



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, October 1, 2019 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

Proclamation: Domestic Violence Awareness

E. City Manager Report

1. Youth Council member's report pertaining to current Youth Council events and projects.

F. City Clerk Report

G. Call To The Public

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

[Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council 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.

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

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|--|---|
| 2. | District 4 | Consideration and action pertaining to approval of a Ground Lease Agreement with the United States Postal Service for 17,600 square feet for the continued use as a post office location at Dysart Road and Grand Avenue. | None

Chris Boyd
Community Development |
| 3. | District 5 | Consideration and action declaring the intent to establish a street light improvement district entitled, "City of Surprise, Arizona, SU-City Center 02 188 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2019-122. | None

Mike Gent
Public Works |
| 4. | District 1 | Consideration and action pertaining to conditional acceptance of certain streets and public utility improvements at Desert Oasis – Baer Parcel B10, generally located at Happy Valley Road and 163rd Avenue. Resolution # 2019-117. | None

Mike Gent
Public Works |

- | | | | |
|----|----------|---|--|
| 5. | Citywide | Consideration and action pertaining to approval of an amendment to the fiscal year 2020 budget by reallocating appropriations of \$19,100 within the Grants Fund in order to accept two grants from the Arizona Governor's Office of Highway Safety (GOHS) to support Fire-Medical's Youth Alcohol Awareness Campaign and Car Seat Program; Resolution #2019-119. | None

Tom Abbott
Fire - Medical |
| 6. | Citywide | Consideration and action on the minutes of September 17, 2019 Regular City Council Work Session, Regular City Council Meeting and Executive Session. | None

Sherry Aguilar
City Clerk |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 7. | District 3 | Consideration and action pertaining to approval of a re-zone of approximately 20 acres from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch generally located at the northwest corner of Peoria Avenue and Reems Road; Ordinance 2019-25. | None

Hobart Wingard
Community Development |
| 8. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled, "Stonefield Subdivision," dated July 25, 2019, a property generally located west of the northwest corner of Peoria Avenue and Reems Road. | None

Hobart Wingard
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|------------|---|---|
| 9. | District 3 | Consideration and action pertaining to the recording of a blank petition for annexation pursuant to ARS § 9-471, pertaining to a certain 30.84 acres of property that is contiguous to the City of Surprise located on the east side of 175th Avenue, one-quarter mile north of Cactus Road, Maricopa County, Arizona; Resolution # 2019-115. | None

Hobart Wingard
Community Development |
| 10. | Citywide | Consideration and action pertaining to approval of an amendment to Surprise Municipal Code by adding Chapter 54, Article III, Section 54-58, establishing a temporary pilot program for shared active transportation vehicles (e-bicycles and e-scooters); Ordinance #2019-26. | None

Steven Chang
Community Development |
| 11. | Citywide | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations of \$43,000 from Contingency within the Grants Fund to Services within the General Fund and amending the Capital and Operating List of items over \$50,000 for the additional funding to increase the hours at Hollyhock Library; Resolution #2019-125. | None

Donna Miller
Parks and Recreation |

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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 by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

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

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: September 26, 2019 at 11:25 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
Regular City Council Meeting

Council Meeting Date: October 1, 2019
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: October 1, 2019
Submitting Department: Mayor and Council
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:

Proclamation: Domestic Violence Awareness

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Proclamation- Domestic Violence Awareness (1)
-



Proclamation

Office of the Mayor

WHEREAS, domestic violence is a widespread epidemic affecting millions of Americans each year regardless of race, age, gender and income level;

WHEREAS, one in three American adults have been the victim of an act of domestic violence in their lifetime;

WHEREAS, one in fifteen American children are exposed to domestic violence each year;

WHEREAS, children who witness domestic violence often grow up believing that physical and emotional cruelty is acceptable in relationships, and thus, tend to perpetuate the cycle of violence in society;

WHEREAS, a coordinated community effort on the part of community leaders, police, judges, advocates, healthcare workers, and concerned Americans working together will aid in developing solutions to this problem and improve our responses when it occurs;

WHEREAS, many Federal, State and local programs addressing domestic violence have achieved success, bringing greater safety to families; and

WHEREAS, Domestic Violence Awareness Month provides an excellent opportunity for citizens to learn more about preventing instances of domestic violence and to show support for the numerous organizations and people who provide advocacy and assistance to victims.

NOW, THEREFORE, let it be resolved that I, **Skip Hall**, Mayor of the **City of Surprise**, do hereby proclaim the month of October, in the year 2019, to be Domestic Violence Awareness Month in the City of Surprise, and I hereby call upon all citizens to not only recognize this important event, but to work together to eliminate domestic violence from our community.

DATED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 1, 2019

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

Submitting Department: Community Development District: District 4

Staff Recommendations: None

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

Consideration and action pertaining to approval of a Ground Lease Agreement with the United States Postal Service for 17,600 square feet for the continued use as a post office location at Dysart Road and Grand Avenue.

Motion:

I move to approve the Ground Lease to the United States Postal Service for a post office location at Dysart Road and Grand Avenue.

Background:

The City of Surprise has leased property on Dysart and Grand to the United States Postal Service (USPS) since 1996. The United States Postal Service has requested another lease to continue use of the site. The lease is for five years, with two five year options for renewal.

Objective Analysis:

The granting of the Ground Lease will allow the postal service to continue to serve the citizens in this part of the City.

Policy Compliant:

The proposed Ground Lease will advance the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

If approved, the lease term will be for 5 years between August 15, 2019 and July 31, 2024 at an annual rate of \$3,988.00. The annual lease amount will increase with each five year renewal term. The first renewal term of 8/1/2024 through 7/31/2029 at \$4,187.00 and the second term from 8/1/2029 to 7/31/2034 at \$4,396.00. The City is not responsible for maintenance costs associated with the building.

Budget Impact:

Funds collected through the lease will be deposited into the General Fund.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. Sun City AZ_Draft Lease final
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Ground Lease

SUN CITY - DYSART BRANCH SITE (038269-004)
16554 N DYSART RD, SUN CITY, AZ 85374-9998



Ground Lease

Facility Name/Location

SUN CITY - DYSART BRANCH SITE (038269-004)
16554 N DYSART RD, SUN CITY, AZ 85374-9998

County: Maricopa

Lease: QU0000541369

This Lease made and entered into by and between CITY OF SURPRISE hereinafter called the Landlord, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Landlord hereby leases to the Postal Service and the Postal Service leases from the Landlord the following premises, hereinafter legally described in paragraph 7, in accordance with the terms and conditions described herein and contained in the 'General Conditions to USPS Ground Lease,' attached hereto and made a part hereof:

Total Site Area: 17,600.00 Sq. Ft.

2. RENTAL: The Postal Service will pay the Landlord an annual rental of: \$3,988.00 (Three Thousand Nine Hundred Eighty Eight and 00/100 Dollars) payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated.

Rent checks shall be payable to:
CITY OF SURPRISE
16000 N CIVIC CENTER PLZA

SURPRISE, AZ 85374-7463

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the following term:

FIXED TERM: The term becomes effective August 15, 2019 with an expiration date of July 31, 2024, for a total of 4 Years, 11 Months, and 17 Days.

4. **RENEWAL OPTIONS:** The Lease may be renewed at the option of the Postal Service, for the following separate and consecutive terms and at the following annual rentals:

EFFECTIVE DATE	EXPIRATION DATE	PER ANNUM RENTAL
08/01/2024	07/31/2029	\$4,187.00
08/01/2029	07/31/2034	\$4,396.00

provided that notice is sent, in writing, to the Landlord at least 30 days before the end of the original lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

5. **TERMINATION:**

The Postal Service or the Landlord may terminate this Lease at any time by giving 180 days written notice to either party.

6. **OTHER PROVISIONS:** The following additional provisions, modifications, riders, layouts, and/or forms were agreed upon prior to execution and made a part hereof:

Exhibit A - Site Plan
Addendum

7. **LEGAL DESCRIPTION:**

See Attached Addendum

Facility Name/Location

SUN CITY - DYSART BRANCH SITE (038269-004)

County: Maricopa

16554 N DYSART RD, SUN CITY, AZ 85374-9998

7. LEGAL DESCRIPTION:

That part of the Northeast Quarter of Section 3, Township 3 North, Range 1 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Commencing at the Northeast corner of said Section 3, Township 3 North, Range 1 West; thence North 89 degrees 26' 36" West along the North line of said Section 3, a distance of 40.00 feet; thence South 00 degrees 29' 17" West along a line parallel with and 40.00 feet West of the East line of said Section 3, said line being the West right-of-way line of Dysart Road, a distance of 1,400.00 feet to the Southeast corner of that certain property described in Docket 13372, Page 1401, Maricopa County records, thence continuing South 00 degrees 29' 17" West along said line, a distance of 206.20 feet to the POINT OF BEGINNING: thence continuing South 00 degrees 29' 17" West a distance of 160.00 feet; thence North 89 degrees 30' 43" West, a distance of 110.00 feet; thence North 00 degrees 29' 17" East, a distance of 160.00 feet; thence South 89 degrees 30' 43" East, a distance of 110.00 feet to the POINT OF BEGINNING: Said parcel containing 17,600 square feet, or 0.4040 acres, more or less.

8. Page GC-1 #6. Sublease: Any sublease or assignment by the Postal Service will require the prior written consent of the Landlord, which shall not be unreasonably withheld, conditioned, or delayed. Any purported assignment or subletting in violation of this paragraph is void.

9. Page GC-1 #7. Alterations: Upon expiration or termination of this Lease, the Postal Service shall remove all improvements, additions, and alterations to the demised premises made or installed by the Postal Service, at its sole cost and expense. All improvements, additions and alterations remaining on the demised premises ninety days after the expiration or termination of this Lease shall become the sole property of the owner and the Postal Service shall be relieved of any liability connected therewith.

10. Page GC-2 #9: Hazardous/Toxic Conditions Clause: Notwithstanding anything to the contrary set forth herein, the representations and obligations set forth in this Paragraph 9 are made solely with respect to the Premises, which does not include the building located thereon.

11. The Postal Service shall be responsible for maintenance of the demised premises. The responsibility of the Postal Service as stated herein will be fulfilled at such time and in such manner as the Postal Service considers necessary to keep the Premises in proper condition during the Ground Lease term. Landlord shall be responsible for all other maintenance not listed above that is necessary to keep the Premises in proper condition.

12. Should the Postal Service elect to remove its improvements, additions and alterations from the Premises, the Postal Service shall return the Premises in a condition consistent with good engineering practices, damages by the elements or circumstances beyond the control of the Postal Service excepted. This provision shall not require the replacement of trees, shrubs, ornamental vegetation, or any other improvements that may have existed on the Premises prior to this Lease.

Facility Name/Location

SUN CITY - DYSART BRANCH SITE (038269-004)
16554 N DYSART RD, SUN CITY, AZ 85374-9998

County: Maricopa

Lease: QU0000541369

13. It is mutually understood that the Postal Service placed a compact building or trailer on the Premises. The compact building or trailer, all improvements incident thereto, and all fixtures, machinery, and equipment added to the building, shall remain the personal property of the Postal Service and may be removed from the Premises only by the Postal Service, at any time consistent with the terms of this Lease.

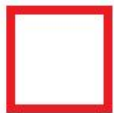
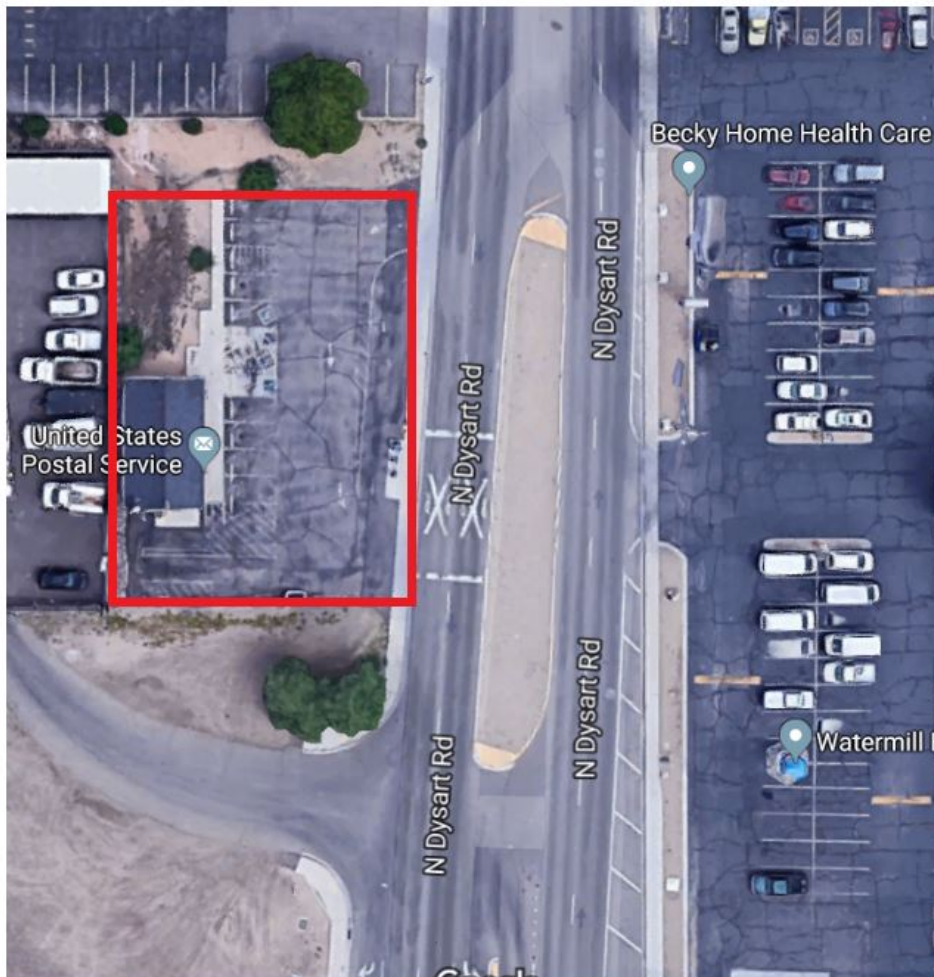
Facility Name/Location

SUN CITY - DYSART BRANCH SITE (038269-004)
16554 N DYSART RD, SUN CITY, AZ 85374-9998

Exhibit "A"

County: Maricopa

Lease: QU0000541369



UNITED STATES POSTAL SERVICE



Ground Lease

EXECUTED BY LANDLORD this _____ day of _____, _____.

GOVERNMENTAL ENTITY

By executing this Lease, Landlord certifies that Landlord is not a USPS employee or contract employee (or an immediate family member of either), or a business organization substantially owned or controlled by a USPS employee or contract employee (or an immediate family member of either).

Name of Governmental Entity: City of Surprise

Name & Title: Name & Title:

Name & Title: Name & Title:

Landlord's Address: 16000 N CIVIC CENTER PLZA
SURPRISE, AZ 85374-7463

Landlord's Telephone Number(s): (623) 583 - 1000

Federal Tax Identification No.: XX-XXX7796

Witness Witness

- a. Where the Landlord is a governmental entity or other municipal entity, the Lease must be accompanied by documentary evidence affirming the authority of the signatory(ies) to execute the Lease to bind the governmental entity or municipal entity for which he (or they) purports to act.
- b. Any notice to Landlord provided under this Lease or under any law or regulation must be in writing and submitted to Landlord at the address specified above, or at an address that Landlord has otherwise appropriately directed in writing. Any notice to the Postal Service provided under this Lease or under any law or regulation must be in writing and submitted to "Contracting Officer, U.S. Postal Service" at the address specified below, or at an address that the Postal Service has otherwise directed in writing.

ACCEPTANCE BY THE POSTAL SERVICE

Date: _____

Terrence P Brennan
Contracting Officer Signature of Contracting Officer

Western FSO 7500 E 53RD PL RM 1108, DENVER, CO 80266-9918
Address of Contracting Officer

1. CHOICE OF LAW

This Lease shall be governed by federal law.

2. RECORDING

Not Required

3. MORTGAGEE'S AGREEMENT

If there is now or will be a mortgage on the property which is or will be recorded prior to the recording of the Lease, the Landlord must notify the contracting officer of the facts concerning such mortgage and, unless in his sole discretion the contracting officer waives the requirement, the Landlord must furnish a Mortgagee's Agreement, which will consent to this Lease and shall provide that, in the event of foreclosure, mortgagee, successors, and assigns shall cause such foreclosures to be subject to the Lease.

4. ASSIGNMENTS

a. The terms and provisions of this Lease and the conditions herein are binding on the Landlord and the Postal Service, and all heirs, executors, administrators, successors, and assigns.

b. If this contract provides for payments aggregating \$10,000 or more, claims for monies due or to become due from the Postal Service under it may be assigned to a bank, trust company, or other financing institution, including any federal lending agency, and may thereafter be further assigned and reassigned to any such institution. Any assignment or reassignment must cover all amounts payable and must not be made to more than one party, except that assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in financing this contract. No assignment or reassignment will be recognized as valid and binding upon the Postal Service unless a written notice of the assignment or reassignment, together with a true copy of the instrument of assignment, is filed with:

1. the contracting officer; and
2. the surety or sureties upon any bond.

c. Assignment of this contract or any interest in this contract other than in accordance with the provisions of this clause will be grounds for termination of the contract for default at the option of the Postal Service.

d. Nothing contained herein shall be construed so as to prohibit transfer of ownership of the demised premises, provided that:

1. such transfer is subject to this Lease agreement;
2. both the original Landlord and the successor Landlord execute the standard *Certificate of Transfer of Title to Leased Property and Lease Assignment and Assumption* form to be provided by the USPS Contracting Officer.

5. APPLICABLE CODES AND ORDINANCES

The Landlord, as part of the rental consideration, agrees to comply with all codes and ordinances applicable to the ownership and operation of the parcel on which the premises are situated and to obtain all necessary permits and related items at no cost to the Postal Service. When the Postal Service or one of its contractors (other than the Landlord) is performing work at the premises, the Postal Service will be responsible for obtaining all necessary and applicable permits, related items, and associated costs.

6. SUBLEASE **SEE ADDENDUM #8**

The Postal Service may sublet all or any part of the premises or assign this lease but shall not be relieved from any obligation under this lease by reason of any subletting or assignment.

7. ALTERATIONS **SEE ADDENDUM #9**

The Postal Service shall have the right to make alterations, attach fixtures and erect additions, structures or signs in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property on which said premises are located); which fixtures, additions or structures so placed in, upon or attached to the said premises shall be and remain the property of the Postal Service and may be removed or otherwise disposed of by the Postal Service.

8. CLAIMS AND DISPUTES

a. This contract is subject to the Contract Disputes Act of 1978 (41 U.S.C. 601-613) ("the Act").

b. Except as provided in the Act, all disputes arising under or relating to this contract must be resolved under this clause.

c. "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. However, a written demand or written assertion by the Landlord seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as required by subparagraph d below. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a

claim under the Act. The submission may be converted to a claim under the Act by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

d. A claim by the Landlord must be made in writing and submitted to the contracting officer for a written decision. A claim by the Postal Service against the Landlord is subject to a written decision by the contracting officer. For Landlord claims exceeding \$100,000, the Landlord must submit with the claim the following certification:

"I certify that the claim is made in good faith, that the supporting data are accurate and complete to the best of my knowledge and belief, that the amount requested accurately reflects the contract adjustment for which the Landlord believes the Postal Service is liable, and that I am duly authorized to certify the claim on behalf of the Landlord."

The certification may be executed by any person duly authorized to bind the Landlord with respect to the claim.

e. For Landlord claims of \$100,000 or less, the contracting officer must, if requested in writing by the Landlord, render a decision within 60 days of the request. For Landlord-certified claims over \$100,000, the contracting officer must, within 60 days, decide the claim or notify the Landlord of the date by which the decision will be made.

f. The contracting officer's decision is final unless the Landlord appeals or files a suit as provided in the Act.

g. When a claim is submitted by or against a Landlord, the parties by mutual consent may agree to use an alternative dispute resolution (ADR) process to assist in resolving the claim. A certification as described in subparagraph d of this clause must be provided for any claim, regardless of dollar amount, before ADR is used.

h. The Postal Service will pay interest on the amount found due and unpaid from:

1. the date the contracting officer receives the claim (properly certified if required); or
2. the date payment otherwise would be due, if that date is later, until the date of payment.

i. Simple interest on claims will be paid at a rate determined in accordance with the Act.

j. The Landlord must proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the contracting officer.

9. HAZARDOUS/TOXIC CONDITIONS CLAUSE **SEE ADDENDUM #10**

"Asbestos containing building material" (ACBM) means any material containing more than 1% asbestos as determined by using the method specified in 40 CFR Part 763, Subpart E, Appendix E. "Friable asbestos material" means any ACBM that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

The Landlord must identify and disclose the presence, location and quantity of all ACBM or presumed asbestos containing material (PACM) which includes all thermal system insulation, sprayed on and troweled on surfacing materials, and asphalt and vinyl flooring material unless such material has been tested and identified as non-ACBM. The Landlord agrees to disclose any information concerning the presence of lead-based paint, radon above 4 pCi/L, and lead piping or solder in drinking water systems in the building, to the Postal Service.

Sites cannot have any contaminated soil or water above applicable federal, state or local action levels or undisclosed underground storage tanks. Unless due to the act or negligence of the Postal Service, if contaminated soil, water, underground storage tanks or piping or friable asbestos material or any other hazardous/toxic materials or substances as defined by applicable Local, State or Federal law are subsequently identified on the premises, the Landlord agrees to remove such materials or substances upon notification by the U. S. Postal Service at Landlord's sole cost and expense in accordance with EPA and/or State guidelines. If ACBM is subsequently found which reasonably should have been determined, identified, or known to the Landlord, the Landlord agrees to conduct, at Landlord's sole expense, an asbestos survey pursuant to the standards of the Asbestos Hazard Emergency Response Act (AHERA), establish an Operations and Maintenance (O&M) plan for asbestos management, and provide the survey report and plan to the Postal Service. If the Landlord fails to remove any friable asbestos or hazardous/toxic materials or substances, or fails to complete an AHERA asbestos survey and O&M plan, the Postal Service has the right to accomplish the work and deduct the cost plus administrative costs, from future rent payments or recover these costs from Landlord by other means, or may, at its sole option, cancel this Lease. In addition, the Postal Service may proportionally abate the rent for any period the premises, or any part thereof, are determined by the Postal Service to have been rendered unavailable to it by reason of such condition.

The Landlord hereby indemnifies and holds harmless the Postal Service and its officers, agents, representatives, and employees from all claims, loss, damage, actions, causes of action, expense, fees and/or liability resulting from, brought for, or on account of any violation of this clause.

The remainder of this clause applies if this Lease is for premises not previously occupied by the Postal Service.

By execution of this Lease the Landlord certifies:

- a. the property and improvements are free of all contamination from petroleum products or any hazardous/toxic or unhealthy materials or substances, including friable asbestos materials, as defined by applicable State or Federal law;

b. there are no undisclosed underground storage tanks or associated piping, ACBM, radon, lead-based paint, or lead piping or solder in drinking water systems, on the property; and

c. it has not received, nor is it aware of, any notification or other communication from any governmental or regulatory entity concerning any environmental condition, or violation or potential violation of any local, state, or federal environmental statute or regulation, existing at or adjacent to the property.

10. FACILITIES NONDISCRIMINATION

a. By executing this Lease, the Landlord certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform services at any location under its control where segregated facilities are maintained.

b. The Landlord will insert this clause in all contracts or purchase orders under this Lease unless exempted by Secretary of Labor rules, regulations, or orders issued under Executive Order 11246.

11. CLAUSES REQUIRED TO IMPLEMENT POLICIES, STATUTES, OR EXECUTIVE ORDERS

The following clauses are incorporated in this Lease by reference. The text of incorporated terms may be found in the Postal Service's Supplying Principles and Practices, accessible at www.usps.com/publications.

Clause 1-1, Privacy Protection (July 2007)

Clause 1-5, *Gratuities or Gifts* (March 2006)

Clause 1-6, *Contingent Fees* (March 2006)

Clause 4-2, Contract Terms and Conditions Required to Implement Policies, Statutes or Executive Orders (July 2009)

Clause 9-3, *Davis-Bacon Act* (March 2006)¹

Clause 9-7, *Equal Opportunity* (March 2006)²

Clause 9-13, *Affirmative Action for Handicapped Workers* (March 2006)³

Clause 9-14, *Affirmative Action for Disabled Veterans and Veterans of the Vietnam Era* (March 2006)⁴

Clause B-25, *Advertising of Contract Awards* (March 2006)

Note: For purposes of applying the above standard clauses to this Lease, the terms "supplier," "contractor," and "lessor" are synonymous with "Landlord," and the term "contract" is synonymous with "Lease."

¹ For premises with net interior space in excess of 6,500 SF and involving construction work over \$2,000.

² For leases aggregating payments of \$10,000 or more.

³ For leases aggregating payments of \$10,000 or more.

⁴ For leases aggregating payments of \$25,000 or more.

Facility Name: SUN CITY-DYSART BRANCH SITE
Fin/Sub No: 038269-004
Address: 16554 N DYSART RD
City, ST, ZIP: SUN CITY, AZ 85374-9998

Real Estate Conflict of Interest Certification

To avoid actual or apparent conflicts of interest, the United States Postal Service ("Postal Service") requires the following certification from you as a potential Landlord/Supplier/Contractor to the Postal Service. Please check all that apply in item A below. Further, please understand that the Postal Service will be relying on the accuracy of the statements made by you in this certification in determining whether to proceed with any possible transaction with you.

I, _____ hereby certify to the Postal Service as follows:
[PRINT: name of potential Landlord/Supplier/Contractor]

- A. (Check all that apply) I am:
- (i) _____ A Postal Service employee;
 - (ii) _____ The spouse of a Postal Service employee;
 - (iii) _____ A family member of a Postal Service employee; (*Relationship*) _____
 - (iv) _____ An individual residing in the same household as a Postal Service employee;
 - (v) _____ I am one of the individuals listed in (i) through (iv) above AND a controlling shareholder or owner of a business organization leasing space or intending to lease space to the Postal Service; OR
 - (vi) _____ None of the above.
- B. (Complete as applicable):
- i. I have the following job with the Postal Service(*Title*)_____ (*Location*)_____
 - ii. My Spouse who works for the Postal Service holds the following job: (*Title*)_____ (*Location*)_____
 - iii. My family member who works for the Postal Service holds the following job: (*Title*)_____ (*Location*)_____
 - iv. My household member who works for the Postal Service holds the following job: _____ (*Title*)_____ (*Location*)_____
- C. If you have checked "none of the above" and during the lease term or any renewal term, you do fall into any of the categories listed in A (i) through (v) above, you shall notify the Postal Service Contracting Officer in writing within 30 days of the date you fall into any of the such categories and shall include an explanation of which of the above categories now applies.
- D. The person signing this certification has full power of authority to bind the potential Landlord/Supplier/Contractor named above.

Executed this _____ day of _____, 20____ by

BY: _____
[Insert Signature]

BY: _____
[PRINT: name of entity or person]

Title: _____
[Insert title]

Facility Name: SUN CITY-DYSART BRANCH SITE
Fin/Sub No: 038269-004
Address: 16554 N DYSART RD
City, ST, ZIP: SUN CITY, AZ 85374-9998

[INTERNAL USE ONLY: *TM / RES: 1) If A(vi) 'none of the above' is selected, stop, file form with the lease. 2) If other items are selected, submit form to Ethics.help@usps.gov. File form and Ethics determination with the lease.]*



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 1, 2019
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: District 5

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

Consideration and action declaring the intent to establish a street light improvement district entitled, "City of Surprise, Arizona, SU-City Center 02 188 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution #2019-122.

Motion:

I move to approve Resolution # 2019-122.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders.

The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of ad valorem taxes based upon the assessed value of all property in the District.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for Mera City Center development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to

only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2020 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2020, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2021, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Resolution 2019-122 Legal Description
 2. 02 Mera City Center - SLID Petition Signed1
 3. 03 Mera City Center - Street Light Plans
 4. 04 FS19-216 Mera Council Map
-

RESOLUTION # 2019-122

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY AND/OR ELECTRICITY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-CITY CENTER 02 188 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public street and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be “CITY OF SURPRISE, ARIZONA, SU-CITY CENTER 02 188 LIGHTING IMPROVEMENT DISTRICT.”

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvement as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as “City of Surprise, Arizona SU-City Center 02 188 Lighting Improvement District” and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the “County”) taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law,

including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

LEGAL DESCRIPTION
"CITY CENTER #2"
JOB #2018-300

July 30, 2019

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4, BEING MARKED WITH A BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION, BEING MARKED WITH A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 33 MINUTES 57 SECONDS WEST, A DISTANCE OF 2,636.10 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 890.02 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 33 MINUTES 57 SECONDS WEST, A DISTANCE OF 654.30 FEET;

THENCE DEPARTING SAID LINE, NORTH 0 DEGREES 26 MINUTES 3 SECONDS EAST, A DISTANCE OF 222.75 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 57 SECONDS EAST, A DISTANCE OF 10.09 FEET;

THENCE NORTH 0 DEGREES 26 MINUTES 3 SECONDS EAST, A DISTANCE OF 373.75 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 57 SECONDS EAST, ALONG A LINE BEING 596.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 637.70 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 0 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 596.54 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 384,579 SQUARE FEET OR 8.829 ACRES, MORE OR LESS.





BULLARD AVENUE

S89°33'57"E 637.70'

N0°26'03"E 373.75'

SUBJECT PROPERTY

S89°33'57"E
10.09'

N0°26'03"E
222.75'

POINT OF
BEGINNING

S0°11'27"E 596.54'

S0°11'27"E 1327.16'

1091.77'

N89°33'57"W 654.30'

890.02'

SOUTHWEST CORNER
SEC. 4, T3N, R1W
FOUND BRASS CAP
IN HANDHOLE

N89°33'57"W 2636.10'
BASIS OF BEARING

GREENWAY ROAD

SOUTH QUARTER CORNER
SEC. 4, T3N, R1W
FOUND BRASS CAP
IN HANDHOLE
POINT OF COMMENCEMENT



SIG

**SURVEY INNOVATION
GROUP, INC**

**CITY CENTER #2
SURPRISE, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #18-300	DWG: EXHIBIT	DATE 7/30/19
SCALE: N.T.S.	DRAWN: TS	CHK: JAS
		SHEET 1 OF 1

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Expenses of the District shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District

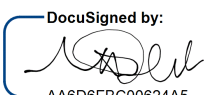
Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:

SU-City Center #2 188

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Surprise Center Development LLC	TBD- NWC of W. Greenway Road and La Cometa Avenue	A portion of 509-01- 164 and 509-01-162	DocuSigned by:  AA6D6FBC00624A5...



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	CHARGES	
				Investment by Company	Investment by Others
A. Acorn	3,835 LED	75	26	\$21.63	\$7.59
	4,796 LED	75	26	\$17.38	\$6.46
	5,003 LED	100	35	\$23.45	\$8.71
	5,904 LED	100	35	\$23.03	\$8.60
	6000 IND	85	29	\$19.24	\$5.14
B. Architectural	6,200 IND	85	29	\$10.13	\$3.93
	8,400 IND	100	34	\$10.69	\$4.36
	10,200 IND	120	41	\$11.75	\$4.99
	13,000 IND	150	52	\$12.98	\$5.93
	20,500 IND	200	69	\$14.78	\$7.37
	22,500 IND	265	91	\$17.63	\$9.28
	3,300 LED	43	15	\$10.24	\$3.79
	3,800 LED	32	12	\$7.73	\$2.92
	3,900 LED	32	12	\$9.96	\$3.51
	4,050 LED	63	22	\$18.63	\$6.52
	4,100 LED	45	16	\$10.34	\$3.89
	4,800 LED	41	15	\$8.27	\$3.27
	5,000 LED	41	15	\$9.61	\$3.62



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

	CHARGES				
	Lumen	Watts	kWh	Investment by Company	Investment by Others
	5,100 LED	60	21	\$10.18	\$4.19
	5,300 LED	67	24	\$10.47	\$4.48
	5,800 LED	94	32	\$17.81	\$5.16
	5,890 LED	89	31	\$20.56	\$7.66
	6,000 LED	62	22	\$18.63	\$6.52
	6,000 LED	67	24	\$19.89	\$6.99
	6,400 LED	89	31	\$17.89	\$5.10
	6,810 LED	101	35	\$18.89	\$7.50
	7,100 LED	62	22	\$19.70	\$6.80
	7,400 LED	127	44	\$20.42	\$6.34
	7,500 LED	73	26	\$20.08	\$7.18
	7,700 LED	86	30	\$18.41	\$7.02
	8,200 LED	88	31	\$10.45	\$4.97
	8,200 LED	95	33	\$11.87	\$5.48
	8,300 LED	72	25	\$17.93	\$6.54
	8,300 LED	106	37	\$12.45	\$5.91
	8,500 LED	88	31	\$11.69	\$5.30
	9,020 LED	139	48	\$22.94	\$9.47
	9,200 LED	139	48	\$25.60	\$7.30
	9,900 LED	130	45	\$13.82	\$6.84
	10,000 LED	93	32	\$21.43	\$7.96
	10,000 LED	113	39	\$13.26	\$6.28
	10,600 LED	126	44	\$22.56	\$9.09
	11,100 LED	108	38	\$12.76	\$6.07
	11,500 LED	108	38	\$13.16	\$6.18
	12,300 LED	203	70	\$25.48	\$8.85
	12,900 LED	119	41	\$22.31	\$8.82
	13,260 LED	202	70	\$27.11	\$12.12
	13,620 LED	202	70	\$28.49	\$9.24
	14,000 LED	171	59	\$26.07	\$11.08
	15,000 LED	136	47	\$24.93	\$9.94
	15,400 LED	144	50	\$25.21	\$10.22
	18,300 LED	162	56	\$16.13	\$8.22
	19,200 LED	257	89	\$26.87	\$13.38
	20,000 LED	258	89	\$26.87	\$13.38
	20,300 LED	193	67	\$17.17	\$9.26
	21,000 LED	193	67	\$24.77	\$11.28
C. Cobra	6,200 IND	75	26	\$10.54	\$3.77
	6,400 IND	85	29	\$8.97	\$3.78
	8,000 IND	88	30	\$10.47	\$4.04
	8,400 IND	100	34	\$9.70	\$4.24
	10,200 IND	120	41	\$10.44	\$4.81



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

				CHARGES				
				Investment by Company	Investment by Others			
				Lumen	Watts	kWh		
C. Cobra				13,000 IND	150	52	\$11.50	\$5.73
				15,250 IND	200	69	\$13.86	\$7.25
				22,500 IND	250	86	\$18.55	\$9.06
		Gray / Bronz		3,500 IND	55	19	\$10.50	\$3.27
				6,000 LED	95	33	\$17.05	\$5.13
				8,700 LED	142	49	\$19.17	\$6.53
				9,600 LED	157	54	\$20.40	\$7.04
				11,600 B-LED	181	62	\$19.03	\$7.44
		Gray / Bronz		3,300 LED	43	15	\$9.00	\$2.79
		Gray / Bronz		5,300 LED	67	23	\$10.45	\$3.54
		Gray / Bronz		8,300 LED	106	37	\$13.55	\$4.94
		Gray / Bronz		10,500 LED	130	45	\$15.08	\$5.69
		Gray / Bronz		20,000 LED	258	89	\$26.21	\$10.27
D. Decorative Transit				5,300 LED	75	26	\$28.44	\$6.12
				8,300 LED	100	34	\$30.45	\$6.97
				8,147 LED	75	26	\$35.76	\$11.36
				9,522 LED	100	35	\$36.14	\$12.09
				10,500 LED	150	52	\$32.69	\$8.52
				14,896 LED	150	52	\$39.98	\$14.29
		Double		8,147 LED	75	26	\$64.74	\$18.96
		Double		9,522 LED	100	35	\$64.67	\$19.58
		Double		14,896 LED	100	52	\$70.67	\$22.32
		Copper		6,000 IND	85	29	\$18.87	\$5.09
		Gray / Black		8,000 IND	88	30	\$14.86	\$4.62
		Gray / Black		4,350 LED	86	30	\$13.48	\$4.44
E. Flood				14,470 LED	148	51	\$23.93	\$9.95
				16,000 LED	125	43	\$23.17	\$9.19
F. Pendant				8,678 LED	75	26	\$26.36	\$8.85
				13,964 LED	100	35	\$27.84	\$9.88
G. Post Top				4,350 LED	86	30	\$13.43	\$5.69
				6,400 LED	30	30	\$13.43	\$5.69
				6,600 LED	83	29	\$13.33	\$5.59
H. Roadway				3,300 LED	43	15	\$9.46	\$3.58
				3,800 LED	32	12	\$7.24	\$2.79
				3,900 LED	32	12	\$9.18	\$3.30
				4,100 LED	45	16	\$9.56	\$3.68
				4,800 LED	41	15	\$7.76	\$3.13
				5,000 LED	41	15	\$9.12	\$3.49
				5,100 LED	60	21	\$9.69	\$4.06
				5,300 LED	67	24	\$9.98	\$4.35
				8,200 LED	88	31	\$9.72	\$4.77



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

	8,200 LED	95	33	\$11.36	\$5.34
	8,300 LED	106	37	\$11.74	\$5.72
	8,500 LED	88	31	\$11.18	\$5.16
	9,900 LED	130	45	\$13.31	\$6.70
	10,000 LED	113	39	\$12.75	\$6.14
	11,100 LED	108	38	\$12.03	\$5.88
	11,500 LED	108	38	\$12.65	\$6.04
	18,300 LED	162	56	\$15.23	\$7.98
	19,200 LED	257	89	\$19.11	\$11.32
	20,000 LED	258	89	\$19.11	\$11.32
	20,300 LED	193	67	\$16.27	\$9.02
	21,000 LED	193	67	\$17.01	\$9.22

FROZEN	4,000 INC	295	103	\$10.54	\$5.89
	7,000 MV	175	73	\$13.65	\$7.83
	11,000 MV	250	96	\$17.09	\$10.43
	20,000 MV	400	150	\$26.84	\$15.21
FROZEN ACORN	9,500 HPS	100	41	\$29.14	\$9.93
	16,000 HPS	150	69	\$32.35	\$12.55
FROZEN ARCHITECTURAL	9,500 HPS	100	41	\$16.56	\$7.90
	16,000 HPS	150	69	\$19.77	\$19.34
	30,000 HPS	250	99	\$22.95	\$13.57
	50,000 HPS	400	153	\$28.32	\$19.53
	14,000 MH	175	72	\$23.17	\$12.70
	21,000 MH	250	101	\$26.31	\$15.66
	36,000 MH	400	159	\$32.89	\$21.54
	8,000 LPS	55	30	\$24.08	\$10.58
	13,500 LPS	90	50	\$28.39	\$12.76
	22,500 LPS	135	72	\$32.43	\$15.56
FROZEN COBRA ROADWAY	33,000 LPS	180	90	\$39.01	\$18.33
	5,800 HPS	70	29	\$9.40	\$5.56
	9,500 HPS	100	41	\$11.07	\$6.81
	16,000 HPS	150	69	\$13.86	\$9.50
FROZEN COBRA ROADWAY	30,000 HPS	250	99	\$16.72	\$12.35
	50,000 HPS	400	153	\$22.69	\$17.63
	14,000 MH	175	72	\$16.12	\$10.99
	21,000 MH	250	101	\$18.84	\$13.67
	36,000 MH	400	159	\$24.81	\$18.99
FROZEN DECORATIVE TRANSIT	8,000 FL	100	38	\$18.53	\$5.43
	9,500 HPS	100	41	\$39.95	\$11.96
	16,000 HPS	150	69	\$39.72	\$13.36
FROZEN FLOOD	30,000 HPS	250	99	\$45.74	\$17.26
	30,000 HPS	250	99	\$22.20	\$13.79
	50,000 HPS	400	153	\$27.53	\$19.14
	21,000 MH	250	101	\$23.69	\$14.58
FROZEN Colonial Gray	36,000 MH	400	159	\$28.89	\$19.76
	8,000 FL	100	38	\$19.97	\$5.64



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

POST TOP	Colonial Gray	9,500 HPS	100	41	\$11.42	\$7.16
	Colonial Black	9,500 HPS	100	41	\$13.15	\$7.41
	Decorative	9,500 HPS	100	41	\$34.97	\$11.03

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II. POLES

				CHARGES		
				Investment by Company	Investment by Others	
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	Height			
			12 ft.	\$13.11	\$1.81	
			22 ft.	\$14.75	\$2.03	
			25 ft.	\$15.97	\$2.21	
			30 ft.	\$18.34	\$2.52	
		32 ft.	\$19.27	\$2.55		
		2 Simplex Adapters	12 ft.	\$13.98	\$1.93	
			22 ft.	\$16.06	\$2.22	
			25 ft.	\$16.75	\$2.31	
			30 ft.	\$19.47	\$2.68	
	32 ft.		\$20.77	\$2.87		
	Square Steel	5"	13 ft.	\$15.03	\$2.06	
			15 ft.	\$13.43	\$1.85	
			23 ft.	\$15.93	\$2.19	
			25 ft.	\$17.51	\$2.41	
			28 ft.	\$19.44	\$2.67	
			32 ft.	\$19.33	\$2.66	
	Concrete		12 ft.	\$44.79	\$6.17	
	Fiberglass		12 ft.	\$37.93	\$5.22	
	Decorative Transit		4"	16 ft.	\$36.98	\$5.10
	Decorative Transit		6"	30 ft.	\$71.39	\$9.83
	Hinged Poles		Square	15 ft.	\$14.21	\$1.16
Round			19 ft.	\$12.85	\$1.05	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	\$12.61	\$1.73	
			22 ft.	\$14.26	\$1.96	
			25 ft.	\$15.46	\$2.13	
			30 ft.	\$17.85	\$2.47	
			32 ft.	\$18.75	\$2.58	
		2 Simplex Adapters	12 ft.	\$13.47	\$1.85	
			22 ft.	\$15.05	\$2.06	
			25 ft.	\$16.24	\$2.23	
			30 ft.	\$18.97	\$2.60	
			32 ft.	\$20.26	\$2.79	
		3 Bolt	32 ft.	\$23.28	\$3.20	
		Square Steel	5"	13 ft.	\$14.54	\$2.01
				15 ft.	\$14.86	\$2.03
				23 ft.	\$15.43	\$2.13
	25 ft.			\$17.02	\$2.36	
	28 ft.			\$18.91	\$2.60	
	32 ft.			\$19.63	\$2.69	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II POLES (cont)

		CHARGES		
		Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel	19 ft.	\$19.84	\$2.74
		30 ft.	\$15.49	\$2.87
		38 ft.	\$18.90	\$2.94
		Self 40 ft.	\$23.28	\$3.69
		Stepped 25 ft.	\$53.55	\$4.37
		32 ft.	\$56.40	\$4.60
		49 ft.	\$70.00	\$9.65
	Square Steel	4" 34 ft.	\$17.09	\$2.96
		5" 20 ft.	\$16.23	\$2.68
		30 ft.	\$16.92	\$2.79
		38 ft.	\$18.36	\$3.19
		8" 28 ft.	\$30.64	\$2.49
		32 ft.	\$32.03	\$2.62
		Decorative Transit 41 ft 6	\$22.05	\$3.24
	Decorative Transit	47 ft.	\$27.47	\$4.04
	Steel Distribution Pole (for lighting only)	35 ft.	\$25.36	\$3.34
D. Post Top	Decorative Transit Anchor Base	16 ft.	\$37.77	\$5.19
	Gray Steel/Fiberglass	23 ft.	\$13.10	\$2.15
	Black Steel	23 ft.	\$14.44	\$2.38
E. Existing distribution pole suitable for streetlight use			\$1.59	--
F. FROZEN	Wood Poles	30 ft.	\$9.64	\$1.67
		35 ft.	\$9.64	\$1.59

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

		CHARGES		
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	\$10.67	\$1.47
		6 ft.	\$12.73	\$2.21
B. Pedestal		8 ft.	\$14.59	\$2.54
	For 32' Round Steel Pole only	4 ft. 6"	\$10.12	\$1.75



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		CHARGE
		Company Owned
FROZEN		
Underground Circuit Charges:		
a.	Per foot of cable, installed under paving	\$0.17000
b.	Per foot of cable, not installed under paving	\$0.06000

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

Monthly charges for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above will be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge		Cost Inputs Equipment Cost		PV Factor		
1	Carrying Cost (fixtures)	=	(installed)	x	NA	x	1.518%
			Equipment Cost				
2	Carrying Cost (poles)	=	(installed)	x	NA	x	1.296%
			Equipment Cost				
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.257	x	1.518%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.427	x	1.518%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.06760		
7	T&D, RCS, SB	=	kWh per month	x	0.02738		



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

Step 2 **Determination of Total Monthly Charge**
The total monthly charge will be the summation of the charges for each applicable charge type

<u>Equipment</u>	<u>Charge Type</u>
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

A \$100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

SERVICE DETAILS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

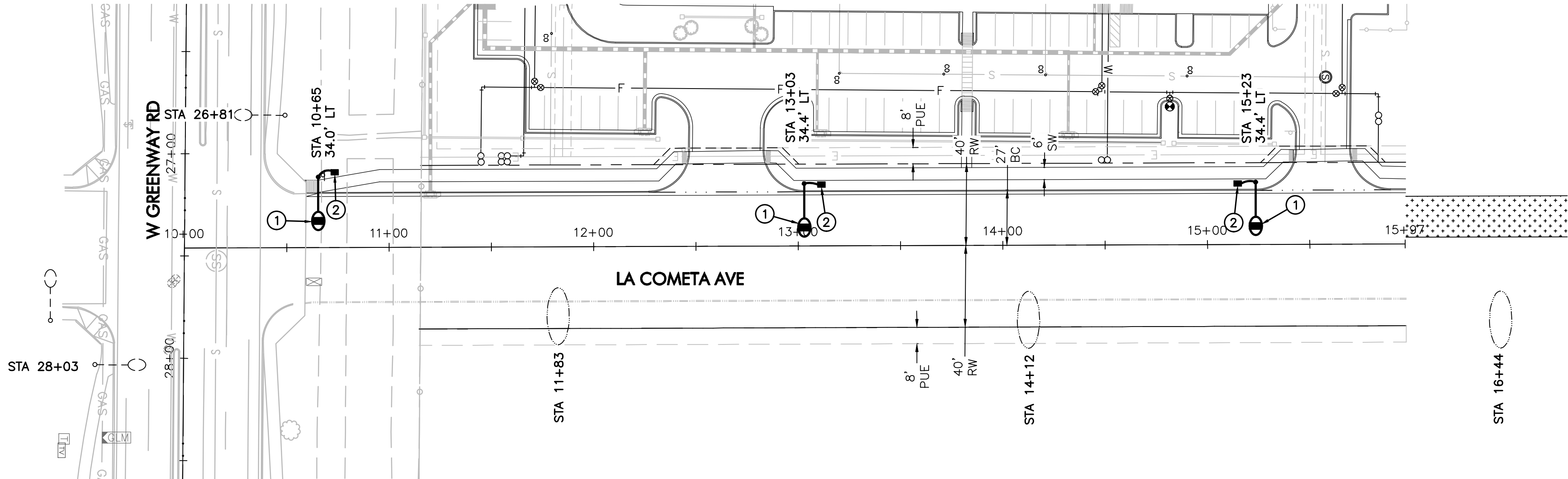
2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

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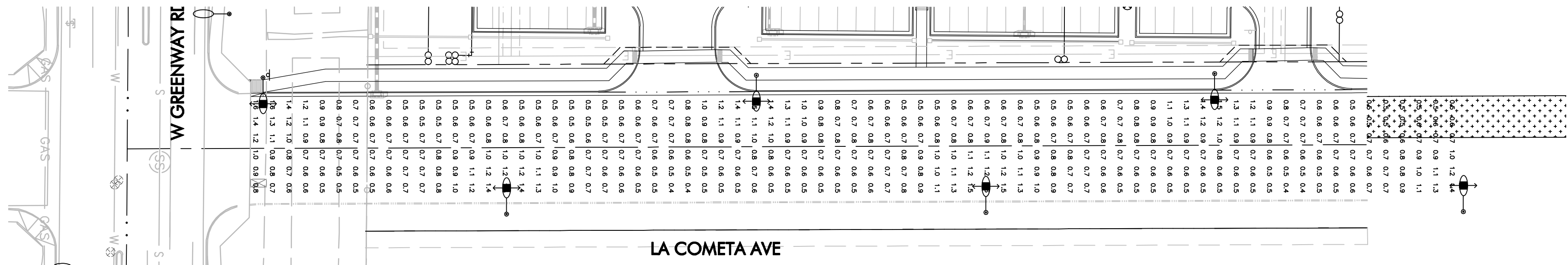
- LEGEND**
- 7,800 LUMEN LED STREET LIGHT
 - EXISTING STREET LIGHT
 - PULL BOX
 - NEW CONDUIT RUN
 - FIRE HYDRANT
 - FUTURE STREET LIGHT

CONSTRUCTION NOTES

- INSTALL 71W LED (7,800 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 38'-6" DIRECT BURIED POLE (1940.38), 3' X 8" MAST ARM (S8) PER APS DETAIL 8040 (SEE SHEET SL3). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
- INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.



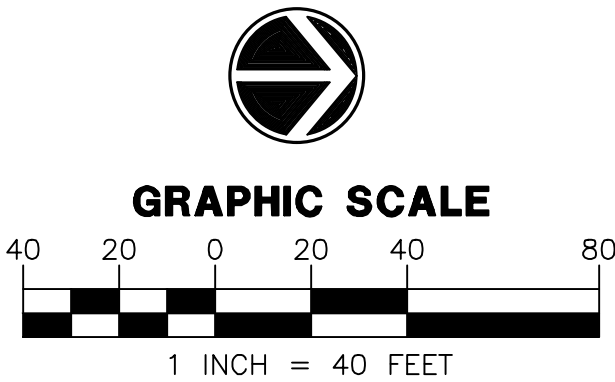
**FUTURE PHOTOMETRICS
ILLUMINANCE METHOD**



LA COMETA FUTURE
438 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.8
Maximum 1.6
Minimum 0.4
Avg:Min 1.91
Max:Min 4.00
Coef. Var 0.32
UnifGrad 1.43

LUMINAIRE TABLE						
GRAY ROADWAY SCALEABLE LED 3000K						
LIGHT CODE	COLOR	APN	WATTS	VOLTS	INITIAL LUMENS	CATALOG #
CL50	GRAY	00141040	31	120/208/240/277	3,900	ERL1004B330AGRAYGLRX
CL51		00141041	39	120/208/240/277	4,900	ERL1005A330AGRAYGLRX
CL52		00141043	71	120/208/240/277	7,800	ERL1008C330AGRAYGLRX
CL53		00141045	97	120/208/240/277	9,600	ERL1010C330AGRAYGLRX
CL54		00141046	174	120/208/240/277	20,100	ERL2021C330AGRAYGLR

- LEGEND**
- 7,800 LUMEN LED
TYPE 2
8' MA
candela file 'ERL1_08C330_...IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 71
mounting height= 34.5 ft
number locations= 9, number luminaires= 9
kw all locations= 0.6
 - 15,300 LUMEN LED
TYPE 3
8' MA
candela file 'ERL2_16C330_...IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 120
mounting height= 39.5 ft
number locations= 7, number luminaires= 7
kw all locations= 0.8
 - 150W HPS EXISTING
TYPE 3
8' MA
candela file 'GE9215.IES'
1 lamp(s) per luminaire, 16000 initial lumens per lamp
Light Loss Factor = 0.810, watts per luminaire = 1
mounting height= 34.5 ft
number locations= 2, number luminaires= 2
kw all locations= 0.0

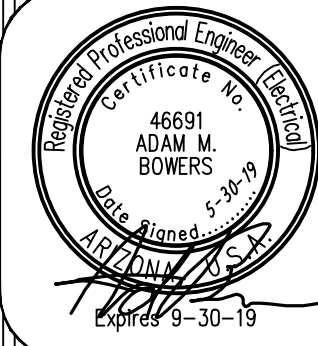


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(OUTSIDE MARICOPA COUNTY)

PROJECT: TITLE:

SURPRISE, ARIZONA
MERA CITY CENTER
STREET LIGHT PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAR 2019	1ST SUBMITTAL
2	MAY 2019	2ND SUBMITTAL

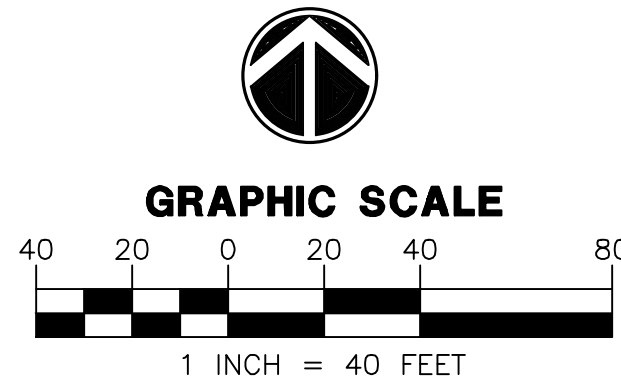
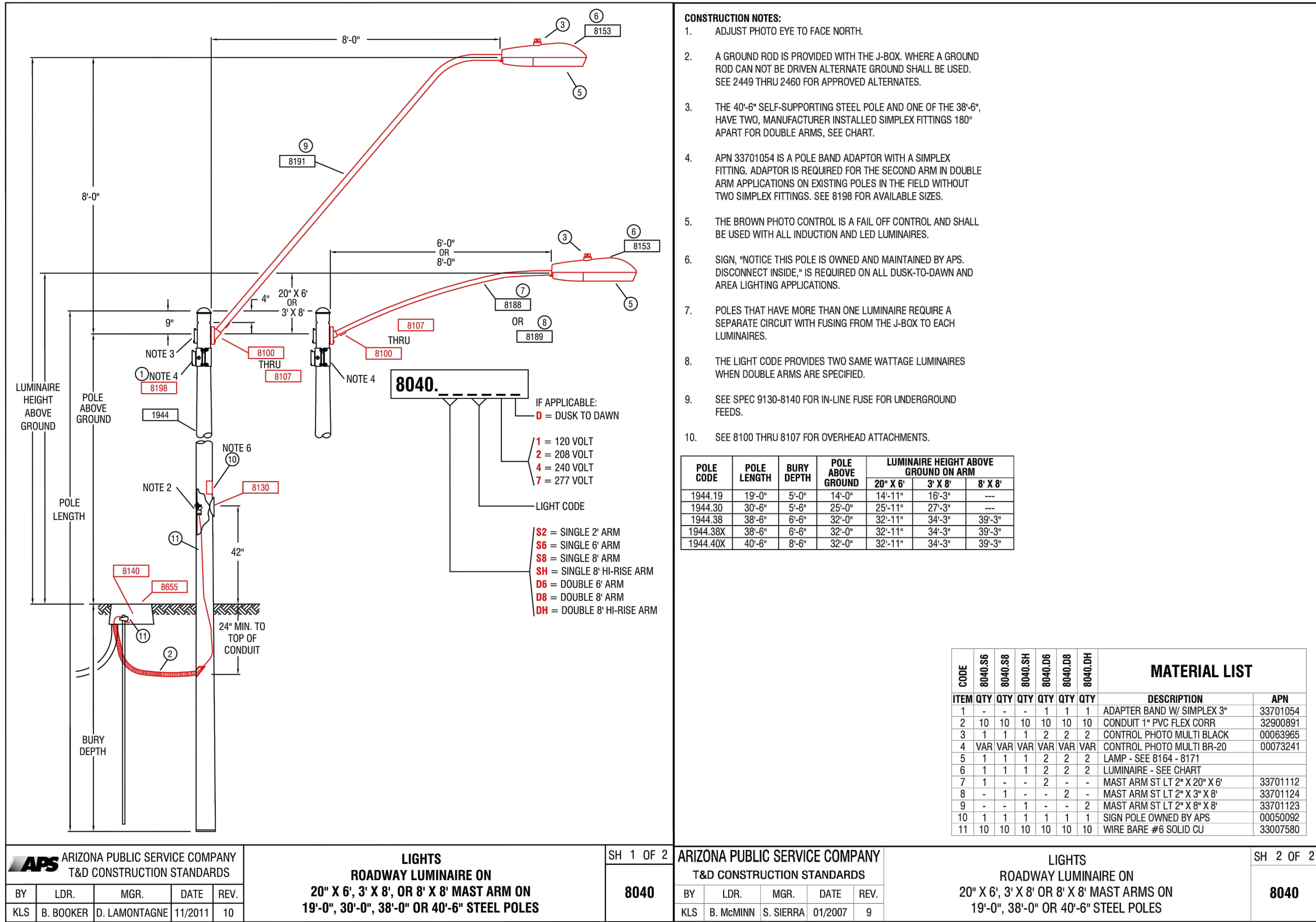


DRAWING NO:
SL2
OF 3

WRIGHT ENGINEERING
PROJECT NO:
19074
DESIGN BY: TDL
DRAWN BY: TDL
CHECKED BY: AMB

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
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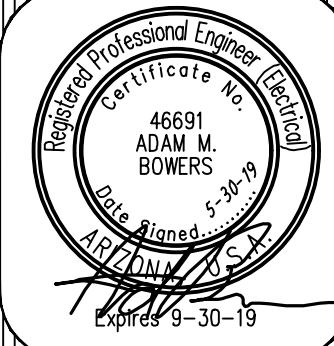
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PHONE 480.497.5829 • FAX 480.497.5807
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PROJECT: TITLE:

SURPRISE, ARIZONA
MERA CITY CENTER
STREET LIGHT DETAILS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	MAR 2019	1ST SUBMITTAL
2	MAY 2019	2ND SUBMITTAL



DRAWING NO:
SL3
OF 3

Street Lights:

Street Light Pole

● 3 new poles

■ SLID Boundary





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 1, 2019
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: District 1

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

Consideration and action pertaining to conditional acceptance of certain streets and public utility improvements at Desert Oasis – Baer Parcel B10, generally located at Happy Valley Road and 163rd Avenue. Resolution # 2019-117.

Motion:

I move to approve Resolution No. 2019-117.

Background:

The Public Works Department conducted the final inspection of the public improvements for Desert Oasis – Baer Parcel B10, generally located at Happy Valley Road and 163rd Avenue, on or about May 8, 2019 totaling 20,755 SY (approximately 4.5 total lane miles) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, concrete, storm drain, water and wastewater lines.

Objective Analysis:

The improvements for this property provide access and conveyance to the property, storm drains to convey wastewater to retention basins, sewer lines to convey wastewater from the property to the City's public system and water lines to convey domestic water to the property. This action will accept the required infrastructure.

Policy Compliant:

City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City

Financial Impact:

Acceptance of streets, sewer, water, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,622,173.65.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF, Water Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future year budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_2019-117 Resolution Desert Oasis B10 Conditional Acceptance
 2. 02_Notice of Completion Letter
 3. 03_Inspector Sign-Off Form
-

RESOLUTION # 2019-117

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT DESERT OASIS – BAER PARCEL B10, GENERALLY LOCATED AT HAPPY VALLEY ROAD AND 163RD AVENUE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled “Desert Oasis – Baer Parcel B10” on, November 21, 2017;

WHEREAS, Centex Homes, the developer of Desert Oasis – Baer Parcel B10, dedicated to the City the street and public utility improvements, generally located at Happy Valley Road and 163rd Avenue;

WHEREAS, on or about May 8, 2019, the City of Surprise Public Works Department Engineering Division completed an inspection of the public improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements.

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

Section 1. The City of Surprise conditionally accepts the street and public utility improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the street and public utility improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

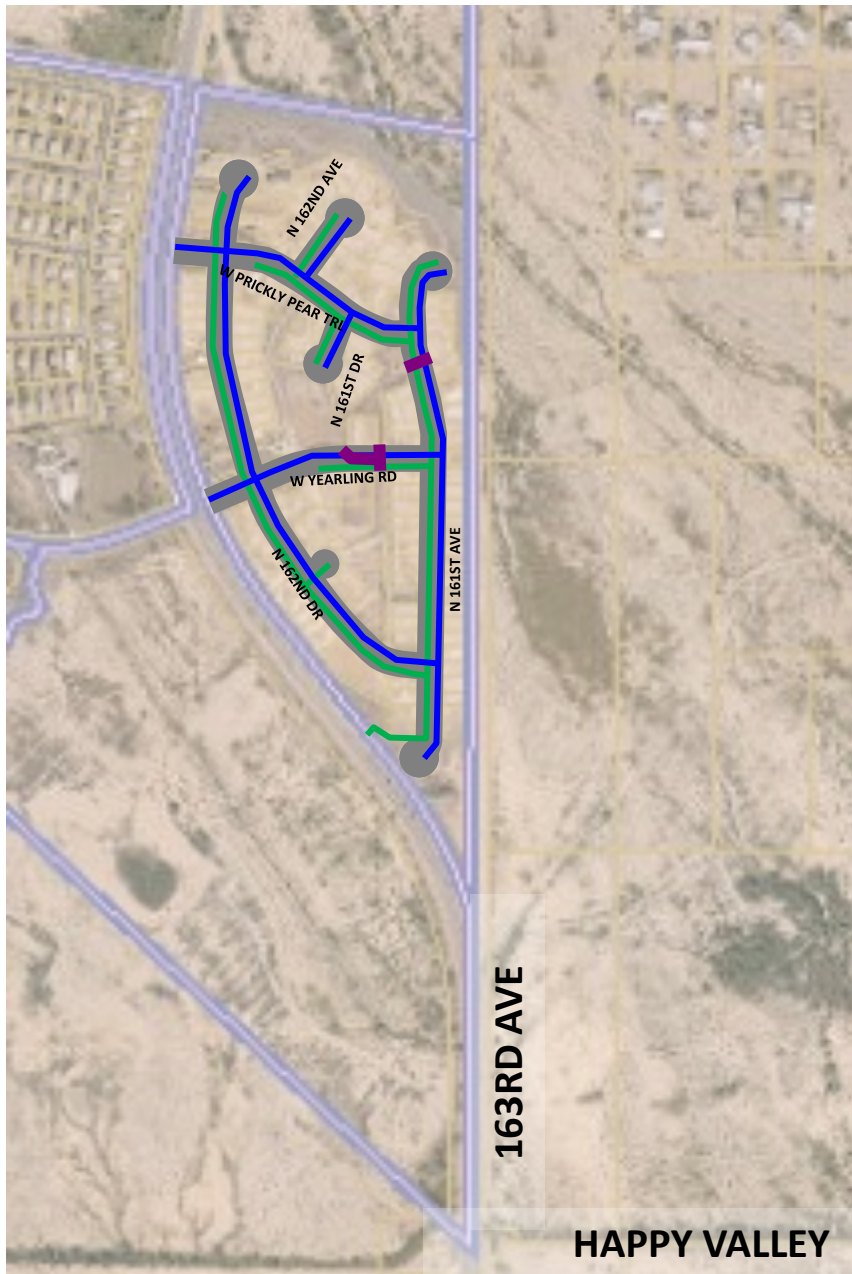
Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

DESERT OASIS - BAER PARCEL B10



INFRASTRUCTURE TO

BE ACCEPTED:

- SEWER
- WATER
- STORM DRAIN
- ROADWAY



EXHIBIT B

List and Cost of Improvements



ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 8/29/2019
Re: Desert Oasis – Baer Parcel B10

The public improvements for the above project have been completed and are tentatively scheduled for the September 17, 2019 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

- City Concrete - \$468,247.75
- City Paving - \$475,300.00
- City Sewer - \$319,914.00
- City Water - \$333,745.00
- City Storm Drain - \$24,966.90
- **Total - \$1,622,173.65**

May 30, 2019

Pulte Development Corp.
16767 N. Perimeter Dr. Suite 100
Scottsdale, AZ 85260

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR DESERT OASIS
B10 – FS17-230**

The City of Surprise Public Works Department has completed the inspection of the public improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

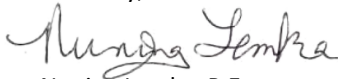
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
Engineering Manager

cc: Kristin Tytler, Assistant PW Director/City Engineer
David Mobley, Field Engineering Supervisor
David Kohlbeck, Public Works Business Manager
Lee Lambert, Water Services

Mike Gent, Public Works Director
John McFarland, Public Works Streets Manager
Lora Ingram, Finance
File



PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6000

Warren Bert, GIS



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 5/3/2019 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

January 17, 2019 Date of Punch-List Walk April 2, 2019 Date Punch-List Completed

FS Number: FS17-230 Permit Number(s): E17P-0516,E17P-0522,E17P-0518,E17P-517,E17P-0774

Project Name: Desert Oasis - Parcel B10

Project Developer/Builder: (Name, Address, and Phone #)

Pulte Development Corporation, 16767 North Perimeter Drive Suite 100, Scottsdale Az, 85260, 480-421-8530

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
161st Ave	Local	Cul-de-Sac	Cul-de-Sac	2	1/2	
161st Dr	Local	Cul-de-Sac	Prickly Pear Trl	2	1/4	
162nd Ave	Local	Cul-de-Sac	Prickly Pear Trl	2	1/4	
Honey Suckle Dr	Local	Cul-de-Sac	162nd Dr	2	1/4	
162nd Dr	Local	Cul-de-Sac	161st Ave	2	1/2	

MATERIALS:

Asphalt:	<u>Southwest Asphalt</u>	Supplier	<u>4.5</u>	Total Lane Miles	<u>20755</u>	Total Square Yards		
Water:	8" C900	Size/Type	<u>5978</u>	Total Linear Feet	8" DIP	Size/Type	<u>65</u>	Total Linear Feet
	6" DIP	Size/Type	<u>480</u>	Total Linear Feet		Size/Type		Total Linear Feet
Sewer:	8" SDR35	Size/Type	<u>5457</u>	Total Linear Feet	4" SDR35	Size/Type	<u>4260</u>	Total Linear Feet
		Size/Type		Total Linear Feet		Size/Type		Total Linear Feet
Storm:	18" RGRCP	Size/Type	<u>238</u>	Total Linear Feet	24" RGRCP	Size/Type	<u>228</u>	Total Linear Feet
		Size/Type		Total Linear Feet		Size/Type		Total Linear Feet
Fire Ln:	N/A	Size/Type		Total Linear Feet		Size/Type		Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

<u>XX</u> Copy of Punch List	<u>XX</u> AOC
<u>N/A</u> Final Certification Letter from Engineer of Record	<u>XX</u> Asphalt Concrete Ticket w/ Name of Contractor
<u>XX</u> Complete Geotechnical Testing Packet	<u>XX</u> Streetlight Energize Letter
<u>XX</u> Sewer Pressure Testing Results	<u>XX</u> As built Documents (PDF copy on CD)
<u>XX</u> Sewer Manhole Vacuum Testing Certification	<u>XX</u> As Built Documents in PDF format (copy on CD)
<u>XX</u> Sewer Manhole Insecticide Certification	<u>N/A</u> Updated asbuilt CAD base files (copy on CD)
<u>XX</u> Sewer Videos with Operators Notes (inc. re-videos)	
<u> </u> Other _____ (Specify)	

APPROVAL:

Civil Inspector: William Valdez *WValdez*

Date: 5/3/2019

Civil Engineering Supervisor: *Mungo J. [Signature]*

Date: 05/08/2019



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 5/3/2019 ☐ Commercial ☐ Commercial w/Offsite ☒ Residential

☒ COMPLETION ACCEPTANCE (End of Construction) ☐ FINAL ACCEPTANCE (End of Warranty)

1/17/2019 Date of Punch-List Walk 4/2/2019 Date Punch-List Completed

FS Number: See Sht 1 Permit Number(s): _____

Project Name: _____

Project Developer/Builder: (Name, Address, and Phone #)

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
Yearling Road	Local	161st Ave	163rd Ave	2	1/4	
Prickly Pear Trl	Local	161st Ave	163rd Ave	2	1/4	

MATERIALS:

Asphalt: _____ Supplier _____ Total Lane Miles _____ Total Square Yards

Water: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

_____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Sewer: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

_____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Storm: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

_____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Fire Ln: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

- | | |
|---|--|
| ☐ Copy of Punch List | ☐ AOC |
| ☐ Final Certification Letter from Engineer of Record | ☐ Asphalt Concrete Ticket w/ Name of Contractor |
| ☐ Complete Geotechnical Testing Packet | ☐ Streetlight Energize Letter |
| ☐ Sewer Pressure Testing Results | ☐ As built Documents (PDF copy on CD) |
| ☐ Sewer Manhole Vacuum Testing Certification | ☐ As Built Documents in PDF format (copy on CD) |
| ☐ Sewer Manhole Insecticide Certification | ☐ Updated asbuilt CAD base files (copy on CD) |
| ☐ Sewer Videos with Operators Notes (inc. re-videos) | |
| ☐ Other <u>Sheet 2</u> | (Specify) |

APPROVAL:

Civil Inspector: William Valdez *WValdez*

Date: 5/3/2019

Civil Engineering Supervisor: *Munir Jemba*

Date: 05/08/2019



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 1, 2019
Submitting Department: Fire - Medical
Staff Recommendations: None

Contact Person: Tom Abbott, FIRE CHIEF
District: Citywide

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

Consideration and action pertaining to approval of an amendment to the fiscal year 2020 budget by reallocating appropriations of \$19,100 within the Grants Fund in order to accept two grants from the Arizona Governor's Office of Highway Safety (GOHS) to support Fire-Medical's Youth Alcohol Awareness Campaign and Car Seat Program; Resolution #2019-119.

Motion:

I move to approve Resolution # 2019-119.

Background:

The Surprise Fire-Medical Department (SFMD) was awarded two FFY20 grants from the Governor's Office of Highway Safety (GOHS). The first grant provides \$19,005 in funding to support the Department's Car Seat Program. Car seats will be purchased and awarded to residents that demonstrate a need for a safe seat for a child in their care as well as provide training opportunities for department members to get car seat techs certified. The second grant provides \$3,498 in funding to support the Department's FY20 Youth Alcohol Awareness Campaign. SFMD and Surprise Police Department (SPD) personnel along with selected students from a high school within the Dysart Unified School District will participate in a mock crash scenario to convey the importance of safe, distraction-free, sober driving. The mock crash will take place in the spring of 2020 to heighten awareness around prom and graduation.

Objective Analysis:

SFMD and the SPD collaborate on occupant safety efforts throughout the year and also share a volunteer car seat coordinator. The goal of the car seat grant is to further educate the public on proper restraint use to decrease injuries and death to child passengers. SFMD frequently receives requests for car seats from citizens of Surprise and neighboring communities. Providing new car seats and hosting car seat clinics for the public will garner a higher concentration of educated occupants to reduce injuries. SFMD received FFY19 funding from GOHS to support the car seat program and successfully distributed 40 car seats to residents. This grant also allocates overtime funding to train four members of the department as certified car seat technicians.

SFMD received funding in FFY17, FFY18 and FFY19 to conduct Distracted and Impaired Driving Mock Drills at Valley Vista, Willow Canyon and Shadow Ridge high schools. These drills provide an opportunity to educate the younger population in the community on the long term effects of poor

decisions while driving. Additionally, the drills provide an opportunity for first responders to test and apply their skills in a multi-casualty setting. Continued funding will continue the message to schools that have not had this real life experience.

Policy Compliant:

These grants are consistent with all city and council policies and will adhere to the same as well as state guidelines if awarded.

Financial Impact:

The Fire-Medical Department has been awarded two, one-time grants from the Governor's Office of Highway Safety totaling \$22,503. The award in the amount of \$3,498 is for overtime salary expenses, Employee Related Expenses (ERE) and supply costs incurred as a result of the department's planning and execution of a mock crash at a local high school to decrease impaired and distracted driving. The award in the amount of \$19,005 is for overtime salary expenses, ERE and registration fees for four Fire-Medical employees to become certified car seat technicians and to purchase 45 all-in-one car seats. There is no city match requirement.

Budget Impact:

The FY2020 adopted budget includes \$17,000 in project G34122 in anticipation of various grants from GOHS. As funds are awarded, appropriation may be reallocated from this project to specific grant projects. Acceptance of these grants will reallocate appropriations within the Grants Fund of \$13,500 from project G34122 to project G34132 and \$5,600 from contingency to project G34132. This does not represent an actual transfer of funds, but only a transfer of budget authority and does not increase or decrease the total budget.

FTE Impact:

No FTE impact.

ATTACHMENTS:

1. Res 2019-119 BA FY20 and GOHS Acceptance REV
 2. Award Letters FY 2020 21
-

RESOLUTION # 2019-119

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF \$22,600 WITHIN THE GRANTS FUND FOR THE PURPOSE OF ADJUSTING BUDGET AUTHORITY RELATED TO TWO GOVERNOR'S OFFICE OF HIGHWAY SAFETY GRANTS.

WHEREAS, the Governor's Office of Highway Safety has awarded the City of Surprise Fire-Medical Department a FFY20 Youth Alcohol Awareness grant in the amount of \$3,498 in support of the FY20 Surprise Fire-Medical Department Impaired and Distracted Driving Campaign;

WHEREAS, the Governor's Office of Highway Safety has awarded the City of Surprise Fire-Medical Department a FFY20 Occupant Protection grant in the amount of \$19,005 in support of the FY20 Surprise Fire-Medical Department Car Seat Program;

WHEREAS, the City desires to accept the grant funding from the Governor's Office of Highway Safety in the above amounts totaling \$22,503;

WHEREAS, the FY2020 budget was adopted by Council Resolution #2019-75 on June 4, 2019;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2019 through June 30, 2020.

Section 2. The City is hereby authorized to accept grant funding. The City Manager or his designees is authorized to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with said agreements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2019-119**Exhibit A**

1. Appropriation - The allocation below represents a move from the FFY19 GOHS FMD grant project G34122 to G34132, due to the grant award being lower for G34122, and receiving a higher grant award than anticipated from GOHS. The difference in award results in a request to move additional funds from contingency. The GOHS grants for FMD was budgeted at \$17K but was awarded a total of \$22,600. As a result, we are moving the budget to accommodate the two awards into separate budgets which involve moving budget and contingency to the appropriate grant. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Fire - Medical	#G34122 FFY19 GOHS DUI	E	17,000	(13,500)	3,500
Grants	Fire - Medical	#G34122 FFY19 GOHS DUI	R	17,000	(13,500)	3,500
Grants	Fire - Medical	#G34132 FFY19 GOHS Occupant Protection	E	-	19,100	19,100
Grants	Fire - Medical	#G34132 FFY19 GOHS Occupant Protection	R	-	19,100	19,100
Grants	General Operations	Contingency	E	23,957,000	(5,600)	23,951,400
Grants	General Operations	Other	R	24,334,400	(5,600)	24,328,800
Expense Total				23,974,000	-	23,974,000
Revenue Total				24,351,400	-	24,351,400



DOUGLAS A. DUCEY
GOVERNOR

ALBERTO GUTIER
DIRECTOR
GOVERNOR'S HIGHWAY SAFETY REPRESENTATIVE

August 9, 2019

Fire Chief Tom Abbott
Surprise Fire Department
14250 West Statler Plaza
Surprise, Arizona 85374

Re: **FFY 2020 GOHS Grant Application**

Contract No.:	Contract Description:	Award Amount:
2020-AL-037	Youth Alcohol Awareness, Materials & Supplies, Prof. O/S	\$3,498.00
2020-405b-008	Occupant Protection Overtime, Materials & Supplies, Prof. O/S	\$19,005.00

Dear Fire Chief Abbott:

The Governor's Office of Highway Safety (GOHS) has completed the review of the proposals submitted for funding for Federal Fiscal Year (FFY) 2020 commencing on October 1, 2019. All of the proposals were carefully considered by an evaluation team at GOHS that reviewed agency performance, program priority area, problem identification, supporting fiscal/data documentation, consistency of reporting, and available funding levels.

As a result of this evaluation process, we are able to include your agency's submitted proposal(s) listed above in **Arizona's FFY 2020 Highway Safety Plan**. However, please be aware that your agency's awarded highway safety project(s) may not have been funded at the amount requested and may be subject to change. Equipment requests placed "on hold" are under further review and may not be funded due to funding constraints, as we strive to make the best use of federal taxpayers' dollars.

All FFY 2020 grants will begin on October 1, 2019. If approval from a Town/City Council or Board of Supervisors is required, your agency should begin the process of scheduling the grant award for approval.

The assigned GOHS project coordinator will be contacting you regarding your project(s) and your agency should have the contract(s) soon. **During the interim, do not make any public announcement concerning the grant and do not incur any costs or proceed with any portion of the project until GOHS has written a contract with your agency and it has been signed and executed by both parties.**

We appreciate the time and effort put forth by your agency in submitting its proposal(s). Should any questions and/or concerns arise, please feel free to contact your grant project coordinator at 602-255-3216.

Sincerely,

Alberto Gutier
Director, Governor's Office of Highway Safety



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: October 1, 2019
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action on the minutes of September 17, 2019 Regular City Council Work Session, Regular City Council Meeting and Executive Session.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 91719 WKS
 2. 91719 reg
-

CITY OF SURPRISE
Regular City Council Work Session Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, September 17, 2019 @ 4:00PM

Call To Order

Roll Call

Mayor Hall called to order the Regular City Council Work Session of September 17, 2019 at 4:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Winters, Council Members; Duffy, Hayden, Judd, Sanders and Remley.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and Deputy City Clerk, Linda Stevens

Pledge of Allegiance

1. Presentation and discussion pertaining to the Surprise Youth Services program update for FY 20 - NO ACTION

Mike Cassidy of Human Services and Community Vitality gave a Summer youth program overview.

- *Entrepreneurship Boot Camp
- *Surprise Youth Council
- *Misc Fall Programming

Council Member Duffy good job, the life skill project should be a class in HS.

Council Member Hayden - I love what you do for the kids.

2. Presentation and discussion pertaining to the 2018 International Building and Fire Codes adoption process including local amendments - NO ACTION

Chris Boyd gave highlights and the upcoming steps of the 2018 I-Code Adoption.

2018 international residential code
2018 International Energy Conservation Code

2018 International Fuel Gas Code

other codes that are adopted - existing building code and 2018 green construction code Implementation

Vice Mayor Winters - takes place of Surprise code, umbrella?

Mr. Boyd - it's published then implements the code this is the most efficient way to do it internally.

Vice Mayor Winters - do all cities use them?

Mr. Boyd - yes, some version of it.

Vice Mayor Winters - page 35, he inquired about pool barriers.

Mr. Boyd –chain link fences cannot be used.

Vice Mayor Winters - pool itself or property?

Council Member Sanders – inquired about assisted living.

Mr. Boyd - certain requirement egress, etc. comes under commercial

Council Member Remley - commend you on presentation, easy for us and public to understand. Kids and pools - under new code in general what are requirements?

Mr. Boyd - not making any changes.

Mr. Bennett spoke of two option pool barrier, minimum size, self-closing and latching, pool alarms and no pet door.

Council Member Remley - side gate - are those required?

Mr. Bennett spoke of ped. gate, away from pool, self-latching, pool barrier and RV gate.

3. Presentation and discussion pertaining to investment activities within the Public Safety Pension Retirement System (PSPRS) - NO ACTION

Finance Director Andrea Davis introduced Scott McCarty (Board Trustee and Will Buividas (Board Chair).

Mayor Hall - reference the slide and asked if steep climb.

Mr. Buividas and Mr. McCarty reported on the following:

- 1) gave history of new board - 9 members
- 2) System Overview

- 3) Where does the money come from?
- 4) Reforms to the System
- 5) Tier 3 cost savings example Surprise PD (FY19/20)
- 6) More needs to be done
- 7) Liabilities grew faster than assets (Tiers 1 & 2)
- 8) Funded status of individual plans has decreased
- 9) Disbursement of \$8.8B unfunded liabilities (Tiers 1 & 2)
- 10) Tier 3 results: \$200K unfunded liability (89% funded)
- 11) Recent changes made by the board
- 12) Key board goals and initiatives
- 12) Actuary assumptions
- 13) Focus on stakeholder involvement
- 14) Employer recommended practices
- 15) History of prepaid contributions of July 1st
- 16) Amortization periods
- 17) Who is doing what?

Council Member Remley - interest rates, 7.3 % assumption. Where do we get these rates how do they affect the balance of the unfunded liability?

Mr. Buividas - private credit, equities, private equity, assets in r estate, less risk diverse, put more in equity.

Mr. McCarty - Weigh those options, we set the minimum.

Council Member Sanders - first step tier 3 doesn't turn upside down?

Mr. Buividas - We have to get it right.

Council Member Sanders - name a couple of assumptions

Council Member Sanders - why wasn't there a change earlier?

Mr. Buividas - There were some changes in 2008 - no ability to invest in US equities and US Bonds.

Council Member Duffy - asset allocation - what was it before?

Mr. Buividas - the equity has been approx 30%.

Mayor Hall - What does the Administrator do?

Mr. Buividas - we're the policy making body of the system

Mayor Hall - new one be incentivized?

Mr. Buividas - offer a competitive base salary.

Mayor Hall - tier 3 - slide 12 should be flip flopped.

Yes, that is correct.

4. Presentation and discussion pertaining to Council priorities - NO ACTION

ACM Schott gave background and introduced staff.

Finance Director, Andrea Davis reported on: anticipated funding through budget priorities for our police and fire to ensure the city remains safe and secure through our next growth cycle.

Mayor Hall sales report before reimbursement?

Kendra Pettis and Donna Miller reported on goals: Encourage and facilitate, where possible, the cooperation and synergy of our new residential university, Ottawa, the trade school West-MEC, Dysart Unified School District and our several charter schools to maximize the educational benefit for our youth.

Collaborate with Dysart Unified School District to maximize the use of facilities to benefit our youth.

ED Director, Jeanine Jerkovic reported on: Work with Economic Development Department to attract private investment to produce an entertainment venue for teens.

Adjournment

Council Member Sanders made the motion to adjourn the Regular City Council Work Session of September 17, 2019 at 5:58 PM. Vice Mayor Winters seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, September 17, 2019.**

Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, September 17, 2019 @ 6:00PM

Call To Order

Invocation

Invocation led by Pastor Tim Trieber.

Roll Call

Mayor Hall called the Regular City Council Meeting to order at 06:10 PM at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, September 17, 2019. Also in attendance with Mayor Hall were Vice Mayor Winters, Council Member Duffy; Council Member Hayden, Council Member Sanders; Council Member Judd and Council Member Remley.

Staff present:

City Manager, Michael Frazier, City Attorney, Robert Wingo and Deputy City Clerk, Linda Stevens.

Pledge of Allegiance

John Williams introduced Students from Growing Minds Preschool who led the Pledge of Allegiance.

Proclamation and Community Acknowledgements

1. Proclamation: Dementia Friendly City

Mayor Hall read the proclamation claiming the city Dementia Friendly.

City Manager Report

Youth Council:

Sarina Ramirez

Zachary Huskinsson

Call To The Public

Kay Wiser - spoke in regards to Engine 305, 24/7 and 365 days a year.

Liz Recchia- Luke AFB noise map.

Rae Goedfer - Luke AFB noise map.

Jackie Martin - Luke AFB noise map – repeal ordinance.

Neil Donahue - Engine 305 - keep it in service.

Shannon Hoffman - Engine 305.

Thessa Thompson - Recycling issues.

Walter Montgomery - Recycling Service

Travis Campbell - Recycling Program

Angela Barrett - Smith - Engine 305

Joann Pace - Engine 305

James Ellis - Engine 305

Bill Gaddis - Realtor Map

CONSENT AGENDA:

Council Member Judd made the motion to approve the consent agenda excluding items 3, 4, 5, 6, 7, 9 and 10.

1. Consideration and action on the Regular Council Meeting and Executive Session Minutes for September 5th, 2019 - APPROVED

2. Consideration and action pertaining to approval of the Replat entitled, "Zanjero Trails Phase 2 – Parcel 11C" dated August 9, 2019, a 2.22 acres property located generally ½ miles north of the northwest corner of Peoria and Perryville Roads within the Zanjero Trails Planned Area Development ("PAD") - APPROVED

8. Consideration and action pertaining to approval of the Final Plat entitled, "Heritage on Dysart" dated May 31, 2019, a 9.55 acre property located generally south of Elm Street and east of Dysart Road, in the SHD-CO (Surprise Heritage District- Commercial Overlay) zoning district - APPROVED

11. Consideration and action amending the Fiscal Year 2020 budget by reallocating appropriations of \$85,900 from Contingency within the Parks/Rec Development Fee Grandfathered Fund to Capital and amending the Capital and Operating List of items over \$50,000 for the installation of a shade structure at Marley Park; Resolution #2019-107 - APPROVED

12. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations in the amount of \$15,000 within the Grants Fund for the acceptance of an award from the AZ Governor's Office of Highway Safety (GOHS) to support personnel overtime and to enhance DUI Enforcement efforts in the City of Surprise; Resolution # 2019-110 - APPROVED

13. Consideration and action pertaining to approval of an Intergovernmental Agreement (IGA) between the cities of Goodyear, Peoria, and Surprise to develop a community paramedicine program and an amendment to the fiscal year 2020 budget by reallocating appropriations of \$43,000 within the Grants Fund; Resolution #2019-120.

14. Consideration and action pertaining to conditional acceptance of streets and public utility improvements at Marley Park Parcels 15 and 16, generally located at W. Cactus Road and N. Bullard Avenue; Resolution # 2019-106 - APPROVED

15. Consideration and action pertaining to the conditional acceptance of streets and public utility improvements at Thompson Thrift at Surprise Center, generally located at Elm Street and Civic Center Drive; Resolution # 2019-111 - APPROVED

3. Consideration and action pertaining to approval of the Final Plat entitled, "Mera City Center A Replat of Lots 1 and 3 of Rangers Housing at Surprise Center" dated September 3, 2019, a 6.66 acre property located in the Surprise Center Planned Area Development ("PAD") generally north of Greenway Road and west of Civic Center Drive - APPROVED

City Planner, Hobart Wingard reported on the project.

Council Member Judd - What makes it age restricted?

Council Member Judd addressed Scott Phillips: In all outreach meetings how many requests for an age restricted community?

Scott Phillips - it's very dense, four stories and can now move forward with another market rate apartment deal.

Council Member Sanders made the motion to approve Final Plat Mera City Center A Replat of Lots 1 and 3 of Rangers Housing at Surprise Center. Council Member Judd seconded the motion. Seven yes votes, motion carried.

4. Consideration and action pertaining to approval of the Final Plat entitled, “Rancho Mercado Parcel A18E” dated July 31, 2019, a property generally located in the Rancho Mercado PAD north of Happy Valley Road and west of 139th Avenue - APPROVED

City Planner, Sergio Angulo presented this item.

Vice Mayor Winters removed items 4, 5, 6 and 7.

Vice Mayor Winters - east to west hookup to 163rd?

Vice Mayor Winters made the motion to approve Final Plat Rancho Mercado parcel A18E. Council Member Judd seconded the motion. Seven yes votes, motion carried.

5. Consideration and action pertaining to approval of the Final Plat entitled, “Rancho Mercado Parcel A18W” dated July 31, 2019, a 20.725 acre property generally located in the Rancho Mercado PAD north of Happy Valley Road and east of Rancho Mercado Parkway - APPROVED

City Planner, Sergio Angulo reported on this project.

Vice Mayor Winters - commented on open space?

Mayor Hall - commented on pool.

Vice Mayor Winters made the motion to approve Final Plat Rancho Mercado Parcel A18W. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

6. Consideration and action pertaining to approval of the Final Plat entitled, “Rancho Mercado Parcel A16” dated July 25, 2019, a 20.04 acre property located in the Rancho Mercado PAD generally north of Happy Valley Road and east of Rancho Mercado Parkway - APPROVED

Vice Mayor Winters made the motion to approve Final Plat Rancho Mercado Parcel A16. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

7. Consideration and action pertaining to approval of the Map of Dedication entitled “Happy Valley Road Phase 6” dated February 21, 2018, located in the Rancho Mercado PAD - APPROVED

Vice Mayor Winters made the motion to approve Map of Dedication entitled Happy Valley Road Phase 6. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

9. Consideration and action amending the Fiscal Year 2020 Capital Budget by reallocating appropriations of \$4,200 from Contingency within the Grants Fund to the General Capital Fund for a donation from the Friends of the Surprise Libraries; Resolution #2019-105 - APPROVED

Parks and Recreation Director, Donna Miller reported on this item.

Vice Mayor Winters - appreciates Friends of the Library support.

Council Member Judd - echo Vice Mayor Winters, appreciate the work on Hollyhock Library and making our community better.

Vice Mayor Winters made the motion to approve Resolution 2019-105. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

10. Consideration and action pertaining to approval of an Intergovernmental Agreement between the Maricopa County Library District and the City of Surprise for the operation of the Northwest Regional Library, the Hollyhock Branch Library and the Asante Library through June 30, 2024; Resolution #2019-96 - APPROVED

Parks and Recreation Director, Donna Miller reported on this item.

Council Member Remley - no presentation? inquired about cost.

Council Member Duffy - it already budgeted, correct? The Hollyhock Library hours were discussed.

Council Member Judd - commented on memorializing the agreement.

Vice Mayor Winters made the motion to approve Resolution 2019-96. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

REGULAR AGENDA ITEM - PUBLIC HEARING:

16. Consideration and action pertaining to a Rezone of approximately 5.08 acres from PAD-Worship to PAD-C1 on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road; Ordinance # 2019-24 - APPROVED

City Planner, Shirley Phan reported on this project.

Mayor Hall - referred to a flag lot. right in right out on Reems?

Yes, that is correct.

Mayor Hall - Church just to the northwest?

Yes.

No public comments were made.

Council Member Hayden made the motion to approve Ordinance 2019-24. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

17. Presentation and discussion pertaining to the land entitlement process - NO ACTION

City Planner, Joshua Mike presented the land entitlement process.

City Planner, Joshua Mike presented the land entitlement process. Council Member Sanders - time bench-marks. Mr. Mike explained the timeline. Lloyd Abrams - reported on the design review process. Council Member Sanders - Administrative processes. Mr. Abrams gave some examples.

Other Business and Future Agenda Items

City Council Reports

Mayor and Council attended and/or reported on the following:

Council Member Duffy - District 3 meeting - best attended meeting, thank you.

Council Member Hayden - 304 Ground Breaking, Legacy Traditions Flag Day and 56 fighter wing.

Council Member Judd - patriot day, Swat and Fire there, Meet and Greet at 6 pm @ Freddy's.

Council Member Remley - referred to Surprise Independent article on page 10. ACA expands Surprise Campus, Melissa A+ school expansion fund, got one of 5 grants build a two story addition two hundred more students. Sept 25 community needs assessment on Hollyhock at Senior Center at 6 pm.

Council Member Sanders - Ottawa football game they create a great buzz undefeated this Saturday at 7 pm, Eves Place top golf, Constitution Day celebration of history of traveling exhibit.

Vice Mayor Winters - 304 groundbreaking, next Saturday morning event accept a Peace Pole from Rotary Club Surprise in front of the Fire Department.

Mayor Hall - Fire Station 304 was fabulous open by Labor Day next year, Colonnade on Grand real high end senior community, traveling exhibit, kids dressed up and interviews took place great event for Canyon Ridge next week, Sept 23 Dysart Grand Opening, Freedom Traditional Academy Ribbon Cutting, Tremeco ribbon cutting.

Vice Mayor Winters made the motion to recess the Regular City Council Meeting and enter into executive session at 8:36 PM. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

Executive Session

18. Consideration and action to recess into executive session to discuss and consult the City's attorneys for legal advice pertaining to potentially initiating litigation.

Adjournment

Vice Mayor Winters made the motion to adjourn the Regular City Council Meeting of September 17, 2019 at 8:59 PM. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, September 17, 2019.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 1, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of a re-zone of approximately 20 acres from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch generally located at the northwest corner of Peoria Avenue and Reems Road; Ordinance 2019-25.

Motion:

I move to approve Ordinance # 2019-25.

Background:

The subject request involves the rezoning of approximately 19.44 acres of land from Greer Ranch PAD (C2-PAD) to Greer Ranch PAD (R1-5-PAD). The PAD Rezone will also provide modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

Objective Analysis:

The Zone Change for Stonefield at Greer Ranch will allow for the development of a new single-family residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed density.

Financial Impact:

This item does not have a direct financial impact, however 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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS19-382 - Stonefield at Greer Ranch PADA - CC Staff Report - 100119
 2. 01 - FS19-382 - Stonefield at Greer Ranch PADA - Vicinity - 100119
 3. 02 - FS19-382 - Stonefield at Greer Ranch PADA - PAD RZ - 100119
 4. 03 - FS19-382 - Stonefield at Greer Ranch PADA - Citizen Participation Report - 100119
 5. 04 - FS19-382 - Stonefield at Greer Ranch PADA - Public Engagement - 100119
 6. 05 - FS19-382 - Stonefield at Greer Ranch PADA - Luke Letter - 100119
 7. 06 - FS19-382 - Stonefield at Greer Ranch PADA - Dysart Letter - 100119
 8. 19.08.23 EVR Ordinance 2019-25 Stonefield at Greer Ranch PADA
 9. 07 PADA 08 PP - FS19-382 - Stonefield at Greer Ranch PADA - CC PowerPoint - 100119
-

PAD REZONE

REPORT TO THE MAYOR AND CITY COUNCIL

2 **Case:** **FS19-382**
3 **Project Name:** Stonefield at Greer Ranch Planned Area Development ("PAD")
4 **Council District:** 3 - Mesquite
5 **Meeting Date:** **October 1, 2019**
6 **Planner:** Hobart Wingard, Planner II
7

8 **Owner:** Peoria Reems LLC
9 **Applicant:** RVi Planning + Landscape Architecture
10 **Request:** Zone Change 19.44 acres of land from Greer Ranch
11 Community Commercial (C2-PAD) to Greer Ranch Low
12 Density Residential (R1-5-PAD)
13 **Site Location:** Generally located west of the northwest corner of Peoria
14 and Reems Roads
15 **Area and Density:** 19.44 acres at 3.09 dwelling units per acre ("du/A")
16 **General Plan Conformance:** The proposal is consistent with the Surprise General
17 Plan 2035
18 **Support/Opposition:** Refer to the attached Citizen Participation Report
19 **Staff Recommendation:** None
20

21 **PROJECT DESCRIPTION:**

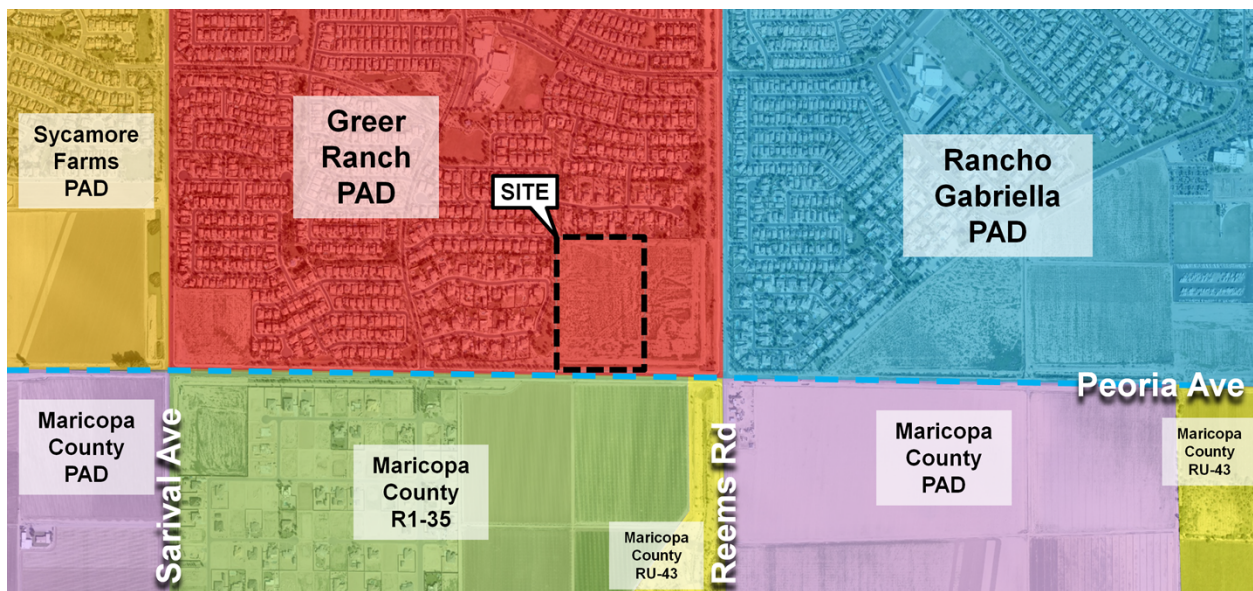
22 The subject request involves the rezoning of approximately 19.44 acres of land from Greer
23 Ranch PAD (C2-PAD) to Greer Ranch PAD (R1-5-PAD). The PAD Rezone will also
24 provide modifications from the base development standards, modifications from certain
25 development requirements, and to cap the maximum density.

26 **FINDINGS:**

- 27 • The proposed zone change is consistent with the Surprise General Plan 2035.
28 • The proposed development standards will allow the property to be reasonably
29 developed.
30 • There are no objections to the request.
31 • The Planning and Zoning Commission will hear the case on September 19th, 2019
32 and render a recommendation which staff will bring forward to City Council.

EXISTING ZONING:

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



Greer Ranch R1-5-PAD	Greer Ranch R1-8-PAD	Rancho Gabriella R1-5-PAD
Greer Ranch R1-8-PAD	Greer Ranch Existing – C2-PAD Proposed – R1-5-PAD	Rancho Gabriella R1-18-PAD
Maricopa County R1-35	Maricopa County R1-35	Maricopa County PAD

BACKGROUND:

March 19, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for suburban neighborhood uses under Case GPA01-064.

June 13, 2002: The Mayor and City Council approved an Annexation for Greer Ranch under Case ANX01-133.

June 13, 2002: The Mayor and City Council approved a PAD for Greer Ranch under Case PAD01-117.

November 14, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case GPA02-189.

December 12, 2002: The Mayor and City Council approved an amendment to the Greer Ranch PAD to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case PADA02-212.

53 **December 12, 2002:** The Mayor and City Council approved a Preliminary Plat under Case
54 PP03-051.

55 **January 17, 2019:** Staff held a Concept Review meeting for a PAD Rezone and a
56 Preliminary Plat under Case CR18-705.

57 **May 24, 2019:** The applicant filed a request for a PAD Rezone and Preliminary Plat for
58 Stonefield residential subdivision under Case FS18-566, the subject case.

59

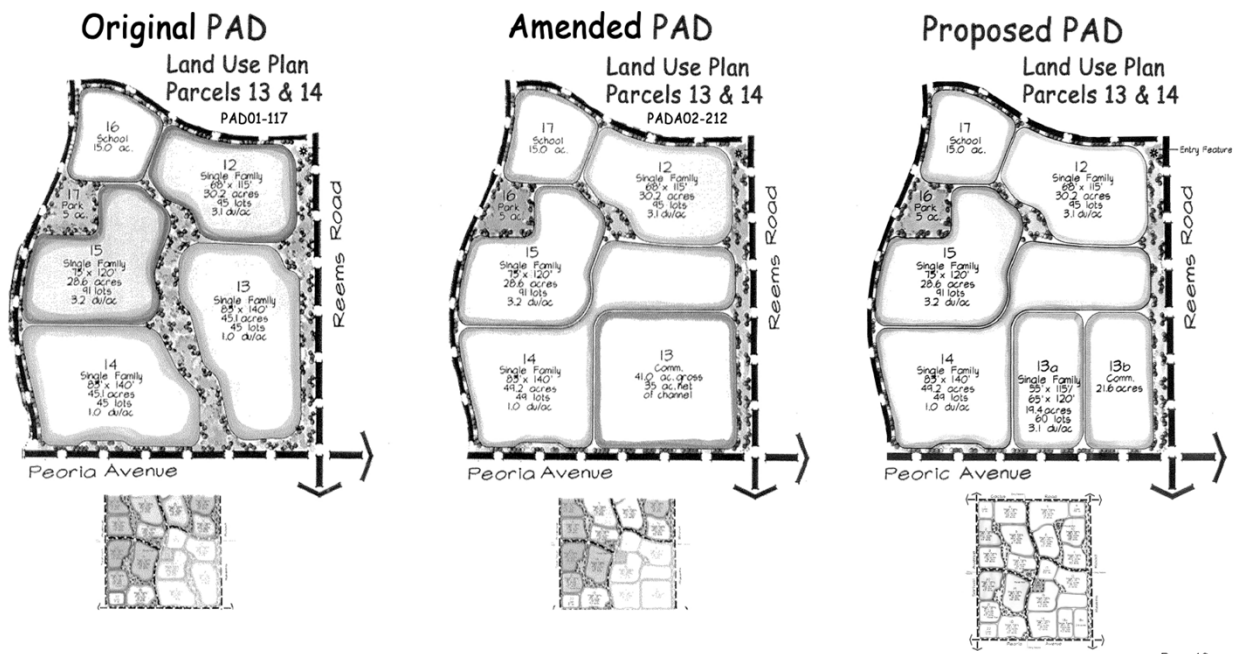
60 **CITIZEN REVIEW:**

61 The applicant held a Citizen Review meeting on July 16, 2019 at the Sonoran Heights
62 Elementary School located at 11405 North Greer Ranch Parkway. The results of that
63 meeting are summarized in the attached Citizen Review Participation Report. The site was
64 also posted in accordance with the Surprise Unified Development Code ("SUDC") and state
65 statute. The City of Surprise also sent notices via First Class mail in accordance with the
66 SUDC and state statute.

67

68 **ANALYSIS AND DISCUSSION:**

69 The subject zone change request involves a change from C2-PAD to R1-5-PAD intended
70 to modify development standards and limit density. The project anticipates 60 single-family
71 residential lots over approximately 19.44 acres for a gross density of 3.09 du/A.



72

73

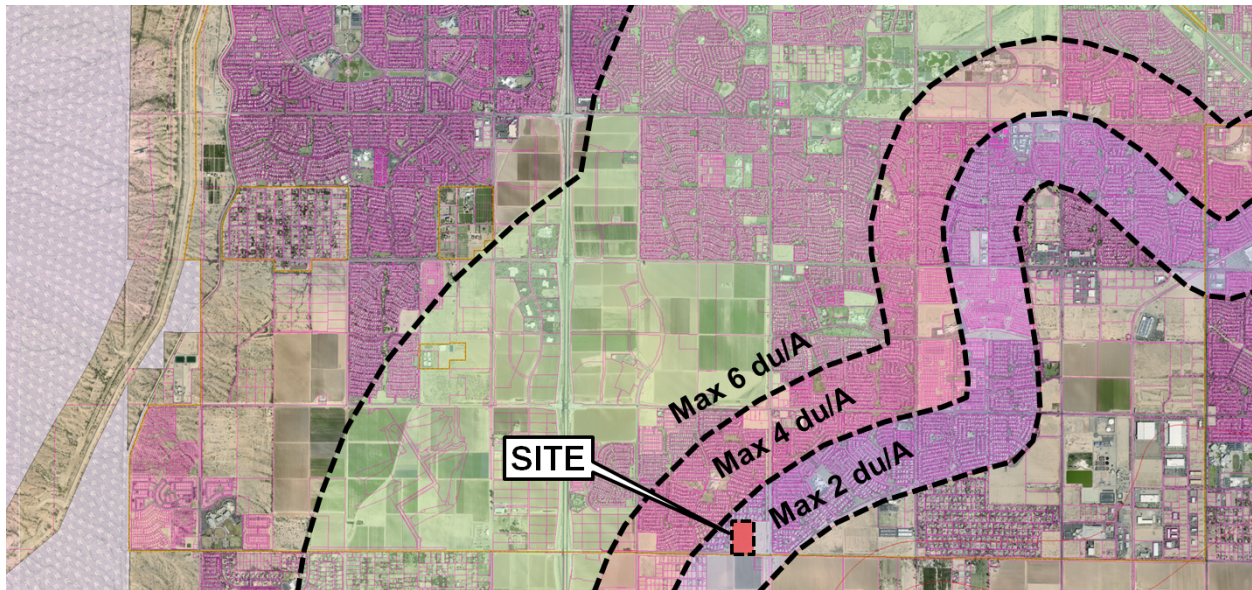
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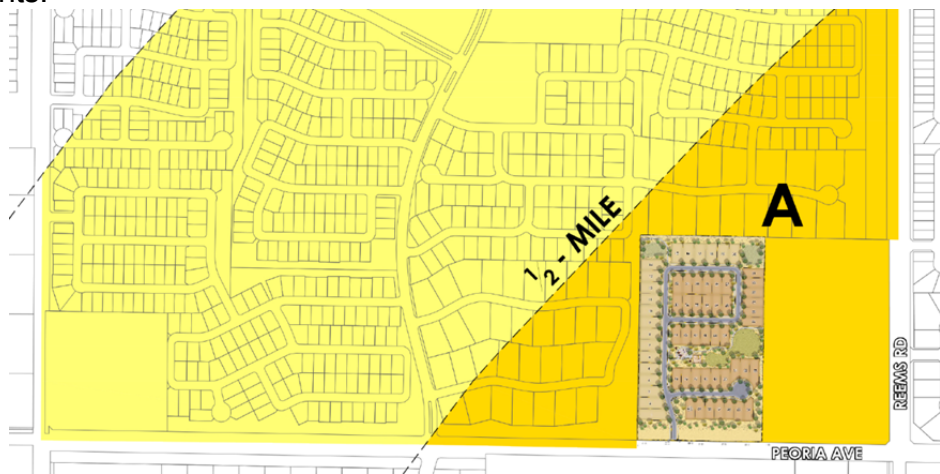
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77

78 The subject site is located within the 0-2 du/A ribbon of the Luke AFB Graduated Density
79 Concept ("GDC"). A context plan is shown below:



80
81 The Greer Ranch PAD is within the Luke Air Force Base (LAFB) Graduated Density
82 Concept area which restricts development to an overall average of 0-2 du/ac within a half-
83 mile from the noise contours of the base. The subject property is located entirely within the
84 half-mile delineation. The applicant has met with representatives from LAFB to coordinate
85 the calculations and determine the maximum residential units permitted within the
86 remaining vacant land at this location. In accordance with the Graduated Density Concept,
87 all of the portions of the Greer Ranch PAD within the same half-mile delineation may be
88 used in determining the maximum units for the site. A detailed analysis was prepared for
89 the property, including a calculation of the acreage within each of the two density
90 categories to determine a maximum unit count permitted. The calculation allows for 178
91 units within the 0-2 du/ac category based on 89 acres. Within this portion of the Greer
92 Ranch PAD there are currently 74 dwelling units, leaving a maximum of 104 residential
93 units for the remaining undeveloped land. The proposed 60 dwelling units is within the
94 allowed 104 units and is thus in conformance with the LAFB Graduated Concept Area
95 requirements.



96
97

98 The following table is taken from the zoning narrative and expresses the proposed single-
 99 family residential development standards for the two (2) lot sizes:

Table 3: Parcel 13a Development Standards							
Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.

100

101 As part of the PAD Rezone, the developer is proposing several text edits of the original
 102 PAD. These include:

- 103 • The original PAD provided that as lots approached the southeast corner of the
 104 development, near the Luke contours, the lot sizes will increase in size. As these are
 105 smaller lots they are proposing to edit the language to reflect the smaller lots.
- 106 • Notate that there will be three (3) commercial parcels instead of the original four (4).
- 107 • Change of Design Standard Requirements which will allow for more variety of lots.
- 108 • Change the six (6) foot sidewalk with a six (6) foot separation to a six (6) foot
 109 sidewalk with a three (3) foot separation. This would allow the developer to keep the
 110 existing sidewalk along Peoria.

111 Additionally, the applicant is proposing to modify the Surprise Unified Development Code
 112 ("SUDC") to allow greater than 800 linear feet of homes along the 157th Avenue alignment.

113 Revisions to the PAD exhibits to accommodate the subject development including land
 114 use, trails exhibit, landscape exhibit, master wall plan, and master drainage have been
 115 provided.

116

117 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

118

119

120 **CONFORMANCE WITH ADOPTED PLANS:**

121 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
122 as lying within the Neighborhood Character Area, which supports residential development
123 of up to eight (8) du/A. The proposed R1-5-PAD zoning district will generate a density of
124 3.09 du/A, and is consistent with the existing and proposed single-family fabric in the area.

125
126 **REVIEWING AGENCIES:**

127 All City reviewing departments have reviewed the request and expressed no objections.
128 The subject Site Plan was also routed to the standard external reviewing agencies, who
129 offered the following comments:

130 **Luke Air Force Base (LAFB):** In a letter dated June 11, 2019, LAFB indicates no
131 objections to the request, but advises the applicant review sound attenuation
132 requirements found in ARS 28-8482 and engage in a strong notification program with
133 respect to the air base and its operations. The letter is attached.

134 **Maricopa Water District (MWD):** In an email dated July 6, 2019, MWD indicated that
135 prior to obtaining a building permit; either a floodplain use permit or a CLOMR/LOMR
136 would be required by the District for these parcel/lots since there is a FEMA floodplain
137 delineated on it.

138 **Dysart Unified School District (DUSD):** In a letter dated March 26, 2019, DUSD
139 indicated the district would emphasize the importance of pedestrian access throughout
140 the project area, but posed no opposition.

141 **Arizona Department of Transportation (ADOT):** In an email dated July 7, 2019,
142 ADOT indicated they have no objections to the project.

143
144 **SUMMARY:**

145 The applicant seeks a zone change over the subject property, and seeks relief from certain
146 aspects of the SUDC through the PAD Rezone. Said zone change is consistent with the
147 Surprise General Plan and the rationale for granting the PAD Rezone stems from the
148 developer's commitment to mitigate against the negative effects of the development
149 through an increase in the minimum open space and the reduction of certain development
150 standards which are not essential for the successful development of the site. The
151 proposed development is compatible with the neighboring land uses and the amenities
152 included will provide recreational opportunities for the neighborhood residents.

153
154 **FINDINGS:**

- 155 • The proposed zone change is consistent with the Surprise General Plan 2035.
- 156 • The proposed development standards will allow the property to be reasonably
157 developed.
- 158 • There are no objections to the request.
- 159 • The Planning and Zoning Commission will hear the case on September 19th, 2019
160 and render a recommendation which staff will bring forward to City Council.

161 **RECOMMENDATION:**

162 On September 19, 2019 the Planning and Zoning Commission will hear the Zone Change,
163 case FS19-382, and make a recommendation to the Mayor and City Council, subject to
164 stipulations 'A' through 'B' outlined below:

165 A. Development and use of the site shall be in conformance with the PAD Rezone
166 document entitled "Greer Ranch PAD Amendment No. 3 Stonefield," consisting
167 of 24 pages, prepared by RVi Planning + Landscape Architecture and stamped
168 received July 26, 2019.

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

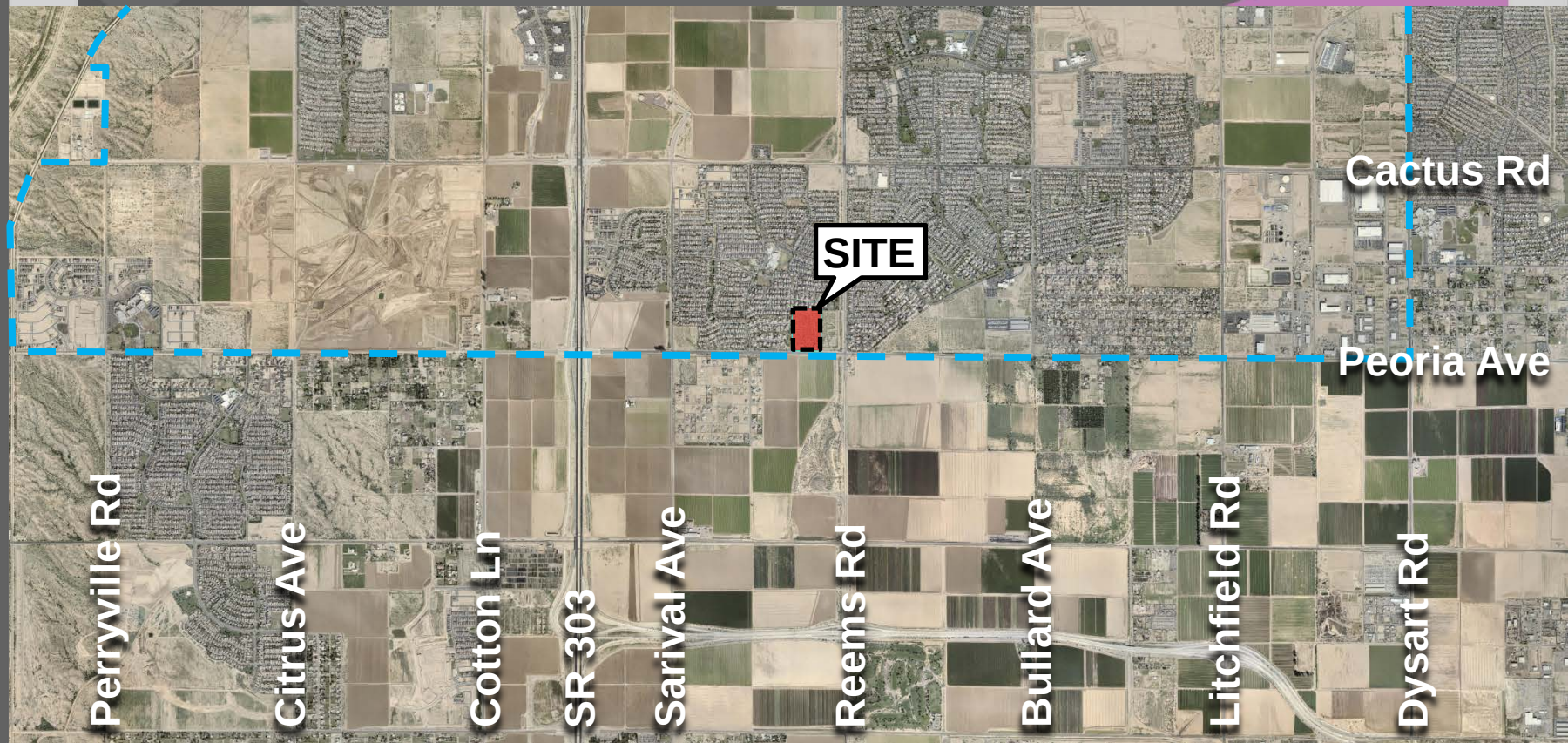
172 However, should the City Council wish to recommend denial of the request, the City
173 Council should make its own findings and base its decision on those alternative findings.
174

175 **ATTACHMENTS:**

- 176 01 - Vicinity Maps
- 177 02 - Amended PAD Document
- 178 03 - Citizen Participation Report
- 179 04 - Public Engagement Form
- 180 05 - Luke Letter
- 181 06 - Dysart Letter
- 182 07 - PowerPoint

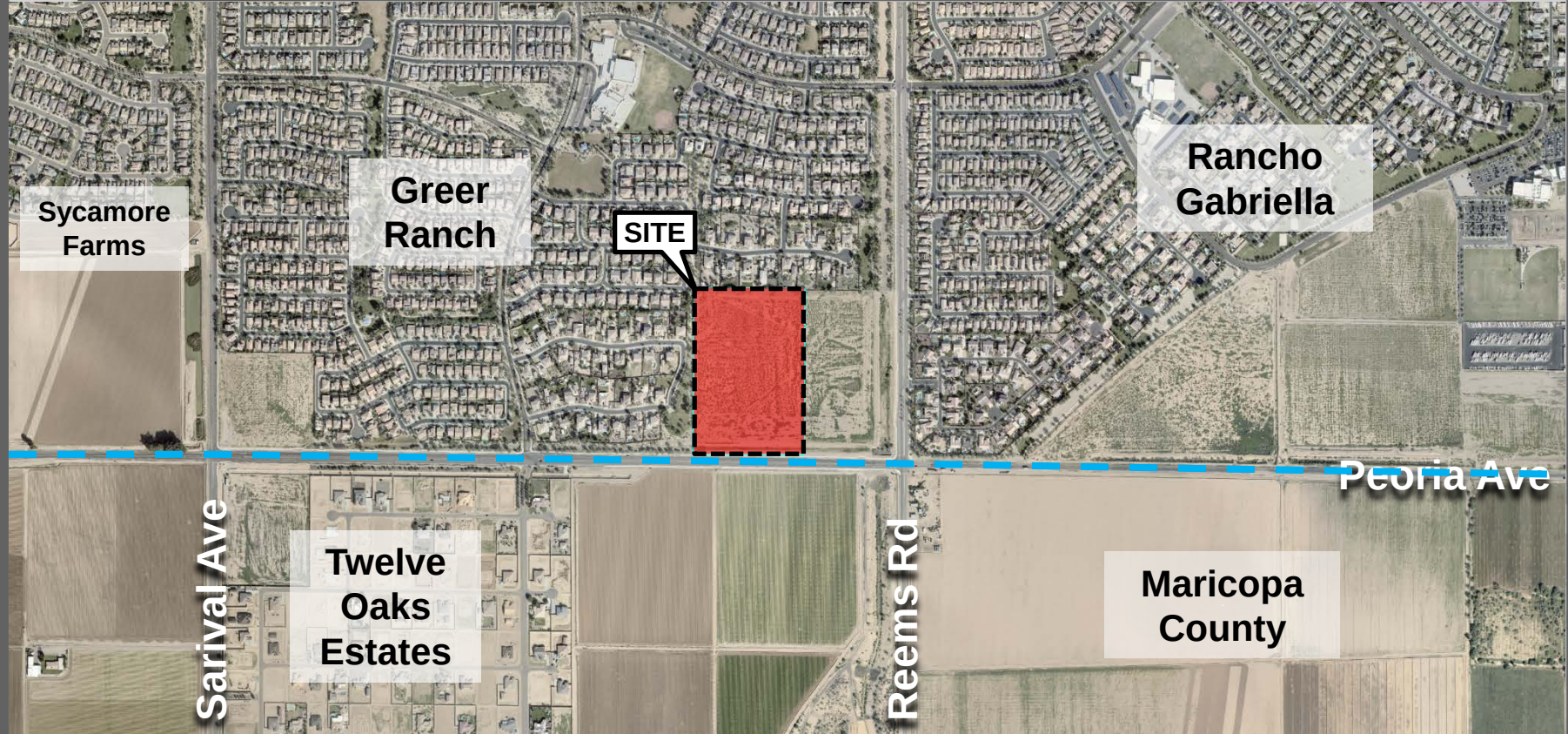
VICINITY MAP

FS19-382
Stonefield PADA



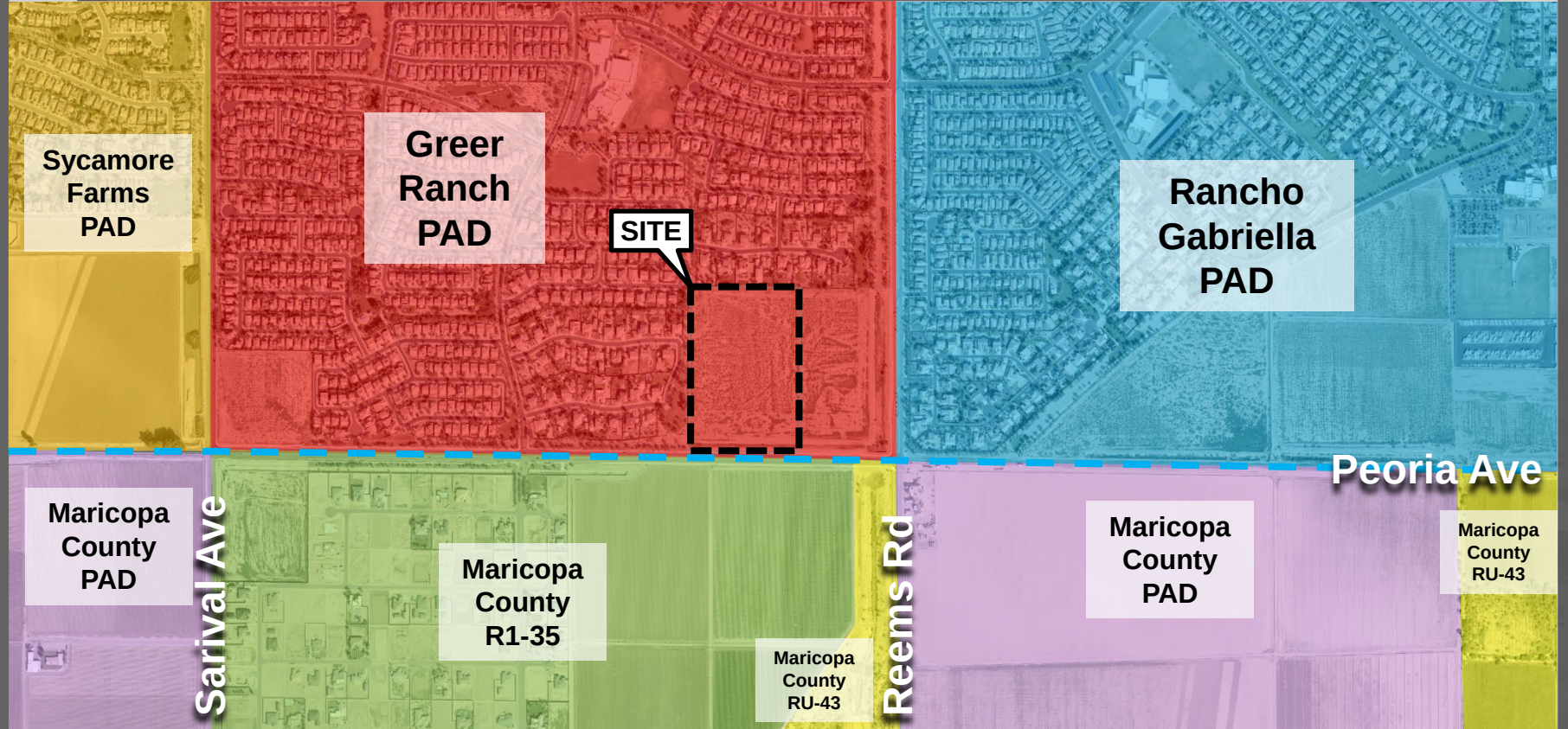
VICINITY MAP

FS19-382
Stonefield PADA



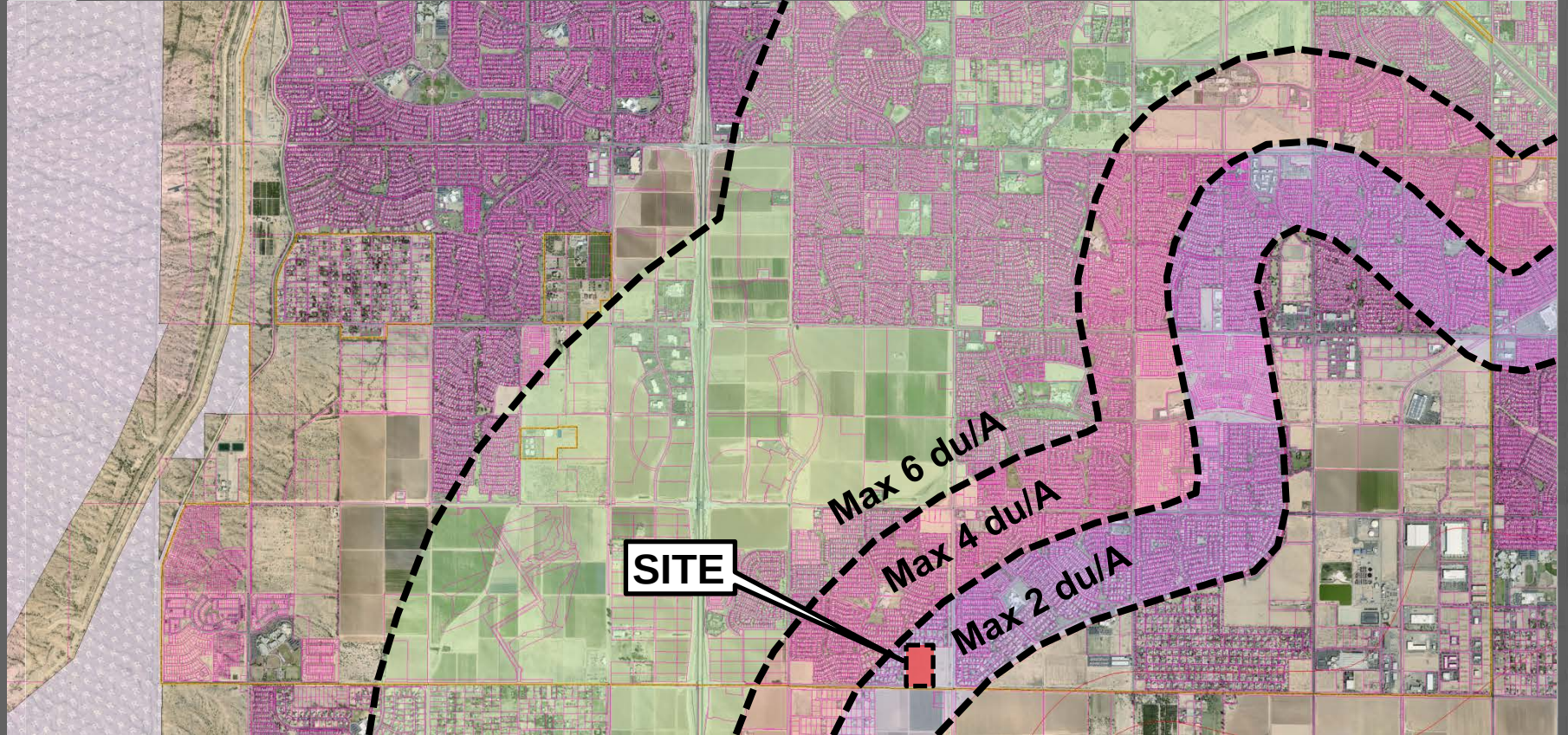
ZONING MAP

FS19-382
Stonefield PADA



LUKE GDC MAP

FS19-382
Stonefield PADA





GREER RANCH

PAD Amendment No. 3

“Stonefield”

**19.4 Acre Parcel 780 feet west of the
NWC of Reems Road & Peoria Avenue**

**Prepared for:
City of Surprise, Arizona
Case: FS19-382**

May 2019

GREER RANCH

PAD AMENDMENT No. 3

Developer:

PL Stonefield, LLC

Meghan Smith

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Scottsdale, AZ 85255 (480) 401-0800

meghan@criterionland.com

Applicant/Land Planner

RVi Planning + Landscape Architecture

Mark Reddie/Annie Vos

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Tempe, AZ 85281 (480) 994-0994

mreddie@rviplanning.com/avos@rviplanning.com

Engineer:

Kimley-Horn

Andrew Jupp, PE

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Mesa, AZ 85210 (480) 207-2666

andrew.jupp@kimley-horn.com

Landscape Architect:

Kimley-Horn

Anne DeBoard, PLA

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Mesa, AZ 85210 (602) 944-5500

anne.deboard@kimley-horn.com

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BACKGROUND

This request is to amend the Greer Ranch Planned Area Development (PAD) to allow for the development of 60 single-family residential lots on the Subject Site. The Subject Site consists of approximately 19.4 acres located approximately 780 feet west of the northwest corner of Peoria Avenue and Reems Road. The site makes up the west half of Parcel 13 within the Greer Ranch PAD, APN 501-40-008K. See **Figure 1: Vicinity Map**.

The Greer Ranch PAD master planned community was established in March 2002 (PAD01-117). The square mile development is bounded by Cactus Road, Peoria Avenue, Reems Road and Sarival Avenue. The PAD encompasses 586.2 acres and includes a mix of single-family residential densities, parcels planned for community shopping uses, private parks, an elementary school, a drainage channel for regional flood control, and an interlinking system of trails and open spaces all united by a common design theme. Since the Greer Ranch PAD was approved, it has undergone two amendments. The first amendment, PADA02-212, reconfigured Parcels 13 and 14 and changed Parcel 13's land use designation from single-family residential to commercial with a base zoning designation of C-2. The second amendment, PADA06-001, adjusted the setback requirements for certain lots within Parcel 19.

Table 1: Greer Ranch PAD Case History			
1	PAD01-117	Original PAD	Ordinance 02-14
2	PADA02-212	Modify Parcel 13 from Residential to Commercial	Ordinance 02-40
3	PADA06-001	Setback Revision	Admin. Approval

See **Figure 5: Original PAD, Amended PAD, & Proposed Land Use Plan**

SUBJECT REQUEST

This request is to amend the Greer Ranch PAD to divide Parcel 13 into two parcels and change the land use designation on the western half from commercial to single-family residential. The western 19.4 acres of the parcel would become Parcel 13a and would be rezoned from C-2 (PAD) to R1-5 (PAD) allowing for the development of 60 single-family residential lots at a density of 3.1 du/ac. See **Figure 4: Preliminary Land Use Plan**. The eastern 21.6 acres would become Parcel 13b and will remain unchanged with a base zoning of C-2 (PAD). Changing the land use of the west half of Parcel 13 will increase the residential units approved for the Greer Ranch PAD from 1,555 to 1,615. The original Greer Ranch PAD entitlement (PAD01-117) allowed for approximately 1,664 single-family residential lots. This request to transition the west half of Parcel 13 from Commercial back to single-family residential will still result in fewer lots being constructed within the Greer Ranch PAD than the area was initially entitled for and is in conformance with the Luke Air Force Base graduated density policy. It should also be noted that based on a legal analysis of the Greer Ranch South CC&R's, the Stonefield community (Parcel 13a) will form its own homeowners association and will not be part of the Greer Ranch South HOA.

CONCEPTUAL DEVELOPMENT PLAN

The Conceptual Development Plan for Parcel 13a includes 60 lots. 20 of these lots will have minimum dimensions of 65'x120' and a minimum lot size of 7,800 square feet. These larger lots are located around the northern and western perimeter of the property where adjacent to the existing Greer Ranch residential parcels. The remaining 40 lots will have minimum dimensions of 55'x115' and a minimum lot size of 6,325. These lot sizes are reflective of the current market conditions and housing demand for this area and are a result of sustained dialogue with surrounding neighbors. The Development Team met with the surrounding neighbors on four separate occasions. These meetings resulted in a list of neighbor requests that the Development Team worked hard to accommodate. A Citizen Public Participation Report outlining these efforts has been provided with this application.

The adjacent Parcel 14 of Greer Ranch has been developed with lots ranging from approximately 75'x130' to 135'x200'. Proper buffers and screening from adjacent parcels will be provided through open space, perimeter walls, adjacent landscaping and lots that are setback from the north property line. To the east, Parcel 14 already provides for an existing minimum 50' landscape buffer that widens to over 200' along the eastern boundary of the site. The proposed plan provides appropriate buffers to all existing lots that surround the Subject Site. Along the northern boundary, this includes a 40'-wide open space area that will serve as a buffer between the new development and the existing larger lots to the north. The Subject Site provides for a density transition between the existing larger lot residences in Parcel 14 and the commercial parcel to the east at the primary intersection of Peoria Avenue and Reems Road.

The Conceptual Development Plan includes a single subdivision entry off Peoria Avenue. A second access point is not possible due to existing site constraints. As a result, all homes within the community will be equipped with fire sprinkler systems to mitigate the fact that the community is served by a single access point.

The community features a central open space and amenity area with various active and passive recreational amenities. These amenities may include picnic areas, play structures, sport court, shade, seating, turf fields and enhanced landscaping for the use and enjoyment of all residents within the development. In addition to the central amenity, open space will be provided throughout the development and will include some active and passive amenities such as shade, seating, trails and enhanced landscaping. As shown in Table 2 below, approximately one third of the Parcel 13a net developable area will be dedicated as open space. With this Conceptual Development Plan, the site's open space has been reconfigured, but the total open space provided for the Greer Ranch PAD will not be reduced. See **Figure 7: Master Landscape Exhibit**.

Table 2: Open Space Calculations		
	Entire Greer Ranch PAD	Subject Parcel (13a)
Existing	74.9 Acres, 13.7% of the site	15%
Proposed	74.9 Acres, 13.7% of the site	5.59 Acres, 36% of net developable area

The original Greer Ranch PAD specified that a pedestrian path should extend across the site's northern boundary connecting the neighborhoods of Greer Ranch to the future commercial

site. Through the neighborhood outreach process, it was found that area residents are not supportive of having a path along the rear of their lots. Instead, this pedestrian connection will be brought internal from the northwest corner of the site to the eastern edge of the site through the community's central park. This will maintain a pedestrian connection while moving it away from the existing residences to the north. Connections from the edge of the site to the internal sidewalk system will be eight (8) foot wide concrete path and will connect to the 5' sidewalks along the local street network. See **Figure 6: Master Trails Exhibit**.

A full built out six (6) foot wide detached concrete sidewalk with a minimum three (3) foot separation from the curb currently exists along Peoria Avenue. Since it is already built in this condition, a PAD modification has been provided to allow for the sidewalk to be maintained as constructed. Five (5) foot wide detached sidewalks, with a five (5) foot curb separation, will be provided on all local streets within the development in accordance with the approved Alternative Local Street Cross Section defined in the Greer Ranch PAD. All local roadways within the Site will be built to conform to this cross sections which includes two travel lanes, curb, gutter and detached sidewalks within a 50-foot right-of-way.

An approximate 100' +/- drainage easement will be maintained along the southern portion of the site adjacent to Peoria Road. The drainage channel will be landscaped to be consistent with the existing channel to the west. The channel will have a meandering quality and will include trees and shrubs to provide a more natural character for the drainage corridor. See **Figure 9: Master Drainage Exhibit**.

Parcel 13a will be developed in the same manner as the other residential parcels in Greer Ranch. The architecture will be compatible with the theme and character of Greer Ranch and will conform to the design guidelines defined on pages 11, 12, 17 & 18 of the Greer Ranch PAD. Common architectural themes, a cohesive landscape palette, and a subdivision entry monument will unify the aesthetics, yet will allow for diversity of design for individual residences.

Due to the smaller size of the site, the development will be constructed in a single phase.

Items not addressed by this PAD Amendment document will follow the existing Greer Ranch PAD and/or Surprise Municipal Code, as may be amended from time to time.

EXISTING & PROPOSED ZONING

While the Greer Ranch PAD originally zoned this area for residential with a base zoning of R1-18, the Subject Site was rezoned to C-2 PAD (commercial) as a part of case PADA02-212. The property is currently zoned C-2 PAD (Commercial) under the Greer Ranch PAD. This request is to amend the PAD to change the zoning designation for the subject portion of Parcel 13 (Parcel 13a) to R1-5 PAD allowing for 60 single-family detached lots. See **Figure 5: Approved & Proposed Land Use Plan**.

Currently, all four corners of the Greer Ranch PAD are designated commercial and none of them have been developed. Rezoning this parcel from commercial to residential leaves ample opportunities for commercial development in the area, including the 20-acres directly east of the Subject Site at the immediate corner of Peoria Avenue and Reems Road. A 40-acre

commercial parcel at this location is out of scale and much too large based on current market conditions and development trends for large commercial uses. Community-scaled commercial uses are more suitable at this intersection. Dividing the property and providing for more residential development based on current market demand is a more appropriate use for this site because it is in keeping with surrounding land use patterns and will serve as a density transition from the existing residential development to the west with the remaining commercial to the east in Parcel 13b.

DEVELOPMENT STANDARDS

The Greer Ranch PAD includes a Development Standards Table outlining the various development standards for each residential category within Greer Ranch. This PAD does not amend these development standards, but rather adds to standards (categories H and I) specific to Parcel 13a. The development standards for parcel 13a are defined in the table below and the fully revised table is attached as **Figure 11: Greer Ranch Development Standards Table**. For a visual depiction of how these standards would apply on a typical lot, see **Figure 12: Typical Lot Layout**.

Table 3: Parcel 13a Development Standards							
Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan designation for this site is Neighborhood Suburban (2-8 dwelling units per acre). With a density of 3.1 dwelling units per acre, the conceptual site plan is in conformance with this designation. Development of this site is consistent with the overall Greer Ranch PAD related to uses, connectivity, etc. See **Figure 2: General Plan Conformance**.

CONFORMANCE WITH THE LUKE AIR FORCE BASE GRADUATED DENSITY CONCEPT AREA

The proposed development includes a total of 60 units, for a net density of 3.1 du/ac. The Greer Ranch PAD is within the Luke Air Force Base (LAFB) Graduated Density Concept area which

restricts development to an overall average of 0-2 du/ac within a half-mile from the noise contours of the base and 0-4 du/ac density between a half-mile and 1-mile from the 65 LDN noise contours of the base. The subject property is located entirely within the half-mile delineation. The applicant has met with representatives from LAFB to coordinate the calculations and determine the maximum residential units permitted within the remaining vacant land at this location. In accordance with the Graduated Density Concept, all of the portions of the Greer Ranch PAD within the same half-mile delineation may be used in determining the maximum units for the site (pursuant to discussion with Chris Toale, Interim Deputy Director of Community Initiatives Team, Luke AFB). A detailed analysis was prepared for the property, including a calculation of the acreage within each of the two density categories to determine a maximum unit count permitted. The calculation allows for 178 units within the 0-2 du/ac category based on 89 acres. Within this portion of the Greer Ranch PAD there are currently 74 dwelling units, leaving a maximum of 104 residential units for the remaining undeveloped land. The proposed 60 dwelling units is within the allowed 104 units and is thus in conformance with the LAFB Graduated Concept Area requirements. See **Figure 3: Luke Air Force Base 1995 Noise Contours**.

PAD MODIFICATIONS – LEGISLATIVE EDIT

This amendment to the Greer Ranch PAD will divide Parcel 13 into two Parcels, Parcel 13a and Parcel 13b. Parcel 13b will remain commercial and Parcel 13a will be amended to permit single-family residential development. The legislative draft provided below updates the Greer Ranch PAD document to be in conformance with this proposed amendment:

PG. 3, PARAGRAPH 3:

The distribution of lot widths, depths, and sizes vary throughout the master plan with slightly smaller lots planned along Sarival Avenue near the northwest corner of the Ranch and slightly larger lots **TRANSITIONING BACK TO SMALLER LOTS** ~~planned~~ along Reems Road near the southeast corner of the Ranch. The slightly smaller lot sizes ~~are~~ located along Sarival Avenue **SERVE** as a density transition to the planned higher intensity Mixed-Use Gateway and Growth Area land uses on the west side of Sarival Avenue. The slightly larger lot sizes **AND SMALLER TRANSITION LOT SIZES** ~~are~~ located closer to the intersection of Peoria Avenue and Reems Road, ~~to~~ respect the ~~lower~~ density transition desired as land uses get closer to the Luke AFB AICUZ Noise contours. ~~These lower~~ **THIS MIX OF** densities ~~are~~ **IS** coupled with the MCFCD drainage channel along Reems Road and the placement of landscaped storm water retention areas near the intersection.

PAGE 4, PARAGRAPH 1, SENTENCE 1:

The commercial component includes ~~three~~ **FOUR** neighborhood shopping centers.

PAGE 4, PARAGRAPH 2, SENTENCE 1:

All ~~three~~ **FOUR** centers are located at the intersection of two arterial streets.

PAGE 5, PARAGRAPH 2:

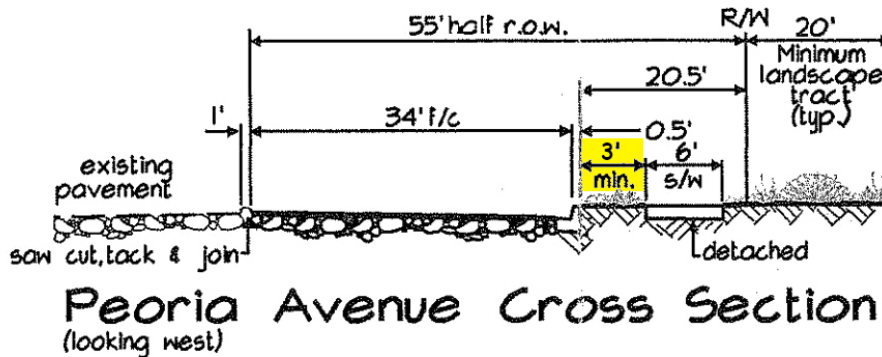
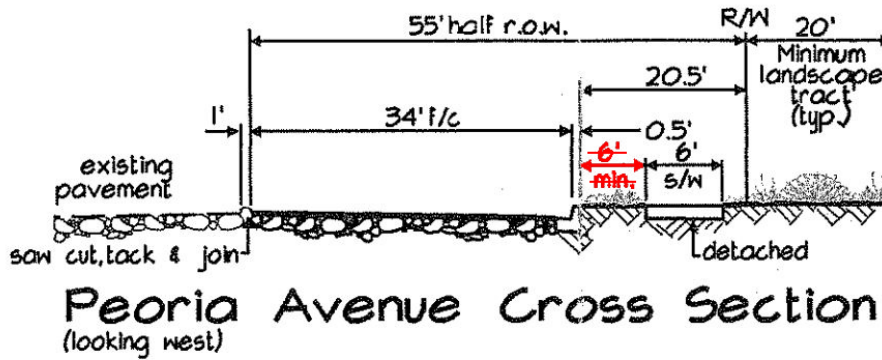
The Greer Ranch PAD meets the Single-Family Design Guidelines for all parcels within the ~~R1-8~~ R1-18 and R1-5 base zoning districts. The PAD does not exceed the “Base Permitted Density” of 3.0 dwelling units per acre established by the Design Guidelines ordinance. The ordinance’s “Determination Lot Category” based on the Permitted Lot Size Mix in Table 1 identifies that Greer Ranch falls under Category C, ~~because the minimum 58-foot wide lot category is the smallest lot size category that exceeds the permitted 15% mix for lot size.~~ None of the proposed lot size categories exceed the 30% criteria. ~~The 58-foot wide lots account for 18.2% of the lots in Greer Ranch.~~ According to the Permitted Densities in Table 2 under Category C at a base density of 3.0 units per acre, Greer Ranch is required to obtain a total of 58 design points to comply with the Single-Family Design Guidelines ordinance.

PAGE 6, DESIGN STANDARD REQUIREMENT LIST COMPLIANCE:

A1	No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.	No category contains more than 30% of lots; category D C contains the highest percentage at 28.4% 27.5%.
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	Item A3 reduces this requirement; the PAD complies with item A3.
A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%	We have 11.6% 19.0% of our lots in categories F and G; and 28.9% 32.1% in categories E, F, and G; the PAD complies

FIGURE 9, TYPICAL STREET CROSS SECTIONS:

The following is a modification to the street section for Peoria Avenue. The approved street section provides for a 6’ sidewalk setback 6’ from the curb; however, the entire street cross section has been fully constructed with the 6’ sidewalk setback only 3’ from the curb. This condition applies for the entire 1-mile segment between Reems Road to Sarival Avenue. As such, a modification to the cross section to recognize the current condition is requested as shown in the graphics provided below.



ZONING CODE, SEC.122-22.B.1.A:

- 1) The maximum size of residential blocks within a subdivision shall either:
 - a. Generally have a width ranging from 200 to 400 feet, and a length ranging from 400 to ~~800~~ 950 feet in length; measured along the center line of the street and between intersecting street center lines; or
 - b. Be designed to accommodate no more than ten single-family residential lots on either side of a local street to equal a not-to-exceed combined total of 20 single-family detached residential lots per block.

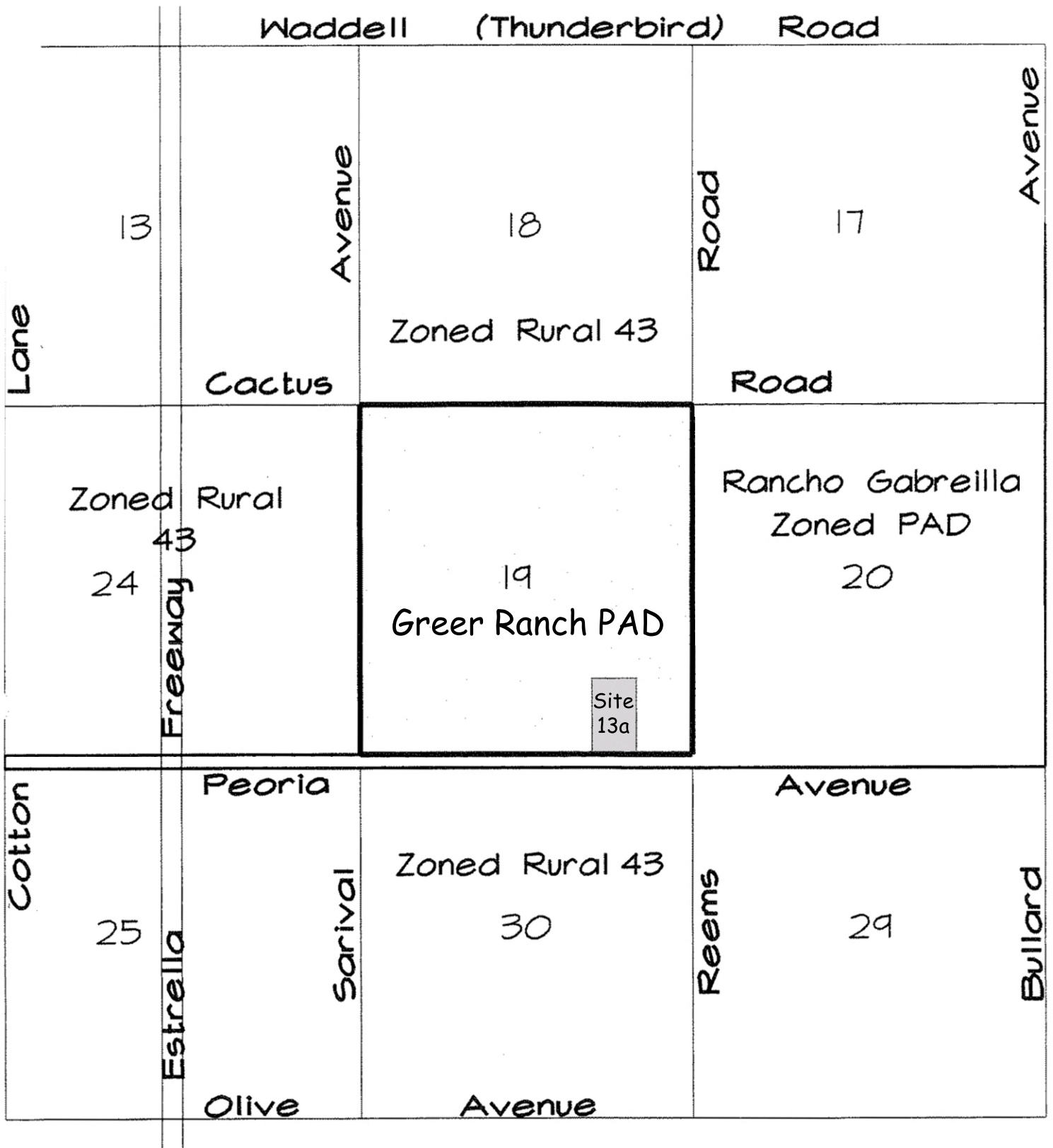
CONCLUSION

Dividing Parcel 13 into two separate parcels and rezoning the west 19.4 acres from commercial (C2) to Residential (R1-5) is compatible with the Greer Ranch Land Use Plan and PAD. The proposed residential use is well-suited for this location. It is located adjacent to single-family residential on three of the four sides and will act as a buffer between those existing residential uses and the higher-intensity commercial use to the east. The conceptual development plan proposes ample buffering adjacent to Parcel 14 and is in conformance with the City of Surprise General Plan and with the Luke Air Force Base Graduated Density Concept area. Development of the proposed 60 lots on this site will be in conformance with the design guidelines and development standards laid out in the Greer Ranch PAD as amended by the above legislative edit.

GREER RANCH

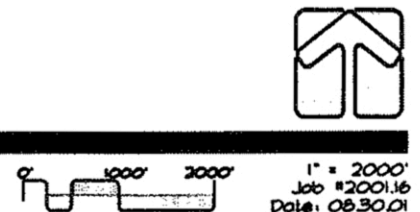
PAD Amendment No. 3

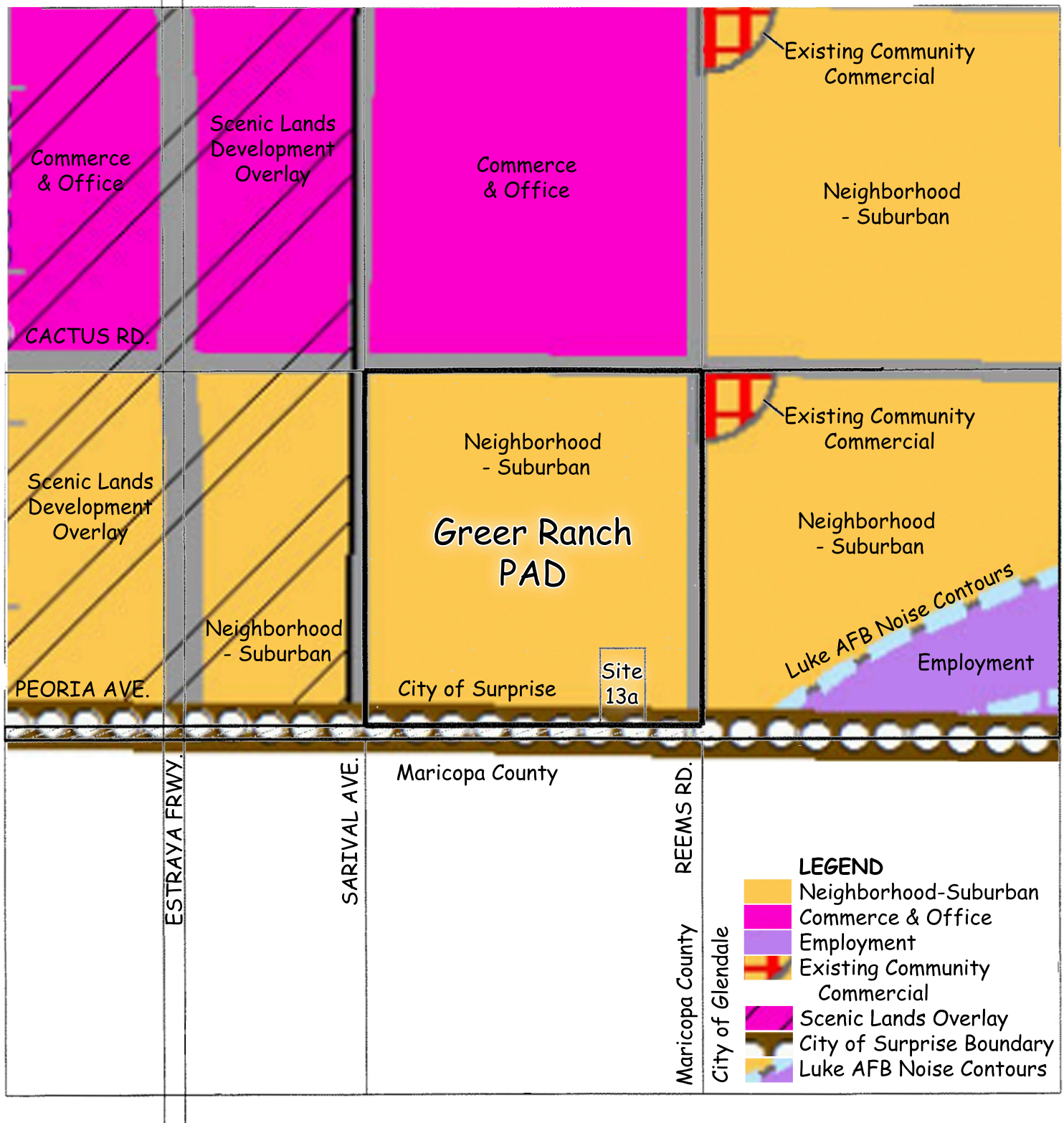
Exhibits



Greer Ranch

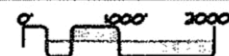
Figure 1: Vicinity Map



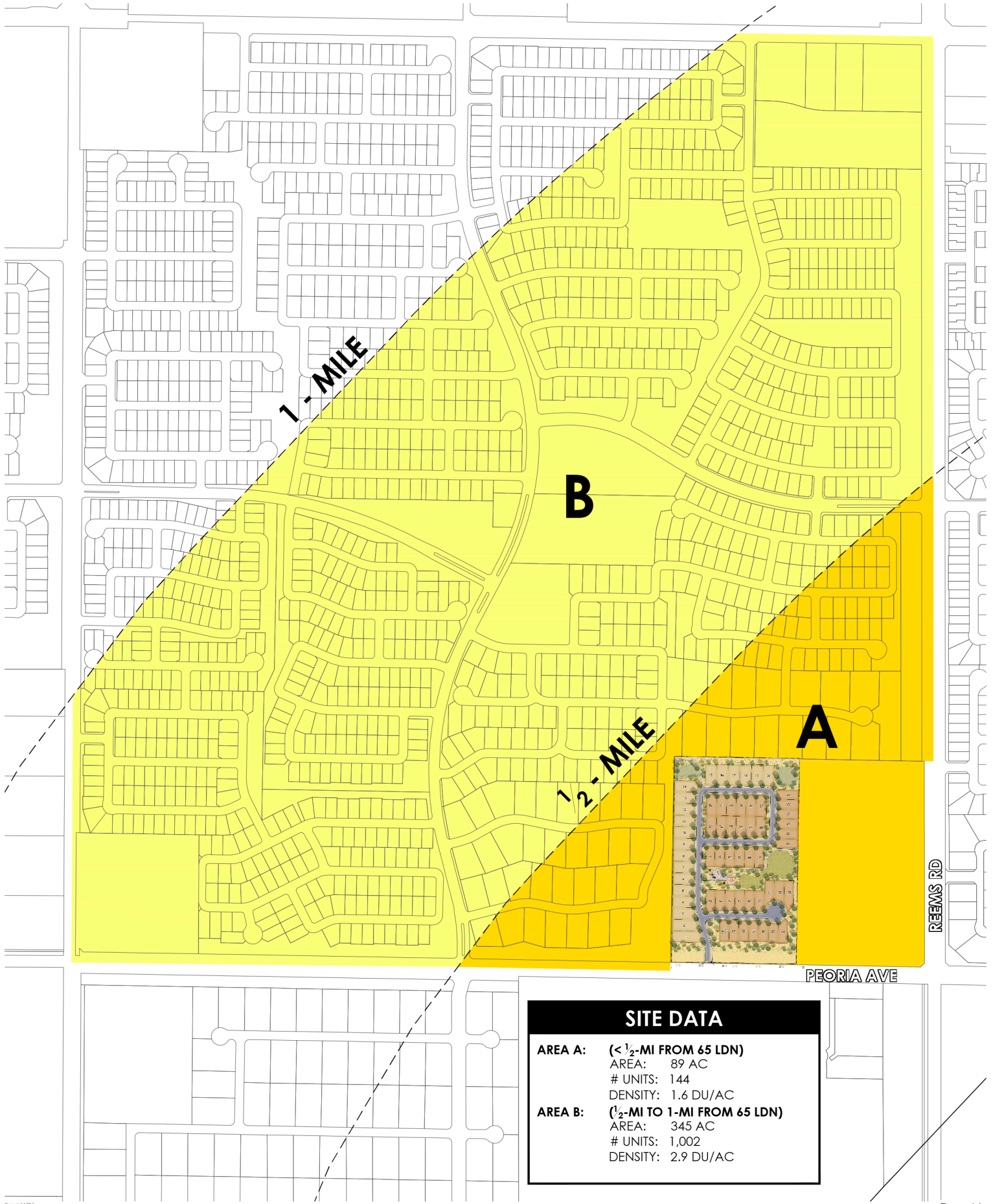


Greer Ranch

Figure 2: General Plan Land Use Map



1" = 2000'
Job #2001.16



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FIGURE 3: LUKE AIR FORCE BASE 1995 NOISE CONTOURS

📍 SURPRISE, ARIZONA
 📅 2019-05-22
 # 18003634
 👤 PL STONEFIELD, LLC



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any commitment.

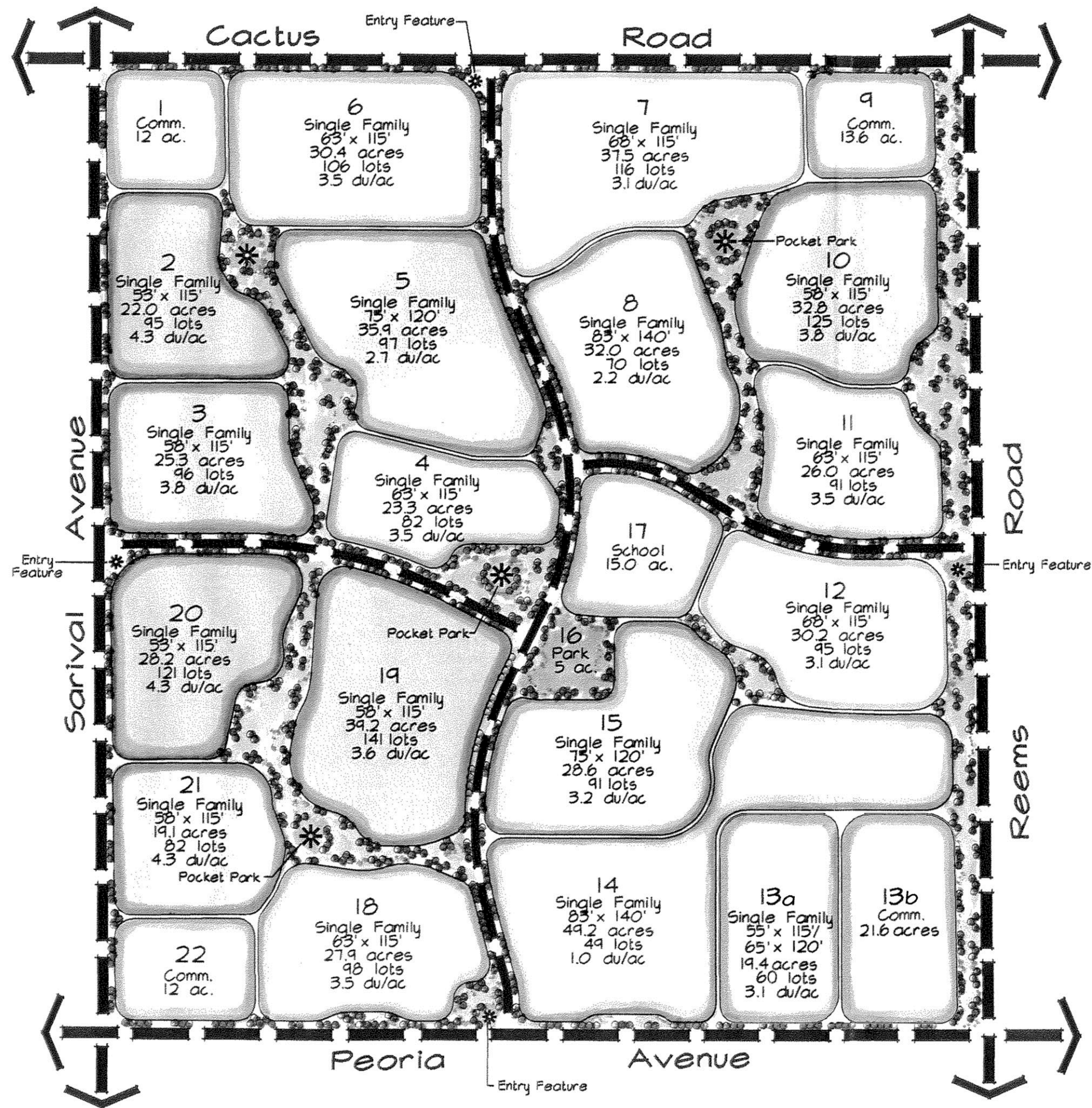
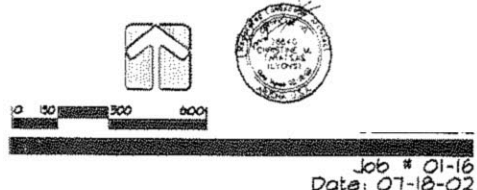


Figure 4: Preliminary Land Use Plan
Greer Ranch

Parcel	Proposed Use/Lot Size	Area	Proposed Density (du/ac)	Estimated Yield (lots)
2	R1-5 PAD / 53'x115'	22	4.3	95
3	R1-5 PAD / 58'x115'	25.3	3.8	96
4	R1-5 PAD / 63'x115'	23.3	3.5	82
5	R1-18 PAD / 75'x120'	35.9	2.7	97
6	R1-5 PAD / 63'x115'	30.4	3.5	106
7	R1-5 PAD / 68'x115'	37.5	3.1	116
8	R1-18 PAD / 83'x140'	32	2.2	70
10	R1-5 PAD / 58'x115'	32.8	3.8	125
11	R1-5 PAD / 63'x115'	26	3.5	91
North Residential Subtotal		265.2	3.3	878
1	C-2 PAD / Commercial	12	0	0
9	C-2 PAD / Commercial	13.6	0	0
North Total		290.8	3.0	878
R1-5 PAD / 55'x115' & 65'x120'				
13a		19.4	3.1	60
12	R1-5 PAD / 68'x115'	30.2	3.1	95
14	R1-18 PAD / 83'x140'	49.2	1	49
15	R1-18 PAD / 75'x120'	28.6	3.2	91
16	R1-18 / Park	5	0	0
17	R1-18 / School	15	0	0
18	R1-5 PAD / 63'x115'	27.9	3.5	98
19	R1-5 PAD / 58'x115'	39.2	3.6	141
20	R1-5 PAD / 53'x115'	28.2	4.3	121
21	R1-5 PAD / 58'x115'	19.1	4.3	82
South Residential Subtotal		261.8	2.8	737
13b	C-2 PAD / Commercial	21.6	0	0
22	C-2 PAD / Commercial	12	0	0
South Total		295.4	2.5	737
Residential Subtotal		527	3.1	1615
Total		560.6	2.9	1615

Residential Category	Lot Size	Total Yield	Percentage of Yield Proposed	Percentage of Yield Allowed
Residential Category B	R1-5 PAD / 53'x115'	216	13%	15%
Residential Category C	R1-5 PAD / 58'x115'	444	27%	15%
Residential Category D	R1-5 PAD / 63'x115'	377	23%	15%
Residential Category E	R1-5 PAD / 68'x115'	211	13%	15%
Residential Category F	R1-18 PAD / 75'x120'	188	12%	15%
Residential Category G	R1-18 PAD / 83'x140'	119	7%	10%
Residential Category H	R1-5 PAD / 55'x115'	40	2%	5%
Residential Category I	R1-5 PAD / 65'x120'	20	1%	10%
Total		1615	100%	100%

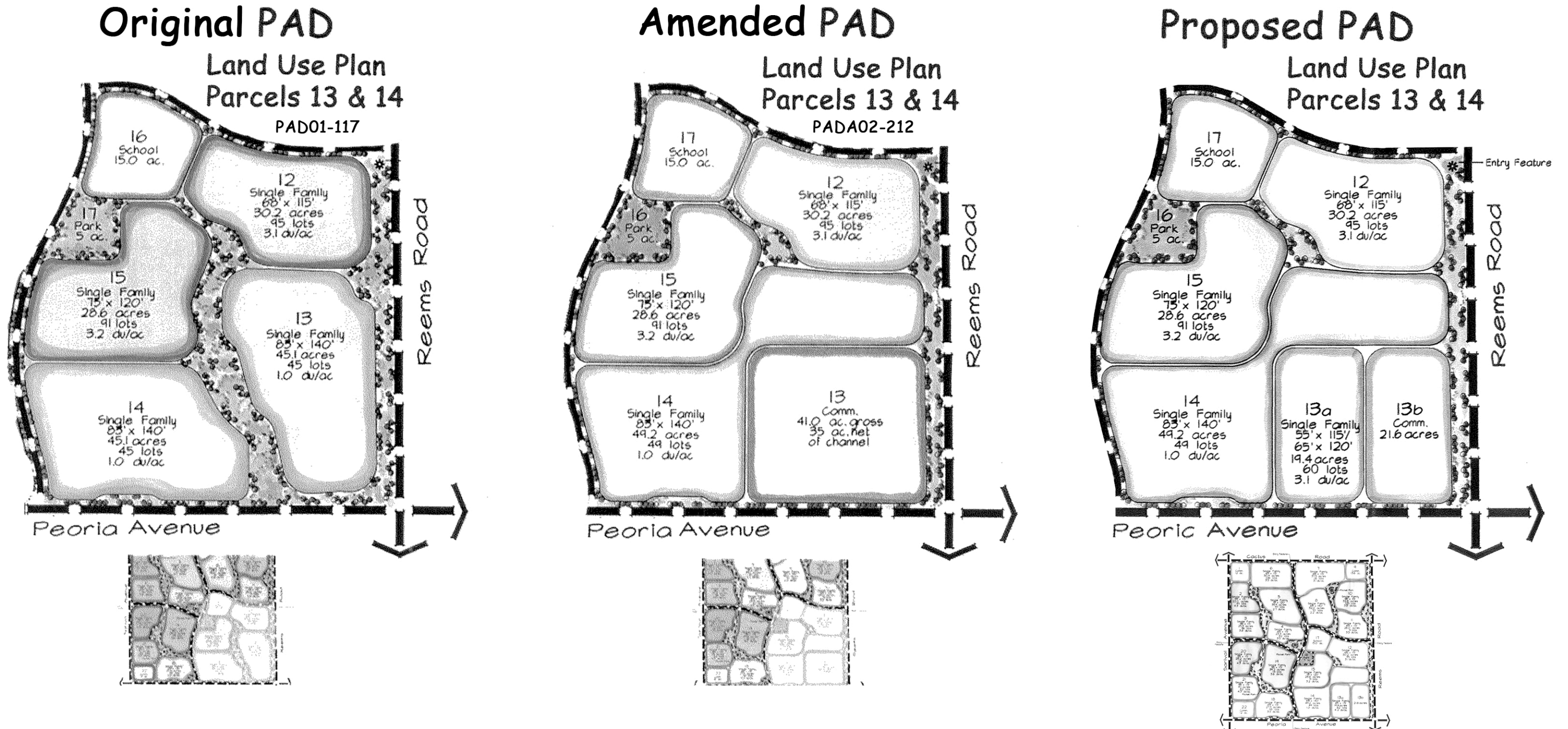
Note: North open space equates to 26.4 acres or 10% of area. South open space equates to 19.0 acres or 9.8% of area (not including school and park). Total open space including school and park is 65.4 acres or 13.2%.



Job # 01-16
 Date: 07-18-02

Greer Ranch

Figure 5: Original PAD, Amended PAD & Proposed Land Use Plan



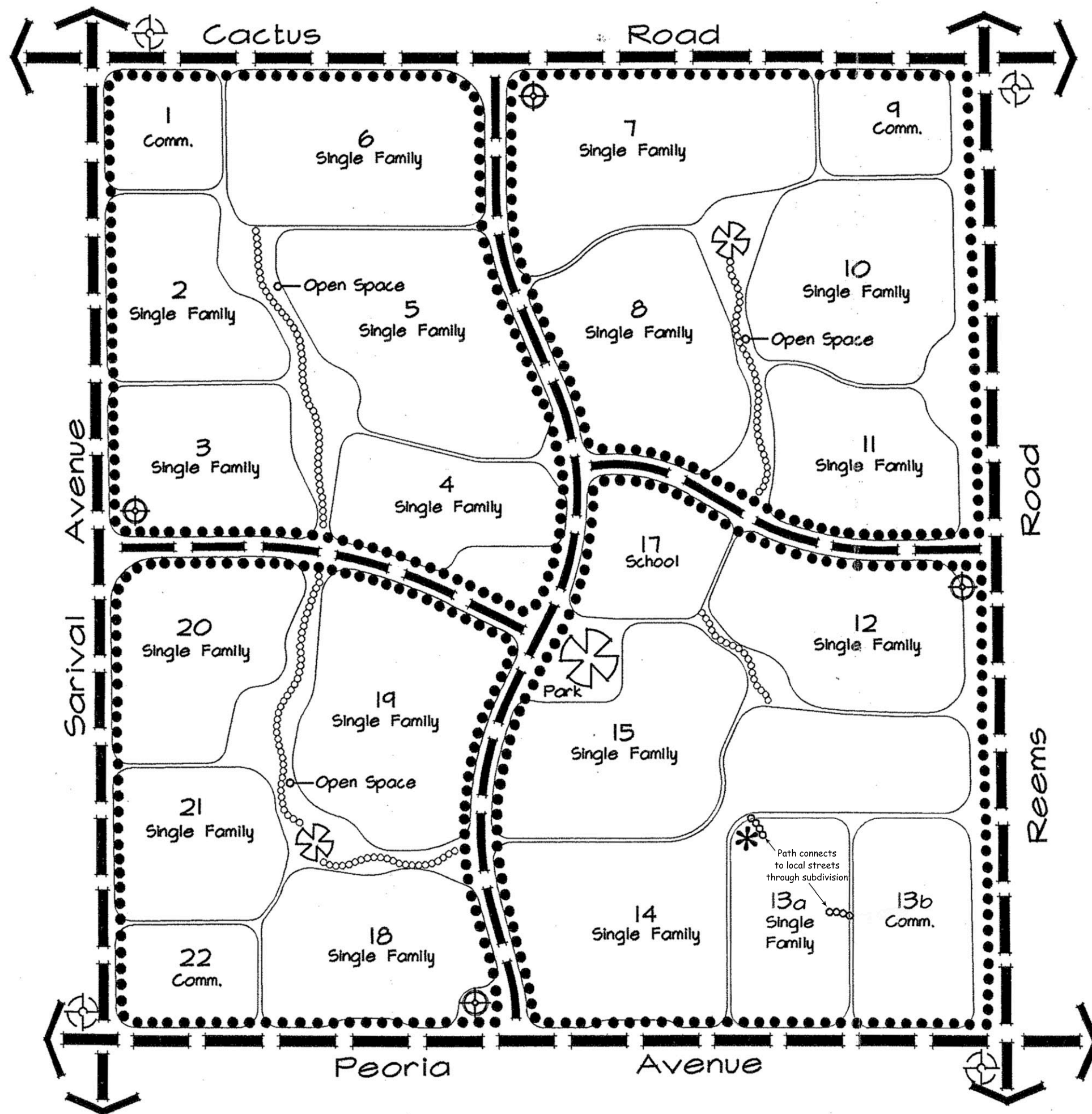


Figure 6: Master Trails Exhibit

Greer Ranch

Prepared For:

Metropolitan Land
2390 E. Camelback Rd.
Suite #438
Phoenix, Arizona 85016
Phone: 602.957.0604
Fax: 602.955.6358
Contact: Brian Burch

Prepared By:

Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact: Christine Taratsas, R.L.A.

Legend:

- 6' meandering concrete pedestrian sidewalk in landscape tracts adjacent to streets
- 8' meandering concrete pedestrian / bike path in linear open space
- Pocket Park / Minor Pedestrian Nodal Area
- Neighborhood Park / Major Pedestrian Nodal Area
- Transit Stop
- Future Transit Stop
- Conceptual Pedestrian Connection



Job # 01-16
Date: 07-18-02

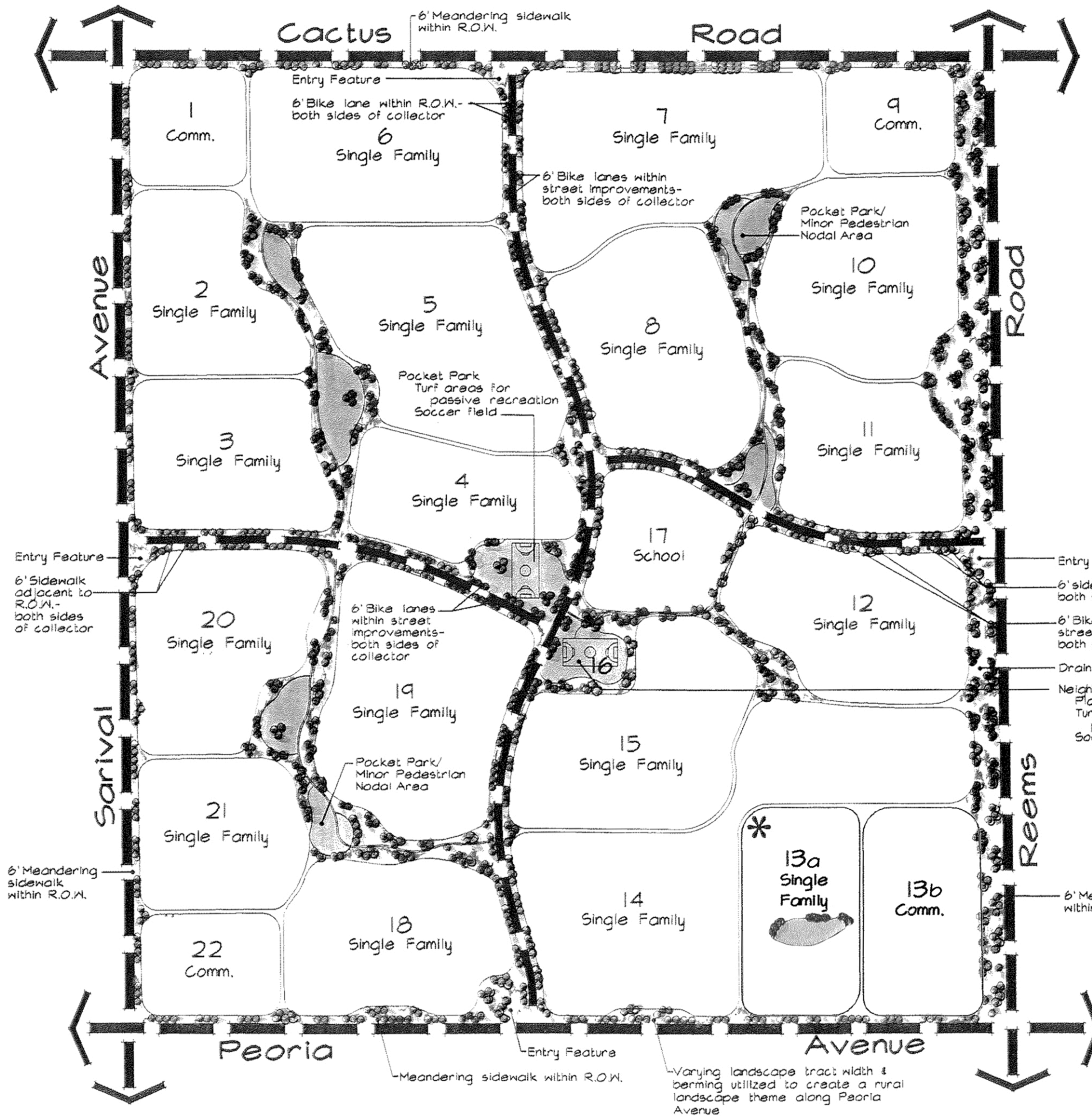


Figure 7: Master Landscape Exhibit

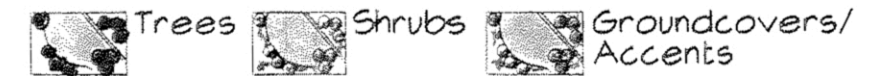
Greer Ranch

Prepared For:

Metropolitan Land
2340 E. Camelback Rd.
Suite #438
Phoenix, Arizona 85016
Phone: 602.957.0604
Fax: 602.955.6358
Contact: Brian Burch

Prepared By:

Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact:
Christine Taratsas, R.L.A.



Drainage way.....landscape design/plant material to match existing channel north of Waddell Road

Neighborhood Park
Playground
Turf areas for passive recreation
Soccer field

* Conceptual Pedestrian Connection



Job # 01-16
Date: 07-18-02

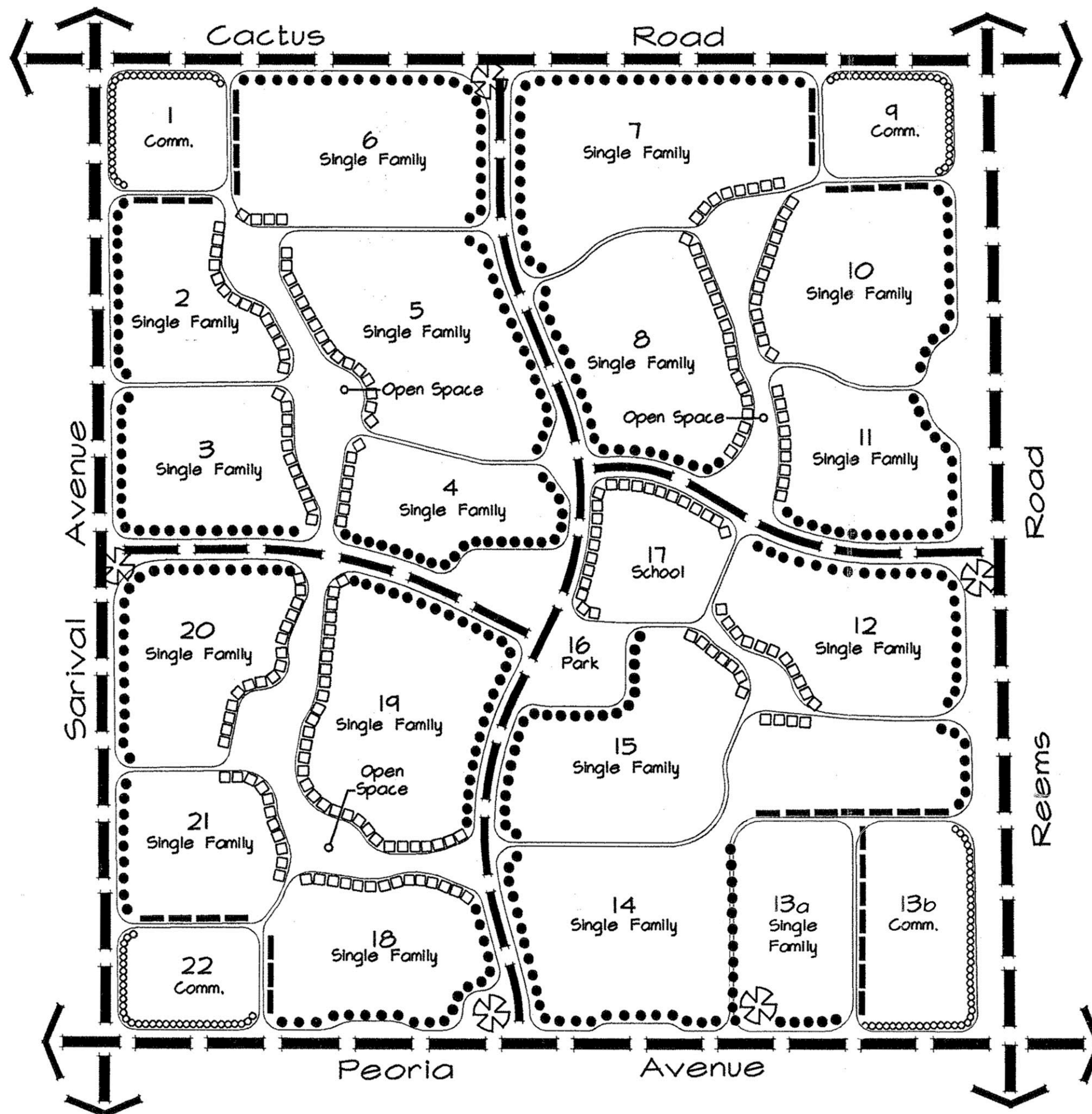


Figure 8: Master Signage & Wall Exhibit

Greer Ranch

Prepared For:

Metropolitan Land
2390 E. Camelback Rd.
Suite #438
Phoenix, Arizona 85016
Phone: 602.957.0604
Fax: 602.955.6358
Contact: Brian Burch

Prepared By:

Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact:
Christine Taratsas, R.L.A.

Legend:

- View wall
- Theme wall
- ~~~~~ Low Commercial screening
i.e., low wall, berming and/
or landscape screen - some
uses may require additional
wall height
- Subdivision wall, 8' adjacent to commercial
- ✱ Entry feature



Job # 01-16
Date: 07-18-02

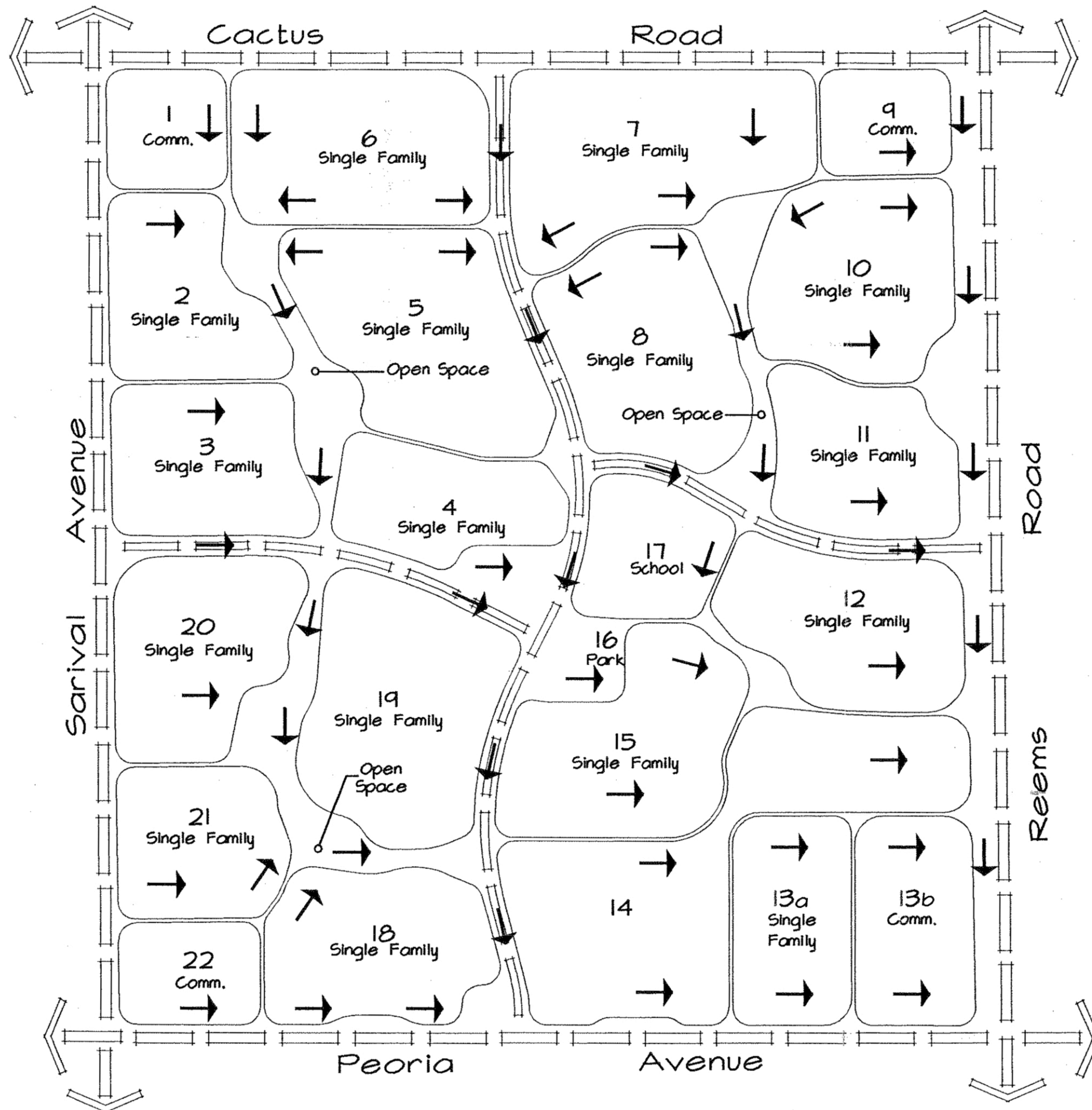


Figure 9: Master Drainage Exhibit

Greer Ranch

Prepared For:

Metropolitan Land
2340 E. Camelback Rd.
Suite #438
Phoenix, Arizona 85016
Phone: 602.951.0604
Fax: 602.955.6358
Contact: Brian Burch

Prepared By:

Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact: Christine Taratsas, R.L.A.

Legend:

→ Drainage Flow Arrow



Job # 01-16
Date: 07-18-02

Page 20



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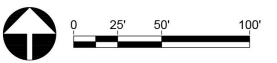
PAGE 21



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

FIGURE 10: CONCEPTUAL DEVELOPMENT PLAN

📍 SURPRISE, ARIZONA
📅 2019-05-21
18003634
👤 PL STONEFIELD, LLC



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

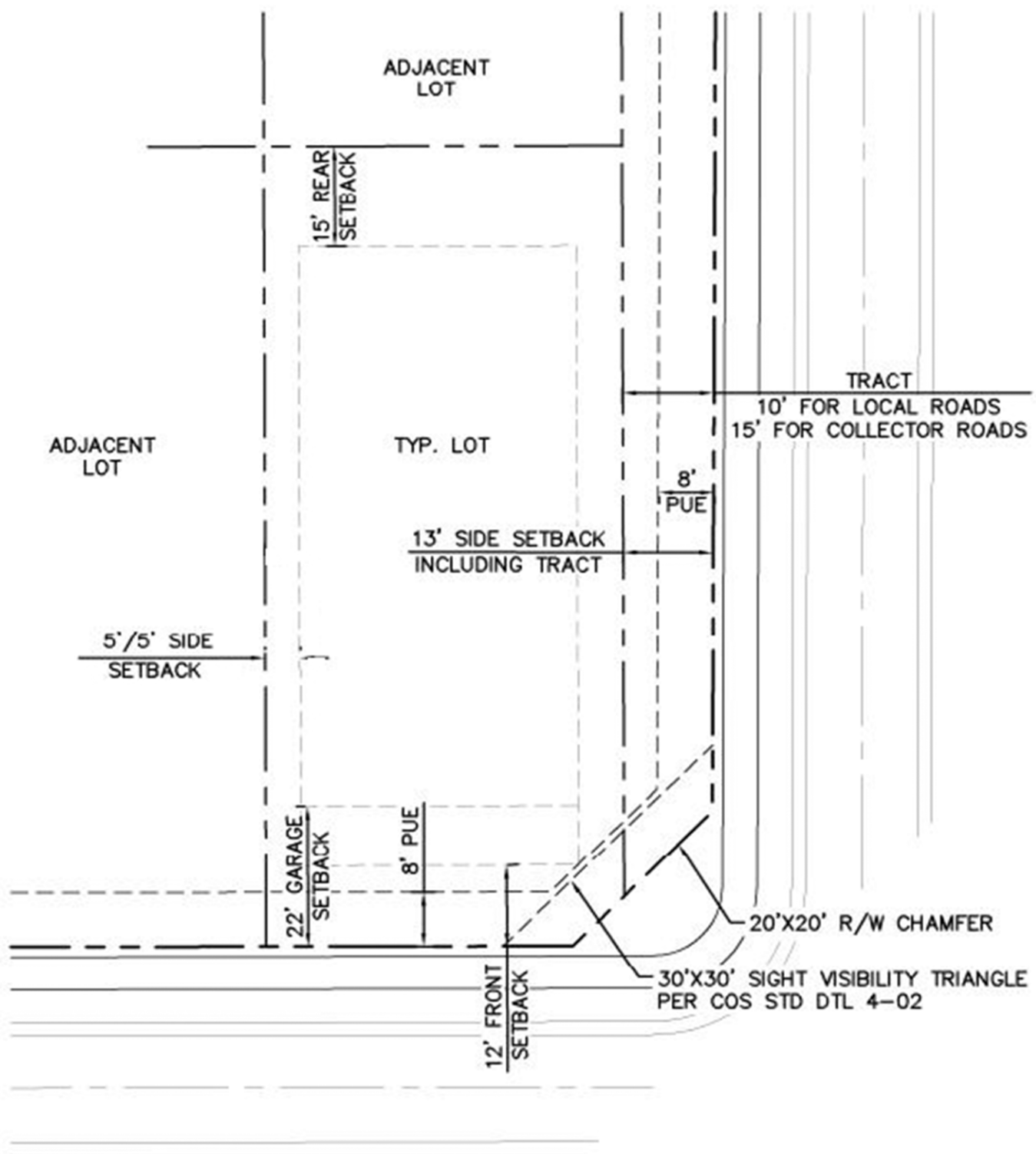
Greer Ranch

Figure 11: Greer Ranch Development Standards Table

Parcel #	2	3, 10, 21	4, 6, 11, 18, 20	7, 12, 19	5, 15	8, 14	13a	13a	1, 9, 13b, 22
Description	Residential Lots Category B	Residential Lots Category C	Residential Lots Category D	Residential Lots Category E	Residential Lots Category F	Residential Lots Category G	Residential Lots Category H	Residential Lots Category I	Commercial
Min. Area	5,830 sf	6,380 sf	6,930 sf	7,480 sf	8,250 sf	9,130 sf	6,325 sf	7,800 sf	10-acres
Max House Width	40'	45'	50'	55'	60'	65'	55 feet	55 feet	NA
Min Width	53'	58'	63'	68'	75'	83'	55 feet	65 feet	NA
Min Depth	110'	110'	110'	110'	110'	110'	115 feet	120 feet	NA
Front	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 22' for Front Load Garage	12' for Living Area or Side Load Garage, 22' for Front Load Garage	35'
Side	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/5'	5'/5'	NA
Street Side	13'***	13'***	13'***	13'***	20'***	20'***	13'***	13'***	25'***
Rear	15'*	15'*	15'*	15'*	15'*	20'*	15'*	15'*	15'
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	20'	20'	NA
Distance Between/ House	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	Per side setbacks	Per side setbacks	30' to Residential
Lot Coverage	50%	50%	50%	50%	50%	40%	50%	50%	.30 FAR
Bldg Height	30'	30'	30'	30'	30'	30'	30'	30'	35'

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback.

**Setbacks include adjacent tract



Greer Ranch

Figure 12: Typical Lot Layout

Stonefield Legal Description

THAT PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2018-0885085, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SURPRISE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 19, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD), 2640.35 FEET (2,640.42 RECORD);

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD), 1,479.85 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF GREER RANCH SOUTH PARCEL 14, AS RECORDED IN BOOK 671 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 55.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 1,154.98 FEET ALONG SAID EAST LINE TO A NAIL IN WASHER STAMPED 42137 ON THE SOUTH LINE OF SAID GREER RANCH SOUTH PARCEL 14;

THENCE SOUTH 89 DEGREES 06 MINUTES 16 SECONDS EAST (SOUTH 88 DEGREES 55 MINUTES 10 SECONDS EAST RECORD), 700.04 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 00 DEGREES 53 MINUTES 44 SECONDS WEST, 1154.98 FEET TO SAID NORTH LINE OF THE SOUTH 55.00 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST. 700.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 808508 SQUARE FEET OR 18.56 ACRES, MORE OR LESS.

Greer Ranch

Figure 13: Legal Description

CITIZEN PARTICIPATION REPORT

STONEFIELD PAD AMENDMENT CITY OF SURPRISE

Property Location:

780 feet west of the NWC of Reems Road and Peoria Avenue

Prepared by:

RVi Planning + Landscape Architecture
120 E. Ash Ave.
Tempe, AZ 85281

Prepared For:

City of Surprise

Case: FS19-382

July 26, 2019

Project Summary

This report has been prepared in conjunction with a request to amend the Greer Ranch PAD to divide Parcel 13 into two parcels and change the land use designation on the western half from commercial to single-family residential. The western 19.4 acres of the parcel will become Parcel 13a and will be rezoned from C-2 (PAD) to R1-5 (PAD) allowing for the development of 60 single-family residential lots at a density of 3.1 du/ac. The eastern 21.6 acres will become Parcel 13b and will remain unchanged with a base zoning of C-2 (PAD). Changing the land use of the west half of Parcel 13 will increase the residential units approved for the Greer Ranch PAD from 1,555 to 1,615. The original Greer Ranch PAD entitlement (PAD01-117) allowed for approximately 1,664 single-family residential lots. This request to transition the west half of Parcel 13 from Commercial back to single-family residential will still result in fewer lots being constructed within the Greer Ranch PAD than the area was initially entitled for.

Dysart Unified School District

The project is located within the boundaries of the Dysart Unified School District. On March 26, 2019 the project received a letter of support from the School District. In this letter, the District requested that a pedestrian connection be provided at the northwest corner of the Site so kids can walk from the Stonefield neighborhood to Sonoran Heights Elementary School. Subject to this provision, they state: “The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project”. In their letter, the District confirms that they have adequate capacity for the new students this development would bring and that they look forward to serving Stonefield’s new student population. See **Attachment A: Dysart Unified School District Letter of Support**.

Sign Posting

A double-sided neighborhood meeting sign was posted on the site on July 26, 2019. This sign included information about the rezoning request, the case number, and information regarding the official neighborhood meeting (Meeting # 4). The sign posting conformed to City of Surprise notification requirements. The sign will be updated to include the upcoming Planning & Zoning and City Council hearing dates once these dates are confirmed. See **Attachment B: Affidavit of Sign Posting**.

Summary of Neighborhood Outreach Efforts

The development team understands the importance of reaching out to area residents and proactively working with neighborhood stakeholders to gain their feedback and address any potential site plan concerns. Thus far in the outreach process, the development team has presented the site plan to area residents at four neighborhood/HOA meetings. In these meetings, residents had the opportunity to view the proposed site plan concept and voice their thoughts and concerns. The development team recorded this feedback and worked to incorporate it into subsequent site plan iterations. While we understand that not everyone will be fully satisfied with the revised plan, we feel that we have made a good faith effort to address as many concerns as possible. Between the 2nd and 3rd neighborhood meetings, significant changes were made to the plan, including reducing the overall lot yield by approximately one third in the hopes of gaining neighbor support. Overall, we are proud of how we have worked with our neighbors to design a plan that addresses many of their concerns while maintaining a financially viable project. Summaries of the neighborhood meetings where the plan was

presented have been provided as **Attachments C-F**. See below for a list of neighborhood feedback received as well as a summary of how the development team worked to address each comment.

Meeting #1: Feedback & Response

- Will Stonefield annex to be part of the Greer Ranch HOA?
Following this meeting, the Development Team had an attorney look into whether or not we can annex into the Greer Ranch HOA. Based on a reading of the bylaws, the window to annex into the Greer Ranch HOA closed in February of this year so it will not be possible for Stonefield to be a part of the Greer Ranch HOA. Instead, Stonefield will have its own HOA which will govern and maintain the community and amenities.

Meeting #2: Feedback & Response

- Project is too dense for this neighborhood: Reduced the density from 82 lots at 4.4 du/ac to 60 lots at 3.1 du/ac. This is approximately a 30% reduction in lots.
- Increase lot size: Increased the lot sizes from 45' x 115' (5,175 sq. ft), to a mix of 65' x 120' (7,800 sq. ft) along the north and west perimeter and 55' x 115' (6,325 sq. ft) internal to the property. This is consistent with lot sizes elsewhere within Greer Ranch.
- Remove secondary access into Greer Ranch: Removed the secondary emergency access into Greer Ranch and have committed to fire sprinkling all residences to mitigate the secondary emergency access requirement.
- Remove pedestrian connectivity: Both City of Surprise staff and the Dysart School District have requested that there be pedestrian connectivity through Stonefield with a pedestrian connection at the site's northwest corner. Rather than run a pedestrian path along the site's northern boundary as originally proposed, we have pulled the path internal to the site so it is moved away from the existing residences to the north.
- Move Park away from western boundary: The site plan was modified to internalize the park with no visibility and a noise buffer from existing neighbors.
- Small lot size will devalue our homes: The larger lot sizes now allows for 3 car garages and much larger homes than the previous lot size, with higher values based on current builder products.
- Larger lots along the perimeter: 7,800 square foot lots are provided along the north and west site perimeters adjacent to existing homes, with a 40-foot open space buffer along the northern boundary. This 40-foot open space buffer accommodates an existing 30-foot waterline easement and an additional 10 feet to provide a row of trees for additional buffering for homes to the north.
- Block wall along the western perimeter: The new plan proposes a decorative block wall along the western perimeter.
- Current lot size doesn't match Greer Ranch: The revised lot size is consistent with lot sizes provided elsewhere within Greer Ranch. Per the PAD, 18% of lots are less than 55' wide and 68% of lots are less than 65 feet wide, so the revised lot sizes are consistent with Greer Ranch.

- Larger lots are next to this parcel, so they should all be larger lots: Just to the north, Greer Ranch has 68' wide lots directly backing 165' wide lots (41%), and just to the west is 75' wide lots directly back 120' wide lots (63%). This is common. The 65' wide perimeter lots are near 135' wide lots (48%), but they are not adjacent, there is an open space buffer between all lots, with a range of 40' to over 100' on the north perimeter and from 50' to over 200' along west perimeter.
- Overcrowding in the school: Dysart Unified School District's superintendent and the principal of Sonoran Heights Elementary School have confirmed that they have existing capacity for projected Stonefield students at the local school. We will enter into a voluntary developer assistance agreement to provide financial support for the school district. See **Attachment A: Dysart Unified School District Letter of Support**.
- Limit perimeter to single-story homes: We agree to limit homes along north perimeter to single-story only.
- Traffic in Greer Ranch: With the new proposed plan, no vehicular connectivity is provided so will limit traffic impacts within Greer Ranch.

Meeting #4: Feedback & Response

- Shift the pedestrian path at the northwest corner away from existing homes: The pedestrian path will be pulled south through the retention basin so it is further from the existing homes to the north
- Concerns about Street Lighting impacting homes to the north: While Stonefield will be required to use City of Surprise regulation streetlights, they will be positioned to minimize light overflow into resident's yards to the north.
- Ensure that the plantings along the north boundaries are consistent with existing plantings in this area: Trees will be selected to match and/or be compatible with the existing vegetation on adjacent neighbor's lots.
- Limit houses along western boundary to single-story: The development team agreed to limit the houses on the north boundary to single-story because the rear yards back to the existing lots to the north and are only 40-feet away. Homes along the western boundary face the sides of adjacent homes and range from 50-feet to 230-feet away. They are separated by open space and a roadway along this border. As currently built, the homes in this area have single-story and two-story homes adjacent to each other, much closer than the Stonefield homes will be located. The development team does not propose limiting homes along the eastern border to single-story.
- Have CC&R's mirror Greer Ranch South: The Greer Ranch PAD requires that Stonefield conform to the exact same design guidelines as Greer Ranch. This will help ensure a level of quality and design that is consistent with Greer Ranch. CC&R's will be developed to govern the Stonefield community and will be administered by the Stonefield HOA.

Conclusion

The final Stonefield development plan is the result of a concerted effort to engage our neighbors and respond to their comments while maintaining a financially viable community. Over the course of four neighborhood meetings and additional neighbor correspondence, the development team received a wide array of feedback and the site plan was significantly adjusted to take that feedback into account. Ultimately, the lot yield was reduced by approximately a third from 82 lots to 60 lots. Lot sizes were increased, the park was relocated, pedestrian circulation was thought through, and residences along the north edge of the site were limited to single-story. We believe that these site plan changes will result in a community that complements the existing neighborhoods of Greer Ranch. While we understand that not everyone will be fully satisfied with the revised plan, we believe that we made a good faith effort to proactively engage our neighbors and be responsive to their concerns. We hope you can support the development plan we worked hard to create.

Attachments

- A. Dysart Unified School District Letter of Support
- B. Affidavit of Sign Posting
- C. Neighborhood Meeting #1 Summary
- D. Neighborhood Meeting #2 Summary
- E. Neighborhood Meeting #3 Summary
- F. Neighborhood Meeting #4 Summary

Attachment A
Dysart Unified School District Letter of Support



March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- **Pedestrian Access** - The district would emphasize the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- **Capacities** - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman", with a stylized, cursive script.

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD

Attachment B
Affidavit of Sign Posting



AFFIDAVIT OF POSTING

Application No: FS19-382

Applicant Name:

Location: NWC of Reems Road and Peoria Ave

Date Site Posted: June 26th, 2019

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.

Maria Hitt 6/26/19
Applicant/Representative Signature Date

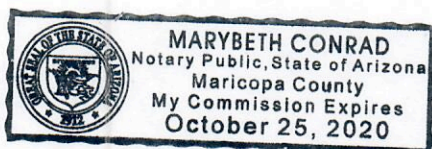
This instrument was acknowledged before me on this 26th day of June,

2019, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.20
My commission expires



Attachment C
Neighborhood Meeting #1 Summary

MEETING 1: *Initial Presentation to the Greer Ranch HOA*

Location: Sonoran Heights Elementary School, Library

Date: February 28, 2019

Time: 7:00pm

On February 28, 2019, members of the Development Team attended the Greer Ranch HOA Board Meeting. The meeting was held at 7:00pm in the Library at Sonoran Heights Elementary School. The purpose of attending this meeting was to notify the Greer Ranch HOA Board of the upcoming Stonefield project and to receive their initial feedback regarding the proposed design. The Site Plan presented included 82 lots on the 19.4 acres site for an overall density of 4.4 dwelling units per acre. In total there were five board members present, approximately 5 homeowners present, and the community association manager was present.

At this point the Board had questions primarily pertaining to landscaping and whether or not this project would be annexed into the Greer Ranch HOA. The team members present agreed to look into these questions as the project moves forward.

- Will Stonefield annex to be part of the Greer Ranch HOA?

Following this meeting, the Development Team had an attorney look into whether or not we can annex into the Greer Ranch HOA. Based on a reading of the bylaws, the window to annex into the Greer Ranch HOA closed in February of this year so it will not be possible for Stonefield to be a part of the Greer Ranch HOA. Instead, Stonefield will have its own HOA which will govern and maintain the community and amenities.



Site Plan presented at the February 28th Neighborhood Meeting

Attachment D
Neighborhood Meeting #2 Summary

MEETING 2: Voluntary Meeting with Area Residents

Location: Sonoran Heights Elementary School, Library

Date: March 28, 2019

Time: 5:30pm

On March 28, 2019, the development team held a voluntary neighborhood meeting to seek input on the proposed development plan. The plan presented included 82 lots on the 19.4-acre site for a total of 4.4 dwelling units per acre. The meeting was held at 5:30pm at Greer Ranch Elementary School. The meeting was timed so that residents could attend the Stonefield Neighborhood Meeting and then attend the Greer Ranch HOA meeting at 7:00pm in the same location. The notification area included all residences within 600 feet of the Stonefield Site. In total, 79 neighborhood notification letters were mailed inviting residents to the meeting. Of those, approximately 30 residents were in attendance and filled out the sign-in sheet. As this was a voluntary neighborhood meeting held outside of the City's required outreach process, no City of Surprise staff or Council Members were in attendance.

At this meeting, many comments were received from residents regarding the proposed development. Overall, the neighbors in attendance were not supportive of the proposed plan. Concerns expressed centered on the following themes:

- Project is too dense for this neighborhood
- Increase lot size
- Remove secondary access into Greer Ranch
- Remove pedestrian connectivity
- Move Park away from western boundary
- Small lot size will devalue our homes
- Larger lots along the perimeter
- Block wall along the western perimeter
- Current lot size doesn't match Greer Ranch
- Larger lots are next to this parcel, so they should all be larger lots
- Overcrowding in the school
- Limit perimeter to single-story homes
- Traffic in Greer Ranch

Following this meeting, several letters, emails and phone calls were received reiterating the above themes. Copies of emails/letters received are attached.

Supporting Documents:

- ☐ Meeting 2 Neighborhood Notification Letter
- ☐ Meeting 2 Neighborhood Notification List
- ☐ Meeting 2 Sign in Sheet
- ☐ Meeting 2 Comment Cards/Correspondence



Site Plan presented at the March 28th Neighborhood Meeting



Neighborhood Meeting Notice

March 15, 2019

RE: Stonefield (Peoria Ave. & Reems Rd.)

Dear Neighbor,

RVi Planning + Landscape Architecture is representing Pinnacle Land Development, LLC regarding an amendment to the approved Greer Ranch Planned Area Development (PAD01-117 & PADA02-212). The subject site is located approximately 780 feet west of the northwest corner of Peoria Avenue and Reems Road. Our request to the City of Surprise is to amend the Greer Ranch PAD from commercial to single-family residential for approximately 18 acres of land. The proposed PAD amendment will amend the zoning to allow for approximately 82 single-family residences. This proposed zone change will provide a more appropriate buffer between the existing residential and the proposed commercial further to the east (see **Conceptual Development Plan** on reverse side).

The project team is interested in your feedback regarding this proposal. A neighborhood meeting has been scheduled to give you and the other neighboring property owners an opportunity to meet with the applicant and ask questions about the proposal. The neighborhood meeting will be held at the below listed time and place:

**Thursday, March 28th, 2019 at 5:30 p.m.
Sonoran Heights Elementary School, Media Center
11405 N Greer Ranch Parkway
Surprise, AZ 85379**

If you have any questions regarding this proposal prior to the neighborhood meeting, please contact me at (480) 586-2100.

Sincerely,

RVi Planning + Landscape Architecture,

A handwritten signature in black ink, appearing to read 'Mark Reddie'.

Mark Reddie
Vice President

Meeting # 2 - 600' Mailing List

3/13/2019

Owner	Address	City	State	Zip
SINGH SURINDER/MANJU	2600 TURNER GROVE DRIVE SOUTH	GREENSBORO	NC	27455
BARKHEIMER CLARK J	4500 ERIE AVE NW	CANAL FULTON	OH	44614
MARICOPA COUNTY FLOOD CONTROL DISTRICT	2801 W DURANGO ST	PHOENIX	AZ	85009
FROM LITTLE ACORNS GROW LLC	6021 N 44TH ST	PARADISE VALLEY	AZ	85253
BOLCO LP	6600 N IRONWOOD DR	PARADISE VLY	AZ	85253
GREER RANCH SOUTH HOMEOWNERS ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
PEORIA REEMS LLC/ETAL	7339 E EVANS RD SUITE 201	SCOTTSDALE	AZ	85260
CHOE ANTHONY	7614 W ROVEY AVE	GLENDALE	AZ	85303
VIRGIN FARMS V LLC	PO BOX 100	TOLLESON	AZ	85353
BELCZYK RONALD A/MARIA LUZ	PO BOX 7040	SURPRISE	AZ	85374
GARWOOD BRETT A/BEVERLY J	15704 W DESERT MIRAGE DR	SURPRISE	AZ	85379
NELSON FAMILY TRUST	15680 W DESERT MIRAGE DR	SURPRISE	AZ	85379
CM TRUST	15656 W DESERT MIRAGE DR	SURPRISE	AZ	85379
BRAUGHTON RICHARD	15632 W DESERT MIRAGE DR	SURPRISE	AZ	85379
BRIAN AND KIMBERLY FEE FAMILY TRUST	15608 W DESERT DR	SURPRISE	AZ	85379
WOLF MARK/CAROLYN TR	15560 W DESERT MIRAGE DR	SURPRISE	AZ	85379
PENDEGRAFT JIM	15512 W DESERT MIRAGE DR	SURPRISE	AZ	85379
UNIATOWSKI RAYMOND D/LORI A	15551 DESERT MIRAGE DR	SURPRISE	AZ	85379
GRIFFITH JEFFREY L/PHYLLIS	15559 W DESERT MIRAGE DR	SURPRISE	AZ	85379
ANGELOPOULOS JAMES F/KAREN R TR	15607 DESERT MIRAGE DR	SURPRISE	AZ	85379
EWING BRANDON/NICOLE	15631 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DENGLER NEVA J/STEPHEN JR	15655 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DAVID AND SANDRA LEE FAMILY TRUST	15703 W DESERT MIRAGE DR	SURPRISE	AZ	85379
HOWARD DAVID M	15727 W DESERT MIRAGE DR	SURPRISE	AZ	85379
JAMES AND KAY BUCKNER FAMILY TRUST	15718 W CHRISTY DR	SURPRISE	AZ	85379
GALINS JOHN J	15736 W CHRISTY DR	SURPRISE	AZ	85379
MILLER RODNEY DWAYNE/JUDY ELAINE	15754 W CHRISTY DR	SURPRISE	AZ	85379
CHATELAIN ROBERT J/JANET M	15772 W CHRISTY DR	SURPRISE	AZ	85379
DENNIS ERIC S	15790 W CHRISTY DR	SURPRISE	AZ	85379
BELANGER DAVID A/BILLIE J	15807 W CHRISTY DR	SURPRISE	AZ	85379
HALL KYLE M	15753 W CHRISTY DR	SURPRISE	AZ	85379
WHELCHER STEPHEN/STACY R	15735 W CHRISTY DR	SURPRISE	AZ	85379
WILSON RUSSELL L/PAULA K	15752 W BECKER LN	SURPRISE	AZ	85379
CASASOLA EDGAR E/ADVIDIA	15770 W BECKER LN	SURPRISE	AZ	85379
CARSON RACHEL D/FINLAY CHARLES	15788 W BECKER LN	SURPRISE	AZ	85379
RICHARDSON ELIZABETH J	15806 W BECKER LN	SURPRISE	AZ	85379
CALLISTER A BLAINE/VICKIE M	15823 W BECKER LN	SURPRISE	AZ	85379
MCGROARTY EDWIN THOMAS JR	15787 W BECKER LN	SURPRISE	AZ	85379
BURCIAGA JESSIE G	15769 W BECKER LN	SURPRISE	AZ	85379
BACON FAMILY TRUST	15751 W BECKER LN	SURPRISE	AZ	85379
SHAY LAURA LEE	15789 W MERCER LN	SURPRISE	AZ	85379
MALEY MICHAEL RICHARD/IMELDA SUSANA	15781 W MERCER LN	SURPRISE	AZ	85379
POFF S SCOTT/VALORIE K	15773 W MERCER LN	SURPRISE	AZ	85379
RODRIGUEZ GILBERT/DEBRA	15765 W MERCER LN	SURPRISE	AZ	85379
LESAN CRISTIAN/FELICIA	15749 W MERCER LN	SURPRISE	AZ	85379
HADDEN MARION D	15741 W MERCER LN	SURPRISE	AZ	85379
PTASHKIN MARK E/DIANA L	11020 N 157TH DR	SURPRISE	AZ	85379
CONWAY RASHELLE LYNN	15750 W MERCER LN	SURPRISE	AZ	85379
TOMALA GLADYS E	15766 W MERCER LN	SURPRISE	AZ	85379
CASTO SUSAN MARIE	15774 W MERCER LN	SURPRISE	AZ	85379
PEREZ EDUARDO E/MARIA J	15782 W MERCER LN	SURPRISE	AZ	85379
ENOCH RONALD EDWARD/LINDA CHERYL	15783 W DESERT MIRAGE DR	SURPRISE	AZ	85379
MARTIN DONALD G	15775 W DESERT MIRAGE DR	SURPRISE	AZ	85379
HART JEFFREY WAYDE/MADELINE MARY	15759 W DESERT MIRAGE DR	SURPRISE	AZ	85379
COLLINS ROBERT/ANDREA	11116 N 157TH DR	SURPRISE	AZ	85379
NGUYEN NATE HOANG/PHAN JANNIE	11092 N 157TH DR	SURPRISE	AZ	85379
BROWN JUDITH CAROL	11068 N 157TH DR	SURPRISE	AZ	85379

Meeting # 2 - 600' Mailing List

3/13/2019

Owner	Address	City	State	Zip
YOUNGS LAURA R/WADE A	15752 W DESERT MIRAGE DR	SURPRISE	AZ	85379
COSTEPHENS KYLE C/NATALIE M	15760 W DESERT MIRAGE DR	SURPRISE	AZ	85379
OLLIS KEITH E	15776 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DUMLAO BALDOMERO/CHUN CHA	15761 W MESCAL ST	SURPRISE	AZ	85379
PAULS SHMUEL	15753 W MESCAL ST	SURPRISE	AZ	85379
SARTOR KEVIN D/SARAH J	15571 W MESCAL ST	SURPRISE	AZ	85379
DUGAN ISAAC G/SAMANTHA E	15579 W MESCAL ST	SURPRISE	AZ	85379
SCHMIDT MERVIN D/CYNTHIA A TR	15587 W MESCAL ST	SURPRISE	AZ	85379
WASHINGTON TYROME KEITH/SHAJUANA N JONES	15609 W MESCAL ST	SURPRISE	AZ	85379
PARRA ROBERT R/ELIZABETH A	15617 W MESCAL ST	SURPRISE	AZ	85379
DORIS R WOODFORK REVOCABLE TRUST	15625 W MESCAL ST	SURPRISE	AZ	85379
MCLANE MILES RYAN	15633 W MESCAL ST	SURPRISE	AZ	85379
BECHTEL JAMES T/KIMBERLY A	15641 W MESCAL ST	SURPRISE	AZ	85379
ELLIOTT MATTHEW J P/SMITH-ELLIOTT JANICE E	15649 W MESCAL ST	SURPRISE	AZ	85379
FAULKNER MELVERN D	15657 W MESCAL ST	SURPRISE	AZ	85379
REIGELSPERGER SCOTT/KRISTIN	15665 W MESCAL ST	SURPRISE	AZ	85379
BYLINOWSKI PAUL	15673 W MESCAL ST	SURPRISE	AZ	85379
BOYD KIMBERLY R	15681 W MESCAL ST	SURPRISE	AZ	85379
RONALD AND LINDA ROBINSON LIVING TRUST	21415 NE 67TH ST	REDMOND	WA	98053
CHECCHI MARK J/SUSAN M	15508 W BELL RD STE 101 PMB 529	SURPRISE	AZ	85374-2432
KIENZLEN MICHAEL R SR/BOBBI	15595 W MESCAL ST	SURPRISE	AZ	85379-4690
JOHNSTON RONALD/JANE	2508 DOUGLAS WOODS LINK SE	CALGARY	AB	T2Z1L3

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Brett & Beverly Garwood	15704 W. Desert Mirage Dr.	623-486-8909	beverly.garwood@yahoo.com
2	David M Howard	15727 W. Desert " "	623-980-9570	
3	Laura & Jeff Lundy	16071 W. Clinton St.	623-308-4869	Lundy70@gmail.com
4	Kevin Miller	14654 N. 15th Ave	480-751-1800	Kevin.miller@ssrei.com
5	GREG & CHERYL NELSON	15680 W. DESERT MIRAGE	662-618-4500	gnelson@ERAESTPK6
6	David Lee	15703 W Desert Mirage	623-910-0042	Davidklee@cox.net
7	Jim & Karen Angelo Poulos	15607 W Desert Mirage	623-574-1890	jangeo84@aol.com
8	Elizabeth & Tom Romano	15806 W. Becker Ln.	480-369-0128	
9	DOUG HADDEN	15741 W. MERCER LN	949-751-9961	
10	Sarah Matranga	15842 W. Becker Ln	512-415-4475	smatranga5@gmail.com

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
31	Lisa Hadden	1541 W. Miller Lane	(949) 757-9961	mdh11ha@yahoo.com
32	Laura Smith	15860 W. Becker Ln.		LaSmith033@gmail.com
33	Doug Riederer	11722 N 161st N Ave		dougriederer@gmail.com
34	Heather Everingham	16040 W Yucatan Dr.		haeveringham@gmail.com
35				
36				
37				
38				
38				
40				

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
21	Russell Wilson	15752 W Becker Ln	602-550-0077	rdub1@cox.net
22	Nicholas BACON	15751 W. Becker Ln.	623-680-1681	hugobacon@CenturyLink.net
23	Shelly Stocklund	15990 W Christy Dr	623-363-6780	Realestatebysheali @gmail.com
24	Kyle Hall	15753 W. Christy Dr.	002.090.7377	Kylemhall@TWC. gmail.com
25	Shannon Harte	14150 N Arrowhead Fountain Center Dr #200 Peoria Az 85385	623 297 3180	shannon.harte @fsresidential.com
26	Kevin Chiariello	16074 W. Christy Drive	602-686- 0433	KChiariello@ Cox.net
27				
28				
29				
30				

Project: Neighborhood Meeting — Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
11	CHUCK WURL - Kimber-Hen			CHUCK.WURL@KIMLEY-HORN.COM
12	MARK PTASHUK	11020 N. 157TH DR	623 670 8746	mpdashkin@cox.net
13	Sarah Sarto	15571 W. Mescal St.	623 670 8328	sarahsarto@hotmail.com
14	STEVE & STACY WHELCHER	15735 W. CHRISTY DR.	602 488 8877	WHELCHER.STEVE@comcast.net
15	Kimberly Fee	15008 W. Desert Mirage Dr.	623 707-3933	Kimfee1@HotMail.com
16	VICKIE CALLISTER	15823 W. Becker Ln.	602 388-0693	vcallister2@yahoo.com
17				
18				
19				
20				

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Name JACSON

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS: I

Walmart, of frys think it should be target,
and keep the park

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

MARK PTASHKIN

Name

11020 N. 157TH DR.

Street Address

MARKPTASHKIN@COX.NET

Email Address

(623) 670-8740

Phone Number

COMMENTS/ CONCERNS:

DENSITY IS TOO HIGH - LARGER LANDSCAPE BUFFERS.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Kyle Hall 15753 W. Christy Rd Dr.
Name Street Address
kylemhall0706@gmail.com 602 690 7317
Email Address Phone Number
602 826 0513

COMMENTS / CONCERNS:

My concerns are lot size and value. What you have in mind will not keep our value up. The idea you have does not fit in for what we have around us. The community will not keep up like now it starts out at.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Jeff & Laura Lundy

Name

16071 W. Clinton St.

Street Address

llundy70@gmail.com

Email Address

623-308-4869

Phone Number

COMMENTS / CONCERNS:

Density - The number of lots is too high. It doesn't fit in with the neighborhood. Even going from 82 to 60 would be better.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Ryan Richardson 15806 W. Becker Ln.
Name Street Address

seahawksfan007@gmail.com 480-369-0128
Email Address Phone Number

COMMENTS / CONCERNS:

Bigger Lots: Min. of 10,000 SF.

Move Park to East of Plan.

10' Block Wall to Segregate.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Nicholas Bacon

Name

15751 W. Becker Ln.

Street Address

hugahog@Centurylink.net

Email Address

623-680-1691

Phone Number

COMMENTS / CONCERNS: overcrowding the school. Too many homes in too small of a space. Move the park to the east of where it is proposed. This neighborhood would devalue my home no matter how it is built. It appears the developer will make a bundle of cash at the expense of existing Greer Ranch homeowners. Need to match Greer Ranch sizes of lots and homes.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Russell Wilson 15752 W. Becker Ln
Name Street Address

rdub1@cox.net 602 550-0017
Email Address Phone Number

COMMENTS / CONCERNS:

Too many houses. Park needs to move
No 2 story homes on outside of
development.

Please place this card in the box.
Thank you!

Going to

create a lot of extra traffic

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Cheryl Nelson

Name

15680 W. Desert Mirage Dr.

Street Address

nelsonjif2@msn.com

Email Address

623-628-8067

Phone Number

COMMENTS / CONCERNS:

- School overcrowded
- value of our homes will drop
- traffic thru our neighborhood
- 2 story homes a negative
- Density too high
- Drainage issues
- access into ~~our~~ neighborhood parks etc.
- parking issues by park
- Possible change of zoning to apartments.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Jeff & Laura Lundy

Name

16071 W. Clinton St.

Street Address

llundy70@gmail.com

Email Address

623-308-4869

Phone Number

COMMENTS / CONCERNS:

Density - The number of lots is too high. It doesn't fit in with the neighborhood. Even going from 82 to 60 would be better.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Ryan Richardson 15806 W. Becker Ln.
Name Street Address

Seahawksfan007@gmail.com 480-369-0128
Email Address Phone Number

COMMENTS / CONCERNS:

Bigger Lots: Min. of 10,000 SF.

Move Park to East of Plan.

10' Block Wall to Segregate.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Nicholas Bacon

Name

15751 W. Becker Ln.

Street Address

hugahog@Centurylink.net

Email Address

623-680-1691

Phone Number

COMMENTS / CONCERNS: overcrowding the school. Too many homes in too small of a space. Move the park to the east of where it is proposed. This neighborhood would devalue my home no matter how it is built. It appears the developer will make a bundle of cash at the expense of existing Greer Ranch homeowners. Need to match Greer Ranch sizes of lots and homes.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Russell Wilson 15752 W. Becker Ln
Name Street Address

rdub1@cox.net 602 550-0017
Email Address Phone Number

COMMENTS / CONCERNS:

Too many houses. Park needs to move
No 2 story homes on outside of
development.

Please place this card in the box.
Thank you!

Going to

create a lot of extra traffic

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Cheryl Nelson

Name

15680 W. Desert Mirage Dr.

Street Address

nelsonjif2@msn.com

Email Address

623-628-8067

Phone Number

COMMENTS / CONCERNS:

- School overcrowded
- value of our homes will drop
- traffic thru our neighborhood
- 2 story homes a negative
- Density too high
- Drainage issues
- parking issues
- Possible change of zoning to apartments.
- access into our neighborhood parks etc.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Name Kimberly Fee Street Address 15608 W. Desert Mirage Dr.

Email Address KimFee4@hotmail.com Phone Number 623-707-3933

COMMENTS / CONCERNS:

lots too small
depreciate home values -
too crowded -

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

DOUG HADDEN

Name

15741 W. MERCEY LN.

Street Address

MDHLLH@YAHOO.COM

Email Address

949-751-9961

Phone Number

COMMENTS / CONCERNS:

CURRENT DESIGN DOES NOT MATCH GREY HATCH IN LOOK, SIZE & DESIGN.

NEEDS IMPROVED BUFFER ON WEST

NO CONNECTED WALKING PATH!

NO TWO STORIES ON PERIMETER LOTS.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Name	Kevin Chiariello	Street Address	16074 W. Christy Drive
			Surprise, AZ 85379
Email Address	KChiariello@cox.net	Phone Number	602-686- 0473 0433

COMMENTS / CONCERNS:

Would like a copy of the map, pad + lot
information that was provided at the
meeting.

Please place this card in the box.
Thank you!

Thanks for
your time!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Sarah Sartor

Name

15571 W. Mescal St.

Street Address

sarahsartor@hotmail.com

Email Address

623 670 8328

Phone Number

COMMENTS / CONCERNS:

Increase lot sizes

Wall around property

single story homes only

different location (1/2 acre - 3/4 acre lots
right next door)

more park

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

<u>Laura Smith</u>	<u>15860 W. Becker Ln.</u>
Name	Street Address
<u>LaSmith033@gmail.com</u>	
Email Address	Phone Number

COMMENTS / CONCERNS:

The lots are too small for this area. Adding a residential area is fine if it matches the type of homes in the area. Larger lots and higher value homes is a must.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Brett + Beverly Garwood

Name

Street Address

beverly.garwood@yahoo.com

Email Address

623-486-8908

Phone Number

COMMENTS / CONCERNS:

- Density is too HIGH!
- No connection to Greer Ranch
- No basketball court

Please place this card in the box.

Thank you!

- do not want new community parking on our streets or using our parks or common areas.

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

* We bought our house knowing it was commercial property not to shove a bunch of small houses in.

Name Vickie Callister Street Address 15823 W. Becker Ln.
 Email Address vcallister2@yahoo.com Phone Number 602-388-0193
blainier6@yahoo.com

COMMENTS / CONCERNS:

Not happy!!!

• Do not want any more traffic or have those houses have access to our road.

- Would NOT like smaller lots and houses next to our lots. We bought 1/2 acre lots so we didn't have to be crammed in with other houses.
- Why can't it be bigger lots?
- What is going to go in next to those houses?
- Worried about our property value and traffic.
- Its going to change the sq. ft value to sell our house.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Sarah Matranga	15842 W. Becker Ln.
Name	Street Address
smatranga5@gmail.com	512-415-4475
Email Address	Phone Number

COMMENTS / CONCERNS: My biggest concerns are the lot & house sizes that are currently proposed. I'm concerned about the walkway leading to the larger lots on Becker Ln.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Elizabeth Richardson	15806 W. Becker Lane
Name	Street Address
	Surprise, AZ 85379
bethrich20@gmail.com	602-909-8320
Email Address	Phone Number

COMMENTS / CONCERNS:

Request

- move PARK to East side of parcel.
- Homes that border Greer Ranch to 1/2 Acre lots
* larger homes; make single story.

Please place this card in the box.

Thank you!

- Owner occupant only
- Square footage minimum 2500 ✓

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

James & Karch Angelopoulos

Name

15607 W. Desert Mirage Dr,

Street Address

Surprise 85379

Email Address

Phone Number

COMMENTS / CONCERNS:

LOTS TOO SMALL TO FIT IN THE COMMUNITY. Need minimum size 1 Acre lots w minimum 3300 ft² Homes. Also need to be part of Greer Ranch South

HOA.

Please place this card in the box.

Thank you!

Move park area further south. Increase lot sizes - make 1 acre lots in northern edge of parcel.

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Dan & Lee
Name

15703 W Desert Mirage Snyce
Street Address

Dan & Lee @cox.net
Email Address

623 910-0042
Phone Number

COMMENTS / CONCERNS:

- No walkway access
- Larger lot size / house lower density
- Move park to east side
- No emergency road access
-

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Steve Whelchel

Stacy Whelchel

15735 W Christy Dr 85379

Name

Street Address

whelchel. Steve@gmail.com

Stacywhelchel@gmail.com

602-488-8877

Email Address

Phone Number

COMMENTS / CONCERNS:

• PARK CANT GO @ W/S OF New Development

• Home's SQ FTG. IS NOT CONDOR VETO Home (exist)
VALUE TO West & North — Home value will drop

Please place this card in the box.

Thank you!

Block wall between developments — NO Pathway

March 19, 2019

Mr. Mark Reddie
RVI Planning + Landscape Architecture
120 South Ash Avenue
Tempe, Arizona 85281

Mr. Reddie,

I am in receipt of your letter regarding the proposed zone change for PAD01-117& PADA02-212 (approximately 18 acres of land) from commercial to residential for a single family home development. I will not be able to attend the scheduled meeting, but wanted to share my concerns for your consideration.

My name is David Howard and my home is located at 15727 West Desert Mirage Drive; Surprise, Arizona 85379. My block wall fence, at the southern edge of my property, is directly adjacent to the proposed Pinnacle Land Development "Stonefield".

Based on the rendering provided with your letter, the proposed neighborhood would consist of small single family homes, 82 if the plan is accurate, meaning there will be approximately 6 - 8 homes for each acre of land. This represents a significant deviation from the existing residential land use for single family homes in the Greer Ranch area and more importantly directly adjacent to the proposed new Stonefield development. I question the potential and likely negative impact on our property values in close proximity to this style of a high-density residential neighborhood.

I will assume children of school ages would be attending Sonoran Heights Elementary in Greer Ranch. Does the school have the physical capacity to enroll additional students and what impact would the additional student enrollment have on the facility, staff, teachers and currently enrolled students?

Other concerns are the lack of an appropriate buffer between the semi-custom homes and the proposed development, higher volume of traffic flowing into our neighborhood, increase in vandalism and crime statistically associated with high density/multifamily developments. Additionally I'd like to know more specifics regarding the floor plans, single or two level homes, street light locations and maturity of landscaping planned for the green belt/buffer directly behind my residence.

Mark, I'm traditionally in favor of development as long as it's responsible development. I'm sure you understand residents who currently own homes directly north and west of this property will be directly impacted by more than one aspect of the current use proposal. These types of developments are very attractive to investors who in turn rent the properties to a transient culture absent of pride in ownership qualities. I have watched first-hand the negative impact rental properties have on our neighborhood and can easily identify them based on the condition of the home.

In my opinion, the Conceptual Development Plan you forwarded for review does not represent the best use of this land and I would not be able to support your application for a zone change at this time. Should your team develop a better plan protecting existing infrastructure limitations and enhancing the property values of current property owners who will be impacted by your work, you may be able to sway my decision. Ask your client to consider designing a luxury gated 40 single-level home community with wide buffers and basements on this property; I might buy one myself.

Thank you for the opportunity to share my concerns.

David M. Howard
15727 West Desert Mirage Road
Surprise, Arizona 85379
623-980-9570

Attachment E
Neighborhood Meeting #3 Summary

MEETING 3: *Second Presentation to the Greer Ranch HOA*

Location: Sonoran Heights Elementary School, Library

Date: April 26, 2019

Time: 7:00pm

At Meeting #2, the development team heard many concerns from the neighbors in attendance regarding the proposed 82-lot plan. The project team listened to these concerns and worked with the developer to address the comments to the extent possible. As a result of that neighborhood input, substantial changes were made to the proposed plan to address many of the comments received during that meeting. The revised plan was presented to area residents on April 26, 2019 at the Greer Ranch HOA Board Meeting. Members of the development team were in attendance to share the revised site plan and to talk through the changes that had been made. The revised plan reduced the proposed number of lots by approximately a third from 82 lots to 60 lots with a total of 3.1 dwelling units per acre.

Approximately 25 area residents were present at this meeting.



Site Plan presented at the March 28th Neighborhood Meeting



Site Plan presented at the April 26th Neighborhood Meeting

The development team listened to neighbor feedback and worked hard to revise the plan to reflect the comments received, while still providing a viable development project for the property. Below is a summary of the site plan changes based on input from the March 28, 2019 neighborhood meeting.

- Project is too dense for this neighborhood: Reduced the density from 82 lots at 4.4 du/ac to 60 lots at 3.1 du/ac. This is approximately a 30% reduction in lots.
- Increase lot size: Increased the lot sizes from 45' x 115' (5,175 sq. ft), to a mix of 65' x 120' (7,800 sq. ft) along the north and west perimeter and 55' x 115' (6,325 sq. ft) internal to the property. This is consistent with lot sizes elsewhere within Greer Ranch.
- Remove secondary access into Greer Ranch: Removed the secondary emergency access into Greer Ranch and have committed to fire sprinkling all residences to mitigate the secondary emergency access requirement.
- Remove pedestrian connectivity: Both City of Surprise staff and the Dysart School District have requested that there be pedestrian connectivity through Stonefield with a pedestrian connection at the site's northwest corner. Rather than run a pedestrian path along the site's northern boundary as originally proposed, we have pulled the path internal to the site so it is moved away from the existing residences to the north.
- Move Park away from western boundary: The site plan was modified to internalize the park with no visibility and a noise buffer from existing neighbors.
- Small lot size will devalue our homes: The larger lot sizes now allows for 3 car garages and much larger homes than the previous lot size, with higher values based on current builder products.
- Larger lots along the perimeter: 7,800 square foot lots are provided along the north and west site perimeters adjacent to existing homes, with a 40-foot open space buffer along the northern boundary. This 40-foot open space buffer accommodates an existing 30-foot waterline easement and an additional 10 feet to provide a row of trees for additional buffering for homes to the north.
- Block wall along the western perimeter: The new plan proposes a decorative block wall along the western perimeter.
- Current lot size doesn't match Greer Ranch: The revised lot size is consistent with lot sizes provided elsewhere within Greer Ranch. Per the PAD, 18% of lots are less than 55' wide and 68% of lots are less than 65 feet wide, so the revised lot sizes are consistent with Greer Ranch.
- Larger lots are next to this parcel, so they should all be larger lots: Just to the north, Greer Ranch has 68' wide lots directly backing 165' wide lots (41%), and just to the west is 75' wide lots directly back 120' wide lots (63%). This is common. The 65' wide perimeter lots are near 135' wide lots (48%), but they are not adjacent, there is an open space buffer between all lots, with a

range of 40' to over 100' on the north perimeter and from 50' to over 200' along west perimeter.

- Overcrowding in the school: Dysart Unified School District's superintendent and the principal of Sonoran Heights Elementary School have confirmed that they have existing capacity for projected Stonefield students at the local school. We will enter into a voluntary developer assistance agreement to provide financial support for the school district. See **Attachment A: Dysart Unified School District Letter of Support**.
- Limit perimeter to single-story homes: We agree to limit homes along north perimeter to single-story only.
- Traffic in Greer Ranch: With the new proposed plan, no vehicular connectivity is provided so will limit traffic impacts within Greer Ranch.

While it is never possible to please everyone, many of the residents present at this meeting were supportive of the revised site plan and appreciative of the significant changes that had been made. A letter was received on April 26, 2019 stating as much and is attached.

Supporting Document:

- ☐ Meeting 3 Neighbor Correspondence

Annie Vos

From: Mark Reddie
Sent: Friday, April 26, 2019 10:08 AM
To: Annie Vos
Subject: FW: Greer Ranch Presentation

For the outreach report.

Mark Reddie
Vice President

RVi Planning + Landscape Architecture
120 South Ash Avenue • Tempe, AZ 85281
480.586.2349 Direct • 480.994.0994 Main
www.rviplanning.com

-----Original Message-----

From: haeveringham@gmail.com <haeveringham@gmail.com>
Sent: Friday, April 26, 2019 9:57 AM
To: Mark Reddie <mreddie@rviplanning.com>
Subject: Greer Ranch Presentation

Mark,

I just wanted to take a minute to say thanks for coming last night to our meeting.

I appreciate how you addressed almost every concern of the community with the new design of the proposed development. As board members we all agreed you did a great job.

As a resident of GR, I think this is a great design and would much rather see houses added to our community then large loading docks or some warehouse that could potentially be there. I personally am all for the developers plan. You've been very thorough in your research and diligent in making a plan that works for the majority of the current residents.

So thank you again and thank you for looking towards the best interest of your client and our neighborhood. And my apologies for the nay-sayers at the meeting you handled them with grace and dignity.

Heather Everingham
Greer Ranch HOA Director

Sent from my iPhone

Attachment F
Neighborhood Meeting #4 Summary

MEETING 4: Official Neighborhood Meeting

Location: Sonoran Heights Elementary School, Library

Date: July 16, 2019

Time: 6:00pm

On July 16, 2019, the development team held the official, City-required neighborhood meeting regarding the proposed Stonefield project. At this meeting, the development team presented a very similar site plan as what had been proposed at the previous neighborhood meeting on April 26, 2019 and identical to the plan that was submitted with the Rezoning Application on May 24, 2019. This plan depicts 60 lots on the 19.4-acre site for a total of 3.1 dwelling units per acre. The meeting was held at 6:00pm at Sonoran Heights Elementary School, the same location as the previous three unofficial neighborhood meetings. As this was the official neighborhood meeting, the City of Surprise handled the meeting notification and set invitations to area residents. Additionally, City Staff posted the neighborhood meeting information in a local newspaper. A double-sided sign was posted on the site as well alerting area residents to the upcoming meeting. See **Attachment B: Affidavit of Sign Posting**.

This meeting was attended by members of City Planning Staff, Councilman Duffy, and approximately 17 area neighbors. A mix of feedback was received at this meeting including support for the project as well as the following items of concern:

- Shift the pedestrian path at the northwest corner away from existing homes: The pedestrian path will be pulled south through the retention basin so it is further from the existing homes to the north.
- Concerns about Street Lighting impacting homes to the north: While Stonefield will be required to use City of Surprise regulation streetlights, they will be positioned to minimize light overflow into resident's yards to the north.
- Ensure that the plantings along the north boundaries are consistent with existing plantings in this area: Trees will be selected to match and/or be compatible with the existing vegetation on adjacent neighbor's lots.
- Limit houses along western boundary to single-story: The development team agreed to limit the houses on the north boundary to single-story because the rear yards back to the existing lots to the north and are only 40-feet away. Homes along the western boundary face the sides of adjacent homes and range from 50-feet to 230-feet away. They are separated by open space and a roadway along this border. As currently built, the homes in this area have single-story and two-story homes adjacent to each other, much closer



Site Plan presented at the July 16th Neighborhood Meeting

than the Stonefield homes will be located. The development team does not propose limiting homes along the eastern border to single-story.

- Have CC&R's mirror Greer Ranch South: The Greer Ranch PAD requires that Stonefield conform to the exact same design guidelines as Greer Ranch. This will help ensure a level of quality and design that is consistent with Greer Ranch. CC&R's will be developed to govern the Stonefield community and will be administered by the Stonefield HOA.

No additional neighbor correspondence was received following this meeting.

Supporting Documents:

- ☐ Meeting 4 Sign in Sheet
- ☐ Meeting 4 Comment Cards

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 – 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name		Address	Phone	Email
1	Patty Brandt	15623 W. Poinsettia	6023 - 58-2264	brandtpat7@gmail.com
2	Greg & Cheryl Nelson	15680 W. Desert Mirage Dr.	6023 - 6028-8007	nelsonj123@msn.com
3	Cheryl Lisa Gonzales	15250 W. Becker Ln	562 212 - 0587	lisa.gonzales@gmail.com
4	Steve Nick, Zach Whitehead	15735 W. Christy Dr	602-488-8877	whiteheadsteve@gmail.com
5	Elizabeth Richards	15886 W. Beckervane	602-909-8320	erichardson@msn.com
6	David Lee	15703 W. Desert Mtns Dr	6023 910-0042	Davidlee@cox.net
7	Shella Spalding	15990 W. Christy Dr	6023636180	shellsd@comcast.net
8				
9				
10				

Project: Neighborhood Meeting — Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 — 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name					Address		Phone	Email
11	Kathie Everingham	16040 W Yucatan Dr.						meeveringham@gmail.com
12	Kimberly Faulkner	15657 W Mesquite	310490-6120	kd5faulkner@gmail.com				
13	Karen Angelopoulos	15607 W. Desert Mirage Dr.	573-584-1896					
14	James Angelopoulos	" "	" "	N/A				
15	Andy Cohen	17161 W. Tara Ln.	623 334-5871	getsurprised.com.net				
16								
17								
18								
19								
20								

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 – 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name		Address	Phone	Email
31	<i>Dore Howard</i>	<i>15727 W. Desert Mine Dr.</i>	<i>623 980-9570</i>	<i>dhoward@premierm.com</i>
32				
33				
34				
35				
36				
37				
38				
38				
40				

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

GREG & CHERYL NELSON 15680 W. DESERT MIRAGE DR
Name Street Address SURPRISE, AZ 85379

nelsonkg1@gmail.com 602-618-4300
Email Address Phone Number

COMMENTS / CONCERNS:

~~WE APPROVE.~~
propose no walkway
behind homes to the North.
Move walkway into
neighborhood from north
side of drainage to
South side.
with these changes
thank you for
hearing our concerns
and we approve.
Please place this card in the box.
Thank you!
limit street lighting into Greer
Ranch South.

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

David Howard 15727 W. Desert Mirage Dr.
Name Street Address

dhoward@premierm.com 623-980-9570
Email Address Phone Number

COMMENTS / CONCERNS:

- 1) Thank you!
- 2) Move pedestrian Traffic away from block wall bordering my home
- 3) Elevation and final Grade for retention Area
Please place this card in the box.
Thank you!
- 4) Similar Trees behind home
- 5) Light behind home

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

Steve Wheelchel 15735 W. CHRISTY DR. SURPRISE
Name Street Address AZ 85379

WHEELCHEL.STEVE@GMAIL.COM 602 488-8877
Email Address Phone Number

COMMENTS / CONCERNS:

WEST SIDE PROP LINE OF HOMES
THAT RUN NORTH AND SOUTH, ALL
NEED TO BE SINGLE STORY

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

James Angelopoulos 15607 W Desert Mirage Dr
Name Street Address Surprise, AZ 85378

623-584-1890
Email Address Phone Number

COMMENTS / CONCERNS: 1) Single story on West side lots.

2) Have C&R's Mirror Green Ranch South

3) Build on lots similar to those on the
Perimeter 3/4 Acre w/ similar Hse ft².

Please place this card in the box.
Thank you!

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Stonefield at Greer Ranch PADA, FS19-382

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 19.44 acres of land from C2-PAD to R1-5-PAD. The PAD Rezone will also provide modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 07/16/19

Future Council Work Session/Meetings target dates PZ Commission 9/19/19, City Council 10/01/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



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

11 June 2019

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Allysa Robinson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-382; Stonefield, a Major Amendment to the Greer Ranch PAD (APN 501-40-008K)

Dear Ms. Robinson

Thank you for the opportunity to provide comments on Stonefield, a major amendment to the Greer Ranch PAD to allow for a 60 lot residential subdivision. The site is located at the northwest corner of Peoria Avenue and Reems Road in Surprise AZ. This project consists of 60 single-family units on the 19.4 gross acre lot, yielding an overall density of 3.1 dwelling units per acre. The property is located 0.22 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

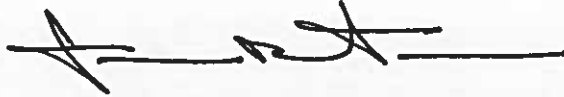
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.1 du/ac does not fall within these guidelines and it exceeds the densities that Luke AFB follows. However, we recognize that we are not the approval authority and furthermore have no objection to this density due to the fact when calculations are done utilizing the overall development and location of the larger 586.2 acres of Greer Ranch, the density is 3.33, thus falling within the guidelines. Furthermore, we recognize and appreciate Greer Ranch along with the city working diligently to keep the project density low.

If approved, Stonefield at Greer Ranch will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation

requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- **Pedestrian Access** - The district would emphasize the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- **Capacities** - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD

ORDINANCE 2019-25

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM GREER RANCH PLANNED AREA DEVELOPMENT (PAD) (C2-PAD) TO GREER RANCH PAD (R1-5-PAD), FOR STONEFIELD AT GREER RANCH, LOCATED WEST OF THE NORTHWEST CORNER OF PEORIA AND REEMS ROADS.

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

WHEREAS, the subject site is located west of the northwest corner of Peoria and Reems Roads; and

WHEREAS, the subject site is zoned Greer Ranch PAD (C2-PAD); and

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

WHEREAS, the proposed Rezone to Greer Ranch PAD (R1-5-PAD), satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code; and

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

WHEREAS, on August 15, 2019, the Planning and Zoning Commission recommended approval of Stonefield at Greer Ranch PAD Rezone.

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

Section 1. Rezoning. The parcel legally described on Exhibit A and depicted on Exhibit B, known as “Stonefield at Greer Ranch” is rezoned from *Greer Ranch PAD (C2-PAD)* to *Greer Ranch PAD (R1-5-PAD)* subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the PAD Rezone document entitled “Greer Ranch PAD Amendment No. 3 Stonefield,” consisting of 24 pages, prepared by RVi Planning + Landscape Architecture and stamped received July 26, 2019.
- B. 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 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *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 5. *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 6. *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

EXHIBIT A – LEGAL DESCRIPTION FOR PROPERTY

Stonefield Legal Description

THAT PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2018-0885085, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SURPRISE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 19, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD), 2640.35 FEET (2,640.42 RECORD);

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD), 1,479.85 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF GREER RANCH SOUTH PARCEL 14, AS RECORDED IN BOOK 671 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREE 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 55.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREE 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 1,154.98 FEET ALONG SAID EAST LINE TO A NAIL IN WASHER STAMPED 42137 ON THE SOUTH LINE OF SAID GREER RANCH SOUTH PARCEL 14;

THENCE SOUTH 89 DEGREES 06 MINUTES 16 SECONDS EAST (SOUTH 88 DEGREES 55 MINUTES 10 SECONDS EAST RECORD), 700.04 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 00 DEGREES 53 MINUTES 44 SECONDS WEST, 1154.98 FEET TO SAID NORTH LINE OF THE SOUTH 55.00 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST. 700.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 808508 SQUARE FEET OR 18.56 ACRES, MORE OR LESS.

[illegible]

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FS19-382

Stonefield at Greer Ranch

PAD Rezone

Mayor and City Council – October 1, 2019

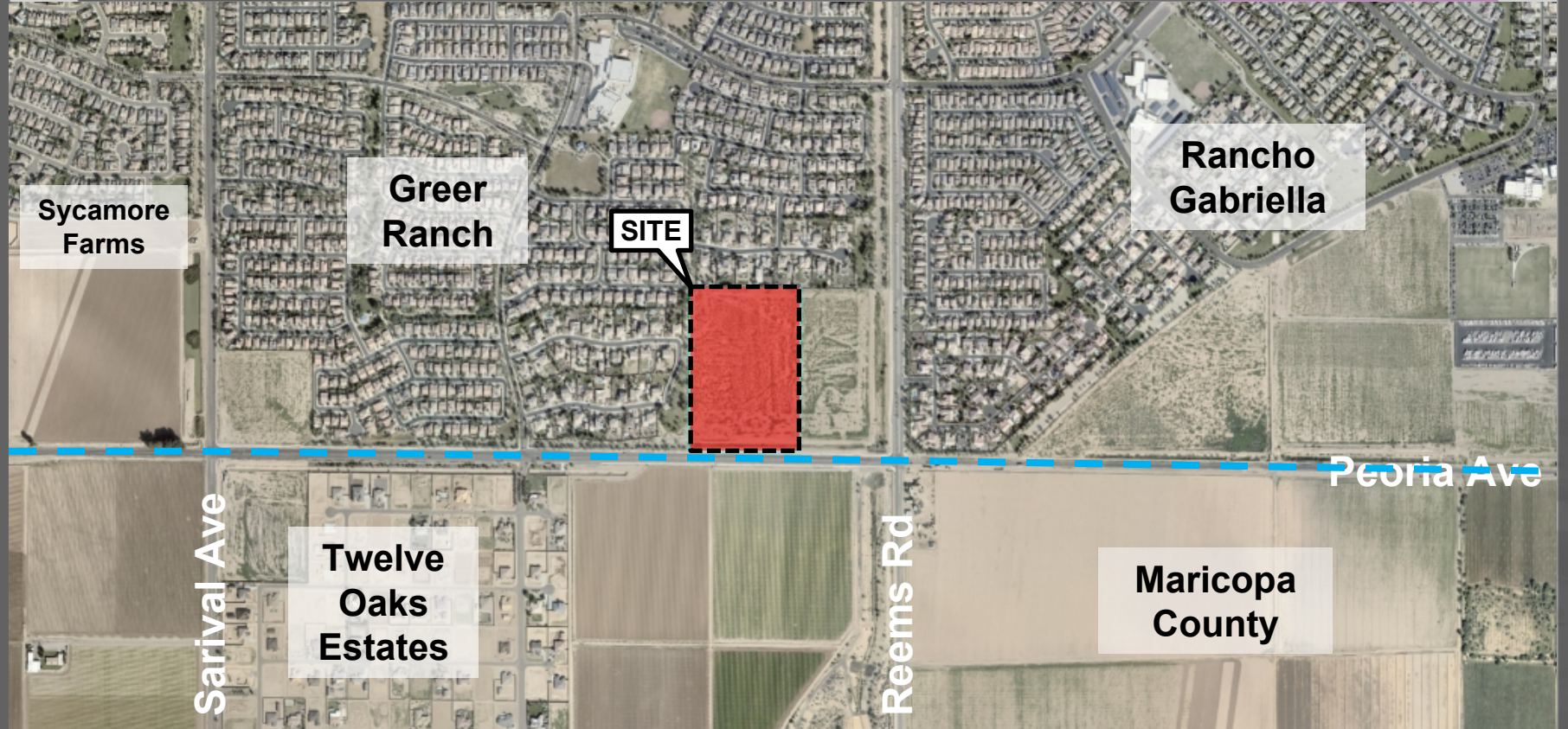
VICINITY MAP

FS19-382
Stonefield PADA



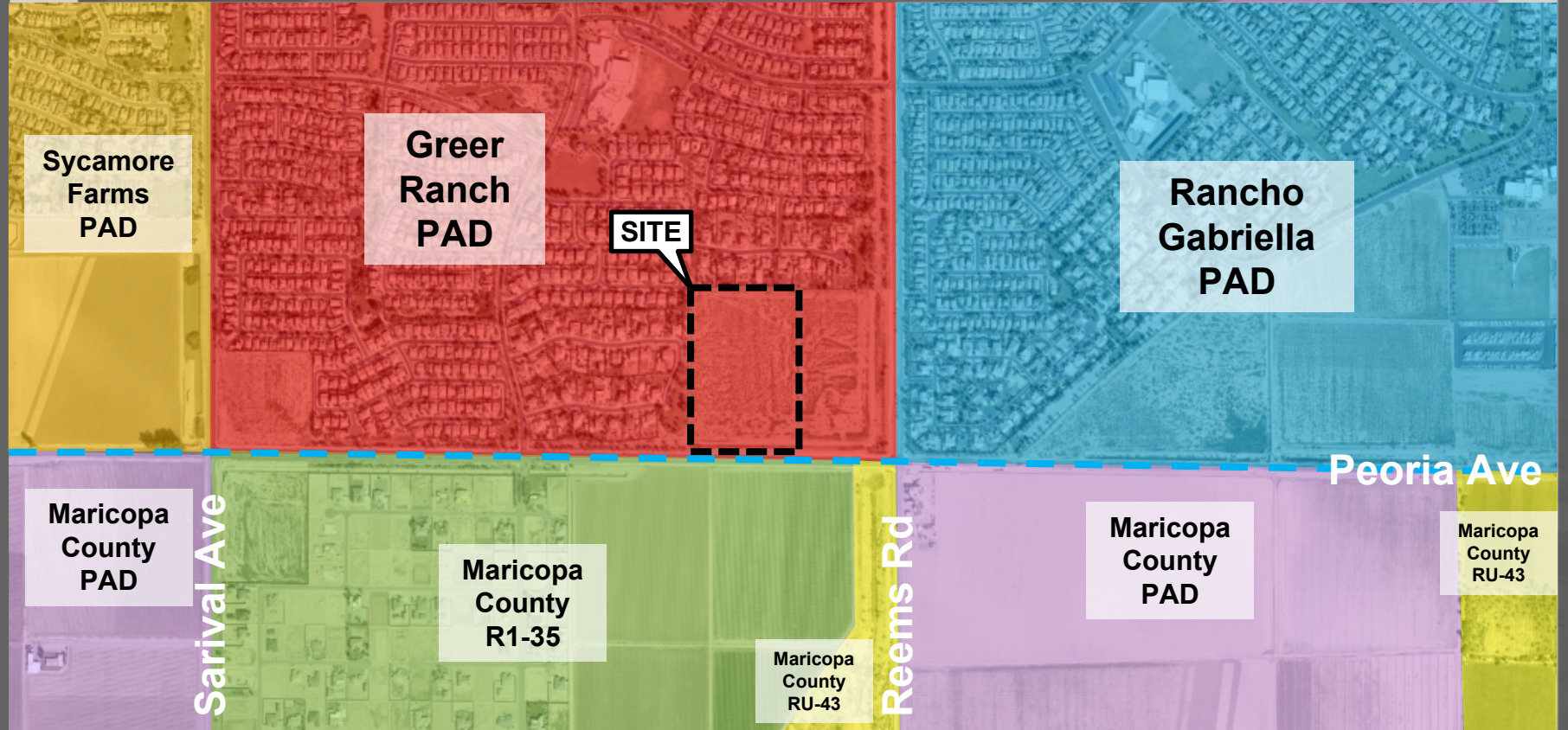
VICINITY MAP

FS19-382
Stonefield PADA



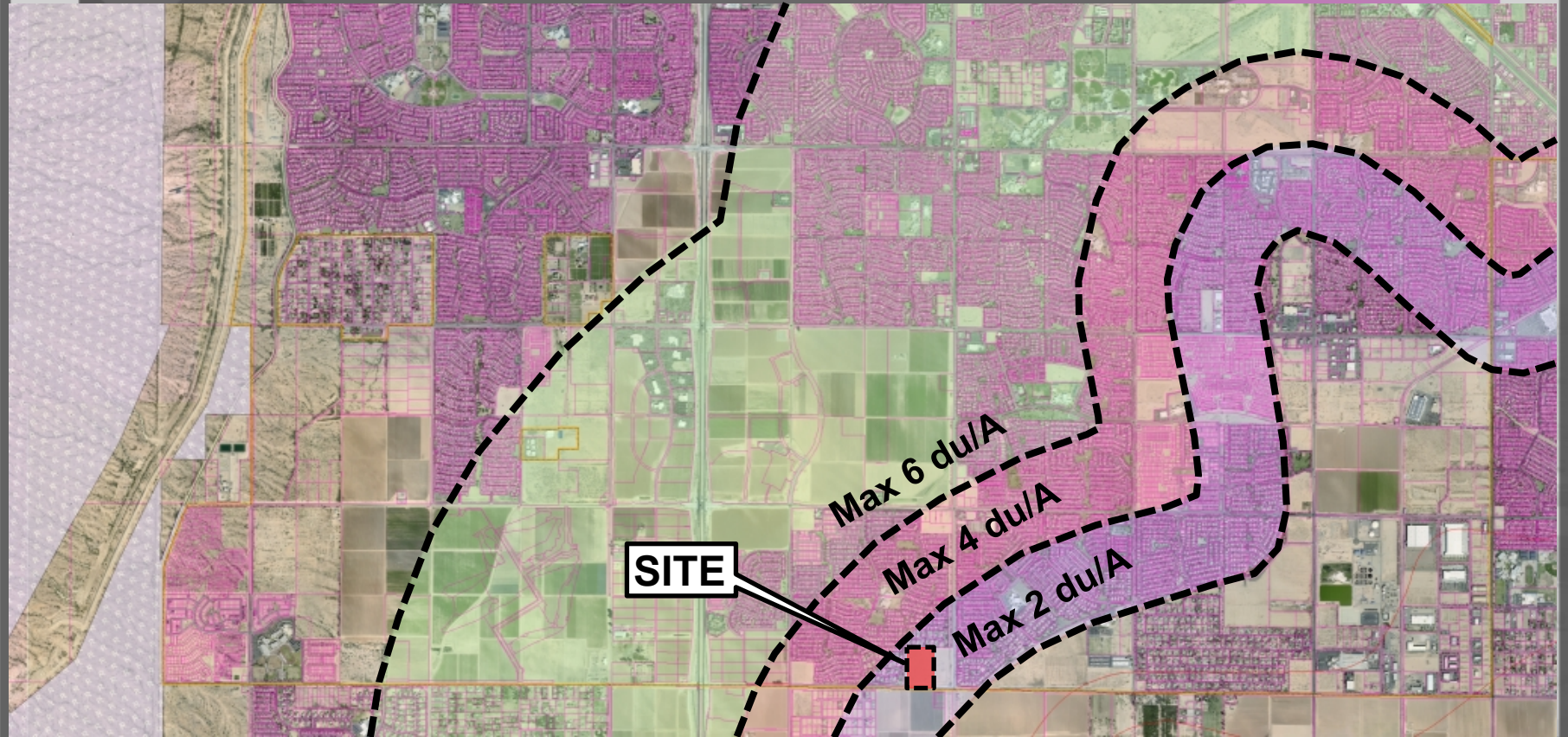
ZONING MAP

FS19-382
Stonefield PADA

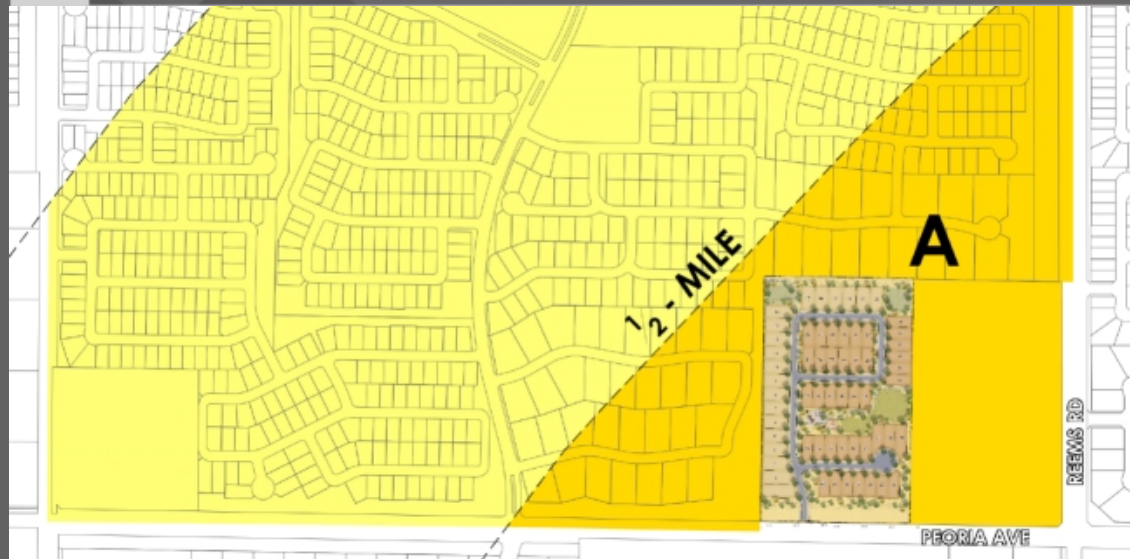


LUKE GDC MAP

FS19-382
Stonefield PADA

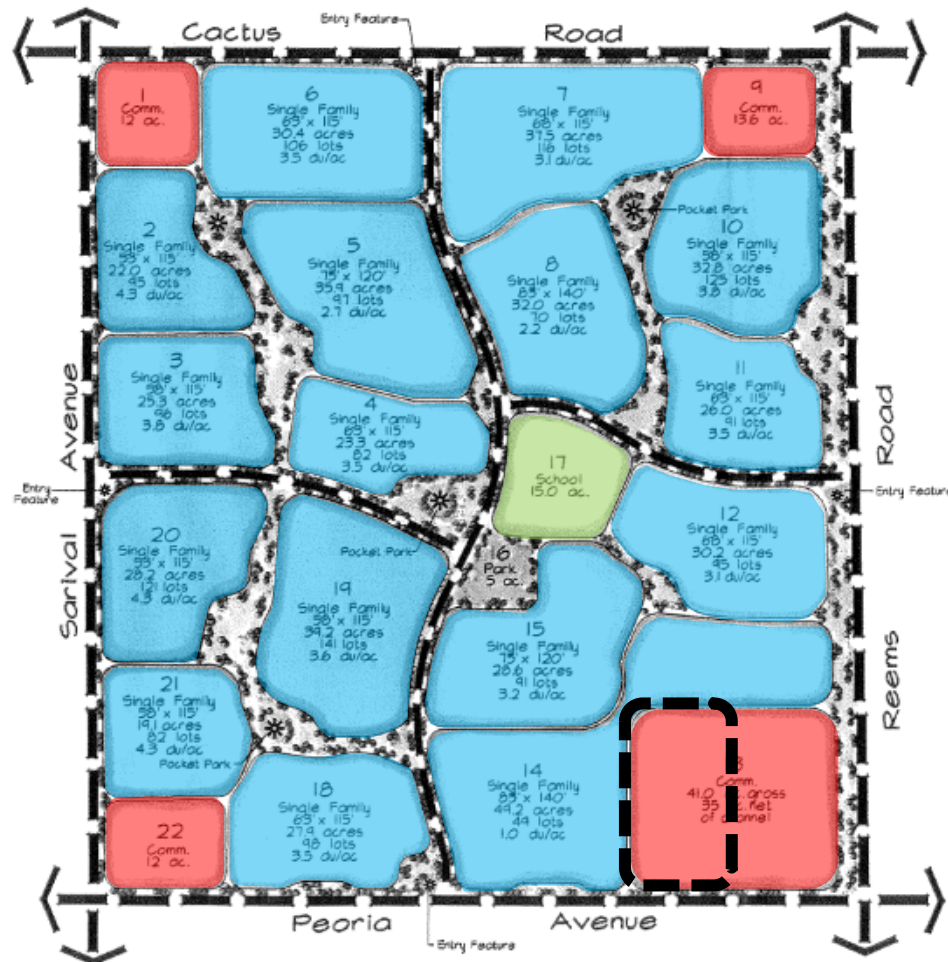


LUKE GDC



SITE DATA

AREA A:	(< 1/2-MI FROM 65 LDN)
AREA:	89 AC
# UNITS:	144
DENSITY:	1.6 DU/AC
AREA B:	(1/2-MI TO 1-MI FROM 65 LDN)
AREA:	345 AC
# UNITS:	1,002
DENSITY:	2.9 DU/AC



- Residential
- Commercial
- School
- Subject Parcel

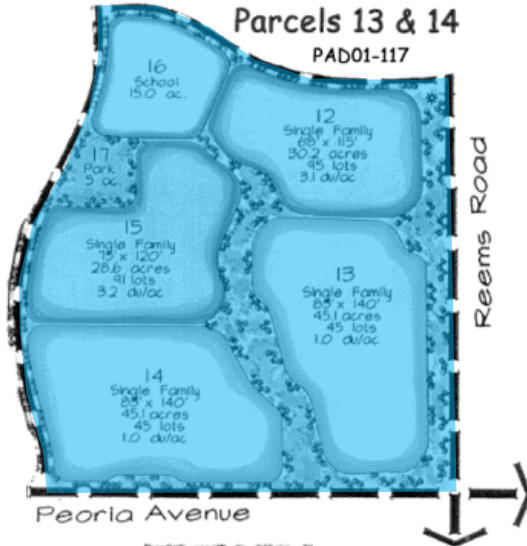


GREER RANCH

PREVIOUS ZONING

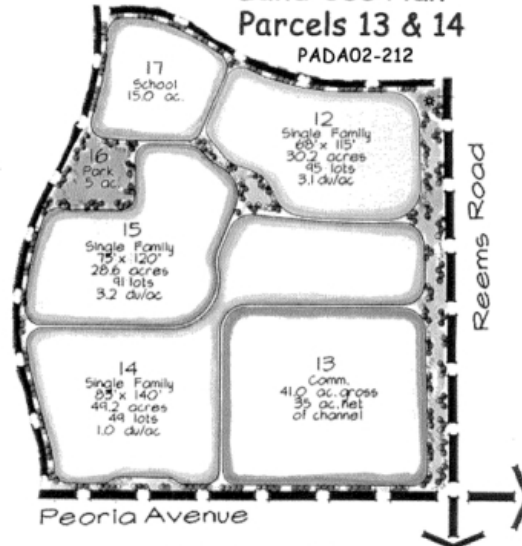
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



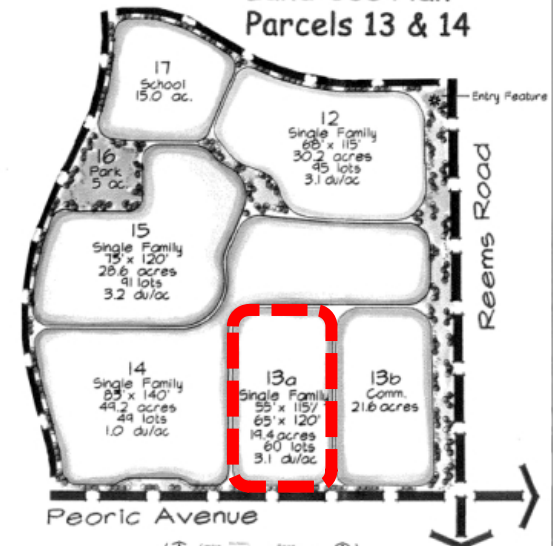
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

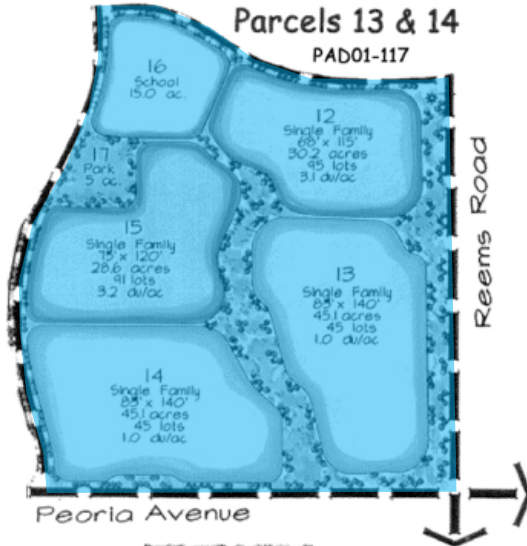
Commercial

Subject Parcel

PREVIOUS ZONING

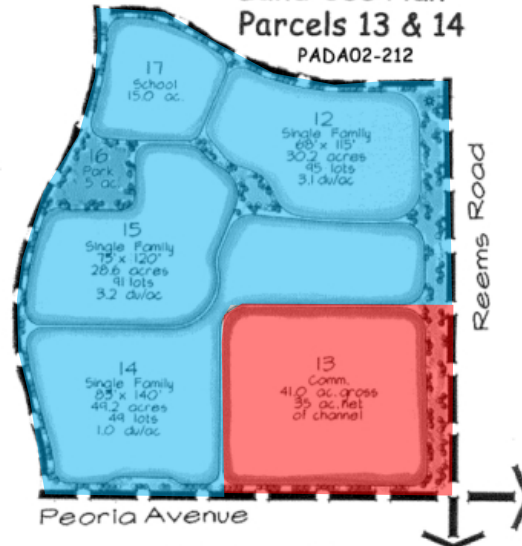
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



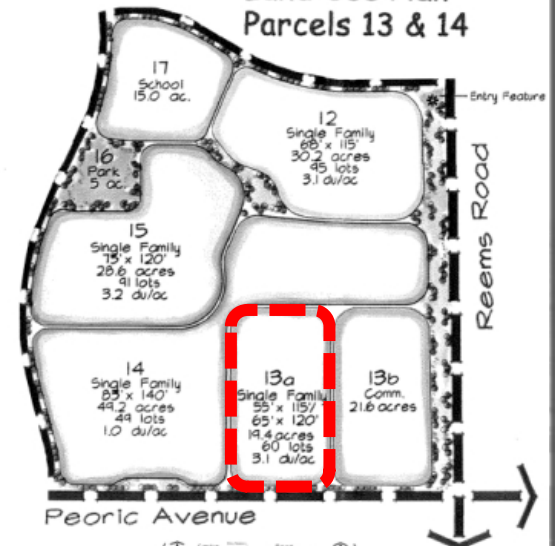
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

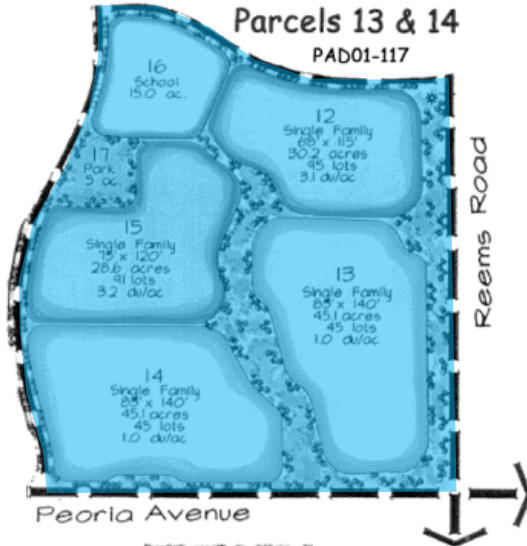
Commercial

Subject Parcel

PREVIOUS ZONING

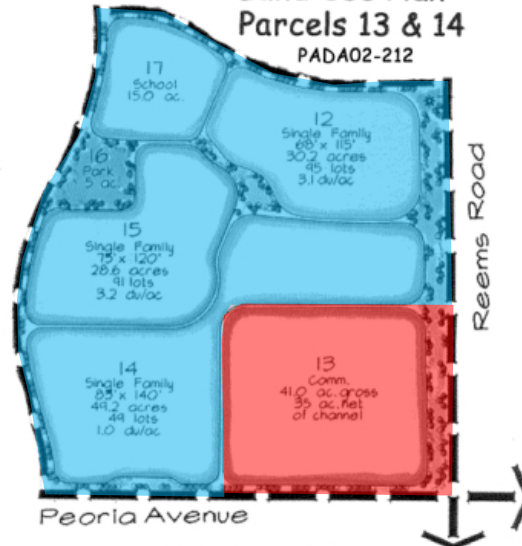
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



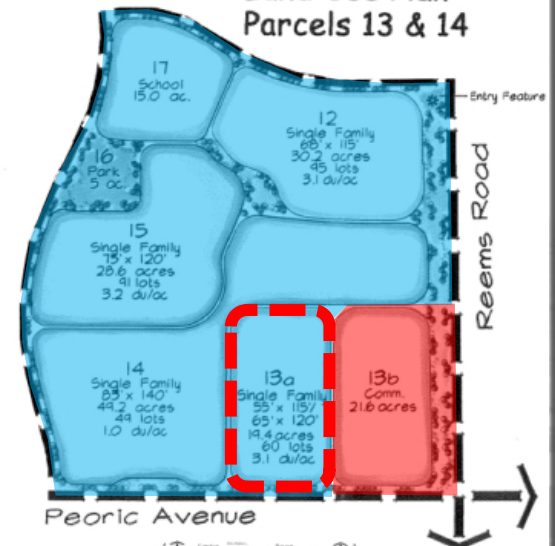
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

Commercial

Subject Parcel



Page 191 of 385



Table 3: Parcel 13a Development Standards

Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.



PEORIA AVENUE

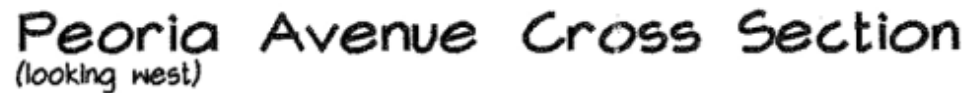
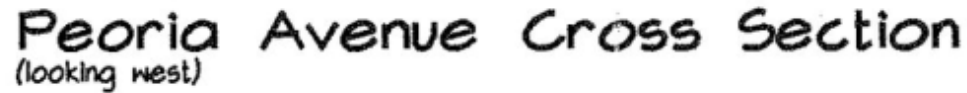


STONEFIELD



PG. 3, PARAGRAPH 3:

The distribution of lot widths, depths, and sizes vary throughout the master plan with slightly smaller lots planned along Sarival Avenue near the northwest corner of the Ranch and slightly larger lots **TRANSITIONING BACK TO SMALLER LOTS** ~~planned~~ along Reems Road near the southeast corner of the Ranch. The slightly smaller lot sizes ~~are~~ located along Sarival Avenue **SERVE** as a density transition to the planned higher intensity Mixed-Use Gateway and Growth Area land uses on the west side of Sarival Avenue. The slightly larger lot sizes **AND SMALLER TRANSITION LOT SIZES** ~~are~~ located closer to the intersection of Peoria Avenue and Reems Road, ~~to~~ respect the ~~lower~~ density transition desired as land uses get closer to the Luke AFB AICUZ Noise contours. ~~These lower~~ **THIS MIX OF** densities ~~are~~ **IS** coupled with the MCFCD drainage channel along Reems Road and the placement of landscaped storm water retention areas near the intersection.



Page 196 of 385

PAGE 5, PARAGRAPH 2:

The Greer Ranch PAD meets the Single-Family Design Guidelines for all parcels within the ~~R1-8~~ **R1-18** and R1-5 base zoning districts. The PAD does not exceed the “Base Permitted Density” of 3.0 dwelling units per acre established by the Design Guidelines ordinance. The ordinance’s “Determination Lot Category” based on the Permitted Lot Size Mix in Table 1 identifies that Greer Ranch falls under Category C, ~~because the minimum 58-foot wide lot category is the smallest lot size category that exceeds the permitted 15% mix for lot size.~~ None of the proposed lot size categories exceed the 30% criteria. ~~The 58 foot wide lots account for 18.2% of the lots in Greer Ranch.~~ According to the Permitted Densities in Table 2 under Category C at a base density of 3.0 units per acre, Greer Ranch is required to obtain a total of 58 design points to comply with the Single-Family Design Guidelines ordinance.

PAGE 6, DESIGN STANDARD REQUIREMENT LIST COMPLIANCE:

A1	No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.	No category contains more than 30% of lots; category D C contains the highest percentage at 28.4% 27.5% .
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	Item A3 reduces this requirement; the PAD complies with item A3.
A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%	We have 11.6% 19.0% of our lots in categories F and G; and 28.9% 32.1% in categories E, F, and G; the PAD complies

ZONING CODE, SEC.122-22.B.1.A:

- 1) The maximum size of residential blocks within a subdivision shall either:
 - a. Generally have a width ranging from 200 to 400 feet, and a length ranging from 400 to ~~800~~ 950 feet in length; measured along the center line of the street and between intersecting street center lines; or
 - b. Be designed to accommodate no more than ten single-family residential lots on either side of a local street to equal a not-to-exceed combined total of 20 single-family detached residential lots per block.



BLOCK LENGTH MODIFICATIONS

PAD REZONE

Citizen Review

July 16, 2019 at 6 pm

Sonoran Heights Elementary School

Recommendation

The Planning and Zoning Commission will hear the case on September 19th, 2019 and render a recommendation which staff will bring forward to City Council.



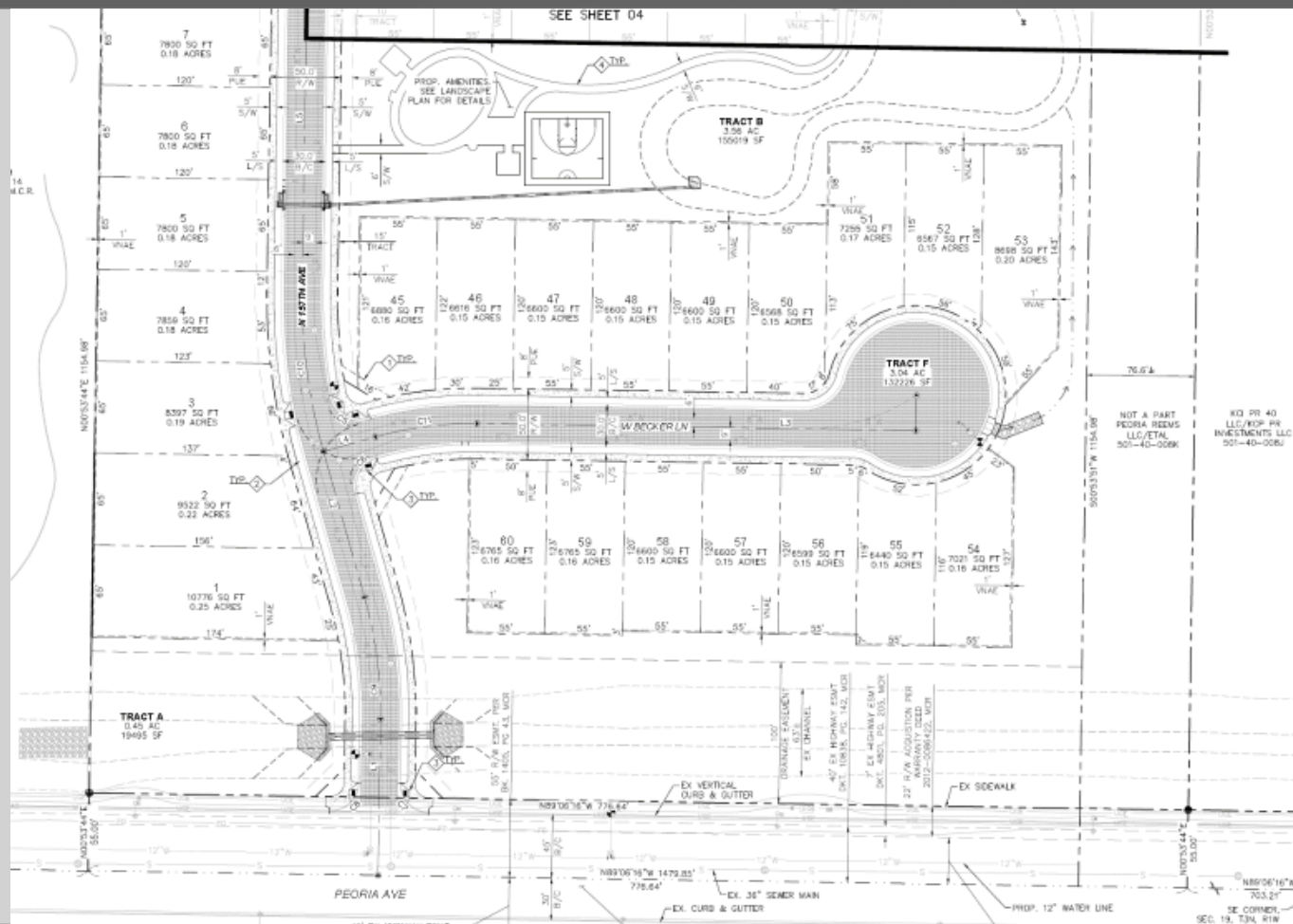
FS19-382

Stonefield at Greer Ranch

Preliminary Plat

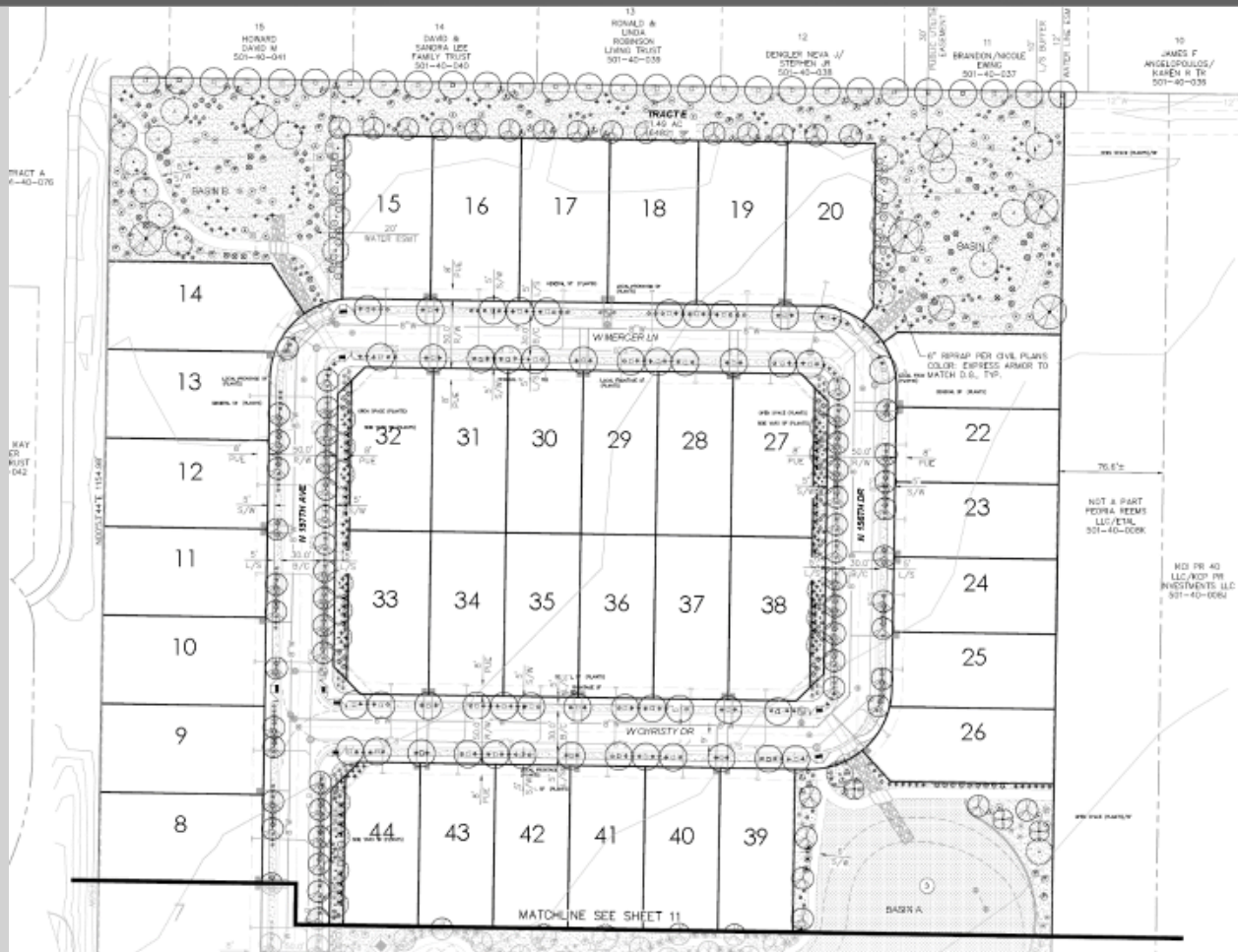
Planning and Zoning Commission – September 19, 2019

PRELIMINARY PLAT





LANDSCAPE





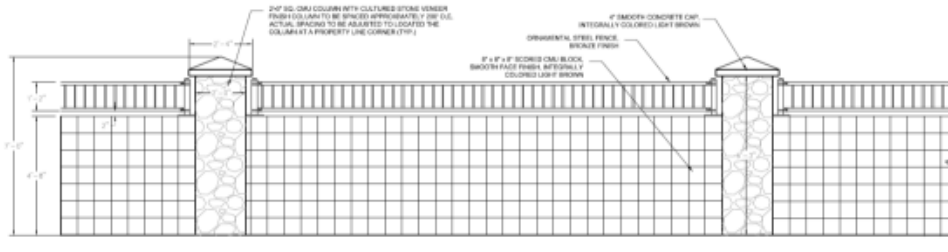
LANDSCAPE PLANS

WALL PLANS





1 THEME WALL



2 PARTIAL VIEW FENCE



WALL PLANS

- A. Development and use of the site will be consistent with the Preliminary Plat entitled “Preliminary Plat for Stonefield Subdivision,” prepared by Kimley Horn, stamped received June 26, 2019.
- B. Landscaping of the site will be consistent with the Landscape Plan entitled “Preliminary Plat for Stonefield Subdivision,” prepared by Kimley Horn, stamped received June 26, 2019.
- C. The Preliminary Plat, prepared by Kimley Horn, date stamped July 26, 2019, will be revised and submitted for review to include the following modifications:
 - 1. Sheet one (1): Zoning Information: Adjacent Zoning: North: The APN will be removed.
 - 2. Sheet 4: Lot 14: The lot information, including lot number, lot square footage, and lot acreage, will be provided.

- D. The Landscaping Plan prepared by Kimley Horn, date received July 26, 2019, will be revised and submitted for review to include the following modifications:
1. Sheets 11 and 12: Sight visibility triangles at all local street intersections will be labeled.
 2. Sheets 11 and 12: Trees within visibility triangles will be removed.
 3. Sheet 13: Sight visibility triangles at all local street intersections will be provided.
 4. Sheet 13: Walls, including theme walls, will not extend into sight visibility triangles.
 5. Sheet 13: A theme wall will be provided along the rear of Lots one (1) through 14.
 6. Sheet 13: A view wall will be provided along the northern edge of Lots 15 through 20.

- E. All civil comments, on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior to final plat approval and issuance of civil construction permits.
- F. The AutoCAD file received, July 29, 2019 shall be revised and submitted for review to include the following modifications:
 - 1. AutoCAD files will contain the same information as provided on sheets 1 and 2 for the ALTA Survey drafted by Superior Surveying Services.
 - 2. Provide any revisions requested by other reviewers in AutoCAD format.
- G. All homes will have Fire Sprinklers installed.
- H. 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.

PRELIMINARY PLAT

Citizen Review

July 16, 2019 at 6 pm

Sonoran Heights Elementary School

Recommendation

The Planning and Zoning Commission will hear the case on September 19th, 2019 and render a recommendation which staff will bring forward to City Council.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: October 1, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Preliminary Plat entitled, “Stonefield Subdivision,” dated July 25, 2019, a property generally located west of the northwest corner of Peoria Avenue and Reems Road.

Motion:

I move to approve the Preliminary Plat entitled, “Stonefield Subdivision,” dated July 25, 2019.

Background:

The subject request involves a Preliminary Plat of 19.44 acres of land for 60 single family lots known as Stonefield at Greer Ranch.

Objective Analysis:

The Preliminary Plat for Stonefield at Greer Ranch will allow for the development of a new single-family residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed density.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 19.09.16 EVR Stonefield at Greer Ranch PP - CC Staff Report - 100119
2. 01 - FS19-382 - Stonefield at Greer Ranch PP - Vicinity - 100119
3. 02 - FS19-382 - Stonefield at Greer Ranch PP - Preliminary Plat - 100119

4. 03 - FS19-382 - Stonefield at Greer Ranch PP - Landscape - 100119
 5. 04 - FS19-382 - Stonefield at Greer Ranch PP - Citizen Participation Report - 100119
 6. 05 - FS19-382 - Stonefield at Greer Ranch PP - Public Engagement - 100119
 7. 06 - FS19-382 - Stonefield at Greer Ranch PP - Luke Letter - 100119
 8. 07 - FS19-382 - Stonefield at Greer Ranch PP - Dysart Letter - 100119
 9. 07 PADA 08 PP - FS19-382 - Stonefield at Greer Ranch PADA - CC PowerPoint - 100119
-

PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

2 **Case:** **FS19-382**

3 **Project Name:** Stonefield at Greer Ranch Preliminary Plat

4 **Council District:** 3 - Mesquite

5 **Meeting Date:** **October 1, 2019**

6 **Planner:** Hobart Wingard, Planner II

7
8 **Owner:** Peoria Reems LLC

9 **Applicant:** RVi Planning + Landscape Architecture

10 **Request:** Preliminary Plat Approval

11 **Site Location:** Generally located west of the northwest corner of Peoria
12 Avenue and Reems Road

13 **Area and Density:** 19.44 acres at 3.09 dwelling units per acre ("du/A")

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

16 **Support/Opposition:** Refer to the attached Citizen Participation Report

17 **Staff Recommendation:** None

18

19

20 **PROJECT DESCRIPTION:**

21 Consideration and action regarding approval of the Preliminary Plat entitled "Stonefield
22 Subdivision," located west of the northwest corner of Peoria Avenue and Reems Road.

23

24 **FINDINGS:**

25 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.

26 • The proposed Preliminary Plat is consistent with the Greer Ranch PAD as
27 amended.

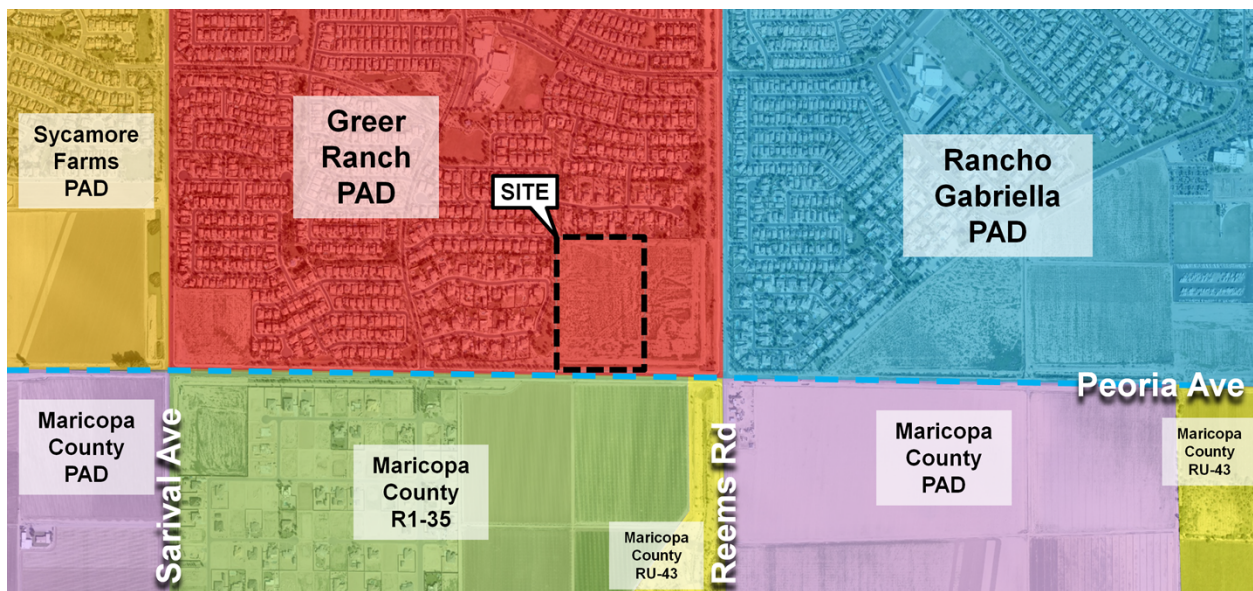
28 • The Planning and Zoning Commission will hear the case on September 19th, 2019
29 and render a recommendation which staff will bring forward to City Council.

30

31

EXISTING ZONING:

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



Greer Ranch R1-5-PAD	Greer Ranch R1-8-PAD	Rancho Gabriella R1-5-PAD
Greer Ranch R1-8-PAD	Greer Ranch Existing – C2-PAD Proposed – R1-5-PAD	Rancho Gabriella R1-18-PAD
Maricopa County R1-35	Maricopa County R1-35	Maricopa County PAD

BACKGROUND:

March 19, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for suburban neighborhood uses under Case GPA01-064.

June 13, 2002: The Mayor and City Council approved an Annexation for Greer Ranch under Case ANX01-133.

June 13, 2002: The Mayor and City Council approved a PAD for Greer Ranch under Case PAD01-117.

November 14, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for commercial uses at the northwest corner of Peoria Avenue and Reems Road under Case GPA02-189.

December 12, 2002: The Mayor and City Council approved an amendment to the Greer Ranch PAD to allow for commercial uses at the northwest corner of Peoria Avenue and Reems Road under Case PADA02-212.

December 12, 2002: The Mayor and City Council approved a Preliminary Plat under Case PP03-051.

January 17, 2019: Staff held a Concept Review meeting for a PAD Rezone and a Preliminary Plat under Case CR18-705.

May 24, 2019: The applicant filed a request for a PAD Rezone and Preliminary Plat for Stonefield residential subdivision under Case FS18-566, the subject case.

September 19, 2019: The Planning and Zoning Commission will hear the case on September 19th, 2019 and render a recommendation which staff will bring forward to City Council.

CITIZEN REVIEW:

The applicant held a Citizen Review meeting on July 16, 2019 at the Sonoran Heights Elementary School located at 141405 North Greer Ranch Parkway. The results of that meeting are summarized in the attached Citizen Review Participation Report. The site was also posted in accordance with the Surprise Unified Development Code (“SUDC”) and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

ANALYSIS AND DISCUSSION:

The subject Preliminary Plat request involves platting 60 low density residential (R1-5-PAD) zoned single-family residential lots. The project anticipates 60 single-family residential lots over approx. 19.44 acres for a gross density of 3.09 du/A.

The following table is taken from the zoning narrative and expresses the proposed single-family residential development standards for the two (2) lot sizes:

Table 3: Parcel 13a Development Standards							
Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.

78

79 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

80

81 **CONFORMANCE WITH ADOPTED PLANS:**

82 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
83 as lying within the Neighborhood Character Area, which supports residential development
84 of up to eight (8) du/A. The proposed R1-5-PAD zoning district will generate a density of
85 3.09 du/A, and is consistent with the existing and proposed single-family fabric in the area.

86

87 **REVIEWING AGENCIES:**

88 All City reviewing departments have reviewed the request and expressed no objections.

89 The subject Site Plan was also routed to the standard external reviewing agencies, who
90 offered the following comments:

91 **Luke Air Force Base (LAFB):** In a letter dated June 11, 2019, LAFB indicates no
92 objections to the request, but advises the applicant review sound attenuation
93 requirements found in ARS 28-8482 and engage in a strong notification program with
94 respect to the air base and its operations. The letter is attached.

95 **Maricopa Water District (MWD):** In an email dated July 6, 2019, MWD indicated that
96 prior to obtaining a building permit; either a floodplain use permit or a CLOMR/LOMR
97 would be required by the District for these parcel/lots since there is a FEMA floodplain
98 delineated on it.

99 **Dysart Unified School District (DUSD):** In a letter dated March 26, 2019, DUSD
100 indicated the district would emphasize the importance of pedestrian access throughout
101 the project area, but posed no opposition.

102 **Arizona Department of Transportation (ADOT):** In an email dated July 7, 2019,
103 ADOT indicated they have no objections to the project.

104

105 **SUMMARY:**

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

109

110

111

112

113

114 **FINDINGS:**

- 115 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- 116 • The proposed Preliminary Plat is consistent with the Greer Ranch PAD as
- 117 amended.
- 118 • The Planning and Zoning Commission will hear the case on September 19th, 2019
- 119 and render a recommendation which staff will bring forward to City Council.

120

121 **RECOMMENDATION:**

122 On September 19, 2019 the Planning and Zoning Commission will hear the Preliminary

123 Plat case FS19-382 and render a recommendation to the Mayor and City Council, subject

124 to stipulations 'A' through 'H' outlined below:

- 125 A. Development and use of the site will be consistent with the Preliminary Plat
- 126 entitled "Preliminary Plat for Stonefield Subdivision," prepared by Kimley Horn,
- 127 stamped received June 26, 2019.
- 128 B. Landscaping of the site will be consistent with the Landscape Plan entitled
- 129 "Preliminary Plat for Stonefield Subdivision," prepared by Kimley Horn, stamped
- 130 received June 26, 2019.
- 131 C. The Preliminary Plat, prepared by Kimley Horn, date stamped July 26, 2019, will
- 132 be revised and submitted for review to include the following modifications:
- 133 1. Sheet one (1): Zoning Information: Adjacent Zoning: North: The APN will be
- 134 removed.
- 135 2. Sheet 4: Lot 14: The lot information, including lot number, lot square footage,
- 136 and lot acreage, will be provided.
- 137 D. The Landscaping Plan prepared by Kimley Horn, date received July 26, 2019,
- 138 will be revised and submitted for review to include the following modifications:
- 139 1. Sheets 11 and 12: Sight visibility triangles at all local street intersections will
- 140 be labeled.
- 141 2. Sheets 11 and 12: Trees within visibility triangles will be removed.
- 142 3. Sheet 13: Sight visibility triangles at all local street intersections will be
- 143 provided.
- 144 4. Sheet 13: Walls, including theme walls, will not extend into sight visibility
- 145 triangles.
- 146 5. Sheet 13: A theme wall will be provided along the rear of Lots one (1) through
- 147 14.
- 148 6. Sheet 13: A view wall will be provided along the northern edge of Lots 15
- 149 through 20.

- 150 E. All civil comments, on file with Engineering Services of Public Works, shall be
151 addressed and civil documents approved by city staff prior to final plat approval
152 and issuance of civil construction permits.
- 153 F. The AutoCAD file received, July 29, 2019 shall be revised and submitted for
154 review to include the following modifications:
- 155 1. AutoCAD files will contain the same information as provided on sheets 1 and
156 2 for the ALTA Survey drafted by Superior Surveying Services.
- 157 2. Provide any revisions requested by other reviewers in AutoCAD format.
- 158 G. All homes will have Fire Sprinklers installed.
- 159 H. Non-compliance with the stipulations of approval of this case will be treated as a
160 violation in accordance with the provisions of Article XIV of the Surprise Unified
161 Development Code.

162 However, should the Mayor and City Council wish to recommend denial of the request, the
163 Council should make its own findings and base its decision on those alternative findings.
164

165 **ATTACHMENTS:**

- 166 01 - Vicinity Maps
167 02 - Preliminary Plat
168 03 - Landscape Plans
169 04 - Citizen Participation Report
170 05 - Public Engagement Form
171 06 - Luke Letter
172 07 - Dysart Letter
173 08 - PowerPoint Presentation

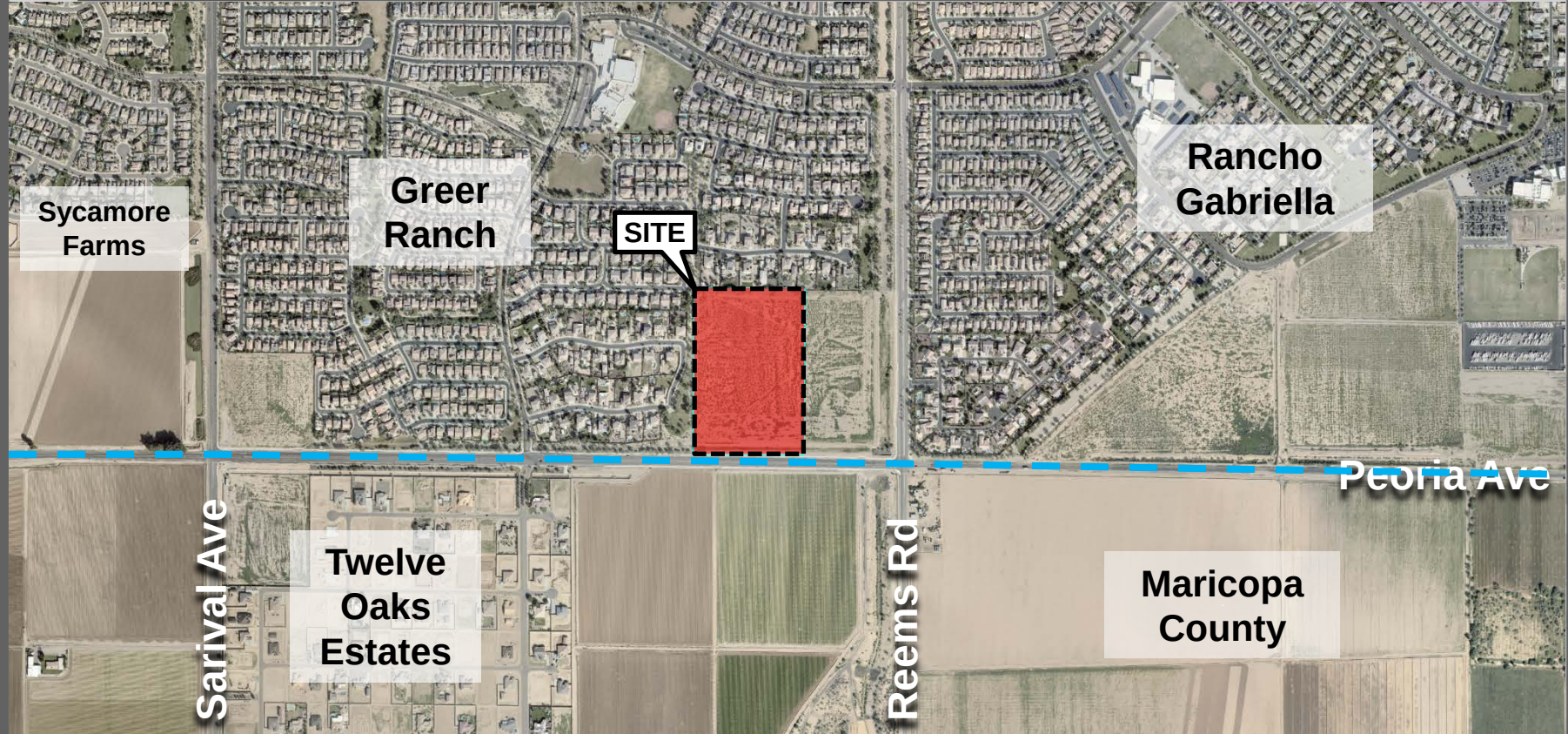
VICINITY MAP

FS19-382
Stonefield PADA



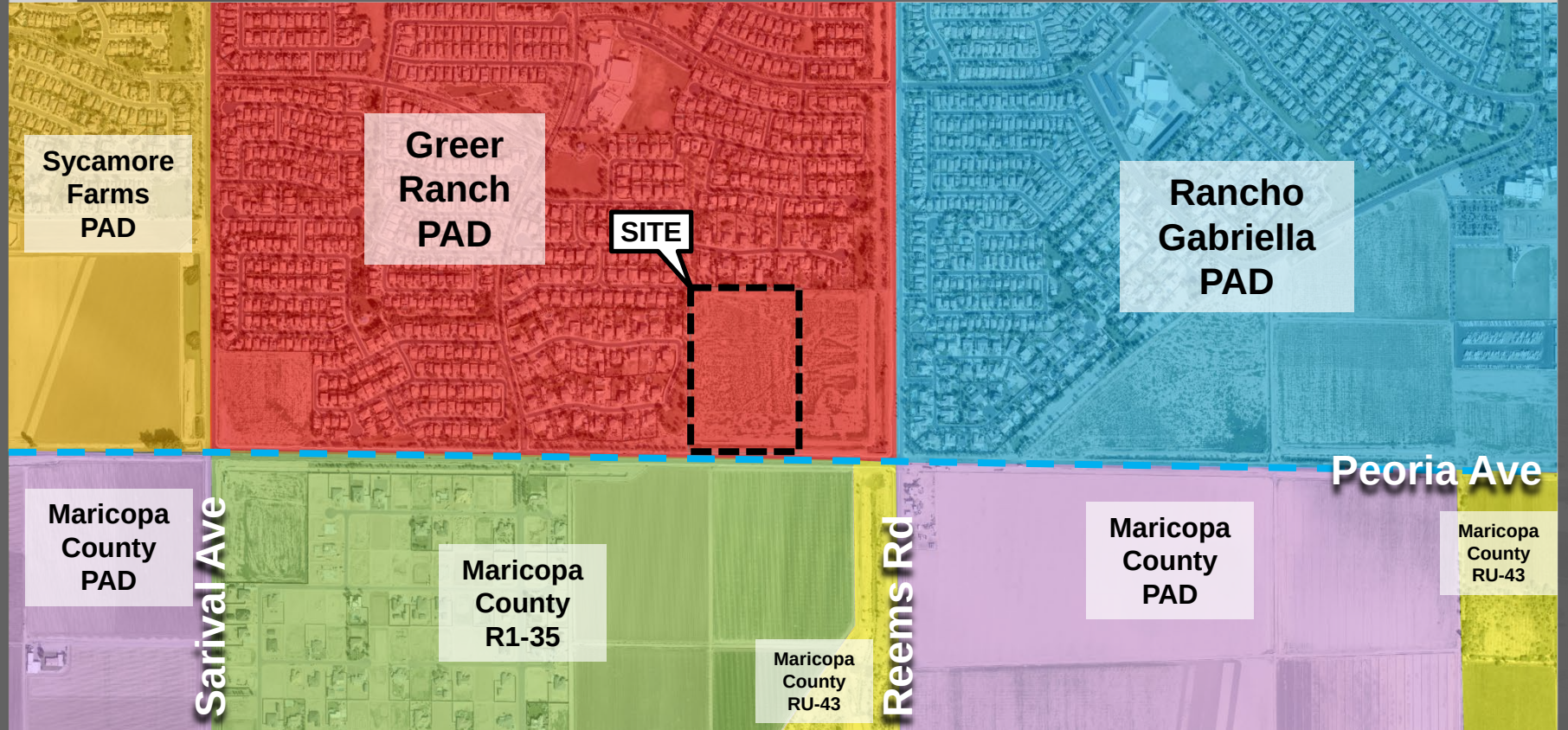
VICINITY MAP

FS19-382
Stonefield PADA



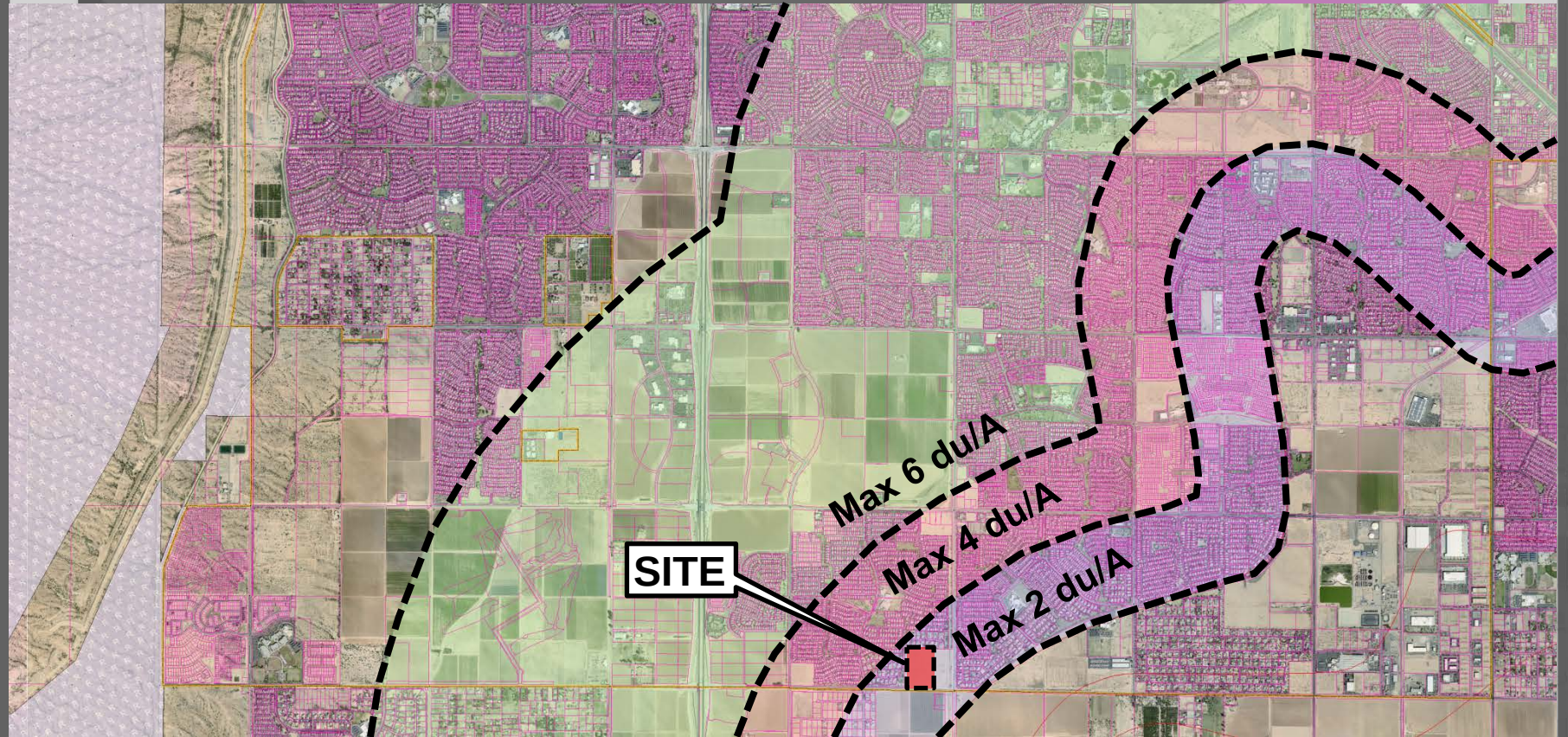
ZONING MAP

FS19-382
Stonefield PADA



LUKE GDC MAP

FS19-382
Stonefield PADA



WEST: SINGLE FAMILY SUBDIVISION(501-40-076), R1-5-PAD
EAST: VACANT(501-40-008J), C2-PAD
SOUTH: VACANT(501-41-006N), MARICOPA COUNTY R1-35
NORTH: SINGLE FAMILY SUBDIVISION(501-40-076), R1-5-PAD

THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
MEASURED BEARING=N89°06'16"W
BEARING DERIVED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION
PARAMETERS AS FOLLOWS:
LATITUDE OF ORIGIN/CENTRAL PARALLEL : 33° 15' NORTH
LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
FALSE NORTING: 1,500,000.00 FEET
FALSE EASTING: 2,500,000.00 FEET
SCALE AT CENTRAL PARALLEL: 1.000045 (EXACT)

THE PROJECT CONSISTS OF 60 LOT SINGLE FAMILY SUBDIVISION. THE 19.44 ACRE SITE IS PROPOSED TO BE ZONED RM-6 (PAD). THIS IS AN IN-FILL PROJECT WITH EXISTING DEVELOPMENT TO THE NORTH AND WEST OF THE SITE. THERE EXISTS UNDEVELOPED VACANT FARMLAND TO THE EAST AND SOUTH OF THE SITE. THE PROPOSED LOTS VARY IN WIDTH PER THE UTILITIES CASE NO. 2018-0001. THE PROPOSED LOTS WILL BE ADJACENT TO THE LOT LOCATED WITHIN DEDICATED PUBLIC STREET RIGHT-OF-WAY. OPEN SPACE TRACTS WITH AMENITIES AND LANDSCAPING ARE DEDICATED TO THE BENEFIT OF THE HOA IN VARIOUS LOCATIONS THROUGHOUT THE SITE.

PRIOR TO APPROVAL OF FINAL PLAT, A
CERTIFICATE OF ASSURED WATER SUPPLY
SHALL BE ISSUED BY ADWR.

ACCORDING TO THE FLOOD INSURANCE RATE MAP #40413C660L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" & "A". ZONE "X" IS DEFINED AS 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. FLOOD ZONE "A" IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. IN ZONE "A", NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

1		COVER SHEET	
2		NOTES AND DETAILS	
3	4	PRELIMINARY PLAT	
5	6	PRELIMINARY GRADING AND DRAINAGE PLAN	
7	8	PRELIMINARY UTILITY PLAN	

THAT PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2018-0885085, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SURPRISE BRASS CAP IN HANDHOLE MARKING THE
SOUTHEAST CORNER OF SAID SECTION 19, FROM WHICH A MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE SOUTH
QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 89 DEGREES 06 MINUTES
16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD)
2640.35 FEET (2,640.42 RECORD);

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES
55 MINUTES 10 SECONDS WEST RECORD), 1,479.85 FEET ALONG THE SOUTH LINE
OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF GREER RANCH SOUTH
PARCEL 14, AS RECORDED IN BOOK 671 OF MAPS, PAGE 24, RECORDS OF
MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREE EST 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 55.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 1,154.98 FEET ALONG SAID EAST LINE TO A NAIL IN WASHER STAMPED 42137 ON THE SOUTH LINE OF SAID GREER RANCH SOUTH PARCEL 14;

THENCE SOUTH 89 DEGREES 06 MINUTES 16 SECONDS EAST (SOUTH 88 DEGREES 55 MINUTES 10 SECONDS EAST RECORD), 700.04 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00 DEGREES 53 MINUTES 44 SECONDS WEST, 1154.98 FEET TO SAID NORTH LINE OF THE SOUTH 55.00 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST, 700.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

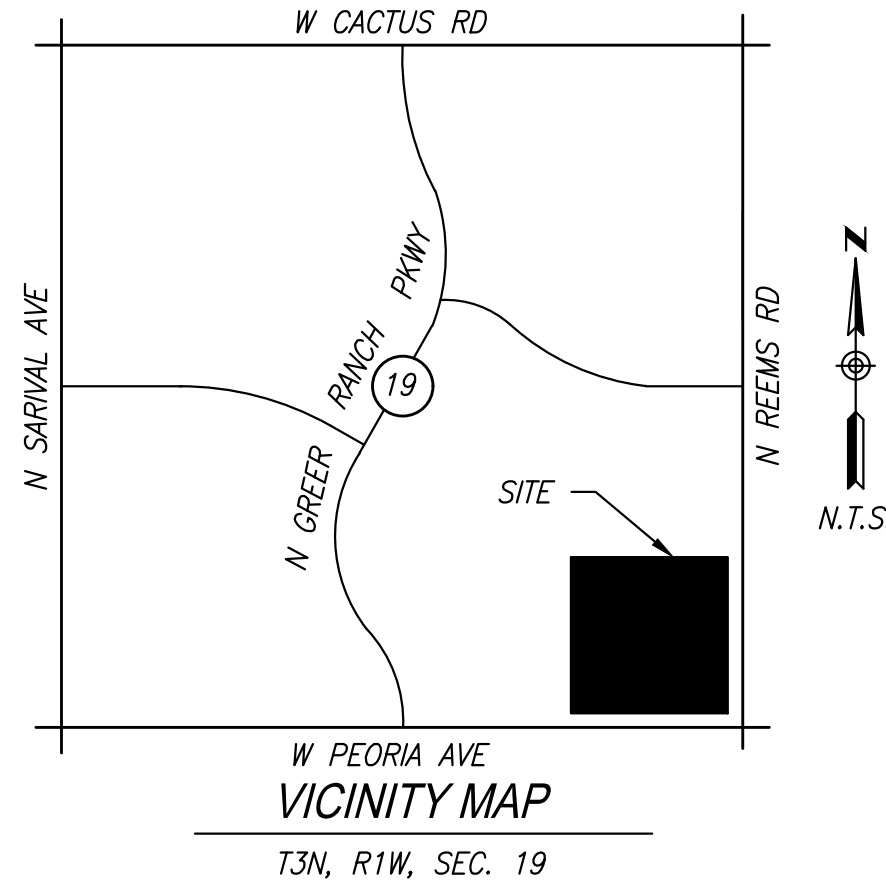
SAID PARCEL CONTAINING 808508 SQUARE FEET OR 18.56 ACRES, MORE OR LESS.

RVI PLANNING
120 S. ASH AVE
TEMPE, AZ 85281
PHONE: (480) 994-0994
CONTACT: MARK REDDIE

A PORTION OF SECTION 19, TOWNSHIP 3 NORTH,
RANGE 1 WEST
SURPRISE, ARIZONA

PINNACLE LAND DEVELOPMENT,
LLC/PL STONEFIELD LLC
440 E PINNACLE PEAK ROAD #142
SCOTTSDALE, AZ. 85255
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANNE DEBOARD, PLA



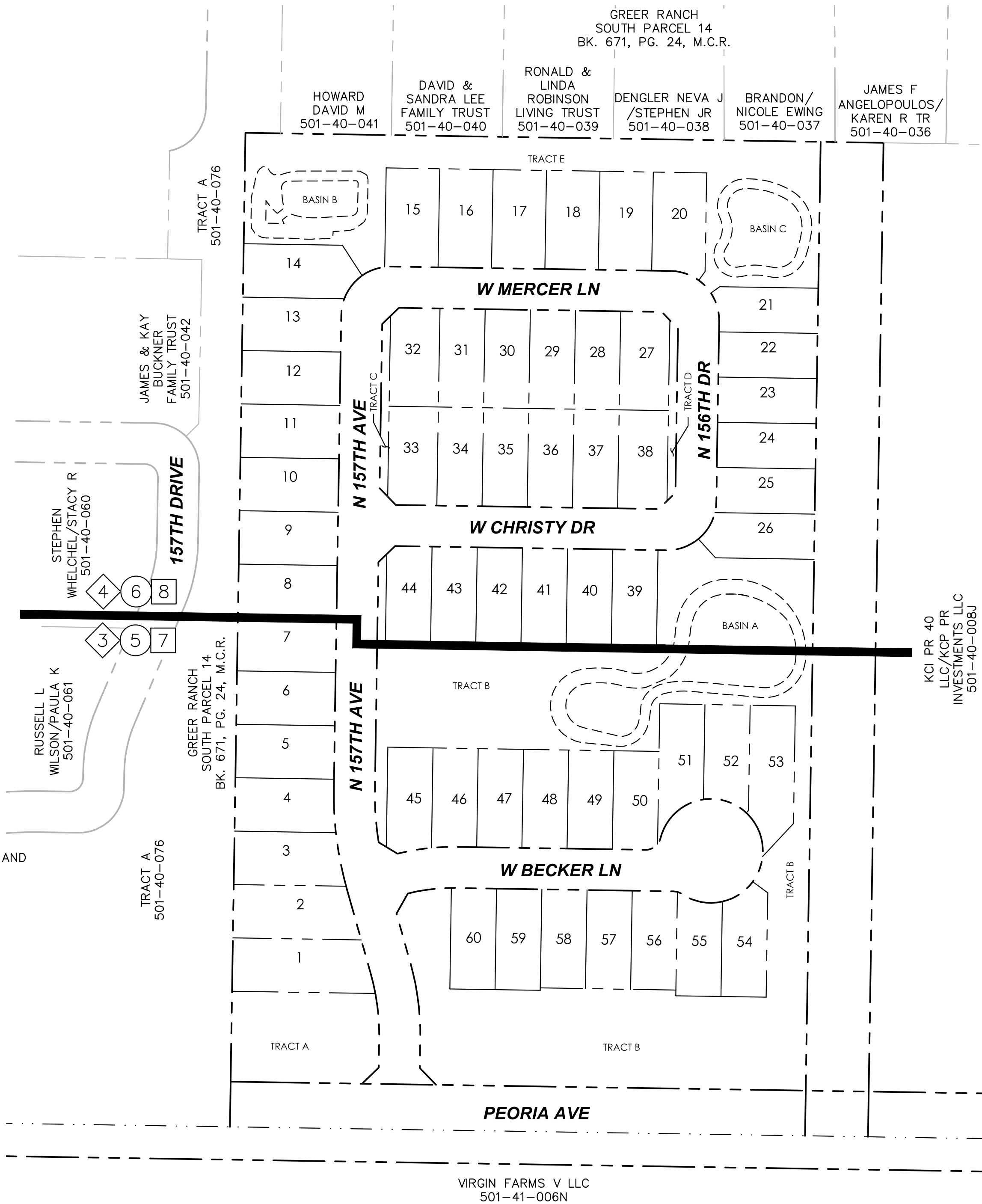
	PROPOSED CL/SECTION LINE
	PROPOSED SWALE
	PROPERTY BOUNDARY
	ROAD RIGHT OF WAY
	LOT LINE
	EASEMENT
	PROPOSED 8" SEWER
	PROPOSED 8" WATER (3' COVER)
	FUTURE INFRASTRUCTURE
	FUTURE CURB
	PROPOSED CURB
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED RETAINING WALL
	SIDEWALK RAMP
	PROP. STORM DRAIN
	PROP. CATCH BASIN
	EXISTING CATCH BASIN
	FLOOD PLAIN LIMITS
	HIGH WATER ELEVATION
	SU-40 FIRE TURNING RADIUS

ABBREVIATION	MEANING
AC	ACRES
B/C	BACK OF CURB
CFS	CUBIC FEET PER SECOND
COP	CITY OF PHOENIX
COS	CITY OF SURPRISE
CY	CUBIC YARDS
DTL	DETAIL
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FUT	FUTURE
G	GUTTER
HWE	HIGHWATER ELEVATION
IRR	IRRIGATION
LFF	LOWEST FINISHED FLOOR
MAG	MARICOPA ASSOCIATED GOVERNMENTS
P	PAVEMENT
PAD	LOT PAD ELEVATION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
Q100	100 YEAR FLOW
R/W	RIGHT-OF-WAY
S/W/E	SIDEWALK EASEMENT
SF	SQUARE FEET
STD	STANDARD
SVT	SIGHT VISIBILITY TRIANGLE
SW	SIDEWALK
SY	SQUARE YARDS
TC	TOP OF CURB
TYP.	TYPICAL
VNAE	VEHICULAR NON ACCESS EASEMENT

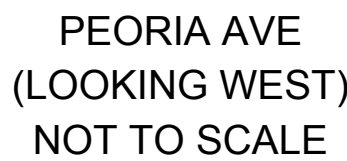
Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com


$$1'' = 100'$$

lan.Connair



TOTAL	432,747	9.93
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NOTE: CORNER SIDE TRACTS ARE TO BE A MINIMUM OF 10 FEET WHEN THE INTERSECTION STREET IS CLASSIFIED AS A LOCAL STREET.

NOTE: CORNER SIDE TRACTS ARE TO BE A MINIMUM OF 10 FEET WHEN THE INTERSECTION STREET IS CLASSIFIED AS A LOCAL STREET.

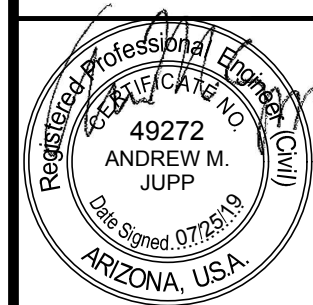
STONEFIELD

Kimley»Horn

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SCALE (V): NONE
DESIGNED BY: MHG
DRAWN BY: ITC
CHECKED BY: AMJ
DATE: JULY 2019

STONEFIELD
PRELIMINARY PLAT NOTES & DETAILS
SURPRISE, ARIZONA



Exp. Date 03/31/21

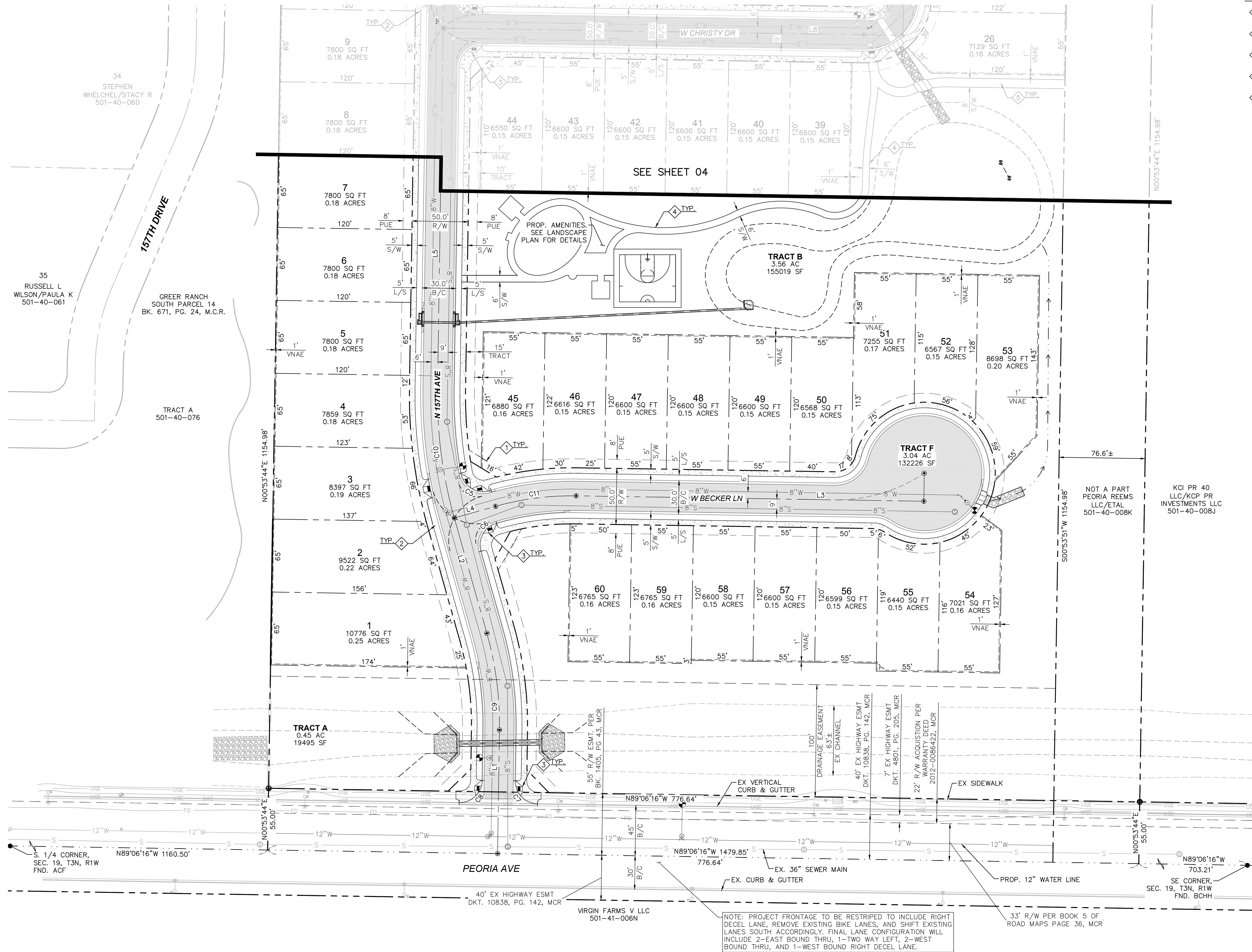
PROJECT NO.
291015006

DRAWING NAME
5006-PPGV

02 OF 14



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PRE PLAT NOTES

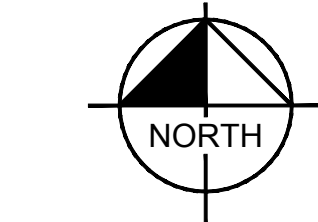
- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE
PER COS 4-02
- 2 PROPOSED MID BLOCK CURB RAMP PER MAG
STD DTL 235-4
- 3 PROPOSED CURB RAMP PER MAG STD DTL
237-3
- 4 PROPOSED 6' CONCRETE PEDESTRIAN AND
BICYCLE PATH SIZE PER PLAN.
- 5 PROPOSED 8' CONCRETE PEDESTRIAN AND
BICYCLE PATH SIZE PER PLAN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.21	N0°53'43.53"E
L2	106.80	N15°45'50.49"W
L3	309.97	S89°06'16.47"E
L4	38.18	N74°14'09.51"E
L5	611.77	N0°53'43.53"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C5	20.09'	34.84'	99°23'35"	23.68'
C6	20.00'	31.42'	90°00'00"	20.00'
C7	20.00'	31.41'	89°59'38"	20.00'
C8	20.00'	31.40'	89°56'56"	19.98'
C9	300.00'	87.23'	16°39'34"	43.92'
C10	400.00'	116.30'	16°39'34"	58.57'
C11	250.00'	72.69'	16°39'34"	36.60'

NOTE: DUE TO SITE RESTRICTIONS,
BUILDING SPRINKLERING WILL BE
PROVIDED IN LIEU OF SECONDARY
EMERGENCY ACCESS

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.



GRAPHIC SCALE IN FEET

0 20 40 80



STONEFIELD
PRELIMINARY PLAT
SURPRISE, ARIZONA

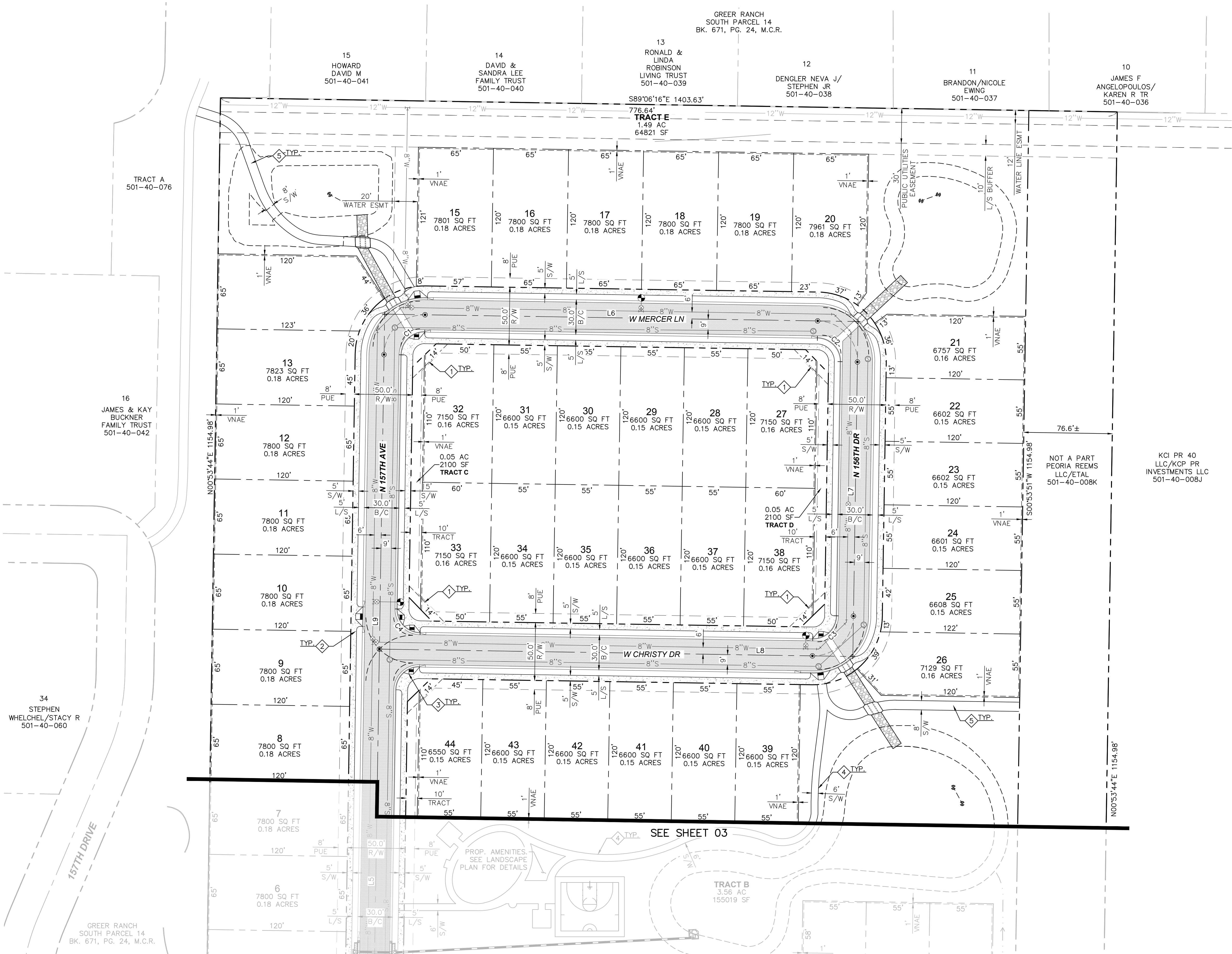
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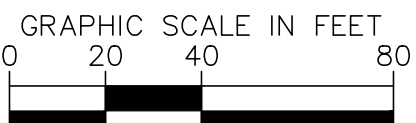
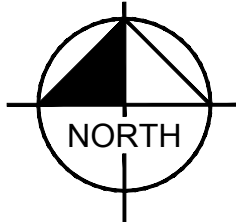
- PRE PLAT NOTES
- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 235-4
 - 3 PROPOSED CURB RAMP PER MAG STD DTL 237-3
 - 4 PROPOSED 6' CONCRETE PEDESTRIAN AND BICYCLE PATH SIZE PER PLAN.
 - 5 PROPOSED 8' CONCRETE PEDESTRIAN AND BICYCLE PATH SIZE PER PLAN.

LINE TABLE		
LINE	LENGTH	BEARING
L6	410.00	S89°06'16.47"E
L7	290.00	S0°53'43.53"W
L8	410.00	N89°06'16.47"W
L9	611.77	N0°53'43.53"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.42'	90°00'00"	20.00'
C2	20.00'	31.42'	90°00'00"	20.00'
C3	20.00'	31.42'	90°00'00"	20.00'
C4	20.00'	31.42'	90°00'00"	20.00'

NOTE: DUE TO SITE RESTRICTIONS, BUILDING SPRINKLERING WILL BE PROVIDED IN LIEU OF SECONDARY EMERGENCY ACCESS

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

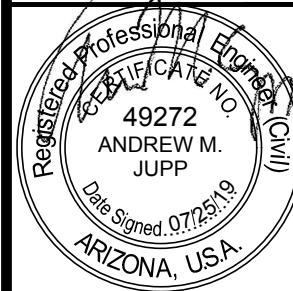


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STONEFIELD
PRELIMINARY PLAT
SURPRISE, ARIZONA

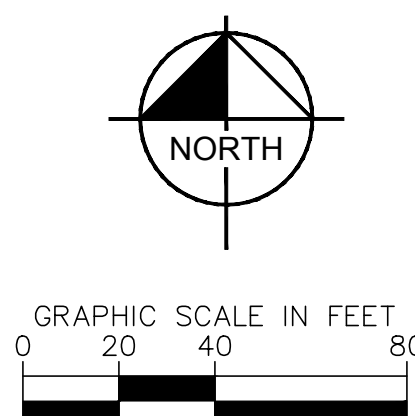


Exp. Date 03/31/21
PROJECT NO.
291015006

DRAWING NAME
5006-PP

04 OF 14

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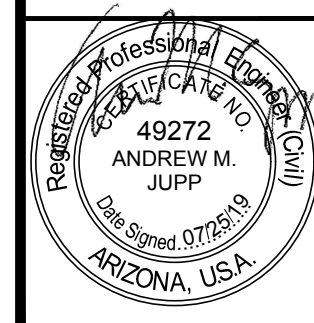
- ## GRADING NOTES
- 1 PROPOSED RETAINING WALL
 - 2 PROPOSED LOW FLOW RIP-RAP SWALE
 - 3 PROPOSED 2'-24" RCP CULVERTS
 - 4 PROPOSED SCUPPER
 - 5 PROPOSED STORM DRAIN
 - 6 PROPOSED DUAL CHAMBER DRYWELL
 - 7 PROPOSED CATCH BASIN
 - 8 PROPOSED 6 INCH RIP-RAP APRON. COLOR PER LANDSCAPE PLAN.

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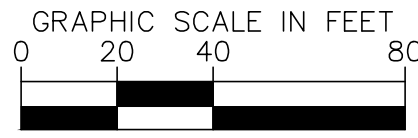
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STONEFIELD
PRELIMINARY GRADING PLAN
SURPRISE, ARIZONA



Exp. Date	03/31/21
PROJECT NO.	291015006
DRAWING NAME	5006-PPGD
05 OF 14	

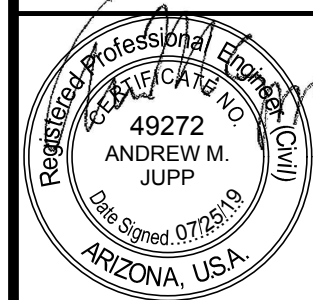


- STONEFIELD
PRELIMINARY GRADING PLAN
SURPRISE, ARIZONA

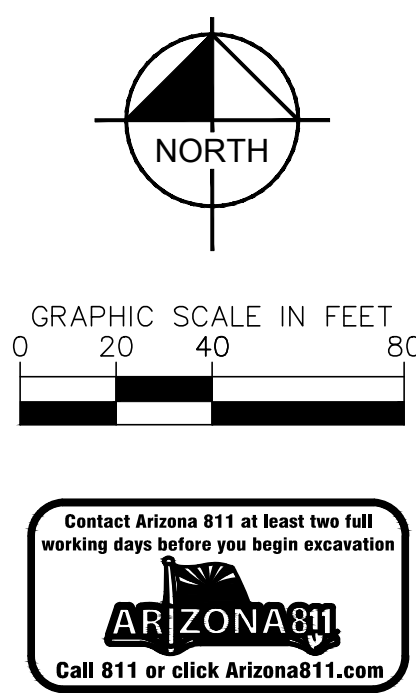
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DRAWN BY: ITC
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STONEFIELD

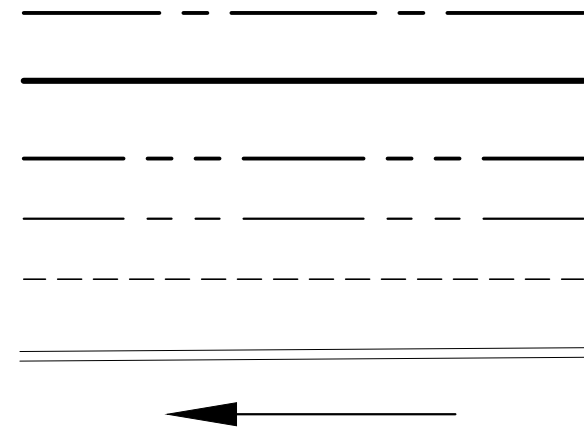
STONEFIELD
PRELIMINARY GRADING PLAN
SURPRISE, ARIZONA



Exp. Date	03/31/21
PROJECT NO.	291015006
DRAWING NAME	5006-PPGD
06 OF 14	



Concise



PROPERTY BOUNDARY
ROAD RIGHT OF WAY
LOT LINE
EASEMENT
PROPOSED CURB
COLLECTION ROUTE



JAMES & KAY
BUCKNER
FAMILY TRUST
501-40-042

STEPHEN
WHELCH/STACY R
501-40-060

RUSSELL L
WILSON/PAULA K
501-40-061

GREER RANCH
SOUTH PARCEL 14
BK. 671, PG. 24, M.C.R.

TRACT A
501-40-076

HOWARD
DAVID M
501-40-041

DAVID &
SANDRA LEE
FAMILY TRUST
501-40-040

RONALD & LINDA
ROBINSON LIVING
TRUST
501-40-039

DENGLER NEVA J/
STEPHEN JR
501-40-038

BRANDON/NICOLE
EWING
501-40-037

JAMES F
ANGELOPOULOS/
KAREN R TR
501-40-036

JEFFREY L/PHYLLIS
GRIFFITH
501-40-035

KCI PR 40
LLC/KCP PR
INVESTMENTS LLC
501-40-008J

STONEFIELD
SOLID WASTE COLLECTION ROUTE
SURPRISE, ARIZONA



PROJECT NO
291015006

DRAWING NAME
5006-PPSW

09 OF 14

Kimley»Horn

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DRAWN BY: ITC
CHECKED BY: AMJ
DATE: JULY 2019

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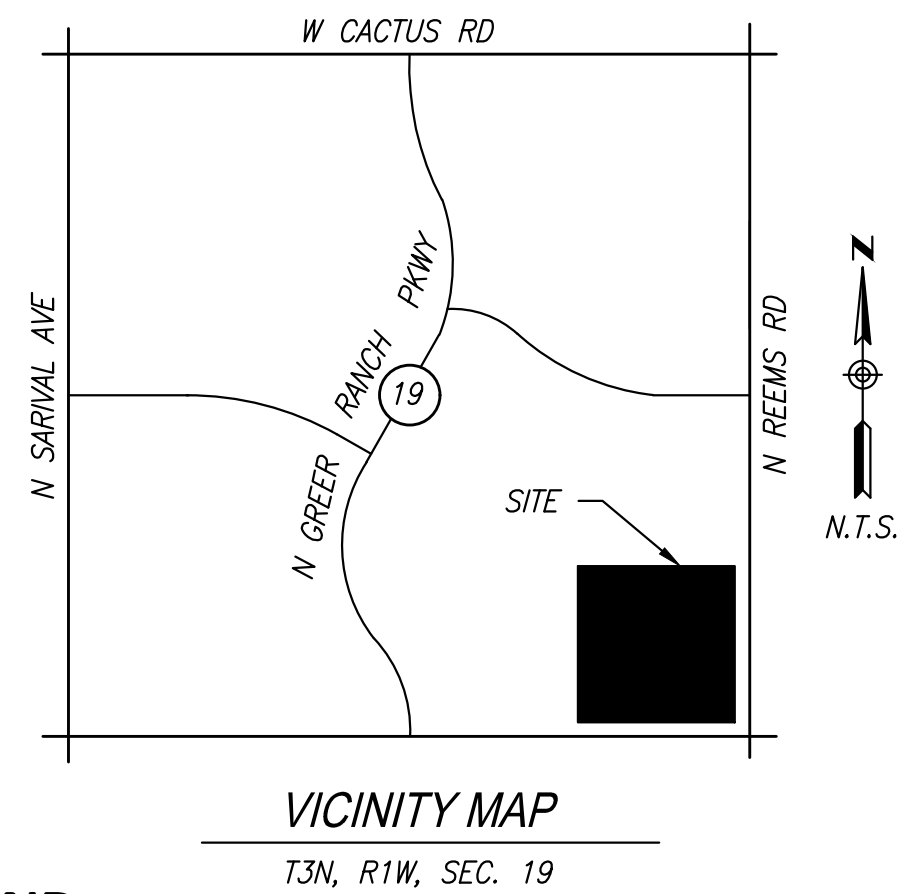
1. ALL WORK SHALL BE CONFINED TO LIMITS OF WORK AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, THE CITY OF SURPRISE, AND THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE LATEST STANDARDS SET FORTH BY THE ARIZONA NURSERY ASSOCIATION AND THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

A PORTION OF SECTION 19, TOWNSHIP 3 NORTH,
RANGE 1 WEST
SURPRISE, ARIZONA

LAND PLANNER
RVI PLANNING
120 S. ASH AVE
TEMPE, AZ 85281
PHONE: (480) 994-0994
CONTACT: MARK REDDIE

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, PE

OWNER/DEVELOPER
ACRE LAND DEVELOPMENT, LLC/PI SCOTTSDALE
P N PINNACLE PEAK ROAD #142 SCOTTSDALE, AZ 85258
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO



TREES		SIZE	QTY
	<u>BOTANICAL NAME / COMMON NAME</u>		
	Acacia aneura / Mulga	24" Box, 1" Cal. Min.	152
	Acacia salicina / Willow Acacia	36" Box, 1.5" Cal. Min.	7
		24" Box, 1" Cal. Min.	16
	Cercidium praecox / Palo Brea	24" Box, Multitrunk	19
	Dalbergia sissoo/ American Rosewood	24" Box, 1.5" Cal. Min.	42
	Prosopis x phoenix / Thornless Mesquite	24" Box, 1.5" Cal. Min.	30
		36" Box, 2" Cal. Min.	6
	Quercus virginiana / Live Oak	24" Box, 1.5" Cal. Min.	111
	Vitex agnus-castus/ Montrose Purple / Monk's Pepper Tree	24" Box, Multitrunk	10

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Bougainvillea 'Torch Glow' / Torch Glow Bougainvillea	5 Gal.	94
	Caesalpinia pulcherrima / Red Bird of Paradise	5 Gal.	112
	Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	134
	Leucophyllum langmaniae / Rio Bravo Sage	5 Gal.	338
	Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 Gal.	60
	Senna covesii / Desert Senna	5 Gal.	117
	Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	82

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
✳	Agave palmeri / Palmer Agave	5 Gal.	30
✿	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.	40
⊗	Dasyliion wheeleri / Desert Spoon	5 Gal.	61
✳	Hesperaloe funifera / Giant Hesperaloe	5 Gal.	93
✳	Hesperaloe parviflora 'Brakelights' / Brakelights Red	5 Gal.	513
⊙	Yucca Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.	18

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
☒	Convolvulus cneorum/ Bush Morning Glory	1 Gal.	221
☐	Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	340
①	Lantana montevidensis / Purple Trailing Lantana	1 Gal.	62

	DESCRIPTION	QTY
	Decomposed Granite (All Planting Areas) ¾" Screened, Express Armor, 2" Depth Min.	22,675 SY
	Turf: Hybrid Bermuda Bermuda Tifway 419 'Sod'	3,395 SY

1. ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
2. ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
3. TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
4. NO SHRUBS, ACCENTS, OR GROUND COVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

① TOT LOT: • SHADE COVERED PLAY STRUCTURE • SWING SET • THREE BENCHES • ONE DRINKING FOUNTAIN	② RAMADA (EACH WITH): • PICNIC TABLE • BBQ GRILL • TRASH RECEPTACLE
③ RECREATIONAL TURF AREA	④ HALF BASKETBALL COURT

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

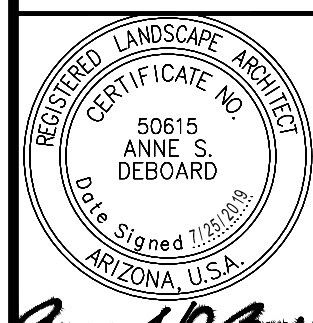
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Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: JLW
CHECKED BY: ASD
DATE: JULY 2019

STONEFIELD
LANDSCAPE COVER
SURPRISE, ARIZONA



PROJECT NO. 291015006
DRAWING NAME 5006-PPLS_DTLS

10 OF 14

K:\PHX_Civil\291015006 - Peoria Reems\CAD\Pre\291015006-PPLS.dwg Jul 25, 2019 Ian Connar
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PLANTING LEGEND

TREES		
BOTANICAL NAME / COMMON NAME	SIZE	
Acacia aneura / Mulga	24" Box, 1" Cal. Min.	
Acacia salicina / Willow Acacia	36" Box, 1.5" Cal. Min.	
Cercidium praecox / Palo Brea	24" Box, Multitrunk	
Dalbergia sissoo / American Rosewood	24" Box, 1.5" Cal. Min.	
Prosopis x phoenix / Thornless Mesquite	24" Box, 1.5" Cal. Min.	
Quercus virginiana / Live Oak	36" Box, 2" Cal. Min.	
Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	24" Box, Multitrunk	

SHRUBS		
BOTANICAL NAME / COMMON NAME	SIZE	
Bougainvillea 'Torch Glow' / Torch Glow Bougainvillea	5 Gal.	
Caesilpinia pulcherrima / Red Bird of Paradise	5 Gal.	
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	
Leucophyllum langmaniae / Rio Bravo Sage	5 Gal.	
Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 Gal.	
Senna covesii / Desert Senna	5 Gal.	
Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	

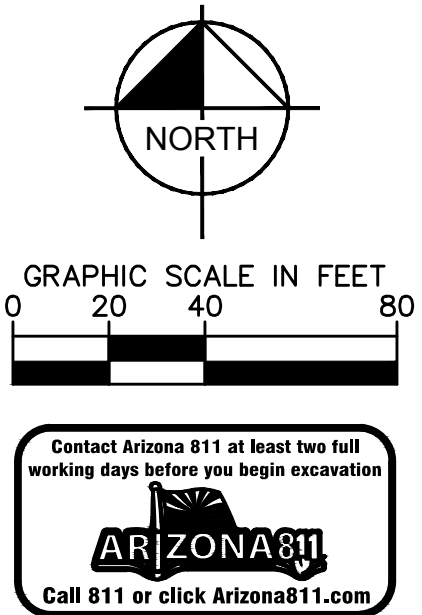
ACCENTS		
BOTANICAL NAME / COMMON NAME	SIZE	
Agave palmeri / Palmer Agave	5 Gal.	
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.	
Dasyliroa wheeleri / Desert Spoon	5 Gal.	
Hesperaloe funifera / Giant Hesperaloe	5 Gal.	
Hesperaloe parviflora 'Brakelights' / Brakelights Red	5 Gal.	
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.	

GROUNDCOVERS		
BOTANICAL NAME / COMMON NAME	SIZE	
Convolvulus cneorum / Bush Morning Glory	1 Gal.	
Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	
Lantana montevidensis / Purple Trailing Lantana	1 Gal.	
Rosmarinus officinalis 'prostratus' / Trailing Rosemary	1 Gal.	

MATERIALS	
DESCRIPTION	
Decomposed Granite (All Planting Areas)	
¾" Screened, Express Armor, 2" Depth Min.	
Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

- NOTES**
- ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
 - ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
 - TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
 - NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
 - SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

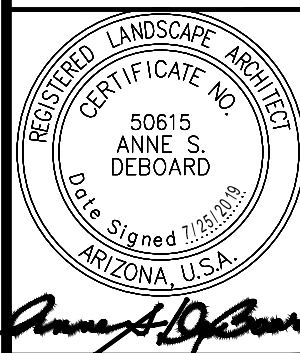
- AMENITIES**
- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - THREE BENCHES
 - ONE DRINKING FOUNTAIN
 - RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
 - RECREATIONAL TURF AREA
 - HALF BASKETBALL COURT



Kimley»Horn

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: JLV
CHECKED BY: ASD
DATE: JULY 2019

STONEFIELD
LANDSCAPE PLAN
SURPRISE, ARIZONA



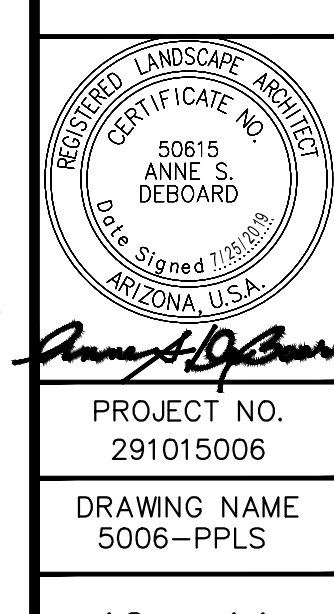
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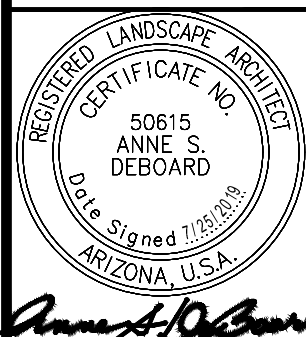
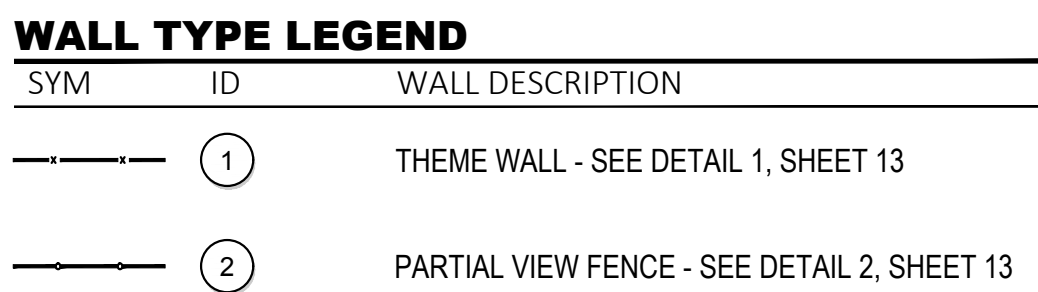
DRAWING NAME
5006-PPLS

11 OF 14



AMENITIES	
1	TOT LOT: • SHADE COVERED PLAY STRUCTURE • SWING SET • THREE BENCHES • ONE DRINKING FOUNTAIN
2	RAMADA (EACH WITH): • PICNIC TABLE • BBQ GRILL • TRASH RECEPTACLE
3	RECREATIONAL TURF AREA
4	HALF BASKETBALL COURT





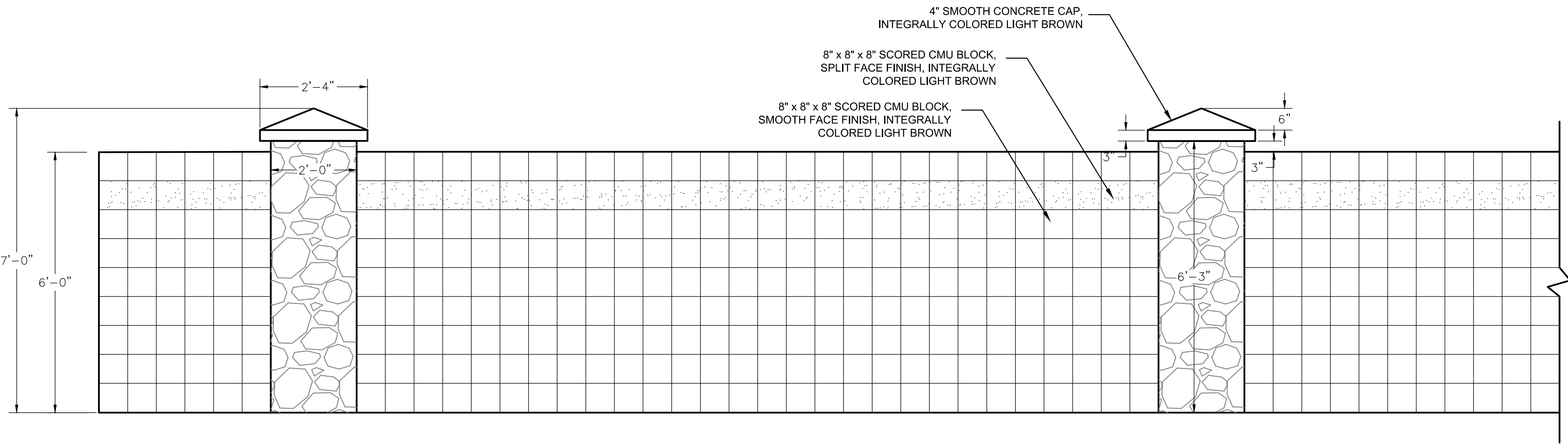
STONEFIELD
WALL AND MONUMENT LAYOUT
SURPRISE, ARIZONA

SCALE (H): 1"=50'
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: JLW
CHECKED BY: ASD
DATE: JULY 2019

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Phoenix, Arizona 85020 (602) 944-5500

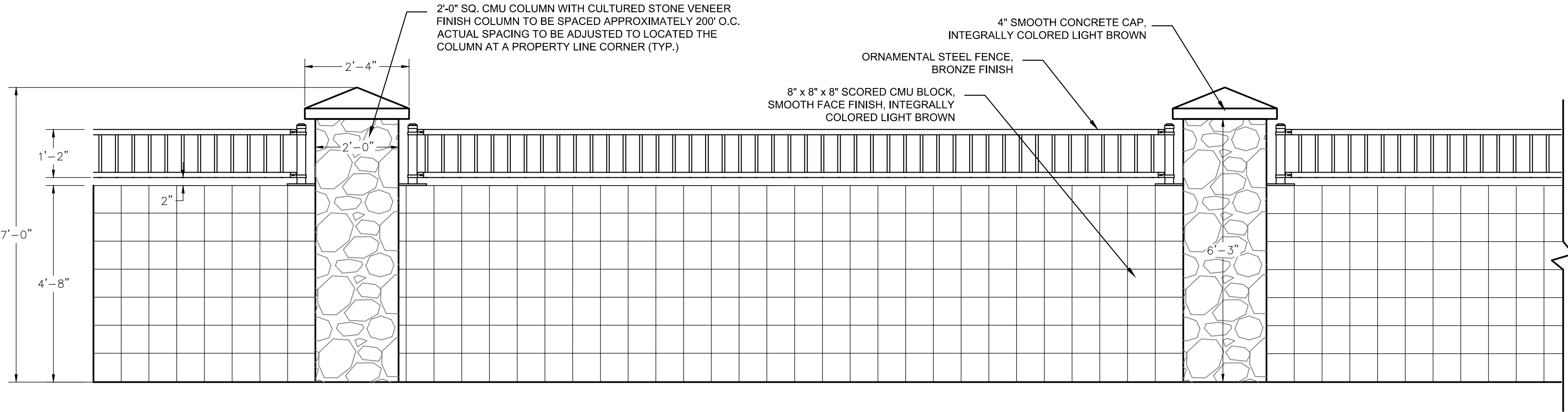
NO.	REVISION	BY	DATE	APPR.
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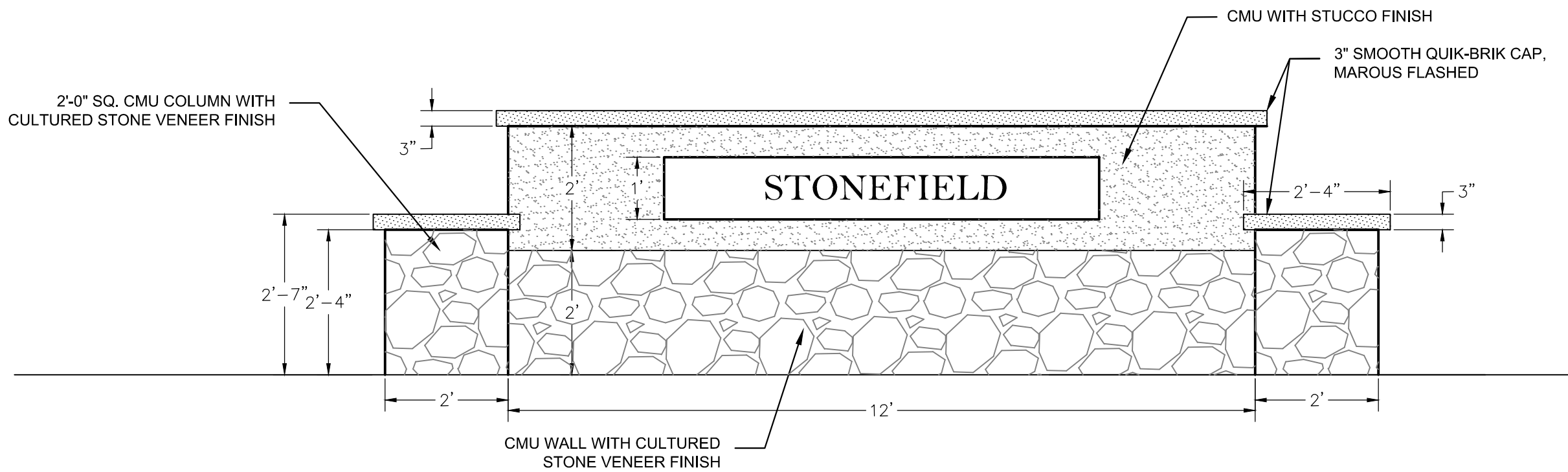
1 THEME WALL

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



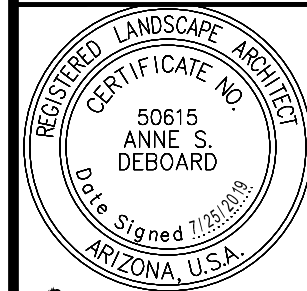
2 PARTIAL VIEW FENCE

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



3 ENTRY MONUMENT SIGN

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



PROJECT NO.
291015006
DRAWING NAME
5006-PPWALL

14 OF 14

STONEFIELD

WALL AND MONUMENT DETAILS
SURPRISE, ARIZONA

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: JLW
CHECKED BY: ASD
DATE: JULY 2019

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

CITIZEN PARTICIPATION REPORT

STONEFIELD PAD AMENDMENT CITY OF SURPRISE

Property Location:

780 feet west of the NWC of Reems Road and Peoria Avenue

Prepared by:

RVi Planning + Landscape Architecture
120 E. Ash Ave.
Tempe, AZ 85281

Prepared For:

City of Surprise

Case: FS19-382

July 26, 2019

Project Summary

This report has been prepared in conjunction with a request to amend the Greer Ranch PAD to divide Parcel 13 into two parcels and change the land use designation on the western half from commercial to single-family residential. The western 19.4 acres of the parcel will become Parcel 13a and will be rezoned from C-2 (PAD) to R1-5 (PAD) allowing for the development of 60 single-family residential lots at a density of 3.1 du/ac. The eastern 21.6 acres will become Parcel 13b and will remain unchanged with a base zoning of C-2 (PAD). Changing the land use of the west half of Parcel 13 will increase the residential units approved for the Greer Ranch PAD from 1,555 to 1,615. The original Greer Ranch PAD entitlement (PAD01-117) allowed for approximately 1,664 single-family residential lots. This request to transition the west half of Parcel 13 from Commercial back to single-family residential will still result in fewer lots being constructed within the Greer Ranch PAD than the area was initially entitled for.

Dysart Unified School District

The project is located within the boundaries of the Dysart Unified School District. On March 26, 2019 the project received a letter of support from the School District. In this letter, the District requested that a pedestrian connection be provided at the northwest corner of the Site so kids can walk from the Stonefield neighborhood to Sonoran Heights Elementary School. Subject to this provision, they state: “The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project”. In their letter, the District confirms that they have adequate capacity for the new students this development would bring and that they look forward to serving Stonefield’s new student population. See **Attachment A: Dysart Unified School District Letter of Support**.

Sign Posting

A double-sided neighborhood meeting sign was posted on the site on July 26, 2019. This sign included information about the rezoning request, the case number, and information regarding the official neighborhood meeting (Meeting # 4). The sign posting conformed to City of Surprise notification requirements. The sign will be updated to include the upcoming Planning & Zoning and City Council hearing dates once these dates are confirmed. See **Attachment B: Affidavit of Sign Posting**.

Summary of Neighborhood Outreach Efforts

The development team understands the importance of reaching out to area residents and proactively working with neighborhood stakeholders to gain their feedback and address any potential site plan concerns. Thus far in the outreach process, the development team has presented the site plan to area residents at four neighborhood/HOA meetings. In these meetings, residents had the opportunity to view the proposed site plan concept and voice their thoughts and concerns. The development team recorded this feedback and worked to incorporate it into subsequent site plan iterations. While we understand that not everyone will be fully satisfied with the revised plan, we feel that we have made a good faith effort to address as many concerns as possible. Between the 2nd and 3rd neighborhood meetings, significant changes were made to the plan, including reducing the overall lot yield by approximately one third in the hopes of gaining neighbor support. Overall, we are proud of how we have worked with our neighbors to design a plan that addresses many of their concerns while maintaining a financially viable project. Summaries of the neighborhood meetings where the plan was

presented have been provided as **Attachments C-F**. See below for a list of neighborhood feedback received as well as a summary of how the development team worked to address each comment.

Meeting #1: Feedback & Response

- Will Stonefield annex to be part of the Greer Ranch HOA?
Following this meeting, the Development Team had an attorney look into whether or not we can annex into the Greer Ranch HOA. Based on a reading of the bylaws, the window to annex into the Greer Ranch HOA closed in February of this year so it will not be possible for Stonefield to be a part of the Greer Ranch HOA. Instead, Stonefield will have its own HOA which will govern and maintain the community and amenities.

Meeting #2: Feedback & Response

- Project is too dense for this neighborhood: Reduced the density from 82 lots at 4.4 du/ac to 60 lots at 3.1 du/ac. This is approximately a 30% reduction in lots.
- Increase lot size: Increased the lot sizes from 45' x 115' (5,175 sq. ft), to a mix of 65' x 120' (7,800 sq. ft) along the north and west perimeter and 55' x 115' (6,325 sq. ft) internal to the property. This is consistent with lot sizes elsewhere within Greer Ranch.
- Remove secondary access into Greer Ranch: Removed the secondary emergency access into Greer Ranch and have committed to fire sprinkling all residences to mitigate the secondary emergency access requirement.
- Remove pedestrian connectivity: Both City of Surprise staff and the Dysart School District have requested that there be pedestrian connectivity through Stonefield with a pedestrian connection at the site's northwest corner. Rather than run a pedestrian path along the site's northern boundary as originally proposed, we have pulled the path internal to the site so it is moved away from the existing residences to the north.
- Move Park away from western boundary: The site plan was modified to internalize the park with no visibility and a noise buffer from existing neighbors.
- Small lot size will devalue our homes: The larger lot sizes now allows for 3 car garages and much larger homes than the previous lot size, with higher values based on current builder products.
- Larger lots along the perimeter: 7,800 square foot lots are provided along the north and west site perimeters adjacent to existing homes, with a 40-foot open space buffer along the northern boundary. This 40-foot open space buffer accommodates an existing 30-foot waterline easement and an additional 10 feet to provide a row of trees for additional buffering for homes to the north.
- Block wall along the western perimeter: The new plan proposes a decorative block wall along the western perimeter.
- Current lot size doesn't match Greer Ranch: The revised lot size is consistent with lot sizes provided elsewhere within Greer Ranch. Per the PAD, 18% of lots are less than 55' wide and 68% of lots are less than 65 feet wide, so the revised lot sizes are consistent with Greer Ranch.

- Larger lots are next to this parcel, so they should all be larger lots: Just to the north, Greer Ranch has 68' wide lots directly backing 165' wide lots (41%), and just to the west is 75' wide lots directly back 120' wide lots (63%). This is common. The 65' wide perimeter lots are near 135' wide lots (48%), but they are not adjacent, there is an open space buffer between all lots, with a range of 40' to over 100' on the north perimeter and from 50' to over 200' along west perimeter.
- Overcrowding in the school: Dysart Unified School District's superintendent and the principal of Sonoran Heights Elementary School have confirmed that they have existing capacity for projected Stonefield students at the local school. We will enter into a voluntary developer assistance agreement to provide financial support for the school district. See **Attachment A: Dysart Unified School District Letter of Support**.
- Limit perimeter to single-story homes: We agree to limit homes along north perimeter to single-story only.
- Traffic in Greer Ranch: With the new proposed plan, no vehicular connectivity is provided so will limit traffic impacts within Greer Ranch.

Meeting #4: Feedback & Response

- Shift the pedestrian path at the northwest corner away from existing homes: The pedestrian path will be pulled south through the retention basin so it is further from the existing homes to the north
- Concerns about Street Lighting impacting homes to the north: While Stonefield will be required to use City of Surprise regulation streetlights, they will be positioned to minimize light overflow into resident's yards to the north.
- Ensure that the plantings along the north boundaries are consistent with existing plantings in this area: Trees will be selected to match and/or be compatible with the existing vegetation on adjacent neighbor's lots.
- Limit houses along western boundary to single-story: The development team agreed to limit the houses on the north boundary to single-story because the rear yards back to the existing lots to the north and are only 40-feet away. Homes along the western boundary face the sides of adjacent homes and range from 50-feet to 230-feet away. They are separated by open space and a roadway along this border. As currently built, the homes in this area have single-story and two-story homes adjacent to each other, much closer than the Stonefield homes will be located. The development team does not propose limiting homes along the eastern border to single-story.
- Have CC&R's mirror Greer Ranch South: The Greer Ranch PAD requires that Stonefield conform to the exact same design guidelines as Greer Ranch. This will help ensure a level of quality and design that is consistent with Greer Ranch. CC&R's will be developed to govern the Stonefield community and will be administered by the Stonefield HOA.

Conclusion

The final Stonefield development plan is the result of a concerted effort to engage our neighbors and respond to their comments while maintaining a financially viable community. Over the course of four neighborhood meetings and additional neighbor correspondence, the development team received a wide array of feedback and the site plan was significantly adjusted to take that feedback into account. Ultimately, the lot yield was reduced by approximately a third from 82 lots to 60 lots. Lot sizes were increased, the park was relocated, pedestrian circulation was thought through, and residences along the north edge of the site were limited to single-story. We believe that these site plan changes will result in a community that complements the existing neighborhoods of Greer Ranch. While we understand that not everyone will be fully satisfied with the revised plan, we believe that we made a good faith effort to proactively engage our neighbors and be responsive to their concerns. We hope you can support the development plan we worked hard to create.

Attachments

- A. Dysart Unified School District Letter of Support
- B. Affidavit of Sign Posting
- C. Neighborhood Meeting #1 Summary
- D. Neighborhood Meeting #2 Summary
- E. Neighborhood Meeting #3 Summary
- F. Neighborhood Meeting #4 Summary

Attachment A
Dysart Unified School District Letter of Support



March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- **Pedestrian Access** - The district would emphasize the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- **Capacities** - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman".

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD

Attachment B
Affidavit of Sign Posting



AFFIDAVIT OF POSTING

Application No: FS19-382

Applicant Name:

Location: NWC of Reems Road and Peoria Ave

Date Site Posted: June 26th, 2019

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.

Maria Hitt 6/26/19
Applicant/Representative Signature Date

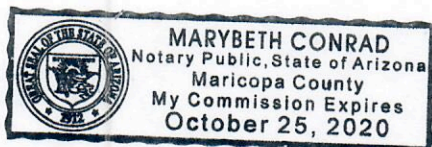
This instrument was acknowledged before me on this 26th day of June,

2019, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.20
My commission expires



Attachment C
Neighborhood Meeting #1 Summary

MEETING 1: *Initial Presentation to the Greer Ranch HOA*

Location: Sonoran Heights Elementary School, Library

Date: February 28, 2019

Time: 7:00pm

On February 28, 2019, members of the Development Team attended the Greer Ranch HOA Board Meeting. The meeting was held at 7:00pm in the Library at Sonoran Heights Elementary School. The purpose of attending this meeting was to notify the Greer Ranch HOA Board of the upcoming Stonefield project and to receive their initial feedback regarding the proposed design. The Site Plan presented included 82 lots on the 19.4 acres site for an overall density of 4.4 dwelling units per acre. In total there were five board members present, approximately 5 homeowners present, and the community association manager was present.

At this point the Board had questions primarily pertaining to landscaping and whether or not this project would be annexed into the Greer Ranch HOA. The team members present agreed to look into these questions as the project moves forward.

- Will Stonefield annex to be part of the Greer Ranch HOA?

Following this meeting, the Development Team had an attorney look into whether or not we can annex into the Greer Ranch HOA. Based on a reading of the bylaws, the window to annex into the Greer Ranch HOA closed in February of this year so it will not be possible for Stonefield to be a part of the Greer Ranch HOA. Instead, Stonefield will have its own HOA which will govern and maintain the community and amenities.



Site Plan presented at the February 28th Neighborhood Meeting

Attachment D
Neighborhood Meeting #2 Summary

MEETING 2: Voluntary Meeting with Area Residents

Location: Sonoran Heights Elementary School, Library

Date: March 28, 2019

Time: 5:30pm

On March 28, 2019, the development team held a voluntary neighborhood meeting to seek input on the proposed development plan. The plan presented included 82 lots on the 19.4-acre site for a total of 4.4 dwelling units per acre. The meeting was held at 5:30pm at Greer Ranch Elementary School. The meeting was timed so that residents could attend the Stonefield Neighborhood Meeting and then attend the Greer Ranch HOA meeting at 7:00pm in the same location. The notification area included all residences within 600 feet of the Stonefield Site. In total, 79 neighborhood notification letters were mailed inviting residents to the meeting. Of those, approximately 30 residents were in attendance and filled out the sign-in sheet. As this was a voluntary neighborhood meeting held outside of the City's required outreach process, no City of Surprise staff or Council Members were in attendance.

At this meeting, many comments were received from residents regarding the proposed development. Overall, the neighbors in attendance were not supportive of the proposed plan. Concerns expressed centered on the following themes:

- Project is too dense for this neighborhood
- Increase lot size
- Remove secondary access into Greer Ranch
- Remove pedestrian connectivity
- Move Park away from western boundary
- Small lot size will devalue our homes
- Larger lots along the perimeter
- Block wall along the western perimeter
- Current lot size doesn't match Greer Ranch
- Larger lots are next to this parcel, so they should all be larger lots
- Overcrowding in the school
- Limit perimeter to single-story homes
- Traffic in Greer Ranch

Following this meeting, several letters, emails and phone calls were received reiterating the above themes. Copies of emails/letters received are attached.

Supporting Documents:

- ☐ Meeting 2 Neighborhood Notification Letter
- ☐ Meeting 2 Neighborhood Notification List
- ☐ Meeting 2 Sign in Sheet
- ☐ Meeting 2 Comment Cards/Correspondence



Site Plan presented at the March 28th Neighborhood Meeting



Neighborhood Meeting Notice

March 15, 2019

RE: Stonefield (Peoria Ave. & Reems Rd.)

Dear Neighbor,

RVi Planning + Landscape Architecture is representing Pinnacle Land Development, LLC regarding an amendment to the approved Greer Ranch Planned Area Development (PAD01-117 & PADA02-212). The subject site is located approximately 780 feet west of the northwest corner of Peoria Avenue and Reems Road. Our request to the City of Surprise is to amend the Greer Ranch PAD from commercial to single-family residential for approximately 18 acres of land. The proposed PAD amendment will amend the zoning to allow for approximately 82 single-family residences. This proposed zone change will provide a more appropriate buffer between the existing residential and the proposed commercial further to the east (see **Conceptual Development Plan** on reverse side).

The project team is interested in your feedback regarding this proposal. A neighborhood meeting has been scheduled to give you and the other neighboring property owners an opportunity to meet with the applicant and ask questions about the proposal. The neighborhood meeting will be held at the below listed time and place:

**Thursday, March 28th, 2019 at 5:30 p.m.
Sonoran Heights Elementary School, Media Center
11405 N Greer Ranch Parkway
Surprise, AZ 85379**

If you have any questions regarding this proposal prior to the neighborhood meeting, please contact me at (480) 586-2100.

Sincerely,

RVi Planning + Landscape Architecture,

A handwritten signature in black ink, appearing to read 'Mark Reddie'.

Mark Reddie
Vice President



Copyright RVI



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.594.0594
www.rviplanning.com

PEORIA AVE. & REEMS RD. • CONCEPTUAL LOTTING PLAN

- 📍 SURPRISE, ARIZONA
- 📅 2019-03-13
- # 18003634
- 👤 PINNACLE LAND DEVELOPMENT, LLC.



0 25' 50' 100'

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Meeting # 2 - 600' Mailing List

3/13/2019

Owner	Address	City	State	Zip
SINGH SURINDER/MANJU	2600 TURNER GROVE DRIVE SOUTH	GREENSBORO	NC	27455
BARKHEIMER CLARK J	4500 ERIE AVE NW	CANAL FULTON	OH	44614
MARICOPA COUNTY FLOOD CONTROL DISTRICT	2801 W DURANGO ST	PHOENIX	AZ	85009
FROM LITTLE ACORNS GROW LLC	6021 N 44TH ST	PARADISE VALLEY	AZ	85253
BOLCO LP	6600 N IRONWOOD DR	PARADISE VLY	AZ	85253
GREER RANCH SOUTH HOMEOWNERS ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
PEORIA REEMS LLC/ETAL	7339 E EVANS RD SUITE 201	SCOTTSDALE	AZ	85260
CHOE ANTHONY	7614 W ROVEY AVE	GLENDALE	AZ	85303
VIRGIN FARMS V LLC	PO BOX 100	TOLLESON	AZ	85353
BELCZYK RONALD A/MARIA LUZ	PO BOX 7040	SURPRISE	AZ	85374
GARWOOD BRETT A/BEVERLY J	15704 W DESERT MIRAGE DR	SURPRISE	AZ	85379
NELSON FAMILY TRUST	15680 W DESERT MIRAGE DR	SURPRISE	AZ	85379
CM TRUST	15656 W DESERT MIRAGE DR	SURPRISE	AZ	85379
BRAUGHTON RICHARD	15632 W DESERT MIRAGE DR	SURPRISE	AZ	85379
BRIAN AND KIMBERLY FEE FAMILY TRUST	15608 W DESERT DR	SURPRISE	AZ	85379
WOLF MARK/CAROLYN TR	15560 W DESERT MIRAGE DR	SURPRISE	AZ	85379
PENDEGRAFT JIM	15512 W DESERT MIRAGE DR	SURPRISE	AZ	85379
UNIATOWSKI RAYMOND D/LORI A	15551 DESERT MIRAGE DR	SURPRISE	AZ	85379
GRIFFITH JEFFREY L/PHYLLIS	15559 W DESERT MIRAGE DR	SURPRISE	AZ	85379
ANGELOPOULOS JAMES F/KAREN R TR	15607 DESERT MIRAGE DR	SURPRISE	AZ	85379
EWING BRANDON/NICOLE	15631 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DENGLER NEVA J/STEPHEN JR	15655 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DAVID AND SANDRA LEE FAMILY TRUST	15703 W DESERT MIRAGE DR	SURPRISE	AZ	85379
HOWARD DAVID M	15727 W DESERT MIRAGE DR	SURPRISE	AZ	85379
JAMES AND KAY BUCKNER FAMILY TRUST	15718 W CHRISTY DR	SURPRISE	AZ	85379
GALINS JOHN J	15736 W CHRISTY DR	SURPRISE	AZ	85379
MILLER RODNEY DWAYNE/JUDY ELAINE	15754 W CHRISTY DR	SURPRISE	AZ	85379
CHATELAIN ROBERT J/JANET M	15772 W CHRISTY DR	SURPRISE	AZ	85379
DENNIS ERIC S	15790 W CHRISTY DR	SURPRISE	AZ	85379
BELANGER DAVID A/BILLIE J	15807 W CHRISTY DR	SURPRISE	AZ	85379
HALL KYLE M	15753 W CHRISTY DR	SURPRISE	AZ	85379
WHELCHER STEPHEN/STACY R	15735 W CHRISTY DR	SURPRISE	AZ	85379
WILSON RUSSELL L/PAULA K	15752 W BECKER LN	SURPRISE	AZ	85379
CASASOLA EDGAR E/ADVIDIA	15770 W BECKER LN	SURPRISE	AZ	85379
CARSON RACHEL D/FINLAY CHARLES	15788 W BECKER LN	SURPRISE	AZ	85379
RICHARDSON ELIZABETH J	15806 W BECKER LN	SURPRISE	AZ	85379
CALLISTER A BLAINE/VICKIE M	15823 W BECKER LN	SURPRISE	AZ	85379
MCGROARTY EDWIN THOMAS JR	15787 W BECKER LN	SURPRISE	AZ	85379
BURCIAGA JESSIE G	15769 W BECKER LN	SURPRISE	AZ	85379
BACON FAMILY TRUST	15751 W BECKER LN	SURPRISE	AZ	85379
SHAY LAURA LEE	15789 W MERCER LN	SURPRISE	AZ	85379
MALEY MICHAEL RICHARD/IMELDA SUSANA	15781 W MERCER LN	SURPRISE	AZ	85379
POFF S SCOTT/VALORIE K	15773 W MERCER LN	SURPRISE	AZ	85379
RODRIGUEZ GILBERT/DEBRA	15765 W MERCER LN	SURPRISE	AZ	85379
LESAN CRISTIAN/FELICIA	15749 W MERCER LN	SURPRISE	AZ	85379
HADDEN MARION D	15741 W MERCER LN	SURPRISE	AZ	85379
PTASHKIN MARK E/DIANA L	11020 N 157TH DR	SURPRISE	AZ	85379
CONWAY RASHELLE LYNN	15750 W MERCER LN	SURPRISE	AZ	85379
TOMALA GLADYS E	15766 W MERCER LN	SURPRISE	AZ	85379
CASTO SUSAN MARIE	15774 W MERCER LN	SURPRISE	AZ	85379
PEREZ EDUARDO E/MARIA J	15782 W MERCER LN	SURPRISE	AZ	85379
ENOCH RONALD EDWARD/LINDA CHERYL	15783 W DESERT MIRAGE DR	SURPRISE	AZ	85379
MARTIN DONALD G	15775 W DESERT MIRAGE DR	SURPRISE	AZ	85379
HART JEFFREY WAYDE/MADELINE MARY	15759 W DESERT MIRAGE DR	SURPRISE	AZ	85379
COLLINS ROBERT/ANDREA	11116 N 157TH DR	SURPRISE	AZ	85379
NGUYEN NATE HOANG/PHAN JANNIE	11092 N 157TH DR	SURPRISE	AZ	85379
BROWN JUDITH CAROL	11068 N 157TH DR	SURPRISE	AZ	85379

Meeting # 2 - 600' Mailing List

3/13/2019

Owner	Address	City	State	Zip
YOUNGS LAURA R/WADE A	15752 W DESERT MIRAGE DR	SURPRISE	AZ	85379
COSTEPHENS KYLE C/NATALIE M	15760 W DESERT MIRAGE DR	SURPRISE	AZ	85379
OLLIS KEITH E	15776 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DUMLAO BALDOMERO/CHUN CHA	15761 W MESCAL ST	SURPRISE	AZ	85379
PAULS SHMUEL	15753 W MESCAL ST	SURPRISE	AZ	85379
SARTOR KEVIN D/SARAH J	15571 W MESCAL ST	SURPRISE	AZ	85379
DUGAN ISAAC G/SAMANTHA E	15579 W MESCAL ST	SURPRISE	AZ	85379
SCHMIDT MERVIN D/CYNTHIA A TR	15587 W MESCAL ST	SURPRISE	AZ	85379
WASHINGTON TYROME KEITH/SHAJUANA N JONES	15609 W MESCAL ST	SURPRISE	AZ	85379
PARRA ROBERT R/ELIZABETH A	15617 W MESCAL ST	SURPRISE	AZ	85379
DORIS R WOODFORK REVOCABLE TRUST	15625 W MESCAL ST	SURPRISE	AZ	85379
MCLANE MILES RYAN	15633 W MESCAL ST	SURPRISE	AZ	85379
BECHTEL JAMES T/KIMBERLY A	15641 W MESCAL ST	SURPRISE	AZ	85379
ELLIOTT MATTHEW J P/SMITH-ELLIOTT JANICE E	15649 W MESCAL ST	SURPRISE	AZ	85379
FAULKNER MELVERN D	15657 W MESCAL ST	SURPRISE	AZ	85379
REIGELSPERGER SCOTT/KRISTIN	15665 W MESCAL ST	SURPRISE	AZ	85379
BYLINOWSKI PAUL	15673 W MESCAL ST	SURPRISE	AZ	85379
BOYD KIMBERLY R	15681 W MESCAL ST	SURPRISE	AZ	85379
RONALD AND LINDA ROBINSON LIVING TRUST	21415 NE 67TH ST	REDMOND	WA	98053
CHECCHI MARK J/SUSAN M	15508 W BELL RD STE 101 PMB 529	SURPRISE	AZ	85374-2432
KIENZLEN MICHAEL R SR/BOBBI	15595 W MESCAL ST	SURPRISE	AZ	85379-4690
JOHNSTON RONALD/JANE	2508 DOUGLAS WOODS LINK SE	CALGARY	AB	T2Z1L3

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Brett & Beverly Garwood	15704 W. Desert Mirage Dr.	623-486-8909	beverly.garwood@yahoo.com
2	David M Howard	15727 W. Desert " "	623-980-9570	
3	Laura & Jeff Lundy	16071 W. Clinton St.	623-308-4869	Lundy70@gmail.com
4	Kevin Miller	14654 N. 15th Ave	480-751-1800	Kevin.miller@ssrei.com
5	GREG & CHERYL NELSON	15680 W. DESERT MIRAGE	662-618-4500	gnelson@ERAESTPK6
6	David Lee	15703 W Desert Mirage	623-910-0042	Davidklee@cox.net
7	Jim & Karen Angelo Poulos	15607 W Desert Mirage	623-574-1890	jangeo84@aol.com
8	Elizabeth & Tom Romano	15806 W. Becker Ln.	480-369-0128	
9	DOUG HADDEN	15741 W. MERCER LN	949-751-9961	
10	Sarah Matranga	15842 W. Becker Ln	512-415-4475	smatranga5@gmail.com

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
31	Lisa Hadden	1541 W. Miller Lane	(949) 757-9961	mdh11ha@yahoo.com
32	Laura Smith	15860 W. Becker Ln.		LaSmith033@gmail.com
33	Doug Riederer	11722 N 161st N Ave		dougriederer@gmail.com
34	Heather Everingham	16040 W Yucatan Dr.		haeveringham@gmail.com
35				
36				
37				
38				
38				
40				

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
21	Russell Wilson	15752 W Becker Ln	602-550-0077	rdub1@cox.net
22	Nicholas DACON	15751 W. Becker Ln.	623-680-1681	hugobag@CenturyLink.net
23	Shelly Stockert	15990 W Christy Dr	623-363-6780	Realestatebyshelli@gmail.com
24	Kyle Hall	15753 W. Christy Dr.	002.090.7377	Kylemhall@TWC@gmail.com
25	Shannon Harte	14150 N Arrowhead Fountain Center Dr #200 Peoria Az 85385	623 297 3180	shannon.harte@fsresidential.com
26	Kevin Chiariello	16074 W. Christy Drive	602-686-0433	KChiariello@cox.net
27				
28				
29				
30				

Project: Neighborhood Meeting — Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
11	CHUCK WURL - Kimber-Hen			CHUCK.WURL@KIMLEY-HORN.COM
12	MARK PTASHKIN	11020 N. 157TH DR	623 670 8746	mpdashkin@cox.net
13	Sarah Sarto	15571 W. Mescal St.	623 670 8328	sarahsarto@hotmail.com
14	STEVE & STACY WHELCHER	15735 W. CHRISTY DR.	602 488 8877	WHELCHER.STEVE@GMAIL.COM
15	Kimberly Fee	15008 W. Desert Mirage Dr.	623 707-3933	Kimfee1@HotMail.com
16	VICKIE CALLISTER	15823 W. Becker Ln.	602 388-0693	vcallister2@yahoo.com
17				
18				
19				
20				

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Name JACSON

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

I think it should be target,
Walmart, of frys and keep the park

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

MARK PTASHKIN

Name

11020 N. 157TH DR.

Street Address

MARKPTASHKIN@COX.NET

Email Address

(623) 670-8740

Phone Number

COMMENTS/ CONCERNS:

DENSITY IS TOO HIGH - LARGER LANDSCAPE BUFFERS.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Name Kyle Hall Street Address 15753 W. Christy Rd Dr.

Email Address Kylemhall0706@gmail.com Phone Number 602 690 7317

602 826 0513

COMMENTS / CONCERNS:

My concerns are lot size and value. What you have in mind will not keep our value up. The idea you have does not fit in for what we have around us. The community will not keep up like now it starts out at.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Jeff & Laura Lundy

Name

16071 W. Clinton St.

Street Address

llundy70@gmail.com

Email Address

623-308-4869

Phone Number

COMMENTS / CONCERNS:

Density - The number of lots is too high. It doesn't fit in with the neighborhood. Even going from 82 to 60 would be better.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Ryan Richardson 15806 W. Becker Ln.
Name Street Address

seahawksfan007@gmail.com 480-369-0128
Email Address Phone Number

COMMENTS / CONCERNS:

Bigger Lots: Min. of 10,000 SF.

Move Park to East of Plan.

10' Block Wall to Segregate.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Nicholas Bacon

Name

15751 W. Becker Ln.

Street Address

hugahog@Centurylink.net

Email Address

623-680-1691

Phone Number

COMMENTS / CONCERNS: overcrowding the school. Too many homes in too small of a space. Move the park to the east of where it is proposed. This neighborhood would devalue my home no matter how it is built. It appears the developer will make a bundle of cash at the expense of existing Greer Ranch homeowners. Need to match Greer Ranch sizes of lots and homes.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Russell Wilson 15752 W. Becker Ln
Name Street Address

rdub1@cox.net 602 550-0017
Email Address Phone Number

COMMENTS / CONCERNS:

Too many houses. Park needs to move
No 2 story homes on outside of
development.

Please place this card in the box.
Thank you!

Going to

create a lot of extra traffic

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Cheryl Nelson

Name

15680 W. Desert Mirage Dr.

Street Address

nelsonjif2@msn.com

Email Address

623-628-8067

Phone Number

COMMENTS / CONCERNS:

- School overcrowded
- value of our homes will drop
- traffic thru our neighborhood
- 2 story homes a negative
- Density too high
- Drainage issues
- parking issues
- Possible change of zoning to apartments.
- access into ~~our~~ neighborhood parks etc.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Jeff & Laura Lundy

Name

16071 W. Clinton St.

Street Address

llundy70@gmail.com

Email Address

623-308-4869

Phone Number

COMMENTS / CONCERNS:

Density - The number of lots is too high. It doesn't fit in with the neighborhood. Even going from 82 to 60 would be better.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Ryan Richardson 15806 W. Becker Ln.
Name Street Address

Seahawksfan007@gmail.com 480-369-0128
Email Address Phone Number

COMMENTS / CONCERNS:

Bigger Lots: Min. of 10,000 SF.

Move Park to East of Plan.

10' Block Wall to Segregate.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Nicholas Bacon

Name

15751 W. Becker Ln.

Street Address

bupahog@Centurylink.net

Email Address

623-680-1691

Phone Number

COMMENTS / CONCERNS: overcrowding the school. Too many homes in too small of a space. Move the park to the east of where it is proposed. This neighborhood would devalue my home no matter how it is built. It appears the developer will make a bundle of cash at the expense of existing Greer Ranch homeowners. Need to match Greer Ranch sizes of lots and homes.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Russell Wilson 15752 W. Becker Ln
Name Street Address

rdub1@cox.net 602 550-0017
Email Address Phone Number

COMMENTS / CONCERNS:

Too many houses. Park needs to move
No 2 story homes on outside of
development.

Please place this card in the box.
Thank you!

Going to

create a lot of extra traffic

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Cheryl Nelson

Name

15680 W. Desert Mirage Dr.

Street Address

nelsonjif2@msn.com

Email Address

623-628-8067

Phone Number

COMMENTS / CONCERNS:

- School overcrowded
- value of our homes will drop
- traffic thru our neighborhood
- 2 story homes a negative
- Density too high
- Drainage issues
- parking issues
- Possible change of zoning to apartments.
- access into ~~our~~ neighborhood parks etc.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Name Kimberly Fee Street Address 15608 W. Desert Mirage Dr.

Email Address KimFee4@hotmail.com Phone Number 623-707-3933

COMMENTS / CONCERNS:

lots too small
depreciate home values -
too crowded -

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

DOUG HADDEN

Name

15741 W. MERCEY LN.

Street Address

MDHLLH@YAHOO.COM

Email Address

949-751-9961

Phone Number

COMMENTS / CONCERNS:

CURRENT DESIGN DOES NOT MATCH GREY HATCH IN LOOK, SIZE & DESIGN.

NEEDS IMPROVED BUFFER ON WEST

NO CONNECTED WALKING PATH!

NO TWO STORIES ON PERIMETER LOTS.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Name	Kevin Chiariello	Street Address	16074 W. Christy Drive
			Surprise, AZ 85379
Email Address	KChiariello@cox.net	Phone Number	602-686- 0473 0433

COMMENTS / CONCERNS:

Would like a copy of the map, pad + lot
information that was provided at the
meeting.

Please place this card in the box.
Thank you!

Thanks for
your time!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Sarah Sartor

Name

15571 W. Mescal St.

Street Address

sarahsartor@hotmail.com

Email Address

623 670 8328

Phone Number

COMMENTS / CONCERNS:

Increase lot sizes

Wall around property

single story homes only

different location (1/2 acre - 3/4 acre lots
right next door)

more park

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

<u>Laura Smith</u>	<u>15860 W. Becker Ln.</u>
Name	Street Address
<u>LaSmith033@gmail.com</u>	
Email Address	Phone Number

COMMENTS / CONCERNS:

The lots are too small for this area. Adding a residential area is fine if it matches the type of homes in the area. Larger lots and higher value homes is a must.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Brett + Beverly Garwood

Name

Street Address

beverly.garwood@yahoo.com

Email Address

623-486-8908

Phone Number

COMMENTS / CONCERNS:

- Density is too HIGH!
- No connection to Greer Ranch
- No basketball court

Please place this card in the box.

Thank you!

- do not want new community parking on our streets or using our parks or common areas.

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

* We bought our house knowing it was commercial property not to shove a bunch of small houses in.

Name Vickie Callister Street Address 15823 W. Becker Ln.
 Email Address vcallister2@yahoo.com Phone Number 602-388-0193
blainier6@yahoo.com

COMMENTS / CONCERNS:

Not happy!!!

• Do not want any more traffic or have those houses have access to our road.

- Would NOT like smaller lots and houses next to our lots. We bought 1/2 acre lots so we didn't have to be crammed in with other houses.
- Why can't it be bigger lots?
- Worried about our property value and traffic.
- What is going to go in next to those houses?
- Its going to change the sq. ft value to sell our house.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

<u>Sarah Matranga</u>	<u>15842 W. Becker Ln.</u>
Name	Street Address
<u>smatranga5@gmail.com</u>	<u>512-415-4475</u>
Email Address	Phone Number

COMMENTS / CONCERNS: My biggest concerns are the lot & house sizes that are currently proposed. I'm concerned about the walkway leading to the larger lots on Becker Ln.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Elizabeth Richardson	15806 W. Becker Lane
Name	Street Address
	Surprise, AZ 85379
bethrich20@gmail.com	602-909-8320
Email Address	Phone Number

COMMENTS / CONCERNS:

Request

- move PARK to East side of parcel.
- Homes that border Greer Ranch to 1/2 Acre lots
* larger homes; make single story.

Please place this card in the box.

Thank you!

- Owner occupant only
- Square footage minimum 2500 ✓

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

James & Karch Angelopoulos

Name

15607 W. Desert Mirage Dr,

Street Address

Surprise 85379

Email Address

Phone Number

COMMENTS / CONCERNS:

LOTS TOO SMALL TO FIT IN THE COMMUNITY. Need minimum size 1 Acre lots w minimum 3300 ft² Homes. Also need to be part of Greer Ranch South

HOA.

Please place this card in the box.

Thank you!

Move park area further south. Increase lot sizes - make 1 acre lots in northern edge of parcel.

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Dan & Lee
Name

15703 W Desert Mirage Snyce
Street Address

Dan & Lee @cox.net
Email Address

623 910-0042
Phone Number

COMMENTS / CONCERNS:

- No walkway access
- Larger lot size / house lower density
- Move park to east side
- No emergency road access
-

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Steve Whelchel

Stacy Whelchel

15735 W Christy Dr 85379

Name

Street Address

whelchel. Steve@gmail.com

Stacywhelchel@gmail.com

602-488-8877

Email Address

Phone Number

COMMENTS / CONCERNS:

• PARK CANT GO @ W/S OF New Development

• Homes SQ FTG. IS NOT CONDOR VETO Home, (exist)
VALUE TO West & North — Home value will drop

Please place this card in the box.

Thank you!

Block wall between developments — NO Pathway

March 19, 2019

Mr. Mark Reddie
RVI Planning + Landscape Architecture
120 South Ash Avenue
Tempe, Arizona 85281

Mr. Reddie,

I am in receipt of your letter regarding the proposed zone change for PAD01-117& PADA02-212 (approximately 18 acres of land) from commercial to residential for a single family home development. I will not be able to attend the scheduled meeting, but wanted to share my concerns for your consideration.

My name is David Howard and my home is located at 15727 West Desert Mirage Drive; Surprise, Arizona 85379. My block wall fence, at the southern edge of my property, is directly adjacent to the proposed Pinnacle Land Development "Stonefield".

Based on the rendering provided with your letter, the proposed neighborhood would consist of small single family homes, 82 if the plan is accurate, meaning there will be approximately 6 - 8 homes for each acre of land. This represents a significant deviation from the existing residential land use for single family homes in the Greer Ranch area and more importantly directly adjacent to the proposed new Stonefield development. I question the potential and likely negative impact on our property values in close proximity to this style of a high-density residential neighborhood.

I will assume children of school ages would be attending Sonoran Heights Elementary in Greer Ranch. Does the school have the physical capacity to enroll additional students and what impact would the additional student enrollment have on the facility, staff, teachers and currently enrolled students?

Other concerns are the lack of an appropriate buffer between the semi-custom homes and the proposed development, higher volume of traffic flowing into our neighborhood, increase in vandalism and crime statistically associated with high density/multifamily developments. Additionally I'd like to know more specifics regarding the floor plans, single or two level homes, street light locations and maturity of landscaping planned for the green belt/buffer directly behind my residence.

Mark, I'm traditionally in favor of development as long as it's responsible development. I'm sure you understand residents who currently own homes directly north and west of this property will be directly impacted by more than one aspect of the current use proposal. These types of developments are very attractive to investors who in turn rent the properties to a transient culture absent of pride in ownership qualities. I have watched first-hand the negative impact rental properties have on our neighborhood and can easily identify them based on the condition of the home.

In my opinion, the Conceptual Development Plan you forwarded for review does not represent the best use of this land and I would not be able to support your application for a zone change at this time. Should your team develop a better plan protecting existing infrastructure limitations and enhancing the property values of current property owners who will be impacted by your work, you may be able to sway my decision. Ask your client to consider designing a luxury gated 40 single-level home community with wide buffers and basements on this property; I might buy one myself.

Thank you for the opportunity to share my concerns.

David M. Howard
15727 West Desert Mirage Road
Surprise, Arizona 85379
623-980-9570

Attachment E

Neighborhood Meeting #3 Summary

MEETING 3: *Second Presentation to the Greer Ranch HOA*

Location: Sonoran Heights Elementary School, Library

Date: April 26, 2019

Time: 7:00pm

At Meeting #2, the development team heard many concerns from the neighbors in attendance regarding the proposed 82-lot plan. The project team listened to these concerns and worked with the developer to address the comments to the extent possible. As a result of that neighborhood input, substantial changes were made to the proposed plan to address many of the comments received during that meeting. The revised plan was presented to area residents on April 26, 2019 at the Greer Ranch HOA Board Meeting. Members of the development team were in attendance to share the revised site plan and to talk through the changes that had been made. The revised plan reduced the proposed number of lots by approximately a third from 82 lots to 60 lots with a total of 3.1 dwelling units per acre.

Approximately 25 area residents were present at this meeting.



Site Plan presented at the March 28th Neighborhood Meeting



Site Plan presented at the April 26th Neighborhood Meeting

The development team listened to neighbor feedback and worked hard to revise the plan to reflect the comments received, while still providing a viable development project for the property. Below is a summary of the site plan changes based on input from the March 28, 2019 neighborhood meeting.

- Project is too dense for this neighborhood: Reduced the density from 82 lots at 4.4 du/ac to 60 lots at 3.1 du/ac. This is approximately a 30% reduction in lots.
- Increase lot size: Increased the lot sizes from 45' x 115' (5,175 sq. ft), to a mix of 65' x 120' (7,800 sq. ft) along the north and west perimeter and 55' x 115' (6,325 sq. ft) internal to the property. This is consistent with lot sizes elsewhere within Greer Ranch.
- Remove secondary access into Greer Ranch: Removed the secondary emergency access into Greer Ranch and have committed to fire sprinkling all residences to mitigate the secondary emergency access requirement.
- Remove pedestrian connectivity: Both City of Surprise staff and the Dysart School District have requested that there be pedestrian connectivity through Stonefield with a pedestrian connection at the site's northwest corner. Rather than run a pedestrian path along the site's northern boundary as originally proposed, we have pulled the path internal to the site so it is moved away from the existing residences to the north.
- Move Park away from western boundary: The site plan was modified to internalize the park with no visibility and a noise buffer from existing neighbors.
- Small lot size will devalue our homes: The larger lot sizes now allows for 3 car garages and much larger homes than the previous lot size, with higher values based on current builder products.
- Larger lots along the perimeter: 7,800 square foot lots are provided along the north and west site perimeters adjacent to existing homes, with a 40-foot open space buffer along the northern boundary. This 40-foot open space buffer accommodates an existing 30-foot waterline easement and an additional 10 feet to provide a row of trees for additional buffering for homes to the north.
- Block wall along the western perimeter: The new plan proposes a decorative block wall along the western perimeter.
- Current lot size doesn't match Greer Ranch: The revised lot size is consistent with lot sizes provided elsewhere within Greer Ranch. Per the PAD, 18% of lots are less than 55' wide and 68% of lots are less than 65 feet wide, so the revised lot sizes are consistent with Greer Ranch.
- Larger lots are next to this parcel, so they should all be larger lots: Just to the north, Greer Ranch has 68' wide lots directly backing 165' wide lots (41%), and just to the west is 75' wide lots directly back 120' wide lots (63%). This is common. The 65' wide perimeter lots are near 135' wide lots (48%), but they are not adjacent, there is an open space buffer between all lots, with a

range of 40' to over 100' on the north perimeter and from 50' to over 200' along west perimeter.

- Overcrowding in the school: Dysart Unified School District's superintendent and the principal of Sonoran Heights Elementary School have confirmed that they have existing capacity for projected Stonefield students at the local school. We will enter into a voluntary developer assistance agreement to provide financial support for the school district. See **Attachment A: Dysart Unified School District Letter of Support**.
- Limit perimeter to single-story homes: We agree to limit homes along north perimeter to single-story only.
- Traffic in Greer Ranch: With the new proposed plan, no vehicular connectivity is provided so will limit traffic impacts within Greer Ranch.

While it is never possible to please everyone, many of the residents present at this meeting were supportive of the revised site plan and appreciative of the significant changes that had been made. A letter was received on April 26, 2019 stating as much and is attached.

Supporting Document:

- ☐ Meeting 3 Neighbor Correspondence

Annie Vos

From: Mark Reddie
Sent: Friday, April 26, 2019 10:08 AM
To: Annie Vos
Subject: FW: Greer Ranch Presentation

For the outreach report.

Mark Reddie
Vice President

RVi Planning + Landscape Architecture
120 South Ash Avenue • Tempe, AZ 85281
480.586.2349 Direct • 480.994.0994 Main
www.rviplanning.com

-----Original Message-----

From: haeveringham@gmail.com <haeveringham@gmail.com>
Sent: Friday, April 26, 2019 9:57 AM
To: Mark Reddie <mreddie@rviplanning.com>
Subject: Greer Ranch Presentation

Mark,

I just wanted to take a minute to say thanks for coming last night to our meeting.

I appreciate how you addressed almost every concern of the community with the new design of the proposed development. As board members we all agreed you did a great job.

As a resident of GR, I think this is a great design and would much rather see houses added to our community then large loading docks or some warehouse that could potentially be there. I personally am all for the developers plan. You've been very thorough in your research and diligent in making a plan that works for the majority of the current residents.

So thank you again and thank you for looking towards the best interest of your client and our neighborhood. And my apologies for the nay-sayers at the meeting you handled them with grace and dignity.

Heather Everingham
Greer Ranch HOA Director

Sent from my iPhone

Attachment F
Neighborhood Meeting #4 Summary

MEETING 4: Official Neighborhood Meeting

Location: Sonoran Heights Elementary School, Library

Date: July 16, 2019

Time: 6:00pm

On July 16, 2019, the development team held the official, City-required neighborhood meeting regarding the proposed Stonefield project. At this meeting, the development team presented a very similar site plan as what had been proposed at the previous neighborhood meeting on April 26, 2019 and identical to the plan that was submitted with the Rezoning Application on May 24, 2019. This plan depicts 60 lots on the 19.4-acre site for a total of 3.1 dwelling units per acre. The meeting was held at 6:00pm at Sonoran Heights Elementary School, the same location as the previous three unofficial neighborhood meetings. As this was the official neighborhood meeting, the City of Surprise handled the meeting notification and set invitations to area residents. Additionally, City Staff posted the neighborhood meeting information in a local newspaper. A double-sided sign was posted on the site as well alerting area residents to the upcoming meeting. See **Attachment B: Affidavit of Sign Posting**.

This meeting was attended by members of City Planning Staff, Councilman Duffy, and approximately 17 area neighbors. A mix of feedback was received at this meeting including support for the project as well as the following items of concern:

- Shift the pedestrian path at the northwest corner away from existing homes: The pedestrian path will be pulled south through the retention basin so it is further from the existing homes to the north.
- Concerns about Street Lighting impacting homes to the north: While Stonefield will be required to use City of Surprise regulation streetlights, they will be positioned to minimize light overflow into resident's yards to the north.
- Ensure that the plantings along the north boundaries are consistent with existing plantings in this area: Trees will be selected to match and/or be compatible with the existing vegetation on adjacent neighbor's lots.
- Limit houses along western boundary to single-story: The development team agreed to limit the houses on the north boundary to single-story because the rear yards back to the existing lots to the north and are only 40-feet away. Homes along the western boundary face the sides of adjacent homes and range from 50-feet to 230-feet away. They are separated by open space and a roadway along this border. As currently built, the homes in this area have single-story and two-story homes adjacent to each other, much closer



Site Plan presented at the July 16th Neighborhood Meeting

than the Stonefield homes will be located. The development team does not propose limiting homes along the eastern border to single-story.

- Have CC&R's mirror Greer Ranch South: The Greer Ranch PAD requires that Stonefield conform to the exact same design guidelines as Greer Ranch. This will help ensure a level of quality and design that is consistent with Greer Ranch. CC&R's will be developed to govern the Stonefield community and will be administered by the Stonefield HOA.

No additional neighbor correspondence was received following this meeting.

Supporting Documents:

- ☐ Meeting 4 Sign in Sheet
- ☐ Meeting 4 Comment Cards

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 – 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name		Address	Phone	Email
1	Patty Brandt	15623 W. Poinsettia	6023 - 58-2264	brandtpat7@gmail.com
2	Greg & Cheryl Nelson	15680 W. Desert Mirage Dr.	6023 - 6028-8007	nelsonj123@msn.com
3	Cheryl Lisa Gonzales	15250 W. Becker Ln	562 212 - 0587	lisa.gonzales@gmail.com
4	Steve Nick, Zach Witzel	15735 W. Christy Dr	602-488-8877	witzelsteve@gmail.com
5	Elizabeth Richards	15806 W. Beckers Lane	602-909-8320	erichardsn@msn.com
6	David Lee	15703 W. Desert Mtns Dr	6023 910-0042	Davidlee@cox.net
7	Shella Spalding	15940 W. Christy Dr	6023636180	shells@spalding.com
8				
9				
10				

Project: Neighborhood Meeting — Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 — 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name					Address		Phone		Email	
11	Kathie Everingham	16040 W Yucatan Dr.							meveningham@gmail.com	
12	Kimberly Faulkner	15657 W Mesquite	310490-6120	445 Faulkner Agman						
13	Karen Angelopoulos	15607 W Desert Mirage Dr	573-584-1896							
14	James Angelopoulos	"	"	N/A						
15	Andy Cohen	17161 W. Tara Ln.	623 334-5871	getsurprised.com						
16										
17										
18										
19										
20										

Project: Neighborhood Meeting – Stonerfield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 – 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name		Address	Phone	Email
31	<i>Dore Howard</i>	<i>15727 W. Desert Mine Dr.</i>	<i>623 980-9570</i>	<i>dhoward@premierm.com</i>
32				
33				
34				
35				
36				
37				
38				
38				
40				

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

GREG & CHERYL NELSON 15680 W. DESERT MIRAGE DR
Name Street Address SURPRISE, AZ 85379

nelsonkg1@gmail.com 602-618-4300
Email Address Phone Number

COMMENTS / CONCERNS:

~~WE APPROVE.~~
propose no walkway
behind homes to the North.
Move walkway into
neighborhood from north
side of drainage to
South side.
with these changes
thank you for
hearing our concerns
and we approve.
Please place this card in the box.
Thank you!
limit street lighting into Greer
Ranch South.

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

David Howard 15727 W. Desert Mirage Dr.
Name Street Address

dhoward@premierm.com 623-980-9570
Email Address Phone Number

COMMENTS / CONCERNS:

- 1) Thank you!
- 2) Move pedestrian Traffic away from block wall bordering my home
- 3) Elevation and final Grade for retention Area
Please place this card in the box.
Thank you!
- 4) Similar Trees behind home
- 5) Light behind home

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

Steve Wheelchel 15735 W. CHRISTY DR. SURPRISE
Name Street Address AZ 85379

WHEELCHEL.STEVE@GMAIL.COM 602 488-8877
Email Address Phone Number

COMMENTS / CONCERNS:

WEST SIDE PROP LINE OF HOMES
THAT RUN NORTH AND SOUTH, ALL
NEED TO BE SINGLE STORY

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

James Angelopoulos 15607 W Desert Mirage Dr
Name Street Address Surprise, AZ 85378

623-584-1890
Email Address Phone Number

COMMENTS / CONCERNS: 1) Single story on West side lots.

2) Have C&R's Mirror Green Ranch South

3) Build on lots similar to those on the
Perimeter 3/4 Acre w/ similar Hse ft².

Please place this card in the box.
Thank you!

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Stonefield at Greer Ranch PADA, FS19-382

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject Preliminary Plat request involves platting 60 low density residential (R1-5-PAD) zoned single-family residential lots. The project anticipates 60 single-family residential lots over approx. 19.44 acres for a gross density of 3.09 du/A.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 07/16/19

Future Council Work Session/Meetings target dates PZ Commission 9/19/19, City Council 10/01/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



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

11 June 2019

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Allysa Robinson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-382; Stonefield, a Major Amendment to the Greer Ranch PAD (APN 501-40-008K)

Dear Ms. Robinson

Thank you for the opportunity to provide comments on Stonefield, a major amendment to the Greer Ranch PAD to allow for a 60 lot residential subdivision. The site is located at the northwest corner of Peoria Avenue and Reems Road in Surprise AZ. This project consists of 60 single-family units on the 19.4 gross acre lot, yielding an overall density of 3.1 dwelling units per acre. The property is located 0.22 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

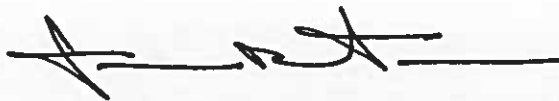
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.1 du/ac does not fall within these guidelines and it exceeds the densities that Luke AFB follows. However, we recognize that we are not the approval authority and furthermore have no objection to this density due to the fact when calculations are done utilizing the overall development and location of the larger 586.2 acres of Greer Ranch, the density is 3.33, thus falling within the guidelines. Furthermore, we recognize and appreciate Greer Ranch along with the city working diligently to keep the project density low.

If approved, Stonefield at Greer Ranch will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation

requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- **Pedestrian Access** - The district would emphasize the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- **Capacities** - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman".

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD



FS19-382

Stonefield at Greer Ranch

PAD Rezone

Mayor and City Council – October 1, 2019

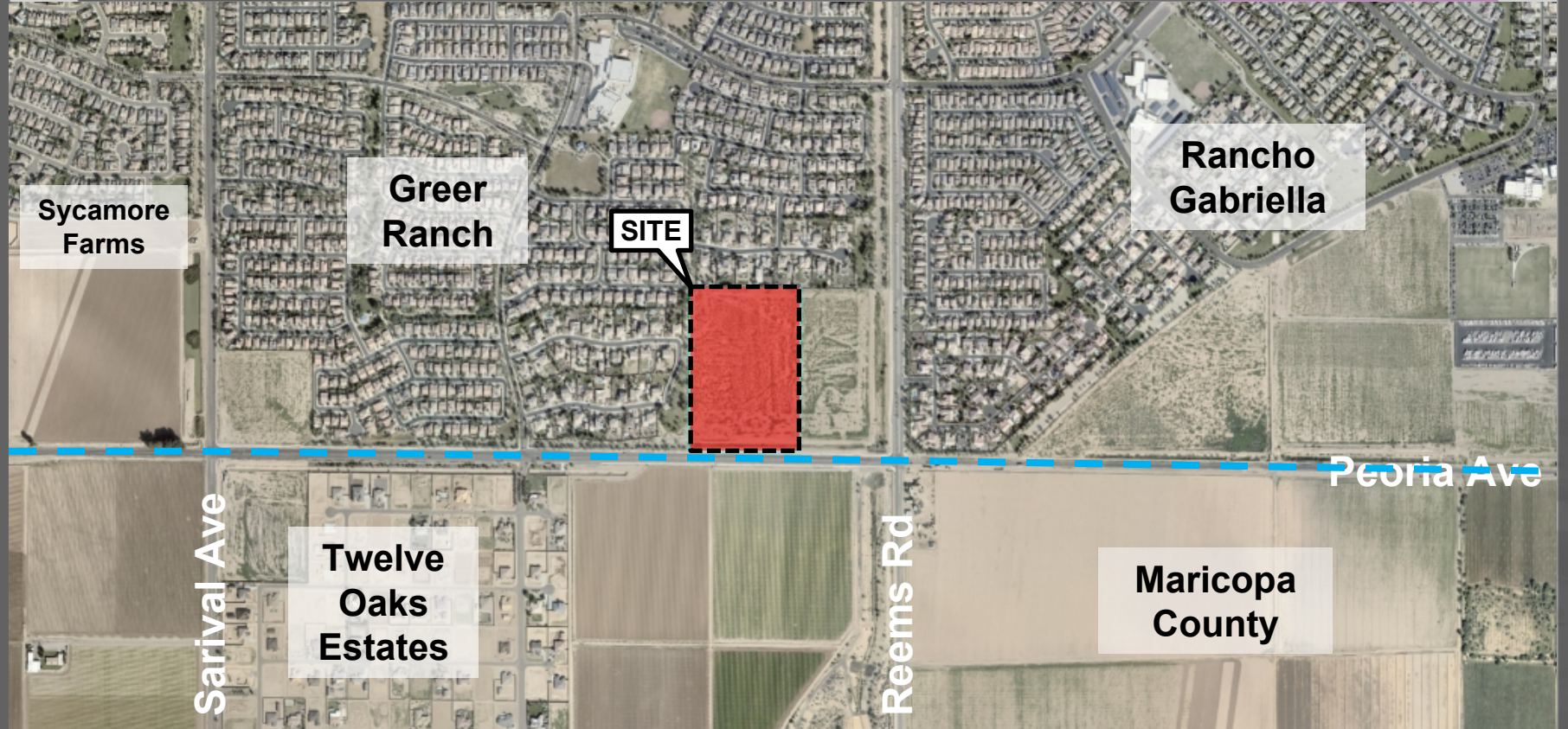
VICINITY MAP

FS19-382
Stonefield PADA



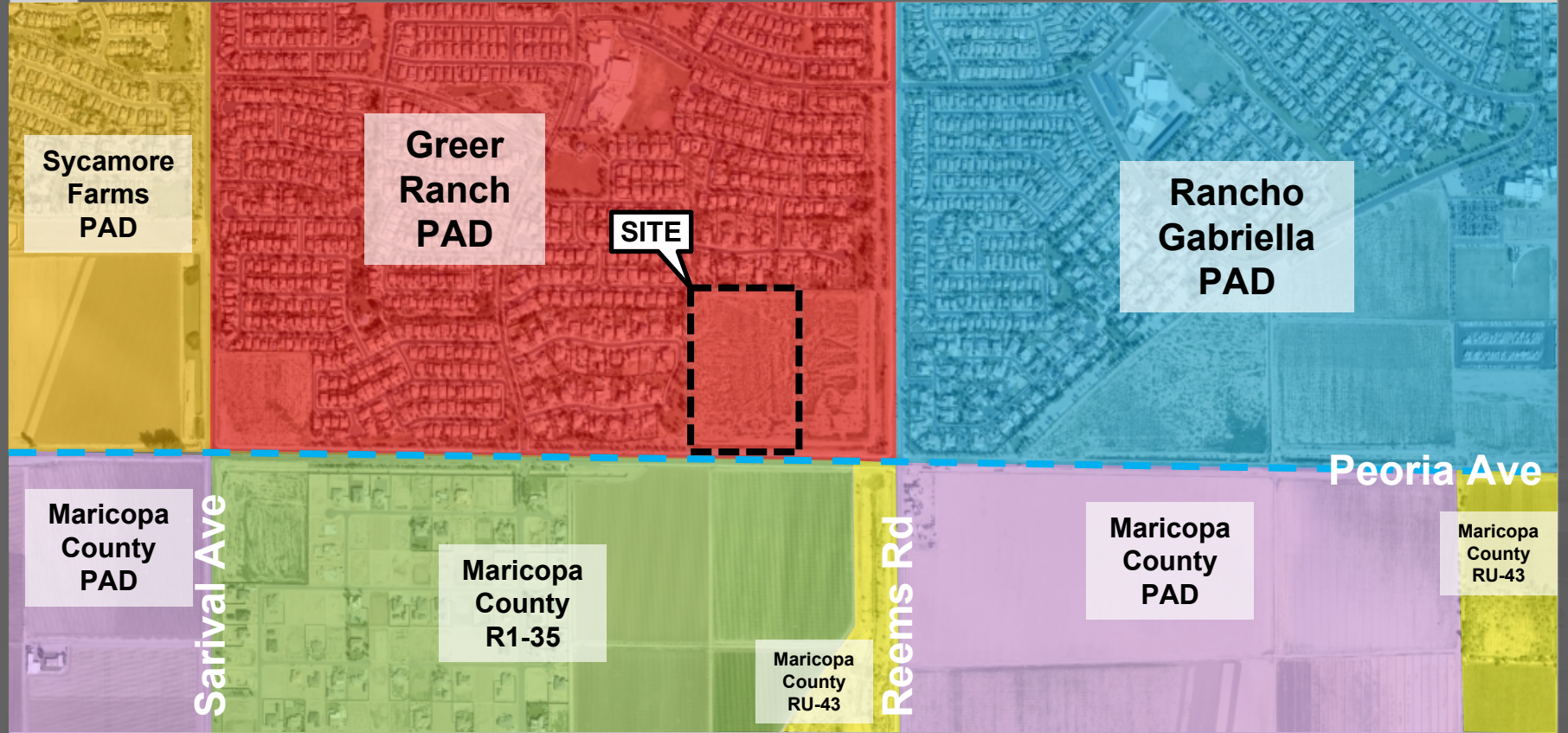
VICINITY MAP

FS19-382
Stonefield PADA



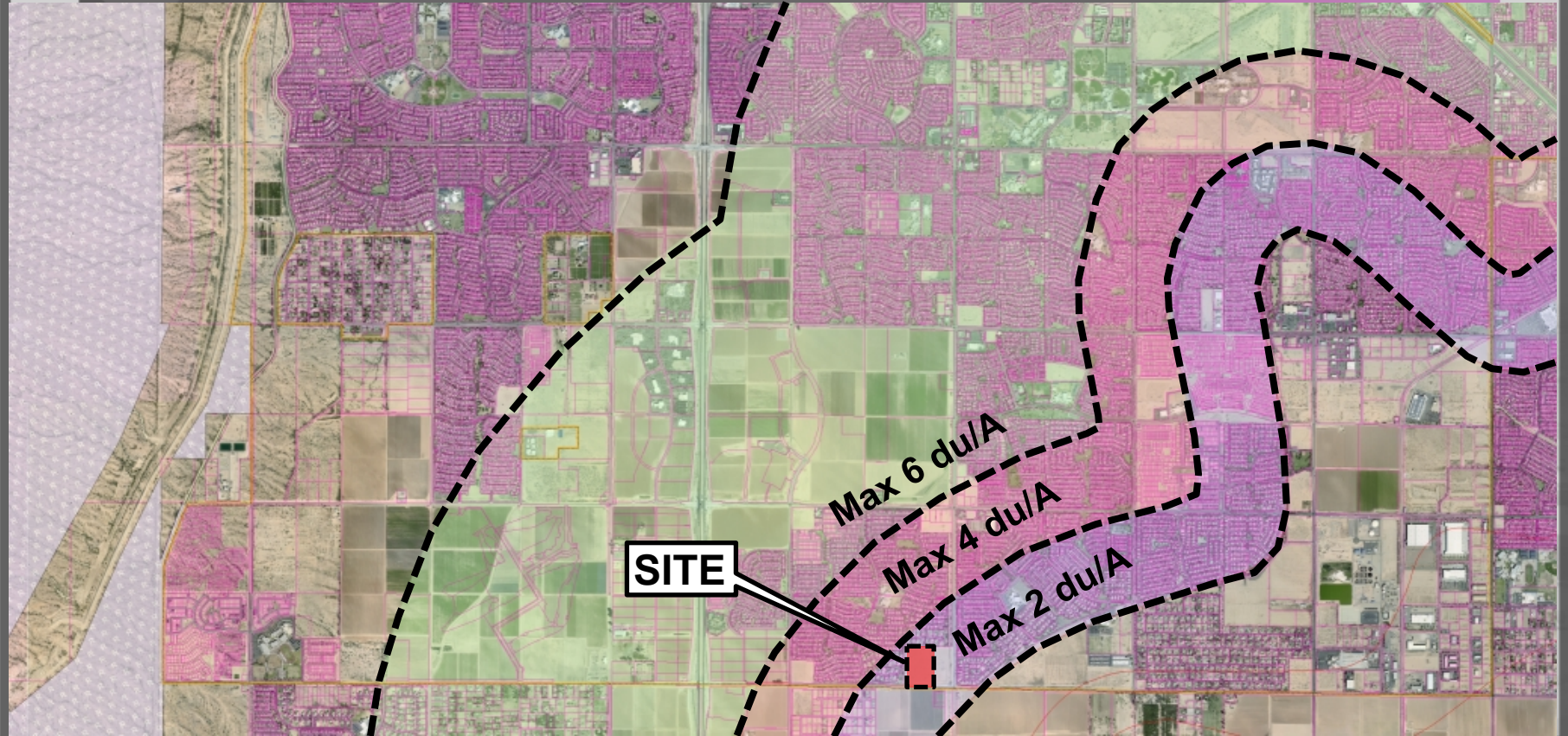
ZONING MAP

FS19-382
Stonefield PADA

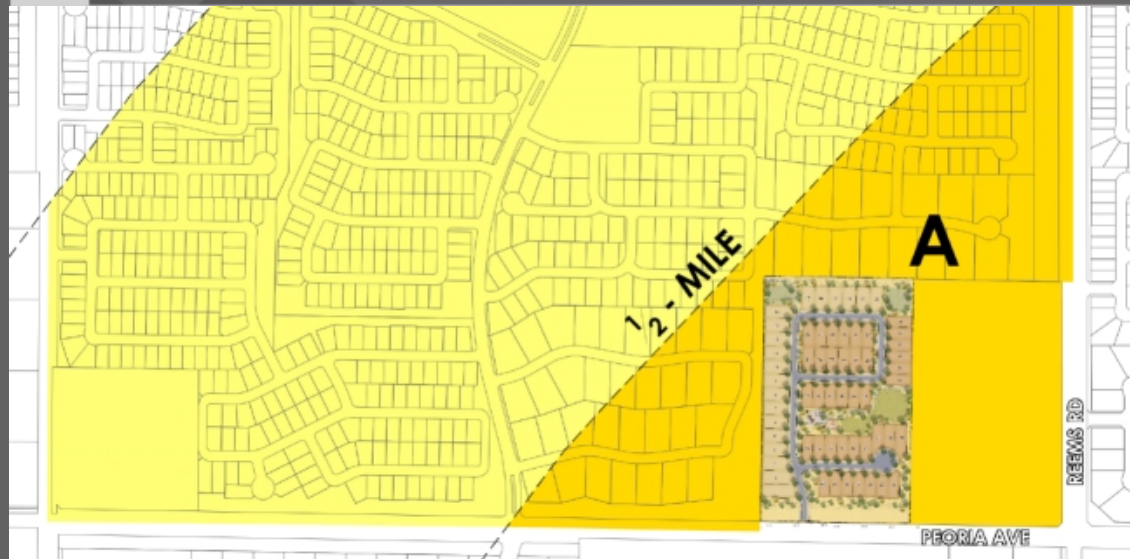


LUKE GDC MAP

FS19-382
Stonefield PADA

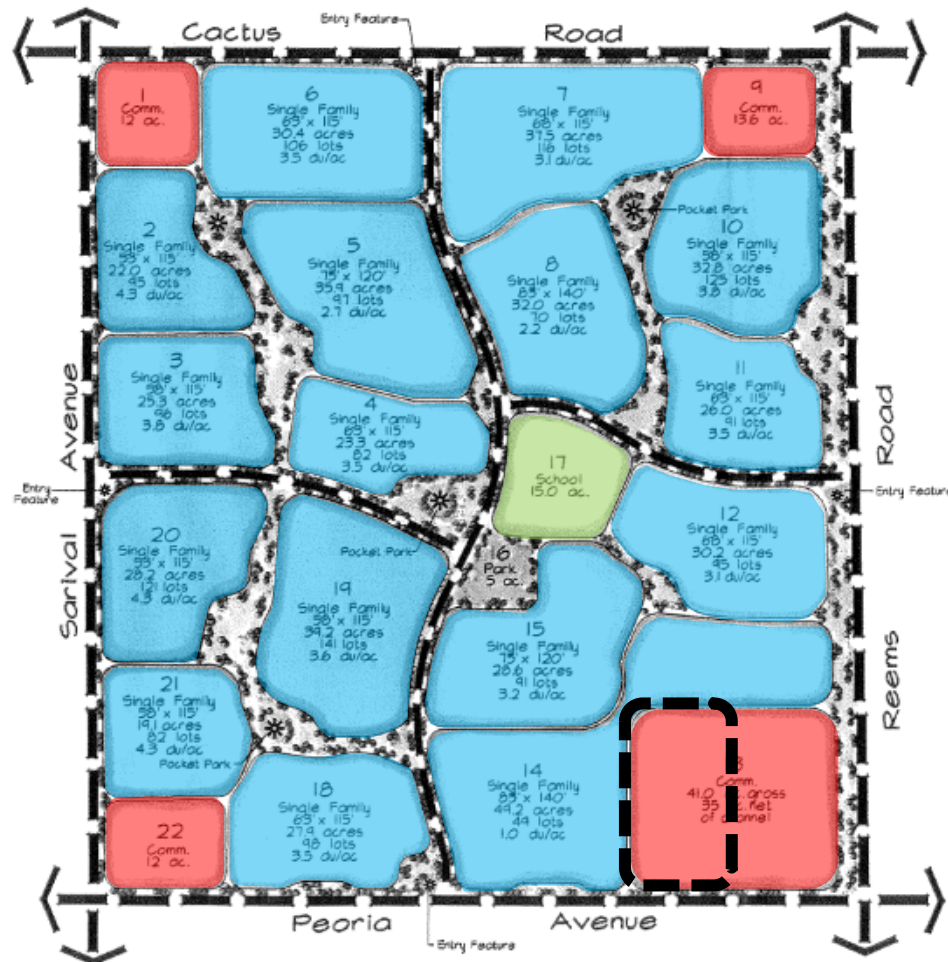


LUKE GDC



SITE DATA

AREA A:	(< 1/2-MI FROM 65 LDN)
AREA:	89 AC
# UNITS:	144
DENSITY:	1.6 DU/AC
AREA B:	(1/2-MI TO 1-MI FROM 65 LDN)
AREA:	345 AC
# UNITS:	1,002
DENSITY:	2.9 DU/AC



- Residential
- Commercial
- School
- Subject Parcel

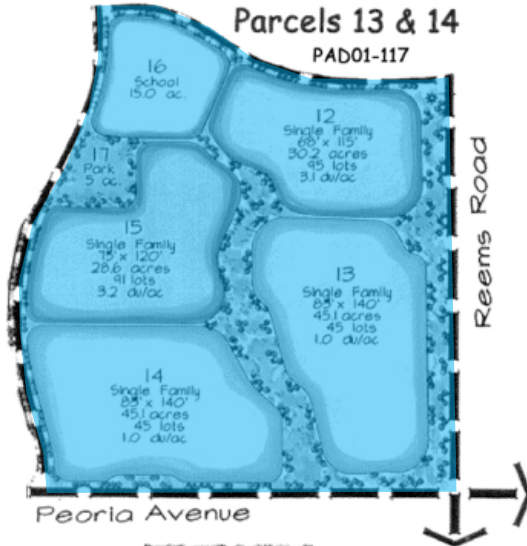


GREER RANCH

PREVIOUS ZONING

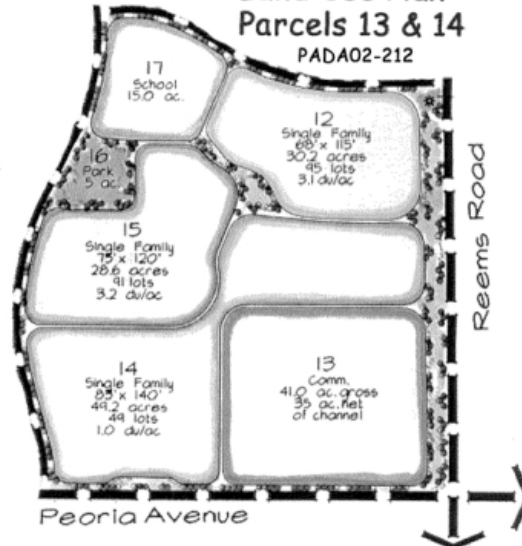
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



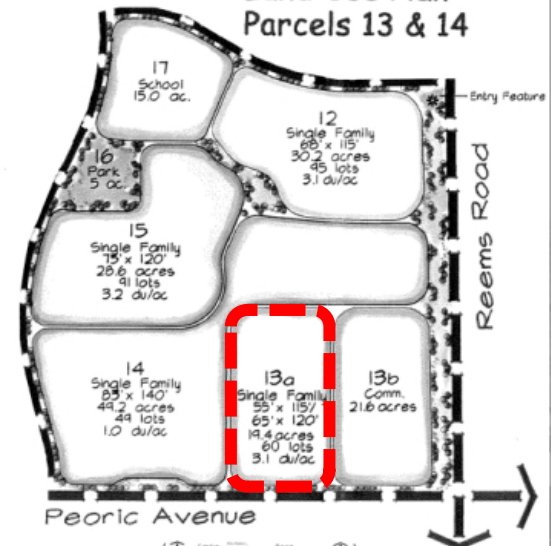
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

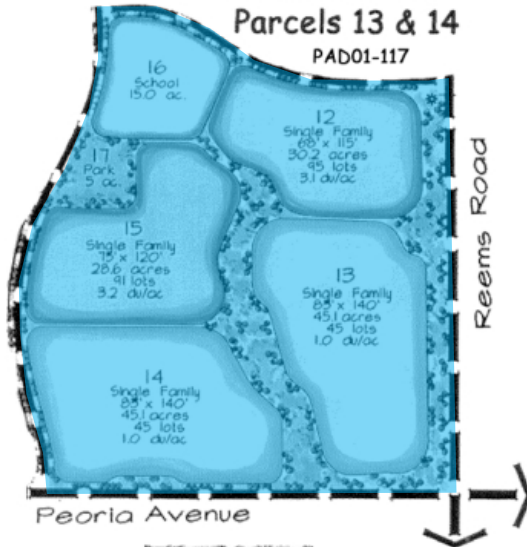
Commercial

Subject Parcel

PREVIOUS ZONING

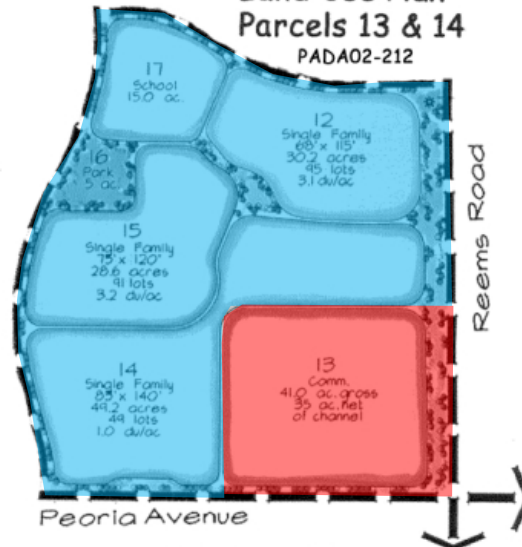
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



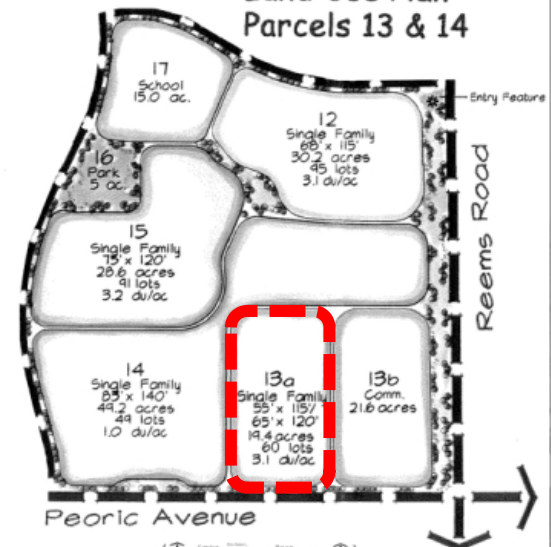
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

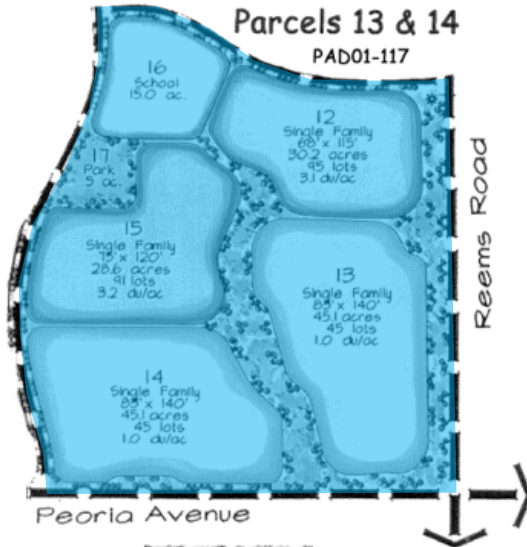
Commercial

Subject Parcel

PREVIOUS ZONING

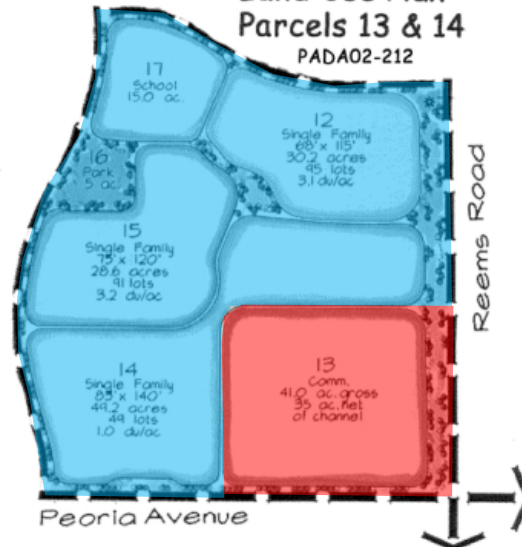
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



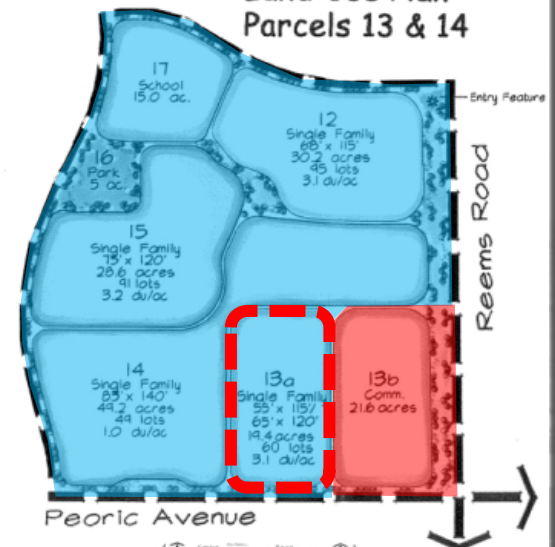
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

Commercial

Subject Parcel



65' Wide

55' Wide

PEORIA AVENUE



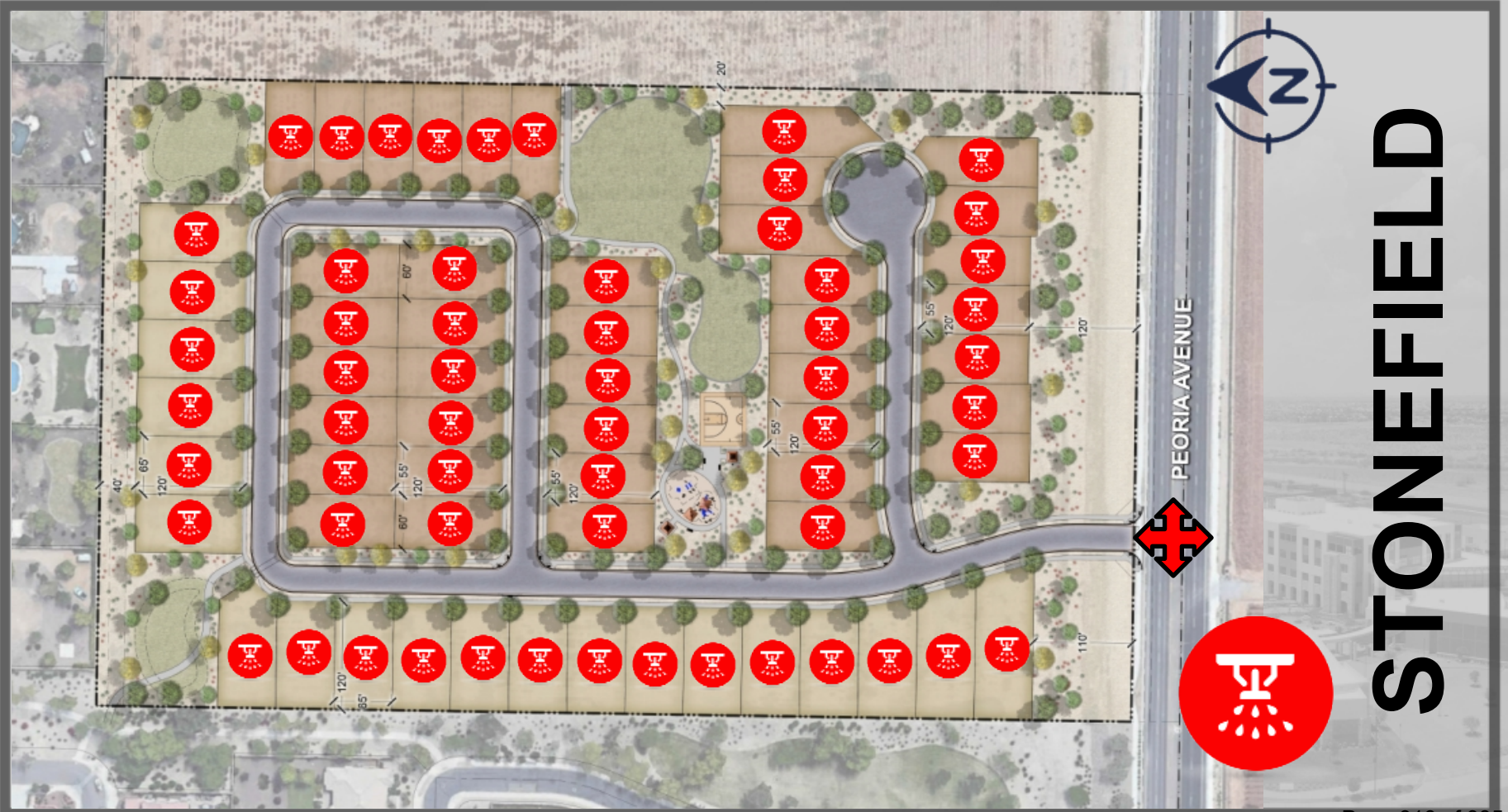
STONEFIELD

Table 3: Parcel 13a Development Standards

Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.



PEORIA AVENUE



STONEFIELD

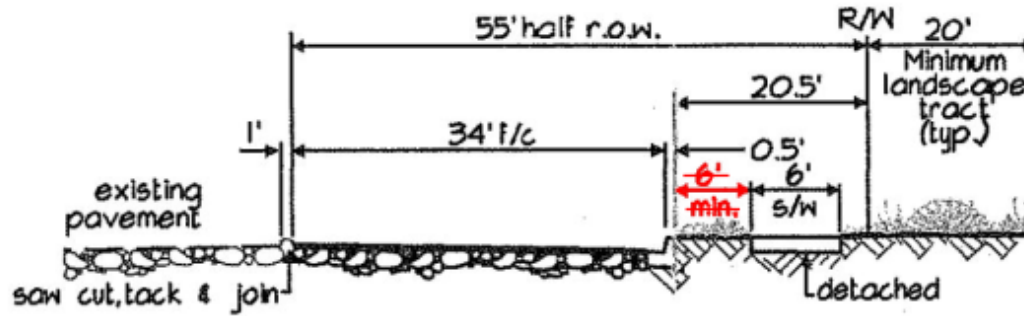


PEORIA AVENUE

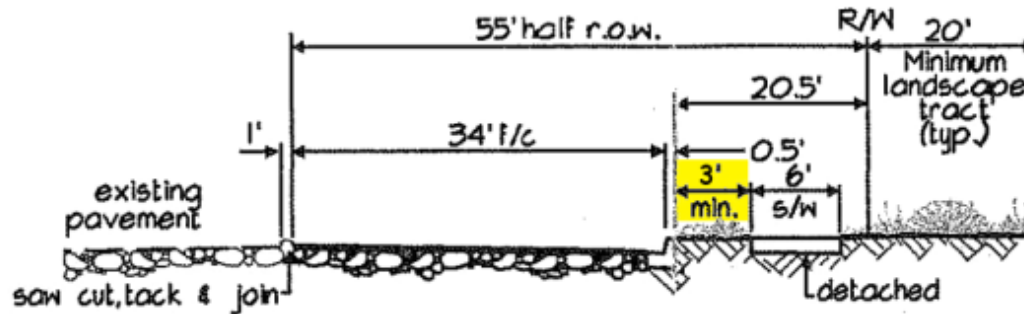
STONEFIELD

PG. 3, PARAGRAPH 3:

The distribution of lot widths, depths, and sizes vary throughout the master plan with slightly smaller lots planned along Sarival Avenue near the northwest corner of the Ranch and slightly larger lots **TRANSITIONING BACK TO SMALLER LOTS** ~~planned~~ along Reems Road near the southeast corner of the Ranch. The slightly smaller lot sizes ~~are~~ located along Sarival Avenue **SERVE** as a density transition to the planned higher intensity Mixed-Use Gateway and Growth Area land uses on the west side of Sarival Avenue. The slightly larger lot sizes **AND SMALLER TRANSITION LOT SIZES** ~~are~~ located closer to the intersection of Peoria Avenue and Reems Road, ~~to~~ respect the ~~lower~~ density transition desired as land uses get closer to the Luke AFB AICUZ Noise contours. ~~These lower~~ **THIS MIX OF** densities ~~are~~ **IS** coupled with the MCFCD drainage channel along Reems Road and the placement of landscaped storm water retention areas near the intersection.



Peoria Avenue Cross Section
(looking west)



Peoria Avenue Cross Section
(looking west)

CROSS SECTION MODIFICATIONS

PAGE 5, PARAGRAPH 2:

The Greer Ranch PAD meets the Single-Family Design Guidelines for all parcels within the ~~R1-8~~ **R1-18** and R1-5 base zoning districts. The PAD does not exceed the “Base Permitted Density” of 3.0 dwelling units per acre established by the Design Guidelines ordinance. The ordinance’s “Determination Lot Category” based on the Permitted Lot Size Mix in Table 1 identifies that Greer Ranch falls under Category C, ~~because the minimum 58-foot wide lot category is the smallest lot size category that exceeds the permitted 15% mix for lot size.~~ None of the proposed lot size categories exceed the 30% criteria. ~~The 58 foot wide lots account for 18.2% of the lots in Greer Ranch.~~ According to the Permitted Densities in Table 2 under Category C at a base density of 3.0 units per acre, Greer Ranch is required to obtain a total of 58 design points to comply with the Single-Family Design Guidelines ordinance.

PAGE 6, DESIGN STANDARD REQUIREMENT LIST COMPLIANCE:

A1	No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.	No category contains more than 30% of lots; category D C contains the highest percentage at 28.4% 27.5% .
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	Item A3 reduces this requirement; the PAD complies with item A3.
A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%	We have 11.6% 19.0% of our lots in categories F and G; and 28.9% 32.1% in categories E, F, and G; the PAD complies

ZONING CODE, SEC.122-22.B.1.A:

- 1) The maximum size of residential blocks within a subdivision shall either:
 - a. Generally have a width ranging from 200 to 400 feet, and a length ranging from 400 to ~~800~~ 950 feet in length; measured along the center line of the street and between intersecting street center lines; or
 - b. Be designed to accommodate no more than ten single-family residential lots on either side of a local street to equal a not-to-exceed combined total of 20 single-family detached residential lots per block.



BLOCK LENGTH MODIFICATIONS

PAD REZONE

Citizen Review

July 16, 2019 at 6 pm

Sonoran Heights Elementary School

Recommendation

The Planning and Zoning Commission will hear the case on September 19th, 2019 and render a recommendation which staff will bring forward to City Council.

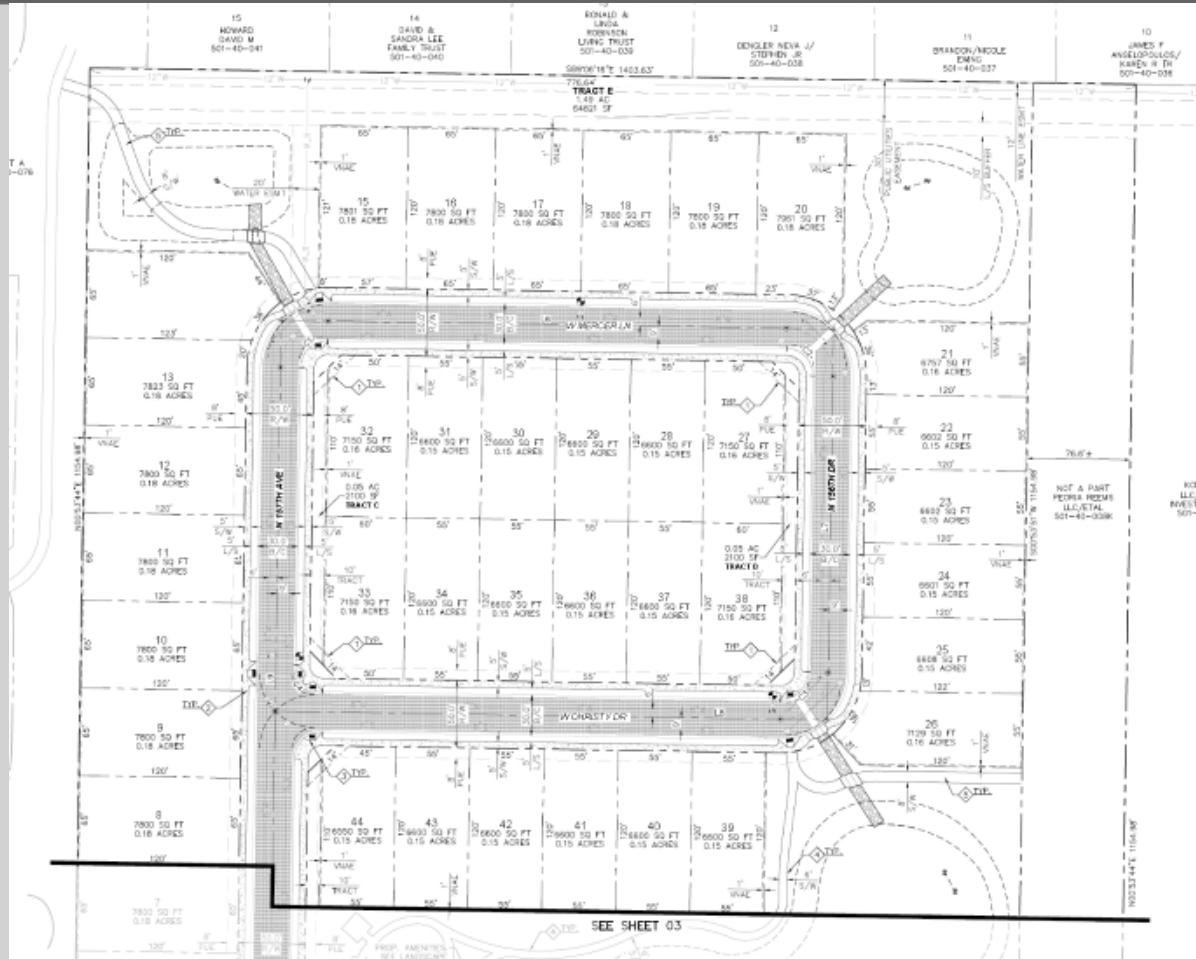


FS19-382

Stonefield at Greer Ranch

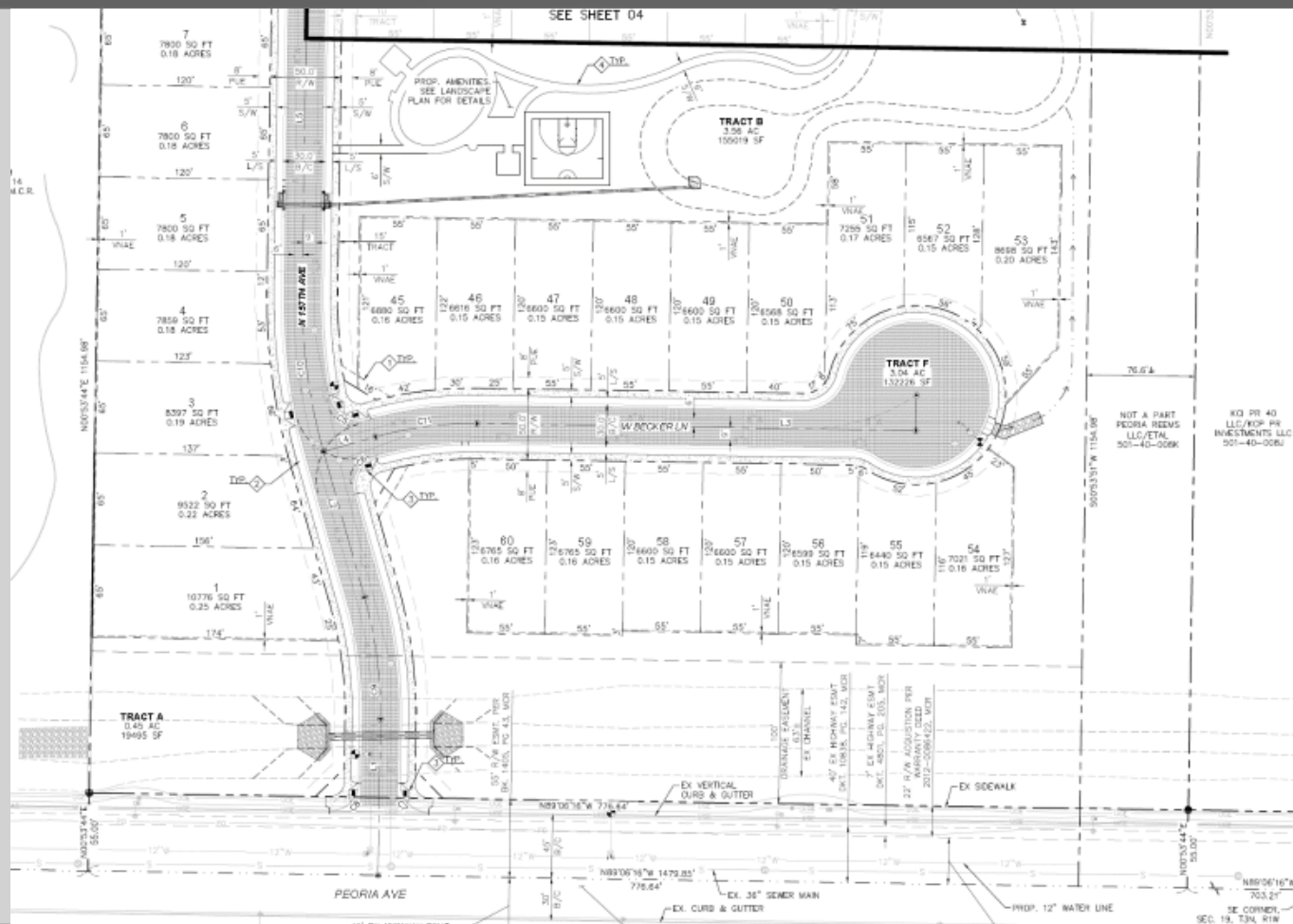
Preliminary Plat

Planning and Zoning Commission – September 19, 2019



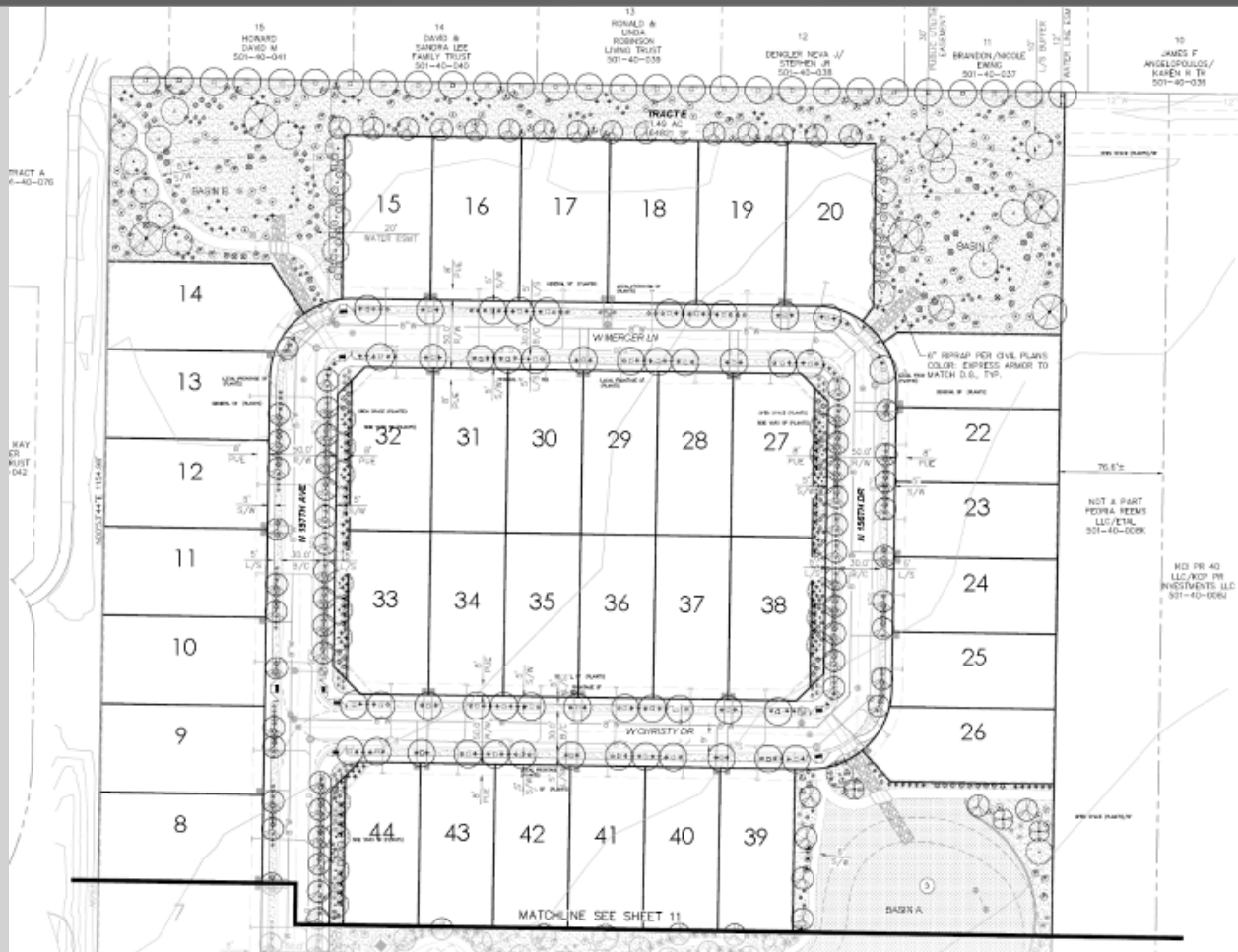
PRELIMINARY PLAT

PRELIMINARY PLAT





LANDSCAPE





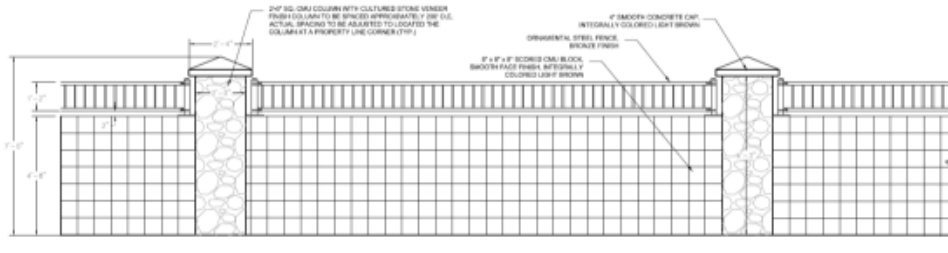
LANDSCAPE PLANS

WALL PLANS





1 THEME WALL



2 PARTIAL VIEW FENCE



WALL PLANS

- A. Development and use of the site will be consistent with the Preliminary Plat entitled “Preliminary Plat for Stonefield Subdivision,” prepared by Kimley Horn, stamped received June 26, 2019.
- B. Landscaping of the site will be consistent with the Landscape Plan entitled “Preliminary Plat for Stonefield Subdivision,” prepared by Kimley Horn, stamped received June 26, 2019.
- C. The Preliminary Plat, prepared by Kimley Horn, date stamped July 26, 2019, will be revised and submitted for review to include the following modifications:
 - 1. Sheet one (1): Zoning Information: Adjacent Zoning: North: The APN will be removed.
 - 2. Sheet 4: Lot 14: The lot information, including lot number, lot square footage, and lot acreage, will be provided.

- D. The Landscaping Plan prepared by Kimley Horn, date received July 26, 2019, will be revised and submitted for review to include the following modifications:
1. Sheets 11 and 12: Sight visibility triangles at all local street intersections will be labeled.
 2. Sheets 11 and 12: Trees within visibility triangles will be removed.
 3. Sheet 13: Sight visibility triangles at all local street intersections will be provided.
 4. Sheet 13: Walls, including theme walls, will not extend into sight visibility triangles.
 5. Sheet 13: A theme wall will be provided along the rear of Lots one (1) through 14.
 6. Sheet 13: A view wall will be provided along the northern edge of Lots 15 through 20.

- E. All civil comments, on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior to final plat approval and issuance of civil construction permits.
- F. The AutoCAD file received, July 29, 2019 shall be revised and submitted for review to include the following modifications:
 - 1. AutoCAD files will contain the same information as provided on sheets 1 and 2 for the ALTA Survey drafted by Superior Surveying Services.
 - 2. Provide any revisions requested by other reviewers in AutoCAD format.
- G. All homes will have Fire Sprinklers installed.
- H. 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.

PRELIMINARY PLAT

Citizen Review

July 16, 2019 at 6 pm

Sonoran Heights Elementary School

Recommendation

The Planning and Zoning Commission will hear the case on September 19th, 2019 and render a recommendation which staff will bring forward to City Council.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 1, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to the recording of a blank petition for annexation pursuant to ARS § 9-471, pertaining to a certain 30.84 acres of property that is contiguous to the City of Surprise located on the east side of 175th Avenue, one-quarter mile north of Cactus Road, Maricopa County, Arizona; Resolution # 2019-115.

Motion:

I move to approve Resolution #2019-115.

Background:

Paragon Management Inc. seeks annexation of a developed parcel generally located on the east side of 175th avenue, one-quarter (1/4) mile north of Cactus Road. The annexation proposal is for a 30.84 acre parcel under single ownership of unincorporated land adjacent on four (4) sides by the City of Surprise.

Objective Analysis:

The proposed annexation will eliminate a county island from within the city.

Policy Compliant:

Annexation of this property is compliant with Council policy by expanding the range of influence of the City.

Financial Impact:

This county island already receives some city services, such as police and fire response, but formal annexation could result in some positive direct financial impact.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS19-445 - Paradise Education - Staff Report - 100119
2. 01 - FS19-445 - Paradise Education - Annexation Petition - 100119

3. 02 - FS19-445 - Paradise Education - Legal Description - 100119
 4. 03 - FS19-445 - Paradise Education - CD Director Affidavit - 100119
 5. 04 - FS19-445 - Paradise Education - Public Engagement - 100119
 6. 05 - FS19-445 - Paradise Education - Tentative Schedule - 100119
 7. 19.09.16 EVR Res. 2019-115 Paradise Education Annexation
-



Case: FS19-445

Project Name: Paradise Education Annexation

Council District: 3 - Mesquite

City Council Date: October 1, 2019

Planner: Hobart Wingard, Planner II

Owner: Paragon Management Inc.

Applicant: Paragon Management Inc.

Request: Intent to Annex

Site Location: Generally, on the east side of 175th avenue, one-quarter (1/4) mile north of Cactus Road

Site Size: Approximately 30.84 acres

Introduction:

Paragon Management Inc. seeks annexation of a developed parcel generally located on the east side of 175th avenue, one-quarter (1/4) mile north of Cactus Road. The annexation proposal is for a 30.84 acre parcel under single ownership of unincorporated land adjacent on four (4) sides by the City of Surprise.

Project Description:

The property is currently zoned Maricopa County Rural-43. If annexed, the property will assume similar Rural Residential (RR) zoning of the Surprise Unified Development Code (SUDC).

Arizona Revised Statutes require the filing of a blank annexation petition. The blank petition relating to the subject property is to be recorded with the Maricopa County Recorder's Office. Arizona Revised Statutes also require that no signatures be obtained during the first 30 days following the filing of the blank petition and that a public hearing must be held during the last 10 days of the 30-day waiting period. Once the public hearing is held and the 30-day waiting period has ended, signatures may be collected. State statute further requires that an excess of 50% of the land owners and assessed valuation for all real and personal property sign the petition in order to validate the petition. State statute also allows up to one year following the end of the 30-day period to obtain the required number of signatures.

43 **Summary:**

44 The proposed annexation is requested by the single ownership of a 30.84 acre parcel
45 and only requires one signature after the Arizona Revised Statutes required 30-day
46 waiting period that concludes on November 5, 2019. Upon receiving that signature,
47 Paradise Education will be eligible for annexation by the City of Surprise City Council.
48 The parcel to be annexed complies with all requirements for size, shape, and contiguity
49 set forth in the Arizona annexation statutes.

50

51 **Attachments:**

- 52 01 – Annexation Petition
- 53 02 – Legal Description
- 54 03 – CD Director Affidavit
- 55 04 – Public Engagement
- 56 05 – Tentative Schedule
- 57 06 – Resolution 2019-115

ANNEXATION PETITION

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

We, the undersigned, the owners of one-half or more of the real and personal property that also represents one-half or more of the value of the real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter described, said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked **Exhibit B** and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of A.R.S. §9-471, and amendments thereto are fully observed.

The description of the territory proposed to be annexed, not already within the present limits of the City of Surprise and located in Maricopa County, Arizona, is as described and attached hereto, marked **Exhibit A** and made part thereof:

PARCEL NUMBER OR LEGAL DESCRIPTION	MAILING ADDRESS	NAME OF PROPERTY OWNER	PHONE NO
502-04-002T	12775 N 175TH AVE SURPRISE 85388	PARAGON MANAGEMENT INC.	623-455-7405

SIGNATURE OF PROPERTY OWNER	DATE

Exhibit A

Metes and Bounds Legal Description of Paradise Honors School Annexation Area

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE CENTER OF SECTION OF SAID SECTION 14, BEING MARKED BY AN ALUMINUM CAP FLUSH, BEARS NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 2640.44 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 14, 1332.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE. NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 906.16 FEET;

THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, NORTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, 1084.43 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS WEST, 44.60 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS EAST, 570.96 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 633.83 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 01 SECONDS WEST, 584.03 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 28 SECONDS EAST, 316.94 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 48 SECONDS WEST, 1077.68 FEET TO THE POINT OF BEGINNING.

Exhibit A

Metes and Bounds Legal Description of Paradise Honors School Annexation Area

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE CENTER OF SECTION OF SAID SECTION 14, BEING MARKED BY AN ALUMINUM CAP FLUSH, BEARS NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 2640.44 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 14, 1332.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE. NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 906.16 FEET;

THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, NORTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, 1084.43 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS WEST, 44.60 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS EAST, 570.96 FEET;

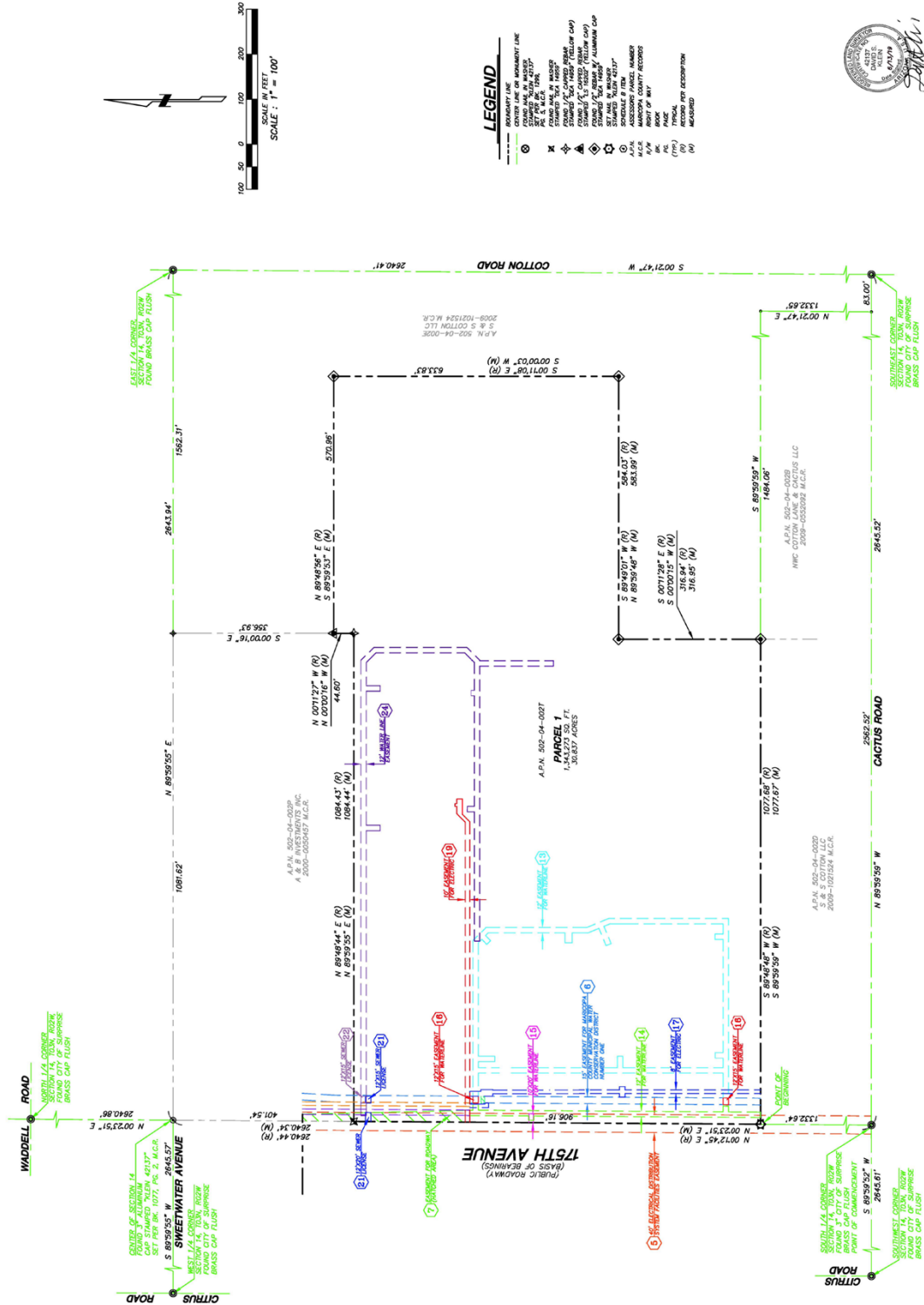
THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 633.83 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 01 SECONDS WEST, 584.03 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 28 SECONDS EAST, 316.94 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 48 SECONDS WEST, 1077.68 FEET TO THE POINT OF BEGINNING.

Map of Paradise Honors School Annexation Area



AFFIDAVIT REGARDING ANNEXATION

Personally appears before me, Chris Boyd, who, first being duly sworn, deposes and says as follows:

1. I make this affidavit of my own personal knowledge.
2. I am the duly appointed Community Development Director of the City of Surprise, Arizona and I am qualified to make this affidavit on behalf of and for the City.
3. I have made a diligent search of the records of the Office of the Clerk of the City of Surprise and of the Office of the Maricopa County Recorder for any annexation filing which might involve territory sought to be annexed in the City of Surprise Annexation Petition, which is filed herewith, with exhibits, in the Office of the Maricopa County Recorder.
4. I hereby affirm, pursuant to A.R.S. §9-471(A)(6), that no part of the territory associated with Surprise Case #FS19-445 for which the attached Annexation Petition is filed is already subject to an earlier filing for annexation.

FURTHER AFFIANT SAYETH NOT.



Chris Boyd, Acting Surprise Community Development Director

SWORN TO AND SUBSCRIBED before me

This 28th day of August, 2019



Notary Public for the State of Arizona



My commission expires: 10/8/2019

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Paradise Education Annexation

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted neighboring residents within City limits and Maricopa County Planning.

OBJECTIVES:

Paradise Education seeks to annex developed land generally located on 175th Avenue between Cactus Road and Sweetwater Avenue. The annexation proposal is for 30.84 acres of unincorporated land.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 09/18/2019 to 10/18/2019

Future Council Work Session/Meetings target dates City Council 10/03/2019

Election dates (if applicable)

Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☐ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☒ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☒ Website updates

Paradise Honors - Tentative Schedule (Annexation)			
(as of August 27, 2019)			
Item	Date	Responsible Party	Notes
Submit Public Participation Report		Applicant	Hold Citizen Outreach meeting and write Public Participation Report
Surprise City Council takes action on the Resolution for the Intent to Annex	October 1, 2019	Surprise	City Council directs staff to process annexation application
Surprise Staff files blank petition: 30-Day "waiting period" begins	October 2, 2019	Surprise	30-day Waiting Period begins
Site Postings for City Council meetings		Applicant	
Public Notice sent to the newspaper for City Council meetings		Surprise	Meets minimum 15 day requirement plus processing time by the newspaper
Public Notice mailed to neighbors for City Council meetings		Surprise	Meets minimum 15 day requirement
Surprise City Council holds public hearing within final ten days of 30-day waiting period to discuss the annexation proposal	November 5, 2019	Surprise	To occur 20+ days after recording but within the last 10 days of 30-day "waiting period"
Begin gathering signatures	November 6, 2019	Applicant	Return signed petitions as soon as possible
Submit Signed Petition to be on December 3rd Council meeting	November 12, 2019	Applicant	
City Council Public Hearings: Take action on Annexation Ordinance	December 3, 2019	Surprise / Applicant	City Council hearing moved from September 3 due to Labor Day (replaces P&Z meeting)
Annexation Effective Date-after 30-day challenge period ends	December 3, 2019		Annexation effective

RESOLUTION # 2019-115

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DIRECTING THE RECORDING OF A BLANK PETITION FOR ANNEXATION PURSUANT TO A.R.S. § 9-471, PERTAINING TO A CERTAIN PROPERTY THAT IS CONTIGUOUS TO THE CITY OF SURPRISE CONSISTING OF 30.84 ACRES LOCATED ON THE EAST SIDE OF 175TH AVENUE, ONE-QUARTER MILE NORTH OF CACTUS ROAD, MARICOPA COUNTY, ARIZONA

WHEREAS, it has been proposed that the City of Surprise annex a certain property within the southeast quarter of section 14, township 3 north, range 2 west of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, generally located on the east side of 175th avenue, one-quarter mile north of Cactus Road, more particularly described in the attached Exhibit A;

WHEREAS, the area to be annexed adjoins the exterior boundary of the City of Surprise for at least 300 feet and is otherwise contiguous to the City; and

WHEREAS, A.R.S. § 9-471(A)(1) requires that the City file, in the office of the Maricopa County, Arizona Recorder, a blank petition setting forth the legal description, attached hereto as Exhibit A, and an accurate map of the exterior boundaries of the territory proposed to be annexed, attached hereto as Exhibit B.

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

Section 1. The City Clerk shall record with the Office of the Maricopa County Recorder a blank annexation petition containing the legal description of the property, attached hereto as Exhibit A, and an accurate map of the exterior boundaries of the territory proposed to be annexed, attached hereto as Exhibit B. The City Clerk shall also record a sworn affidavit verifying that no part of the territory proposed to be annexed is already subject to an earlier filing for annexation. The City Clerk shall also record a sworn affidavit verifying that no part of the territory proposed to be annexed is already subject to an earlier filing for annexation.

Section 2. The City Clerk shall call a public hearing for the purpose of consideration of the proposed annexation, said hearing to be noticed for a date approximately 21 days after filing the blank annexation petition, in accordance with A.R.S. § 9-471 (A)(3).

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

APPROVED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

Metes and Bounds Legal Description of Paradise Honors School Annexation Area

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE CENTER OF SECTION OF SAID SECTION 14, BEING MARKED BY AN ALUMINUM CAP FLUSH, BEARS NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 2640.44 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 14, 1332.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE. NORTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 906.16 FEET;

THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, NORTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, 1084.43 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS WEST, 44.60 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS EAST, 570.96 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 633.83 FEET;

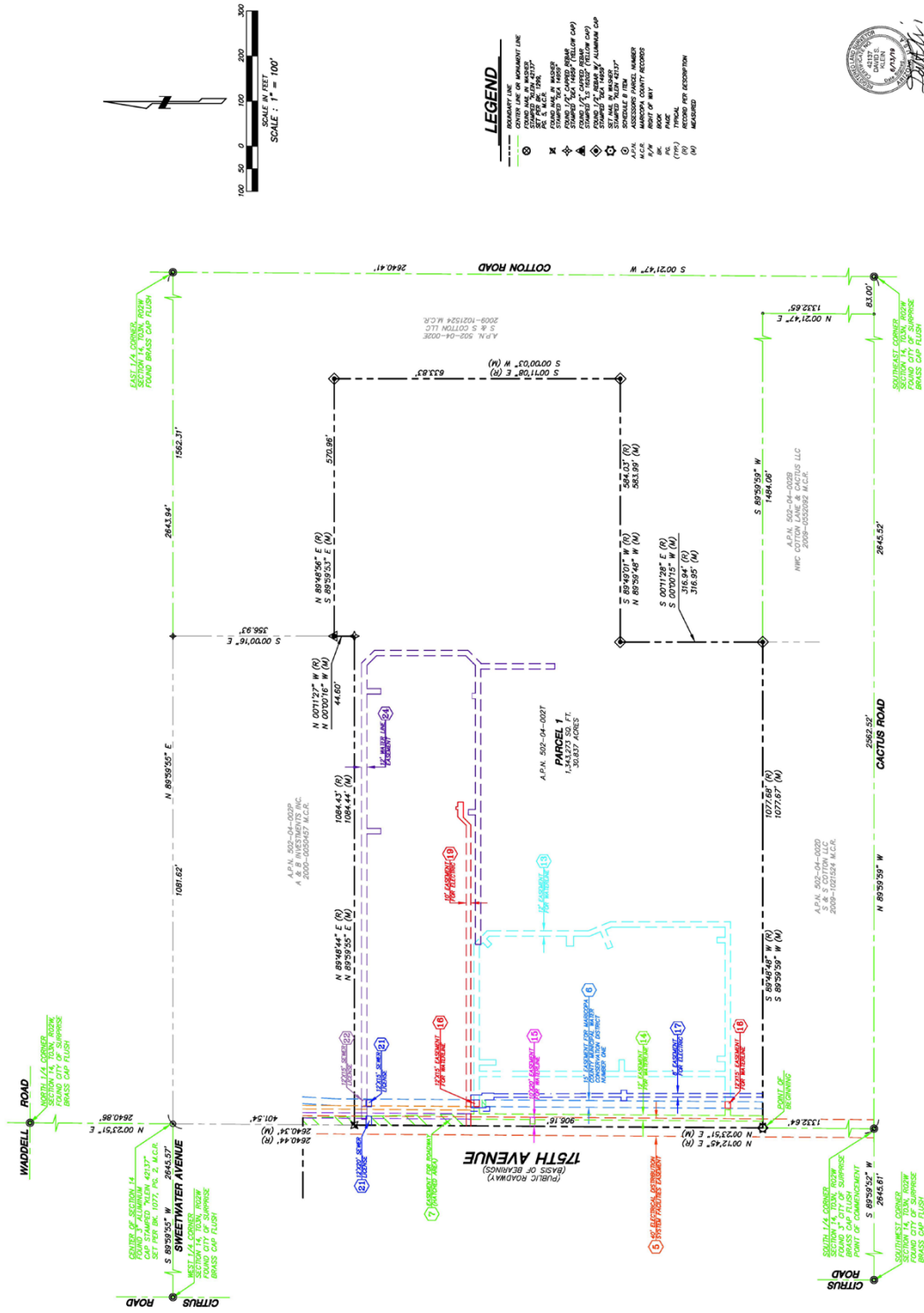
THENCE SOUTH 89 DEGREES 49 MINUTES 01 SECONDS WEST, 584.03 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 28 SECONDS EAST, 316.94 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 48 SECONDS WEST, 1077.68 FEET TO THE POINT OF BEGINNING.

Exhibit B

Map of Paradise Honors School Annexation Area



Resolution #2019-115
RFLS #6956
Rev 05/19



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 1, 2019 Contact Person: Steven Chang
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to Surprise Municipal Code by adding Chapter 54, Article III, Section 54-58, establishing a temporary pilot program for shared active transportation vehicles (e-bicycles and e-scooters); Ordinance #2019-26.

Motion:

I move to approve Ordinance #2019-26.

Background:

Throughout the nation, cities and counties have taken various approaches to regulating e-scooters since their appearance in the last two years. In August 2019, e-scooters appeared within the the City of Surprise rights-of-way. Needless to say, unregulated deployment and use of e-bicycles and e-scooters within the City's rights-of-way creates practical and legal issues.

Given the lack of uniform treatment throughout the nation and the newness of the technology, City staff believes it would be best to conduct a pilot program to explore the various issues involved and how they will be best resolved here in Surprise, prior to adopting more permanent legislation. Consequently, staff is recommending the adoption of an ordinance providing for that pilot program for a period of 180 days, at the end of which there should be more information and experience with e-scooters allowing the City to, at that point, consider a permanent ordinance that addresses the issues and practicalities unique to the City of Surprise while still meeting the needs to our citizens, the vendors and the City itself.

Objective Analysis:

No commercial venture may legally operate in city rights-of-way without regulation and permitting or licensing. However, because cities and counties nation-wide are struggling with best practices to effectively balance the needs of the riders, vendors and the public at large, and implementation in Surprise will be unique to any other communities, it makes sense to conduct a trial time period during which various issues of regulation can be studied and best approaches can be identified. The proposed ordinance is designed to do exactly that. It allows the City to enter into agreements with vendors so long as no more than 100 e-scooters and/or e-bicycles are deployed. Further, should the experiment prove unworkable, it allows the City to terminate it at any time with appropriate notice to the vendors.

It is staff's intent that we use this time period to draft an ordinance which will regulate e-scooters and e-bicycles in a way that best balances the needs of all who are involved.

Policy Compliant:

This proposed ordinance is within the City's authority under state law to regulate and control City rights-of-way. At the same time, the proposed ordinance furthers the City's practice of seeking business regulations which are minimally restrictive all while protecting the interests of our citizens and the City.

Financial Impact:

There should be no direct financial impact upon the City. Resources are already in place through which the City will enforce this temporary ordinance.

Budget Impact:

There should be no budget impact as the ordinance will not require additional personnel nor resources.

FTE Impact:

This item does not have an impact on current staff levels at this time.

ATTACHMENTS:

1. Final City Council Reg Session Pres-10-01-19
 2. 19-23-09 ORDINANCE 2019-26 E-Scooter Pilot Program final
-



Shared Active Transportation Vehicles

City Council Regular Session, October 1, 2019
Community Development Department



Overview of Ordinance

- Program Elements and Vendor Restrictions
- Rider Restrictions

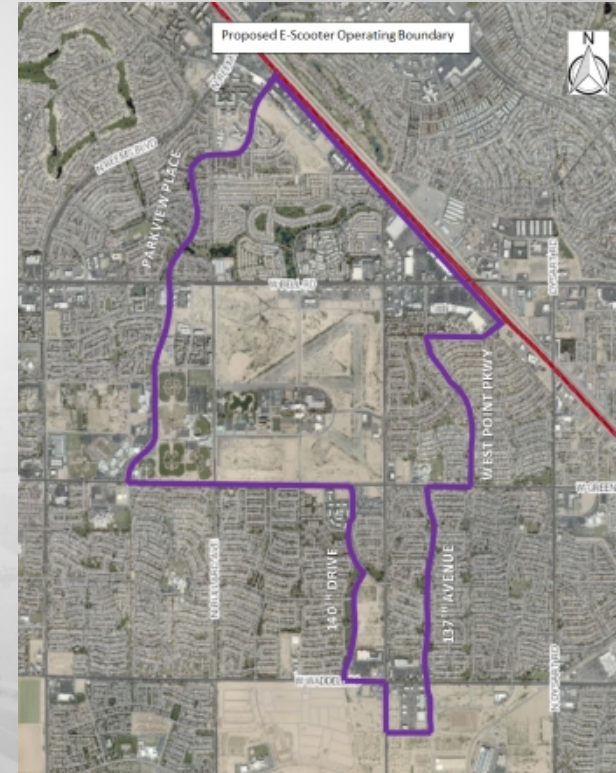


Time Period

The term of the Pilot Program will be for 180 days to allow sufficient time to evaluate various aspects of the program. See subsection (c).

Geographical Scope

To be determined:
Commercial area around City
Hall to Grand Avenue
Commercial area at Waddell
and Litchfield



Vendor Restrictions

- On-board technology with remote check out and real time GPS technology;
- Speeds limited to 20 mph for bicycles and 12 mph for scooters
- Cap of 100 vehicles total for all vendors





Deployment

- Prohibited in parks, in front of residences, blocking sidewalk, fire hydrants, parking spaces, etc.
- Deployed upright, in groups of 3, spacing in-between
- Cannot block access to bike racks or commercial establishments

Geo-fencing

- Required to be programmed to:
 - Encourage end of ride placement at vendor's locations
 - Notify vendor when they are taken outside of the permissible geographical scope





Vendor Response

- Respond within two hours when notified about incorrectly parked or operating SATV
- If no response, City can remove and impound
- Vendor must pick up impounded SATV within 2 business days or risk forfeiture



Rider Restrictions

- Treated like a bicyclist unless special restrictions
- Helmets encouraged
- Ridden on sidewalk in direction of traffic where no bike lane and roadway is more than 25 mph; must yield to pedestrians and pass on left

More Rider Restrictions

- Cannot ride when utilizing crosswalk
- Needs lights and reflectors at night
- One rider, no passengers per SATV
- Must be at least 18 yoa





QUESTIONS OR COMMENTS?

Thank You

ORDINANCE # 2019-26

A TEMPORARY ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE SURPRISE MUNICIPAL CODE, BY ADDING CHAPTER 54, ARTICLE III, SECTION 54-58, TEMPORARY SHARED ACTIVE TRANSPORTATION VEHICLE (SATV) PILOT PROGRAM; INCLUDING SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND TEMPORARILY SUPERSEDING CONFLICTING ORDINANCES.

WHEREAS, Arizona law expressly provides municipalities with exclusive control over their respective streets, sidewalks, and rights-of-way;

WHEREAS, the City of Surprise exercises this authority to protect its rights-of-way by regulating all commercial activities and enterprises therein;

WHEREAS, Arizona law also expressly grants municipalities the authority to regulate or prohibit, among other vehicles, Electric bicycles and Stand-up electric scooters within its corporate boundaries;

WHEREAS, in August 2019, Shared Active Transportation Vehicles ("SATV") appeared in the City's public rights-of-way and on public property;

WHEREAS, the rapid introduction and implementation of a Shared Active Transportation Vehicle System, when unregulated, may create serious public health and safety concerns for pedestrians, bicyclists, drivers, and users of SATVs;

WHEREAS, SATVs are also considered a nuisance, when they are improperly parked or abandoned on City streets, sidewalks or other public rights-of-way;

WHEREAS, a properly implemented SATV system may contribute to the City both as a short-distance transportation option and an activity that stimulates the economy;

WHEREAS, without immediate regulatory action to manage the use and operation of SATVs, the safety and well-being of users of City rights-of-way will be at risk and serious accidents may occur;

WHEREAS, it would be in the best interest of the City of Surprise and the general public to study the use and operation of SATVs to determine how best to regulate this proposed new transportation system in the City of Surprise;

WHEREAS, a one hundred and eighty (180) day Pilot Program for a SATV System (the “Pilot Program”) will be utilized to study and understand the proper use and safe Deployment of SATVs on the City streets and rights-of-way; and

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

Section 1. Chapter 54, Article III, of the Surprise Municipal Code is amended by adding Section 54-58 pertaining to Temporary Shared Active Transportation Vehicle System Pilot Program to read as follows:

Sec. 54-58. Purpose and Intent; Temporary Shared Active Transportation Vehicle Pilot Program.

(a) Introduction.

The State of Arizona has granted municipalities express authority to regulate or prohibit the operation of Electric bicycles and Stand-up electric Scooters. It is the purpose and intent of this Section to provide for regulation to protect the safety of pedestrians, bicyclists, and users of Shared Active Transportation Vehicles. It is in the public interest to regulate the use of Shared active transportation vehicles within public rights-of-way, including but not limited to, public sidewalks.

The purpose of this Pilot Program is to permit and govern a temporary program to test the deployment and use of a Shared Active Transportation Vehicle System within the City of Surprise.

This Pilot Program will allow the City of Surprise to learn and gain knowledge about Shared Active Transportation Vehicle Systems and the unique issues created by their implementation in the City of Surprise, to ensure that such mobility-sharing systems are consistent with the City’s policies, objectives and the City’s general plan goals; and account for the safety and well-being of bicyclists, pedestrians, business owners, and all other users of the public property and rights-of-way within the City.

The Pilot Program will allow the City to explore a new multi-modal transportation option and assess whether this new option is beneficial or detrimental to achieving the City’s goals.

(b) Definitions.

- (1) *City*: City of Surprise.
- (2) *Deployment*: Placement of an SATV by the Operator at a location within the City of Surprise.
- (3) *Electric bicycle*: A two- or three-wheeled vehicle with fully operable

pedals and an electric motor of no more than 750 watts (1 H.P.), the maximum speed of which on a paved level surface, when powered solely by such motor, is 20 MPH.

- (4) *Fleet*: All of the Operator's SATVs in operation within the City's corporate boundaries at any one time.
- (5) *Nighttime*: That period between sunset and sunrise.
- (6) *Operator*: The entity participating in the Pilot Program by entering into the Temporary Operating Agreement with the City, and owning the Shared active transportation vehicles, its agents and contractors (including independent contractors) and every person, agent, or entity retained or employed by the entity to maintain the entity's Shared active transportation vehicles.
- (7) *Parking surface*: Concrete, asphalt bricks or pavers. A parking surface does not include a parking space utilized by motor vehicles or any area of a street between face of curb and face of curb unless otherwise designated.
- (8) *Residential street*: A street with a lawful speed limit of 25 MPH or less.
- (9) *Rider*: Any person who operates or is in actual physical control of a SATV.
- (10) *Rights-of-way*: Any area dedicated for public use as a public street, pedestrian way or other thoroughfare, including but not limited a street, sidewalk, parkway, alley, public transportation path or easement.
- (11) *Shared Active Transportation Vehicle ("SATV")*: A commercially-rented, scooter, bike, or any other mobile vehicle, including but not limited to Stand-up Electric Scooters and Electric Bicycles, excluding motor vehicles as defined by A.R.S. § 28-101, with a self-contained locking mechanism that does not require locking to a bicycle rack, docking system or other structure.
- (12) *Stand-up electric scooter*: A device which weighs less than seventy-five pounds, has two or three wheels, has handlebars, has a floorboard on which person may stand while riding, is powered by an electric motor or human power, or both, has a maximum speed that does not exceed twenty miles per hour, with or without human propulsion.

- (13) *Shared Active Transportation Vehicle ("SATV") System*: One or more SATV deployed within the corporate boundaries of the City of Surprise.
- (14) *Temporary operating agreement*: An agreement entered into between the City of Surprise and an Operator setting forth additional terms and conditions of implementing a temporary SATV system within the City's public rights-of-way, which shall include, but not be limited to, insurance, indemnity, costs, and any other terms and conditions the City deems necessary to protect its rights-of-way and ensure safe implementation of SATV Systems.

(c) Term.

The Term of the Pilot Program, shall commence on the Effective Date of this Ordinance and shall expire one hundred eighty (180) days thereafter. Notwithstanding the foregoing, the Pilot Program shall be terminated upon creation and adoption of a City ordinance governing the operation of SATV Systems.

After the one hundred eighty (180) day Pilot Program, the City may, in its sole and absolute discretion, establish an ordinance governing the operation of SATV Systems. This Pilot Program does not obligate the City, in any way, to allow use of SATV Systems within the City boundaries. If the City adopts a permanent operating ordinance for SATV systems, any Operator that is a participant in the Pilot Program shall be required to comply with the adopted ordinance.

(d) Scope.

This Pilot Program applies to any and all proposed Deployment(s) of SATV Systems within the City's jurisdictional boundaries. Any Operator wishing to deploy SATVs in the City must participate in the Pilot Program and shall sign a Temporary operating agreement that will allow the Operator to participate in the Pilot Program for a period of ninety (90) days. If an Operator has not entered into a Temporary operating agreement, the Operator shall not be permitted to deploy SATVs within the City's rights-of-way or on public property. Deployment of any SATV on City owned property or in the City's rights-of-way without a Temporary operating agreement shall constitute a trespass.

The City reserves the right to terminate the Temporary operating agreement at any time and require the Operator to remove its entire Fleet from within the City's boundaries. If the City exercises its right to terminate a Temporary operating agreement the Operator will have 48 hours, after written notification from the City, to remove its entire Fleet from the City.

(e) Minimum Pilot Program Eligibility Requirements:

- (1) SATV that integrate on-board technology allowing a Rider to check out a vehicle remotely from public rights-of-way will be required to be registered as part of this Pilot Program.
- (2) Electric bicycles and Stand-up electric scooters that have been technically or mechanically restricted by the Operator to not exceed a speed of twenty (20) MPH or twelve (12) MPH, respectively.
- (3) SATVs equipped with an on-board GPS device capable of providing real-time location data so that the Operator knows where each SATV of their Fleet is located at all times.
- (4) Stand-up electric scooters that comply with A.R.S. § 28-819 (F) by having a unique identification that consists of letters or numbers, or both, that is visible from a distance of at least five (5) feet.
- (5) This Pilot Program applies to operations within the City's public rights-of-way.
- (6) The City will offer one form of Temporary operating agreement for all Operators of SATVs as part of the Pilot Program.
- (7) Operators will be allowed to participate for the first ninety (90) days of the Pilot Program per the terms of this Ordinance and Temporary operating agreement. This ninety days may be renewed in the sole discretion of the City.
- (8) There shall be a total Deployment cap of one hundred (100) SATVs within the City at any given time during the Pilot Program period.
- (9) Any SATV that is deployed on private property or property not owned by the City but within the corporate limits of the City will still count towards an Operator's total fleet number and total Deployment cap under the Pilot Program.
- (10) Upon the expiration or termination of the Temporary operating agreement, the Operator shall immediately immobilize their Fleet and remove the Fleet from the City's rights-of-way and public property within 48 hours.
- (11) Operators will provide the City with complete and accurate data as may be required by the Temporary operating agreement.

(f) Deployment.

- (1) Permissible geographic Deployment areas shall be identified with specificity in the Temporary operating agreement. Likewise, the Temporary operating agreement will require geo-fencing of prohibited area such as City parks.
- (2) Deployment of SATVs shall be strictly prohibited within the interior of any City park, in front of single-family residential properties, streets, alleys, medians, landscaping or greenbelts, public parking lots, on private property without consent of the property owner, loading zones, disabled parking zones, curb ramps, entryways and driveways.
- (3) SATVs shall be deployed upright, facing the same direction, in groupings of three. Groups shall be separated by at least 300 feet and only on Parking surfaces. If there is a bicycle rack or other area specifically designated for bicycle parking, SATVs may be deployed adjacent to these areas. Deployment of all SATVs shall be consistent with the American Disabilities Act, and other federal, state and local laws.
- (4) No other Deployment areas are permissible in the City during this Pilot Program except those set forth in this Ordinance and Temporary operating agreement.
- (5) SATVs shall not be deployed in such a manner as to block pedestrian traffic in any way, and shall be kept clear of any and all fire hydrants, call boxes, or other emergency facilities, bus benches, or utility poles or boxes. SATVs shall not be deployed in a manner which will impede or block sidewalks.
- (6) SATVs shall not be deployed in any manner that impedes or denies individuals with disabilities passage or access on any pathway, or to any building or structure, in compliance with the Americans with Disabilities Act. A clear width of 48 inches on a walking surface on any sidewalk or pedestrian path must be accessible at all times.
- (7) SATVs shall not be deployed in such a manner as to impede or interfere with the reasonable use of any commercial window display or access to or from any private or public building.
- (8) SATVs shall not be deployed in such a manner as to impede or interfere with the reasonable use of any bicycle rack or other

facilities or lawful commercial transactions within the City's rights-of-way.

- (9) Operators are required to pick up their respective Fleets every night, seven (7) days a week within one (1) hour after sunset and shall not deploy to areas designated by this Ordinance earlier than 6 am.
 - (10) Operators are required to pick up immediately any and all SATVs deployed, parked, or abandoned, contrary to the terms and conditions of the Pilot Program. The City has the right and authority to pick up and impound any SATVs not deployed or parked according to the terms and conditions of the Pilot Program.
 - (11) Operators shall respond to reports of unlawfully deployed, parked, or abandoned SATVs, or reports of unsafe/inoperable SATVs by relocating, re-deploying, or removing the SATVs, as appropriate, within two (2) hours of receiving notice. Should a SATV be incorrectly deployed, parked or abandoned, unsafe/inoperable or in another condition which poses a health and safety risk or violates federal, state, or local law, the City may immediately impound the SATV prior to the expiration of the two hour period.
 - (12) Operators shall retrieve any SATVs impounded by the City within two (2) business days. If Operator does not retrieve any SATVs within two (2) business days, the City may dispose of any SATVs at Operator's expense.
 - (13) Operators shall only deploy SATVs that are technically or mechanically restricted by the Operator to have a maximum speed of 20 MPH for Electric bicycles and 12 MPH for Stand-up electric scooters.
 - (14) Operators shall have a customer service phone number for Users and the public to report safety concerns, mechanical problems, complaints, SATV removal requests or ask questions. The customer service phone number shall be displayed prominently on the exterior of each SATV.
 - (15) Operators shall implement a SATV operation and parking education plan to educate Riders on the operation and parking laws established by this Ordinance.
- (g) Rider Operation of SATVs.
- (1) A person operating an Electric bicycle or Stand-up electric scooter

is granted all of the rights of and is subject to all of the duties applicable to a bicycle rider under applicable state and local law.

- (2) A person may operate a bicycle or SATV, excluding Class 3 Electric bicycles as defined by A.R.S. § 28-101, upon a sidewalk where no bike lane is available and where the speed limit on the roadway is greater than 25 mph.
- (3) A person may operate a Stand-up electric scooter upon a sidewalk where the speed limit on the roadway is greater than 35 mph, whether or not a bicycle lane is available.
- (4) When accompanied by a parent or guardian, or with the consent of a parent or guardian, minors may operate a bicycle on a sidewalk at all times unless otherwise posted.
- (5) Whenever any person is permitted to operate a bicycle or SATV upon a sidewalk, such person shall yield the right of way to any pedestrian and shall slow to five (5) MPH and give an audible signal before overtaking and passing such pedestrian.
- (6) Whenever any person is permitted to operate a bicycle or SATV upon a sidewalk, such person shall travel at a rate of speed which is reasonable and prudent under the conditions at the point of operation, taking into account the amount and character of pedestrian traffic, grade and width of path, condition of surface, and any other relevant conditions. In any event, the Rider shall control speed as may be necessary to avoid colliding with other users of the sidewalk and not exceed 12 MPH regardless of the conditions.
- (7) No person shall ride or operate a bicycle or SATV in any direction except as permitted by vehicular traffic on the same side of the roadway where the sidewalk or bicycle lane exists; provided, that bicycles and SATVs may proceed either way where signs or pavement markings on the sidewalk or bicycle lane designate two-way traffic. Additionally, where no bike lane or sidewalk is available and the roadway speed limit is greater than 25 mph, a bicycle or SATV, excluding Class 3 Electric bicycles as defined by A.R.S. § 28-101, may proceed either way on the closest sidewalk when reasonably safe to do so.
- (8) A person operating a bicycle or SATV in bicycle lanes or in traffic lanes, shall comply with state traffic requirements, speed restrictions, official traffic control signals, signs and other traffic direction devices applicable to vehicles, unless otherwise directed

by a peace officer.

- (9) Whenever any person is permitted to operate a bicycle or SATV upon a sidewalk and is about to enter or cross a roadway or driveway, that person shall yield the right of way to all traffic on such roadway or driveway.
- (10) No person may ride an Electric bicycle on sidewalks while the helper motor is engaged.
- (11) A person riding a bicycle or SATV on a roadway at less than the normal speed of traffic, at the time and place and under the then existing conditions, shall ride as close as practicable to the right-hand curb or edge of the roadway, except under the following conditions and when the movement can be made safely:
 - A. If overtaking and passing another bicycle or SATV proceeding in the same direction;
 - B. In preparing for a left turn at an intersection or into a private roadway or driveway;
 - C. If reasonably necessary to avoid hazardous conditions ahead in the roadway; or
 - D. If the lane in which the person is operating the bicycle or SATV is too narrow to travel safely side by side with another vehicle, bicycle or SATV.
- (12) No person shall operate a bicycle or SATV in any City parking structure or within any City park, unless the park has pathways or trails so designated.
- (13) No person shall operate a bicycle or SATV while carrying any package, bundle or article which prevents the operator from keeping both hands upon the steering mechanism at all times.
- (14) No person may operate a bicycle or SATV at Nighttime unless the bicycle or SATV is equipped with a lamp on the front that emits a white light visible from a distance of at least five hundred (500) feet to the front and a red lamp in the rear of a type that is visible from all distances from fifty (50) feet to three hundred (300) feet to the rear. An Operator shall immobilize at Nighttime any SATV not equipped with the fully operational equipment required by this Ordinance.
- (15) Whenever any person is permitted to operate a bicycle or SATV upon a sidewalk, that person must dismount and walk their bicycle

or SATV across public streets as a pedestrian.

- (16) A Rider must be at least eighteen (18) years of age to ride or operate SATVs.
- (17) SATVs are restricted to one Rider at a time.
- (18) A Rider shall abide by all existing traffic and safety laws when picking up, riding, parking, or abandoning an SATV.
- (19) A Rider may not ride or leave an SATV where prohibited by official signs or designations, or where the curb is painted red (fire) or yellow (restricted) within the rights-of-way or in City owned or maintained parking lots.
- (20) It is unlawful for any Rider to operate a SATV within the City while under the influence of an alcoholic beverage or any drug or under the combined influence of an alcoholic beverage or drug.

(h) Rider Parking of SATVs

- (1) No person shall park or abandon a bicycle or SATV in any of the following places:
 - A) Where prohibited by official signs or where the curb is painted red;
 - B) On a sidewalk, except in such a manner that does not block or impede pedestrian traffic;
 - C) On the roadway, alley, designated bicycle lane, or public parking lot;
 - D) Within a designated disabled parking zone and all adjoining clear zones;
 - E) Within any portion of a sidewalk, roadway, path, or building entrance or exit that provides access to disabled persons pursuant to the Americans with Disabilities Act;
 - F) Within medians, landscaping, or greenbelts;
 - G) Within thirty feet of public art displays;
 - H) On private property without permission of the property owner. A private property owner of any non-residential property open to the public is presumed to have given permission unless such parking is otherwise restricted by federal, state, or local law or the property owner expressly indicates, either orally or by signage that parking is restricted.

Section 2. Notwithstanding any provision in the City Code to the contrary, the requirements, conditions, and authorized activities of this Ordinance shall supersede the City Code for the duration of the Pilot Program. This is a temporary Ordinance which

shall automatically, by operation of law, expire and have no further legal force or effect one hundred eighty (180) days from its effective date. Upon expiration or termination as provided for herein, all superseded ordinances, whether codified or not, shall automatically be reinstated.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4. Pursuant to Surprise Municipal Code Sec. 2-64, this Ordinance shall become effective thirty (30) days after adoption.

PASSED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: October 1, 2019
Submitting Department: Parks and Recreation
Staff Recommendations: None

Contact Person: Donna Miller, DIRECTOR - CRS
District: Citywide

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2020 budget by reallocating appropriations of \$43,000 from Contingency within the Grants Fund to Services within the General Fund and amending the Capital and Operating List of items over \$50,000 for the additional funding to increase the hours at Hollyhock Library; Resolution #2019-125.

Motion:

I move to approve Resolution #2019-125.

Background:

The Hollyhock Library opened in the late 1980's and was open 24 hours per week prior to 2010. In 2010, the hours were reduced to 12 hours per week. In 2017, due to a donation from the Friends of the Surprise Libraries, the hours at the library increased to 18 hours per week. The Friends of the Surprise Libraries have continued to donate annually for the library to maintain the increased hours. The increased hours have been well received, however, it still only permits the library to be open three days per week. This request will double the hours the library is currently open and will allow greater accessibility to the services offered by the library. The City has an Intergovernmental Agreement (IGA) with Maricopa County Library District for the operation of the library.

Objective Analysis:

Libraries provide essential services for persons of all ages from early childhood literacy programs to access to computers for job search assistance and training. Having the Hollyhock Library open 36 hours per week will better serve the community and allow greater access to the services the library provides. The new hours at Hollyhock Library will also better align with the hours at Northwest Regional Library and Asante Library.

Policy Compliant:

This action is consistent with City and Council policy.

Financial Impact:

The annual financial impact to increase the hours at Hollyhock Library to 36 hours per week is approximately \$85,000. The Fiscal Year 2020 financial impact will be for six months of operations, which is approximately \$43,000. This action will increase the Parks and Recreation budget for Fiscal Year 2020 by \$43,000. The funding will be utilized to reimburse Maricopa County Library District for

the operation of the library.

Budget Impact:

This action will reallocate appropriations in the amount of \$43,000 from contingency within the Grants Fund to services within the General Fund. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

If the new hours are well received the Parks and Recreation Department may submit a package during the Fiscal Year 2021 Budget Process to fund the full year of operations at Hollyhock Library being open 36 hours per week.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

1. Hollyhock Hours
 2. 19.09.12 Res 2019-125 Increase Hollyhock Hours
-



Hollyhock Library Hours

Parks and Recreation Department, October 1, 2019

HISTORY

- Prior to 2010- Library operated 24 hours per week.
- 2010- Hours were reduced to 12 per week.
- 2017- Hours were added to 18 per week through a donation from the Friends of the Surprise Libraries.



CURRENT HOURS:

- Tuesday & Thursday 1pm-7pm
- Saturday 9am-3pm

PROPOSED HOURS:

- To be determined based on input from the Parks and Recreation Advisory Commission and the Maricopa County Library District
- Parks and Recreation Advisory Commission meeting scheduled for October 28

HOLLYHOCK LIBRARY BUDGET

Current Annual Operating Expenses for 18 hours per week	
IGA with Maricopa County Library District	\$86,000
Donation from Friends of the Surprise Libraries	(\$15,000)
Total General Fund	\$71,000
Proposed Annual Operating Expenses for 36 hours per week	
IGA with Maricopa County Library District	\$171,000
Donation from the Friends of the Surprise Libraries	(\$15,000)
Total General Fund	\$156,000

SUMMARY

- New hours to go into effect January 2020.
- 6 months of expenses required for FY20 - \$43,000
- Staff will monitor attendance reports and depending on usage may submit budget package during the FY21 budget process to continue the hours.



QUESTIONS OR COMMENTS?

Thank You

RESOLUTION # 2019-125

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2020 BUDGET BY REALLOCATING APPROPRIATIONS OF \$43,000 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE GENERAL FUND AND AMENDING THE FISCAL YEAR 2020 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 FOR THE ADDITIONAL FUNDING TO INCREASE THE HOURS AT HOLLYHOCK LIBRARY.

WHEREAS, the FY2020 budget was adopted including funding for the operation of the Hollyhock Library for 18 hours per week;

WHEREAS, the City of Surprise wishes to increase the hours of Hollyhock Library to 36 hours per week to better meet the community's needs;

WHEREAS, the FY2020 budget, including the FY2020 Capital and Operating List of Items Over \$50,000, was adopted by Council Resolution #2019-75 on June 4, 2019;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2019 through June 30, 2020.

APPROVED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2019-125**Exhibit A**

1. Appropriation- The allocations below represent a reallocation of appropriations in the amount of \$43,000 from Contingency within the Grants Fund to Services within the General Fund to establish a budget to fund the additional hours at Hollyhock Library. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	General Operations	Contingency	E	\$23,956,700	(\$43,000)	\$23,913,700
General	Parks and Recreation	Services	E	\$76,700	\$43,000	\$119,700
				\$24,033,400	\$0	\$24,033,400

2. List of Capital Items Over \$50,000- The list of Capital Items over \$50,000 will be amended to include the funding to increase the hours at Hollyhock Library.

Reference #	Description	Current Budget	Increase/ (Decrease)	Amended Budget
20347	IGA for Hollyhock Library	\$100,000	\$43,000	\$143,000