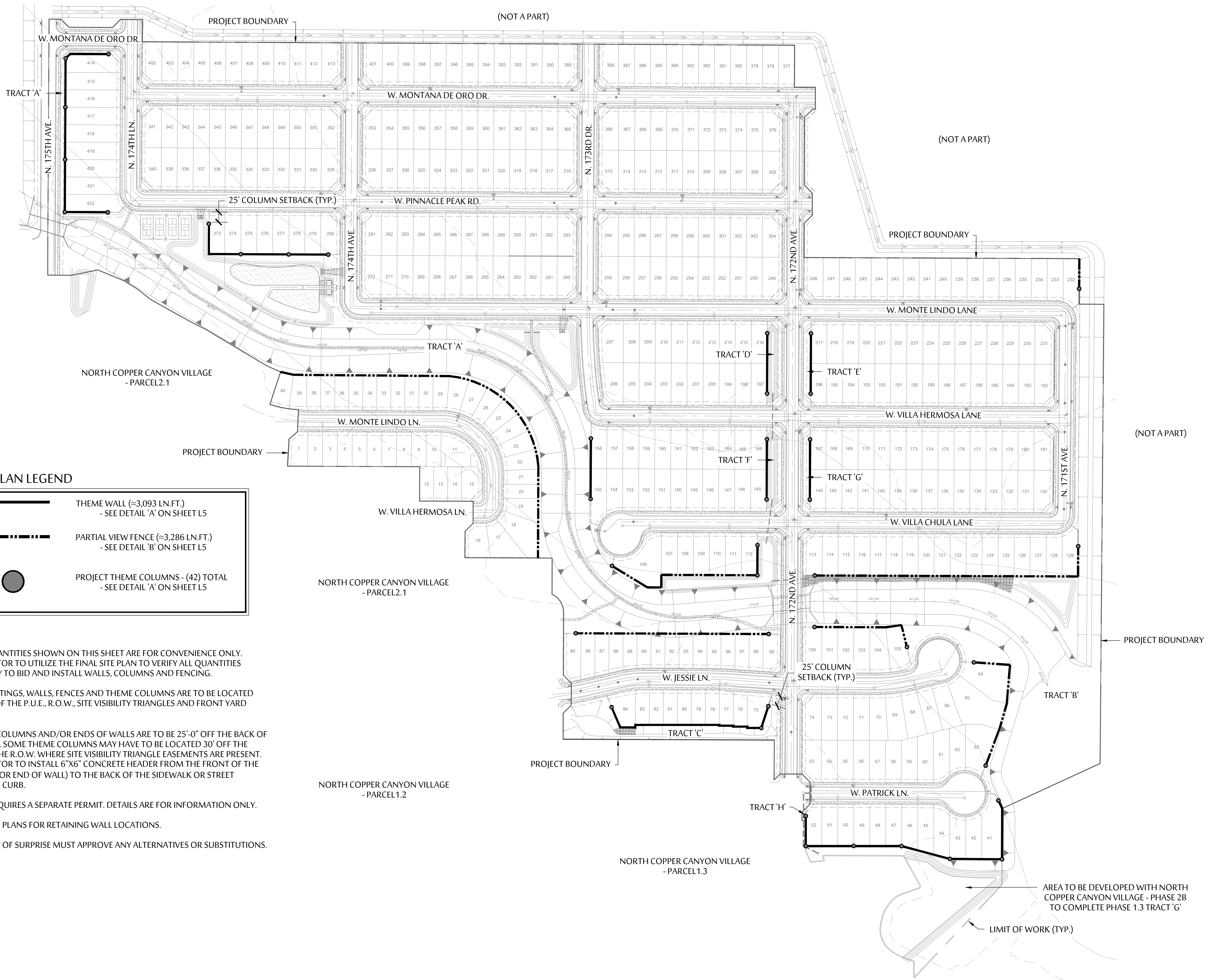
PRELIMINARY PLANTING PLAN

NEC OF N. 75TH AVENUE & W. PINNACLE PEAK ROAD - SURPRISE, AZ
JUNE 27, 2024

SHEET L3

FS23-0993





NORTH COPPER CANYON VILLAGE - PARCEL 2B

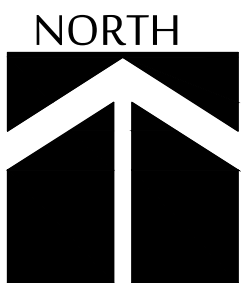
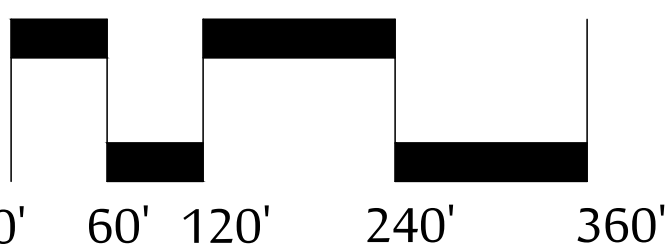
PRELIMINARY WALL PLAN

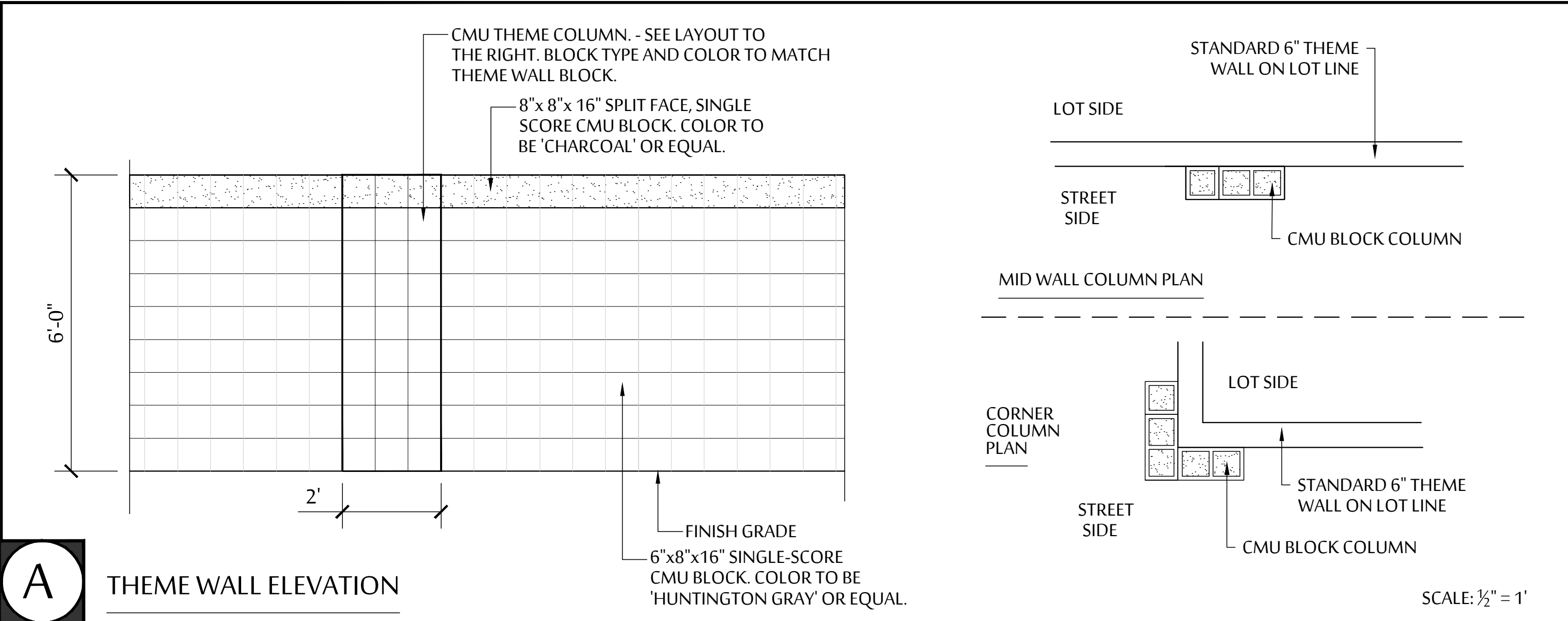
NEC OF N. 75TH AVENUE & W. PINNACLE PEAK ROAD - SURPRISE, AZ
JUNE 27, 2024

SHEET L4

FS23-0993

SCALE: 1"=120'-0"





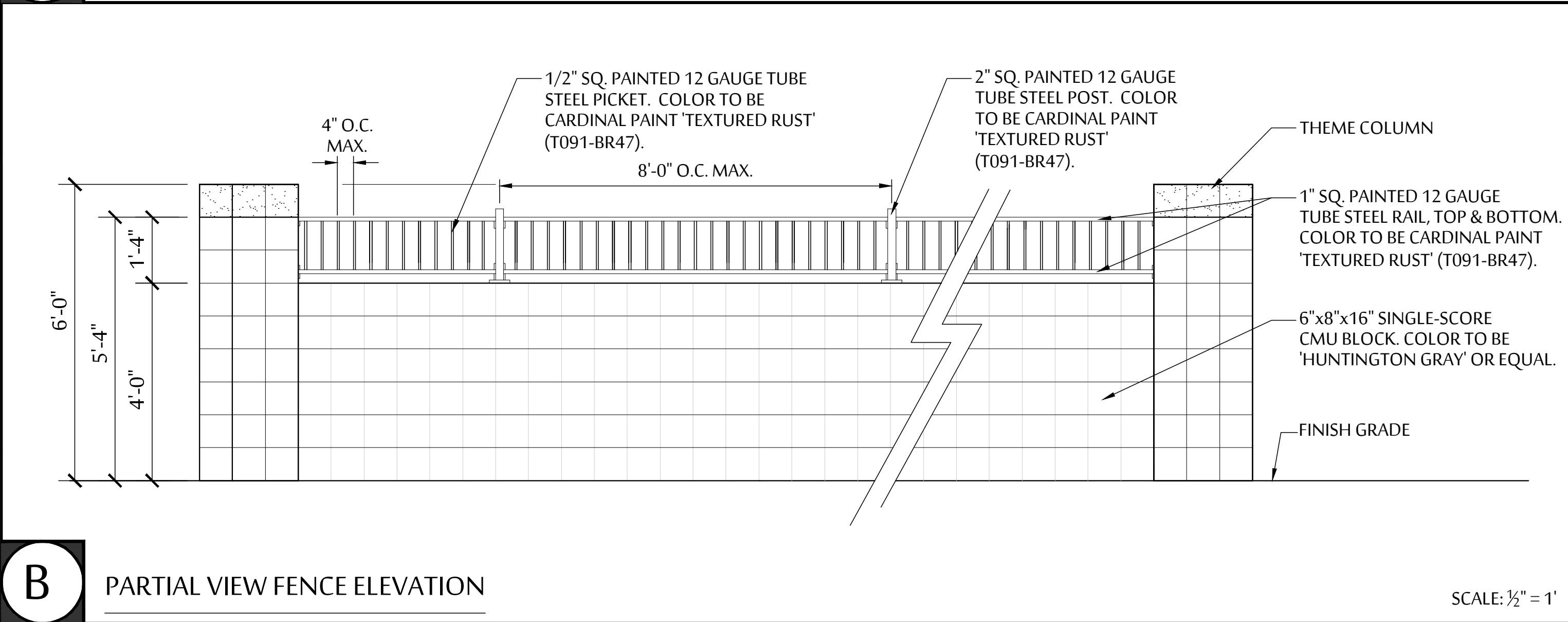
A

THEME WALL ELEVATION

D

NOT USED

SCALE: NTS



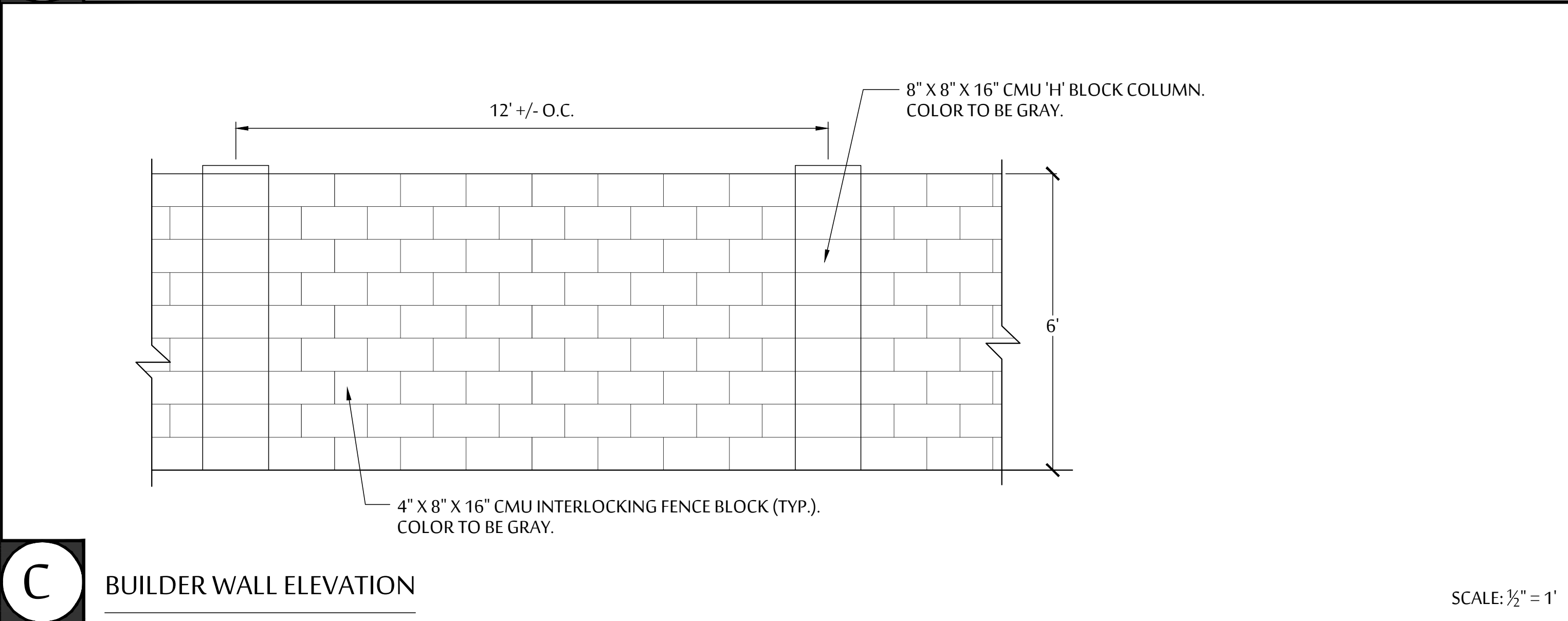
B

PARTIAL VIEW FENCE ELEVATION

E

NOT USED

SCALE: NTS



C

BUILDER WALL ELEVATION

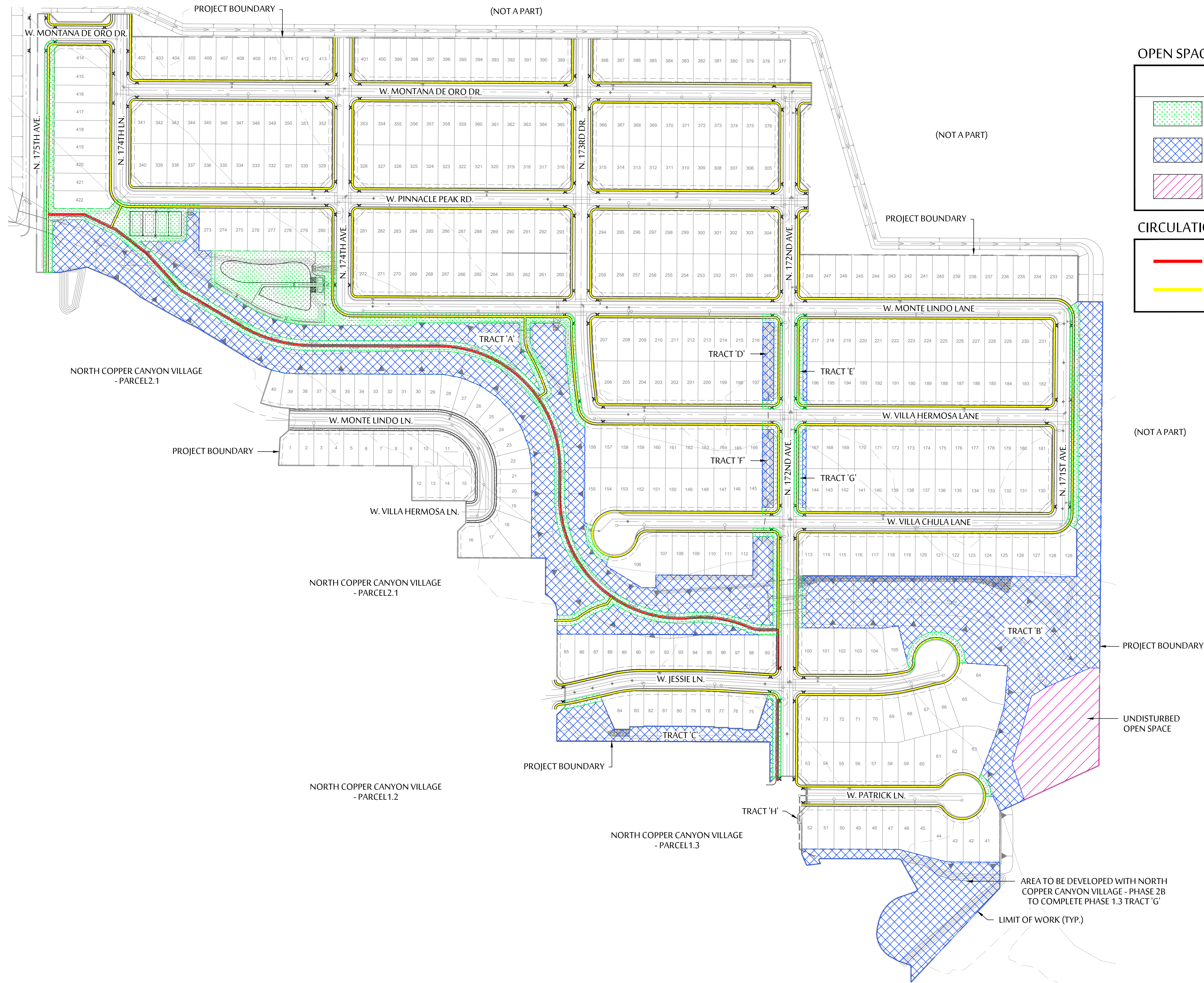
F

NOT USED

SCALE: NTS

SPECIAL NOTES (ALL DETAILS):

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



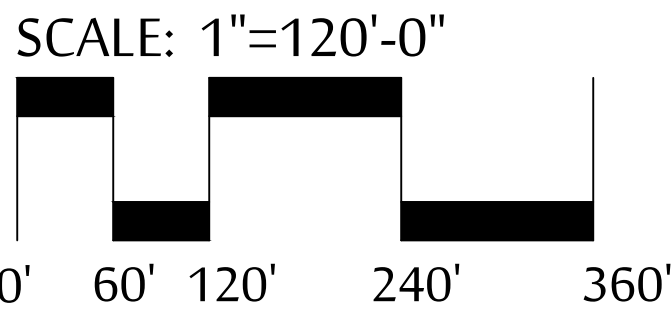
OPEN SPACE LEGEND	
OPEN SPACE TYPE:	TOTAL O.S.
ACTIVE OPEN SPACE:	4.31 ACRES
PASSIVE OPEN SPACE:	12.82 ACRES
NATURAL OPEN SPACE:	1.13 ACRES

CIRCULATION LEGEND	
6' WIDE CONCRETE MULTI-USE TRAIL	
5' WIDE CONCRETE SIDEWALK	

NORTH COPPER CANYON VILLAGE - PARCEL 2B
OPEN SPACE EXHIBIT

NEC OF N. 75TH AVENUE & W. PINNACLE PEAK ROAD - SURPRISE, AZ
AUGUST 30, 2024

SHEET L4
FS23-0993





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

30 November 2023

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

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

Re: FS23-0993; North Copper Canyon Parcel 2B (APNs: 503-73-987, -036B, -988A, -994, 503-70-006A, -006B)

Dear Ms. Flores,

Thank you for the opportunity to comment on the preliminary plat application for Parcel 2B of the North Copper Canyon PAD. The proposed site plan requests the development of 424 single-family residential lots on approximately 75.73 acres of vacant land, resulting in a 5.6 du/ac density. The site is generally located at the southeast corner of 175th Avenue and Pinnacle Peak Road in Surprise, AZ. The site is approximately 2.15 miles outside the Luke AFB Auxiliary Field #1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

The proposed density of 5.6 du/ac meets these guidelines. However the parcel is part of a larger PAD. The City of Surprise will ensure the overall approved density for the North Copper Canyon PAD does not exceed the maximum density allowable or the number of units previously approved. While less density would be beneficial to Luke AFB flight operations and overall community safety, Luke AFB recognizes the North Copper Canyon PAD graduate's density over the full acreage of the PAD.

Luke AFB has no operational concerns regarding this project. The proposed development is located within the "territory in the vicinity of a military airport," and will be

subjected to approximately 170 over flights a day. A strong notification program on the part of the applicant is essential to inform future occupant(s) about Luke AFB operations.

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

Sincerely,

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2023.11.30 13:46:01 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing

Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

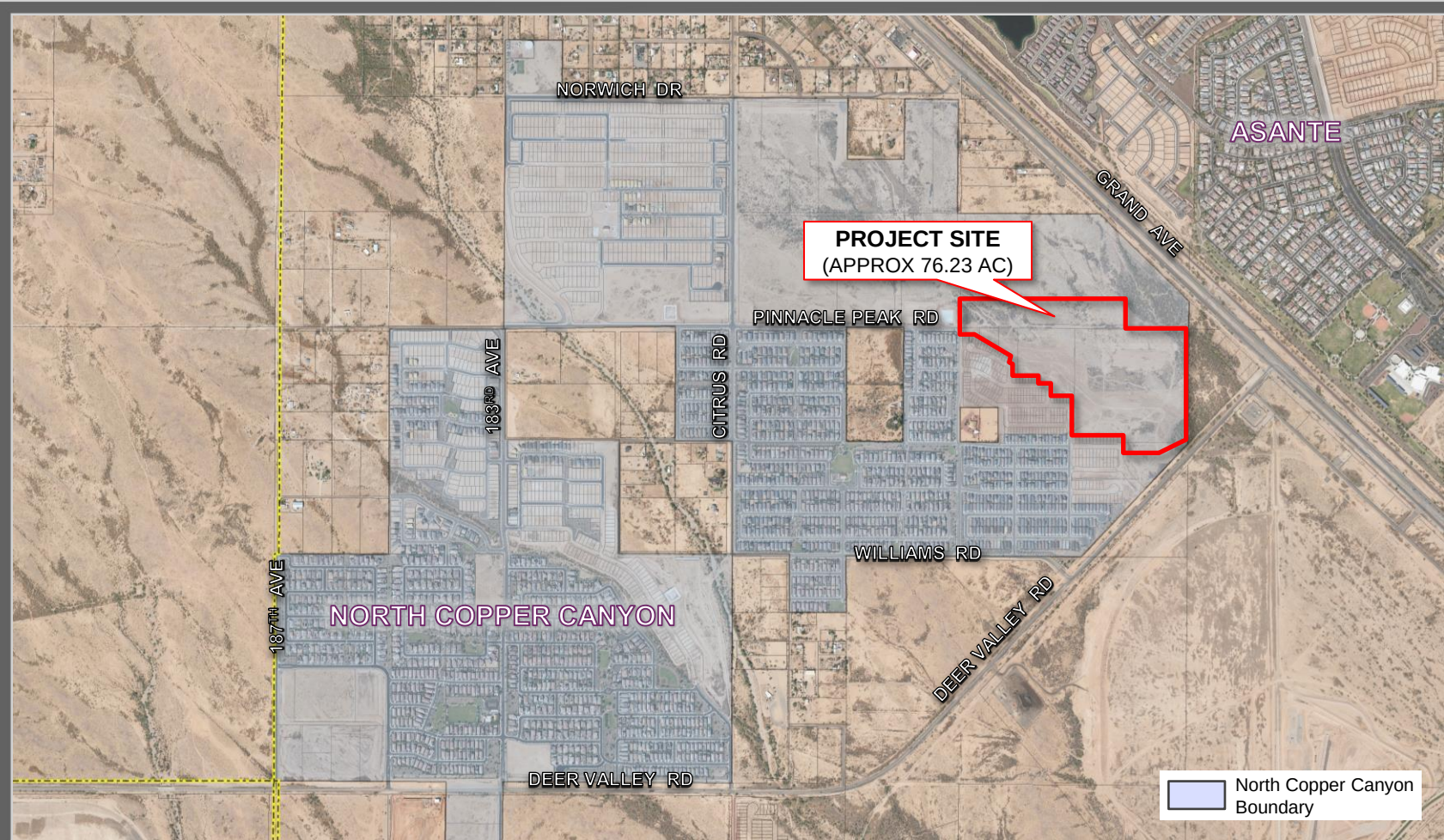


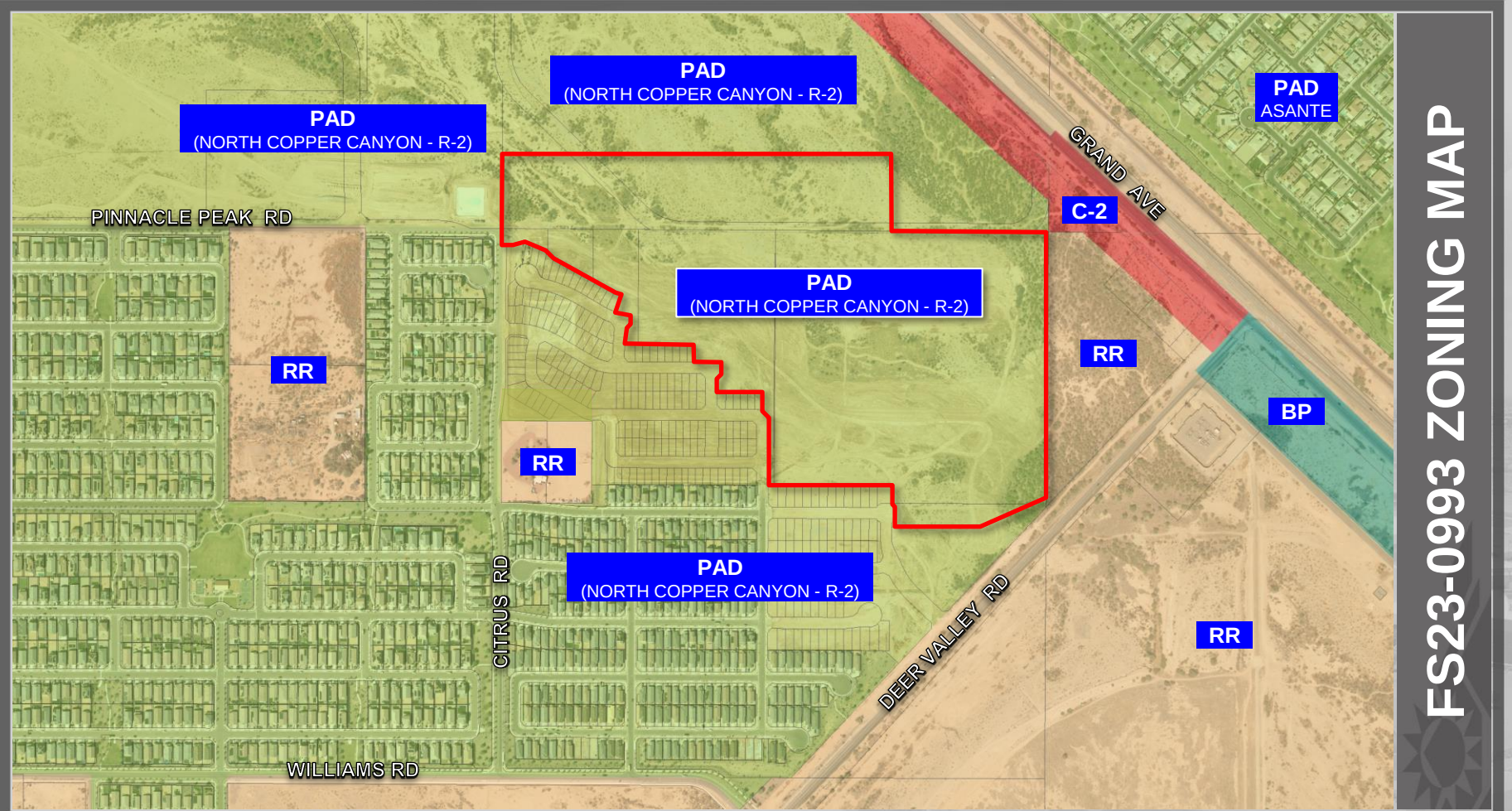
FS23-0993

North Copper Canyon Village

Parcel 2B – Preliminary Plat

Planning & Zoning Commission
October 3, 2024





FS23-0993 ZONING MAP

May 23, 1987: The subject project area was annexed into the City of Surprise under Ordinance 87-03

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

February 18, 2020: Mayor and Council approved a PADA to the Austin Ranch PAD renaming is North Copper Canyon, Case FS19-431

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

November 15, 2023: The applicant filed a request for a Preliminary Plat for Parcel 2B under Case FS23-0993, the subject case

Austin Ranch Development Standards Table

Parcel #	9,12,12A, 14,17,23,	2,3,6,7,10, 21,22,22A,24, 24A,25,26, A	11,13,20	4, 26	2,3,6,7,10, 21,22,22A,24, 24A,25,26	18	8, 15, 16, 29, B&C, E, F, G&H	19	30
Description	Res Lots Category A	Res Lots Category A-1	Res Lots Category B	Res Lots Category B-1	Res Lots Category C	Res Lots Category E	Res Lots No Category	Commercial	Industrial
Min Area	5,280 sf	6,380 sf	5,830 sf	6,930 sf	6,380 sf	7,480 sf	3,000 sf	NA	Per I-P ordinance
Max House Width	35'	35'	43'	40'	45'	55'	40'	NA	NA
Min Width	48'	45'	53'	50'	58'	68'	35'	100'	Per I-P ordinance
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA	Per I-P ordinance
Front	12' FOR Living Are or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 18.5' for Front Load Garage *****	35'	Per I-P ordinance
Side	5'/8'	5'/5'	5'/5'	5'/5'	5'/5'	5'/8'	Determined at the Plat Stage	15' ****	Per I-P ordinance
Street Side	13'**	13'**	13'**	13'**	13'**	13'**	10'**	25'	Per I-P ordinance
Rear	15'*	15'*	15'*	15'*	15'*	15'*	10' Living 5' Garage 3' Rear Loaded Garage	25'*****	Per I-P ordinance
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA	Per I-P ordinance
Distance between/ House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA	Per I-P ordinance
Bldg Height	30'	30'	30'	30'	30'	30'	30'	35'	Per I-P ordinance
Residential Zone Boundary								35'	35'

*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots

**Setback includes adjacent landscape tract.

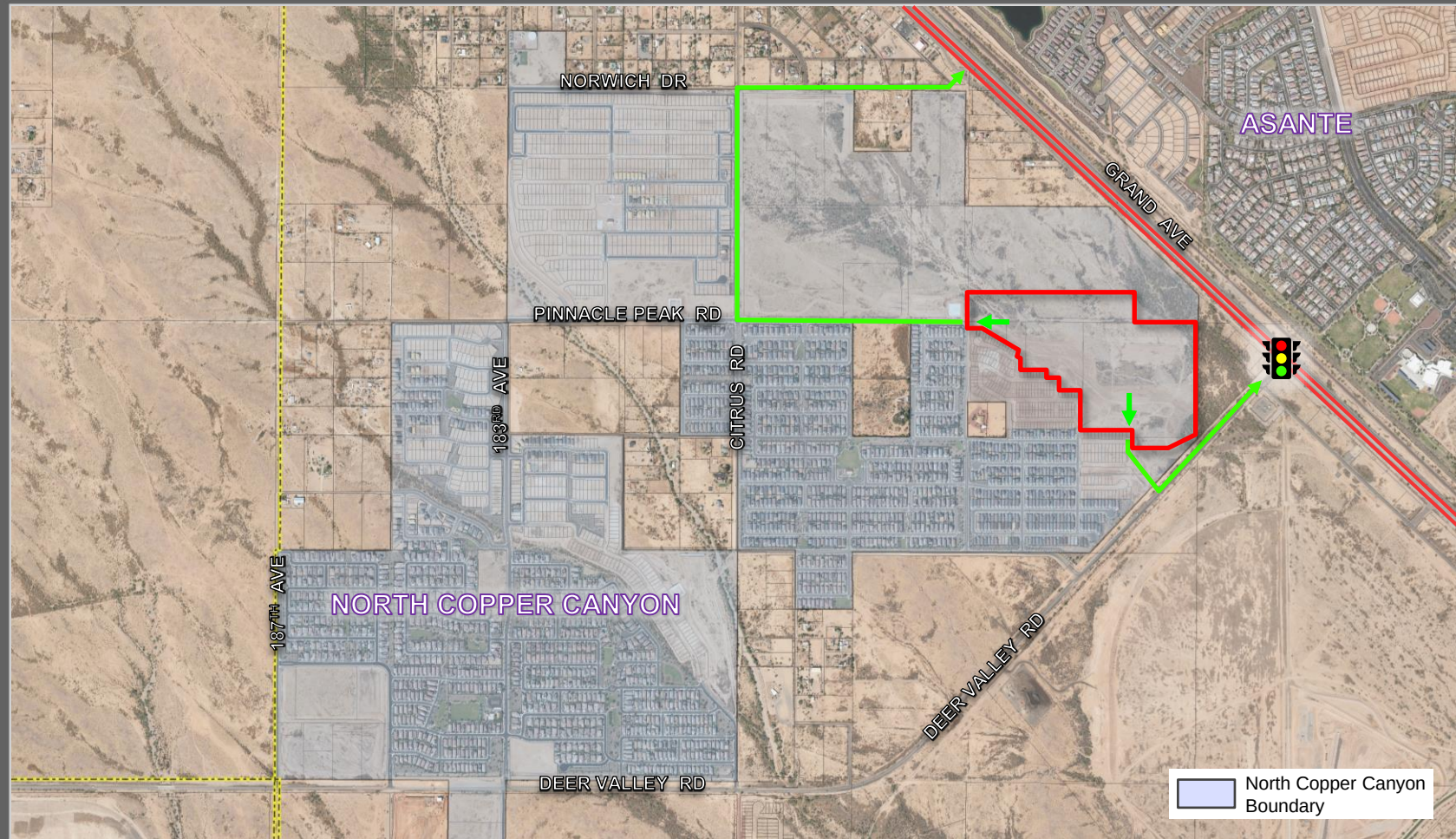
***Use standards from Section 17.28.030 if site is developed with uses other than residential units.

**** Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section. Single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product.

***** Front facing garage setback shall maintain 20' measured from back of sidewalk to garage for Front Load Garage product.

Notes:

- R-2 and Residential Lot Categories A, A-1, B-1 shall have right to have 20'x20' garage size, consistent with PAD Amendment 1 for PAD03-278

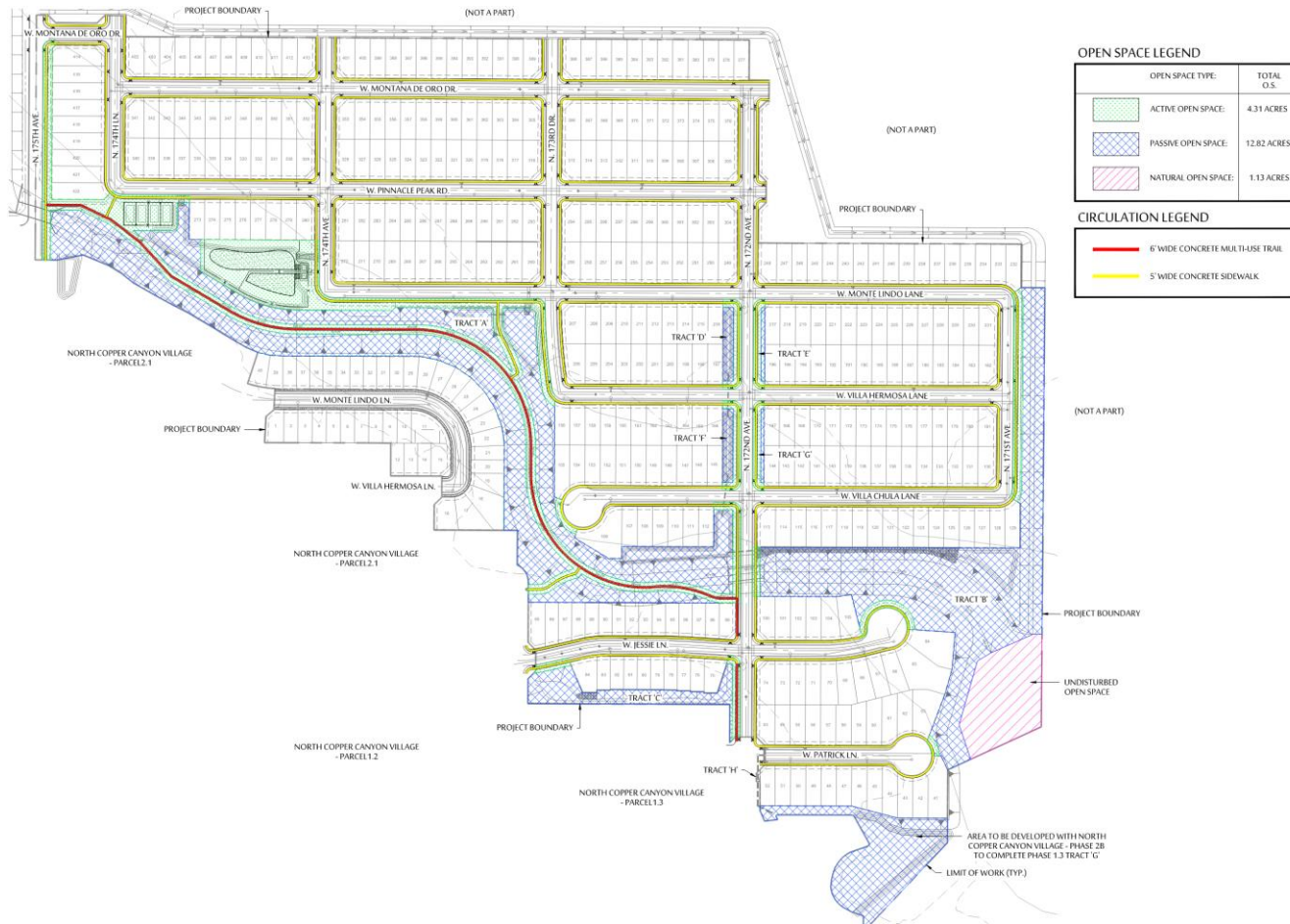


FS23-0993 LANDSCAPE PLAN



PRELIMINARY PLANT LEGEND

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	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS - ALL 5 GAL	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARREI - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCACTUS GRISONII - GOLDEN BARREL CACTUS
	EUPHORBIA ANTISYPHILITICA - CANDILLILLA
	EUPHORBIA BIGLANDULOSA - GOPHER PLANT
	FOUQUIERIA SPLENDENS - OCOTILLO
	HESPERALOE PARVIFLORA PERVA - BRACKLIGHTS RED YUCCA
	MULLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS - ALL 5 GAL	ACACIA REDOLENS - TRAILING ACACIA
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BUR SAGE
	BAILEYA MULTIRADIATA - DESERT MARGOLD
	TREMOPHILA GLABRA MINAGEN 'NEW GOLD' - OUTBACK SUNRISE EMBU
	DECOMPOSED GRANITE - MINIMUM 2" DEPTH, SIZE & COLOR TO BE DETERMINED BY OWNER WITH CITY APPROVAL
	MID-IRON BERMAUDA TURF



FS23-0993 OPEN SPACE

NORTH COPPER CANYON

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FS23-0993 AMENITIES

Staff Recommendation

Approval subject to stipulations 'a' through 'c'

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for North Copper Canyon Village Parcel 2B", prepared by Stantec, and received July 30, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "North Copper Canyon Village – Parcel 2B", prepared by McGrough Adamson, and received July 2, 2024.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You