



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, October 3, 2019 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action pertaining to approval of the September 19, 2019, Planning and Zoning Commission Minutes. | Nichole Flores
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|---|---|
| 2. | Citywide | Discussion pertaining to Community Pools in Medium Density Zoning | ROBERT
KUHFUSS
Community
Development |
|----|----------|---|---|

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

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: September 26, 2019 at 4:00 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 3, 2019 Contact Person: Nichole Flores
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the September 19, 2019, Planning and Zoning Commission Minutes.

Motion:

I move to approve the September 19, 2019, Planning and Zoning minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 9-19-19 PZ MIN-DRAFT
 2. Item #6 - Letter from Resident
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 19, 2019 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Bash called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on September 19, 2019.

A. ROLL CALL

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

STAFF PRESENT:

City Attorney Robert Wingo, Assistant Community Development Director Lloyd Abrams, Planner Shirley Phan, Planner Hobart Wingard, Current Planning Supervisor Robert Kuhfuss, Administrative Assistant Nichole Flores and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT: Councilmember Chris Judd.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Mr. Abrams reminded the Commission that on October 3, 2019, at 5:30 PM the Commission will meet as the Board of Construction Review so, staff can give a presentation that will explain the process to adopt 2018 International Codes for building.

CALL TO THE PUBLIC:

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

Hearing no further comments, Vice Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the August 15, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the August 15, 2019, Planning and Zoning Minutes as presented. Commissioner Chapman seconded the motion. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action regarding a Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch located west of the northwest corner of Peoria and Reems Roads.

Hobart Wingard, Planner, presented item 2 to the Commission.

Vice Chair Bash opened the public hearing.

James Angelopoulos, resident, shared his concerns regarding the sizes of the homes and lots that may affect property value and possible rental units. The development is not going to be part of the Greer Ranch HOA and concerns from the Citizen Outreach Meetings were not addressed.

Hearing no further comments, Vice Chair Bash closed the public hearing.

Commissioner Chapman made a motion to approve to the Mayor and the Council the Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch located west of the northwest corner of Peoria and Reems Roads subject to stipulations “a” through “b” as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes with 5 votes in favor.

Item 3 – District 3 – Consideration and action pertaining to approval of the Preliminary Plat entitled, “Preliminary Plat for Stonefield Subdivision,” dated July 25, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue.

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

Vice Chair Bash opened the public hearing.

Hearing no comments, Vice Chair Bash closed the public hearing.

Commissioner Krous made a motion to recommend approval to the Mayor and City Council the Preliminary Plat entitled, “Preliminary Plat for Stonefield Subdivision,” dated July 25, 2019, subject to stipulations “a” through “h” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 5 votes in favor.

Item 4 – District 3 – Consideration and action regarding the Preliminary Plat entitled “Revised Preliminary Plat for Units F & C – Toll at Prasada”.

Commissioner Krous recused himself for item 4 as the company he works for worked on this project.

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

Vice Chair Bash opened the public hearing.

Hearing no comments, Vice Chair Bash closed the public hearing.

Commissioner Smith made a motion to recommend approval to the Mayor and City Council the Preliminary Plat entitled “Revised Preliminary Plat for Units F & C – Toll at Prasada”, subject to stipulations “a” through “c” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 4 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 5 – District 4 - Consideration and action on the Site Plan to allow for Heritage on Dysart Townhomes located generally south of Elm Street and east of Dysart Road, in the SHD-CO (Surprise Heritage District Commercial Overlay) zoning district.

Shirley Phan, Planner, presented item 5 to the Commission.

Commissioner Rosenbaum made a motion to approve the Site Plan for Heritage on Dysart Townhouses Case #FS18-644, subject to stipulations “a” through “f” as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with 5 votes in favor.

Item 6 – District 5 - Consideration and action pertaining to approval of the Site Plan for Mera at Surprise Center, generally located west of the northwest corner of Civic Center Drive and Greenway Road within the Surprise Center PAD.

Vice Chair Bash made a motion that the letter received from Bill Pupo, resident, dated September 19, 2019, be entered into the record. Commissioner Smith seconded the motion. Motion passes with 5 votes in favor.

Hobart Wingard, Planner, presented item 6 to the Commission.

The Commission discussed the following:

- Parking

Commissioner Chapman made a motion to approve the Site Plan for Mera at Surprise Center, Case #FS19-216, subject to stipulations “a” through “f” as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with 5 votes in favor.

Item 7 – District 6 - Consideration and action on the Site Plan to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road.

Shirley Phan, Planner, presented item 7 to the Commission.

The Commission discussed the following:

- Location of this is in the entertainment district

Vice Chair Bash made a motion to approve the Site Plan for Firestone Complete Auto Care case FS19-262, subject to stipulations “a” through “f” as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with 5 votes in favor.

OTHER BUSINESS:

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

None.

ADJOURNMENT:

Hearing no further business, Commissioner Smith made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Krous seconded the motion.

Meeting adjourned at 6:40 p.m.

Lloyd Abrams
Assistant Community Development Director

Dennis Bash
Planning and Zoning Commission Vice
Chair

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

ATTEST BY: _____
Nichole Flores, Commission Secretary

DATE: _____

September 19, 2019

City Planning and Zoning Commission

Community Development Director

Hobart Wingard

As a 19-year resident of Surprise and now a senior citizen too, I wish to express my thoughts as to development of the new downtown and the proposed 55 and older apartment complex. My apologies for not attending this meeting but I'm attending instead a youth soccer game on the KC Royals fields this evening.

From my experience in local government, communities must embrace diversity and integration yet provide too for special needs populations like seniors. Surprise, since the mid 1980s, has done well in accommodating senior populations clustered together in age restricted, active adult communities with Sun City Grand, Arizona Traditions, Happy Trails, Sun Village, the Colonnade and as I understand it senior adult communities in the Desert Oasis area and Prasada. Other senior adult communities exist in Surprise such as Rose Garden, Sunflower, The Baptist foundation properties etc. Surrounding areas of Sun City West and Sun City also accommodate age restricted senior living and life plan facilities.

My understanding is that the Planning and Zoning Commission has before it a 55 and older senior apartment complex planned for the downtown. It's hard to understand how the Surprise Council would turn down a single-family residential home community like Mattamy Homes in the new downtown that would embrace age integration and diversity for an independent living, age restricted living facility? I understand further that a feature of this age restricted complex is a relation to youth at Ottawa University. This in my opinion is a sales strategy to convince the Planning and Zoning Commission that this is a good project. Integrating youth or a younger population into this apartment facility can be done simply by the developer in any neighborhood in Surprise by inviting greater Surprise to this type of participation in this facility as opposed only those living 55 or older in the apartment complex.

We planned on buying a new home in the new downtown but when the Mattamy development was voted down, we were left with choices of leaving Surprise or moving to outlying areas of Surprise for new housing developments much farther away from the new downtown. We were fortunate to find Garrett Walker Homes building new homes in the area of Reems and Acoma.

With Surprise's plans for the University, it's desire to attract families and jobs to Surprise, the continued proliferation of age restricted, active adult and life care facilities needs to be examined in Surprise and the message it sends out as to economic development and jobs.

When a fan leaves Surprise Stadium, they seek dining, entertainment and shopping. Instead they find in Surprise assisted living facilities, opportunities for lab work and mri's and gastrointestinal exams next to the Stadium.

As policy is considered in Surprise by the Mayor and Council as Surprise continues to grow, consideration must be given as to how Surprise messages itself based on its actions and how we strive in

the messaging and action to growing diverse and integrated neighborhoods that attract youth and seniors, families and opportunities for prospective employers to find an educated work force.

The AZ Central article that appeared yesterday on the City Councils action in approval of the final plat said it best “keeping with Surprise’s reputation as an older city, the apartments will be available only to those 55 years and older.”

A senior living facility in the new downtown will not attract in my opinion the 24-hour downtown of employment retail and night life necessary for a thriving vibrant downtown at this time. You need to look at downtowns like Phoenix, San Diego, the shopping areas of Coronado Island and Summerlin in Las Vegas to attract the income levels, diversity and integration of populations and lifestyles necessary in communities today and tomorrow. If the developers of the new downtown chuckle at the above downtown examples of a downtown, then you’re not getting a downtown but instead another commercial district found in any community with fast food restaurants and other miscellaneous services much like Bell Road has developed today because traffic counts are attractive to these types of businesses.

I support the approach to multi family living in the downtown, but it must embrace age diversity and integration of today and future populations.

I would urge that you do not approve this project with age restrictions but rather permit it open to all ages. I would further recommend that the City hire a consultant to study the number of age restricted and life care facilities in Surprise and the immediate surrounding areas to determine how much more is needed of these facilities or whether we are overbuilt. Lastly, I would ask consideration that city policy be developed that further restricts age restricted communities or life care facilities in Surprise until need is established as determined by the consultant.

Thank you.

Bill Pupo



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: October 3, 2019 Contact Person: ROBERT KUHFUSS
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Discussion pertaining to Community Pools in Medium Density Zoning

Motion:

None.

Background:

In recent years, several residential developers and/or landowners have proposed residential zone changes that served to change the zoning of a property to Medium Density Residential (RM), with a Planned Unit Development (PUD) Overlay. Often, these PUD Overlays addressed a provision in the Surprise Unified Development Code (SUDC), which requires Medium Density Residential projects of 60 or more lots to include a community swimming pool amenity.

Many of the PUD Overlays associated with these zone change requests served to delete this requirement, based largely on the premise that the cost to amortize a community pool amenity over so few lots is cost-prohibitive, and is unnecessary given the area of the required rear yard associated with these developments. This has been the cause of concern for some members of both the Planning and Zoning Commission, and the City Council.

The intent of this discussion item is to provide an overview of the issue so the Commission and Council may make a more informed decision in the future. This item is for information purposes only and no action is required; however, staff does seek input from the Commission and Council, as this will help staff better understand the will of both bodies.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - Pool Amenities CC & PZ Joint Staff Report
 2. 01 - Homestead at Marley Park Pool Concept
 3. 02 - Escalante Pool Concept
 4. 03 - Marley Park Phase 3 Parcel 15 Pool Amenity
 5. Private vs Community Pools
-

Community Pool Amenities

REPORT TO THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION

Case: N/A

Project Name: Community Pool Amenities

Council District: All

Meeting Date: **October 1, 2019 (City Council)**
October 3, 2019 (Planning and Zoning Commission)

Planner: Robert H. Kuhfuss, AICP

INTRODUCTION:

In recent years, several residential developers and/or landowners have proposed residential zone changes that served to change the zoning of a property to Medium Density Residential (RM), with a Planned Unit Development (PUD) Overlay. Often, these PUD Overlays addressed a provision in the Surprise Unified Development Code (SUDC), which requires Medium Density Residential projects of 60 or more lots to include a community swimming pool amenity. Paragraph 122-137(r) of the SUDC reads as follows:

(r) *Medium density residential pool amenity.*

- (1) Medium density residential projects containing 60 residential units or greater shall be provided a swimming pool amenity, unless there is community pool included as part of the overall development.
- (2) The swimming pool area shall have a minimum of one ramada, picnic table, and trash receptacle.
- (3) The swimming pool area shall have a perimeter view fence constructed.

Many of the PUD Overlays associated with these zone change requests served to delete this requirement, based largely on the premise that the cost to amortize a community pool amenity over so few lots is cost-prohibitive, and is unnecessary given the area of the required rear yard associated with these developments. This has been the cause of concern for some members of both the Planning and Zoning Commission, and the City Council.

The intent of this report is to provide an overview of the issue so the Commission and Council may make a more informed decision in the future. This item is for information purposes only and no action is required; however, staff does seek input from the Commission and Council, as this will help staff better understand the will of both bodies.

40 **DISCUSSION:**

41
42 On the surface, this would seem to be a simple matter: if a medium density residential project
43 involves 60 or more dwelling units, the developer is to provide the required pool amenity; however,
44 as noted above, several members of the development community have expressed concern over
45 this requirement due to the inherent costs associated with its implementation. Rather, many
46 developers have requested the community pool requirement be waived via the PUD Overlay
47 process, based largely on the proposed development standards that provide for rear yards that are
48 in and of themselves sufficient to accommodate a private pool should that individual homeowner
49 so choose.

50
51 In assessing a potential residential zone change, staff typically works with the applicant to
52 determine which zoning district is the most appropriate, given the proposed “lot product” and
53 density; however, the construction of the SUDC does not allow for an easy application. Typical
54 “Euclidean” zoning places similar land uses together while segregating incompatible land uses.
55 Residential zoning is typically classified as Single-Family (R1), Duplex (R2), and Multi-Family (R3).
56 Single-family is further classified based on the minimum lot size allowed in that district. For
57 example, R1-18 would allow single-family residential on 18,000 square foot lots, compared to R1-5
58 which would allow single-family residential on 5,000 square foot lots.

59
60 The City of Surprise utilizes a Euclidean based code; however, with the adoption of the SUDC came
61 an overhaul to the nomenclature methodology. Rather than naming the various residential zoning
62 districts based on the physical attributes of the lot, the nomenclature is based on the maximum
63 density allowed in that district. For instance, RL-4 will allow single-family residential development
64 at a density of 4.0 DU/Ac, while RM-9 will allow single-family residential development at 9.0 DU/Ac.

65
66 While the development standards associated with RM-9 are often very close to many of the lot
67 products recently proposed, the permitted density of RM-9 far exceeds what the applicants have
68 been proposing thereby requiring the PUD Overlay include a provision that caps density.
69 Conversely, the development standards associated with the RL zoning districts do not lend
70 themselves to contemporary lotting practices, even though the density might be very similar to that
71 proposed. These anomalies make it quite difficult to determine in what zoning district to best place
72 a particular project.

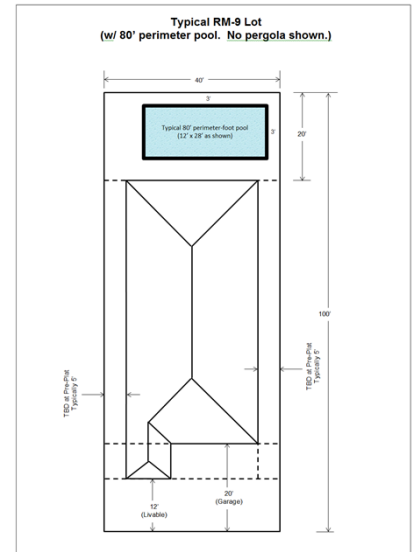
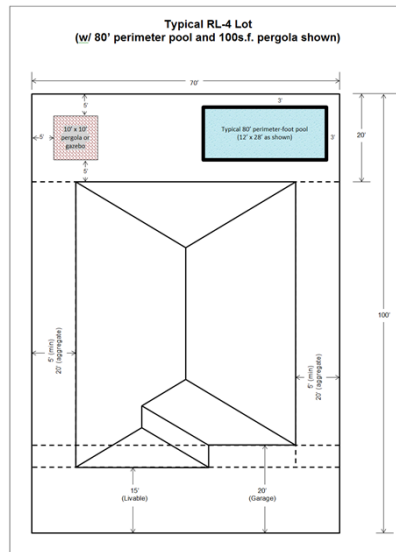
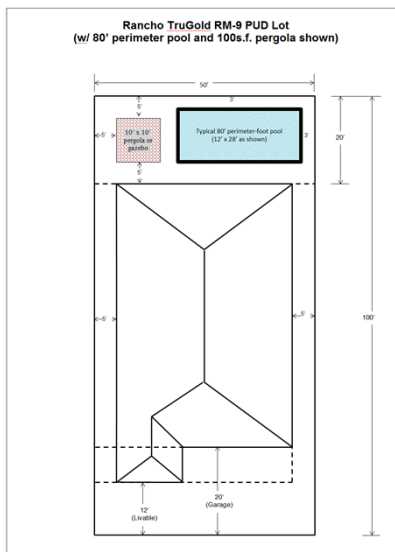
73
74 For example, the Rancho TruGold rezone was recently approved showing two (2) lot products. One
75 of these was a 5,900 square-foot lot product with an overall density of 3.8 DU/Ac. The question
76 was whether it would be better to place the project in RL-4 based on its density and include a PUD
77 Overlay to amend the development standards to fit what was proposed, or, place the project in
78 RM-9 based on the project’s more restrictive development standards and include a PUD Overlay to
79 cap the density to 4.0 DU/Ac. and address the community pool requirement? The following table
80 illustrates this issue:

82

DEVELOPMENT STANDARD	Rancho TruGold vs RL-4		Rancho TruGold vs RM-9	
	Proposed	RL-4	Proposed	RM-9
Maximum Density	3.8 DU/Ac.	4.0 DU/Ac.	3.8 DU/Ac.	9.0 DU/Ac.
Minimum Lot Area	5,900 SF	9,000 SF	5,900 SF	4,500 SF
Minimum Lot Width	50'	70'	50'	40'
Minimum Lot Depth	100'	100'	100'	100'
Minimum Front Setback (Livable)	12'	15'	12'	12'
Minimum Front Setback (Garage)	20'	15'	20'	20'
Minimum Side Yard Setback (each)	5'	5'	5'	TBD
Minimum Side Yard Setback (total)	10'	20'	10'	TBD
Rear Setback (minimum)	20'	20'	20'	20'

83

84 As these anomalies relate to the ability of the individual homeowner to build a private pool within
85 their own back yard, the following diagrams depict all three scenarios, each showing a typical 80-
86 foot perimeter pool. Note that an 80-foot perimeter pool and a 100 square foot pergola easily fit
87 within the Rancho TruGold RM-9 PUD and the Typical RL-4, whereas Typical RM-9 Lot is more
88 restricted.



89

90

91 The following table depicts the minimum rear setbacks and minimum lot width, and the resulting
92 minimum area of the required rear yard of recently approved single-family residential projects that
93 utilized a PUD Overlay to omit the community pool requirement. Also depicted in the table are the
94 lot yields associated with each project.

95

96

97

Project	Lot Yield	Project Area	Minimum Rear Setback	Minimum Lot Width	Rear Yard Area
175th & Sweetwater (RM-9 PUD) ¹	44	10	18'	45'	810 s.f.
Heritage Farm (RM-9 PUD)	93	22 Ac.	20'	45'	900 s.f.
Heritage Farm (RM-6 PUD)	44	11 Ac.	20'	50'	1,000 s.f.
Heritage Farm (Total)	137	33 Ac.			
Rancho TruGold (RM-6 PUD)	55	19 Ac.	20'	60'	1,200 s.f.
Rancho TruGold (RM-9 PUD)	84	22 Ac.	20'	50'	1,000 s.f.
Rancho TruGold (Total)	139	41 Ac.			
Ryder Ranch (RM-9 PUD)	79	18 Ac.	20'	45'	900 s.f.
Ryder Ranch (RM-6 PUD)	66	21 Ac.	20'	55'	1,100 s.f.
Ryder Ranch (Total)	145	39 Ac.			
Gehan at Cactus & 175 th (RM-6 PUD, Lot Category A)	85	Unspecified	20'	45'	900 s.f.
Gehan at Cactus & 175 th (RM-6 PUD, Lot Category B)	72	Unspecified	20'	55'	1,100 s.f.
Gehan at Cactus & 175th (Total)	157	42 Ac.			
Bonita Ranch Parcel A (RM-6 PUD)	10	2.5 Ac.	15'	58'	870 s.f.
Bonita Ranch Parcel B (RM-6 PUD)	40	10 Ac.	15'	58'	870 s.f.
Bonita Ranch (Total) ¹	50	12.5			
Rancho Del Rey (RM-9 PUD) ²	117	25 Ac.	10'	45'	450 s.f.
Paloma Creek (RM-9 PUD, Lot Category A)	309	Unspecified	20'	45'	900 s.f.
Paloma Creek (RM-9 PUD, Lot Category B)	195	Unspecified	20'	50'	1,000 s.f.
Paloma Creek (RM-9 PUD, Lot Category C)	11	Unspecified	20'	62.5'	1,250 s.f.
Paloma Creek (RM-9 PUD, Lot Category D)	27	Unspecified	20'	70'	1,400 s.f.
Paloma Creek (Total)	542	151 Ac.			

98

99 While the developer's rationale for deleting the community pool requirement stems partly from the
100 ability of each homeowner to build their own pool, the rationale also stems in part from the
101 inherent costs associated with both constructing and maintaining a community pool within a
102 relatively small development.

103

104 To illustrate this issue, Meritage is in the process of developing the Homestead at Marley Park
105 project, which is located east of Bullard Avenue and general north of Sweetwater Avenue in Marley
106 Park. This development boasts a significant central park amenity that includes a large community
107 pool. Meritage estimates the community pool itself will cost approximately \$800,000 to construct,
108 which will be spread out over approximately 900 lot owners for a total of \$900 per lot. Meritage
109 estimates the maintenance cost for the community pool will be approximately \$15 per household
110 per month for the pool amenity alone. If Rancho TruGold, for example, were required to provide a
111 similar pool amenity, the per-lot cost would increase from \$900 to \$5,700, while the maintenance
112 costs would increase from \$15 per homeowner per month to \$97 per homeowner per month.

¹ Note: 175th & Sweetwater and Bonita Ranch did not meet the 60 DU threshold and were not subject to the provisions of SUDC 122-137(r), but are included for informational purposes only.

² Rancho Del Rey PUD Overlay sought to seamlessly integrate with Rancho Mercado and will likely annex into the Rancho Mercado HOA.

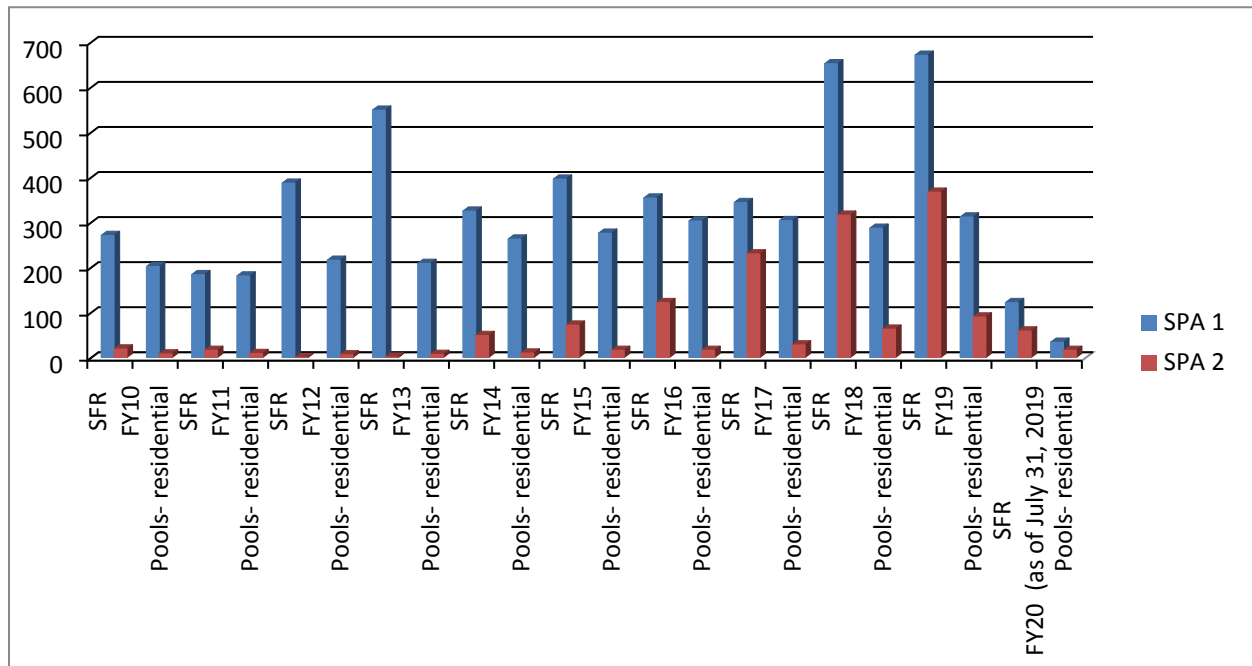
Similarly, Fulton Homes is in the process of developing the Escalante project, which is located north of Pinnacle Peak Road and east of 163rd Avenue in the Asante area. This development also boasts a significant central park amenity that includes a large community pool. According to Fulton Homes, the actual construction of the pool will cost between \$800,000 to \$1,000,000, plus another \$1,000,000 to build the facilities to support the pool. The Escalante project will yield approximately 1005 lots, which will result in approximately \$2,000 per household to cover the cost of the community pool amenity. Fulton Homes also estimates the maintenance cost for the community pool amenity to be approximately \$25 per household per month over and above the cost to maintain the balance of the amenity program. Again using Rancho TruGold as an example, were they required to provide a similar pool amenity, the per-lot cost would increase from \$2,000 to \$14,000, while the maintenance costs would increase from \$25 per homeowner per month to \$180 per homeowner per month.

In addition to the currently proposed HOA maintained facilities, there are several existing HOA maintained community pools within Surprise. These include but are not limited to Ashton Ranch, Desert Oasis, Marley Park, and Sun City Grand.

- Ashton Ranch includes three pools that serve 1,217 homes over approximately 320 acres. While staff was unable to obtain the exact dollar amount, approximately 40% of the HOA's assessment goes towards maintenance and upkeep. This figure does not include water, electricity, or the reserve account.
- Desert Oasis includes one pool that currently serves 857 homes. Their annual pool budget is \$164,000, which translates to \$16 per homeowner per month.
- Marley Park currently has two existing pools, which currently serve 1,530 homeowners. Their annual pool budget is \$83,000, which translates to \$54 per homeowner per month. One additional pool is under construction and is scheduled for completion in Fall of 2019.
- Sun City Grand has four pools and three spas serving 10,020 homeowners. Their annual budget is \$710,000, which translates to \$71 per homeowner per month.

In addition to HOA-maintained community pools, the City of Surprise currently owns and operates two (2) municipal pools. The net annual cost to operate these facilities is approximately \$4 per resident. Depending on the size and amenities, the City's Parks and Recreation Department estimates that to construct a third pool would cost between \$7M and \$10M which would likely be funded through a combination of Capital Improvement Program dollars, municipal bond, impact fees, or possibly the creation of a Community Facilities District. Per the Parks and Recreation Master Plan, a third pool is currently needed to maintain programming due to growth. The city provides necessary water safety courses for all ages, facilities for our educational partners, many fitness opportunities, as well as a community gathering place for events, swim meets and open swim.

155 Finally, private pool ownership is still a popular option. The following graph depicts the number of
 156 new home starts compared to the number of pool permits issued for SPA 1 and SPA 2 for each year
 157 since FY 10.
 158



159
 160
 161
 162
 163
 164
 165

Attachments:

- 01 – Homestead at Marley Park Community Park Site Plan
- 02 – Escalante Community Park Site Plan
- 03 – Marley Park Parcel 15 & 16 Pool Amenity Site Plan

Marley Park Phase 4 & 5

Surprise, Arizona



Preliminary Landscape Design Package

Submittaed: October 23, 2017

Resubmitted: November 16, 2017 (Rev 1)

Resubmitted: December 14, 2017 (Rev 2)

DEVELOPER:
MERITAGE HOMES
8880 E. Raintree Dr, Suite 300
Scottsdale, AZ 85260
(480) 515-8100
CONTACT: Jason Jarvis

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
TEL: (480) 503-2250
CONTACT: Aliza Sabin, RLA, LEED AP

PLANNER:
EPS GROUP, INC.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
TEL: (480) 503-2250
CONTACT: Josh Hannon

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
TEL: (480) 503-2250
CONTACT: John McGhee, PE





PARKS & AMENITY

1 THE HOMESTEAD

- Community / Sales Center
- Ramada
- Outdoor Fireplace Plaza
- Communal Table
- Tot Lot
- Half Basketball Court
- Grove Plaza
- Pool
- Kid Zone
- Adult Zone
- Lap Pool
- Dive-in Movie
- Bocce Ball Court
- Horseshoes Court
- Open Turf Area

2 PLAYFUL ART PARK (PARCEL 1)

- Playful Art Play Structure
- Shaded Seating
- Gathering Area
- Shaded Seatwall Gathering Plaza
- Open Turf Area

3 MONARCH PARK (PARCEL 3)

- Passive Recreation Park
- Outdoor Lounge
- Overlook Platform
- Grove Plaza
- Formal Gardens
- Social Event Space

4 CLIMBING PARK (PARCEL 5)

- Climbing Tot Lot
- Turf Play Area
- Ramada Gathering
- Shaded Seating

5 MUSIC PARK (PARCEL 7)

- Interactive Musical Play
- Turf Play Area
- Shade Structure
- Seating Area
- Gathering Plaza

6 PRAIRIE LOUNGE (PARCEL 8)

- Outdoor Kitchen
- Outdoor Living
- Outdoor Fireplace
- Movie Lawn
- Community Garden
- Communal Table
- Corn Hole

7 NATURE GROVE PARK (PARCEL 9)

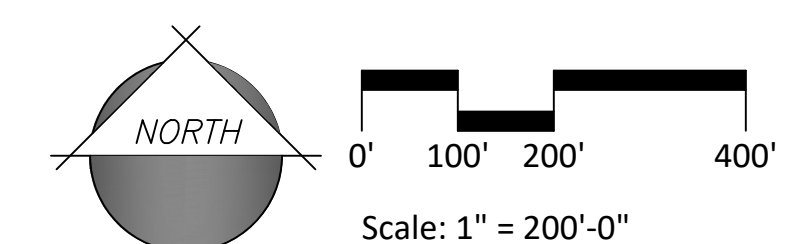
- Nature Play Feature
- Animal Play Feature
- Turf Play Area
- Shade Structure
- Seating Area

8 WARRIOR PARK (LINEAR PARK)

- Active Recreation Park
- Fitness Stations
- Ninja Equipment
- Multi-use Trails

9 MEADOW PARK (13 ACRE PARK)

- Active Recreation Park
- Multi-use Turf Fields
- Multi-use Paths



KEYNOTES

- 1

LAP POOL
- 2

POOL KID PLAY ZONE (SHADED)
- 3

POOL LOUNGE WITH BARSTOOLS (SHADED)
- 4

TURF
- 5

UMBRELLAS
- 6

FIRE PIT PLAZA
- 7

SEATING
- 8

COMMUNITY TABLE
- 9

HORSESHOES
- 10

BOCCE BALL
- 11

LANDSCAPE BENCH
- 12

GROVE PLAZA
- 13

OUTDOOR KITCHEN
- 14

TOT LOT
- 15

LOW SCREEN WALL
- 16

CORNHOLE
- 17

HALF BASKETBALL COURT
- 18

BBQ GRILLS
- 19

PARKING (27 STALLS)
- 20

MODEL TRAP FENCE
- 21

CLUBHOUSE / SALES OFFICE
- 22

OUTDOOR LOUNGE
- 23

POOL EQUIPMENT ENCLOSURE
- 24

PARK MONUMENT SIGN

KEYMAP



HOMESTEAD PARK

CHARACTER IMAGERY



CLUBHOUSE 21 22 23



COMMUNAL TABLE 8



OUTDOOR FIREPIT 6



GROVE PLAZA 12



BOCCE BALL 10



TOT LOT 14



HORSESHOES 9



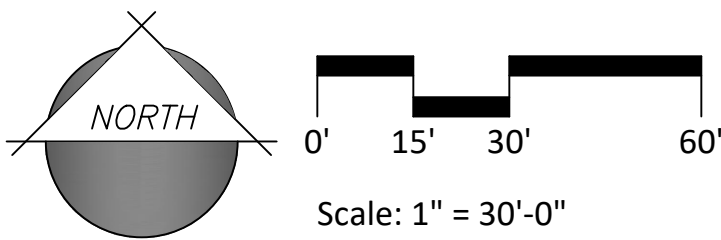
WATER BUCKET POOL FEATURE 2



BASKETBALL COURT 17



POOL LOUNGE WITH BARSTOOLS 3



KEYNOTES

- 1

FIBONACCI SPIRAL ART THEME TOT LOT
- 2

SHADE SAIL
- 3

DECORATIVE SEATWALL
- 4

GATHERING PLAZA
- 5

CHALKBOARD WALL
- 6

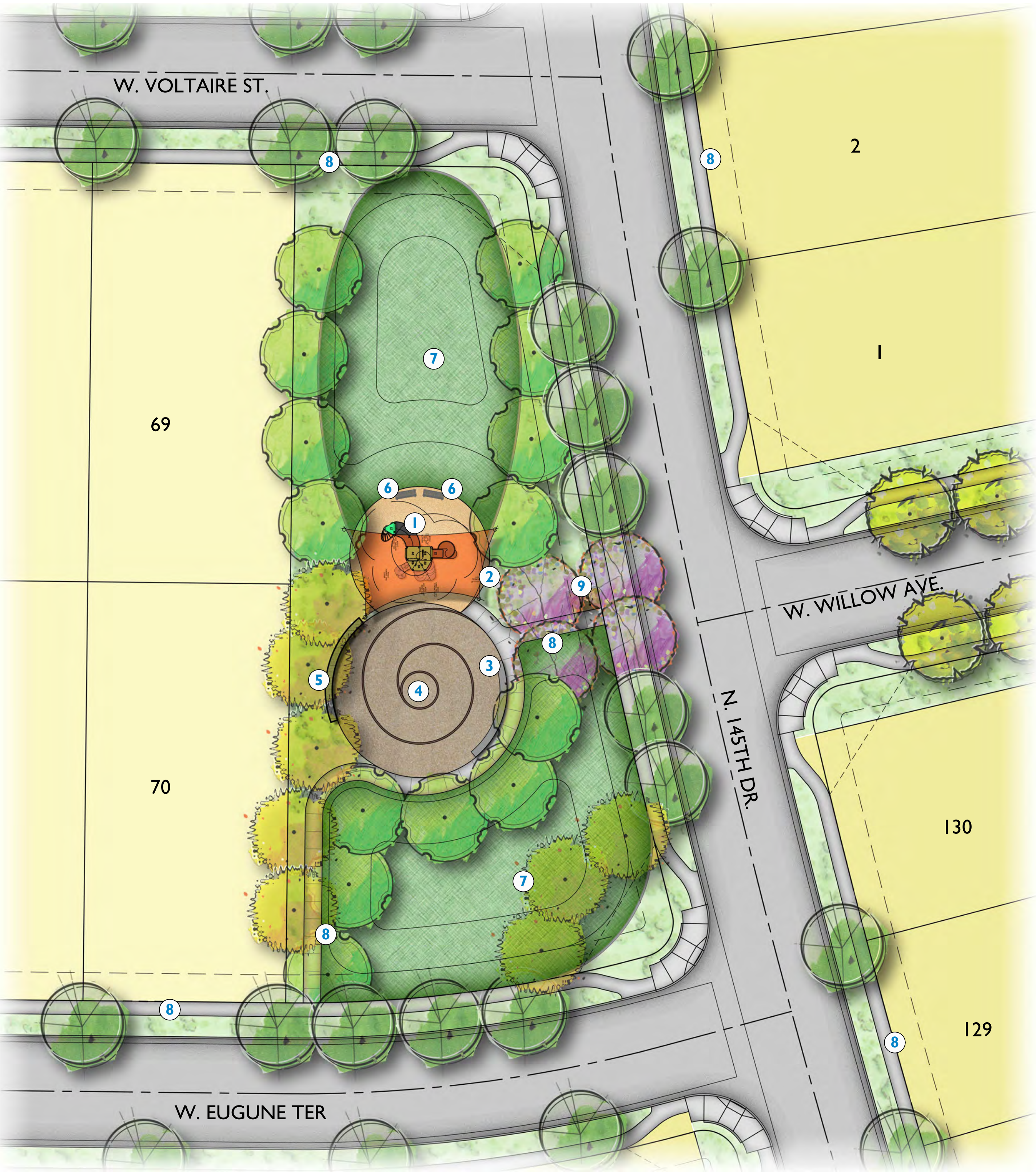
LANDSCAPE BENCHES
- 7

TURF
- 8

SIDEWALK
- 9

BIKE RACK

KEYMAP



CHARACTER IMAGERY



FIBONACCI SPIRAL ART THEME TOT LOT 1



SHADE SAIL 2



GATHERING PLAZA WITH FIBONACCI SPIRAL DECORATIVE PAVING 4



LANDSCAPE BENCHES 6



CHALKBOARD WALL 5



OPEN TURF COMMUNITY ART EVENTS 7

KEYNOTES

- 1

TRELLIS SHADE STRUCTURE
- 2

TURF
- 3

STROLLING PATH
- 4

SIGNATURE TREE
- 5

PICNIC TABLE
- 6

GATHERING PLAZA
- 7

FORMAL GARDEN
- 8

LANDSCAPE BENCH

KEYMAP



CHARACTER IMAGERY



SHADED GATHERING SPACE 1



OVERLOOK PLATFORM 1



STROLLING PATH 3



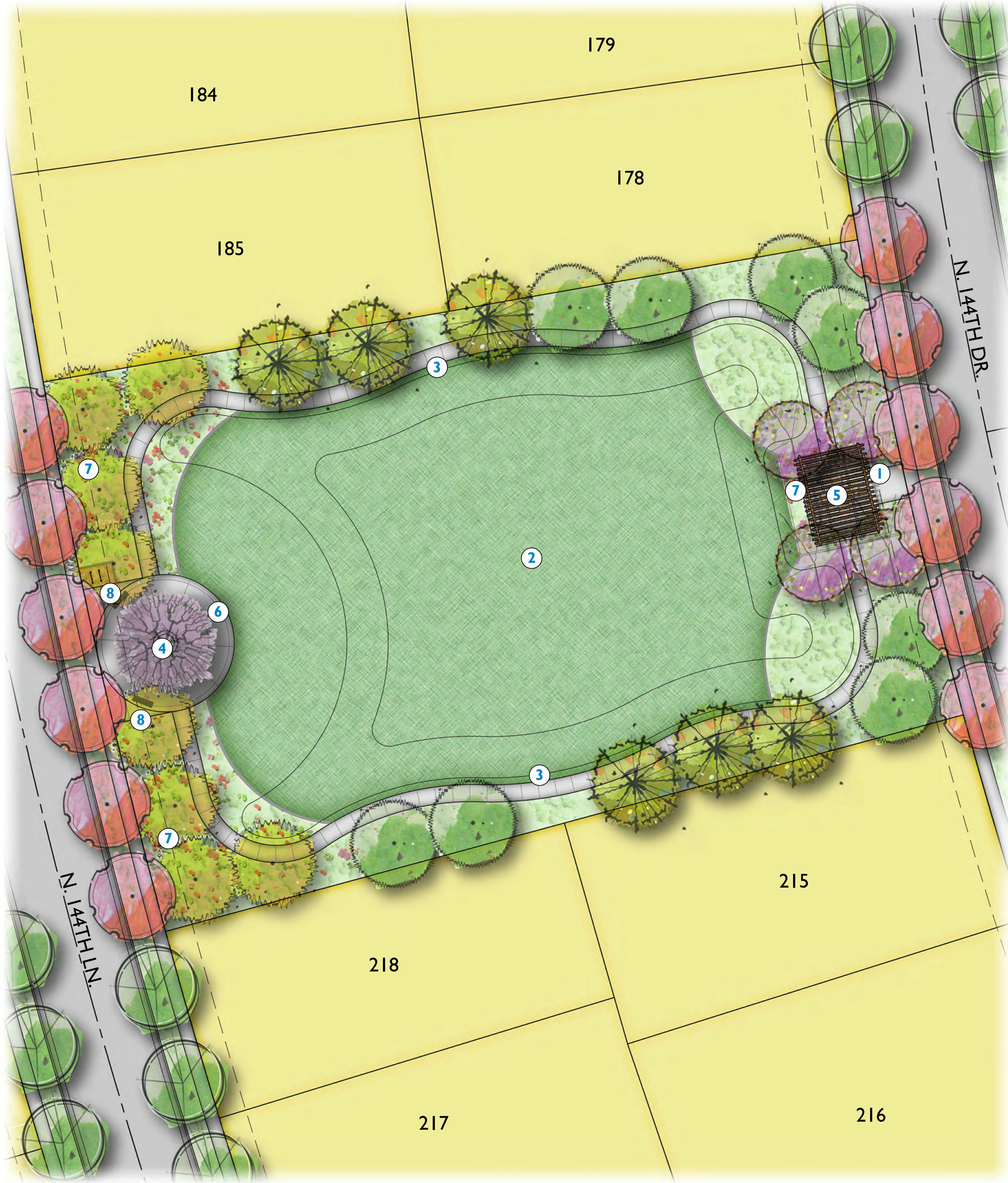
SIGNATURE TREE PLANTING 4



SOCIAL GATHERING 6



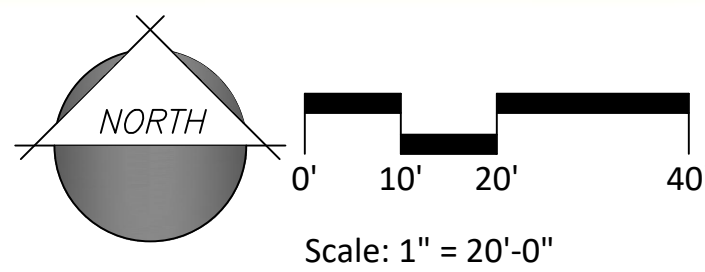
FORMAL GARDEN 7



PICNIC TABLE 5



LANDSCAPE BENCH 8



KEYNOTES

- 1

TURF
- 2

CLIMBING ROCK PLAY STRUCTURE
- 3

SLIDE PLAY STRUCTURE
- 4

RAMADA WITH PICNIC TABLE
- 5

GATHERING PLAZA
- 6

ARTIFICIAL TURF AREA
- 7

ARTIFICIAL TURF MOUND
- 8

ADIRONDACK CHAIR
- 9

LANDSCAPE BENCHES
- 10

BIKE RACK
- 11

BBQ GRILL
- 12

SIDEWALK

KEYMAP



CHARACTER IMAGERY



CLIMBING ROCK PLAY STRUCTURE 2



SLIDE PLAY STRUCTURE 3



RAMADA & GATHERING SPACE 4



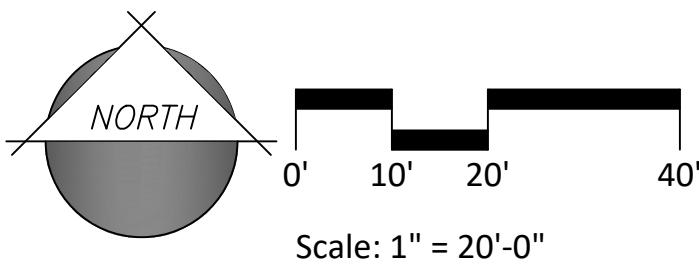
GATHERING PLAZA & ADIRONDACK CHAIR 5 8



LANDSCAPE BENCH 9



PLAYFUL ARTIFICIAL TURF MOUND 8



KEYNOTES

- 1

MUSIC THEME TOT LOT
- 2

INTERACTIVE MUSICAL PLAY
- 3

MUSIC NOTES PAVING
- 4

TURF
- 5

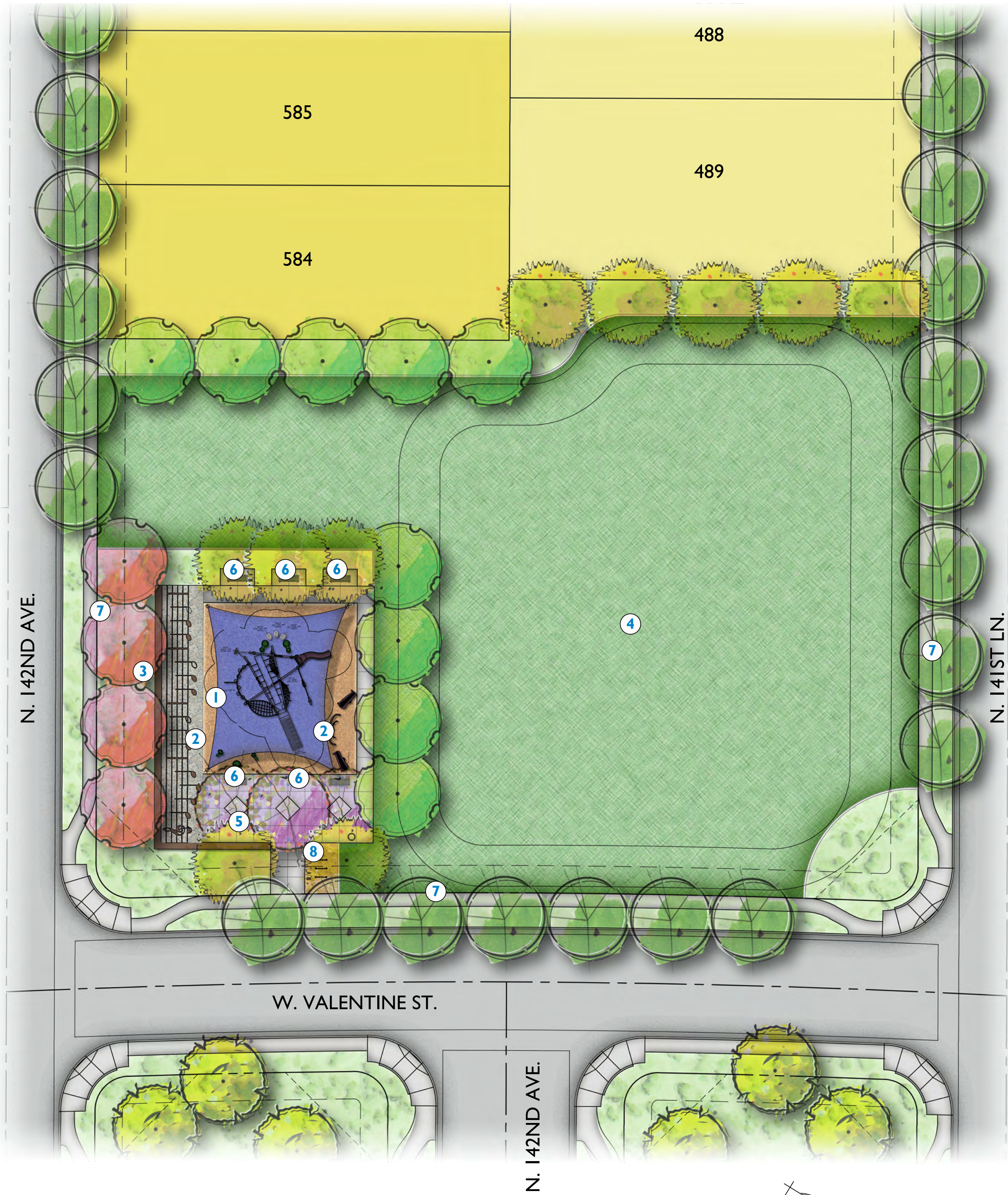
GATHERING PLAZA
- 6

LANDSCAPE BENCHES
- 7

SIDEWALK
- 8

BIKE RACK

KEYMAP



CHARACTER IMAGERY



INTERACTIVE MUSICAL PLAY EQUIPMENT 2



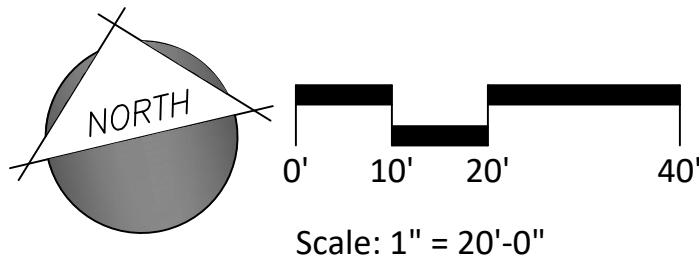
MUSICAL NOTES DECORATIVE PAVING 3
(SANDBLASTED INTO CONCRETE)



LANDSCAPE BENCH 7



OPEN TURF PLAY AREA 9



KEYNOTES

- 1

PLAZA AREA FOR MOVIE SCREEN SETUP
- 2

RAMADA WITH COMMUNAL DINING TABLE
- 3

TURF / MOVIE LAWN
- 4

FIRE PIT GATHERING PLAZA
- 5

SEAT WALL
- 6

CORNHOLE
- 7

GROVE PLANTING
- 8

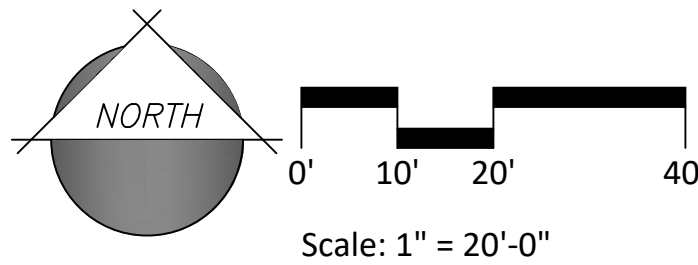
PRAIRIE GRASS PLANTING
- 9

LANDSCAPE BENCHES
- 10

BIKE RACK
- 11

SIDEWALK

KEYMAP



CHARACTER IMAGERY



COMMUNAL TABLE 2



STRING LIGHTS 2



GROVE 7



SEATWALL AT FIRE PIT PLAZA 4 5



CORNHOLE 6



PRAIRIE GRASS PLANTING 8

KEYNOTES

- 1

SHADED PRICKLY PEAR PLAY STRUCTURE
- 2

LOG CRAWL TUNNEL
- 3

MUSHROOM STEPPERS
- 4

SPECIMEN TREE
- 5

TURF
- 6

BOULDER SEATING
- 7

LANDSCAPE BENCHES
- 8

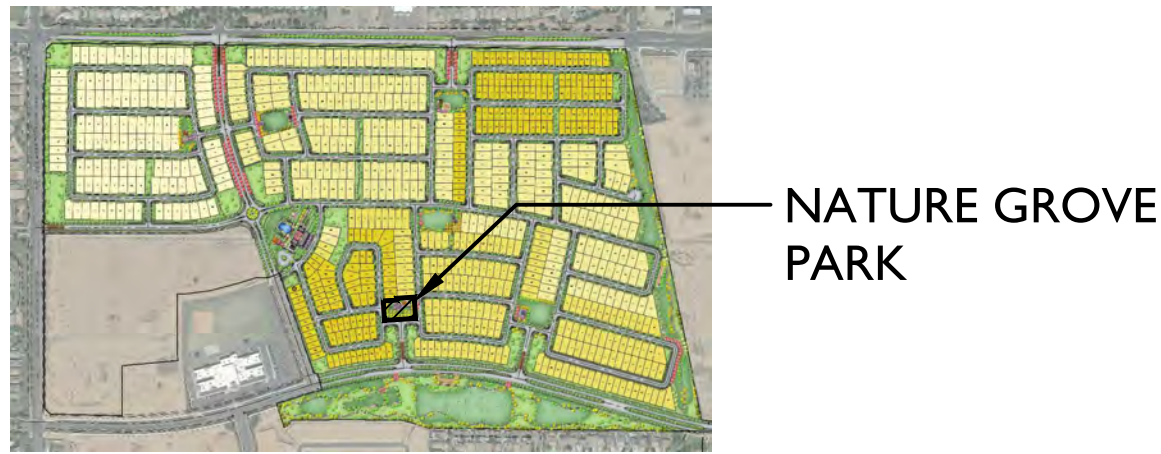
POLLINATOR GARDEN
- 9

GROVE PLANTING
- 10

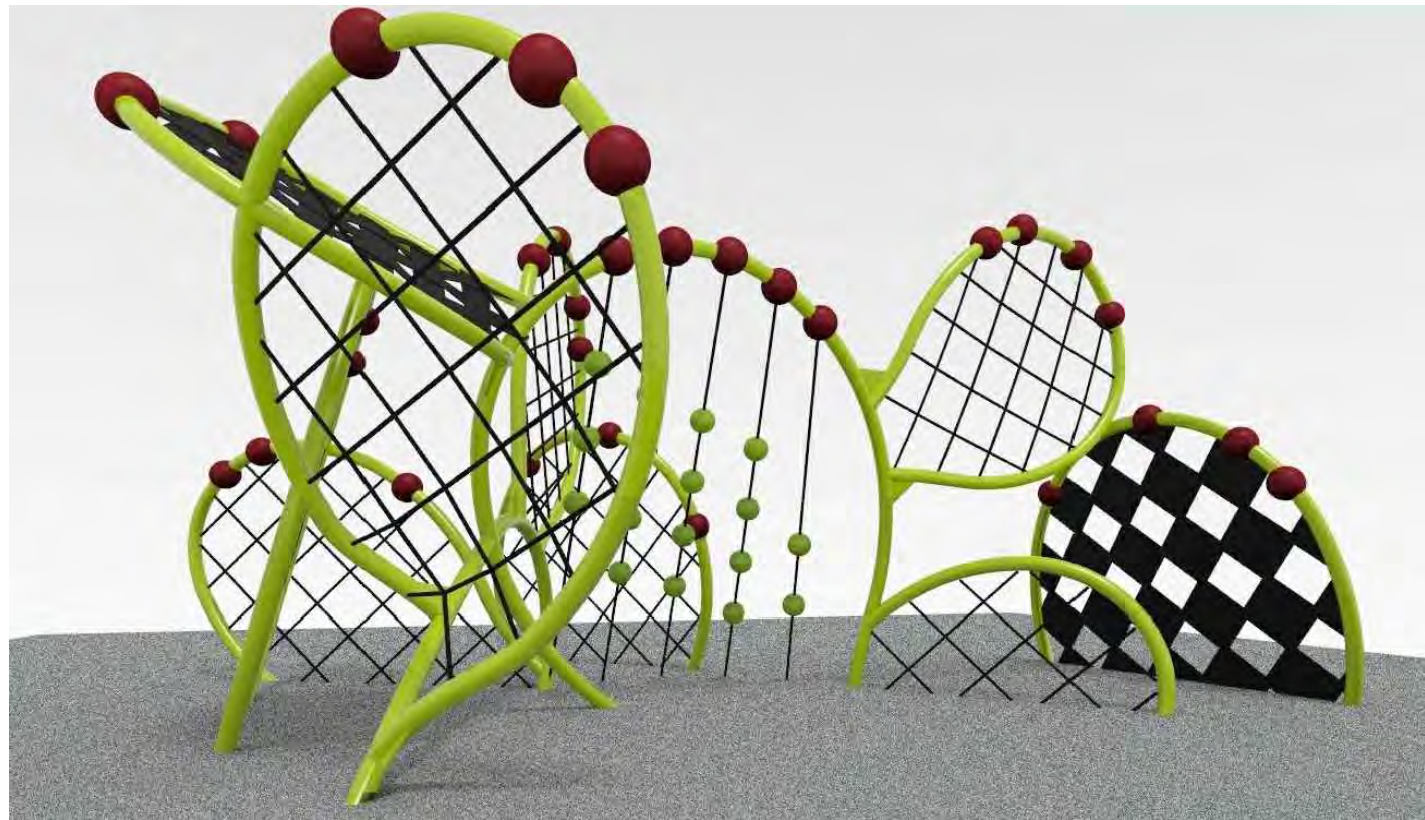
SUCCULENT GARDEN
- 11

SIDEWALK

KEYMAP



CHARACTER IMAGERY



PRICKLY PEAR PLAY STRUCTURE 1



LOG CRAWL TUNNEL 2



MUSHROOM STEPPER 3



PATHWAY WITH BOULDER SEATING 6 12



OPEN TURF PLAY 8



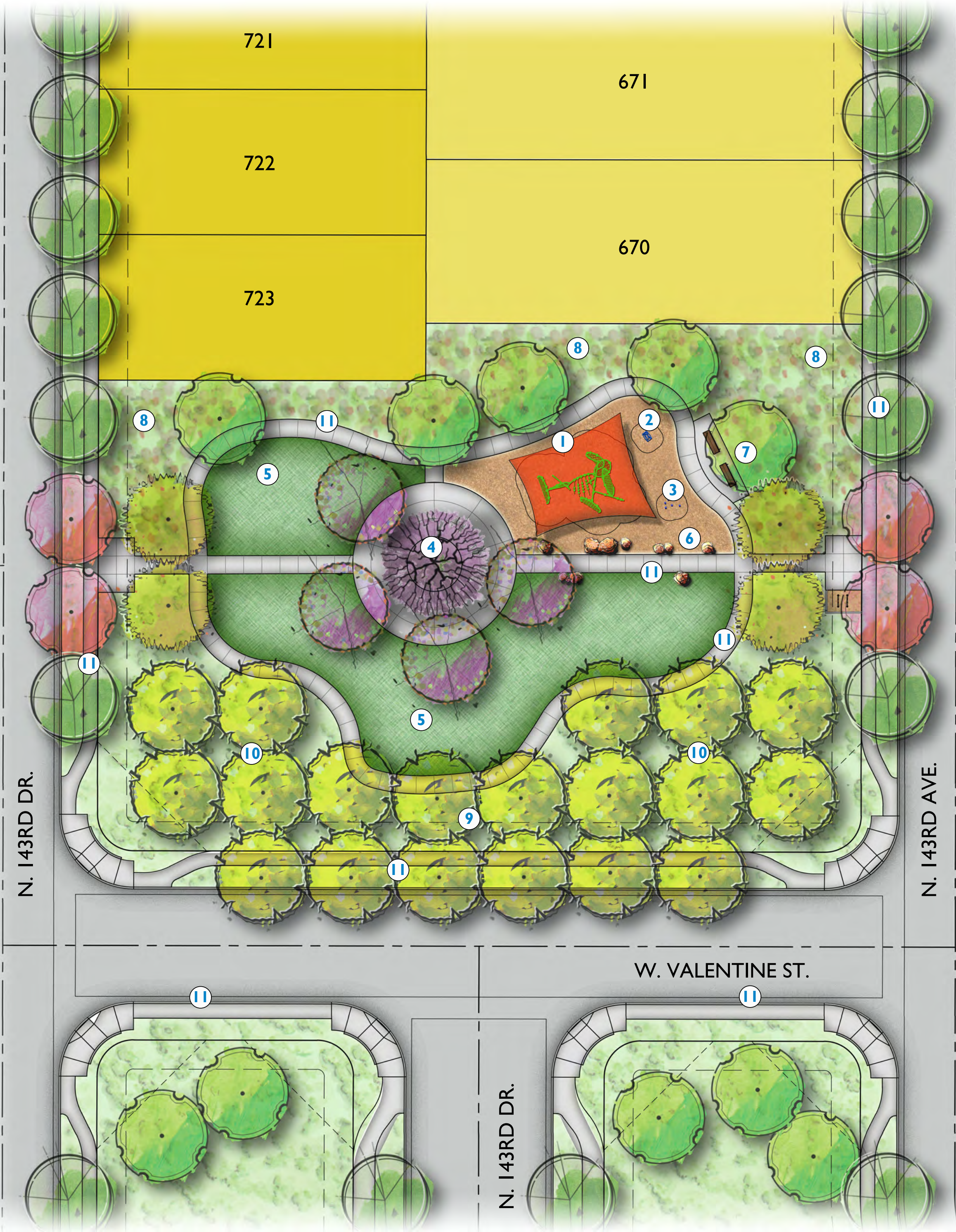
LANDSCAPE BENCH 5



SUCCULENT GARDEN 10



POLLINATOR GARDEN 11



KEYNOTES

- 1

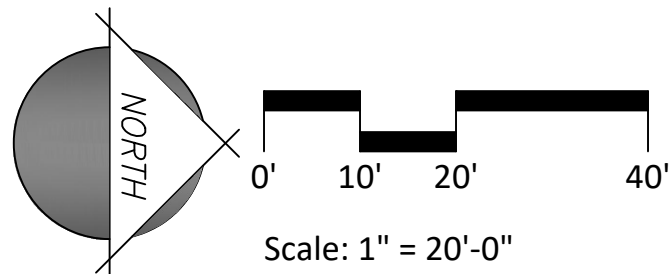
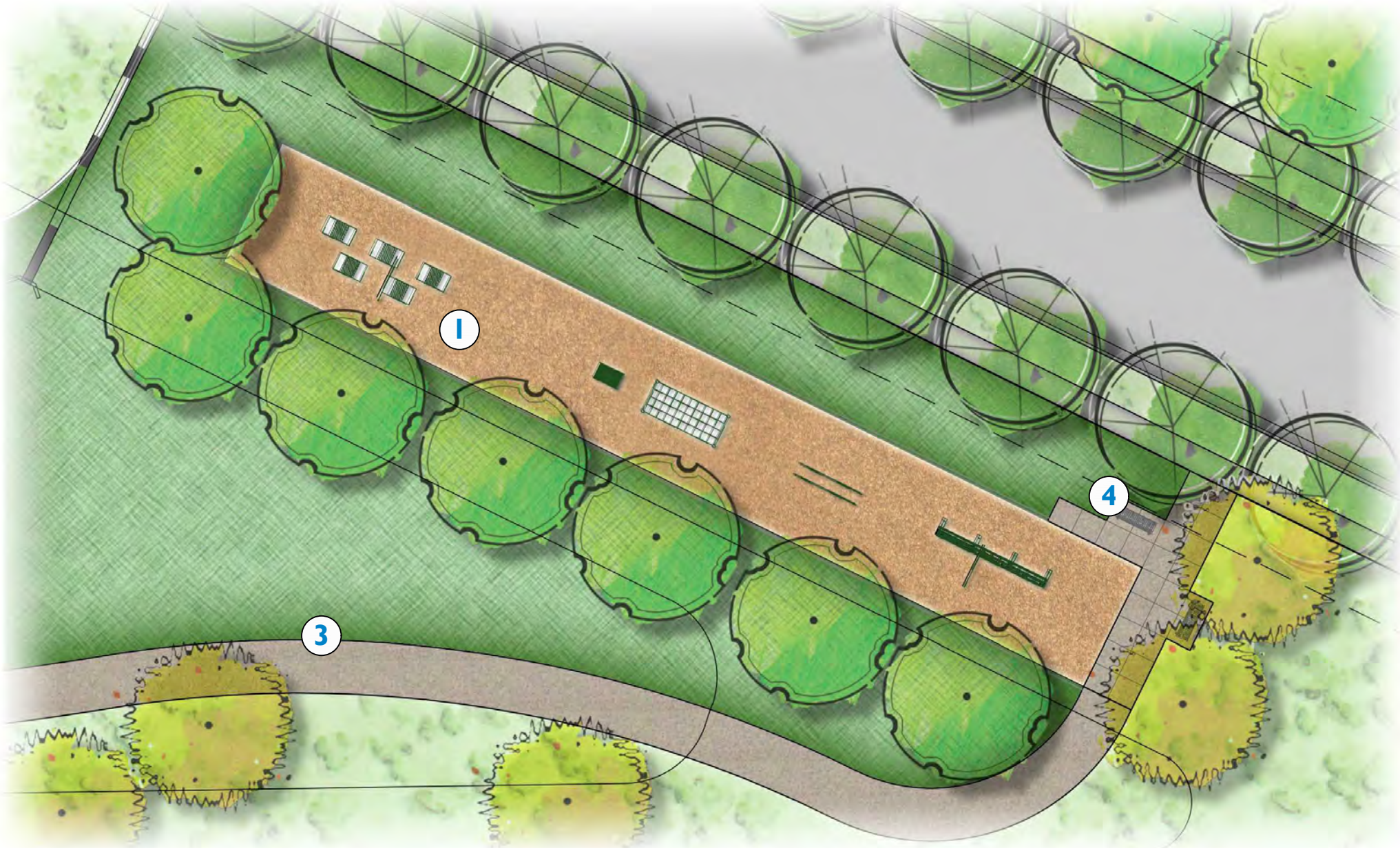
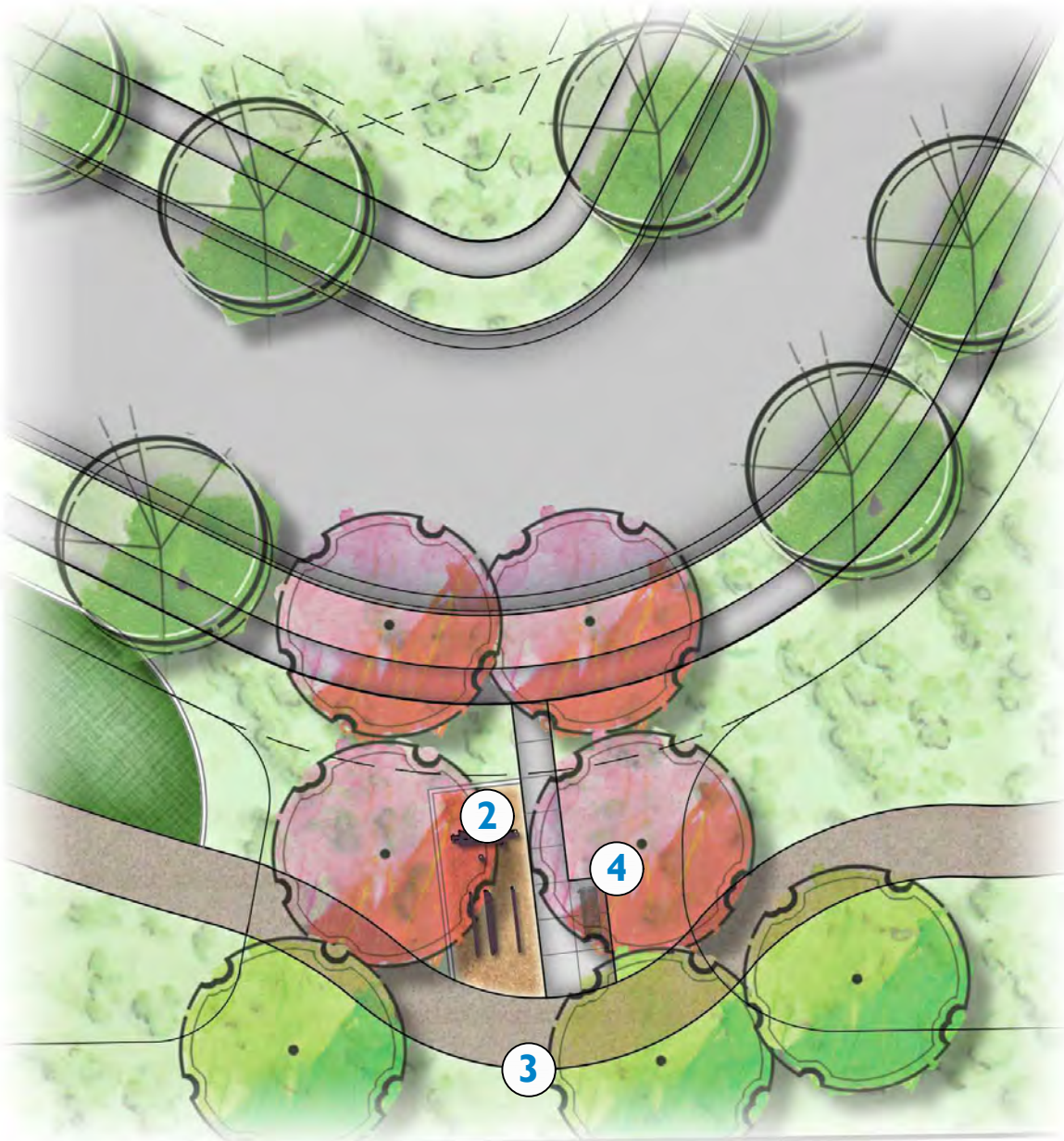
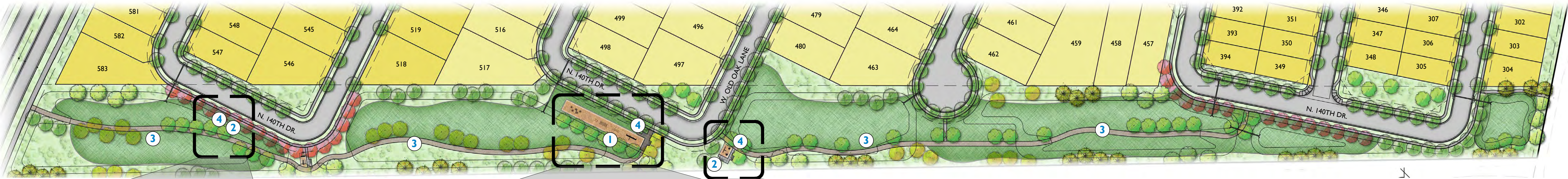
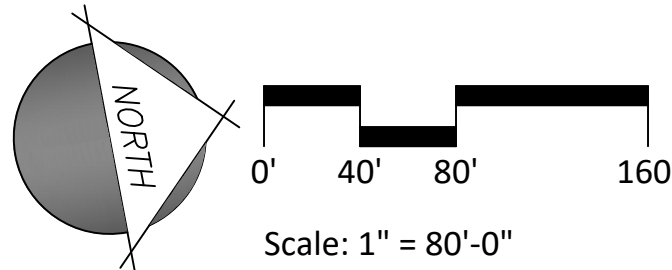
NINJA CHALLENGE COURSE
- 2

FITNESS STATION
- 3

8' UNPAVED MULTI USE TRAIL
- 4

REST AREA WITH LANDSCAPE BENCH

KEYMAP



CHARACTER IMAGERY



NINJA CHALLENGE COURSE 1



NINJA CHALLENGE EQUIPMENT 1



FITNESS STATION 2



MULTI USE TRAIL 3



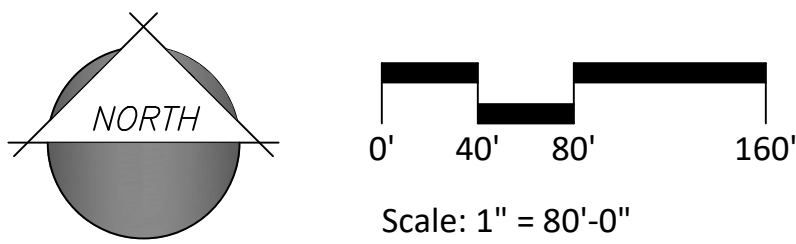
KEYMAP



MEADOW PARK

KEYNOTES

- 1 TURF
- 2 6' RUNNING/WALKING PATH (1 MILE LOOP)
- 3 DOUBLE GATED ENTRY
- 4 BENCHES W/ SHADE TREES
- 5 BENCHES W/ SHADE SAILS
- 6 PET WASTE STATION
- 7 UP/DOWN DRINKING FOUNTAIN
- 8 DOG PLAY ELEMENTS
- 9 DOG ENCLOSURE FENCE
- 10 STABILIZED DG PARKING (10 SPACES)
- 11 DOG PARK TURF PLAY AREA
- 12 SEATING NODE



CHARACTER IMAGERY



6' RUNNING/WALKING PATH (1 MILE LOOP) 2



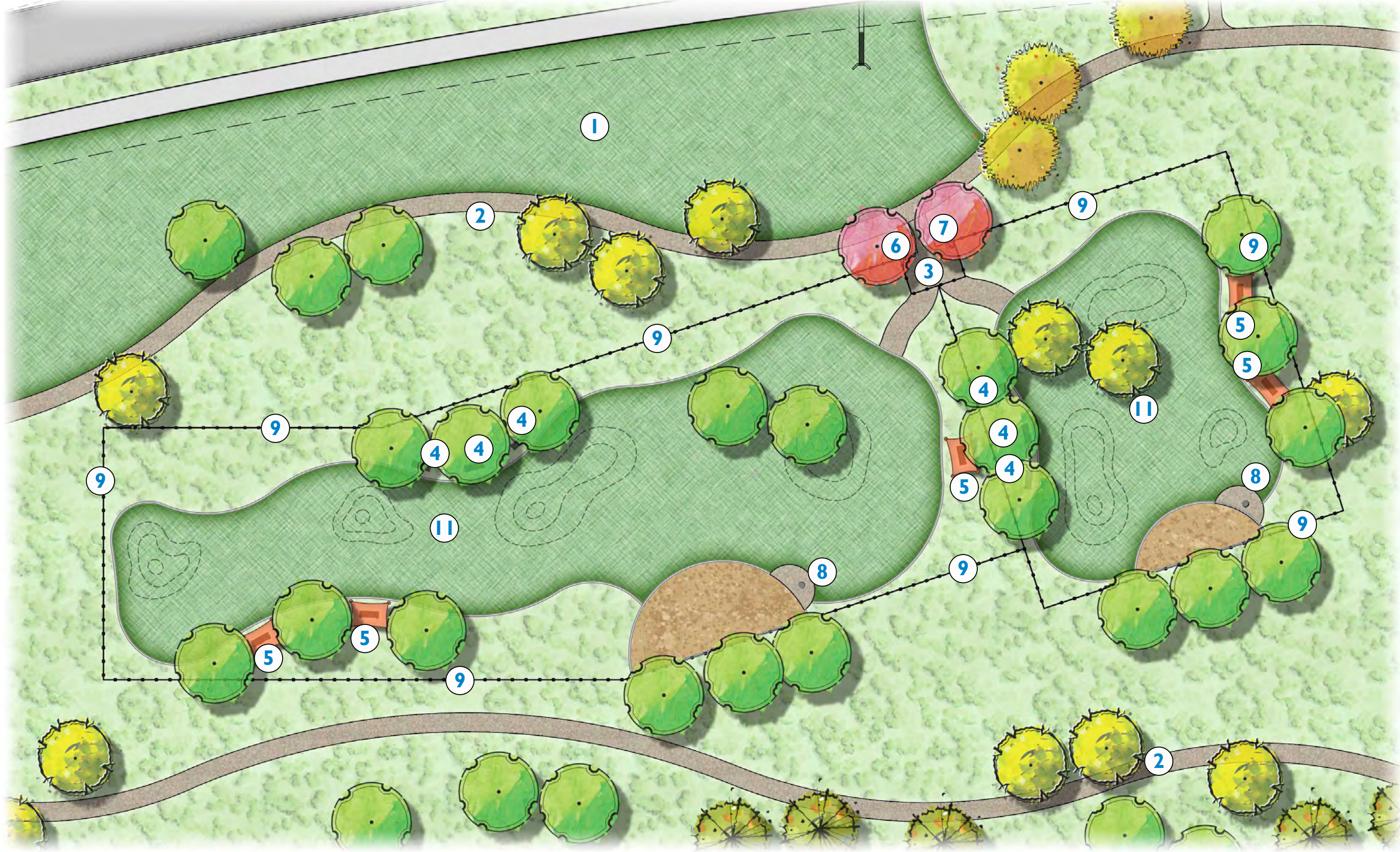
TURF RETENTION AREA 8

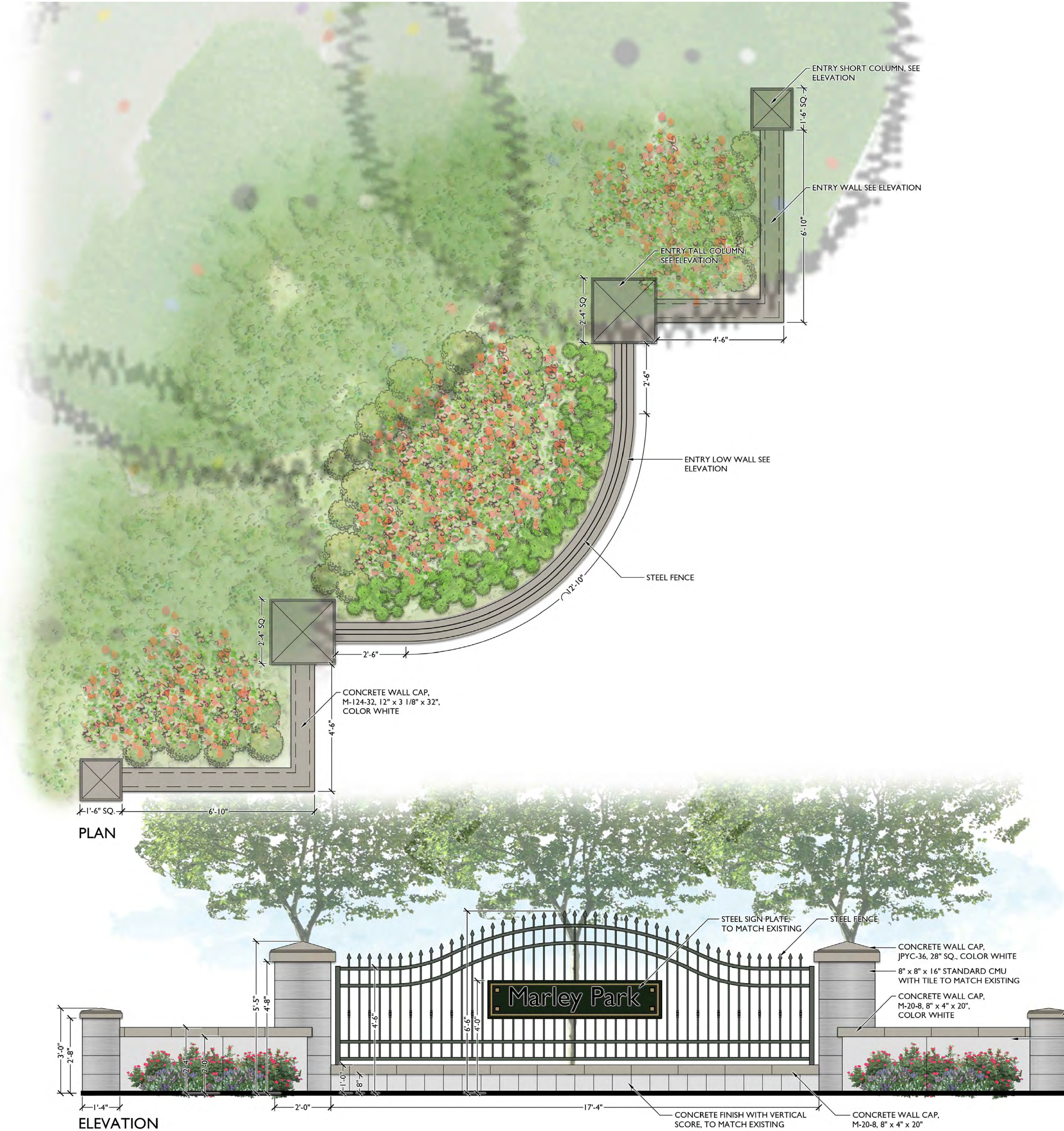


TURF PLAY AREA 1



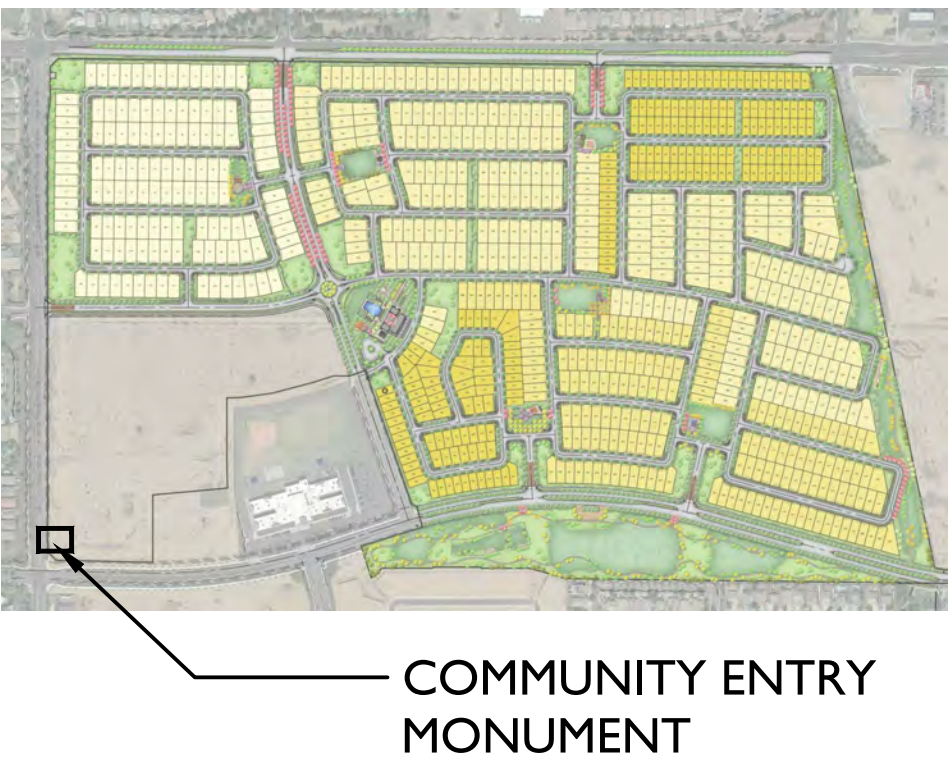
DOG PLAY ELEMENTS 8





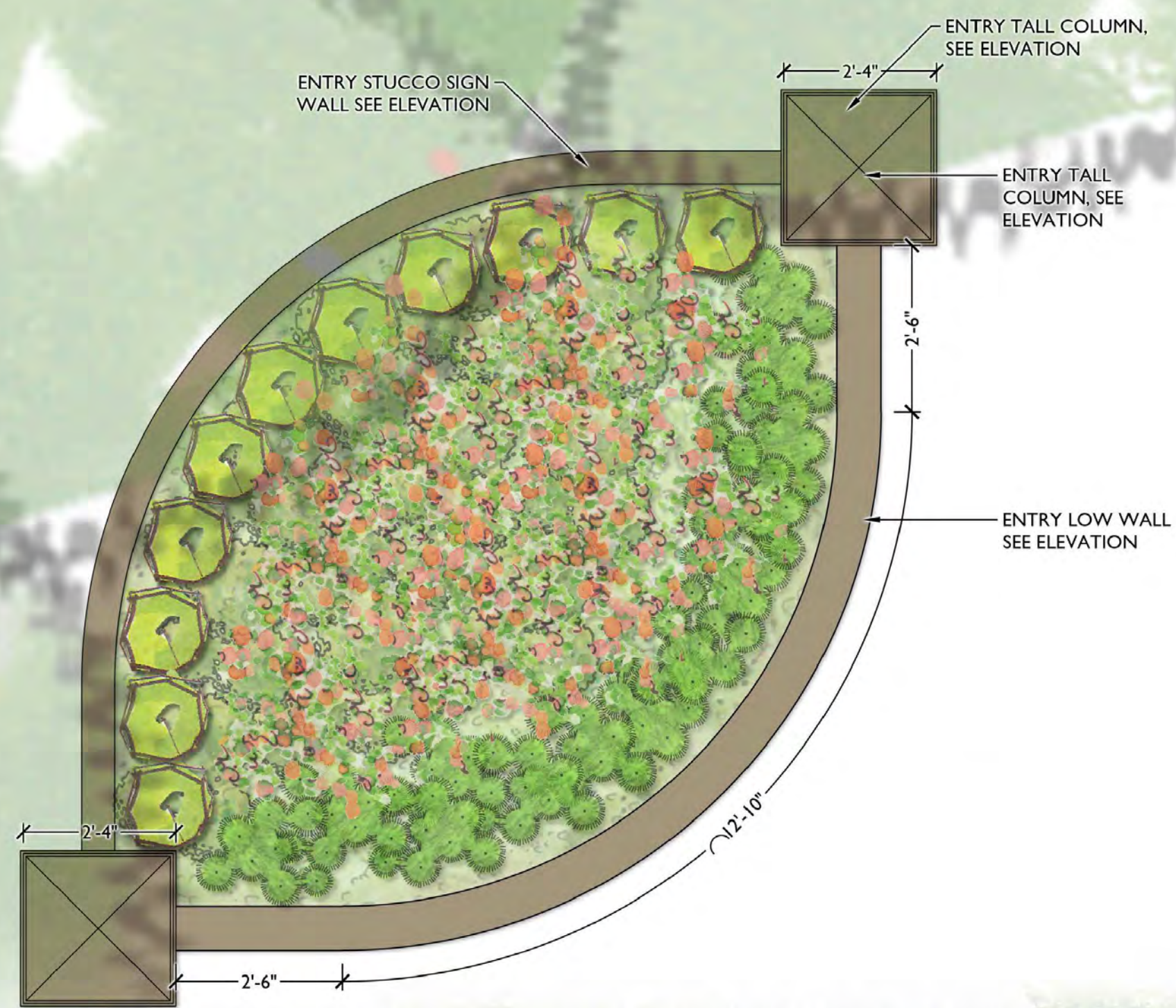
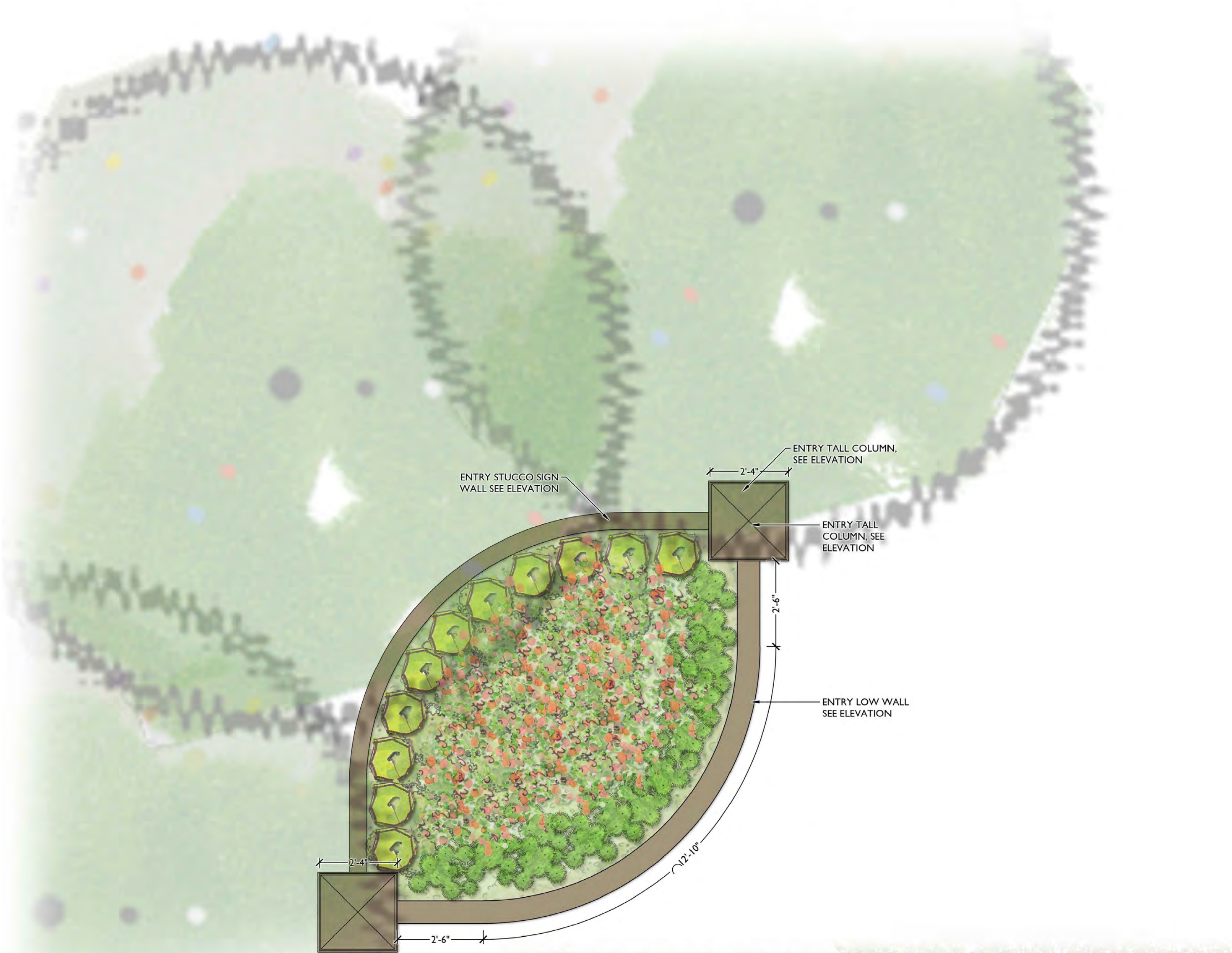
I COMMUNITY ENTRY MONUMENT
Scale: 1/2" = 1'-0"

KEYMAP

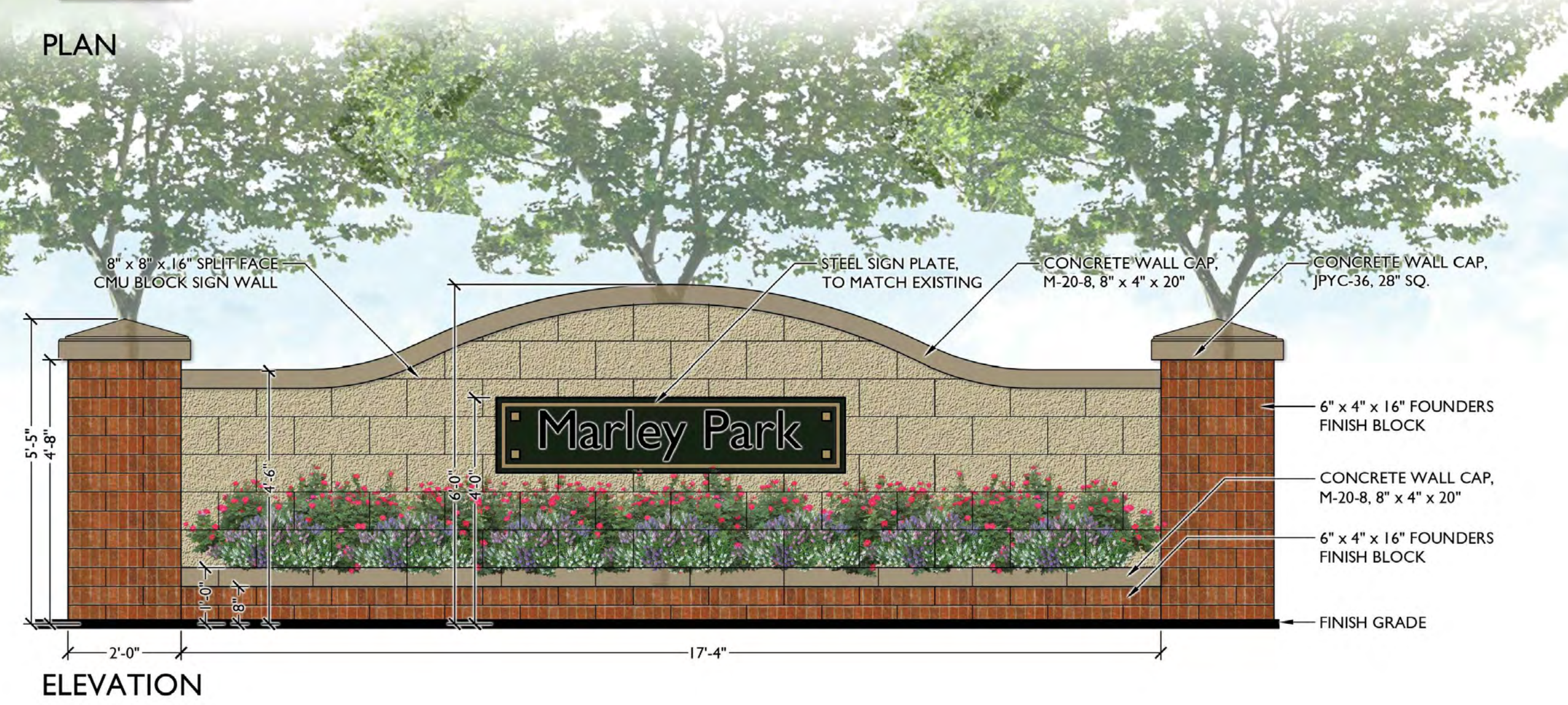


COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	SPLIT FACE CMU BLOCK, COLOR BONE, BY SUPERLITE OR APPROVED EQUAL
COLOR B (CMU)	FOUNDERS FINISH, COLOR SLIDE ROCK RED, BY SUPERLITE OR APPROVED EQUAL
COLOR D (STEEL)	COLOR RAL BLACK GREEN BY BERT'S PAINT, MATCH THE EXISTING, OR APPROVED EQUAL
CONCRETE CAP	COLOR OSTRICH, BY MESA PRECAST, OR APPROVED EQUAL



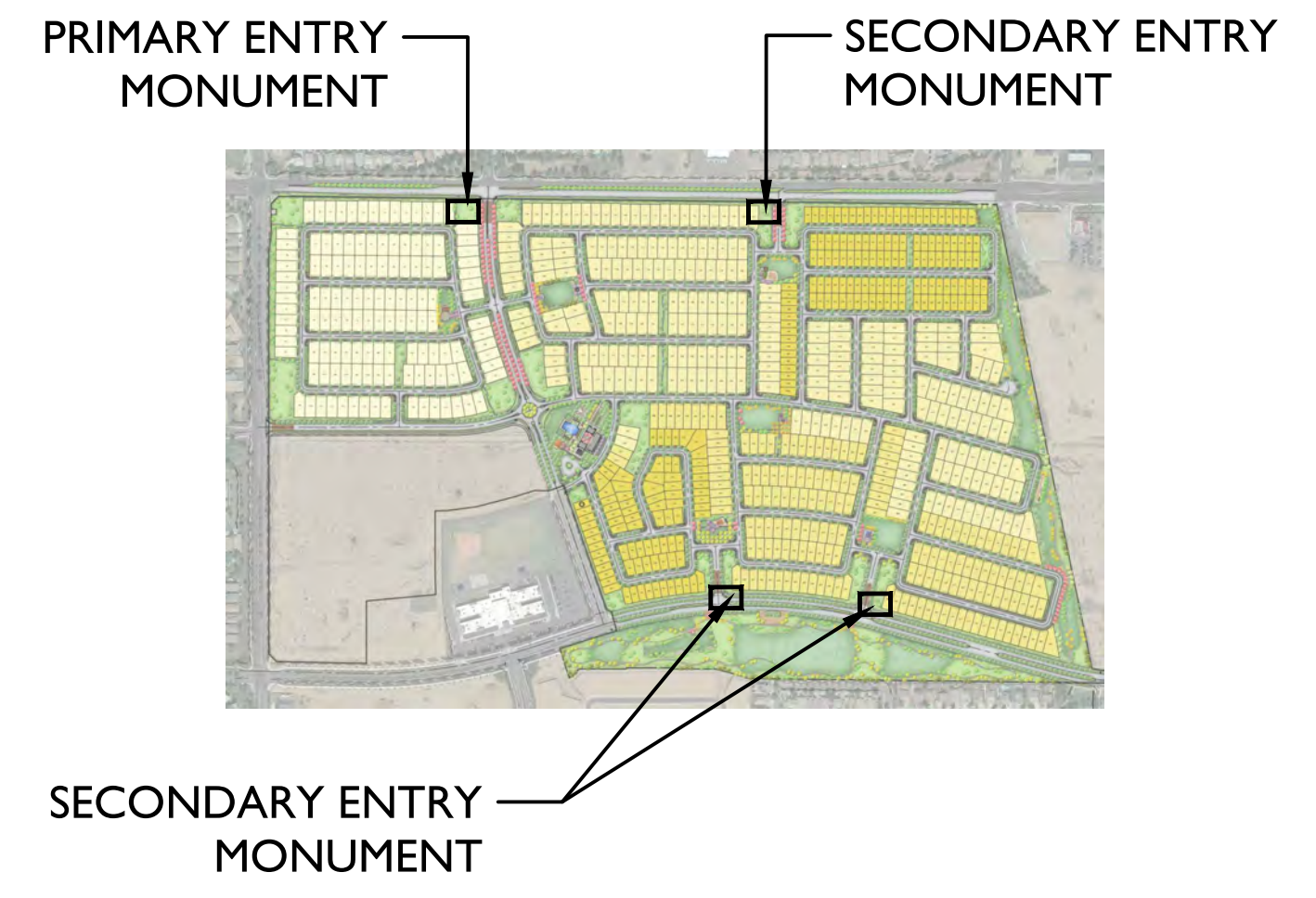
PLAN



ELEVATION

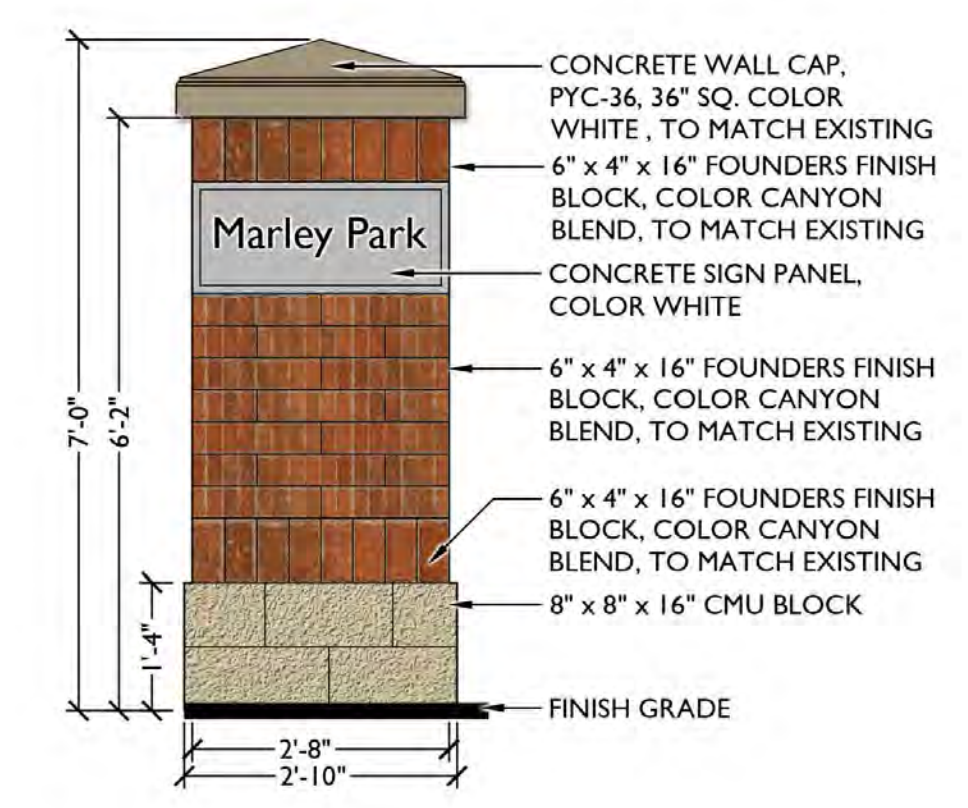
1 PRIMARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"

KEYMAP



COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	SPLIT FACE CMU BLOCK, COLOR BONE, BY SUPERLITE OR APPROVED EQUAL
COLOR B (CMU)	FOUNDERS FINISH, COLOR SLIDE ROCK RED, BY SUPERLITE OR APPROVED EQUAL
COLOR D (STEEL)	COLOR RAL BLACK GREEN BY BERT'S PAINT, MATCH THE EXISTING, OR APPROVED EQUAL
CONCRETE CAP	COLOR OSTRICH, BY MESA PRECAST, OR APPROVED EQUAL

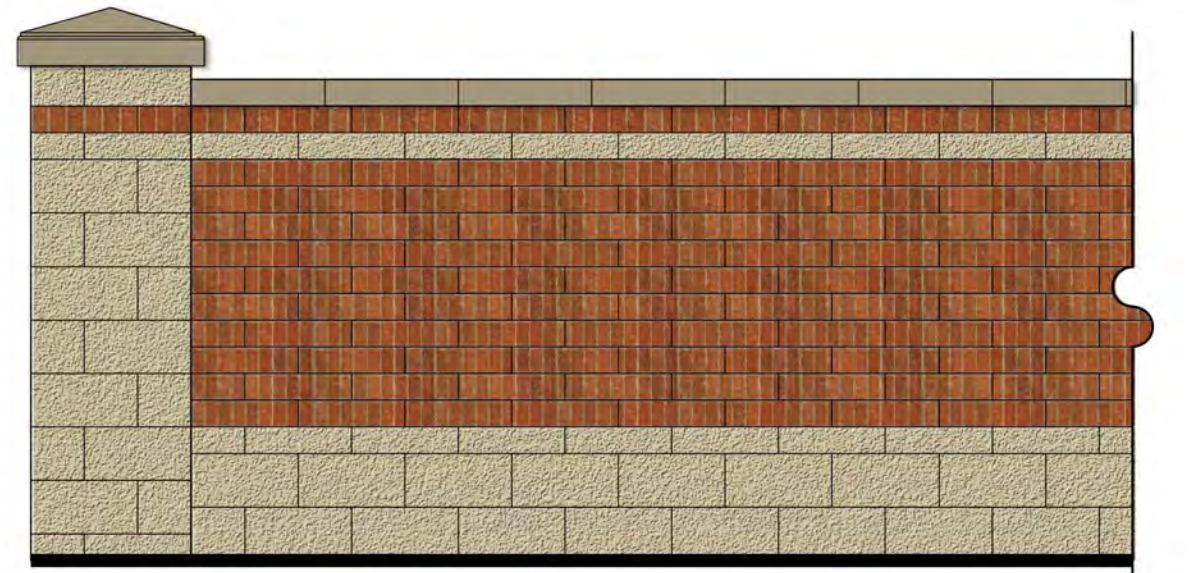


2 SECONDARY ENTRY MONUMENT COLUMN
Scale: 1/2" = 1'-0"

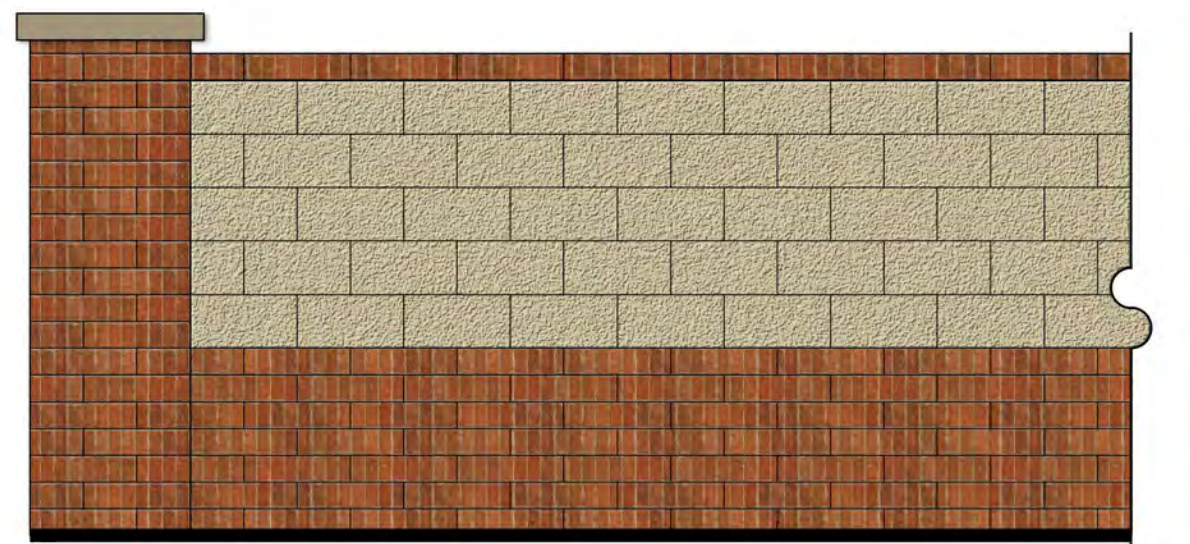


WALL LEGEND

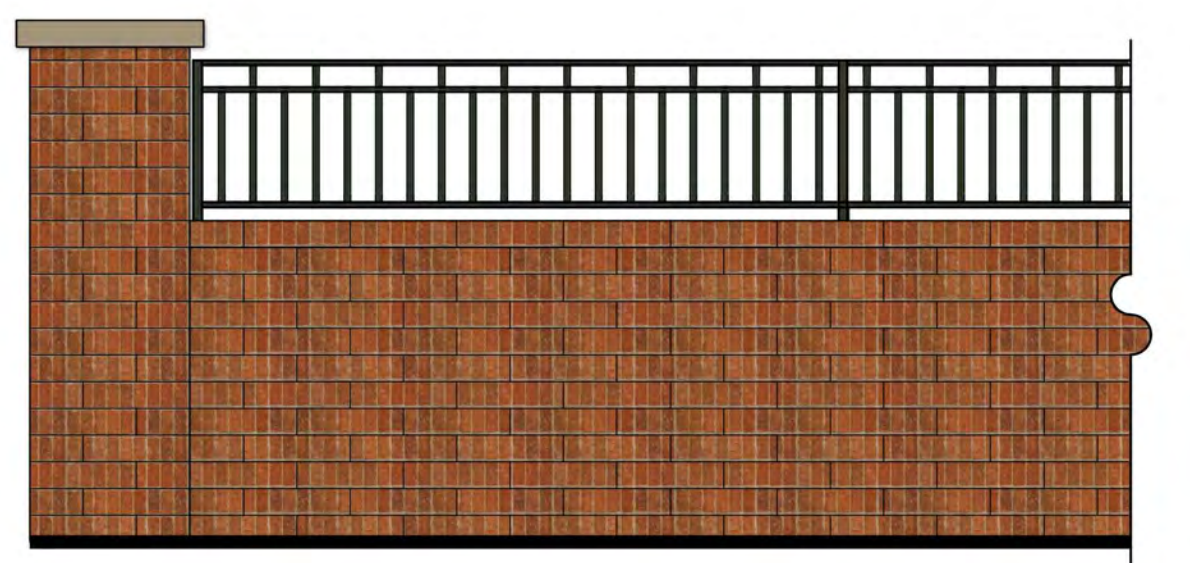
SYMBOL	ITEM
	PRIMARY WALL (MASTER DEVELOPER)
	SECONDARY WALL (PARCEL DEVELOPER)
	VIEW WALL (PARCEL DEVELOPER)
	COMMUNITY ENTRY MONUMENT
	PRIMARY ENTRY MONUMENT
	SECONDARY ENTRY MONUMENT



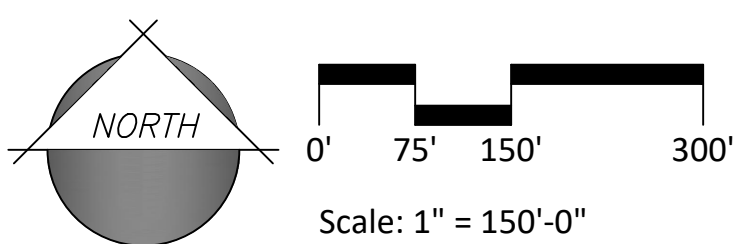
1 PRIMARY WALL



2 SECONDARY WALL

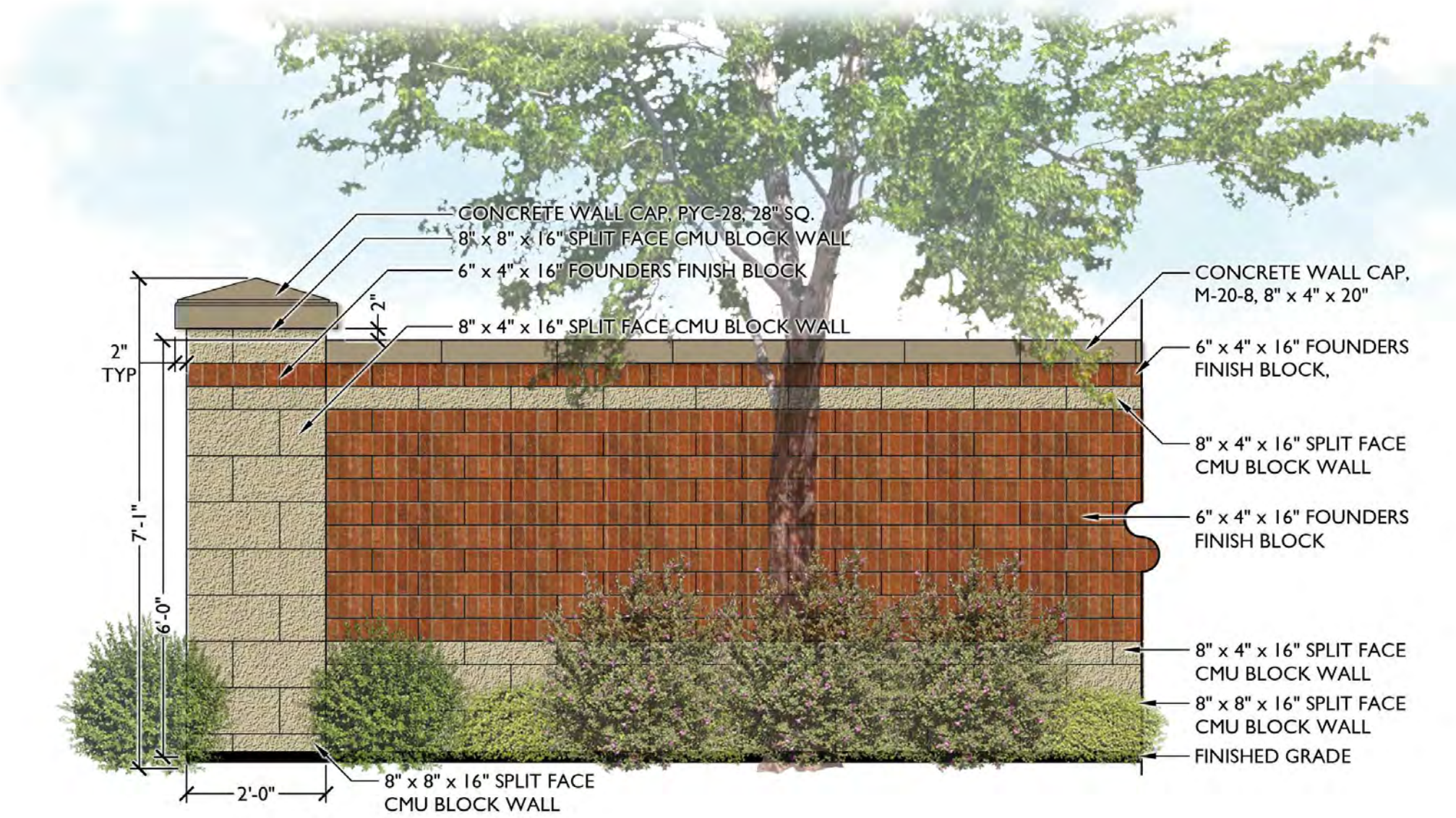


3 VIEW WALL

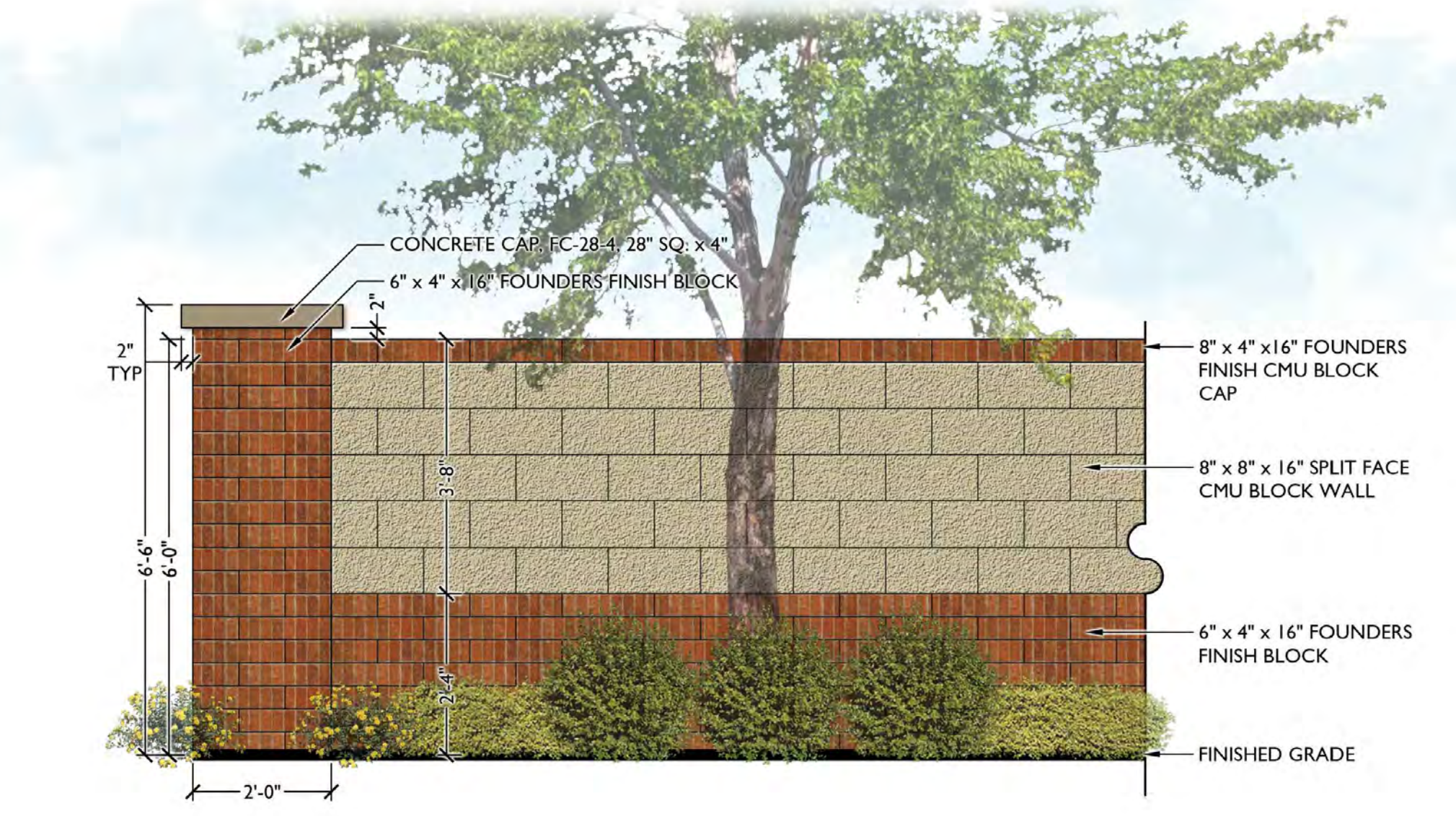


COLOR & MATERIALS SCHEDULE

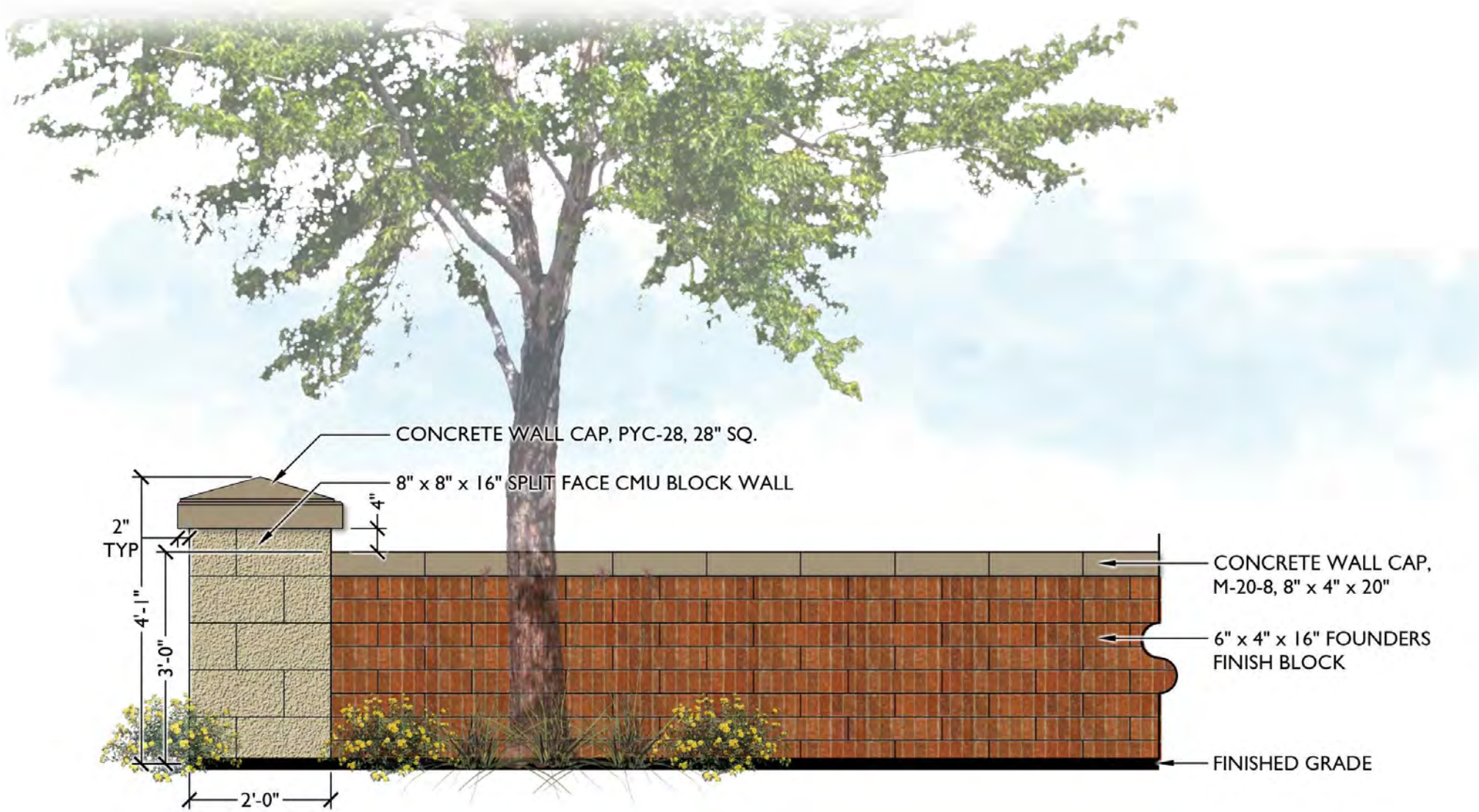
ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	SPLIT FACE CMU BLOCK, COLOR BONE, BY SUPERLITE OR APPROVED EQUAL
COLOR B (CMU)	FOUNDERS FINISH, COLOR SLIDE ROCK RED, BY SUPERLITE OR APPROVED EQUAL
COLOR D (STEEL)	COLOR RAL BLACK GREEN BY BERT'S PAINT, MATCH THE EXISTING, OR APPROVED EQUAL
CONCRETE CAP	COLOR OSTRICH, BY MESA PRECAST, OR APPROVED EQUAL



1 PRIMARY WALL
Scale: 1/2" = 1'-0"



2 SECONDARY WALL
Scale: 1/2" = 1'-0"



3 LOW WALL
Scale: 1/2" = 1'-0"



4 VIEW WALL
Scale: 1/2" = 1'-0"



PRECAST CONCRETE CAP,
COLOR OSTRICH BY MESA PRECAST



SPLIT FACE CMU BLOCK,
COLOR BONE BY SUPERLITE



FOUNDERS FINISH CMU BLOCK,
COLOR SLIDE ROCK RED BY SUPERLITE



RAMADA



RAMADA OVERHEAD ORNAMENTATION
CARMEL



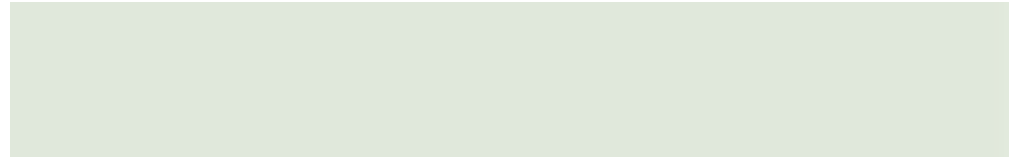
ROOF: MULTI-RIB (STANDARD)



ROOF COLOR: MATTE BLACK



DECORATIVE COLUMN: SAN JOSE



COLUMN COLOR: WHITE



PICNIC TABLE : ANOVA "MADISON"
COLOR: MAHOGANY



PICNIC TABLE : ANOVA "WAINWRIGHT"
COLOR: MAHOGANY



LANDSCAPE BENCH : ANOVA "MADISON"
COLOR: MAHOGANY

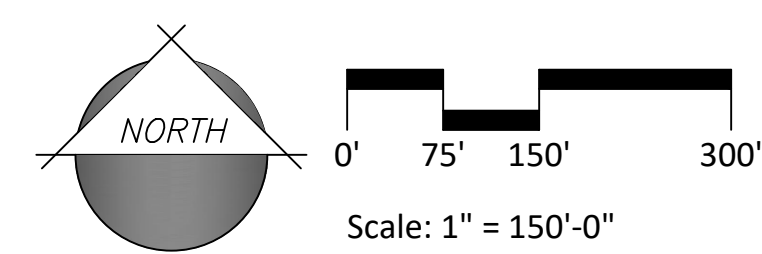


LANDSCAPE BENCH : ANOVA "MADISON"
COLOR: MAHOGANY



CONNECTIVITY LEGEND

SYMBOL	ITEM
	PEDESTRIAN CONNECTION
	SEATING NODE



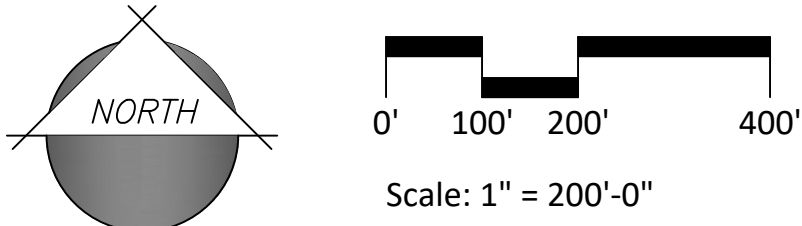


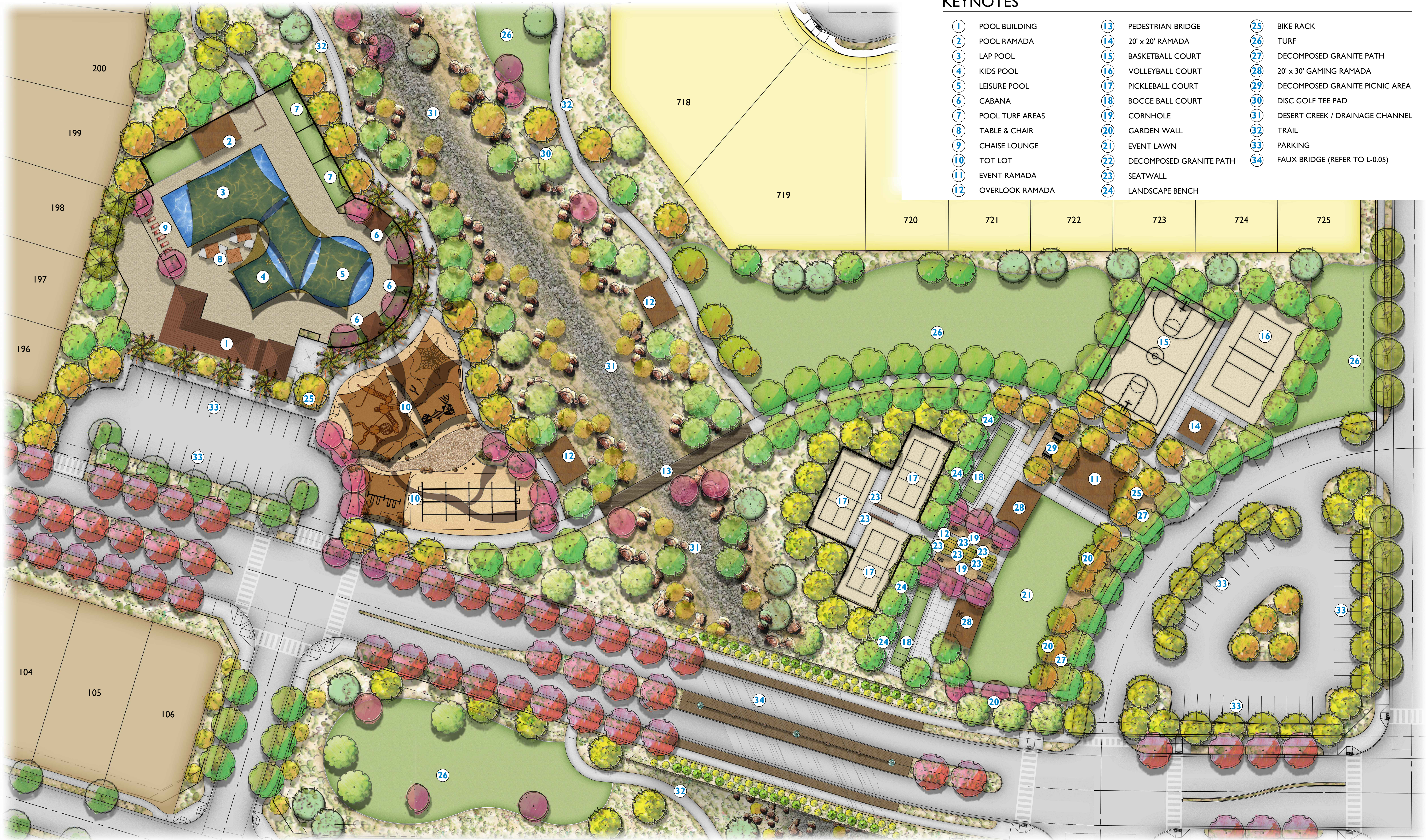
Parcel Data Table

Parcel	Lot Type	Units
Parcel 1	58'x120'	78
Parcel 1A	Aquatic Center	
Parcel 2	53'x120'	117
Parcel 3	53'x120'	134
Parcel 3*	68'x120'	3
Parcel 3*	58'x120'	4
Parcel 4	68'x130'	78
Parcel 5	45'x85'	146
Parcel 6	68'x130'	94
Parcel 7	58'x125'	100
Parcel 8	53'x120'	57
Parcel 9	53'x120'	96
Parcel 10	58'x125'	98
Total		1005

Lot Breakdown Table

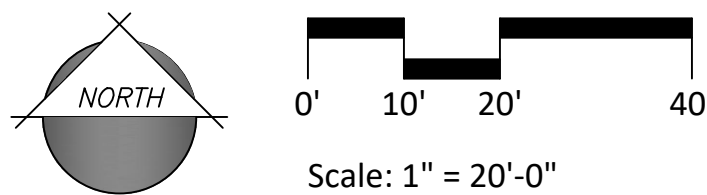
Lot Type	Units	Percentage
45' Lots	146	15%
53' Lots	404	40%
58' Lots	280	28%
68' Lots	175	17%
Total	1005	100%





KEYNOTES

- | | | |
|--------------------|----------------------------|------------------------------------|
| 1 POOL BUILDING | 13 PEDESTRIAN BRIDGE | 25 BIKE RACK |
| 2 POOL RAMADA | 14 20' x 20' RAMADA | 26 TURF |
| 3 LAP POOL | 15 BASKETBALL COURT | 27 DECOMPOSED GRANITE PATH |
| 4 KIDS POOL | 16 VOLLEYBALL COURT | 28 20' x 30' GAMING RAMADA |
| 5 LEISURE POOL | 17 PICKLEBALL COURT | 29 DECOMPOSED GRANITE PICNIC AREA |
| 6 CABANA | 18 BOCCIE BALL COURT | 30 DISC GOLF TEE PAD |
| 7 POOL TURF AREAS | 19 CORNHOLE | 31 DESERT CREEK / DRAINAGE CHANNEL |
| 8 TABLE & CHAIR | 20 GARDEN WALL | 32 TRAIL |
| 9 CHAISE LOUNGE | 21 EVENT LAWN | 33 PARKING |
| 10 TOT LOT | 22 DECOMPOSED GRANITE PATH | 34 FAUX BRIDGE (REFER TO L-0.05) |
| 11 EVENT RAMADA | 23 SEATWALL | |
| 12 OVERLOOK RAMADA | 24 LANDSCAPE BENCH | |



L-0.03
11-16-2018

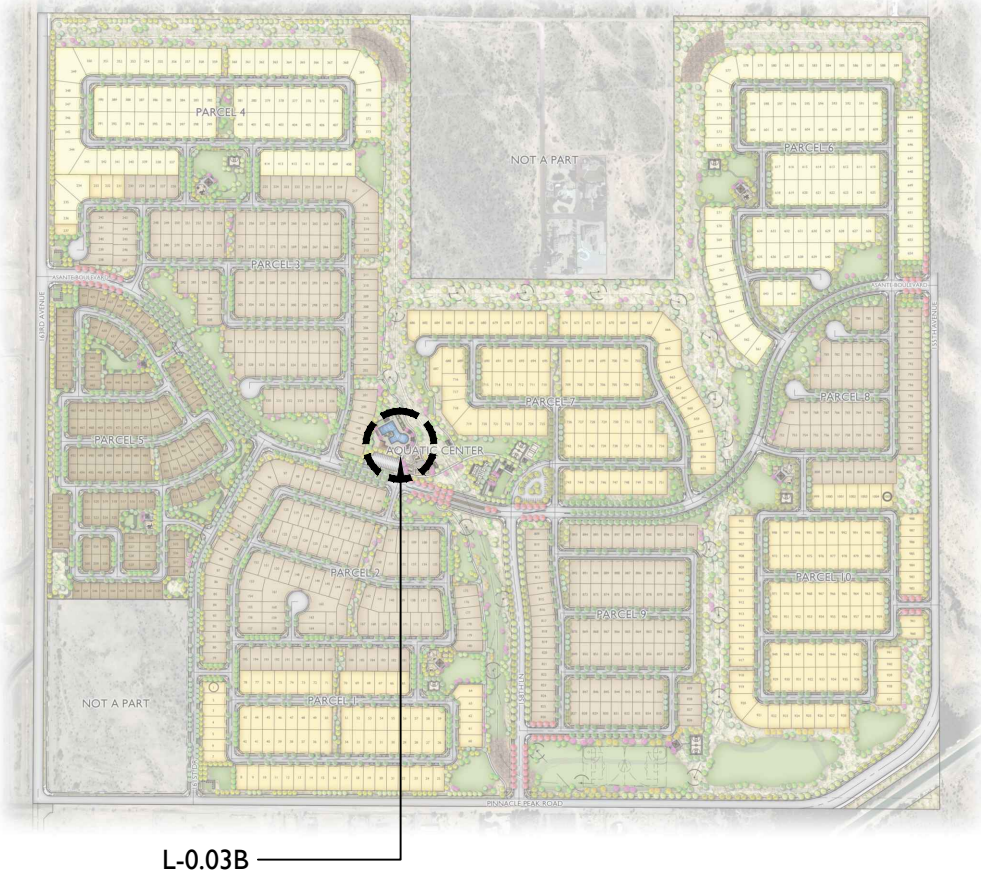
FULTON HOMES

Fulton Homes Escalante

Surprise, Arizona Main Park



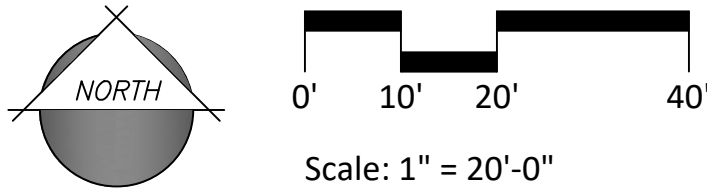
KEYMAP

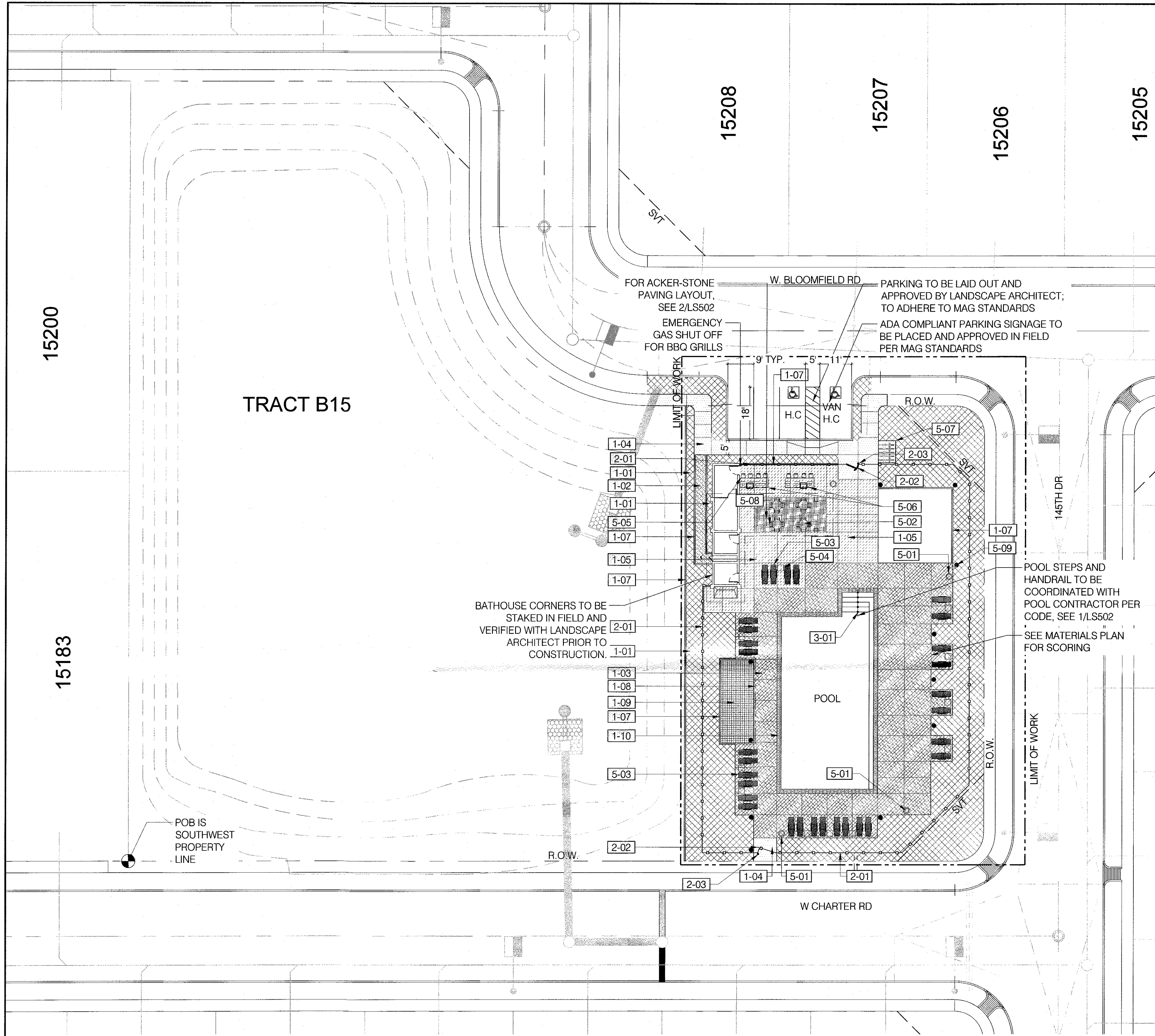


KEYNOTES

- 1 POOL BUILDING
- 2 POOL RAMADA
- 3 LAP POOL
- 4 KIDS POOL
- 5 LEISURE POOL
- 6 CABANA
- 7 POOL TURF AREA
- 8 TABLE & CHAIR
- 9 CHAISE LOUNGE
- 10 TOT LOT
- 11 PLAY CREEK
- 12 OVERLOOK RAMADA
- 13 PEDESTRIAN BRIDGE
- 14 BIKE RACK
- 15 TURF
- 16 DISC GOLF TEE PAD
- 17 DESERT CREEK / DRAINAGE CHANNEL

1 MAIN PARK WEST
Scale: 1" = 20'-0"





A LAYOUT PLAN
1" = 20'-0"

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEER

DATE: 9/17/18

DATE: 9/17/2018

REFERENCE NOTE SCHEDULE

1 - PAVING & SURFACING: DIVISION 32		
CODE	DESCRIPTION	MANUFACTURER
1-01	DECOMPOSED GRANITE 1/2" SCREENED	GRANITE EXPRESS
1-02	DECOMPOSED GRANITE 1/4" MINUS	GRANITE EXPRESS
1-03	POOL DECK WITH ACRYLIC ADDITIVE/KOOLDECK	KEYSTONE
1-04	4" THK CONCRETE PAVING TYPE 1 (LIGHT BROOM)	
1-05	4" THK CONCRETE PAVING TYPE 2 (MED. SANDBLAST)	DAVIS COLORS
1-06	ACKER-STONE PAVING	ACKER-STONE
1-07	6" CONCRETE HEADER	
1-08	CONCRETE PAVEMENT WITH TURNDOWN	
1-09	SYN LAWN SYNTHETIC TURF	SYN LAWN
1-10	POOL COPING	DAVIS COLORS
1-11	JOINTS BETWEEN EXISTING AND NEW CONCRETE	
1-12	CONTROL AND EXPANSION JOINTS	
2 - WALLS & FENCES: DIVISION 32		
CODE	DESCRIPTION	MANUFACTURER
2-01	POOL FENCE	AMERISTAR
2-02	POOL GATE WITH CARD READER	AMERISTAR
2-03	COMMUNITY ACCESS CARD READER	SEE NOTE 1
3 - METALS: DIVISION 05		
CODE	DESCRIPTION	FINISH
3-01	HANDRAIL AT POOL	STAINLESS STEEL
5 - FURNISHINGS: DIVISION 12		
CODE	DESCRIPTION	MANUFACTURER
5-01	TRASH RECEPTACLE	LANDSCAPE FORMS
5-02	CHIPMAN TABLE AND CHAIRS	LANDSCAPE FORMS
5-03	COCHRAN CHAISE LOUNGE	LANDSCAPE FORMS
5-04	COCHRAN SIDE TABLE	LANDSCAPE FORMS
5-06	BARBEQUE GRILL AND PREP STATION	FIRE MAGIC AURORA
5-07	FLO BIKE RACK	LANDSCAPE FORMS
5-08	CHIPMAN ARMLESS CHAIR (STOOL)	LANDSCAPE FORMS
5-09	GUIDE ILLUMINATED BOLLARD	LANDSCAPE FORMS

SITE DATA

PROJECT ADDRESS	MARLEY PARK PHASE 3 SURPRISE, ARIZONA	
PARCEL #:	APN 509-19-274	
CURRENT ZONING:	MARLEY PARK PAD00-091	
GROSS SITE AREA:	69,877 SF	1.60 ACRES
NET SITE AREA:	69,877 SF	1.60 ACRES
EXISTING USE:	VACANT	
PROPOSED USED:	COMMUNITY POOL & OPEN SPACE	

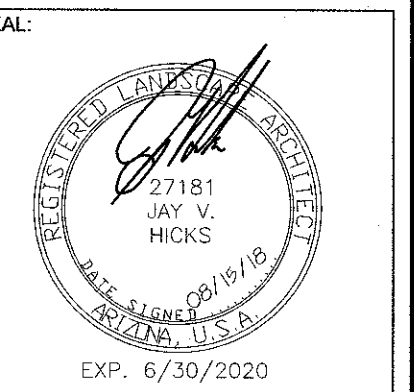
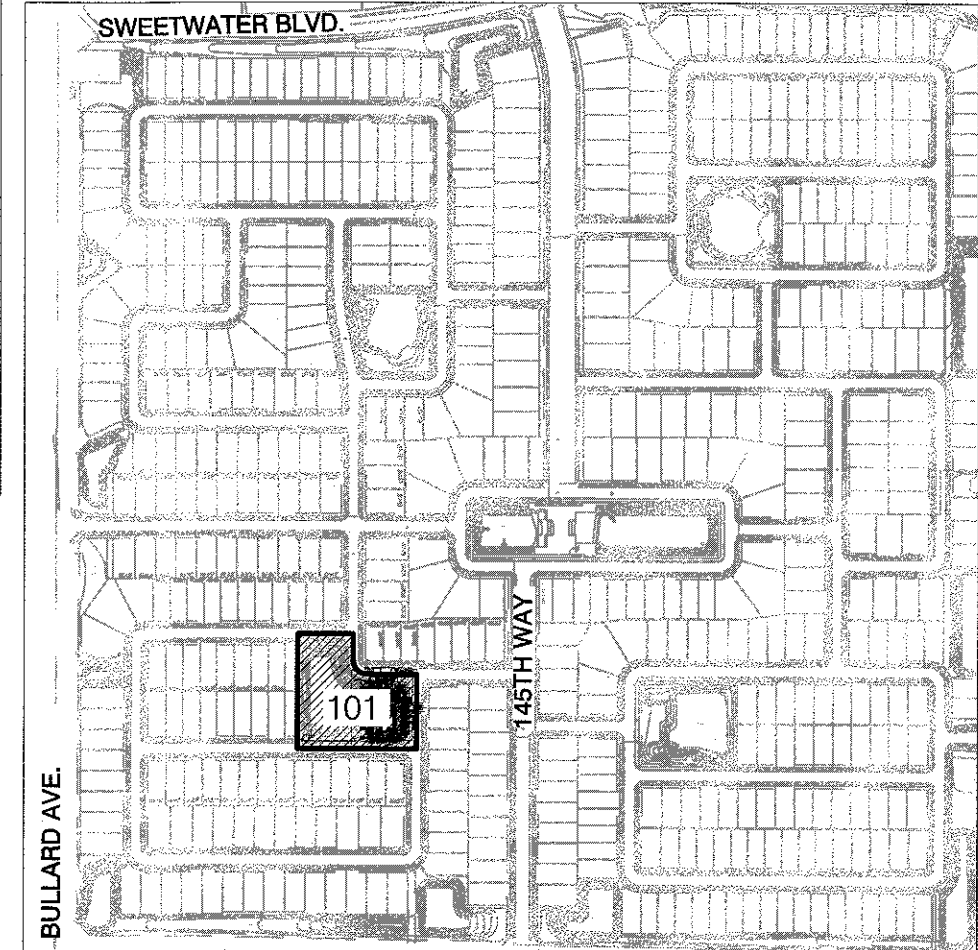
PARKING

USE / SPACE REQUIREMENT	AREA	REQUIRED	PROVIDED
POOL DECK: REQ. 2 PER LANE	5 LANES	10 REQUIRED SPACES	4 ON SITE / 6 ON STREET
ADA PARKING: REQ 1 PER 6 VEH. SPACE	N/A	2 REQUIRED SPACE	2 ON SITE
ACTIVITY AREA PARK: REQ. 0 PER 1000 SF	N/A	0 SPACES	19 ON-STREET
TOTAL REQUIRED PARKING SPACES	N/A	20 SPACES 1/600 SF	19 ON STREET / 4 ON SITE
			23 TOTAL SPACES
BIKE SPACES: REQ 1 PER 10 VEH. SPACE	N/A	3 REQUIRED SPACES	5 SPACES

DESIGNER INFORMATION

ARCHITECT CW ARCHITECTURE CORY WEBERS, AIA 6514 EAST ASTER DRIVE SCOTTSDALE, ARIZONA 85254 P. 480.364.7273	LANDSCAPE ARCHITECT DIG STUDIO, INC JAY HICKS 600 N. 4TH STREET, SUITE D PHOENIX, ARIZONA 85004 P. 602.595.4101
POOL DESIGNER PRESIDENTIAL POOLS EDWARD FLETCHER 15170 W. BELL RD. #108 SURPRISE, ARIZONA 85374 P. 623.505.2800	CIVIL WOOD PATEL MICHAEL YOUNG 2051 WEST NORTHERN AVE SUITE 100 PHOENIX, ARIZONA 85021 P. 602.336.7966
OWNER/DEVELOPER DMB DAVE NILSEN 7600 E. DOUBLE TREE RANCH RD. SUITE 300 SCOTTSDALE, ARIZONA 85268 P. 480.367.7673	

KEY MAP:

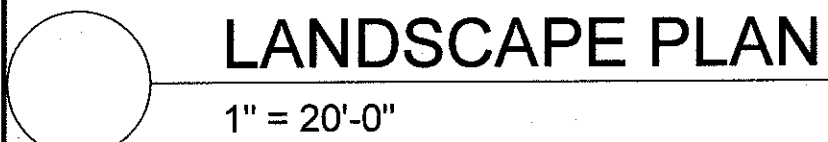


REVISIONS

MARLEY PARK
SURPRISE, ARIZONA
PARCEL 15 MARLEY PARK POOL
SITE PLAN



DESIGNED BY: DIG
DRAWN BY: JM/JM/VV
CHECKED BY: JH
DATE ISSUED: 08/15/18
SHEET NO:
LS101
SHEET: 1 OF 2



NOTE:
DECOMPOSED GRANITE AT ALL PROPOSED
LOCATIONS TO MATCH MARLEY PARK STANDARD.

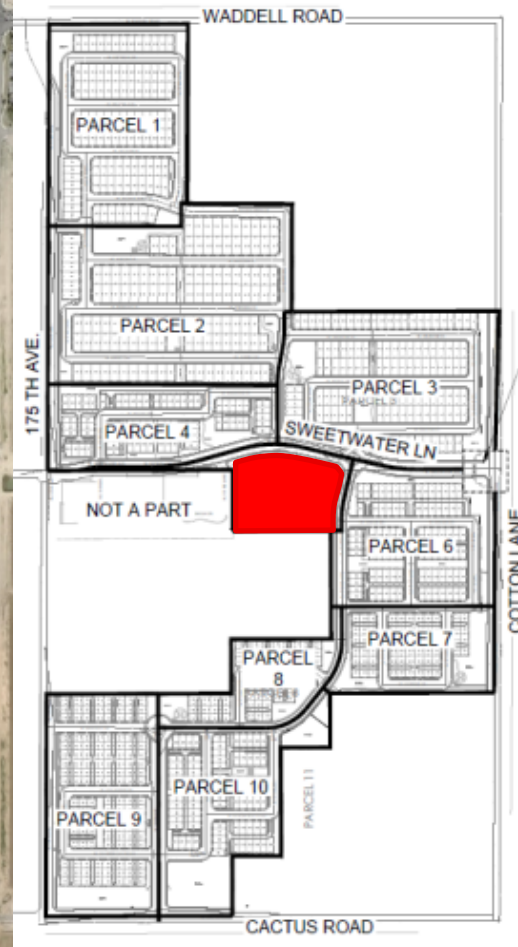
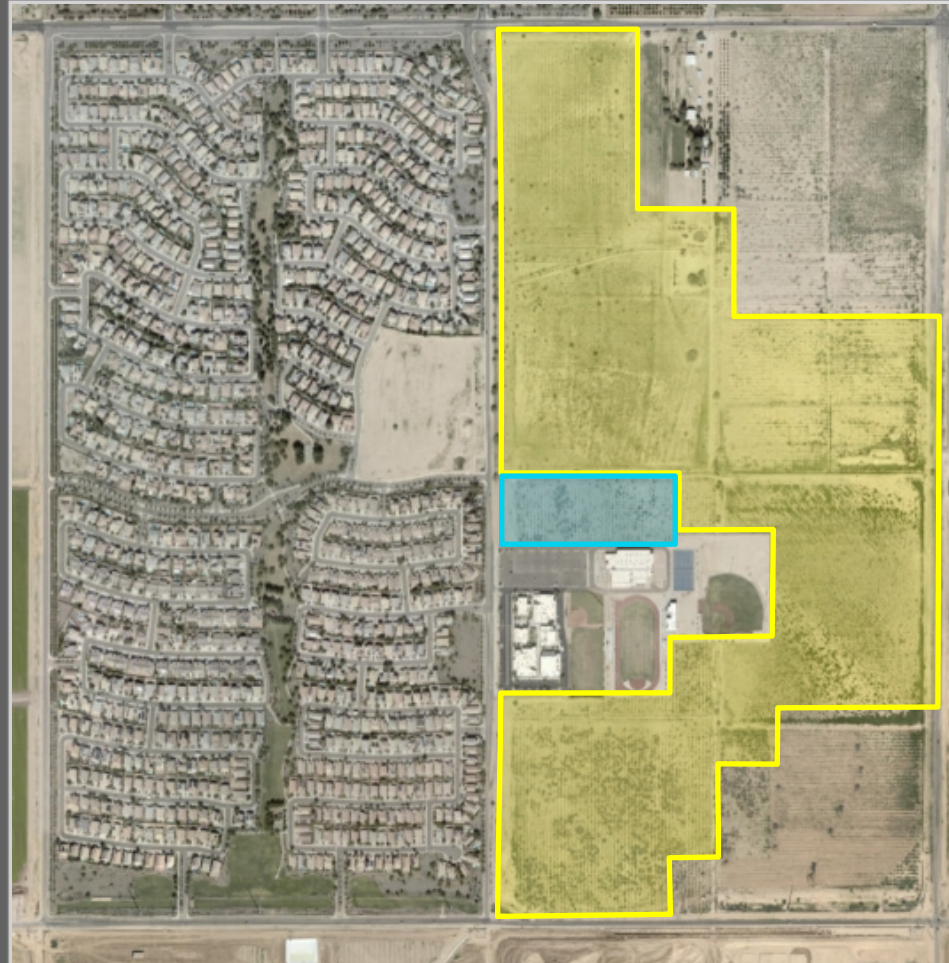


October 1, 2019 City Council
October 3, 2019 Planning and Zoning Commission

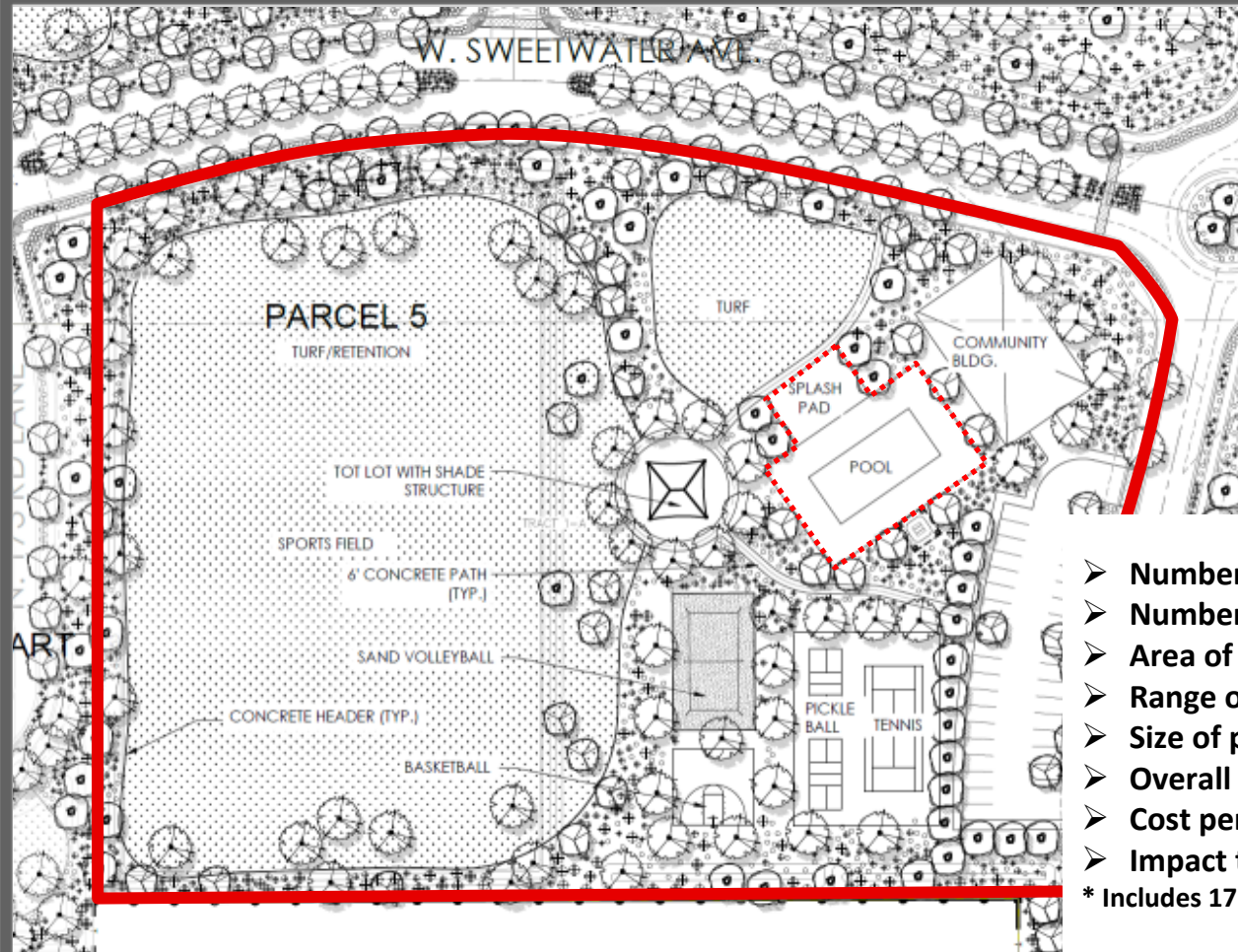
Community Pool Amenities

HOW THIS ALL STARTED

Magnolia

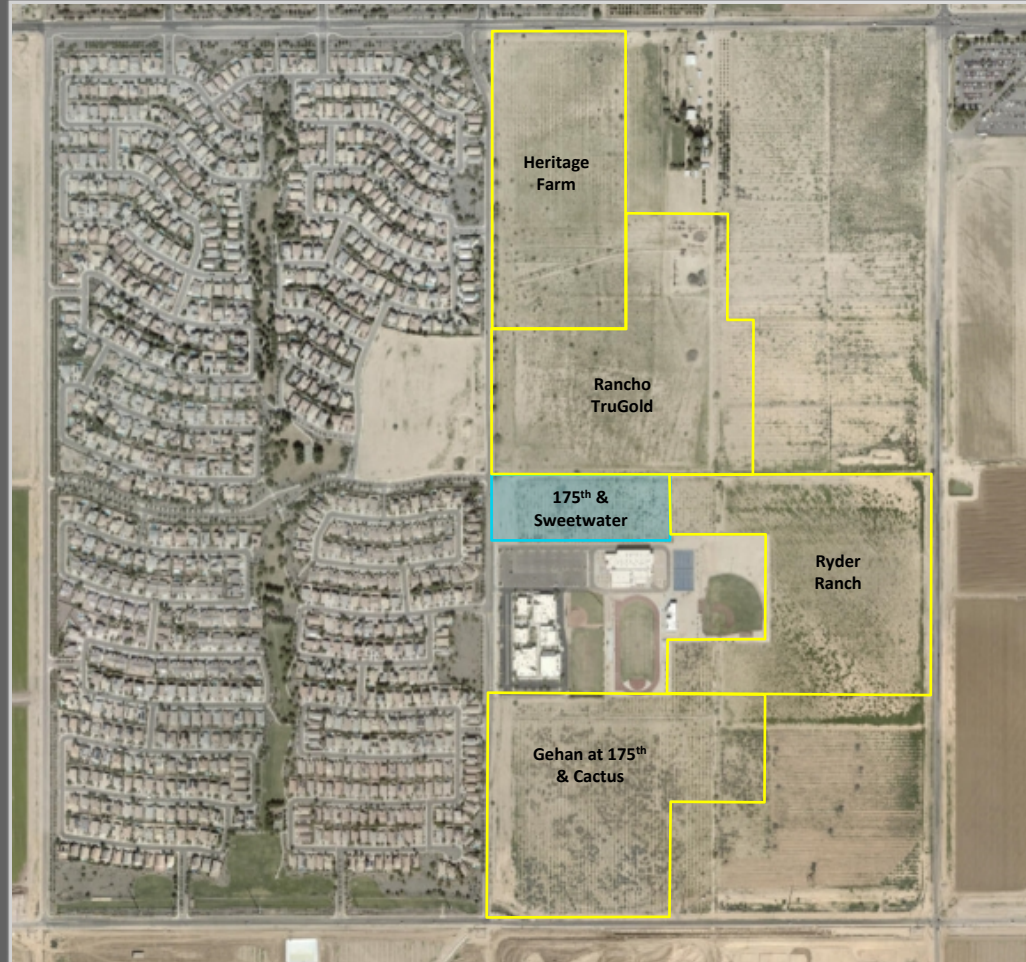


Magnolia



- Number of pool amenities = 1
- Number of dwelling units served = 856*
- Area of community served = 184 acres*
- Range of lot sizes = 3,150 SF to 6,325 SF
- Size of pool = TBD
- Overall cost = TBD
- Cost per dwelling unit = TBD
- Impact to HOA dues = TBD

* Includes 175th & Sweetwater



“Magnolia” became:

Heritage Farm

- 137 dwelling units over 33 acres

Rancho TruGold

- 139 dwelling units over 41 acres

Ryder Ranch

- 145 dwelling units over 39 acres

Gehan at 175th & Cactus

- 157 dwelling units over 42 acres

(175th & Sweetwater)

- 44 dwelling units over 10 acres

TOTAL

- **622 dwelling units over 165 acres**

RL vs RM Zoning

Standard Euclidean Zoning = R1, R2, R3, etc.

R1 further classified based on minimum lot size e.g:

- R1-5 = Single-Family Residential on 5,000 SF lots
- R1-10 = Single-Family Residential on 10,000 SF lots
- R1-18 = Single-Family Residential on 18,000 SF lots

RL vs RM Zoning

SUDC uses density based districts:

- RM-12 = Medium Density Residential at not more than 12 DU/Ac.
- RM-9 = Medium Density Residential at not more than 9 DU/Ac.
- RM-6 = Medium Density Residential at not more than 6 DU/Ac.
- RL-5 = Low Density Residential at not more than 5 DU/Ac.
- RL-4 = Low Density Residential at not more than 4 DU/Ac.
- RL-3 = Low Density Residential at not more than 3 DU/Ac.
- RL-2 = Low Density Residential at not more than 2 DU/Ac.

RL vs RM Zoning

Problem:

If a developer proposes a single-family residential subdivision with 5,900 square foot lots and an overall density of 3.8 DU/Ac, which zoning district is most appropriate?

RL vs RM Zoning

	Rancho TruGold vs RL-4		Rancho TruGold vs RM-9	
DEVELOPMENT STANDARD	Proposed	RL-4	Proposed	RM-9
Maximum Density	3.8 DU/Ac.	4.0 DU/Ac.	3.8 DU/Ac.	9.0 DU/Ac.
Minimum Lot Area	5,900 SF	9,000 SF	5,900 SF	4,500 SF
Minimum Lot Width	50'	70'	50'	40'
Minimum Lot Depth	100'	100'	100'	100'
Minimum Front Setback (Livable)	12'	15'	12'	12'
Minimum Front Setback (Garage)	20'	15'	20'	20'
Minimum Side Yard Setback (each)	5'	5'	5'	TBD
Minimum Side Yard Setback (total)	10'	20'	10'	TBD
Rear Setback (minimum)	20'	20'	20'	20'

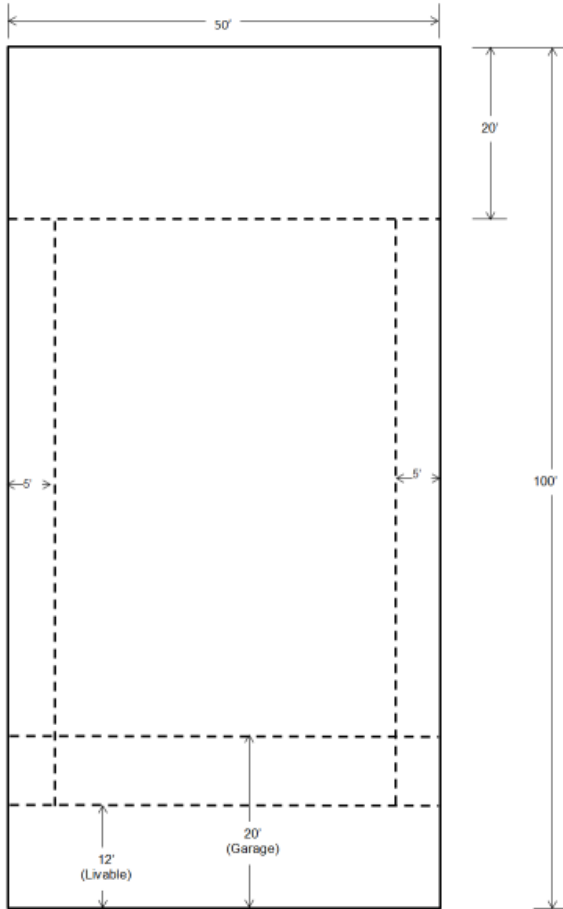
Option A: Rezone to RL-4 with a PAD Overlay that decreases lot parameters.

Option B: Rezone to RM-9 with a PAD Overlay that *increases* lot parameters.

RL vs RM Zoning

Regardless of which zoning district;

- Same size lot (5,900 SF)
- Same lot yield (84 lots)
- Same land mass (22 acres)
- Same density (3.8 DU/Ac.)



SUDC Section 122-137(r):

(r) Medium density residential pool amenity.

- (1) Medium density residential projects containing 60 residential units or greater shall be provided a swimming pool amenity, unless there is community pool included as part of the overall development.
- (2) The swimming pool area shall have a minimum of one ramada, picnic table, and trash receptacle.
- (3) The swimming pool area shall have a perimeter view fence constructed.

POOL REQUIREMENT DOES NOT APPLY TO RL ZONING DISTRICTS

RL vs RM Zoning

	Rancho TruGold vs RL-4		Rancho TruGold vs RM-9	
DEVELOPMENT STANDARD	Proposed	RL-4	Proposed	RM-9
Maximum Density	3.8 DU/Ac.	4.0 DU/Ac.	3.8 DU/Ac.	9.0 DU/Ac.
Minimum Lot Area	5,900 SF	9,000 SF	5,900 SF	4,500 SF
Minimum Lot Width	50'	70'	50'	40'
Minimum Lot Depth	100'	100'	100'	100'
Minimum Front Setback (Livable)	12'	15'	12'	12'
Minimum Front Setback (Garage)	20'	15'	20'	20'
Minimum Side Yard Setback (each)	5'	5'	5'	TBD
Minimum Side Yard Setback (total)	10'	20'	10'	TBD
Rear Setback (minimum)	20'	20'	20'	20'

Option A: Rezone to RL-4 with a PAD Overlay that decreases lot parameters.

POOL REQUIREMENT DOES NOT APPLY TO RL ZONING DISTRICTS

WHEN IS A COMMUNITY POOL APPROPRIATE?

Is it a function of:

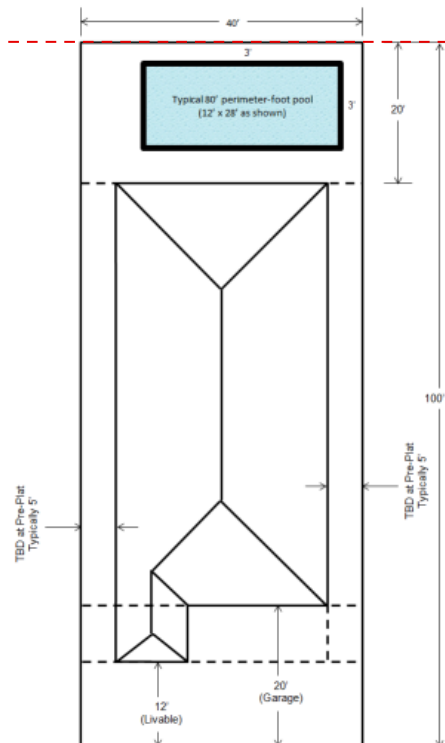
- Rear yard area (the homeowner's ability to reasonably construct their own pool)?
- Overall lot yield (60 lots vs 600 lots)?
- Market (lifestyle)?

WHEN IS A COMMUNITY POOL APPROPRIATE?

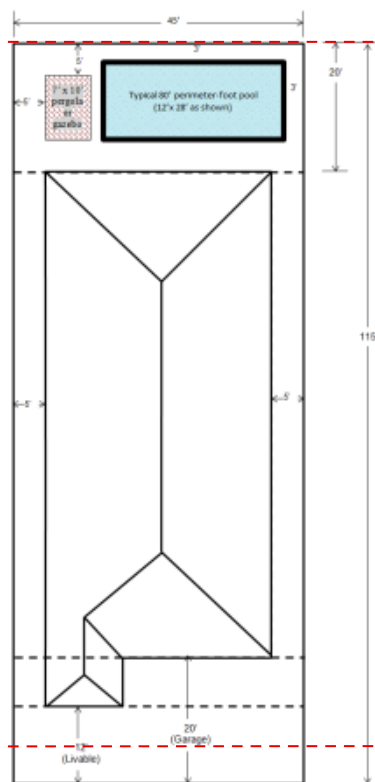
Rear Yard Area:

- Analysis of Effect Lot Width and Rear Setback

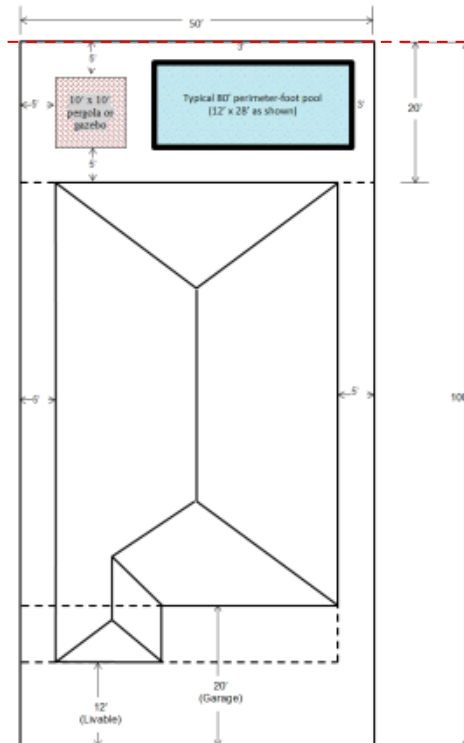
Typical RM-9 Lot
(w/ 80' perimeter pool. No pergola shown.)



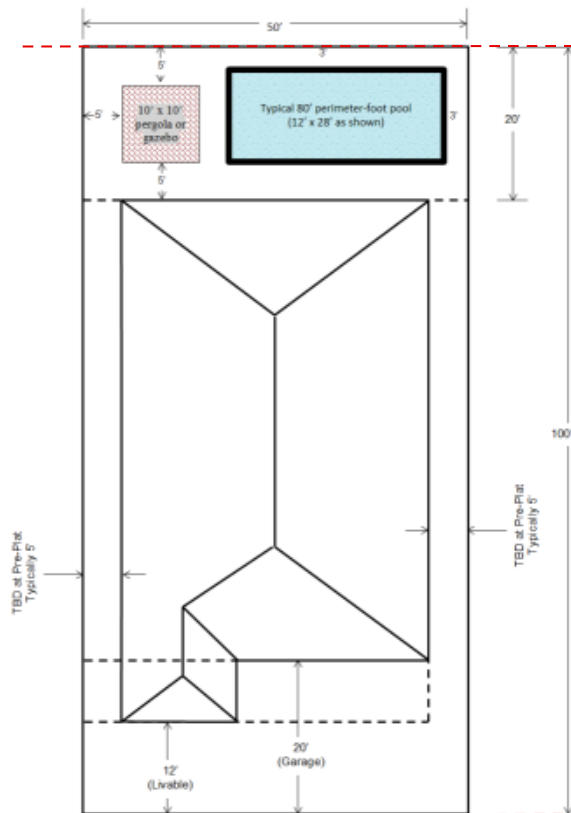
Paloma Creek RM-9 PUD Lot (45' x 115')
(w/ 80' perimeter pool and 70s.f. pergola shown)



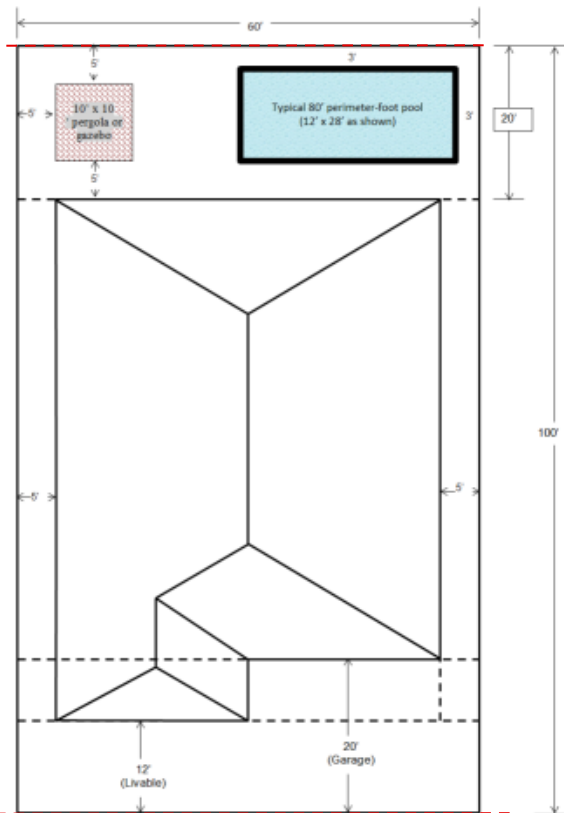
Rancho TruGold RM-9 PUD Lot
(w/ 80' perimeter pool and 100s.f. pergola shown)



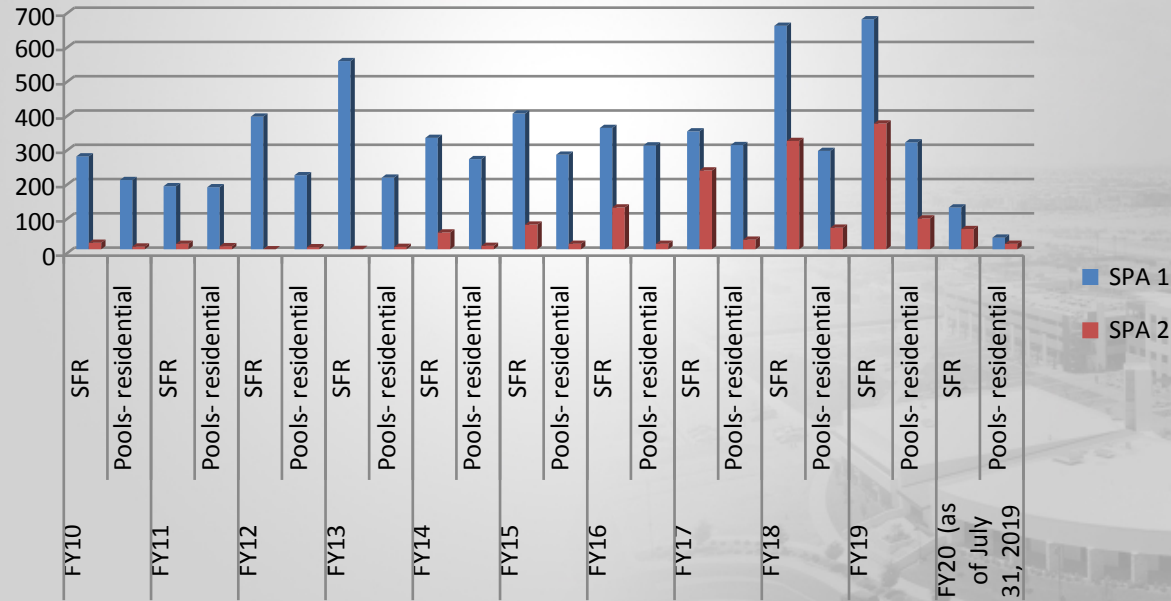
Typical RM-6 Lot
(w/ 80' perimeter pool and 100s.f. pergola shown)



Rancho TruGold RM-6 PUD Lot
(w/ 80' perimeter pool and 100s.f. pergola shown)



Private Pools - Trend



WHEN IS A COMMUNITY POOL APPROPRIATE?

Overall Lot Yield:

- Overview of currently proposed (or recently constructed) community pools
 - ❖ Cost to build
 - ❖ Number of lots served
 - ❖ Effect on HOA Dues
- Overview of existing community pools
 - ❖ Number of lots served
 - ❖ Effect on HOA Dues

HOA Pools – Proposed and Existing

Two Examples of Proposed:

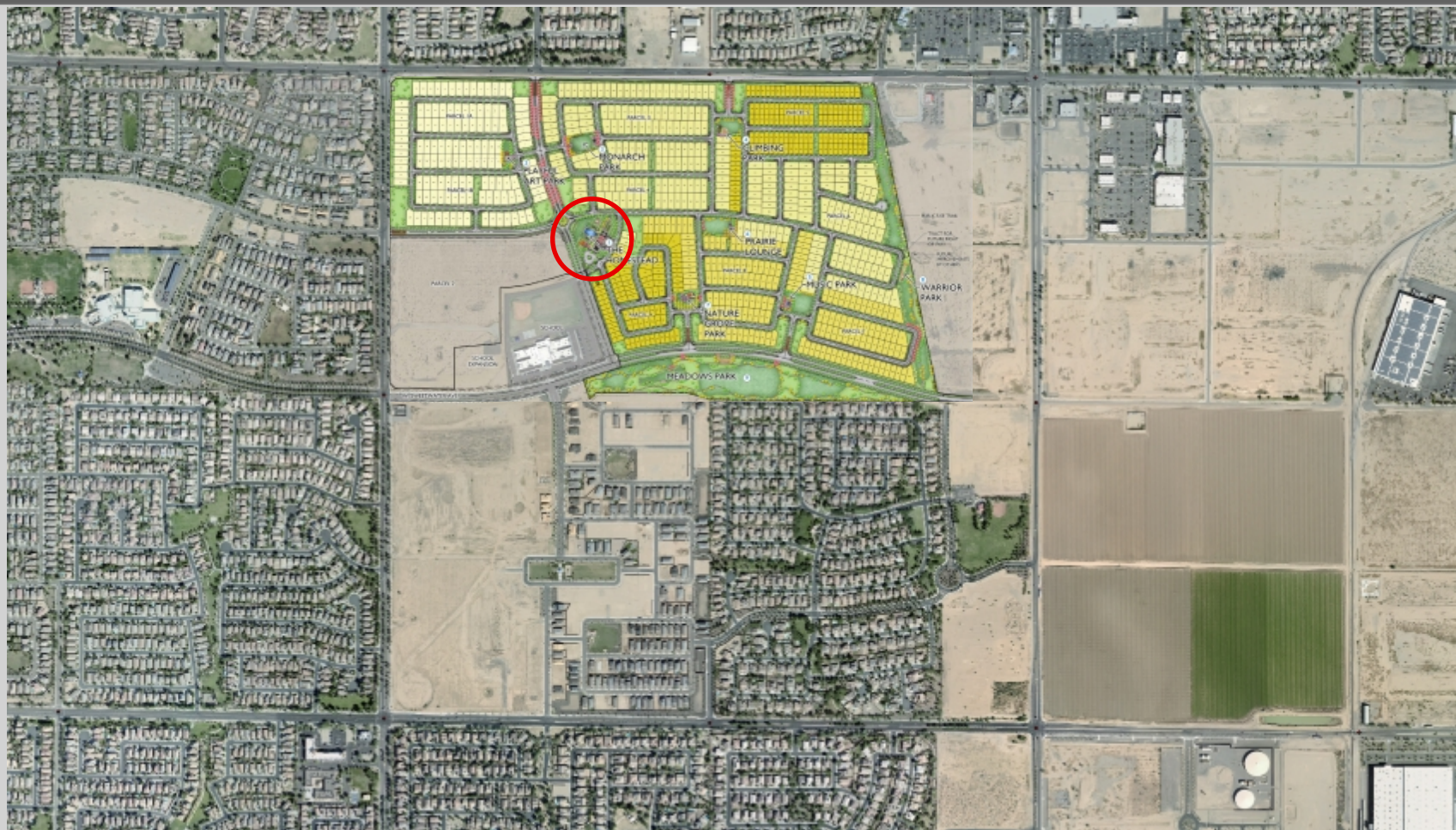
- Homestead at Marley Park (Meritage)
- Escalante (Fulton Homes)

Four Examples of Existing:

- Ashton Ranch
- Desert Oasis
- Marley Park
- Sun City Grand







Homestead at Marley Park

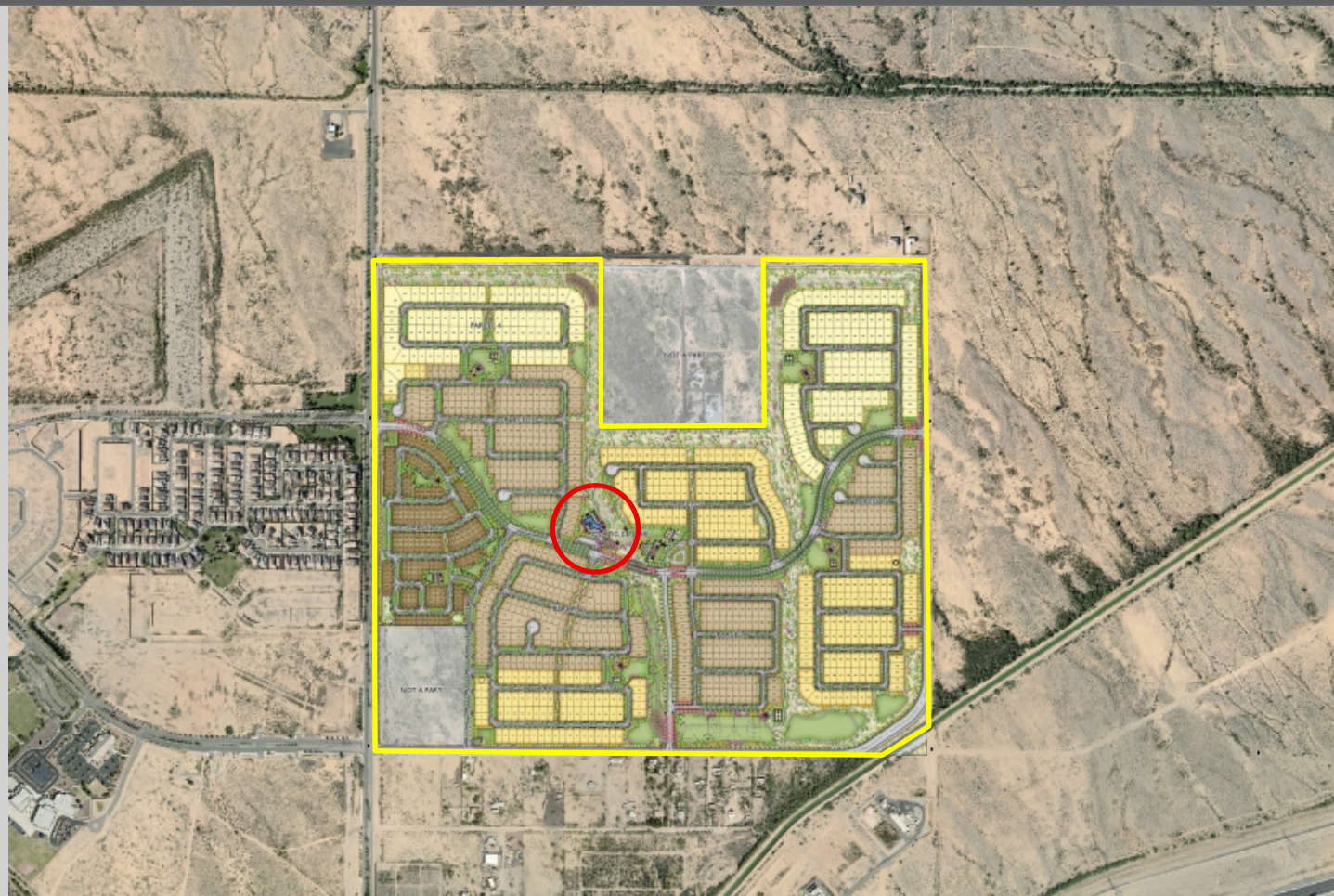
- Number of pool amenities = 1
- Number of dwelling units served = 900±
- Area of community served = 224 acres
- Range of lot sizes = 3,600 SF to 7,861 SF
- Size of pool = 380 perimeter feet
- Overall cost - \$800,000
- Cost per dwelling unit = \$900
- Impact to HOA dues = \$15 per month





FULTON HOMES

Fulton Homes Escalante



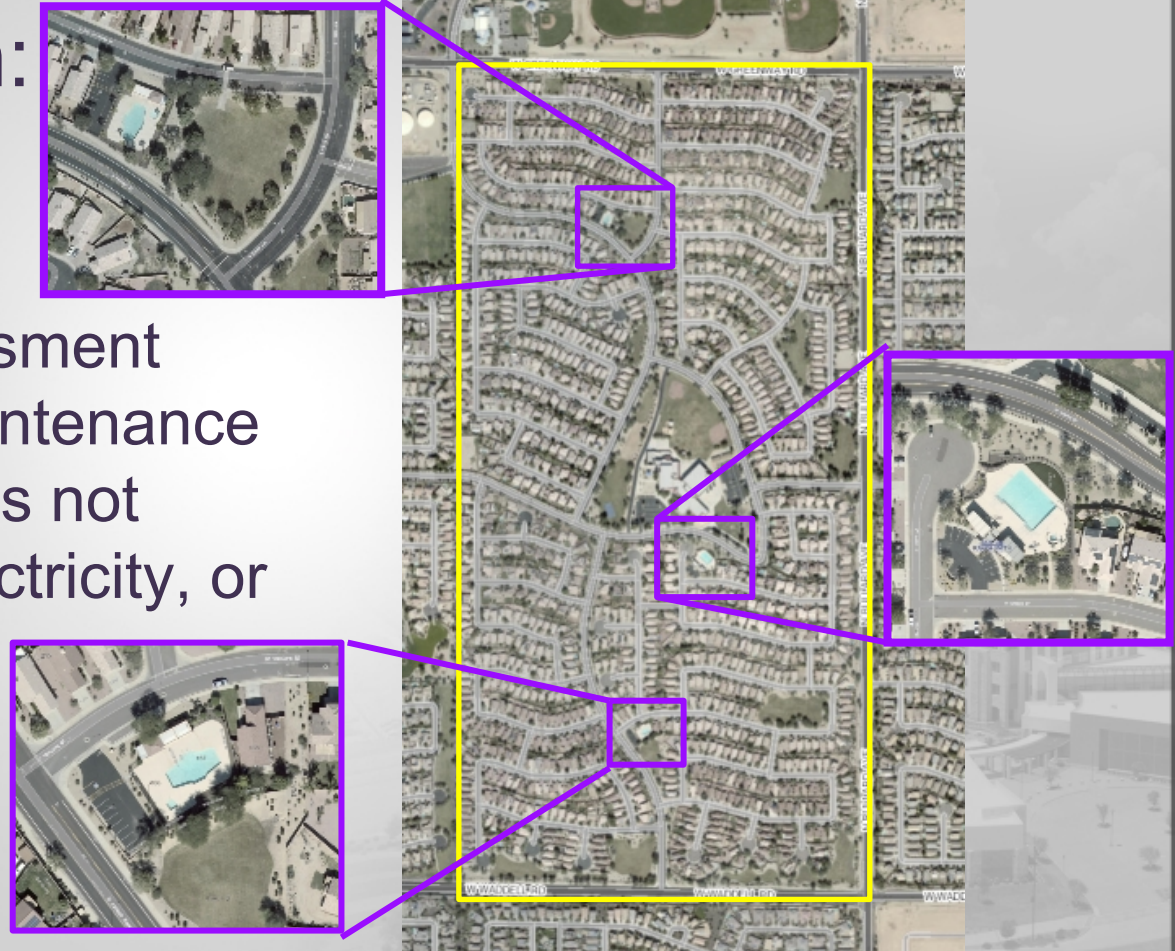
Escalante

- Number of pool amenities = 1
- Number of dwelling units served = 1005
- Area of community served = 346 acres
- Range of lot sizes = 3,825 SF to 8,840 SF
- Size of pool = 500 perimeter feet ±
- Overall cost - \$1.8M to \$2M
- Cost per dwelling unit = \$2,000
- Impact to HOA dues = \$10 per month



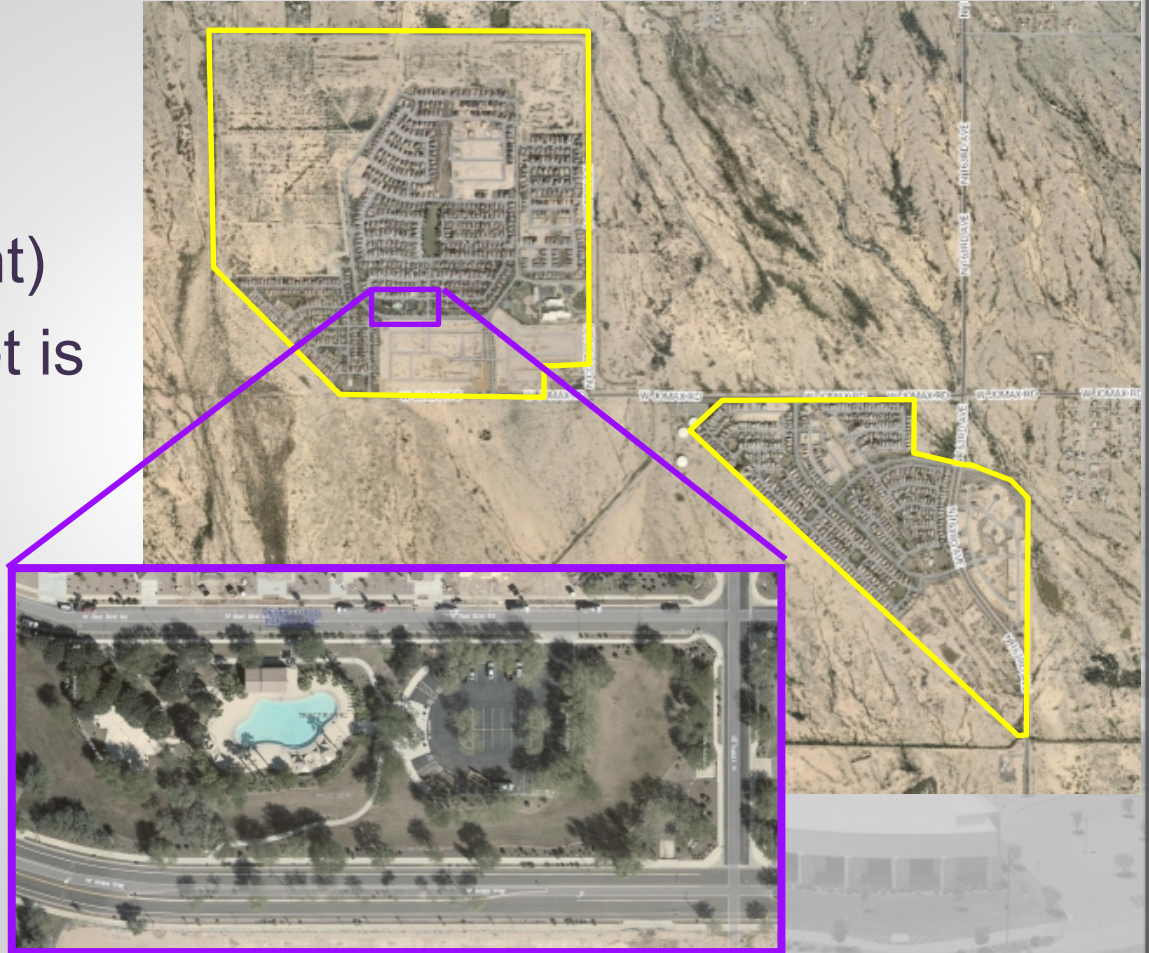
- Ashton Ranch:

- 3 pools
- 1,217 homes
- 40% of the assessment goes towards maintenance and upkeep. Does not include water, electricity, or reserve.

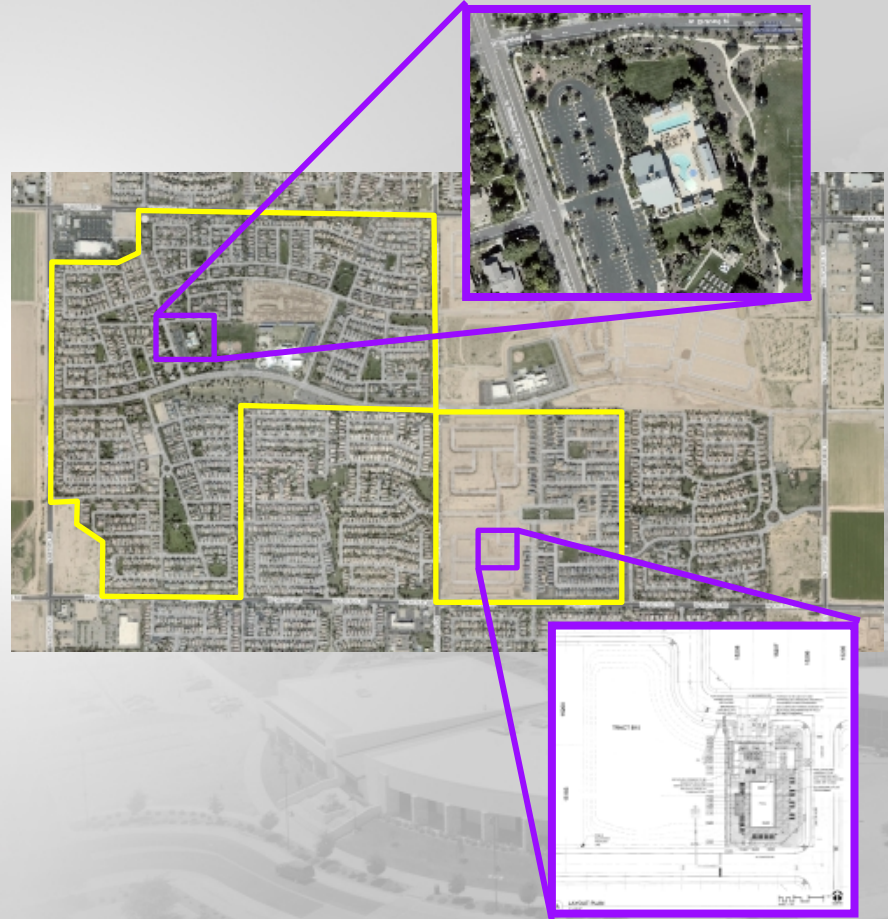


- Desert Oasis:

- 1 pool
- 857 homes (current)
- Annual pool budget is \$164,000
- \$16 per month per homeowner



- Marley Park:
 - 2 pools existing
 - 1 pool proposed
 - 1,530 homes (current)
 - Annual pool budget is \$83,000
 - \$54 per month per homeowner



- Sun City Grand:

- 4 pools, 3 spas
- 10,020 homes
- Annual pool assessment is \$710,500
- \$71 per month per homeowner



City Facilities

- Parks and Recreation Plan
- Pool vs. Aquatic Center
- Funding Mechanisms





QUESTIONS OR COMMENTS?

Thank You