



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, December 5, 2019 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to review and approve or disapprove the November 21, 2019 Planning and Zoning Commission Minutes. | Nichole Flores
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 3 | Consideration and action regarding a Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD) for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads. | Hobart Wingard
Community
Development |
| 3. | District 1 | Consideration and action pertaining to a Zone Change from Mesquite Mountain Ranch Planned Area Development ("PAD") Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development ("PUD") Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD). | Hobart Wingard
Community
Development |

- | | | | |
|----|------------|--|--|
| 4. | District 1 | Consideration and action pertaining to approval of a Conditional Use Permit for Lot Two (2) at Gateway at Surprise Farms, generally located on the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD | Hobart Wingard
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|---|--|
| 5. | Citywide | Discussion regarding Community Pools in Medium Density Zoning | None

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: Monday, December 2, 2019 @ 4:11 p.m.

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: December 5, 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 to review and approve or disapprove the November 21, 2019 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the November 21, 2019, Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-21-19 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 21, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on November 21, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice-Chair Dennis Bash, Commissioner Gisele Norberg, Commissioner Dennis Smith, Commissioner Scott Krous and Commissioner Mitchell Rosenbaum. Commissioner Ken Chapman had an excused absence.

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Chris Boyd, Acting Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Martin Lucero, Transportation Planning Manager; Sergio Angulo, Planner II; Joshua Mike, Planner II; and Commission Secretary, Nichole Flores.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd shared discussion and presentation on pools will be brought back on December 5, 2019 and on December 19, 2019, an Overview of Development requirements for Single Family Residential subdivisions that are not a PAD. Discussed CD related staffing changes.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the November 7, 2019, Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the November 7, 2019, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action on a Conditional Use Permit for a new retail building with a drive-through facility located west of the southwest corner of Litchfield Road and Waddell Road in the Marley Park PAD.

Sergio Angulo, Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Tenants
- Drive-thru traffic

Commissioner Smith made a motion to approve a Conditional Use Permit for a new retail building with a drive-through facility located west of the southwest corner of Litchfield Road and Waddell Road in the Marley Park PAD subject to stipulations “A” to “E”. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

Item 3 – Citywide – Presentation and discussion regarding a Major Amendment to the Surprise General Plan 2035

Joshua Mike, Planner II, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Timelines for Commuter Railroad

Vice-Chair Bash made a motion to recommend approval of the major amendment to the General Plan 2035. Commissioner Krous seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

None.

OTHER BUSINESS:

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

None.

ADJOURNMENT:

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

Meeting adjourned at 6:23 p.m.

Chris Boyd
Acting Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Nichole Flores, Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: December 5, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD) for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads.

Motion:

Move to recommend to the Mayor and City Council approval of the Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD) for Vita at Greer Ranch, located on the southwest corner of Reems and Cactus Roads.

Background:

The subject request involves the rezoning of approximately 15.09 acres of land from Greer Ranch PAD (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD). The PAD Rezone will also provide base development standards, modifications from certain development requirements, and cap the maximum density.

Objective Analysis:

Policy Compliant:

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:

FTE Impact:

ATTACHMENTS:

1. 19.11.18 EVR Vita at Greer Ranch PADA - PZ Staff Report - 120519 (1)

2. 01 - FS19-093 - Vita at Greer Ranch PADA - Vicinity - 120519
 3. 02 - FS19-093 - Vita at Greer Ranch PADA - PADA - 120519
 4. 19.11.19 LA REDACTED Vita at Greer Ranch PADA - Citizen Participation - 120519
 5. 03 - FS19-093 - Vita at Greer Ranch PADA - Citizen Participation - 120519
 6. 05 - FS19-093 - Vita at Greer Ranch PADA - Luke Letter - 120519
 7. 07 - FS19-093 - Vita at Greer Ranch PADA - PZ PowerPoint - 120519
-

2 **Case:** **FS19-093**

3 **Project Name:** Vita at Greer Ranch Planned Area Development ("PAD")

4 **Council District:** 3 - Mesquite

5 **Meeting Date:** **December 5, 2019**

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

7

8 **Owner:** Armstrong Cactus Reems LLC

9 **Applicant:** Withey Morris PLC and Beus Gilbert PLLC

10 **Request:** Zone Change 15.09 acres of land from Greer Ranch
11 Community Commercial (C2-PAD) to Greer Ranch
12 Medium Density Residential (RM-12-PAD)

13 **Site Location:** Generally, on the southwest corner of Reems and
14 Cactus Roads within the Greer Ranch PAD

15 **Area and Density:** 15.09 acres at 9.87 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:** Staff recommends recommending approval to the
20 Mayor and City Council subject to Conditions 'A'
21 through 'B'
22

23 **PROJECT DESCRIPTION:**

24 The subject request involves the rezoning of approximately 15.09 acres of land from Greer
25 Ranch PAD (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD). The
26 PAD Rezone will also provide base development standards, modifications from certain
27 development requirements, and cap the maximum density.

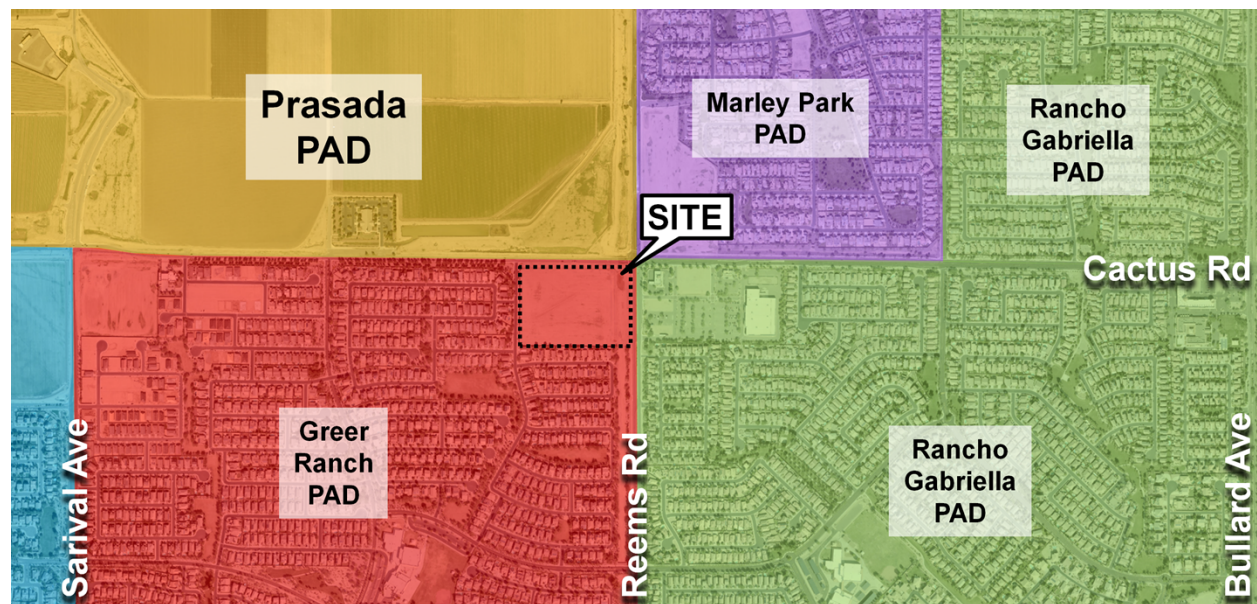
28

29 **FINDINGS:**

- 30 • The proposed zone change is consistent with the Surprise General Plan 2035.
- 31 • The proposed development standards will allow the property to be developed as
- 32 RM-12-PAD.

EXISTING ZONING:

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



Prasada PAD Prasada Urban Village PUV-1	Prasada PAD Prasada Urban Village PUV-1	Marley Park PAD CC-PAD
Greer Ranch PAD R1-5-PAD	Greer Ranch PAD Existing – C2-PAD Proposed – RM-12-PAD	Rancho Gabriella PAD CC-PAD
Greer Ranch PAD R1-5-PAD	Greer Ranch PAD R1-5-PAD	Rancho Gabriella PAD R1-5-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.

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.

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

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 13, 2018:** Staff held a Concept Review meeting for a PAD Rezone, Site Plan,
54 and Final Plat under Case CR18-666.

55 **February 5, 2019:** The applicant filed a request for a PAD Rezone, Site Plan, and Final
56 Plat for Vita Multifamily under Case FS18-093, the subject case.

57 **May 23, 2019:** The applicant held a Citizen Review meeting at Residence Inn Marriott,
58 16418 North Bullard Avenue in Surprise.

59 **June 27, 2019:** The applicant held a Citizen Review meeting at the City of Surprise
60 Community Room.

61 **September 10, 2019:** The applicant held a Citizen Review meeting at the City of Surprise
62 Community Room.

63 **October 1, 2019:** The Mayor and City Council approved a Rezone for Stonefield at Greer
64 Ranch under Case FS19-382.

65

66 **CITIZEN REVIEW:**

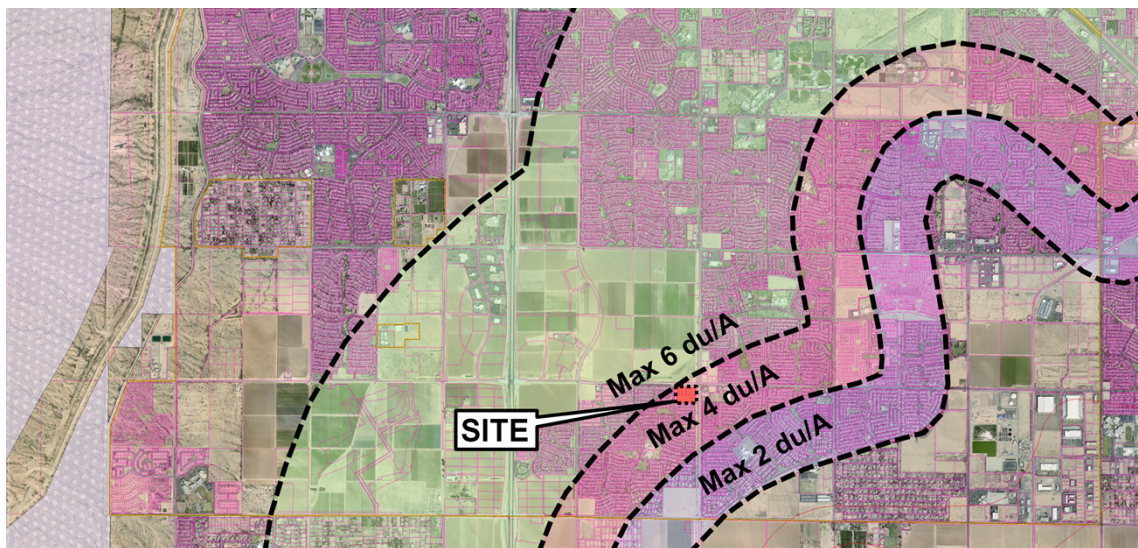
67 The applicant held an initial Citizen Review meeting on May 23, 2019 at the Residence Inn
68 Marriott at 16418 North Bullard Avenue. Two (2) subsequent meetings were held in the
69 Community Room at Surprise City Hall. The result of the meetings is summarized in the
70 attached Citizen Review Participation Report. The site was also posted in accordance with
71 the Surprise Unified Development Code (“SUDC”) and state statute. The City of Surprise
72 also sent notices via First Class mail in accordance with the SUDC and state statute.

73

74 **ANALYSIS AND DISCUSSION:**

75 The subject zone change request involves a change of 15.09 acres from C2-PAD to RM12-
76 PAD intended to modify development standards and limit density. The project anticipates
77 149 single and duplex residential units over approximately 15.09 acres for a density of 9.87
78 du/A.

79 The subject site is located within the 0-4 du/A ribbon of the Luke AFB Graduated Density
80 Concept (“GDC”). A context plan is shown below:



81

The Greer Ranch PAD is located within the Luke Air Force Base (LAFB) Graduated Density Concept area which restricts development, in this case, to an overall average of 0-4 du/A within a mile from the noise contours of the base. The subject property is located entirely within the 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 mile delineation may be used in determining the maximum units for the site. An analysis was prepared for the property to determine a maximum unit count permitted. The calculation allows for up to 1,380 units within the 0-4 du/A category based on 345 acres. Within this 0-4 du/A portion of the Greer Ranch PAD there are currently 996 dwelling units, leaving a maximum of 384 residential units for the remaining undeveloped land. The proposed 149 dwelling units is within the allowed number of units and is thus in conformance with the LAFB Graduated Concept Area requirements.

The following table is taken from the zoning narrative and expresses the proposed medium density residential development standards compared to current code:

	Existing SUDC RM-12 Standards	Proposed RM-12-PAD Standards
Minimum Lot Width	30 Feet	NA
Minimum Lot Depth	90 Feet	NA
Minimum Front Yard Setback	12 Feet to Living Space 20 Feet to Garage Face	50 Feet
Minimum Rear Yard Setback	15 Feet	20 Feet
Minimum Side Yard Setback	5 Feet	120 Feet along Reems 18 Feet along 156 th Avenue
Maximum Building Height	35 Feet	30 Feet
Minimum Open Space	20 Percent	53 Percent
Minimum Distance Between Structures	10 Feet	10 Feet
Sidewalks	5 Feet in Width	Clusters - 4 Feet Interior - 5 Feet Adjacent to Parking - 7 Feet

Additionally, the applicant is proposing to modify exhibits to accommodate the subject development including land use, trails exhibit, landscape exhibit, master wall plan, and master drainage have been incorporated.

The applicant is also concurrently seeking a Final Plat and Site Plan approval.

105 **UTILITY AND SERVICES TABLE:**

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

106

107 **CONFORMANCE WITH ADOPTED PLANS:**

108 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
109 as lying within the Neighborhood Character Area, which supports medium density
110 residential development such as that proposed. The RM-12-PAD zoning district will
111 generate a density of 9.87du/A, and is consistent with the existing and proposed single-
112 family fabric in the area.

113

114 **REVIEWING AGENCIES:**

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

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

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

122 **Maricopa Water District (MWD):** In an email dated May 14, 2019, MWD stated the
123 developer must submit copies of the subdivision plats to MWD for review and approval
124 pursuant to the attached MWD Drawing Requirements, along with payment of the
125 applicable Subdivision Plat Review Fees.

126 **Dysart Unified School District (DUSD):** The applicant is currently working with the
127 DUSD to provide voluntary donations towards the schools.

128 **Flood Control District of Maricopa County (FCDX):** FCDX recommended applying
129 for a CLOMR/LOMR for this parent parcel located in a Special Flood Hazard Area to
130 enable the developer to revise the FEMA flood zone designation within this
131 development.

132 **Arizona Department of Transportation (ADOT):** In an email dated May 15, 2019,
133 ADOT indicated they have no objections to the project.

134

135

136

137

138

139

140 **SUMMARY:**

141 The applicant seeks a zone change over the subject properties through the subject PAD
142 Rezone. Said zone change is consistent with the Surprise General Plan and the rationale
143 for the granting of the PAD Rezone stems from the developer's commitment to mitigate the
144 negative effects of the development through the increase in the minimum open space. The
145 proposed development is compatible with the neighboring land uses and the amenities
146 included will provide recreational opportunities for the neighborhood residents.

147

148 **FINDINGS:**

- 149 • The proposed zone change is consistent with the Surprise General Plan 2035.
- 150 • The proposed development standards will allow the property to be developed as
151 RM-12-PAD.

152

153 **RECOMMENDATION:**

154 Based on the findings noted above, staff recommends the Commission move to
155 recommend **approval** of the subject Rezone request to the City Council subject to
156 Conditions 'A' through 'B.'

157 A. Development and use of the site shall be in conformance with the PAD Rezone
158 document entitled "Vita at Greer Ranch PAD Rezone," consisting of 36 pages,
159 prepared by Withey Morris PLC and stamped received October 2, 2019.

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

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

166

167 **ATTACHMENTS:**

- 168 01 - Vicinity Maps
169 02 - Amended PAD Document
170 03 - Citizen Participation Report
171 04 - Public Engagement Form
172 05 - Luke Letter
173 06 - Dysart Letter
174 07 - PowerPoint

VICINITY MAP

FS19-093
Vita PADA



CONTEXT MAP

FS19-093
Vita PADA

Prasada

Marley Park

Rancho
Gabriella

SITE

Cactus Rd

Kohl's

Greer
Ranch

Rancho
Gabriella

Sarival Ave

Reems Rd

Bullard Ave

ZONING MAP

FS19-093
Vita PADA

Prasada
PAD

Marley Park
PAD

Rancho
Gabriella
PAD

SITE

Cactus Rd

Greer
Ranch
PAD

Rancho
Gabriella
PAD

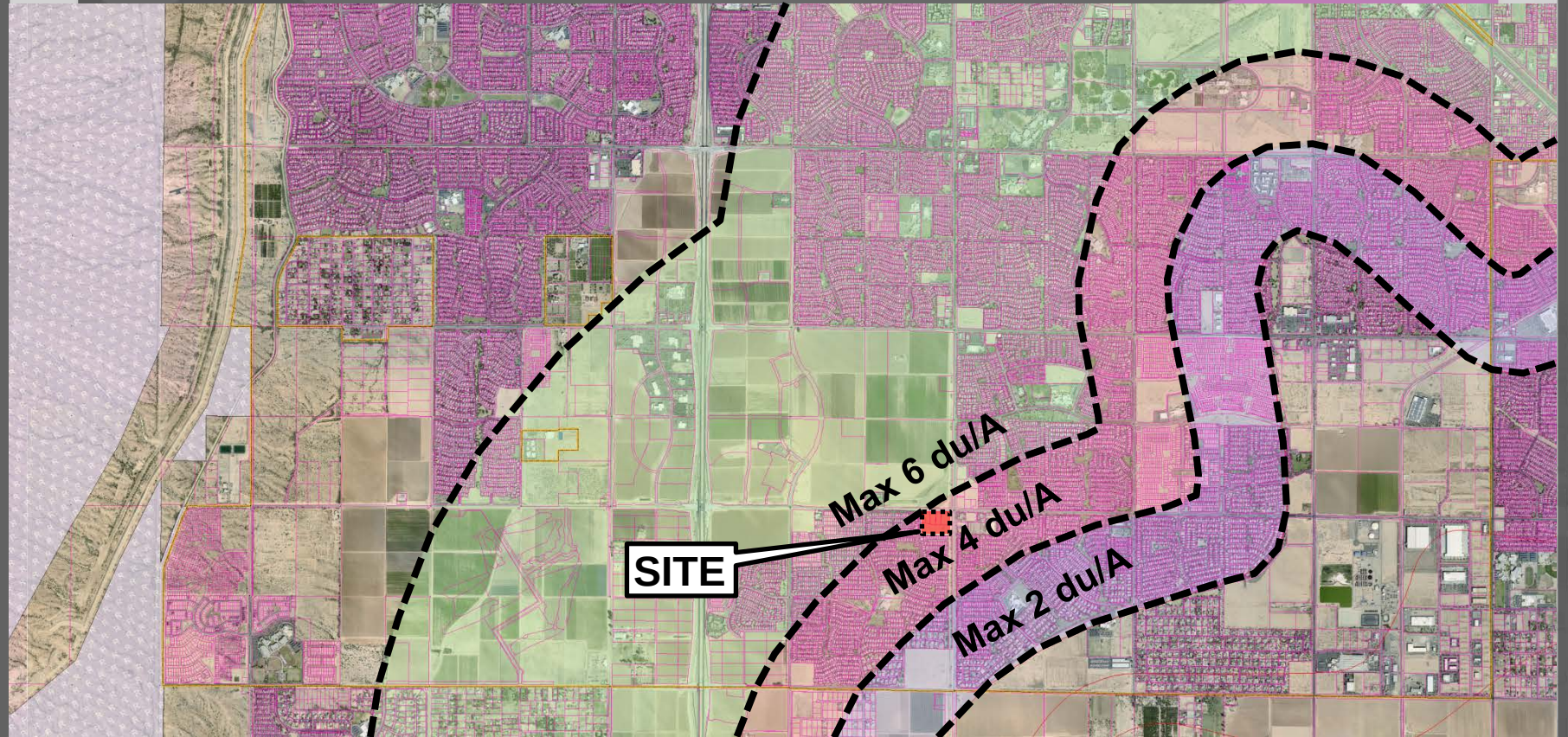
Sarival Ave

Reems Rd

Bullard Ave

LUKE GDC MAP

FS19-093
Vita PADA



Vita at Greer Ranch PAD Rezone

(FS19-093)

OCTOBER 1, 2019

Fourth Submittal
PAD AMENDMENT No. 3



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List of Exhibits

Tab 1 – Aerial

Tab 2 –Zoning Map

Tab 3 – Surrounding Uses

Tab 4 – Conceptual Land Plan & Site Plan

Tab 5 – Conceptual Building Elevations

Tab 6 – Conceptual Entry Feature

Tab 7 – Courtyard Concepts

Tab 8 – Pedestrian Circulation plan

Tab 9 - Greer Ranch Graphics

Tab 10 – General Plan Map

Tab 11 – Legal Description

Project Team

Developer:

Vita Communities, LLC
1017 North Central Avenue, Suite 2
Phoenix, Arizona 85004
480-344-1737

Legal Representative:

Withey Morris P.L.C
Adam Baugh
2525 E. Arizona Biltmore Cir.
Ste A-212
Phoenix, AZ 85016
(602) 230-0600

Landscape Architect:

McGough Adamson
Nick Adamson
535 E. McKellips Road, Suite 131
Mesa, AZ 85203
(602) 997-9093

Civil Engineer:

Terrascape Consulting
Dave Soltysik
575 W Chandler Blvd
Chandler, AZ 85225
(602) 297-8732

Traffic Engineer:

Southwest Traffic Engineering, LLC
3838 N. Central Avenue, Suite 1810
Phoenix, AZ 85012
(602) 266-7983

Property Location

The subject site is approximately 15.09 generally located at the southwest corner of Cactus and Reems Roads in Surprise, Arizona (the “Property”) as shown on the Aerial Map attached at **Tab 1**. The Property is part of Greer Ranch, a 586-acre Planned Area Development (PAD). The Property is vacant and currently designated CC PAD Greer Ranch Commercial. See existing zoning map at **Tab 2** and surrounding uses map at **Tab 3**.

Adjacent Land Uses:

North: Vacant land zoned Prasada PAD Urban Village
East: Commercial shopping center CC-PAD Rancho Gabriela
South: Single-family homes zoned R1-5-PAD Greer Ranch
West: Single-family homes zoned R1-5-PAD Greer Ranch

The commercial area (the “Esplanade at Greer Ranch”) was originally platted in 2009 but there has been minimal interest from commercial developers. It has been 16 years since the commercial zoning was approved and 10 years since the plat, and the applicant is proposing an alternative land plan to allow a new residential rental community that offers single-family units with private outdoor patio spaces for lease.

Site History

When Greer Ranch was being planned in the 1990’s, land use trends and planning principles encouraged commercial zoning at major arterial intersections. Thus, when Greer Ranch PAD zoning was approved in 2002, it seemed prudent for all four corners of the square mile to offer commercial zoning.

In 2009, a commercial site plan was approved at this location. The development was anchored by a CVS pharmacy and included commercial buildings and office condos. However, CVS decided to not come to this location and there has been zero commercial development interest in this site since then.

The lack of commercial development interest at this location is attributed to a seismic change in consumer shopping patterns and trends. Online shopping, free shipping, and free-returns has dramatically focused towards online shopping which negatively impacts traditional brick and mortar stores. Commercial development is still possible in key transportation corridors like the 303 Freeway and Bell Road where strong commercial momentum exists. But the days of 4-corners commercial (like Cactus and Reems) are no longer relevant, practical, nor developable.

Other site impacts at this location include the lack of full access to the adjacent streets, the lack of rooftops in the trade area south of Peoria Avenue because of Luke AFB noise contours, and the

overabundance of vacant commercial land inventory in the immediate area (1,700 +/- acres within the 2.5 mile radius of the site are zoned commercial and waiting for development).

For the reasons set forth above, this application proposes a new residential community at this location.

Request

The applicant is requesting to amend the subject portion of the PAD from CC-PAD to RM-12 PAD for a new residential rental community that offers single-family units with private outdoor patio spaces for lease.

Permitted Uses

Permitted land uses include: 1) Residential Units, 2) Accessory Vehicle Garages and Canopies, 3) Leasing office, 4) Residential clubhouse and Community Pool, and 5) Accessory resident storage buildings.

Project Overview

The Property will be developed as Vita at Greer Ranch. It will offer a total of 149 units in studio, 1-bedroom, and 2-bedroom configurations with an overall density of 9.87 net du/ac.

The development proposal is a mix of studio (479 sf individually, or 958 sf total in a duplex building), one-bedroom (754 sf individually, or 1,508 sf total in a duplex building) and two-bedroom detached units (1,062 sf) designed with enhanced architecture. The cottage and bungalow architecture include substantial front and rear porches that deliver an attractive product to the marketplace. All units will be single story.

Vita at Greer Ranch will offer the benefits of single-family home ownership without the hassle of maintenance or the long-term commitment of a mortgage. Residents will enjoy the amenities and property management services of a high-end multi-family development without the confines of apartment living. Retirees, empty nesters, and millennials are looking for a less burdensome lifestyle that is more “lock-and-leave” and does not require the typical maintenance of traditional living. Additionally, residents are looking for a diversity of housing that can accommodate a variety of lifestyles and transitions. This housing option has gained tremendous popularity in the recent years and serves an emerging market segment.

Design

Vita at Greer Ranch has a higher-quality focus on single family living with single-story rental homes complete with individual private yards, front and rear covered patios, courtyard concept land plan and

resort-like amenities all within a lush landscape palette (still low water tolerant) and detailed architectural vernacular like patio homes for lease under twenty-four-hour professional management.

The homes will be arranged around a central open space area, dog park, pool and indoor amenity area, creating a gathering place for residents and cultivating a sense of community. See Conceptual Land Plan & Site Plan at **Tab 4**. Parking for residents and guests will be provided within a looped private drive for convenient access to each residential unit. The proposed project will feature a lush, drought-tolerant landscape palette consistent with Greer Ranch area.

Every home in the community will be single-story in a modern, open floor plan design with high ceilings, abundant natural light, and a private outdoor patio or backyard. Private rear yards throughout the development make up about 66,000 sf. Each home will incorporate energy efficient design and construction, and will feature high-end finishes and appliances. The homes will be designed in a cottage and craftsman style, utilizing pitched roofs and clustered architectural themes to create a unique residential environment. See Unit Elevations at **Tab 5**.

Plans 1 and 2 consists of 1 and 2 bedroom units with two elevations. Plan 3 is a studio unit with two elevations. The Residence Club Building will provide a central gathering area for residents and their guests. The Leasing Office will provide a central location for residents and potential residents to view available dwelling units. Garage and resident storage buildings are available to residents. All buildings are single story.

The unique courtyards scattered throughout the project, deep backyards and significant front and rear covered porches are signature elements of this concept. Homes include 12-foot sliding glass doors, large quartz kitchen islands and backsplashes, a great room, larger livable interior space, upgraded stainless steel appliances, technology packages, valet, trash, onsite storage and enclosed garages.

Primary access to the site will be from Cactus Road, approximately 600 feet west of Reems Road. Exiting, northbound vehicles at Cactus Access will be controlled with a stop sign. In the interim, this driveway will allow for full access into the site. In the future, the northern half of Cactus Road will be constructed and the raised median will restrict Cactus Access to right-in/right-out only. Westbound left turning vehicles will utilize the existing two-way center left turn lane (in the interim condition). There will also be a secondary access point located on Reems Road (limited to R-in, R-out, and L-in), roughly 676 feet south of Cactus Road. Exiting vehicles will be 'STOP' controlled. The primary access and street frontage will feature an enhanced landscape setback with trees and a landscaped driveway median. See Conceptual Entry Feature at **Tab 6**.

Walls and fencing will be consistent with the approved Greer Ranch PAD.

Open Space

Vita at Greer Ranch is designed to cater to active lifestyles and primary circulation routes are planned from each courtyard to the common open spaces. In addition to the fitness amenities available to residents, landscaped walking paths wind through the development and provide a pleasant pedestrian environment. 53% open space will be provided where 20% is required by code.

Vita Communities will incorporate some pocket park/courtyard planning techniques into its site plan which will contribute to a more livable environment. Generally, every five (5) units share a common open space/courtyard. The small courtyard is about 800-1000 square feet and the large courtyard is approximately 2,000 square feet. Enhanced paving is used to make the areas between building entrances feel more like a courtyard which may include turf and seating areas. A centrally located active area with a greenbelt flows through the community. See courtyard concept at **Tab 7**.

A significant amount of open space is provided (53%/8.04 acres) including active areas for games (Bag Toss, etc.), barbecue stations, fire pits, dog park, and more. Landscaping within the adjacent channel along Reems Road will consist of an application of river rock only, to match the adjacent communities. Size of the river rock to be determined by flows within the channel. A combination of trees, shrubs and accents will be used above the high-water line where the plants will not be damaged by the storm water.

Development Standards

Details regarding landscaping, circulation, screening, operations, etc. are described in the accompanying Final Site Plan application and narrative. While the Greer Ranch PAD did not originally include multi-family development standards, this application proposes standards based on the SUDC RM-12 category, except as modified below.

	Existing SUDC RM-12 Standards	Proposed RM-12 Standards
Lot Width Min.	30'	NA
Lot Depth Min.	90'	NA
Front Yard (north) Min.	12'/20'	50'
Rear Yard (south) Min.	15'	20'
Side Yard Min.	N/A	120' (Reems Rd) / 18' (156 th Avenue)
Building Height Max.	35'	30'
Open Space Min.	20%	53%

Minimum distance between buildings	NA	10'
Sidewalks	5' wide	4' – 7' wide per the circulation plan and as further described below

Parking

- Total Provided: 275 spaces
 - Uncovered: 84 spaces
 - Uncovered ADA: 5 spaces
 - Canopy: 150 spaces
 - Garage: 36 spaces
- Total Required: 270 spaces
 - Studio: 1.5 spaces per unit X 22 units = 33 spaces
 - One Bedroom: 1.5 spaces per unit X 38 units = 57 spaces
 - Two Bedroom: 2.0 spaces per unit X 90 units = 180 spaces
- Parking Space Dimension: 9'x16' with 2' overhang

Sidewalks (See Pedestrian Circulation Plan at **Tab 8**)

- 4' sidewalks (green): These sidewalks are intended for direct access to the units only. The low volume of traffic in these areas warrants a 4' sidewalk, which will allow for more landscape area and create a softer entrance to the unit clusters.
- 5' Sidewalks (blue): In the main amenities areas, links to the amenities areas or connections to the ROW, a 5' sidewalk is appropriate and allows for better circulation when pedestrians are passing one another.
- 7' Sidewalks (Red): Adjacent to all parking spaces where car overhang occurs.

General Plan

There are many goals, policies, and objectives of the General Plan that support the proposed PAD Amendment for Vita at Greer Ranch.

Land Use Goal 1, Policy 1: The City will guide the pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context.

Vita at Greer Ranch provides a diverse housing product and choice of lifestyle for individuals and families who want an easier, simpler living arrangement. The community is designed with social interaction in mind by focusing on courtyards that foster neighborly interaction and community

building. Pedestrian circulation is provided throughout the development and directed towards the central amenity space areas as shown on the circulation plan.

Land Use Goal 4, Policy 1: A future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training and accommodates community growth and development.

The applicant met with representatives from Luke Air Force Base about this proposal. LAFB staff indicated they are not opposed to residential development at this location and that this proposal will not negatively impact their operations.

Land Use Goal 6, Policy 1: Provide high-quality housing in a range of residential densities and types.

Although the Greer Ranch PAD has no provisions for this type of project, the subject property will provide more options for the residents. Vita at Greer Ranch will provide Surprise residents with an attractive multi-family residential housing option that is unlike traditional apartment living. The proposed project offers a residential housing product that combines the benefits and amenities of single-family living with the convenience of a professionally-managed community that eliminates the residents' need to dedicate time and expense to property maintenance and homeowner's association fees. This project with the current market demands and contributes to the variety of residential housing options called for by the General Plan.

Conclusion

While commercial uses were well intended back in 1990's, 4 corners of commercial are no longer viable at Greer Ranch in 2019. As Greer Ranch nears buildout, this PAD amendment provides a solution to what will be a long standing vacant commercial site otherwise. This is an excellent housing option for new residents to the City of Surprise. Abundant landscaping and planned open space is provided, along with ample parking throughout the site. The building elevations provide rich and durable building materials. Vita at Greer Ranch looks forward to bringing a high quality community to the West Valley.

Tab 1

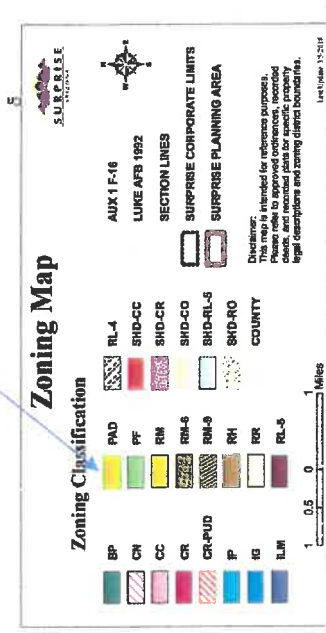
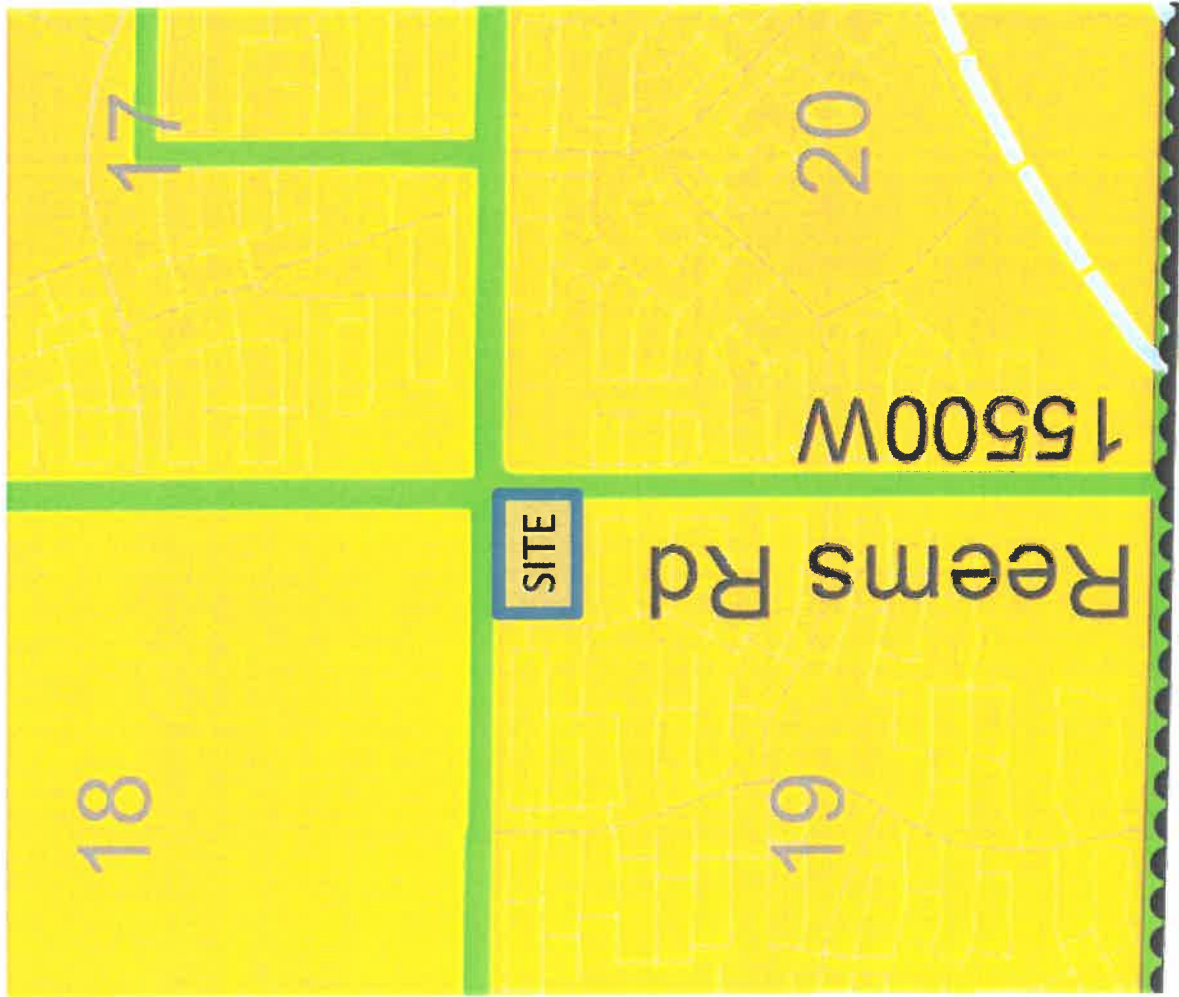
Aerial Map



SWC Cactus Road & Reems Road – Surprise, AZ

Tab 2

Zoning Map



SWC Cactus Road & Reems Road – Surprise, AZ



Tab 3

Surrounding Uses Map



SWC Cactus Road & Reems Road – Surprise, AZ

Tab 4



LAND PLAN SUMMARY

SITE AREA: 15.09 NET ACRES
ZONING: RMT2-PAD

UNITS: 150

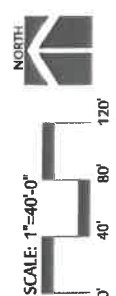
- STUDIO UNITS: 22 (15%)
- 1 BEDROOM UNITS: 38 (26%)
- 2 BEDROOM UNITS: 90 (59%)

REQUIRED PARKING: 268 SPACES
PROVIDED PARKING: 272 SPACES

- UNCOVERED: 86 SPACES
- COVERED: 150 SPACES
- GARAGES: 36 (10' X 20' GARAGES)

- STORAGE UNITS: TO BE BUILT INTO THE ENDS OF THE GARAGE STRUCTURES (3) EACH END. TOTAL QUANTITY: 54

- ACCESSIBLE: 6 SPACES
LOCATIONS TO BE DETERMINED. MAY BE COVERED/UNCOVERED.



VITA AT GREER RANCH

CONCEPTUAL - LAND PLAN

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA
SEPTEMBER 30, 2019

F519-093

VITA
COMMUNITIES



TYPICAL FLOOR PLANS

STUDIO UNIT (DIMPLED)

BEDROOM UNIT (DIMPLED)

BED ROOM UNIT (REINFORCED)

NOTE: FLOOR PLAN MAY VARY DEPENDING ON THE SPECIFIC UNIT TYPE.

BASES OF BEARING

THE BASES OF BEARING IN THE MONUMENT LINE OF THE INDEPENDENT CHARTERS OF SECTION 16, T19N, R10E, S15E, OF THE 36TH TOWNSHIP, RANGE 10E, T19N, R10E, S15E, AS PER THE 18TH PLAT OF "MISSOURI RIVER SOUTH OF THE 36TH TOWNSHIP, RANGE 10E, T19N, R10E, S15E," AMERICAN COUNTRY, "ARIZONA,"

FLOOD ZONE

IN ACCORDANCE WITH THE DETERMINATION OF THE U.S. ARMY CORPS OF ENGINEERS, "FLOOD MAPS OF THE CITY OF SOUTHERN CALIFORNIA," OF 1966, DATED OCTOBER 19, 1913,

AREAS OF 1/2 ANNUAL CHANCE FLOOD WITH AVERAGE DEBRISS WITHIN 10' OF THE MONUMENT LINE OF THE 36TH TOWNSHIP, RANGE 10E, T19N, R10E, S15E, AND AREAS OF 1/2 ANNUAL CHANCE FLOOD WITH AVERAGE DEBRISS WITHIN 10' OF THE MONUMENT LINE OF THE 36TH TOWNSHIP, RANGE 10E, T19N, R10E, S15E, ARE

ZONE "A" - AREAS OF 1/2 ANNUAL CHANCE FLOOD, DISCHARGE-CONFIRMED IN CHANNEL.

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3. BEDROOM UNIT (SINGLE)

4. BATH UNIT

5. KITCHEN UNIT

6. DINING UNIT

7. LIVING UNIT

8. PORCH UNIT

9. GARAGE UNIT

10. UTILITY UNIT

11. HALL UNIT

12. CLOSET UNIT

13. STAIR UNIT

14. TERRACE UNIT

15. PATIO UNIT

16. DRIVEWAY UNIT

17. FENCE UNIT

18. GARDEN UNIT

19. SWIMMING POOL UNIT

20. HOT TUB UNIT

21. SUNROOM UNIT

22. BREAKFAST ROOM UNIT

23. PANTRY UNIT

24. NOOK UNIT

25. LOUNGE UNIT

26. OFFICE UNIT

27. STUDY UNIT

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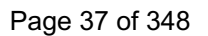
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17	PEDESTRIAN ENTRANCE GATE	28	EMERGENCY
18	ENHANCED PAVEMENT	29	REAR VIEW
19	ENHANCED PAVEMENT	30	FINE DEPTH
20	DRIVEWAY PER CITY OF BURBANK DETAIL C&D OR 5-10	31	PAVING
21	SOFT DISTANCE PER C&D	32	PAVE JOINTS
22	REPAIRS	33	LOCAL SITE
23	REPAIRS	34	LOCAL SITE
24	REPAIRS	35	SAFETY
25	TRAM ENCLOSURE - ACT DUMPER	36	PAVING
	ACCESSIBLE PARKING STALL	37	ADJ ACCESS
	PARKING CANOPY	38	COMPACT
		39	MEET ADA

KEY NOTES	
1	PROJECT MOVEMENT SIGN
2	LEADING OFFICE SIGN
3	RESIDENT CLUBHOUSE
4	RESIDENTS
5	MAILBOXES
6	POOL
7	SPA
8	POOL EQUIPMENT ROOM
9	DOS PARK
10	TURF AREA
11	SHADE BAL
12	STRIPPED CROSSWALK
13	LAWN GAMES
14	VISITOR CALL BOX IN LANDSCAPE ISLAND
15	SIGN DIRECTORY BOARD

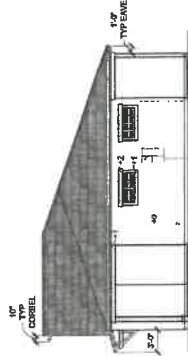
LEGEND AND ABBREVIATIONS

BLVD	BULEVARD	ROW	RIGHT OF WAY
EX	EXISTING	OS	OVERSIGHT
DR	DRAINAGE	LS	LANDSCAPE
LANE	LANE	SW	SIDEWALK
PVE	PUBLIC VELOCITY	BS	BUS STOP
PROP	PROPOSED	EGP	EGP
BOUNDARY	BOUNDARY		
EXP	EXPONENT LINE		
CR	CR		
TRUCK	TRUCK		
DRIVE	DRIVE		
FENCE	FENCE		
ACCESSIBLE ROUTE	ACCESSIBLE ROUTE		
STREET LIGHT	STREET LIGHT		
PROPOSED FIRE HYDRANT	PROPOSED FIRE HYDRANT		
PROPOSED TRUCK DRIVE	PROPOSED TRUCK DRIVE		
UNPAVED DRIVEWAY	UNPAVED DRIVEWAY		

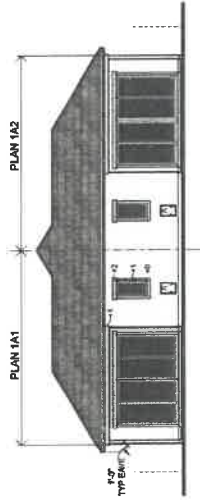
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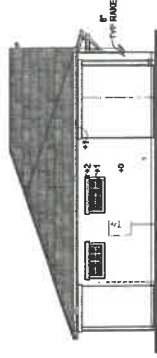
Tab 5



Right Elevation
Elevation A - Cottage



Rear Elevation
Elevation A - Cottage



Left Elevation
Elevation A - Cottage



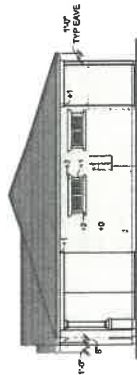
Front Elevation
Elevation A - Cottage

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

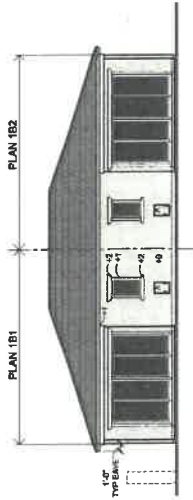
VITA
COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

6-1-2019

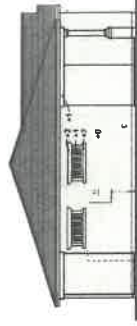
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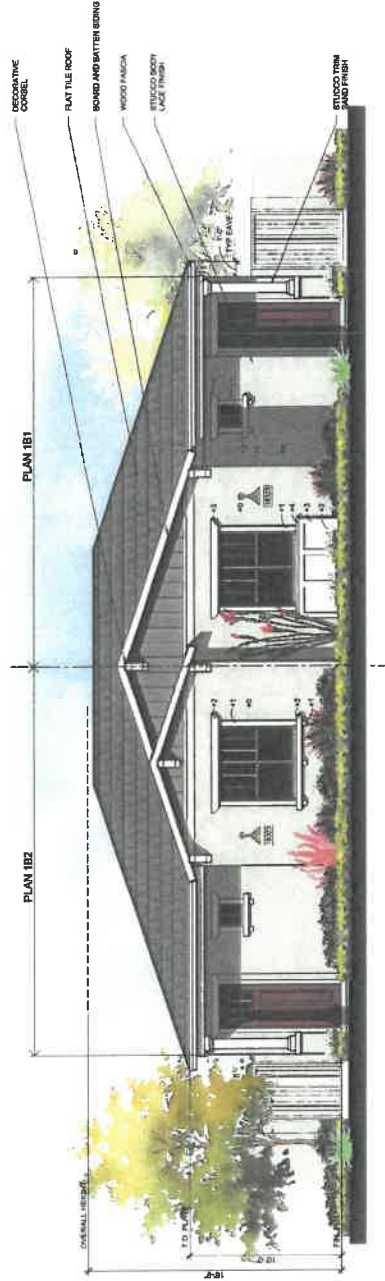
Right Elevation
Elevation B - Craftsman
1/8" = 1'-0"



Rear Elevation
Elevation B - Craftsman
1/8" = 1'-0"



Left Elevation
Elevation B - Craftsman
1/8" = 1'-0"



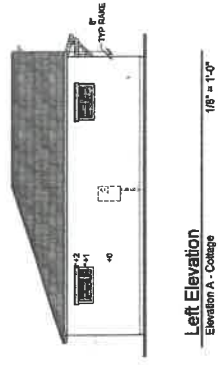
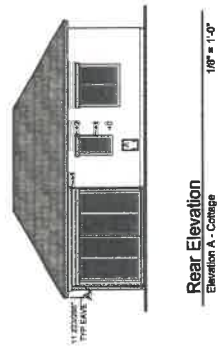
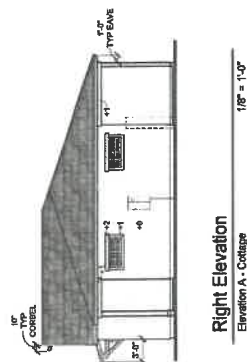
Front Elevation
Elevation B - Craftsman
1/4" = 1'-0"

Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

VITA
COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

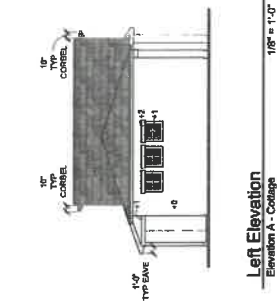
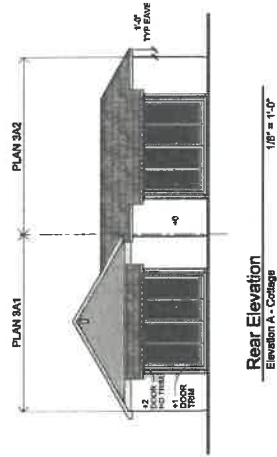
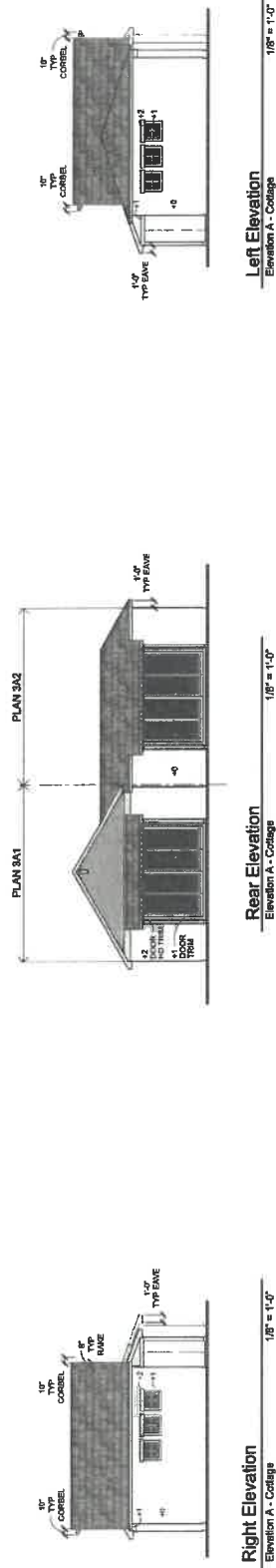
8-1-2019

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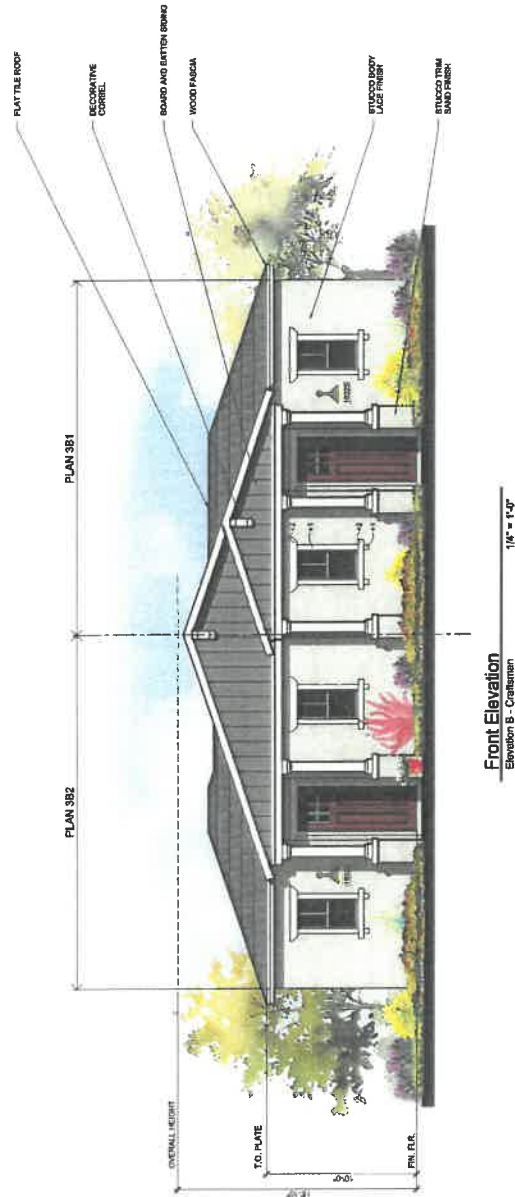


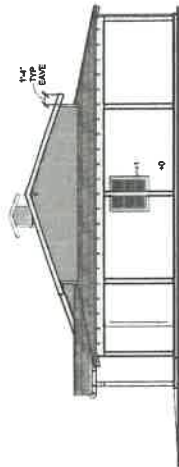
Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units



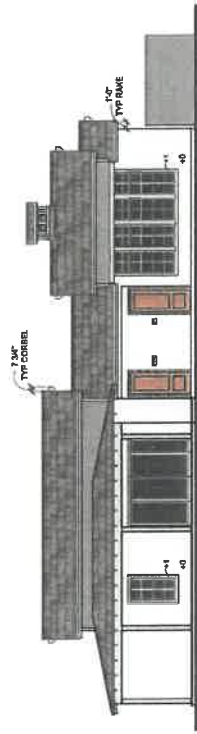


Plan 3 - Cottage Elevation | 1 and 2 Family Rental Units

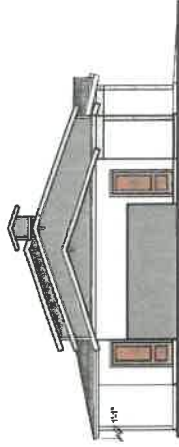




Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"



Front Elevation
1/4" = 1'-0"

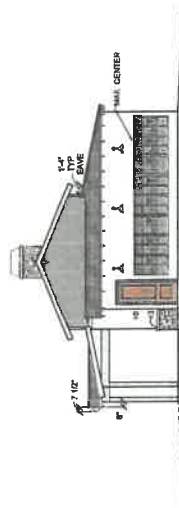
Residence Club Building | One & Two Family Rental Community

VITA

COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

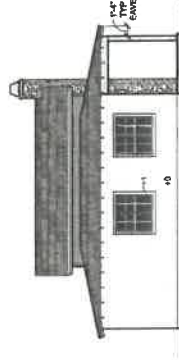
8-1-2019

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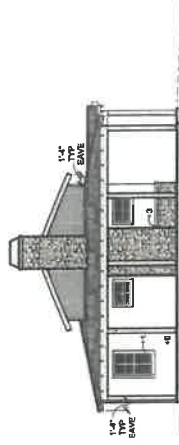
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

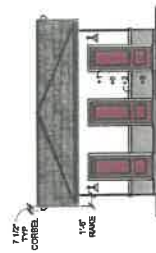
1/8" = 1'-0"

Leasing Office | One & Two Family Rental Community

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1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

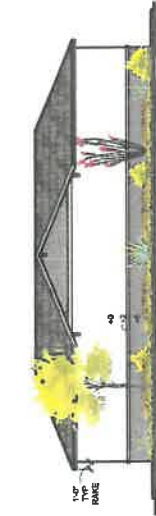
8-1-2019

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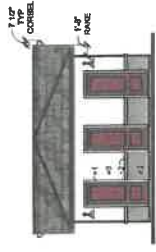
Right Elevation

1/8" = 1'-0"



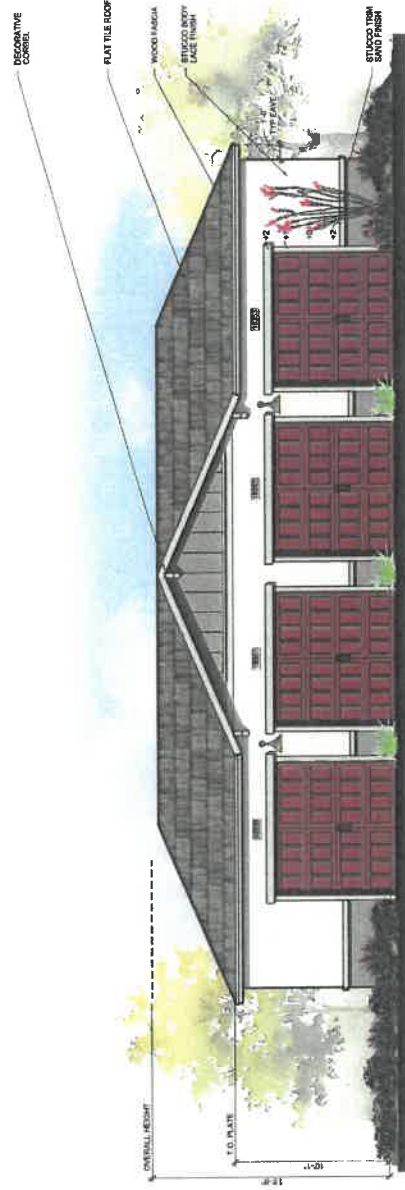
Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/8" = 1'-0"

Garage / Storage Building | One & Two Family Rental Community

VITA
COMMUNITIES

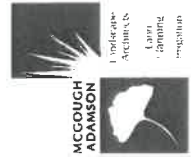
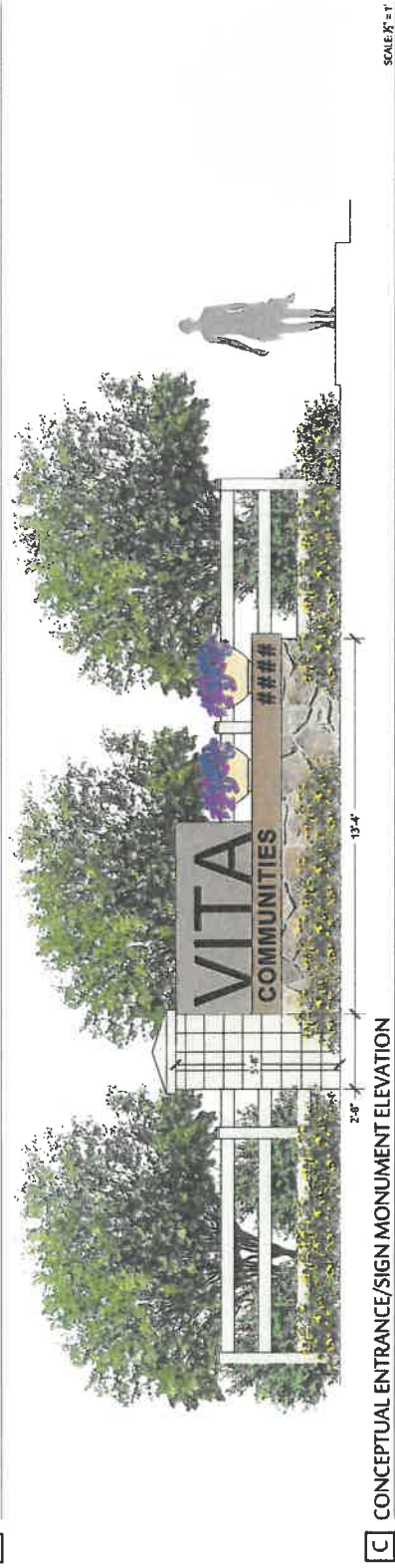
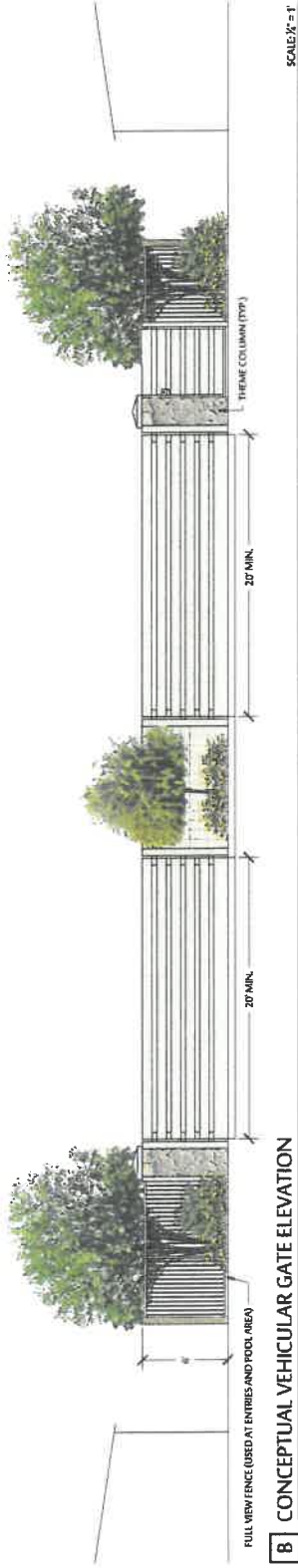
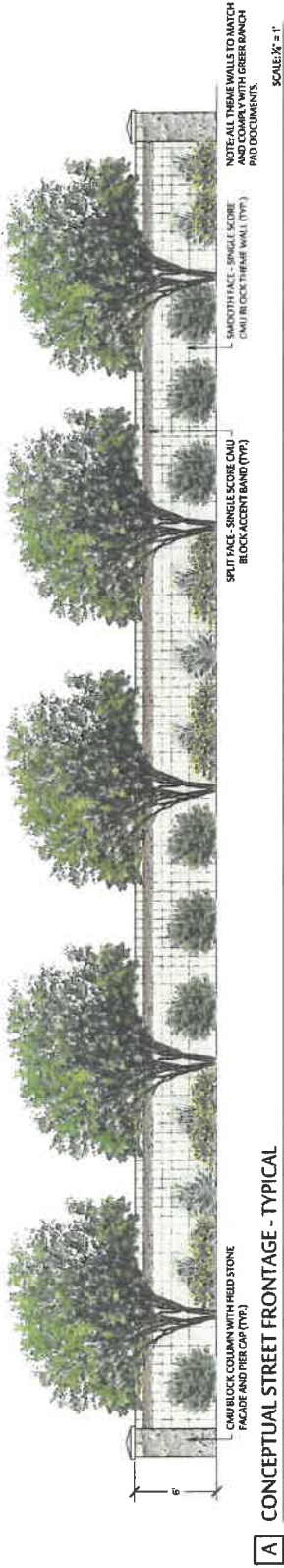
1017 North Central Avenue, Suite 2
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Tab 6

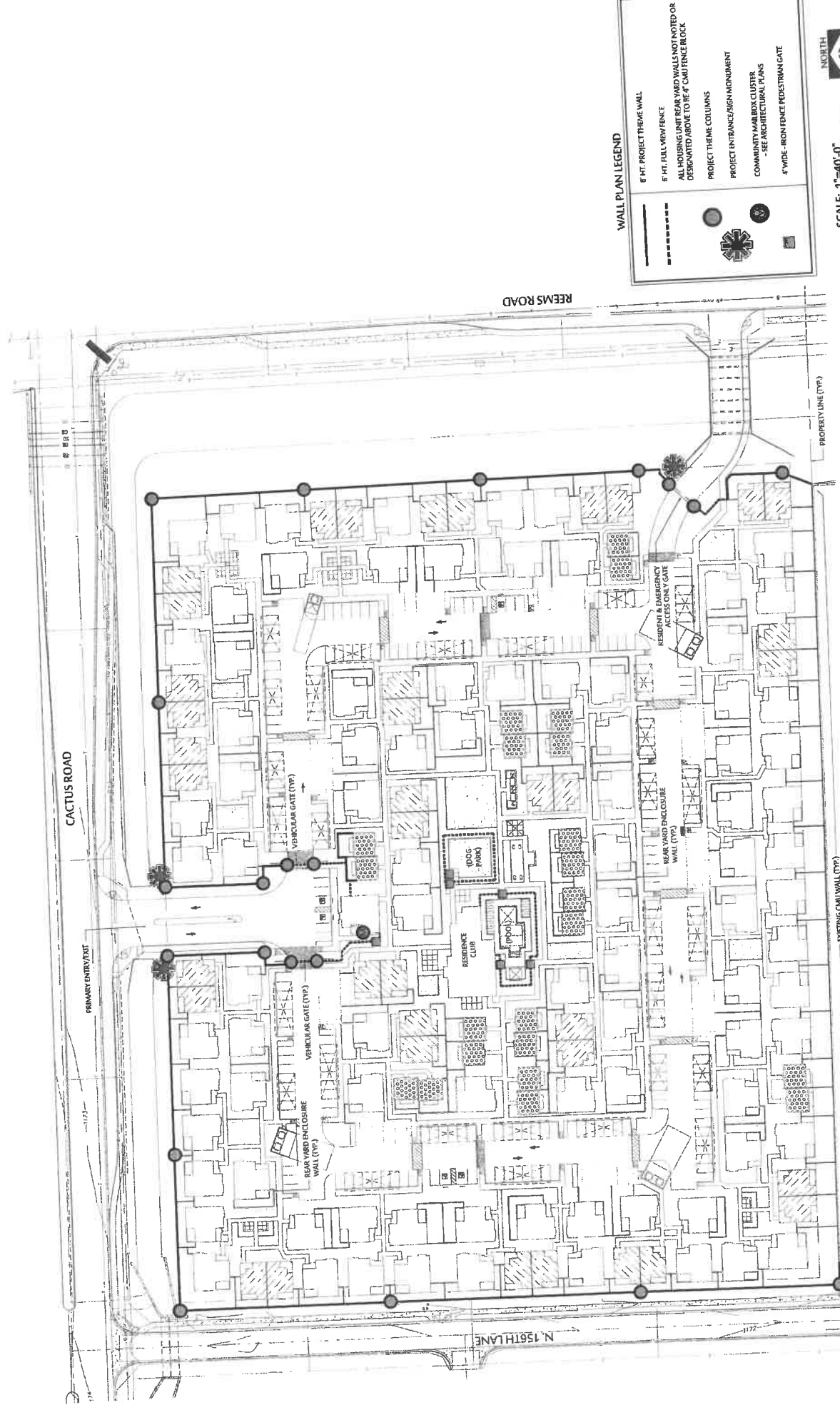


VITA
COMMUNITIES

VITA AT GREER RANCH WALL ELEVATIONS

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA
AUGUST 1, 2019

FS19-093



WALL PLAN LEGEND

- 8' HT. PROJECT THEME WALL
- 6' HT. FULL VIEW FENCE
- ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE 4' CAUTION BLOCK
- PROJECT THEME COLUMNS
- PROJECT ENTRANCE/SIGN MONUMENT
- COMMUNITY MAIL BOX CLUSTER - SEE ARCHITECTURAL PLANS
- 4' WIDE - FRONT FENCE POST/STAIN GATE

SCALE: 1"=40'-0"

0' 40' 80' 120'

NORTH

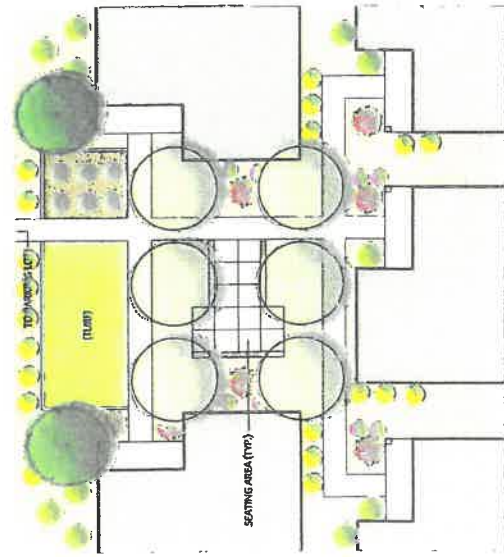
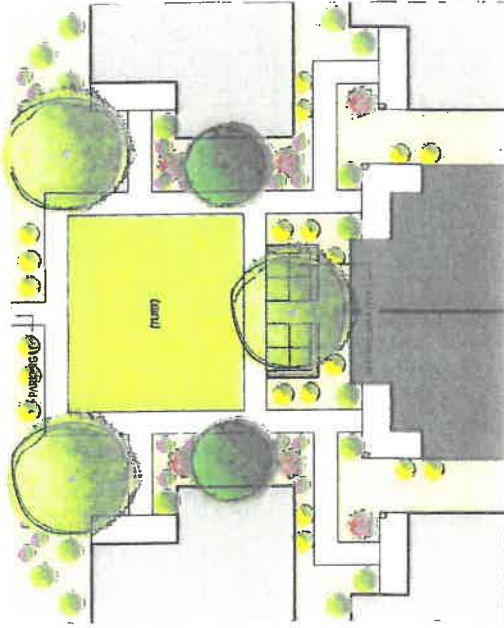
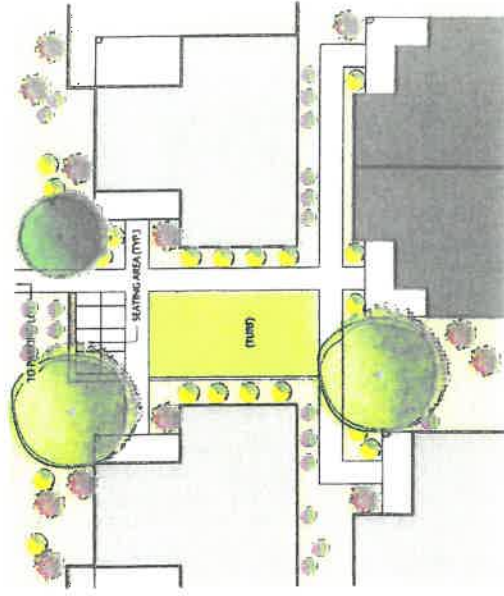
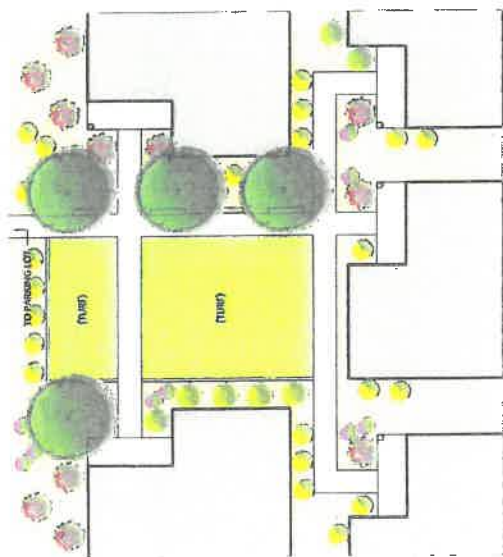
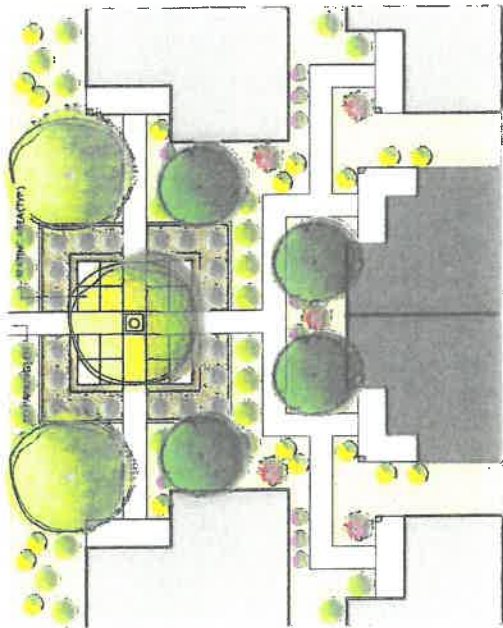
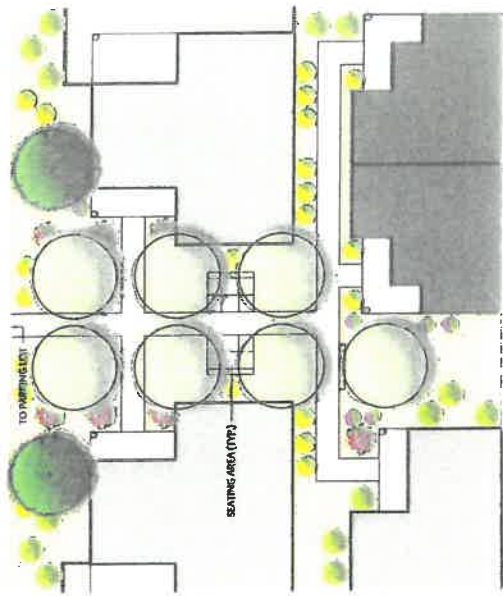
VITA AT GREER RANCH PRELIMINARY WALL PLAN

FS19-093
SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA
AUGUST 1, 2019

VITA COMMUNITIES

McGough Adamson Architects
Land Planning
Innovation

Tab 7



NOTE: THE CONCEPTUAL COURTYARDS SHOWN ON THIS SHEET ARE MEANT TO SHOW THE VARIABILITY AND VARIETY OF SPACES THAT CAN BE CREATED WITHIN EACH CLUSTER OF UNITS. ACTUAL COURTYARD DESIGNS WILL BE DETERMINED BY THE FINAL LAYOUT OF THE UNITS. THESE DESIGNS MAY BE REDUCED OR ENHANCED, THE IDEA IS TO PROVIDE A CHANGING LANDSCAPE AS RESIDENTS MOVE THROUGH THE COMMUNITY BY CREATING SPACES UNIQUE TO EACH CLUSTER. THIS CAN BE ACHIEVED BY VARYING THE PLANT PALETTE, THE SIZE AND SHAPES OF THE PLANTERS, AND THE PLACEMENT OF SEATING AND GATHERING CLUSTERS. WHILE OTHERS MAY BE PROGRAMMED TO MAXIMIZE TURF FOR THE LANDSCAPE, THIS CLUSTER WILL BE PROGRAMMED TO MAXIMIZE THE COMMUNITY PROMOTES RESIDENT CIRCULATION, INTEREST, AND A SENSE OF OWNERSHIP AND PRIDE WITHIN THEIR CLUSTER. IT WILL BE THE IDEA OF A GARDEN COMMUNITY WITH SMALL OUTDOOR SPACES SUBJECT TO TYPICAL FRONT DOOR.

VITA at GREER RANCH

INDIVIDUAL UNIT CLUSTER COURTYARD CONCEPTS

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA

MAY 6, 2019



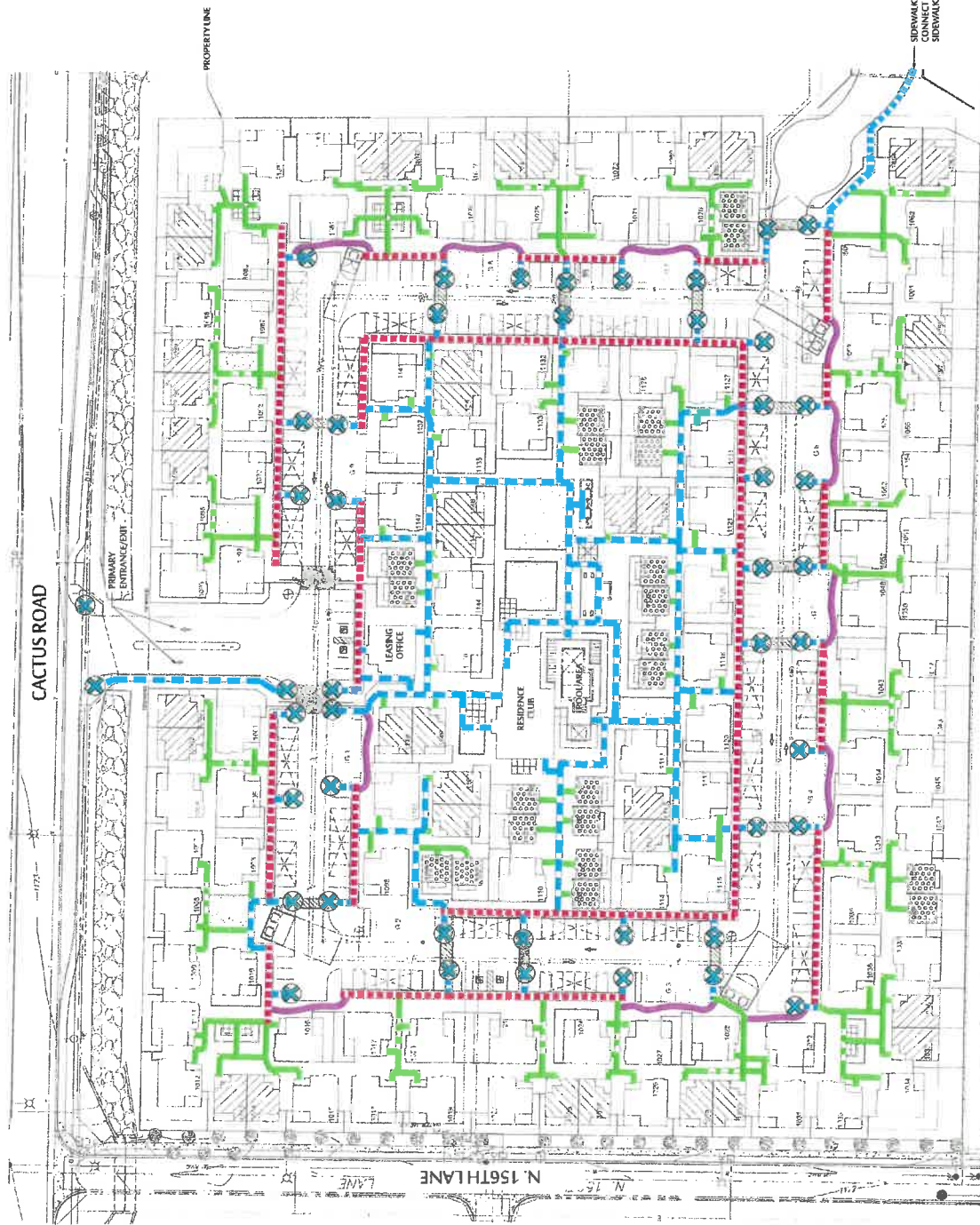

Architect

2019

Project

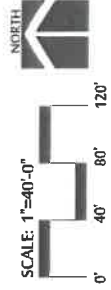
Surprise

Tab 8



PEDESTRIAN CIRCULATION LEGEND

- 4' SIDEWALKS
- 5' SIDEWALKS
- 7' SIDEWALKS
- DECOMPOSED GRANITE PEDESTRIAN ACCESS
- ADA ACCESSIBLE RAMP



VITA AT GREER RANCH
CIRCULATION PLAN

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA
SEPTEMBER 30, 2019

FS19-093

VITA
COMMUNITIES

Landscape
Architects
Civil
Planning
Engineering

MCGOUGH
ADAMSON

Tab 9

Preliminary Land Use Plan Greer Ranch

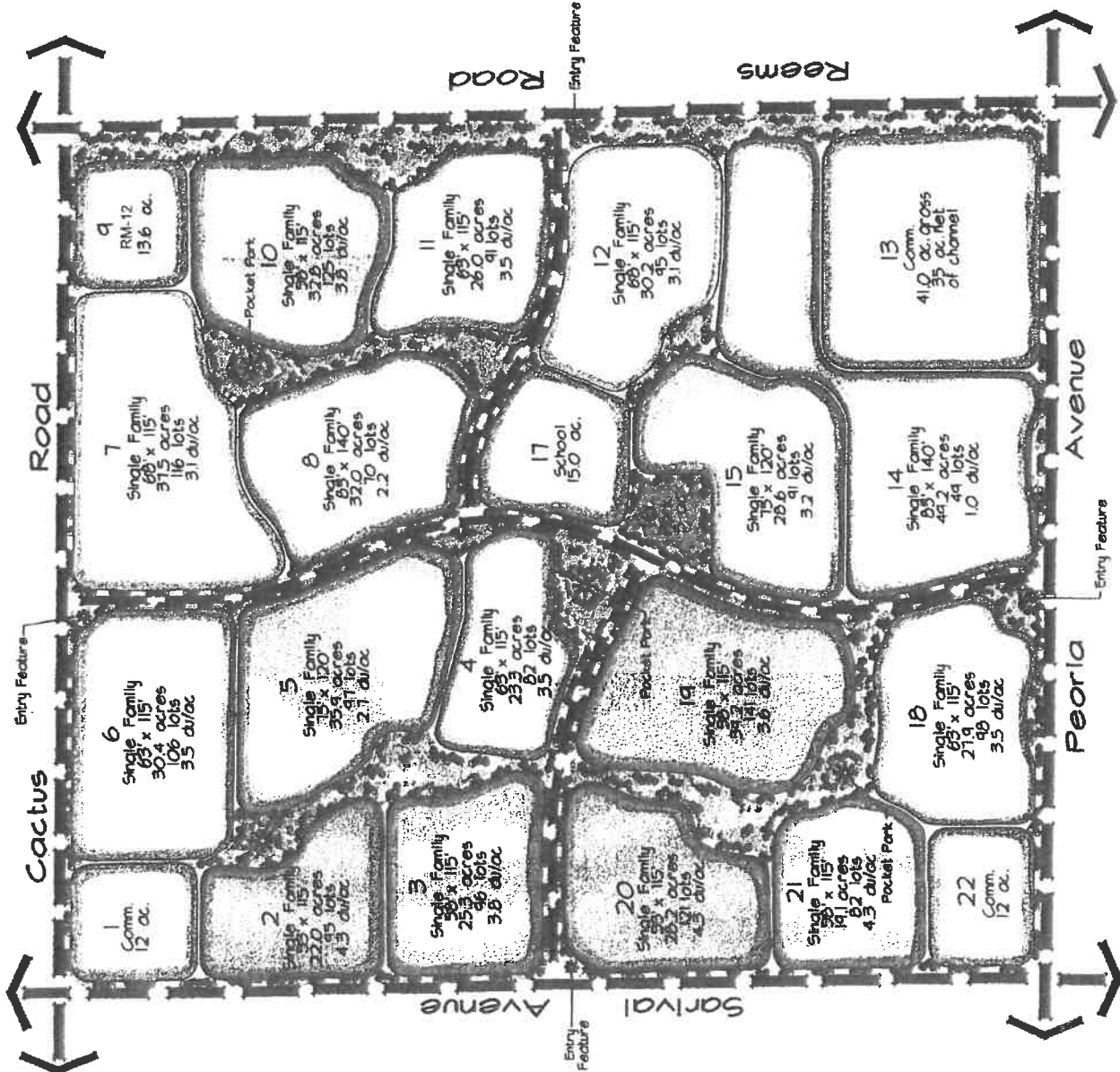
Prepared For:
Metropolitan Land
2340 E Camelback Rd.
Suite 1430
Phoenix, Arizona 85016
Phone: 602.457.0604
Fax: 602.455.6358
Contact: Brian Burch

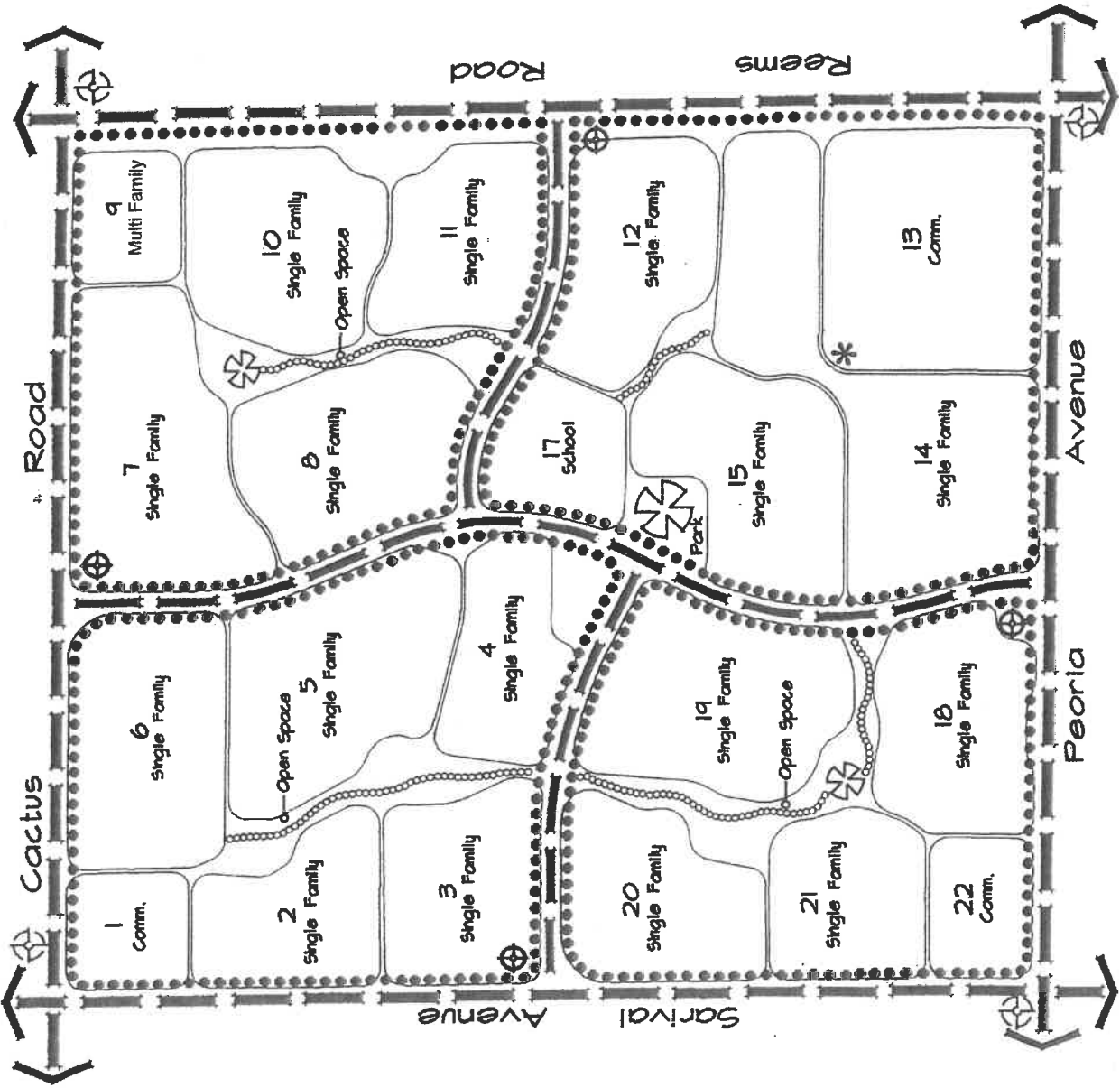
Prepared By:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.931.6410
Fax: 480.315.8648
Contact:
Christine Taraboss, R.L.A.

Parcel	Proposed Use/Lot Size	Area	Proposed Density (du/acre)	Estimated Yield (dus)
2	R1-5PAD / 53x115	22.0	4.3	95
3	R1-5PAD / 53x115	23.3	3.8	89
4	R1-5PAD / 53x115	23.3	3.5	82
5	R1-18PAD / 73x120	33.9	2.7	97
6	R1-5PAD / 63x115	30.4	3.5	108
7	R1-5PAD / 63x115	37.5	3.1	116
8	R1-18PAD / 73x140	32.0	2.2	70
10	R1-5PAD / 53x115	32.8	3.8	125
11	R1-5PAD / 53x115	28.0	3.5	91
12	R1-5PAD / 53x115	28.2	3.3	87
13	C-2PAD / Commercial	12.0	0.0	0
14	RM-12	13.6	9.9	149
15	R1-5PAD / 63x115	20.8	3.0	67
16	R1-18PAD / 73x140	30.2	3.1	95
17	R1-18PAD / 73x120	49.2	1.0	49
18	R1-18 / POK	28.6	3.2	91
19	R1-18 / School	3.0	0.0	0
20	R1-5PAD / 63x115	15.0	3.5	53
21	R1-5PAD / 53x115	27.9	3.0	84
22	R1-5PAD / 53x115	39.2	3.6	141
23	R1-5PAD / 53x115	28.2	4.3	121
24	R1-5PAD / 53x115	19.1	4.3	82
25	R1-5PAD / 53x115	24.2	2.8	67
26	C-2PAD / Commercial	41.0	0.0	0
27	C-2PAD / Commercial	12.0	0.0	0
28	C-2PAD / Commercial	285.4	2.3	677
29	C-2PAD / Commercial	507.6	3.1	1555
30	C-2PAD / Commercial	585.2	2.7	1555
North Residential Subtotal				
1		283.2	3.3	878
2		12.0	0.0	0
3		13.6	9.9	149
4		20.8	3.0	67
5		30.2	3.1	95
6		49.2	1.0	49
7		28.6	3.2	91
8		3.0	0.0	0
9		15.0	3.5	53
10		27.9	3.0	84
11		39.2	3.6	141
12		28.2	4.3	121
13		19.1	4.3	82
14		24.2	2.8	67
15		41.0	0.0	0
16		12.0	0.0	0
17		285.4	2.3	677
18		507.6	3.1	1555
19		585.2	2.7	1555
South Residential Subtotal				
1		283.2	3.3	878
2		12.0	0.0	0
3		13.6	9.9	149
4		20.8	3.0	67
5		30.2	3.1	95
6		49.2	1.0	49
7		28.6	3.2	91
8		3.0	0.0	0
9		15.0	3.5	53
10		27.9	3.0	84
11		39.2	3.6	141
12		28.2	4.3	121
13		19.1	4.3	82
14		24.2	2.8	67
15		41.0	0.0	0
16		12.0	0.0	0
17		285.4	2.3	677
18		507.6	3.1	1555
19		585.2	2.7	1555

Lot Size	Total Yield	Percentage of Yield Proposed	Percentage of Yield Allowed
R1-5PAD / 48x115	0	0.0%	15.0%
R1-5PAD / 53x115	216	13.9%	15.0%
R1-5PAD / 53x115	444	28.3%	15.0%
R1-5PAD / 53x115	377	24.2%	15.0%
R1-5PAD / 63x115	21	1.3%	15.0%
R1-5PAD / 63x115	188	12.1%	15.0%
R1-5PAD / 73x120	119	7.7%	10.0%
R1-18PAD / 53x140	155	10.0%	10.0%
Total	1555	100.0%	100.0%

Note: North open space equates to 26.4 acres or 10% of area.
South open space equates to 14.0 acres or 4.8% of area. Total
including school and parking lot open space including school and
park is 63.4 acres or 15.2%.





Master Trails Exhibit

Greer Ranch

Prepared For:
Metropolitan Land
2340 E Camelback Rd.
Suite 400
Phoenix, Arizona 85016
Phone: 602.951.2604
Fax: 602.951.2606
Contact: Brian Birch

Prepared By:
Arizona Land Design
3202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.351.6410
Fax: 480.351.6646
Contact: Christine Taralisas, 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



[illegible]

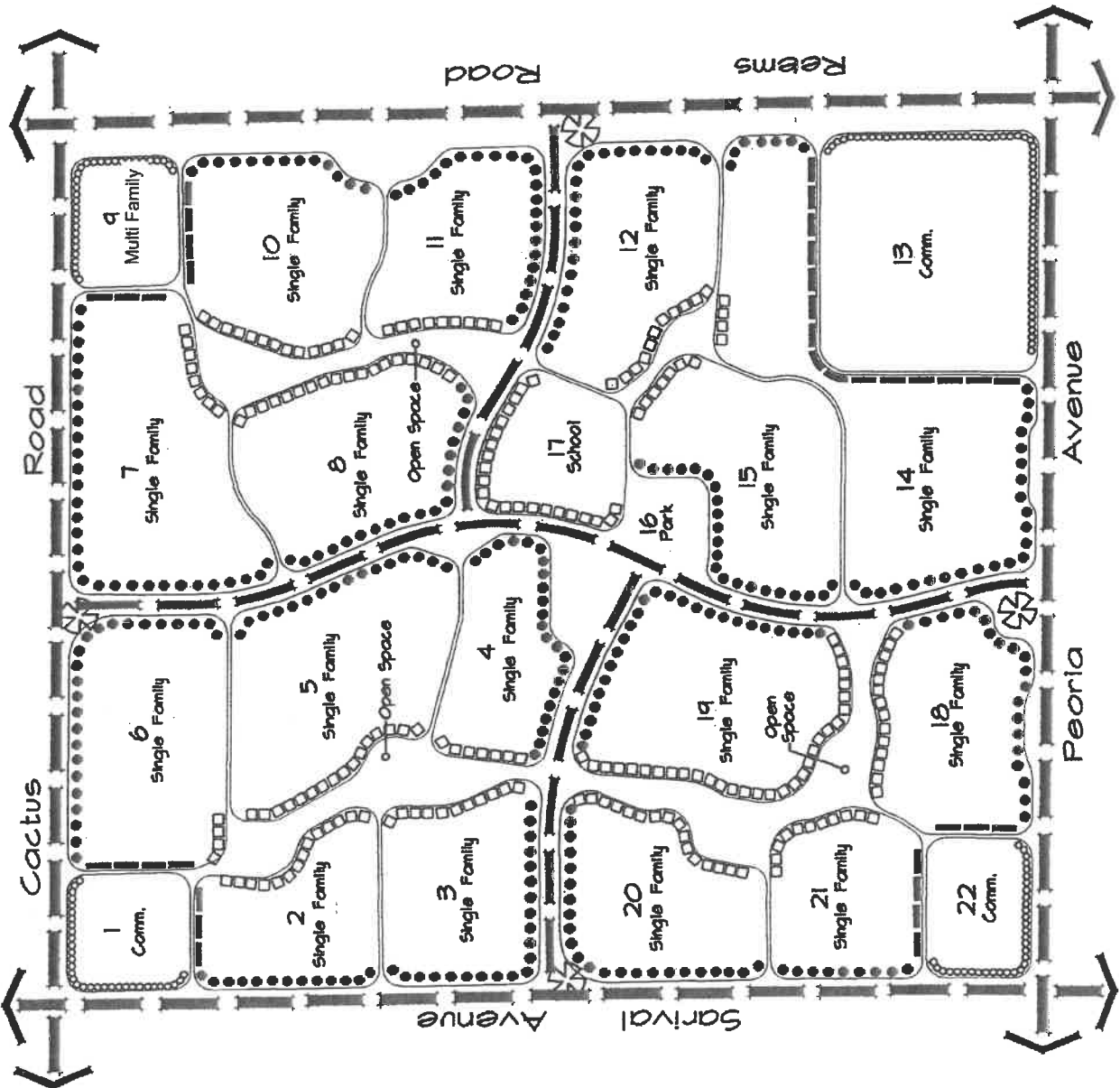
Prepared By:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.315.8690
Contact:
Christine Taralsos, R.L.A.

Trees Shrubs Groundcovers/
Accents

** Conceptual Pedestrian Connection



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



Master Signage and Wall Exhibit

Greer Ranch

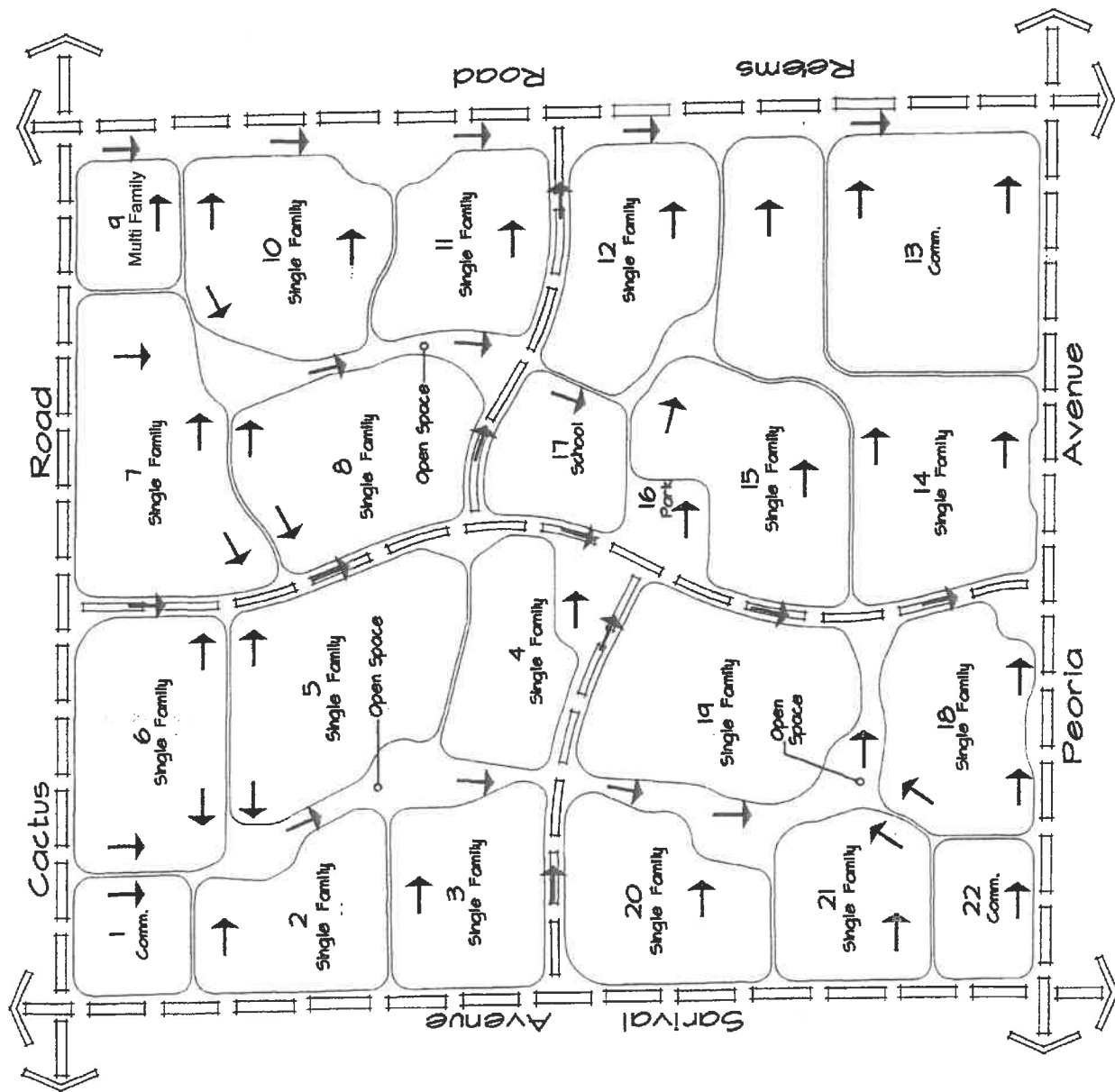
Prepared For:
Metropolitan Land
2340 E Camelback Rd.
Suite 1430
Phoenix, Arizona 85016
Phone: 602.957.0604
Fax: 602.957.6330
Contact: Brian Burch

Prepared By:
Arizona Land Design
3202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.8410
Fax: 480.315.6648
Contact: Christine Taralson, 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
- 8' Subdivision wall
- ✱ Entry feature





Master Drainage Exhibit Greer Ranch

Prepared For:
Metropolitan Land
2390 E Camelback Rd.
Suite 1430
Phoenix, Arizona 85016
Phone: 602.951.0604
Fax: 602.955.6359
Contact: Brian Birch

Prepared By:
Arizona Land Design
3202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.319.8648
Contact:
Christine Taratso, R.L.A.

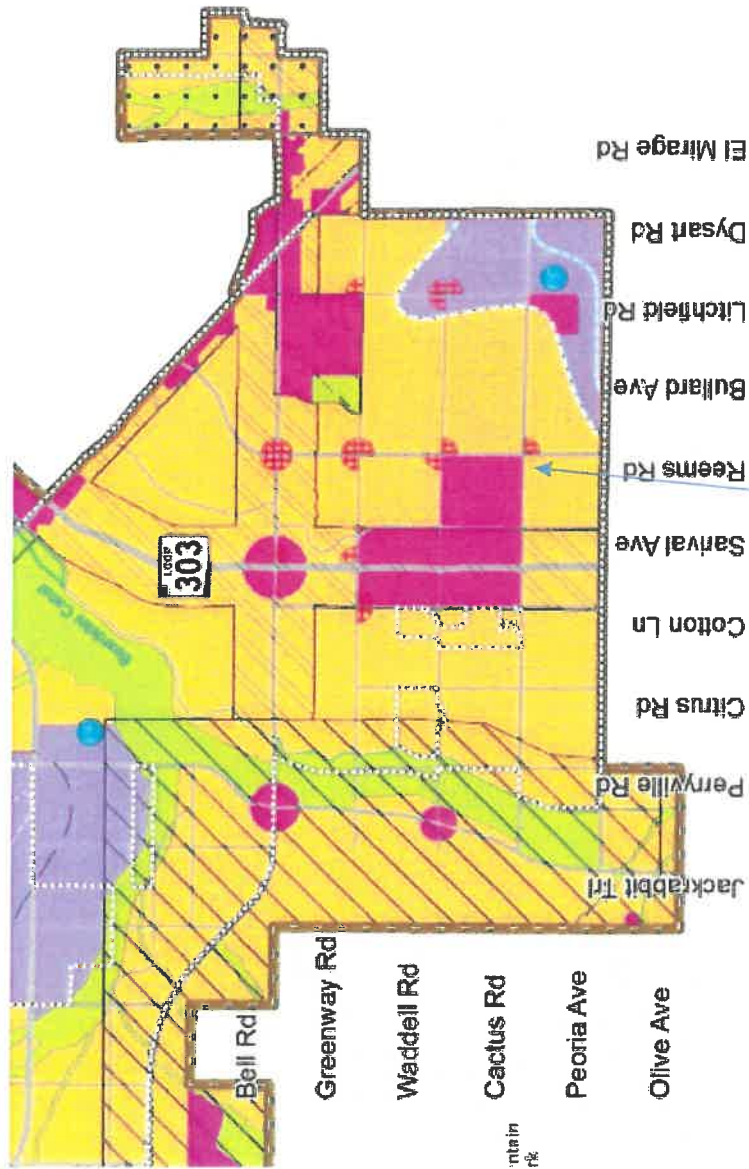
Legend:

→ Drainage Flow Arrow



Tab 10

General Plan Map



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use; Residential
 - Mixed Use; Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**
(As described on page 53)

SITE

Tab 11

**Legal Description
for
Vita Communities at Greer Ranch
Zoning Boundary**

Located in the Northeast Quarter of Section 19, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona. Described as follows;

Beginning at the Northeast corner of said Section 19, from which the East Quarter corner of said Section 19, bears South 00°01'08" East, a distance of 2642.72 feet;

Thence South 00°01'08" East, along the East line of said Northeast Quarter, a distance of 753.68 feet;

Thence departing said East line, North 89°04'37" West, a distance of 1,039.20 feet;

Thence North 00°57'53" East, a distance of 754.43 feet to the North line of said Northeast Quarter;

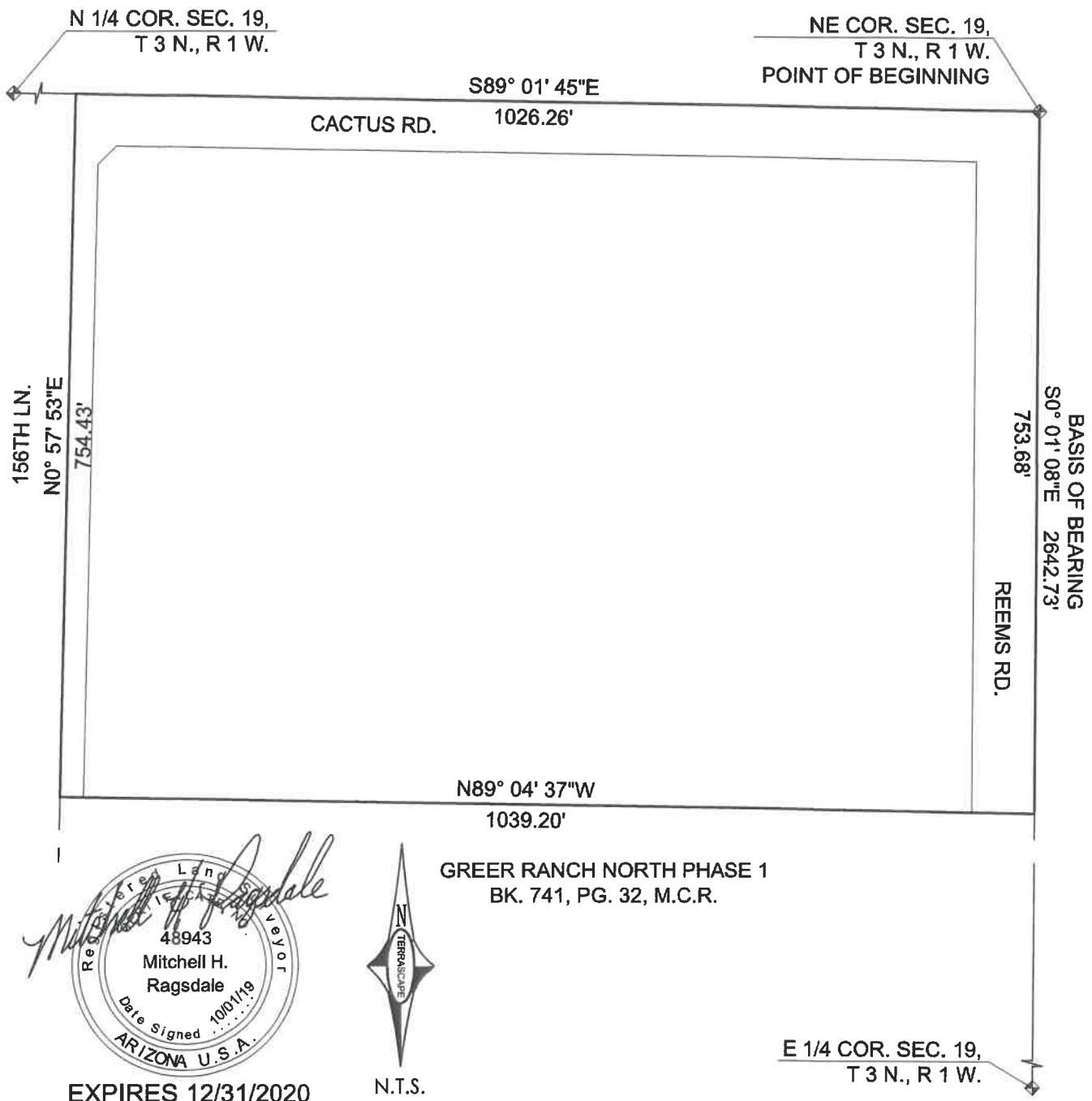
Thence South 89°01'45" East, along said North line, a distance of 1,026.26 feet to the Point of Beginning.

Containing 778,677.01 square feet or 17.88 acres, more or less.

Exhibit of the above described parcel is attached hereto and made a part hereof.



EXPIRES 12/31/2020



Terrascape consulting
civil engineering • surveying • urban planning

645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

ZONING BOUNDARY

VITA COMMUNITIES AT GREER RANCH
SURPRISE, AZ

Project No. 0910
Sheet 1 of 1

Date : 10/01/19

Vita at Greer Ranch PAD Rezone

(FS19-093)



NOVEMBER 5, 2019

Citizen Participation Report

Project Team

Developer:

Vita Communities, LLC
1017 North Central Avenue, Suite 2
Phoenix, Arizona 85004
480-344-1737

Legal Representative:

Withey Morris P.L.C
Adam Baugh
2525 E. Arizona Biltmore Cir.
Ste A-212
Phoenix, AZ 85016
(602) 230-0600

Landscape Architect:

McGough Adamson
Nick Adamson
535 E. McKellips Road, Suite 131
Mesa, AZ 85203
(602) 997-9093

Civil Engineer:

Terrascape Consulting
Dave Soltysik
575 W Chandler Blvd
Chandler, AZ 85225
(602) 297-8732

Traffic Engineer:

Southwest Traffic Engineering, LLC
3838 N. Central Avenue, Suite 1810
Phoenix, AZ 85012
(602) 266-7983

Public Meetings

Three neighborhood meetings were held for this project between May and September of 2019. Notices for each meeting were mailed to residents and neighborhood associations fifteen (15) days prior to each meeting using a mailing list generated by the City of Surprise. For the June and September neighbor meetings, an email letter was also sent to approximately 300 email addresses associated with the homeowners' association to the southwest of the Property. See Notification section below for more details. Neighbor meetings were held at the following locations on the specified dates and times:

- **May 23, 2019**
6:00 pm to 7:00 pm
Marriott Residence Inn
16418 N. Bullard Avenue
Surprise, AZ 85374
Sign-In sheet at **Tab 1**
- **June 27, 2019**
6:00 pm to 7:00 pm
Surprise City Hall: Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374
Sign-in sheet at **Tab 2**
- **September 10, 2019**
6:00 pm to 7:00 pm
Surprise City Hall: Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374
Sign-in sheet at **Tab 3**

Notification

As discussed above, notifications were mailed fifteen (15) days in advance of each neighbor meeting using a mailing list generated by the City of Surprise. The notification for the May 23 neighbor meeting was prepared and mailed by the City of Surprise. At the applicant's request, the June and September notification letters were prepared and mailed by the applicant using a mailing list supplied by the City of Surprise. For the June and September meetings, an email was sent concurrently with the mailing to approximately 200 email addresses associated with homeowners' association southwest of the Property. A scanned copy of the mailed letter was attached to each email. Finally, the neighborhood meeting information was updated on the site posting at the Property fifteen (15) days in advance of each neighborhood meeting.

- Site posting for May 23, 2019 meeting at **Tab 4**.
- Mailing affidavit with copy of notice letter, mailing labels, and email for June 27 meeting attached at **Tab 5**.
- Site posting for June 27, 2019 meeting at **Tab 6**.

- Mailing affidavit with copy of notice letter, mailing labels, and email for June 27 meeting attached at **Tab 7**.
- Site posting for September 10, 2019 meeting at **Tab 8**.
- Future notice mailing will occur at least 15 days prior to the P&Z hearing.

Issues

- **Traffic (156th Lane):** Residents of the Greer Ranch community, particularly those who live near 156th Lane to the west of the project, expressed concerns about the secondary access on 156th Lane shown in early versions of the site plan. In response to these concerns, the applicant eliminated any access to 156th Lane. The newly reconfigured site plan shows a secondary access on Reems Road. At the request of the neighbors, there will be no pedestrian access to 156th lane either.
- **Traffic (In General):** Some residents expressed concern about traffic generated by this development. The applicant, at all three meetings, shared the traffic impact analysis data with the attendees. The analysis shows the anticipated average daily trips for the proposed residential development are significantly less than the average daily trips that would be generated by a development utilizing the existing commercial zoning. The AM and PM peak time trips are also significantly less compared to the approved zoning today.
- **Proximity to Homes South of Project:** Some residents expressed concern about the setback on the south property line adjacent to the backyards of single-family homes in Greer Ranch. In response the applicant doubled the rear yard landscape setback from 10 feet to 20 feet. The applicant also shared that the proposed rental homes would be single story, whereas a much taller commercial building, with parapet walls, could be constructed under the existing commercial zoning. The applicant also noted that with commercial development, back-of-house operations such as deliveries, trash pickup, loading, etc. would be adjacent to the neighbors' homes as opposed to landscaped backyards proposed by the current plan.
- **Impact on Nearby School:** Some residents questioned whether the proposed development would have a significant impact on Sonoran Heights Elementary. The applicant confirmed with the Dysart School District that Sonoran Heights' enrollment is approximately 850 students with a capacity for 1,100 students and shared this information at subsequent neighborhood meetings. Additionally, the applicant noted that the target demographics for communities like the proposed project is generally not school-age families – “renters by choice” are typically younger (millennials, young professionals, etc.) or older (empty nesters, etc.). The applicant pointed out that the majority of units are studios and one bedrooms which generally do not have school age children. Lastly, there are no 3-bedroom units being proposed which often indicate school age children.

- **Viability of Commercial:** The residents questioned why commercial uses were not viable. The owner of the property is a commercial developer and was present at all neighbor meetings. He explained how they have owned the site for 12 years and consistently marketed it for commercial uses without success. The owner shared how the adjacent median street design does not allow full access from Cactus, Reems, or 156th Lane. Retailers will not accept nor develop on land without full access. The commercial developer also explained how they had fully approved plans permitted by the City for a CVS pharmacy and retail pads which never materialized. There are other stronger commercial corridors where commercial uses choose to locate and even the existing commercial at this location is struggling to fill its stores and build its empty pad lots. Lastly, this site is very close to Luke AFB which severely limits the number of houses that can be built in its noise contours. As a result, there are not enough rooftops in the immediate trade area to support another commercial shopping center. There is already more than 1700+ acres of commercial land within just 2.5 miles of this site - a clear case of oversaturation.
- **Crime:** Neighbors express concern that this would attract crime because these are renters. That is a discriminatory sentiment not reflected in reality. In fact, there are about 200 registered rental homes with Greer Ranch today, and likely more that remain unregistered with Maricopa County. In contrast, this proposal is gated, applicants are screened, background checks are performed, and the management company is not required to lease to a person with a criminal background. This facility is managed by a professional company and the lease provisions have strong mechanisms to ensure renter profile, consistency, and accountability. Lastly, the applicant surveyed crime data for other identical rental communities such as this and found that crime was lower than the neighborhoods that surround it.
- **Property Values:** Some residents feared this development would cause a loss in property values. The applicant surveyed Comparative Market Data for other similar type rental products in the Valley, just like this, and the data shows that the homes next to it appreciated at the same rate as the overall zip code. More importantly, it is assumed that backing up to a commercial center would have a greater negative impact on property values than backing up to a single-story rental home community as proposed here.

TAB 1

SIGN-IN

VITA AT GREER RANCH
SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING
MAY 23, 2019 – RESIDENCE INN MARIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Elizabeth Richardson			
2. TERRY MOGGS			
3. DEBRA DAVIS			
4. J DeNurth			
5. DJ DIEDE			
6. Carle & Krzykowski			
7. Dustin Dixon			
8. Keith Ollis			
Geoff - Julie			
9. Sanchez			
10. Brett Rasker			

SIGN-IN

VITA AT GREER RANCH

SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. BRUCE WILSON			
12. Billy & Angela Harris			
13. Gary & Marian Thornhill	Surprise		
14. JOSE RASCON			
15. CAROL McADAMS			
16. JOE MANNA			
17. Myra McLeod			
18. Patricia Brandt			
19. Lisa Fowler			
20. Claudia Flaherty			

SIGN-IN

VITA AT GREER RANCH

SOUTHWEST CORNER OF CACTUS AND REEMS

NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. Davis Morgan			
22. Nick + Debbie Bacon			
23. Duncan + Debra Hanson			
24. Steve + Andrea Werfiet			
25. Debra Gerverson			
26. Cary Matkin			
27. Buffy Sprouse			
28. Jennifer / Jimmy Jones			
29. Tom + CARLY SHORT			
30. Richard Bacon			

SIGN-IN

VITA AT GREER RANCH
SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING
MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
31. Jeff & Heather Kaiser			
32. Del & Donny Secord			
33. Russell Deming			
34. Blanca Real			
35. Tommy Griffith & DAVID			
36. ALAN MCCALLUM			
37. RYAN & JAMIE ANG			
38. Susan Long			
39. Sheryl Calcagno			
40.			

SIGN-IN

VITA AT GREER RANCH
SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING
MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
41. George & Yolie Hitt			
42. Sarah Matranga			
43. Linda + Dean Johnson			
44. Kenneth + Natalie Weed			
45. Steve & Terri Worster			
46. Steve + Vanessa Delgado			
47. Shaun Flowers			
48. Chris Hauer			
49. Pamela Hauer			
50. Frederic Young			

NAME	ADDRESS	PHONE	EMAIL
Steve Delgado			
VANESSA DELGADO			
Stephen Lanni			
Patricia Lanni			
Shane Peters			
PAMELA HAWER			
Kerry Sheward			
Michael Sheward			
Donna Swartz			
Vic White			
Beverly White			
Allison White			
Frederick W Young			
Stephanie Young			
TRAVIS SUBWEES			
Kimberly Faulken			
Jamie Ang			
MICHELE McFar			
Sheli Stodard			

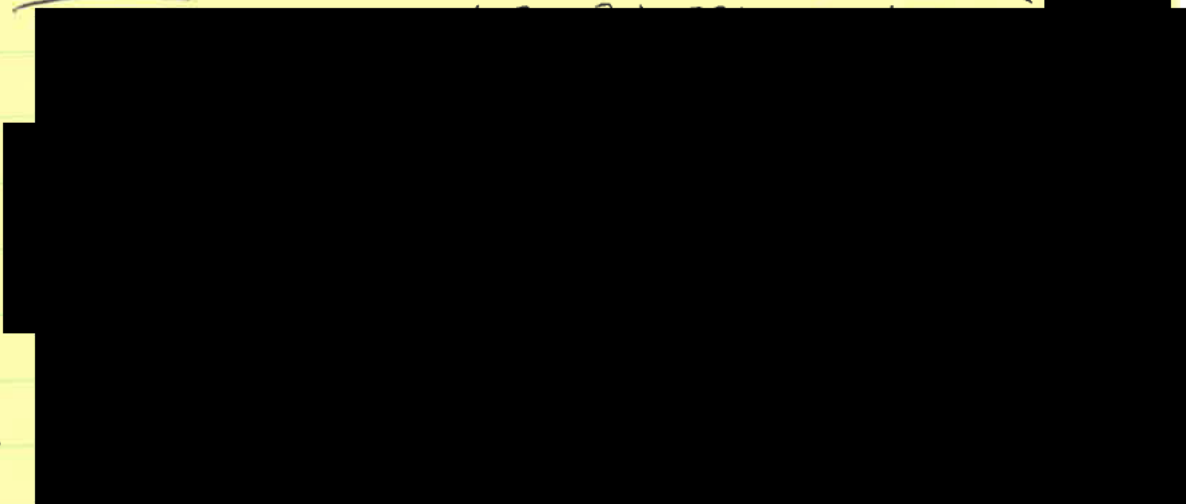
NAME

ADDRESS

PHONE

EMAIL

Andy Ceper



Michael W Moch
Scott Stoddart

Mike Pool

Vaughn Green
Stephanie Cheshire

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Mike & Debbie Mach			
Matthew & Donna Powers			

TAB 2

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Steve Delgado			
2. Nick & Debbie Bacon			
3. Joe & Shari Manner			
4. Joanne & Terry Magis			
5. Stephen & Patricia Lawri			
6. Fred & Stephanie Young			
7. Andy Cooper			
8. J. DelNorton			
9. DJ DIED			
10. Matt & Donna Powers			

SIGN-IN

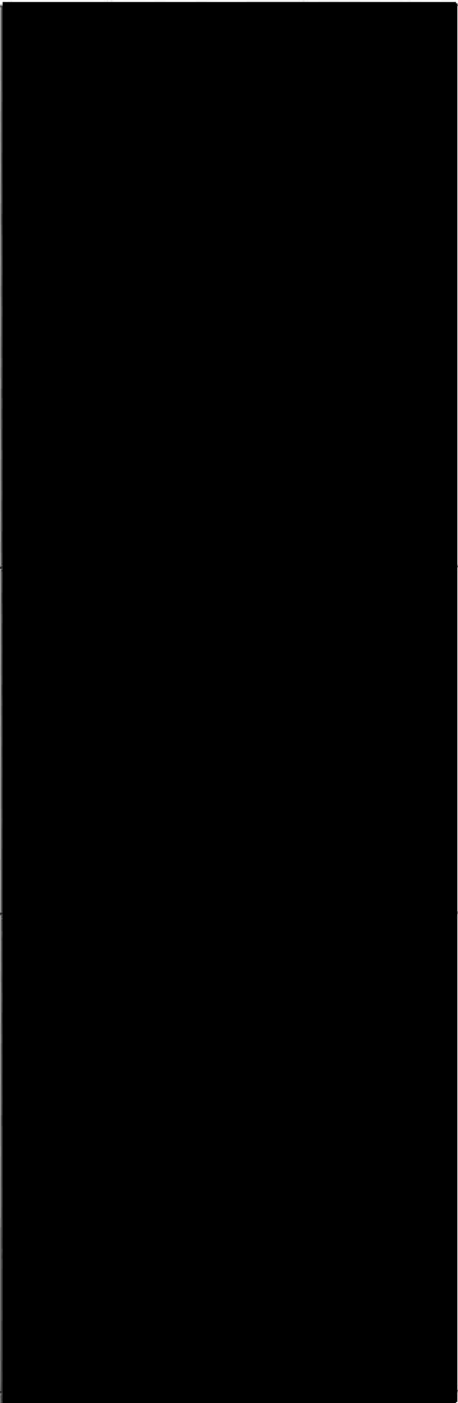
VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. VANESSA DELGADO			
2. MANUEL GONZALES			
3. LISA GONZALES			
4. Kristine Jones			
5. Julie & Geoff Pacheco			
6. Steve & Teresa Worster			
7. Chris Hauer/Pamela			
8. Patricia Delgado			
9. Teresa Sudweeks			
10. YVONNE BRILEY			

SIGN-IN

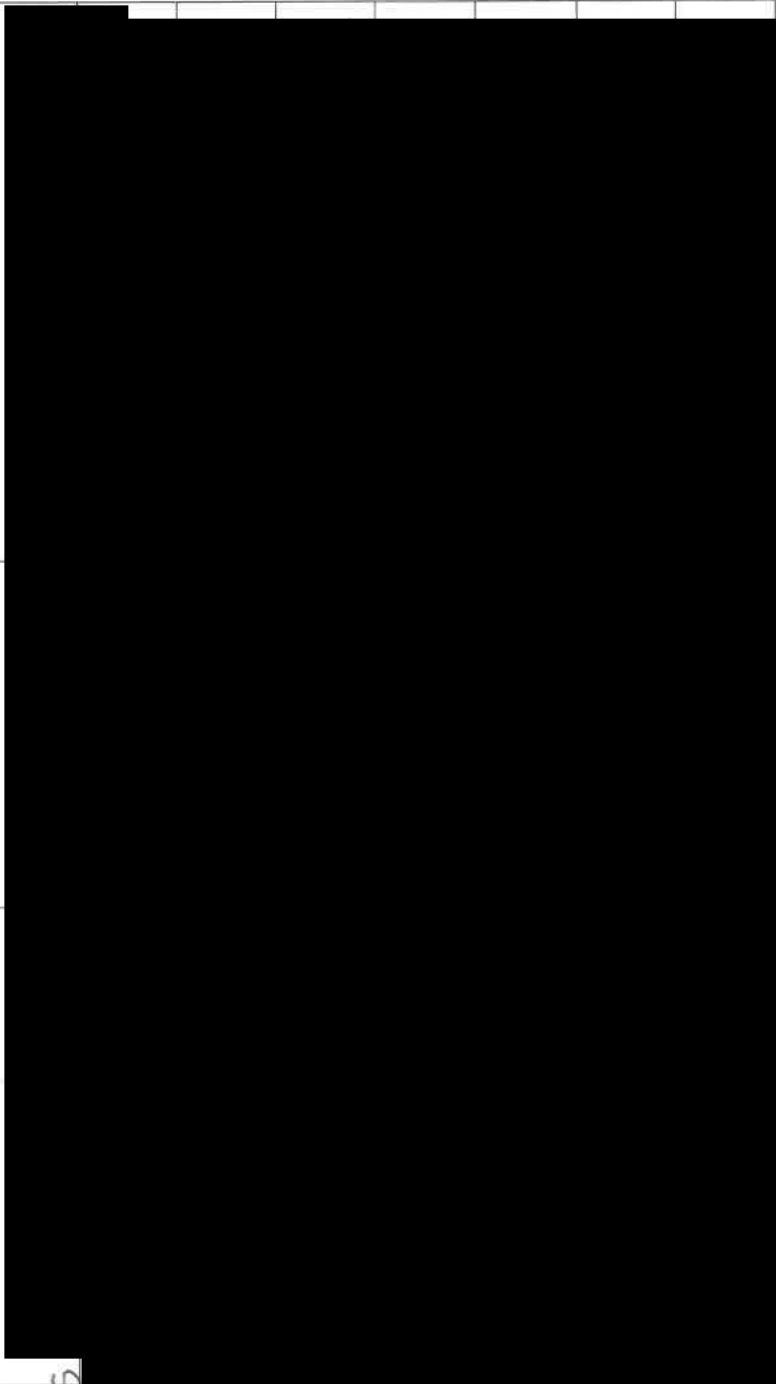
VITA LAND DEVELOPMENT, LLC
 SOUTHWEST CORNER OF CACTUS & REEMS
 NEIGHBORHOOD OPEN HOUSE MEETING
 JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. <i>Shel Stoddard</i>			
2. <i>Nike Pol</i>			
3. <i>Patricia Brandt</i>			
4. <i>Travis Sweeney</i>			
5.			
6.			
7.			
8.			
9.			
10.			

SIGN-IN

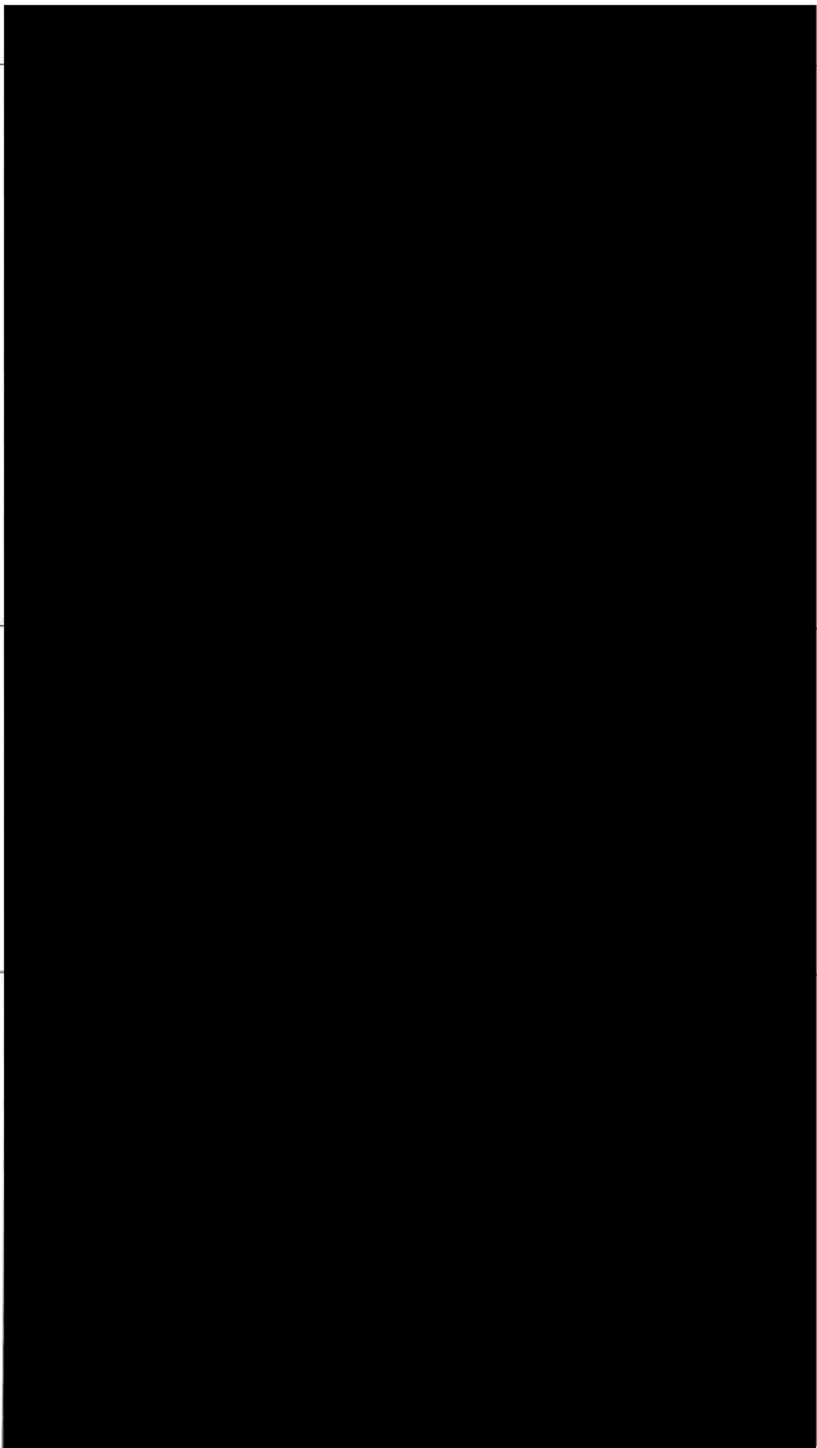
VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Bob & Corrie Bowles			
2. John & Juanita Oja			
3. Lance & Melissa McAdams			
4. Jennifer Donald			
5. Rebecca Passeri			
6. DEBRA DAVIS			
7. Elvis Garay			
8.			
9.			
10.			

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING
JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. George & Yolande Hitt			
2. Claudia & Chris Flaherty			
3. Duncan Thompson			
4. LEONORE VERDUGO			
5. LINDA CHAMBERS			
6. CAREY MATKIN			
7.			
8.			
9.			
10.			

TAB 3

SIGN-IN

VITA COMMUNITIES

SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD
NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Ken & Anna Kozlowski			
2. Susan Brown			
3. Nick & Deb Bacon			
4. Brad Meier			
5. John & Juanita Oja			
6. Vaughn Green			
7. Chuck & Lisa Gonzales			
8. Andy Cepan			
9. Margaret Lieu			
10. Dave Bergaro			

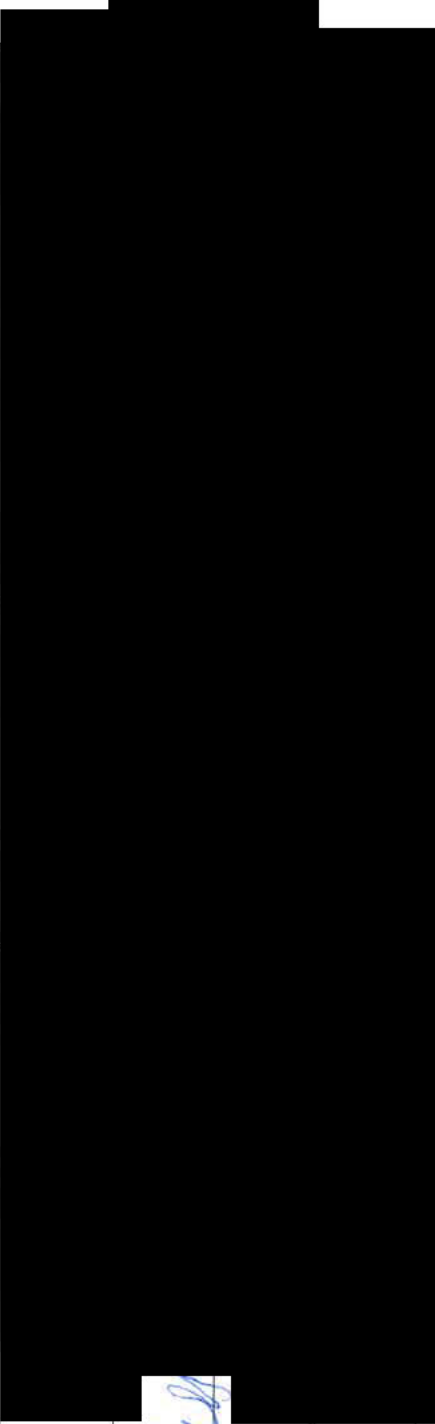
SIGN-IN

VITA COMMUNITIES

SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. Corrie & Bob Bowers			
12. Earl & Linda Chomley			
13. Duncan & Debra Thomson			
14. Elizabeth Richardson			
15.			
16.			
17.			
18.			
19.			
20.			

SIGN-IN

VITA COMMUNITIES

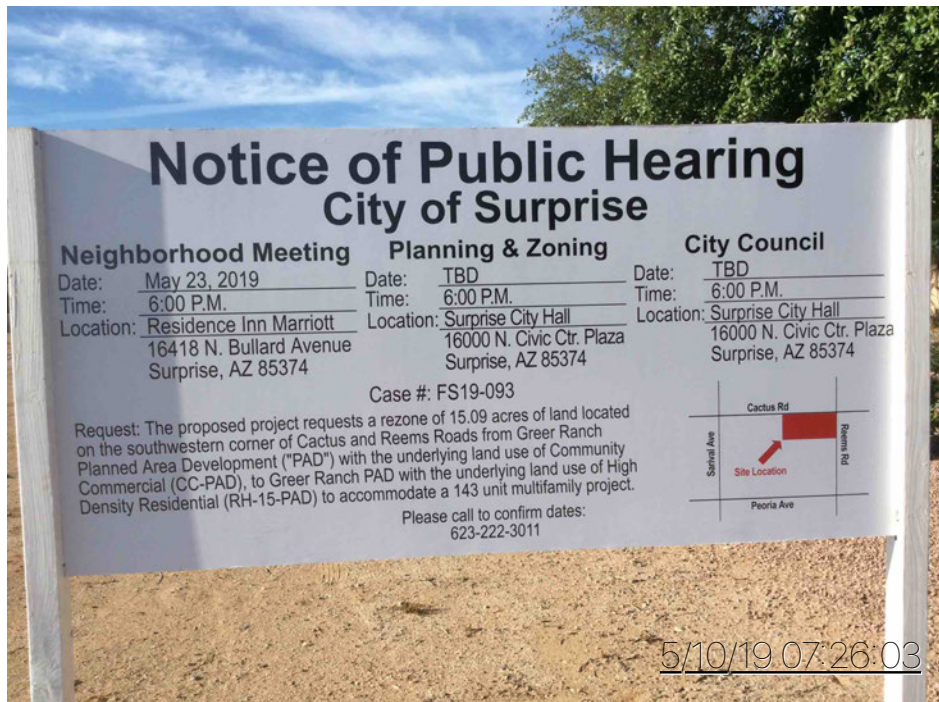
SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

	NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21.	Shel Stoddard			
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.				

TAB 4



AFFIDAVIT OF POSTING

Application No: FS19-093
Applicant Name: Withey Morris PLLC
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19; Third sign added 5/10/19

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

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

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

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

Meghan Liggett 5/10/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 10th day of May, 2019, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10-25-20
My commission expires



TAB 5

CITY OF SURPRISE
Notification of Open House

AFFIDAVIT OF MAILING

Application No: FS19-093

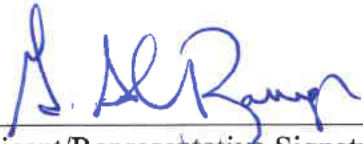
Applicant Name: G. Adam Baugh

Location: SWC Cactus Rd & Reems Rd

Date of Mailing: 06/12/2019

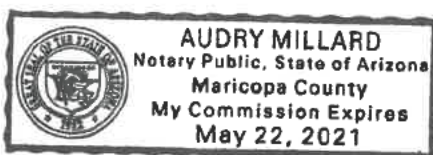
In order to assist in providing adequate notice to interested parties, the applicant for any *PAD Amendment Application* in the City of Surprise shall provide notification of the *date, time and place* of scheduled open house. These notices must be sent not less than **fifteen (15) days prior** to the date of the open house. The notification shall also include the nature of the request as contained on the formal zoning application.

I confirm that the notification has been mailed out as required above, for the case noted above.


Applicant/Representative Signature

9/19/19
Date

This instrument was acknowledged before me on this 19th day of September, 2019, and by G. Adam Baugh. I witness whereof I hereunto set my hand and official seal.




Notary Public

May 22, 2021
My commission expires



June 12, 2019

Re: PAD Amendment Application (FS19-093) for approximately 15.09 acres located at the southwest corner of Cactus Road & Reems Road in Surprise, Arizona

Dear Property Owner or Neighborhood Association Leader:

Our firm represents Vita Communities ("Vita"), the proposed developer of approximately 15.09 acres of vacant land located at the southwest corner of Cactus Road and Reems Road in Surprise, Arizona (the "Property") as shown on the enclosed Aerial Map. You may have previously received some correspondence from the City of Surprise regarding this proposed single-family rental home development and/or attended the initial neighbor meeting we hosted on May 23, 2019. As promised, this letter is intended to follow up and inform you of the next public meeting for our proposed project.

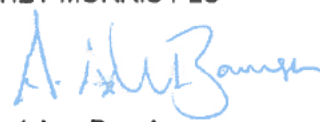
The Property is currently zoned for commercial uses but has been unable to attract an anchor tenant in the sixteen years since the zoning was approved. Vita Communities is proposing an alternative land plan to allow a new higher end, gated residential community. The proposed community, Vita at Greer Ranch, will offer high-end single-family rental homes with front and rear porches, private back yards, several shared courtyards, high-end fixtures and finishes, lush landscaping, dog parks, fire pits, and adult gaming areas over significant open space. The architecture will be comprised of both cottage and craftsman design. The community will be arranged around a central open greenbelt, with a resort-style pool and a residence club creating a gathering place for residents and cultivating a sense of community. The entire project will be under 24-hour professional management by one of the nation's largest high-end residential management companies.

We know some people were unable to attend or hear the full presentation at our initial neighbor meeting on May 23. Therefore, we would like to share our thoughts and discuss some concerns and questions that were previously raised. With that in mind, we invite you to attend the following open house meeting:

Date: June 27, 2019
Time: 6:00 p.m. to 7:00 p.m.
Location: Surprise City Hall: Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

Please also refer to the notice from the City of Surprise which is enclosed with this letter. If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at adam@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By 
G. Adam Baugh

Enclosure

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

Aerial Map



SWC Cactus Road & Reems Road – Surprise, AZ

CITY OF SURPRISE CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

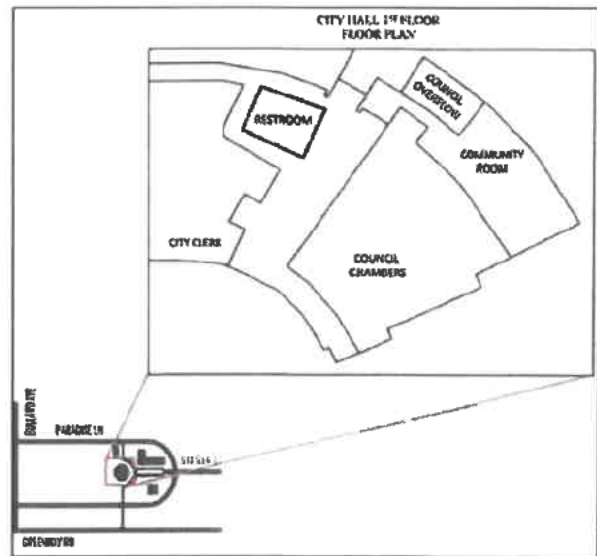
CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, June 27, 2019
TIME: 6:00 PM
LOCATION: Surprise City Hall
Community Room
16,000 North Civic Center Plaza
Surprise, Arizona 85374-7470

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 15.09 acres from Greer Ranch Planned Area Development (PAD) with the underlying zoning of Community Commercial (CC-PAD) to Greer Ranch PAD with the underlying zoning of Medium Density Residential (RM-12-PAD). Planning Case FS19-093.

5160[®]Easy Peel[®] Address Labels
Bend along line to expose Pop-up Edge[®]Go to avery.com/templates
Use Avery Template 5160

ADAMS-LOWE MARIA

ALCALA FERNANDO

ANG RYAN AND JAMIE

SURPRISE, AZ 85379

SURPRISE, AZ 85308

SURPRISE, AZ 85379

ARMSTRONG CACTUS REEMS LLC

BACON NICK AND DEBBIE

BORGARO DAVID J/VICKI L

BUTLER, PA 16001

SURPRISE, AZ 85379

SURPRISE, AZ 85379

BOWLAND JOHN

BOYLES ERIC/LEAH

BRANT PATRICIA

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SURPRISE, AZ 85379

SURPRISE, AZ 85379

BRIAN D PASSERI LIVING TRUST/REBECCA
M PASSERI LIVING TRUST

BRILEY YVONNE L

BRUCE ROBERT J

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SURPRISE, AZ 85379

SURPRISE, AZ 85379

BRUMSKILL THOMAS/LISA

BUSER BRADLEY J/JAYNAH M

BYRNES WILLIAM P/MARTHA

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SURPRISE, AZ 85379

SURPRISE, AZ 85379

CALCAGNO SHERYL

CEPON ANDY

CHESHIRE JAYSON C/STEPHANIE M

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

CONTINENTAL CACTUS & REEMS LLC

CRUM CASEY MICHAEL/KRISTA
SUZANNE

CURRY FAMILY LIVING TRUST

MENOMONEE FALLS, WI 53051

SURPRISE, AZ 85379

SPOKANE VALLEY, WA 99206

DAVIS DEBRA

DEHLINGER RUSSELL

DELGATO STEVE AND VANESSA

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

DEWERTH FREDERICK W IV/JESSICA L

DEWERTH J

DIEDE DJ

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

DIXON DUSTIN

DONALD JIMMY P/SWICK JENNIFER S

DUGO SUSAN/LYON MARY JO

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FLAHERTY CHRISTOPHER J/CLAUDIA J

FLOWERS SHAUN

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SURPRISE, AZ 85379

SURPRISE, AZ 85379

FOWLER LISA

GALVE LUISA L/JOEL L

GARCIA ANTHONY R/MEREDITH A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

GAUT CHRISTOPHER

GORDON JESSICA A/JOSHOUA D

GORNIK MARK J/REID-GORNIK JILL A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

GREEN VAUGHN

GREER RANCH NORTH HOMEOWNERS
ASSOCIATION

GRIFFITH TOMMY

SURPRISE, AZ 85379

TEMPE, AZ 85282

SURPRISE, AZ 85379

HAMILTON CHASE-SURPRISE LLC/ETAL

HARRIS BILLY ANGELA

HAUER CHRIS AND PAMELA

SOLVANG, CA 93464

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SURPRISE, AZ 85379

HAWKINS EILEEN M

HEDGES KOURTNEY D/DANIEL R

HERMAN HERB/BARBARA

SURPRISE, AZ 85379

WADDELL, AZ 85355

SURPRISE, AZ 85379

HESSE GARY D/PAULA D

HITT GEORGE AND YOLIE

HOLMAN RENTALS LLC

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HORNE REGINALD H/LINETTE

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JOHNSON DEATRA D

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[REDACTED]
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LAUNI STEPHEN AND PATRICIA

[REDACTED]
SURPRISE, AZ 85379

LAWSON JOSHUA/REBECCA

[REDACTED]
SURPRISE, AZ 85379

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[REDACTED]
SURPRISE, AZ 85379

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[REDACTED]
SURPRISE, AZ 85379

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[REDACTED]
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MANNINA JOESEPH

[REDACTED]
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MATKEN CAREY

[REDACTED]
SURPRISE, AZ 85379

MATRANGA SARAH

[REDACTED]
SURPRISE, AZ 85379

MAZO RICHARD C/BABY JANE R

[REDACTED]
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MCADAMS LANCE

[REDACTED]
SURPRISE, AZ 85379

MCCALL RANDOLPH/MARY E

[REDACTED]
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MCCALLUM DAVID AND ALLAN

[REDACTED]
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MCCOMB MITCH

[REDACTED]
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MCCOY RICHARD AND MICHELE

[REDACTED]
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MCLAUGHLIN DAVID J/THERESA L

[REDACTED]
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MEDRANO STEPHANIE

[REDACTED]
SURPRISE, AZ 85379

MEIER BRADLEY/KARRI

[REDACTED]
BONNEY LAKE, WA 98391

MOGIS TERRY

[REDACTED]
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MONTROYA ALBERT

[REDACTED]
SURPRISE, AZ 85379

MORGAN DAVIS

[REDACTED]
SURPRISE, AZ 85379

MURRAY CRAIG H/ALICE E

[REDACTED]
KINGSTON, WA 98346

OLECH ANETA

[REDACTED]
MASPETH, NV 89254

OLIVER LISA/WILLIAM

[REDACTED]
SURPRISE, AZ 85379

OLLIS KEITH

[REDACTED]
SURPRISE, AZ 85379

OSTENSO ROY/FREY CELENE

[REDACTED]
MENOMONIE, WI 54751

PARTRIDGE GEOFF JULIE

[REDACTED]
SURPRISE, AZ 85379

PB AND J XIV LLC

[REDACTED]
CHICAGO, IL 60606

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LLC

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RAMIREZ SANTIAGO JR/MELANIE

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RASKEY BRETT

REAL BLANCA

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RICHARDSON ELIZABETH

RIFFLE PATRICK A

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SURPRISE, AZ 85379

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SAN SORAPY

SANCHEZ ARTHUR

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TLC 11832 LLC

TOHME GEORGE/DANIELLA

TRAN JORDAN/THANH NHAN

TUCSON, AZ 85743

PHOENIX, AZ 85050

SURPRISE, AZ 85379

VAVRA CURTIS/RHONDA

WAYCHOFF REED J II/DENISE K

WEED KENNETH AND NATALIE

DECATUR, NE 68020

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WHITE VICTOR LEE/BEVERLY JEAN/
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WOOD DAVID/BRIANNA

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SURPRISE, AZ 85379

YOUNG FREDERICK AND STEPHANIE

SURPRISE, AZ 85379

Benjamin Tate

From: Benjamin Tate
Sent: Wednesday, June 12, 2019 2:54 PM
Subject: Upcoming Neighbor Meeting for SWC Cactus & Reems (FS19-093)
Attachments: Neighbor Meeting Notice Letter for SWC Cactus & Reems.pdf

Good Afternoon,

Please see the attached notice letter regarding an upcoming neighbor meeting on June 27th for the proposed project at the southwest corner of Cactus Road and Reems Road.

If you have any questions, please contact our office. You can also contact the assigned planner for the City of Surprise: Hobart Wingard, 623-222-3156, Hobart.wingard@surpriseaz.gov.

Thank you,

Benjamin L. Tate
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602-230-0600



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 Adina Werner
 AJ Buffa
 Allan McCallum
 Allen & Tina McCre
 Allison Dykstra
 Alyn Fierro
 Andrea Wernet
 Anthony McClure
 Arnold washington
 Art Hairapetian
 Ben Jones
 Bill Bones
 Billy Harris
 Birminama mukomezi
 Bob & Diane Walker
 Brad & Angel Cooper
 Brad Busher
 Brandon Hansen
 Brenda/Sonny Solema
 Brian & Trisha Cooper
 Bruce & Yavonne Wolf
 Carol Monroe
 Carrie Barnett
 Carrie Davies
 Casuander Barr
 Catherine Spiczka
 Cheryl Poisson
 Chris Bellino
 Chris Pelletier
 Christian Lussier
 Dallen Cox
 Dan Evander
 Danelle Garza
 Darrell & Penny King

Darren Behner
 Dave Bair
 Dave Borgaro
 David & Janet Payne
 David Baker
 David Bledsoe
 David Shrum
 Davis Margau
 Debbie Nugent
 Deneé Diede
 Dexter White
 Don Carlson
 Donna Powers
 Donna Swartz
 Doris Hargrove
 Duncun Thompson
 Dustin Dixon
 Dustin Hooker
 Earl Chambers
 Ed Saldivar
 Edmund & Jordan Macias
 Elan & Thomas McMonigil
 Elvis Garay
 Eric Rodriguez
 Erica & Kaleb Brainard
 Frank Kohne
 Gary & Umni Heinzke
 Gary Thornhill
 george Hitt
 Heather & Jeff Kaiser
 inaki Saizar
 Isidro Rios
 Jamie Ang
 Jason & Jenny Michael
 Jason Green
 Jay Crowe
 Jay Schwerr
 Jeannie Seyler

6/12/19 Email Notification List

Jeff Rathbun <[REDACTED]>
 Jeffery Simpson <[REDACTED]>
 Jenn Kirsch <[REDACTED]>
 Jennifer Swick <[REDACTED]>
 Jerry Fischer <[REDACTED]>
 Jesse White <[REDACTED]>
 Jill Kuehler <[REDACTED]>
 Jim Haynes <[REDACTED]>
 jim Zollars <[REDACTED]>
 Jody & Dave Lewis <[REDACTED]>
 Joe & Sharri Mannina <[REDACTED]>

[REDACTED]
 Joe & Tiffany Genco <[REDACTED]>
 joe Diciento <[REDACTED]>
 Joe Gonzales <[REDACTED]>
 Joel Galaviz <[REDACTED]>
 John Bowland <[REDACTED]>
 John Bryne <[REDACTED]>
 John Oddo <[REDACTED]>
 Jon Hill <[REDACTED]>
 Jose Rascon <[REDACTED]>
 [REDACTED]
 Joshua & Amber Carroll <[REDACTED]>
 [REDACTED]
 js Stewert <[REDACTED]>

JUAN MACIAS <jojuanm[REDACTED]>
 Julie Kent <juliemarieke[REDACTED]>
 JULIE MACARLE <jmacar[REDACTED]>
 Justin & jenn Teachout <[REDACTED]>
 JUSTIN STULTZ <jjstultz[REDACTED]>
 Kale Garrison <kalegarri[REDACTED]>
 Keith & terry Samrany <[REDACTED]>
 <carguyks@roadrunner.[REDACTED]>
 Keith Trybus <keith.tryb[REDACTED]>
 Kelly Manuilow <kmanu[REDACTED]>
 Kelsey Hjerpe <kelsey.hj[REDACTED]>
 Ken & Carla Krzykowski <[REDACTED]>
 Ken & Laura Winkler <[REDACTED]>
 <kenwinkler.agent@gma[REDACTED]>
 Ken Collins <kgc52596@[REDACTED]>
 Ken Weech <kenweech[REDACTED]>
 Kent & Debbie Davis <ds[REDACTED]>

Kevin Porter <[REDACTED]>
 Kourtney Hedges <[REDACTED]>
 Kristin Hamill <K[REDACTED]>
 Kweli & Dana Baker <[REDACTED]>
 Kyle Schuluter <d[REDACTED]>
 Lance McAdams <[REDACTED]>
 Lee Sautia <[REDACTED]>
 Leon & Deborah Schmidt <[REDACTED]>
 [REDACTED]
 Leonore Verdugo <[REDACTED]>
 Margau family Margau <[REDACTED]>
 [REDACTED]
 Marge/Doug Hemme <[REDACTED]>
 [REDACTED]
 Marianne Strueber <[REDACTED]>
 Mark Avey <[REDACTED]>
 Mark James <p[REDACTED]>
 Mark Manos <[REDACTED]>
 Mark McCall <[REDACTED]>
 Mark Musser <[REDACTED]>
 MARVIN COOLIDGE <m[REDACTED]>
 Mary Smith <[REDACTED]>
 [REDACTED]
 Matt Debattista <[REDACTED]>
 Melissa & Charles Anderson <[REDACTED]>
 [REDACTED]
 Michael 7 Debbie Mach <[REDACTED]>
 Michelle Carter <[REDACTED]>
 Michelle lythgoe <[REDACTED]>
 Michelle Mannina <[REDACTED]>
 [REDACTED]
 mike Bruxer <[REDACTED]>
 Mike Pool <m[REDACTED]>
 Mike Rhodes <m[REDACTED]>
 Mitch Mccomb <[REDACTED]>
 Mitch McComb <[REDACTED]>
 [REDACTED]
 Nawar Kahgo <[REDACTED]>
 Nick Krauss <[REDACTED]>
 Norma Catalan <n[REDACTED]>
 Pat Riffle <[REDACTED]>
 Paul Daly <[REDACTED]>
 Ralph Chayrez <[REDACTED]>

il Notification List

Randy Bowland

Rene & Carla Schutte

Rich Seyers

richmond Silva

Ricky Dennis

Rob Powell <

Robert McCabe

Ron Hall

Rose Conner

Ryan Earl

Ryan Johnston <

Sally James

Sandra Berg <

Shawn Parkhouse

Shiela & George Hoefer

Stephanie and Fred Young

Stephanie Hooker

Steve & Carol Bergman

Steve & Paulette Golding <

Steve Bjornstad <s

Steve Chudy <d

Steve Worster <

Steven Childs <

Susan Kaye & John Macatt

Susan Larson

Tammy Lezinsky <

Tatinana Presswood

Teresa Buckmaster

Teresa Estrada

Terry and Joann Mogis

Terry Daugherty

Terry Young

Thomas Smith <

tj hindy

Todd & Erin Litton

Tom and Cayrn Short

Tom Patchell <

Tommy Griffith <

Tony Queen

Tracy Hagl <

Troy Wilmoth

Vasile Insuratelu

Vaugh Green

Vern and Debbie Thacker

Vic White

Victoria Burns <

Wayne Thatcher <

William & Julie Borg

William Harrison

William Miller <

William Pfeiffer

Hobart Wingard

Adam Baugh <a

TAB 6



AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-093
Applicant Name: Withey Morris PLLC
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19; sign modified: 6/15/19

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.

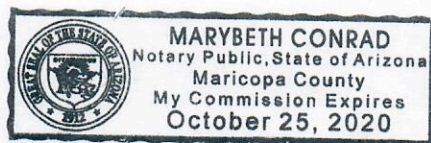
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Marcia Hitt 6/15/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 15 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

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least **fifteen (15) days prior** to the scheduled meeting(s).



TAB 7

CITY OF SURPRISE
Notification of Open House

AFFIDAVIT OF MAILING

Application No: FS19-093

Applicant Name: G. Adam Baugh

Location: SWC Cactus Rd & Reems Rd

Date of Mailing: 08/26/2019

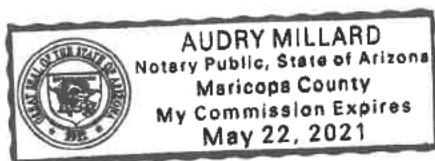
In order to assist in providing adequate notice to interested parties, the applicant for any *PAD Amendment Application* in the City of Surprise shall provide notification of the *date, time and place* of scheduled open house. These notices must be sent not less than **fifteen (15) days prior to** the date of the open house. The notification shall also include the nature of the request as contained on the formal zoning application.

I confirm that the notification has been mailed out as required above, for the case noted above.


Applicant/Representative Signature

9/19/19
Date

This instrument was acknowledged before me on this 19 day of September, 2019, and by G. Adam Baugh. I witness whereof I hereunto set my hand and official seal.




Notary Public
May 22, 2021
My commission expires



August 26, 2019

Re: PAD Amendment Application (FS19-093) for approximately 15.09 acres located at the southwest corner of Cactus Road & Reems Road in Surprise, Arizona

Dear Property Owner or Neighborhood Association Leader:

Our firm represents Vita Communities ("Vita"), the proposed developer of approximately 15.09 acres of vacant land located at the southwest corner of Cactus Road and Reems Road in Surprise, Arizona (the "Property") as shown on the enclosed Aerial Map. You may have previously received some correspondence from the City of Surprise regarding this proposed single-family rental home development and/or attended the neighbor meetings we hosted on May 23, 2019 and June 27, 2019. In case you missed the neighbor meeting in June, we are holding this third neighbor meeting to share the changes we made after our first neighbor meeting and to let you know we will no longer have any access to/from 156th Lane.

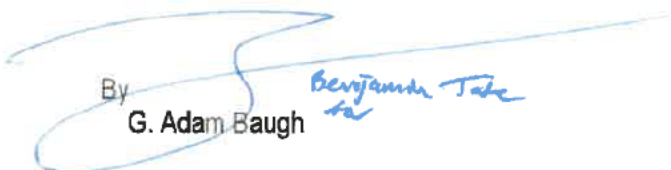
The Property is currently zoned for commercial uses but has been unable to attract an anchor tenant in the sixteen years since the zoning was approved. Vita Communities is proposing an alternative land plan to allow a new higher end, gated residential community. The proposed community will offer single-family rental homes with front and rear porches, private back yards, several shared courtyards, high-end fixtures and finishes, lush landscaping, dog parks, fire pits, and adult gaming areas over significant open space. The architecture will be comprised of both cottage and craftsman designs. The community will be arranged around a central open space area, with a resort-style pool and a residence club creating a gathering place for residents and cultivating a sense of community. The entire project will be under 24-hour professional management by one of the nation's largest high-end residential management companies.

If you are interested in continuing the dialogue about our proposed project and sharing your thoughts, or you were unable to attend either of the previous neighbor meetings, please join us for an open house:

Date: September 10, 2019
Time: 6:00 p.m. to 7:00 p.m.
Location: Surprise City Hall: Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

Please also refer to the notice from the City of Surprise which is enclosed with this letter. If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at adam@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By 
G. Adam Baugh

Enclosure

Aerial Map



SWC Cactus Road & Reems Road – Surprise, AZ

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

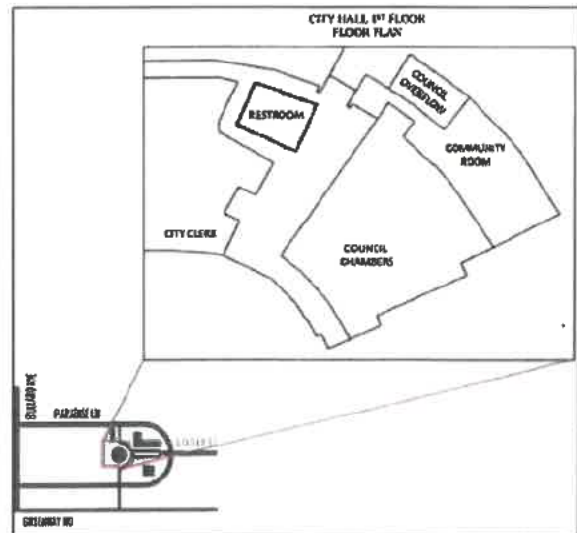
CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, September 10, 2019
TIME: 6:00 PM
LOCATION: Surprise City Hall
Community Room
16,000 North Civic Center Plaza
Surprise, Arizona 85374-7470

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 15.09 acres from Greer Ranch Planned Area Development (PAD) with the underlying zoning of Community Commercial (CC-PAD) to Greer Ranch PAD with the underlying zoning of Medium Density Residential (RM-12-PAD). Planning Case FS19-093.

ADAMS-LOWE MARIA
ALCALA FERNANDO
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FLAHERTY CHRISTOPHER J/CLAUDIA J

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FOWLER LISA

GALVE LUISA I/JOEL L

GARCIA ANTHONY R/MEREDITH A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

GAUT CHRISTOPHER

GORDON JESSICA A/JOSHUA D

GORNIK MARK J/REID-GORNIK JILL A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

GREEN VAUGHN

GREER RANCH NORTH HOMEOWNERS
ASSOCIATION

GRIFFITH TOMMY

SURPRISE, AZ 85379

TEMPE, AZ 85282

SURPRISE, AZ 85379

HAMILTON CHASE-SURPRISE LLC/ETAL

HARRIS BILLY ANGELA

HAUER CHRIS AND PAMELA

SOLVANG, CA 93464

SURPRISE, AZ 85379

SURPRISE, AZ 85379

HAWKINS EILEEN M

HEDGES KOURTNEY D/DANIEL R

HERMAN HERB/BARBARA

SURPRISE, AZ 85379

WADDELL, AZ 85355

SURPRISE, AZ 85379

HESSE GARY D/PAULA D

HITT GEORGE AND YOLIE

HOLMAN RENTALS LLC

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85388

HORNE REGINALD H/LINETTE

JAKUBOWSKI JENNIFER L

JAMES WILLIAM/SALLY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

JOHNSON DEATRA D

JOHNSON LINDA AND DEAN

KAISER JEFF AND HEATHER

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

KOHL'S DEPARTMENT STORES INC
KRZYKOWSKI CARLA AND KENNETH
LAUNI STEPHEN AND PATRICIA
MENOMONEE FALLS, WI 53041
SURPRISE, AZ 85379
SURPRISE, AZ 85379
LAWSON JOSHUA/REBECCA
LEDESMA MARIO/ELVA
MACH MIKE AND DEBBIE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MAGEE HERMAN D
MANNINA JOESEPH
MATKEN CAREY
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MATRANGA SARAH
MAZO RICHARD C/BABY JANE R
MCADAMS LANCE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MCCALL RANDOLPH/MARY E
MCCALLUM DAVID AND ALLAN
MCCOMB MITCH
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MCCOY RICHARD AND MICHELE
MCLAUGHLIN DAVID J/THERESA L
MEDRANO STEPHANIE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MEIER BRADLEY/KARRI
MOGIS TERRY
MONTOYA ALBERT
BONNEY LAKE, WA 98391
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MORGAN DAVIS
MURRAY CRAIG H/ALICE E
OLECH ANETA
SURPRISE, AZ 85379
KINGSTON, WA 98346
MA SPETH, NV 85254
OLIVER LISA/WILLIAM
OLLIS KEITH
OSTENSO ROY/FREY CELENE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MENOMONIE, WI 54751
PARTRIDGE GEOFF JULIE
PB AND J XIV LLC
PENDLETON KAYLAN
SURPRISE, AZ 85379
CHICAGO, IL 60606
SURPRISE, AZ 85379

PETERS SHANE
PHELPS ROBERT/ALICIA
POOL MIKE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
PORTER KEVIN/RANDI
POWERS MATTHEW AND DONNA
**PROGRESS RESIDENTIAL BORROWER 5
LLC**
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SCOTTSDALE, AZ 85261
RAMIREZ MELVIN O/STEPHANIE J
RAMIREZ SANTIAGO JR/MELANIE
**RANCHO GABRIELA HOMEOWNERS
ASSOCIATION**
SURPRISE, AZ 85379
SURPRISE, AZ 85379
TEMPE, AZ 85285
RASCON JOSE
RASKEY BRETT
REAL BLANCA
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
REMY ARRON
RICHARDSON ELIZABETH
RIFFLE PATRICK A
SURPRISE, AZ 85379
SURPRISE, AZ 85379
ANCHORAGE, AK 99504
SALAISES JOHN C/TINA
SAN SORAPY
SANCHEZ ARTHUR
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SHEWARD MICHAEL AND KERRY
**SHORT FAMILY TRUST TOM AND
CARYN**
SIEGAL DALE AND DON
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SMITH-COX LISA/COX DAVID E
SPAHR CHRISTOPHER A/KATELYN
SPOUSE BUFFY
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
STENELSON DEBRA
STODDART SCOTT AND SHEL
SUBURBAN LAND RESERVE INC
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SALT LAKE CITY, UT 84151
SUDWEEKS TRAVIS
SWARTZ DONNA
SWISHER VIRGINIA C
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379

THOMPSON DUNCAN AND DEBRA

THOMPSON TERRY D/TONYA M

THORNHILL GARY L/MARIAN GAIL

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

TLC 11832 LLC

TOHME GEORGE/DANIELLA

TRAN JORDAN/THANH NHAN

TUCSON, AZ 85743

PHOENIX, AZ 85050

SURPRISE, AZ 85379

VAVRA CURTIS/RHONDA

WAYCHOFF REED J II/DENISE K

WEED KENNETH AND NATALIE

DECATUR, NE 68020

SURPRISE, AZ 85379

SURPRISE, AZ 85379

WERIET STEVE AND ANDREA

WHITE VICTOR LEE/BEVERLY JEAN/
ALLISON

WILSON BRUCE

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

WOLF BRUCE ALAN/YVONNE TERESA

WOOD DAVID/BRIANNA

WORSTER STEVE AND TERRY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

YOUNG FREDERICK AND STEPHANIE

SURPRISE, AZ 85379

AARON PERRY

BOB AND CONNIE BOWERS

CARLA & KEN KRZYKOWSKI

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

CHRIS & PAMELA HANER

DUSTIN DIXON

ELVIS GARAY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

J DEWERTH

JOE AND SHARRI MANNINA

JOHN AND JUANITA OJA

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

KEITH OLLS

KRISTINE JONES

LEONORE VERDUGO

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

LINDA CHAMBERS

MANUEL AND LISA GONZALES

RICHARD & MICHELE MCCOY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SHELI & SCOTT STODDART

STEVE AND VANESSA DELGADO

TERESA AND TRAVIS SUDWEEKS

SURPRISE, AZ 85379

SURPRISE, AZ 85378

SURPRISE, AZ 85379

TERRY AND JOANNE MOGIS

SURPRISE, AZ 85379

Benjamin Tate

From: Benjamin Tate
Sent: Monday, August 26, 2019 3:55 PM
Subject: Upcoming Neighbor Meeting for SWC Cactus & Reems (FS19-093)
Attachments: 3rd Neighbor Meeting Notice Letter for SWC Cactus & Reems (FS19-093).pdf

Good Afternoon,

Please see the attached notice letter regarding an upcoming neighbor meeting on September 10, 2019 for the proposed project at the southwest corner of Cactus Road and Reems Road in Surprise, AZ.

If you have any questions, please contact our office. You can also contact the assigned planner for the City of Surprise: Hobart Wingard, 623-222-3156, Hobart.wingard@surpriseaz.gov.

Thank you,

Benjamin L. Tate
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
Direct: 602-346-4610
Cell: 623-341-1825



This e-mail, and any attachment(s), is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this e-mail or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, is prohibited. If you have received this e-mail in error, please destroy the original message and all copies.

8/26/19 Email Notification List

Aaron & Ashley Perry

Adina Werner

AJ Buffa

Allan McCallum

Allen & Tina McCrear

Allison Dykstra

Alyna Fierro <a

Andrea Wernet <

Anthony McClure

Arnold Washington

Art Hairapetian <

Ben Jones

Bill Bones <

Billy Harris <b

Birminama mukomezi

Bob & Diane Walker

Brad & Angel Cooper

Brad Busher

Brandon Hansen <

Brenda/Sonny Solema

Brian & Trisha Cooper

Bruce & Yavonne Wolf

Carol Monroe <

Carrie Barnett <d

Carrie Davies <

Casualder Barr

Catherine Spiczka

Cheryl Poisson

Chris Bellino <

Chris Pelletier <

Christian Lussier

Dallen Cox

Dan Evander <

Danelle Garza

Darrell & Penny King

Darren Behner

Dave Bair

Dave Borgaro

David & Janet Payne

David Baker

David Bledsoe

David Shrum <

Davis Margau <

Debbie Nugent <

Deneé Diede <

Dexter White

Don Carlson <

Donna Powers <

Donna Swartz <d

Doris Hargrove

Duncun Thompson <

Dustin Dixon

Dustin Hooker <

Earl Chambers <

Ed Saldivar

Edmund & Jordan Macias

Elan & Thomas McMonigil

Elvis Garay

Eric Rodriguez

Erica & Kaleb Brainard

Frank Kohne <

Gary & Umni Heinzke

Gary Thornhill

George Hitt

Heather & Jeff Kaiser

inaki Saizar <

Isidro Rios <

Jamie Ang <

Jason & Jenny Michael

Jason Green

Jay Crowe <

Jay Schwerr <

Jeannie Seyler

8/26/19 Email Notification List

Jeff Rathbun

Jeffery Simpson

Jenn Kirsch <

Jennifer Swick

Jerry Fischer

Jesse White

Jill Kuehler

Jim Haynes

jim Zollars

Jody & Dave Lewis

Joe & Sharri Mannina

Joe & Tiffany Genco

joe Diciento

Joe Gonzales

Joel Galaviz

John Bowland

John Bryne

John Oddo

Jon Hill

Jose Rascon

Joseph Bauer

Joshua & Amber Carroll

js Stewert

JUAN MACIAS

Julie Kent <

JULIE MACARLE

Justin & jenn Teachout

JUSTIN STULTZ

Kale Garrison <

Keith & terry Samrany

Keith Trybus <

Kelly Manuilow <

Kelsey Hjerpe <

Ken & Carla Krzykowski

Ken & Laura Winkler

Ken Collins

Ken Weech <

Kent & Debbie Davis

Kevin Porter

Kourtney Hedges

Kristin Hamill

Kweli & Dana Baker

Kyle Schuluter

Lance McAdams

Lee Sautia

Leon & Deborah Schmi

Leonore Verdugo

Margau family Margau

Marge/Doug Hemme

Marianne Strueber

Mark Avey

Mark James

Mark Manos

Mark McCall

Mark Musser <

MARVIN COOLIDGE

Mary Smith

Matt Debattista

Melissa & Charles Ande

Michael 7 Debbie Mach

Michelle Carter

Michelle lythgoe

Michelle Mannina

mike Bruxer <

Mike Pool <

Mike Rhodes

Mitch McComb

Mitch McComb

Nawar Kahgo <

Nick Krauss <

Norma Catalan

Pat Riffle

Ralph Chayrez

8/26/19 Email Notification List

Randy Bowland

Rene & Carla Schutte

Rich Seyers

richmond Silva <

Ricky Dennis <

Rob Powell <

Robert McCabe <

Ron Hall

Rose Conner <

Ryan Earl

Ryan Johnston <

Sally James <

Sandra Berg

Shawn Parkhouse

Shiela & George Hoefer

Stephanie and Fred Youn

Stephanie Hooker

Steve & Carol Bergman

Steve & Paulette Golding

Steve Bjornstad

Steve Chudy <

Steve Worster

Steven Childs <

Susan Kaye & John Macat

Susan Larson <

Tammy Lezinsky <

Tatinana Presswood

Teresa Buckmaster <

Teresa Estrada

Terry and Joann Mogis

Terry Daugherty

Terry Young <

Thomas Smith

tj hindy

Todd & Erin Litton

Tom and Cayrn Short

Tom Patchell <

Tommy Griffith

Tony Queen

Tracy Hagl <

Troy Wilmoth <

Vasile Insuratelu

Vaugh Green <

Vern and Debbie

<deblynn24@cox.net>

Vic White

Victoria Burns <

Wayne Thatcher

William & Julie Borg

William Harrison

William Miller <2

William Pfeiffer

Hobart Wingard

Adam Baugh <

TAB 8

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza
Surprise, AZ 85374	Surprise, AZ 85374	Surprise, AZ 85374

Case #: FS19-093

Request: The proposed project requests a rezone of 15.09 acres of land located on the southwestern corner of Cactus and Reems Roads from Greer Ranch Planned Area Development ("PAD") with the underlying land use of Community Commercial (CC-PAD), to Greer Ranch PAD with the underlying land use of High Density Residential (RH-15-PAD) to accommodate a 143 unit multifamily project.

Please call to confirm dates: 623-222-3011

8/27/9 0:47

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza
Surprise, AZ 85374	Surprise, AZ 85374	Surprise, AZ 85374

Case #: FS19-093

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Please call to confirm dates: 623-222-3011

8/27/9 4

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza
Surprise, AZ 85374	Surprise, AZ 85374	Surprise, AZ 85374

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Please call to confirm dates: 623-222-3011

8/27/9 5:52

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza
Surprise, AZ 85374	Surprise, AZ 85374	Surprise, AZ 85374

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Please call to confirm dates: 623-222-3011

8/27/9 6

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
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Surprise, AZ 85374	Surprise, AZ 85374	Surprise, AZ 85374

Case #: FS19-093

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Please call to confirm dates: 623-222-3011

8/27/9 8:52

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
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Please call to confirm dates: 623-222-3011

8/27/9 9 6

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-093 _____
Applicant Name: Withey Morris PLLC _____
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19 sign modified: 8/27/19

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 (3) 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 8/27/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 27th day of August, 2019, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Mary Beth Conrad
Notary Public 10-28-20
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).



Vita at Greer Ranch PAD Rezone

(FS19-093)



NOVEMBER 5, 2019

Citizen Participation Report

Project Team

Developer:

Vita Communities, LLC
1017 North Central Avenue, Suite 2
Phoenix, Arizona 85004
480-344-1737

Legal Representative:

Withey Morris P.L.C
Adam Baugh
2525 E. Arizona Biltmore Cir.
Ste A-212
Phoenix, AZ 85016
(602) 230-0600

Landscape Architect:

McGough Adamson
Nick Adamson
535 E. McKellips Road, Suite 131
Mesa, AZ 85203
(602) 997-9093

Civil Engineer:

Terrascape Consulting
Dave Soltysik
575 W Chandler Blvd
Chandler, AZ 85225
(602) 297-8732

Traffic Engineer:

Southwest Traffic Engineering, LLC
3838 N. Central Avenue, Suite 1810
Phoenix, AZ 85012
(602) 266-7983

Public Meetings

Three neighborhood meetings were held for this project between May and September of 2019. Notices for each meeting were mailed to residents and neighborhood associations fifteen (15) days prior to each meeting using a mailing list generated by the City of Surprise. For the June and September neighbor meetings, an email letter was also sent to approximately 300 email addresses associated with the homeowners' association to the southwest of the Property. See Notification section below for more details. Neighbor meetings were held at the following locations on the specified dates and times:

- **May 23, 2019**
6:00 pm to 7:00 pm
Marriott Residence Inn
16418 N. Bullard Avenue
Surprise, AZ 85374
Sign-In sheet at **Tab 1**
- **June 27, 2019**
6:00 pm to 7:00 pm
Surprise City Hall: Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374
Sign-in sheet at **Tab 2**
- **September 10, 2019**
6:00 pm to 7:00 pm
Surprise City Hall: Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374
Sign-in sheet at **Tab 3**

Notification

As discussed above, notifications were mailed fifteen (15) days in advance of each neighbor meeting using a mailing list generated by the City of Surprise. The notification for the May 23 neighbor meeting was prepared and mailed by the City of Surprise. At the applicant's request, the June and September notification letters were prepared and mailed by the applicant using a mailing list supplied by the City of Surprise. For the June and September meetings, an email was sent concurrently with the mailing to approximately 200 email addresses associated with homeowners' association southwest of the Property. A scanned copy of the mailed letter was attached to each email. Finally, the neighborhood meeting information was updated on the site posting at the Property fifteen (15) days in advance of each neighborhood meeting.

- Site posting for May 23, 2019 meeting at **Tab 4**.
- Mailing affidavit with copy of notice letter, mailing labels, and email for June 27 meeting attached at **Tab 5**.
- Site posting for June 27, 2019 meeting at **Tab 6**.

- Mailing affidavit with copy of notice letter, mailing labels, and email for June 27 meeting attached at **Tab 7**.
- Site posting for September 10, 2019 meeting at **Tab 8**.
- Future notice mailing will occur at least 15 days prior to the P&Z hearing.

Issues

- **Traffic (156th Lane):** Residents of the Greer Ranch community, particularly those who live near 156th Lane to the west of the project, expressed concerns about the secondary access on 156th Lane shown in early versions of the site plan. In response to these concerns, the applicant eliminated any access to 156th Lane. The newly reconfigured site plan shows a secondary access on Reems Road. At the request of the neighbors, there will be no pedestrian access to 156th lane either.
- **Traffic (In General):** Some residents expressed concern about traffic generated by this development. The applicant, at all three meetings, shared the traffic impact analysis data with the attendees. The analysis shows the anticipated average daily trips for the proposed residential development are significantly less than the average daily trips that would be generated by a development utilizing the existing commercial zoning. The AM and PM peak time trips are also significantly less compared to the approved zoning today.
- **Proximity to Homes South of Project:** Some residents expressed concern about the setback on the south property line adjacent to the backyards of single-family homes in Greer Ranch. In response the applicant doubled the rear yard landscape setback from 10 feet to 20 feet. The applicant also shared that the proposed rental homes would be single story, whereas a much taller commercial building, with parapet walls, could be constructed under the existing commercial zoning. The applicant also noted that with commercial development, back-of-house operations such as deliveries, trash pickup, loading, etc. would be adjacent to the neighbors' homes as opposed to landscaped backyards proposed by the current plan.
- **Impact on Nearby School:** Some residents questioned whether the proposed development would have a significant impact on Sonoran Heights Elementary. The applicant confirmed with the Dysart School District that Sonoran Heights' enrollment is approximately 850 students with a capacity for 1,100 students and shared this information at subsequent neighborhood meetings. Additionally, the applicant noted that the target demographics for communities like the proposed project is generally not school-age families – “renters by choice” are typically younger (millennials, young professionals, etc.) or older (empty nesters, etc.). The applicant pointed out that the majority of units are studios and one bedrooms which generally do not have school age children. Lastly, there are no 3-bedroom units being proposed which often indicate school age children.

- **Viability of Commercial:** The residents questioned why commercial uses were not viable. The owner of the property is a commercial developer and was present at all neighbor meetings. He explained how they have owned the site for 12 years and consistently marketed it for commercial uses without success. The owner shared how the adjacent median street design does not allow full access from Cactus, Reems, or 156th Lane. Retailers will not accept nor develop on land without full access. The commercial developer also explained how they had fully approved plans permitted by the City for a CVS pharmacy and retail pads which never materialized. There are other stronger commercial corridors where commercial uses choose to locate and even the existing commercial at this location is struggling to fill its stores and build its empty pad lots. Lastly, this site is very close to Luke AFB which severely limits the number of houses that can be built in its noise contours. As a result, there are not enough rooftops in the immediate trade area to support another commercial shopping center. There is already more than 1700+ acres of commercial land within just 2.5 miles of this site - a clear case of oversaturation.
- **Crime:** Neighbors express concern that this would attract crime because these are renters. That is a discriminatory sentiment not reflected in reality. In fact, there are about 200 registered rental homes with Greer Ranch today, and likely more that remain unregistered with Maricopa County. In contrast, this proposal is gated, applicants are screened, background checks are performed, and the management company is not required to lease to a person with a criminal background. This facility is managed by a professional company and the lease provisions have strong mechanisms to ensure renter profile, consistency, and accountability. Lastly, the applicant surveyed crime data for other identical rental communities such as this and found that crime was lower than the neighborhoods that surround it.
- **Property Values:** Some residents feared this development would cause a loss in property values. The applicant surveyed Comparative Market Data for other similar type rental products in the Valley, just like this, and the data shows that the homes next to it appreciated at the same rate as the overall zip code. More importantly, it is assumed that backing up to a commercial center would have a greater negative impact on property values than backing up to a single-story rental home community as proposed here.

TAB 1

SIGN-IN

VITA AT GREER RANCH

SOUTHWEST CORNER OF CACTUS AND REEMS

NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Elizabeth Richardson	15806 W. Becker Ln. 85379	602-909-8320	bethrich20@gmail.com
2. TERRY MOGGS	11866 N. 161st		
3. DEBRA DAVIS	15735 W LAUREL LN		d5RAASCH@gmail.com
4. J Dannerth	15739 West Laurel Lane		jmillph@gmail.com
5. DJ DIEDE	15726 W LAUREL LN		djdie22@yahoo.com
6. Carle + Kimberly Kowalski	11556 N 15th Lane		Cavengers@aol.com
7. Dustin Dixon	16088 W. Canterbury	602-571-7703	Dustin.Dixon@cox.net
8. Keith Ollis	15593 W. Sierra ST		
Geoff + Julie 9. Partridge	11955 N. 158th Lane Surprise AZ	520 3360305	Juliepartridge@gmail.com
10. Brett Rastey	15905 W. Cortez ST		

SIGN-IN

VITA AT GREER RANCH

SOUTHWEST CORNER OF CACTUS AND REEMS NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. Bruce Wilson	15838 W DESERT Hills DR	909 767 1520	brucewilson60 @gmail.com
12. Billy & Angela Harris	16056 W. Cameron Dr 15624 W. Poinsettia Dr	708-925-1066	brh55@sbcc.edu
13. Gary & Marian Thornhill	Surprise	602-980-3696	mgthornhill@yahoo.com
14. Jose Rascon	15561 W CAMERON DR	369 7622	JOSE.RASCON.ALE@CMAI.COM
15. Carce McAdams	16240 W Poinsettia DR	602 828 0018	GRND HOG 986@GMAIL.COM
16. Joe Manana	16017 W POINSETTIA DR	603 249 467	sharri.mannina@ diamondtrek.com
17. Myfan McLeod	15983 W. CAMERON Surprise, AZ	602-277-0366	mccomb4@cox.net
18. Patricia Brandt	15623 W. Poinsettia Surprise	623-518-2064	brandtpat7@gmail.com
19. Lisa Fowler	15815 W. Cortez St 83379	623-512-3160	lisafowler959@gmail.com
20. Claudia Flaherty	15585 N. Laurel Ln. 85379	602-330-4520	cjflaherty@gmail.com

SIGN-IN

VITA AT GREER RANCH

SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. Davis Morgan	15906 W. Carter St.	602-576-0307	dmorgan@gmail.com
22. Nick & Debbie Bacon	15751 W. Becker	602-568-1764	hwgahog@Centurylink.net
23. Duncan & Dora Thomson	15965 W. JEWAN	623-215-8942	SDRRE@Cox.net
24. Steve & Andrea Werfist	15880 W Laurel Ln	623-326-6263	Andi.may73@gmail.com
25. Debra Stenelson	15738 W. Yucatan Dr	623-536-7817	d.stenelson@yahoo.com
26. Cary Mathkin	15386 W. Yucatan Dr	623-279-3785 562	
27. Buffy Sprouse	16029 W. Yucatan Dr.	623-734-6054	Buffysprouse@yahoo.com
28. Jennifer / Jimmy Jones	15534 W Laurel Ln	623-703-6342	Swick365@gmail.com
29. Tom & CAROL SHORT	11932 N 156th Lane	623-533-5432	thomaswshort@comcast.net
30. Richard & SCOTT	15715 W SHADASHI - LANE	425-221-9649	R12411.2@HOTMAIL.COM

SIGN-IN

VITA AT GREER RANCH

SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
31. Jeff & Heather Kaiser	11642 N 102nd Ln 85379	603-203-4288	JKaiser3@cox.net
32. Dale & Doreen Secord	16130 Ranch Lane	623-486-0610 602-618-2121	DesertBvrgo@aol.com atc@atc.com
33. Russell Deninger	16029 W Poinsettia Dr Surprise AZ 85379	602-290-0966	Russdeninger@gmail.com
34. Blanca Real	16029 W Poinsettia Dr Surprise AZ	623-703-6212	blanca.rea@yahoo.com
35. Tommy Griffith & DAVID	15739 W Shaw Butte	602-920-1251	
36. ALAN MCCALLUM	15637 W. Poinsettia Dr	602-570-7638	
37. RYAN & JAMIE ANG	12102 N. 158th Ln.	702-981-5779	JAMIE LYNN ANG@GMAIL.COM
38. Aaron Fony	15593 W. Soma St	(303) 885-9452	
39. Sheryl Calcagno	15584 W Yucatan Dr	602-618-2443	Penguin0765@gmail.com
40.			

SIGN-IN

VITA AT GREER RANCH
SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
41. George & Yolie Hitt	15741 W. Janardri	623-977-2337	gahitt@cox.net
42. Sarah Matranga	15042 W. Becker Ln	512-415-4475	smatranga5@gmail.com
43. Linda + Dean Johnson	1537a W Janan		dande10@yahoo.com
44. Kenneth + Natalie Weed	15557 W Sierra St	480-254-8962	itsjustagirthing1@gmail.com
45. Steve & Terri Worster	15544 W Desert Hills D 85379	623-374-6638	jstewwaster@gmail.com
46. Steve + Vanessa Delgado	15552 W Poinsettia Dr	800 800 7667	longlive.thestone@msn.com sdisontheair@msn.com
47. Shaun Flowers	11267 N. 159th Ln	818-679-5617	shaun.flowers@yahoo.com
48. Chris Hauer	15971 W Shengri Ln Rd	623-377-6721	teamhauer@hotmail.com
49. Pamela Hauer	15971 W Shengri Ln Rd	623-320-7529	pamela.hauer@hotmail.com
50. Frederic Young	15786 W Sereno Dr	(815) 715-3338	Youngf0003@Sbcglobal.net

NAME	ADDRESS	PHONE	EMAIL
Steve Delgado	15552 W. Poinsettia Dr	580 237-3751	
VANESSA DELGADO	SAME	580-820-7667	
Stephen Launi	15794 W Jean Dr	623-249-4381	
Patricia Launi	"	"	
Shane Peters	15627 W Jean Dr	623 707 9292	
PAMELA HAWER	15971 W SHANGRI LA RD	623.330.7529	
Kerry Sheward	11549 N. 111 th Dr	623-734-6340	
Michael Sheward	"	"	"
Donna Swartz	16130 W Samuel Lane	602-618-2121	
Vic White	15606 W. Laurel Lane	623-498-0982	
Beverly White	15606 W. Laurel W.	" " " " " "	" " " " " "
Allison White	15606 W. Laurel Lane	" " " " " "	" " " " " "
Frederick W Young	15786 W Jean Dr	(813) 715-3358	
Stephanie Young	" Same "	→ Youngf2003@Sbcglobal.net	
TRAVIS SUNDWEEKS	16228 W. HOPE DR.	(480) 388-1972	
Kimberly Faulkner	15657 W Mesquite Ave	310 490-6120	Kimberly402@Yahoo
Jamie Ang	12102 N 158 th Ln	518 728 1314	
MICHELLE McFar	15715 W SHANGRI LA RD	425.777.0522	
Sheli Stodart	15990 W Christy Dr	623 363 6780	Shelisdeals@Yahoo

NAME	ADDRESS	PHONE	EMAIL
Andy Ceper	17161 W. Tara Ln	623-334-5271	getsurprised@cox.net
Michael W Match	16068 W Poinsettia	208-227-3732	ACCREC@AOL.com
Scott Stoddart	15990 W. Crest		Sc. Reluctant@yahoo
Mike Pool	16038 W. Laurel Ln.	602-697-0385	mike.pool18@gmail.com Yahoo.com
Vaughn Green	1618 W. Sierra St	928-457-6723	roxgreen53@aol.com
Stephanie Cheshire	15701 W. Desert Hills	949-306-3119	parral890@yahoo

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Mike & Debbie Mach	16068 W Poinsett Dr	708-227-3732	accr@ccr.com
Matthew & Donna Powers	16050 W Laurel Ln	635618788	powersdme@gmail

TAB 2

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Steve Delgado	P.O. Box 1601 85378	520 237-3751	sdlsanth@aol.com
2. Nick & Debbie Bacon	15751 W. Becker Ln	602 568-1766	huyakog@centurylink.net
3. Joe & Shari Manner	16017 W. Poinsettia Dr	623-249-4671	shari.mannina@diamondtrek.com
4. Joanne & Terry Magis	11866 N. 161 st Ave	623-536-3300	tmogis@yahoo.com
5. Stephen & Patricia Lawri	15794 W. Jensen Dr.	623-249-4384	nighthawk2020cox.net
6. Fred & Stephanie Young	15786 W. Jensen Dr.	815-715-3338 815-715-6595	youngfsa@sbcglobal.net
7. Andy Cooper	17161 W. Tang Ln	623-334-5271	getsurprised@cox.net
8. J. DeWent	15719 W Laurel Lane		jmillphx@gmail.com
9. DJ DIED	15726 W LAUREL LN		djdie22@yahoo.com
10. Matt & Donna Powers	16050 W Laurel Ln	623-561-8738	powersdm@gmail.com

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. VANESSA DELGADO	P.O. Box ¹⁶⁰⁷ SURPRISE 85378		
2. MANUEL GONZALES	15250 W. BECKER LN 85379	575 921 5333	CHUCK.GONZALES52@gmail.com
3. LISA GONZALES	15250 W. BECKER LN 85379	562 212 0587	LISAJ. GONZALES@gmail.com
4. Kristine Jones	15634 W. Corten St.	623-556-8470	ben510jones@hotmail.com
5. Julie & Geoff Pacheco	11938 N. 158th Ave Surprise	520 336 0305	julie.maele@earthlink.net
6. Steve & Teresa Worster	15944 W. Desert Hills Dr	623-374-6638	jsteveworster@gmail.com
7. Chris Hauer/Pamela	15944 W. Desert Hills Dr	623-377-6721	Pamela.hauer@hotmail.com
8. Chris Hauer/Pamela	16278 W. Hope Dr	480-388-0681	travis.sudweeks@vta.com
9. Teresa Sudweeks	16278 W. Hope Dr.	480 388-0681	travis.sudweeks@vta.com
10. YVONNE BRILEY	15576 W. POINTSETTA DRIVE	623-377 9393	evenanontheape@yahoo.com

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Shub Stoddard	15790 W. Churley Dr Surprise AZ 85379	623-363-6780	ShubStoddard@gmail.com
2. Mike Pol	16038 W. Laurel Ln. Surprise AZ 85379	602-697-0385	mike.pol18@gmail.com
3. Patricia Brandt	15623 W. Poinsettia Dr Surprise, AZ 85379	623-518-2064	brantpat7@aig.com
4. Travis Sweeney	16278 W. Hope Dr. SURPRISE, AZ 85379	(480)388-1972	travis.sweeney@msn.com
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SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Bob & Corrie Bowers	15983 W. JENNA DR	303-842-9147	bcbowers@Q.Com
2. John & Juana Oja	15611 W POINSETTIA DR	307-217-1210	theo.jasema@gmail.com
3. Lance & Melissa McAdams	16240 W. POINSETTIA DR	602-828-0018	Lance.McL71@yahoo.com
4. Jennifer Donald	15534 W. Laurel Ln	623-703-6342	SWick365@gmail.com
5. Rebecca Passeri	15711 W. LAUREL LN	623-435-9566	rmg3388@yahoo.com
6. DEBRA DAVIS	15735 W LAUREL LN	951-204-2311	dsr@ASCH@gmail.com
7. Elvis Garay	15791 W. Cortez St	323-229-8189	egaray_sede@yahoo.com
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10.			

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. George & Yolue Hitt	15741 W. Venan Dr.	602-977-2337	gahitt@cox.net
2. Claudia & Chris Flaherty	15585 ^{W.} Laurel Ln.	602-330-4520	cjf4a2@gmail.com
3. Duncan Thompson	15965 W. Jean Dr.	623-215-8942	starp@cox.net
4. LEONORE VERUGO	15836 W. Forinetti Ln.	623-552-4972	
5. Linda Chambers	15875 W. Dabell Hill	480-501-0875	ecmushing@gmail.com
6. CAREY MATKIN	15386 W. YUCHAN	562-279-3785	N/A
7.			
8.			
9.			
10.			

TAB 3

SIGN-IN

VITA COMMUNITIES

SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD
NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Ken Cava Kozlowski	1556 N. 156 LN	—	CAVENCEAS@AOL.COM
2. Susan Brown	11677 N 160 th LN		Smbrown603@gmail.com
3. Nicka Deb Bacon	15751 W. Becker Rd.		frugabog@Centurylink.net
4. Brad Meier	12071 N 157 Ave		artie.o.meier@yahoo.com
5. John Quanta Oja	15611 W PINSETTA DR		theo.jas@me.com
6. Vaughn Green	66181 W. Sierra St		vorgram53@yahoo.com
7. Chuck & Lisa Gonzales	15250 W. BECKER LN		vorgram53.com Lisa.J.GONZALEZ@gmail.com
8. Andy Cepan	17161 W. Tarach		getsurprised@cox.net
9. Margaret Lieu	17161 W. Tara Ln		"
10. Dave BERGARD	15594 W. Laurel Ln		DTB1579@hotmail.com

SIGN-IN

VITA COMMUNITIES

SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. Corrie & Bob Bowers	16983 W. Tera Way	303-842-9147 303-842-9380	bcbowers@q.com gmail.com
12. Earl & Linda Chandler	15875 W. Desert Hills	805-10875	EC.CRUSHING
13. Duncan & Debra Thompson	15965 W. JENNA	623-215-8842	SDR@cox.net
14. Elizabeth Richardson	15806 W. Becker Ln.	602-909-8320	bethrich20@gmail.com bethrich20@gmail.com
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SIGN-IN

VITA COMMUNITIES

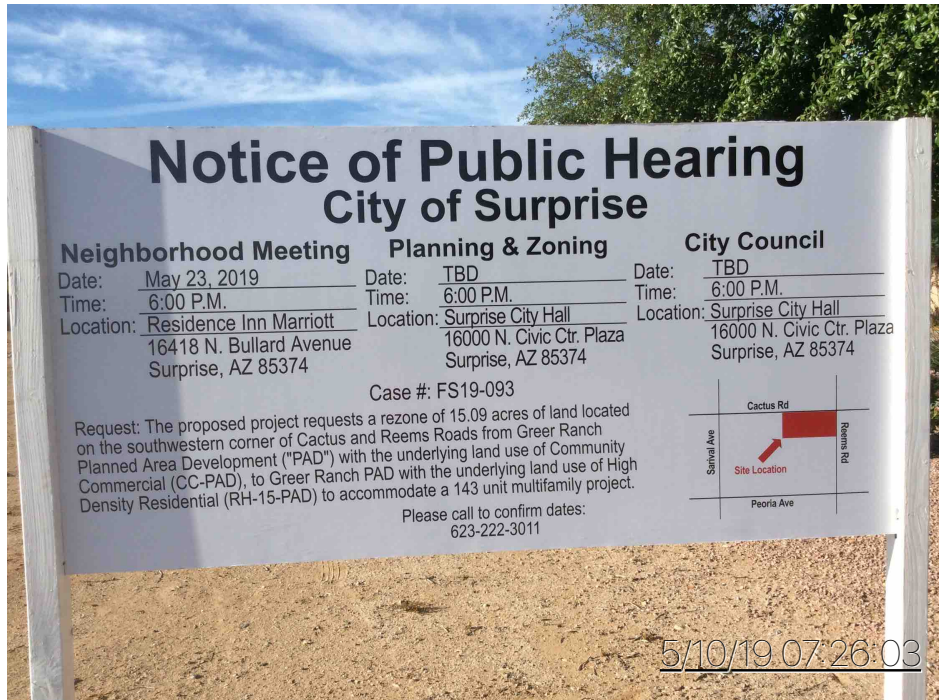
SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. <i>Shelia Stoddard</i>	<i>15990 W Chindley Dr</i>	<i>623 363 6780</i>	<i>SheliaStoddard@yahoo.com</i>
22.			
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TAB 4



AFFIDAVIT OF POSTING

Application No: FS19-093
Applicant Name: Withey Morris PLLC
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19; Third sign added 5/10/19

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

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

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

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

Meghan Liggett 5/10/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 10th day of May, 2019, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10-25-20
My commission expires



TAB 5

CITY OF SURPRISE
Notification of Open House

AFFIDAVIT OF MAILING

Application No: FS19-093

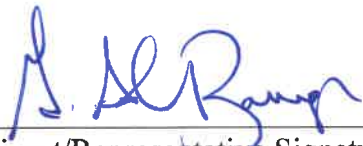
Applicant Name: G. Adam Baugh

Location: SWC Cactus Rd & Reems Rd

Date of Mailing: 06/12/2019

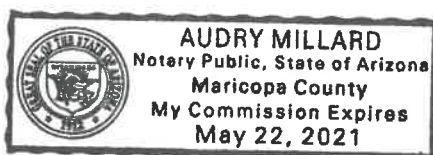
In order to assist in providing adequate notice to interested parties, the applicant for any *PAD Amendment Application* in the City of Surprise shall provide notification of the *date, time and place* of scheduled open house. These notices must be sent not less than **fifteen (15) days prior** to the date of the open house. The notification shall also include the nature of the request as contained on the formal zoning application.

I confirm that the notification has been mailed out as required above, for the case noted above.


Applicant/Representative Signature

9/19/19
Date

This instrument was acknowledged before me on this 19th day of September, 2019, and by G. Adam Baugh. I witness whereof I hereunto set my hand and official seal.




Notary Public

May 22, 2021
My commission expires



June 12, 2019

Re: PAD Amendment Application (FS19-093) for approximately 15.09 acres located at the southwest corner of Cactus Road & Reems Road in Surprise, Arizona

Dear Property Owner or Neighborhood Association Leader:

Our firm represents Vita Communities ("Vita"), the proposed developer of approximately 15.09 acres of vacant land located at the southwest corner of Cactus Road and Reems Road in Surprise, Arizona (the "Property") as shown on the enclosed Aerial Map. You may have previously received some correspondence from the City of Surprise regarding this proposed single-family rental home development and/or attended the initial neighbor meeting we hosted on May 23, 2019. As promised, this letter is intended to follow up and inform you of the next public meeting for our proposed project.

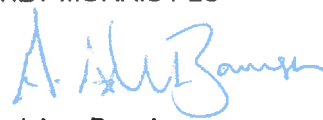
The Property is currently zoned for commercial uses but has been unable to attract an anchor tenant in the sixteen years since the zoning was approved. Vita Communities is proposing an alternative land plan to allow a new higher end, gated residential community. The proposed community, Vita at Greer Ranch, will offer high-end single-family rental homes with front and rear porches, private back yards, several shared courtyards, high-end fixtures and finishes, lush landscaping, dog parks, fire pits, and adult gaming areas over significant open space. The architecture will be comprised of both cottage and craftsman design. The community will be arranged around a central open greenbelt, with a resort-style pool and a residence club creating a gathering place for residents and cultivating a sense of community. The entire project will be under 24-hour professional management by one of the nation's largest high-end residential management companies.

We know some people were unable to attend or hear the full presentation at our initial neighbor meeting on May 23. Therefore, we would like to share our thoughts and discuss some concerns and questions that were previously raised. With that in mind, we invite you to attend the following open house meeting:

Date: June 27, 2019
Time: 6:00 p.m. to 7:00 p.m.
Location: Surprise City Hall: Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

Please also refer to the notice from the City of Surprise which is enclosed with this letter. If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at adam@withey.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By 
G. Adam Baugh

Enclosure

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016



CITY OF SURPRISE CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

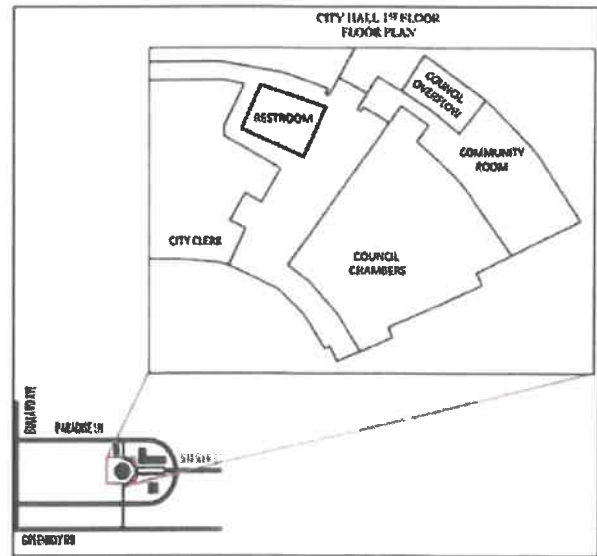
CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, June 27, 2019
TIME: 6:00 PM
LOCATION: Surprise City Hall
Community Room
16,000 North Civic Center Plaza
Surprise, Arizona 85374-7470

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 15.09 acres from Greer Ranch Planned Area Development (PAD) with the underlying zoning of Community Commercial (CC-PAD) to Greer Ranch PAD with the underlying zoning of Medium Density Residential (RM-12-PAD). Planning Case FS19-093.

ADAMS-LOWE MARIA
15654 W LAUREL LN
SURPRISE, AZ 85379

ARMSTRONG CACTUS REEMS LLC
ONE ARMSTRONG PLACE
BUTLER, PA 16001

BOWLAND JOHN
15549 W LAUREL LN
SURPRISE, AZ 85379

BRIAN D PASSERI LIVING TRUST/REBECCA
M PASSERI LIVING TRUST
15711 W LAUREL LN
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Benjamin Tate

From: Benjamin Tate
Sent: Wednesday, June 12, 2019 2:54 PM
Subject: Upcoming Neighbor Meeting for SWC Cactus & Reems (FS19-093)
Attachments: Neighbor Meeting Notice Letter for SWC Cactus & Reems.pdf

Good Afternoon,

Please see the attached notice letter regarding an upcoming neighbor meeting on June 27th for the proposed project at the southwest corner of Cactus Road and Reems Road.

If you have any questions, please contact our office. You can also contact the assigned planner for the City of Surprise: Hobart Wingard, 623-222-3156, Hobart.wingard@surpriseaz.gov.

Thank you,

Benjamin L. Tate
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602-230-0600



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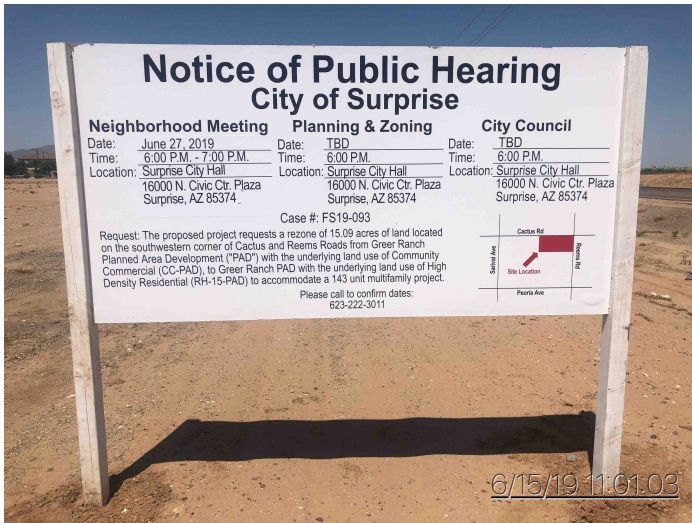
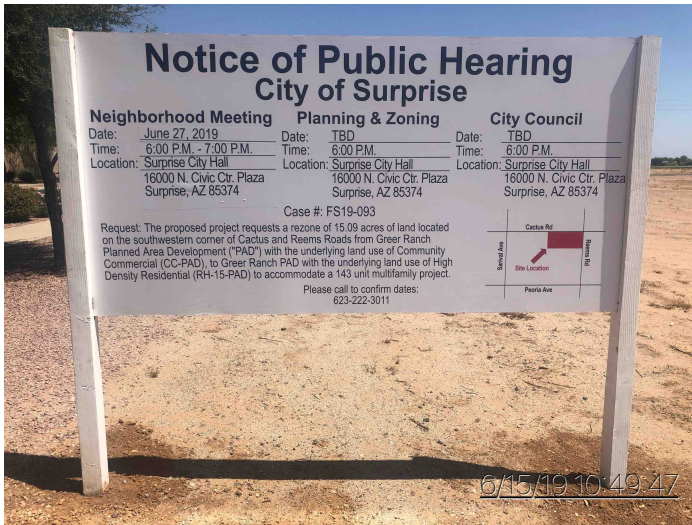
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William Harrison <azbill58@gmail.com>
William Miller <29GR8NUM@gmail.com>
William Pfieffer <ret2014@gmail.com>
Hobart Wingard
<Hobart.Wingard@surpriseaz.gov>
Adam Baugh <adam@withey Morris.com>

TAB 6



AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-093
Applicant Name: Withey Morris PLLC
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19; sign modified: 6/15/19

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.

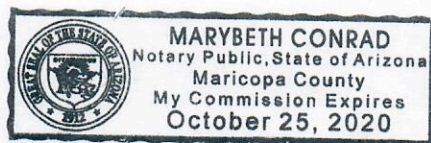
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Marcia Hitt 6/15/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 15 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

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least **fifteen (15) days prior** to the scheduled meeting(s).



TAB 7

CITY OF SURPRISE
Notification of Open House

AFFIDAVIT OF MAILING

Application No: FS19-093

Applicant Name: G. Adam Baugh

Location: SWC Cactus Rd & Reems Rd

Date of Mailing: 08/26/2019

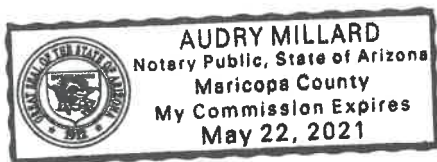
In order to assist in providing adequate notice to interested parties, the applicant for any *PAD Amendment Application* in the City of Surprise shall provide notification of the *date, time and place* of scheduled open house. These notices must be sent not less than **fifteen (15) days prior to** the date of the open house. The notification shall also include the nature of the request as contained on the formal zoning application.

I confirm that the notification has been mailed out as required above, for the case noted above.


Applicant/Representative Signature

9/19/19
Date

This instrument was acknowledged before me on this 19 day of September, 2019, and by G. Adam Baugh. I witness whereof I hereunto set my hand and official seal.




Notary Public
May 22, 2021
My commission expires



August 26, 2019

Re: PAD Amendment Application (FS19-093) for approximately 15.09 acres located at the southwest corner of Cactus Road & Reems Road in Surprise, Arizona

Dear Property Owner or Neighborhood Association Leader:

Our firm represents Vita Communities ("Vita"), the proposed developer of approximately 15.09 acres of vacant land located at the southwest corner of Cactus Road and Reems Road in Surprise, Arizona (the "Property") as shown on the enclosed Aerial Map. You may have previously received some correspondence from the City of Surprise regarding this proposed single-family rental home development and/or attended the neighbor meetings we hosted on May 23, 2019 and June 27, 2019. In case you missed the neighbor meeting in June, we are holding this third neighbor meeting to share the changes we made after our first neighbor meeting and to let you know we will no longer have any access to/from 156th Lane.

The Property is currently zoned for commercial uses but has been unable to attract an anchor tenant in the sixteen years since the zoning was approved. Vita Communities is proposing an alternative land plan to allow a new higher end, gated residential community. The proposed community will offer single-family rental homes with front and rear porches, private back yards, several shared courtyards, high-end fixtures and finishes, lush landscaping, dog parks, fire pits, and adult gaming areas over significant open space. The architecture will be comprised of both cottage and craftsman designs. The community will be arranged around a central open space area, with a resort-style pool and a residence club creating a gathering place for residents and cultivating a sense of community. The entire project will be under 24-hour professional management by one of the nation's largest high-end residential management companies.

If you are interested in continuing the dialogue about our proposed project and sharing your thoughts, or you were unable to attend either of the previous neighbor meetings, please join us for an open house:

Date: September 10, 2019
Time: 6:00 p.m. to 7:00 p.m.
Location: Surprise City Hall: Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

Please also refer to the notice from the City of Surprise which is enclosed with this letter. If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at adam@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By

G. Adam Baugh

Benjamin Tade

Enclosure

Aerial Map



SWC Cactus Road & Reems Road – Surprise, AZ

CITY OF SURPRISE CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

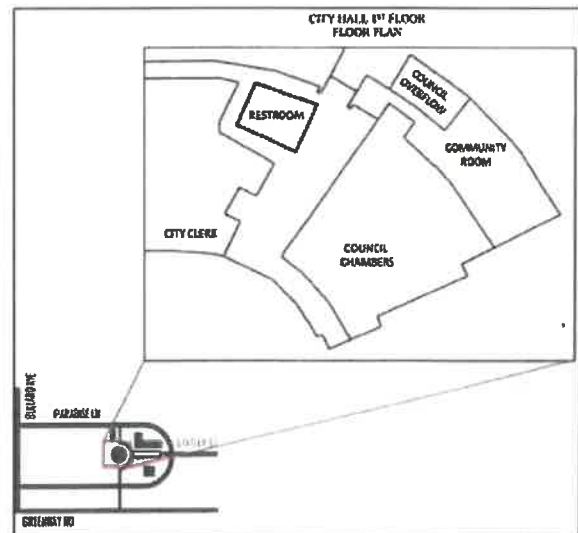
CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, September 10, 2019
TIME: 6:00 PM
LOCATION: Surprise City Hall
Community Room
16,000 North Civic Center Plaza
Surprise, Arizona 85374-7470

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 15.09 acres from Greer Ranch Planned Area Development (PAD) with the underlying zoning of Community Commercial (CC-PAD) to Greer Ranch PAD with the underlying zoning of Medium Density Residential (RM-12-PAD). Planning Case FS19-093.

ADAMS-LOWE MARIA
15654 W LAUREL LN
SURPRISE, AZ 85379

ARMSTRONG CACTUS REEMS LLC
ONE ARMSTRONG PLACE
BUTLER, PA 16001

BOWLAND JOHN
15549 W LAUREL LN
SURPRISE, AZ 85379

BRIAN D PASSERI LIVING TRUST/REBECCA
M PASSERI LIVING TRUST
15711 W LAUREL LN
SURPRISE, AZ 85379

BRUMSKILL THOMAS/LISA
11895 N 156TH LN
SURPRISE, AZ 85379

CALCAGNO SHERYL
15584 W YUCATAN DR
SURPRISE, AZ 85379

CONTINENTAL CACTUS & REEMS LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

DAVIS DEBRA
15735 W LAUREL LN
SURPRISE, AZ 85379

DEWERTH FREDERICK W IV/JESSICA L
15719 W LAUREL LN
SURPRISE, AZ 85379

DIXON DUSTIN
16088 W CANTERBURY DR
SURPRISE, AZ 85379

ALCALA FERNANDO
15642 W LAUREL LN
SURPRISE, AZ 85308

BACON NICK AND DEBBIE
15751 W BECKER LN
SURPRISE, AZ 85379

BOYLES ERIC/LEAH
15717 W DESERT HILLS DR
SURPRISE, AZ 85379

BRILEY YVONNE L
15576 W POINSETTIA DR
SURPRISE, AZ 85379

BUSHER BRADLEY J/JAYNAH M
15636 W POINSETTIA DR
SURPRISE, AZ 85379

CEPON ANDY
17161 W TARA LN
SURPRISE, AZ 85379

CRUM CASEY MICHAEL/KRISTA
SUZANNE
12107 N 157TH AVE
SURPRISE, AZ 85379

DEHLINGER RUSSELL
16029 W POINSETTIA DR
SURPRISE, AZ 85379

DEWERTH J
15739 W LAUREL LN
SURPRISE, AZ 85379

DONALD JIMMY P/SWICK JENNIFER S
15534 W LAUREL LN
SURPRISE, AZ 85379

ANG RYAN AND JAMIE
12102 N 158TH LN
SURPRISE, AZ 85379

BORGARO DAVID J/VICKI L
15594 W LAUREL LN
SURPRISE, AZ 85379

BRANT PATRICIA
15623 W POINSETTIA DR
SURPRISE, AZ 85379

BRUCE ROBERT J
15573 W LAUREL LN
SURPRISE, AZ 85379

BYRNES WILLIAM P/MARTHA
15702 W LAUREL LN
SURPRISE, AZ 85379

CHESHIRE JAYSON C/STEPHANIE M
15701 W DESERT HILLS DR
SURPRISE, AZ 85379

CURRY FAMILY LIVING TRUST
212 N MOFFITT LN
SPOKANE VALLEY, WA 99206

DELGATO STEVE AND VANESSA
15552 W POINSETTIA DR
SURPRISE, AZ 85379

DIEDE DJ
15726 W LAUREL LN
SURPRISE, AZ 85379

DUGO SUSAN/LYON MARY JO
15703 W LAUREL LN
SURPRISE, AZ 85379

ERALINO DINAH E/MARCO A
15718 W LAUREL LN
SURPRISE, AZ 85379

FILIPPONE ANDREW JOHN
15597 W LAUREL LN
SURPRISE, AZ 85379

FOWLER LISA
15815 W CORTEZ ST
SURPRISE, AZ 85379

GAUT CHRISTOPHER
15525 W LAUREL LN
SURPRISE, AZ 85379

GREEN VAUGHN
16181 W SIERRA ST
SURPRISE, AZ 85379

HAMILTON CHASE-SURPRISE LLC/ETAL
PO BOX 468
SOLVANG, CA 93464

HAWKINS EILEEN M
15633 W LAUREL LN
SURPRISE, AZ 85379

HESSE GARY D/PAULA D
15708 W SHAW BUTTE DR
SURPRISE, AZ 85379

HORNE REGINALD H/LINETTE
15723 W SHAW BUTTE DR
SURPRISE, AZ 85379

JOHNSON DEATRA D
15474 W LAUREL LN
SURPRISE, AZ 85379

ESPESETH PROPERTIES LLC
8518 W DEER VALLEY RD NO 100
PEORIA, AZ 85382

FLAHERTY CHRISTOPHER J/CLAUDIA J
15585 W LAUREL LN
SURPRISE, AZ 85379

GALVE LUISA L/JOEL L
11913 N 156TH LN
SURPRISE, AZ 85379

GORDON JESSICA A/JOSHOUA D
15655 W SIERRA ST
SURPRISE, AZ 85379

GREER RANCH NORTH HOMEOWNERS
ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

HARRIS BILLY ANGELA
16056 W CAMERON DR
SURPRISE, AZ 85379

HEDGES KOURTNEY D/DANIEL R
7720 N COTTON LN
WADDELL, AZ 85355

HITT GEORGE AND YOLIE
15741 W JENAN DR
SURPRISE, AZ 85379

JAKUBOWSKI JENNIFER L
11967 N 156TH LN
SURPRISE, AZ 85379

JOHNSON LINDA AND DEAN
15379 W JENAN DR
SURPRISE, AZ 85379

FAULKEN KIMBERLY
15657 W MESCAL AVE
SURPRISE, AZ 85379

FLOWERS SHAUN
11267 N 159TH LN
SURPRISE, AZ 85379

GARCIA ANTHONY R/MEREDITH A
12054 N 157TH AVE
SURPRISE, AZ 85379

GORNIK MARK J/REID-GORNIK JILL A
15482 W LAUREL LN
SURPRISE, AZ 85379

GRIFFITH TOMMY
15739 W SHAW BUTTE DR
SURPRISE, AZ 85379

HAUER CHRIS AND PAMELA
15971 W SHENGRALA RD
SURPRISE, AZ 85379

HERMAN HERB/BARBARA
14160 W POINSETTIA DR
SURPRISE, AZ 85379

HOLMAN RENTALS LLC
18033 W DESERT LN
SURPRISE, AZ 85388

JAMES WILLIAM/SALLY
15710 W LAUREL LN
SURPRISE, AZ 85379

KAISER JEFF AND HEATHER
11642 N 162ND LN
SURPRISE, AZ 85379

KOHL'S DEPARTMENT STORES INC
N 56 W 17000 RIDGEWOOD DR
MENOMONEE FALLS, WI 53041

KRZYKOWSKI CARLA AND KENNETH
1556 N 156 LN
SURPRISE, AZ 85379

LAUNI STEPHEN AND PATRICIA
15794 W JENAN DR
SURPRISE, AZ 85379

LAWSON JOSHUA/REBECCA
11906 N 154TH LN
SURPRISE, AZ 85379

LEDESMA MARIO/ELVA
15522 WEST LAUREL LN
SURPRISE, AZ 85379

MACH MIKE AND DEBBIE
16068 W POINSETTIA DR
SURPRISE, AZ 85379

MAGEE HERMAN D
11934 N 154TH LN
SURPRISE, AZ 85379

MANNINA JOSEPH
16017 W POINSETTIA DR
SURPRISE, AZ 85379

MATKEN CAREY
15386 W YUCATAN DR
SURPRISE, AZ 85379

MATRANGA SARAH
15842 W BECKER LN
SURPRISE, AZ 85379

MAZO RICHARD C/BABY JANE R
15648 W POINSETTIA DR
SURPRISE, AZ 85379

MCADAMS LANCE
16240 W POINSETTIA DR
SURPRISE, AZ 85379

MCCALL RANDOLPH/MARY E
15712 W DESERT HILLS DRIVE
SURPRISE, AZ 85379

MCCALLUM DAVID AND ALLAN
15637 W POINSETTIA DR
SURPRISE, AZ 85379

MCCOMB MITCH
15983 W CAMERON DR
SURPRISE, AZ 85379

MCCOY RICHARD AND MICHELE
15715 W SHANGRILA RD
SURPRISE, AZ 85379

MCLAUGHLIN DAVID J/THERESA L
11914 N 156TH LN
SURPRISE, AZ 85379

MEDRANO STEPHANIE
15546 W LAUREL LN
SURPRISE, AZ 85379

MEIER BRADLEY/KARRI
12522 217TH AVENUE CT EAST
BONNEY LAKE, WA 98391

MOGIS TERRY
11866 N 161ST ST
SURPRISE, AZ 85379

MONTOYA ALBERT
11948 N 154TH LN
SURPRISE, AZ 85379

MORGAN DAVIS
15906 W CORTEZ ST
SURPRISE, AZ 85379

MURRAY CRAIG H/ALICE E
6207 NE BLAKEWOOD CT
KINGSTON, WA 98346

OLECH ANETA
5911 60TH LN UNIT 2F
MASPETH, NV 85254

OLIVER LISA/WILLIAM
15540 W POINSETTIA DR
SURPRISE, AZ 85379

OLLIS KEITH
15593 W SIERRA ST
SURPRISE, AZ 85379

OSTENSO ROY/FREY CELENE
1208 1ST AVE E
MENOMONIE, WI 54751

PARTRIDGE GEOFF JULIE
11938 N 158TH LN
SURPRISE, AZ 85379

PB AND J XIV LLC
150 S WACKER DR STE 2900
CHICAGO, IL 60606

PENDLETON KAYLAN
15466 W LAUREL LN
SURPRISE, AZ 85379

PETERS SHANE
15627 W JENAN DR
SURPRISE, AZ 85379

PORTER KEVIN/RANDI
15600 W POINSETTIA DR
SURPRISE, AZ 85379

RAMIREZ MELVIN O/STEPHANIE J
15716 W SHAW BUTTE DR
SURPRISE, AZ 85379

RASCON JOSE
15561 W CAMERON DR
SURPRISE, AZ 85379

REMY ARRON
15593 W SIERRA ST
SURPRISE, AZ 85379

SALAISES JOHN C/TINA
11949 N 156TH LN
SURPRISE, AZ 85379

SHEWARD MICHAEL AND KERRY
11549 N 161ST DR
SURPRISE, AZ 85379

SMITH-COX LISA/COX DAVID E
15715 W SHAW BUTTE DR
SURPRISE, AZ 85379

STENELSON DEBRA
15428 W YUCATAN DR
SURPRISE, AZ 85379

SUDWEEKS TRAVIS
16228 W HOPE DR
SURPRISE, AZ 85379

PHELPS ROBERT/ALICIA
15709 W DESERT HILL DR
SURPRISE, AZ 85379

POWERS MATTHEW AND DONNA
16050 W LAUREL LN
SURPRISE, AZ 85379

RAMIREZ SANTIAGO JR/MELANIE
12125 N 157TH AVE
SURPRISE, AZ 85379

RASKEY BRETT
15905 W CORTEZ ST
SURPRISE, AZ 85379

RICHARDSON ELIZABETH
15806 W BECKER LN
SURPRISE, AZ 85379

SAN SORAPY
11950 N 156TH LN
SURPRISE, AZ 85379

SHORT FAMILY TRUST TOM AND
CARYN
11932 N 156TH LN
SURPRISE, AZ 85379

SPAHR CHRISTOPHER A/KATELYN
15528 W POINSETTIA DR
SURPRISE, AZ 85379

STODDART SCOTT AND SHEL
15990 W CHRISTY
SURPRISE, AZ 85379

SWARTZ DONNA
16130 W LAUREL LN
SURPRISE, AZ 85379

POOL MIKE
16038 W LAUREL LN
SURPRISE, AZ 85379

PROGRESS RESIDENTIAL BORROWER 5
LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

RANCHO GABRIELA HOMEOWNERS
ASSOCIATION
P O BOX 25466
TEMPE, AZ 85285

REAL BLANCA
16029 W POINSETTIA DR
SURPRISE, AZ 85379

RIFFLE PATRICK A
749 WINTERHAVEN ST
ANCHORAGE, AK 99504

SANCHEZ ARTHUR
11877 N 156TH LN
SURPRISE, AZ 85379

SIEGAL DALE AND DON
16130 RANCH LN
SURPRISE, AZ 85379

SPOUSE BUFFY
16029 W YUCATAN DR
SURPRISE, AZ 85379

SUBURBAN LAND RESERVE INC
PO BOX 511196
SALT LAKE CITY, UT 84151

SWISHER VIRGINIA C
15612 W POINSETTIA DR
SURPRISE, AZ 85379

THOMPSON DUNCAN AND DEBRA
15965 W JENAN DR
SURPRISE, AZ 85379

TLC 11832 LLC
5645 N TUCSON MOUNTAIN DR
TUCSON, AZ 85743

VAVRA CURTIS/RHONDA
1721 34TH RD
DECATUR, NE 68020

WERIET STEVE AND ANDREA
15880 W LAUREL LN
SURPRISE, AZ 85379

WOLF BRUCE ALAN/YVONNE TERESA
15609 W LAUREL LN
SURPRISE, AZ 85379

YOUNG FREDERICK AND STEPHANIE
15786 W JENAN DR
SURPRISE, AZ 85379

THOMPSON TERRY D/TONYA M
15561 W LAUREL LN
SURPRISE, AZ 85379

TOHME GEORGE/DANIELLA
22416 N 37TH RUN
PHOENIX, AZ 85050

WAYCHOFF REED J II/DENISE K
11920 N 154TH LN
SURPRISE, AZ 85379

WHITE VICTOR LEE/BEVERLY JEAN/
ALLISON
15606 W LAUREL LN
SURPRISE, AZ 85379

WOOD DAVID/BRIANNA
15720 W DESERT HILLS DR
SURPRISE, AZ 85379

THORNHILL GARY L/MARIAN GAIL
15624 W POINSETTIA DR
SURPRISE, AZ 85379

TRAN JORDAN/THANH NHAN
15570 WEST LAUREL LANE
SURPRISE, AZ 85379

WEED KENNETH AND NATALIE
15557 W SIERRA ST
SURPRISE, AZ 85379

WILSON BRUCE
15838 W DESERT HILLS DR
SURPRISE, AZ 85379

WORSTER STEVE AND TERRY
15944 W DESERT HILLS DR
SURPRISE, AZ 85379

AARON PERRY
15593 W SIERRA ST
SURPRISE, AZ 85379

CHRIS & PAMELA HANER
15971 W SHANGRI LA RD
SURPRISE, AZ 85379

J DEWERTH
15719 W LAUREL LN
SURPRISE, AZ 85379

KEITH OLLS
15593 W SIERRA ST
SURPRISE, AZ 85379

LINDA CHAMBERS
15875 W DESERT HILLS
SURPRISE, AZ 85379

SHELI & SCOTT STODDART
15990 W CHRISTY DR
SURPRISE, AZ 85379

TERRY AND JOANNE MOGIS
11866 N 161ST AVE
SURPRISE, AZ 85379

BOB AND CONNIE BOWERS
15983 W JENAN DR
SURPRISE, AZ 85379

DUSTIN DIXON
16088 W CANTERBURY LN
SURPRISE, AZ 85379

JOE AND SHARRI MANNINA
16017 W POINSETTIA DR
SURPRISE, AZ 85379

KRISTINE JONES
15634 W CORTEZ ST
SURPRISE, AZ 85379

MANUEL AND LISA GONZALES
15250 W BECKER LN
SURPRISE, AZ 85379

STEVE AND VANESSA DELGADO
PO BOX 1607
SURPRISE, AZ 85378

CARLA & KEN KRZYKOWSKI
11556 N 156TH LN
SURPRISE, AZ 85379

ELVIS GARAY
15791 W CORTEZ ST
SURPRISE, AZ 85379

JOHN AND JUANITA OJA
15611 W POINSETTIA DR
SURPRISE, AZ 85379

LEONORE VERDUGO
15836 W POINSETTIA DR
SURPRISE, AZ 85379

RICHARD & MICHELE MCCOY
15715 W SHANGRI LA RD
SURPRISE, AZ 85379

TERESA AND TRAVIS SUDWEEKS
16278 W HOPE DR
SURPRISE, AZ 85379

Benjamin Tate

From: Benjamin Tate
Sent: Monday, August 26, 2019 3:55 PM
Subject: Upcoming Neighbor Meeting for SWC Cactus & Reems (FS19-093)
Attachments: 3rd Neighbor Meeting Notice Letter for SWC Cactus & Reems (FS19-093).pdf

Good Afternoon,

Please see the attached notice letter regarding an upcoming neighbor meeting on September 10, 2019 for the proposed project at the southwest corner of Cactus Road and Reems Road in Surprise, AZ.

If you have any questions, please contact our office. You can also contact the assigned planner for the City of Surprise: Hobart Wingard, 623-222-3156, Hobart.wingard@surpriseaz.gov.

Thank you,

Benjamin L. Tate
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
Direct: 602-346-4610
Cell: 623-341-1825



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8/26/19 Email Notification List

Aaron & Ashley Perry <ajperry87@yahoo.com>
 Adina Werner <awerner@talis.us>
 aingenito93@gmail.com
 AJ Buffa <ajbuffa1@gmail.com>
 Allan McCallum <Allanm.davidh@gmail.com>
 Allen & Tina McCrea <ckesseler@hotmail.com>
 Allison Dykstra <allison@mobilesigner.net>
 Alyn Fierro <alynafav09@gmail.com>
 Andrea Wernet <andimay73@gmail.com>
 Anthony McClure
 <admccclure1525@gmail.com>
 Arnold Washington <arnolddw@cox.net>
 Art Hairapetian <easyradius@aol.com>
 Ben Jones <ben510jones@hotmail.com>
 Bill Bones <whbones76@gmail.com>
 Billy Harris <brh55@sbcglobal.net>
 Birminama mukomezi
 <mukomezi92@gmail.com>
 blu 1717 <cathy.m.schoen@gmail.com>
 Bob & Diane Walker <rh719@yahoo.com>
 bpcor@ca.rr.com>,
 Brad & Angel Cooper <a.cooper22@live.com>
 Brad Busher <busher28@yahoo.com>
 Brandon Hansen <hans1588@bellsouth.net>
 Brenda/Sonny Solema
 <besolema@yahoo.com>
 Brian & Trisha Cooper
 <novot12tl@yahoo.com>
 Bruce & Yavonne Wolf
 <brucewolf53@gmail.com>
 Carol Monroe <carolrmonroe@gmail.com>
 Carrie Barnett <cpottin707@aol.com>
 Carrie Davies <daviescarriel@gmail.com>
 Casuander Barr <cbarr8@cox.net>
 Catherine Spiczka <catspiczka@hotmail.com>
 Cheryl Poisson <poissonc@hotmail.com>
 cherylkau69@gmail.com
 Chris Bellino <phxcoyotes58@hotmail.com>
 Chris Pelletier <wingrip1@gmail.com>
 Christian Lussier <crl3910@yahoo.com>
 Dallen Cox <whiterockscox@cox.net>
 Dan Evander <devander@gmail.com>
 Danelle Garza <nelzieg@gmail.com>
 Darrell & Penny King <dlk918@msn.com>
 Darren Behner <highrez2@yahoo.com>
 Dave Bair <db35204680@gmail.com>
 Dave Borgaro <djb1579@hotmail.com>
 David & Janet Payne <dave@moranmfg.com>
 David Baker <dkjabaker@gmail.com>
 David Bledsoe <David@qualitasbio.com>
 David Shrum <dshrum86@gmail.com>
 Davis Margau <dmargau@gmail.com>
 Debbie Nugent <manuge93@gmail.com>
 Deneé Diede <denee.diede@yahoo.com>
 Dexter White <phxdwhite@aol.com>
 Don Carlson <dracarlson2003@yahoo.com>
 Donna Powers <powersdm@gmail.com>
 Donna Swartz <desertcactusaz68@gmail.com>
 Doris Hargrove <dhargrovenj@aol.com>
 Duncun Thompson <sdrr@cox.net>
 Dustin Dixon
 <Dustin@buyitrighthomeinspections.com>
 Dustin Hooker <Tayken6849@gmail.com>
 Earl Chambers <ec.crushing@gmail.com>
 Ed Saldivar <fundo79@yahoo.com>
 Edmund & Jordan Macias
 <edmundmacias@cox.net>
 Elan & Thomas McMonigil
 <emcmonigal1@gmail.com>
 Elvis Garay <egaray_sed@yahoo.com>
 Eric Rodriguez <go32rod@aol.com>
 Erica & Kaleb Brainard
 <erica.brainard@yahoo.com>
 Frank Kohne <fkohne@yahoo.com>
 Gary & Umni Heinzke <heinzkeg@yahoo.com>
 Gary Thornhill <mgthornhill@yahoo.com>
 george Hitt <gahitt@cox.net>
 Heather & Jeff Kaiser
 <heatherckaiser@yahoo.com>
 inaki Saizar <saizar55@yahoo.com>
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sdrr@cox.net

TAB 8

Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza
Surprise, AZ 85374	Surprise, AZ 85374	Surprise, AZ 85374

Case #: FS19-093

Request: The proposed project requests a rezone of 15.09 acres of land located on the southwestern corner of Cactus and Reems Roads from Greer Ranch Planned Area Development ("PAD") with the underlying land use of Community Commercial (CC-PAD), to Greer Ranch PAD with the underlying land use of High Density Residential (RH-15-PAD) to accommodate a 143 unit multifamily project.

Please call to confirm dates:
623-222-3011



8/27/19 11:10:47

Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
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Please call to confirm dates:
623-222-3011



8/27/19 11:11:14

Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
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Please call to confirm dates:
623-222-3011



8/27/19 11:15:52

Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
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Please call to confirm dates:
623-222-3011



8/27/19 11:16:11

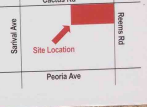
Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
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Please call to confirm dates:
623-222-3011



8/27/19 11:18:52

Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
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Please call to confirm dates:
623-222-3011



8/27/19 11:19:16

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-093 _____
Applicant Name: Withey Morris PLLC _____
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19 sign modified: 8/27/19

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 (3) 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 8/27/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 27th day of August, 2019, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Mary Beth Conrad
Notary Public 10-28-20
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).





**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: FS19-093; Vita Communities at Greer Ranch (APN 501-40-982, 501-40-983, 501-40-984, 501-40-985, 501-40-986, 501-40-987, 501-40-988)

Dear Ms. Robinson

Thank you for the opportunity to provide comments on Vita Communities at Greer Ranch (Parcel 9). The site is located at the southwest corner of Cactus Road and Reems Road, in Surprise AZ. This project consists of 149 single-story units on the 15.09-acre site, yielding an overall density of 9.87 dwelling units per acre. The property is located 0.77 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.

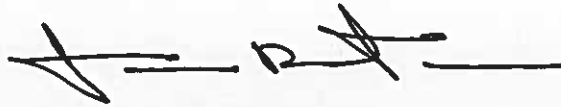
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum 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 9.87 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 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, Vita Communities 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. R. Mitchell', with a 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



FS19-093

Vita at Greer Ranch

PAD Rezone

Planning and Zoning Commission – December 5, 2019

VICINITY MAP

FS19-093
Vita PADA



CONTEXT MAP

FS19-093
Vita PADA

Prasada

Marley Park

Rancho
Gabriella

SITE

Cactus Rd

Kohl's

Greer
Ranch

Rancho
Gabriella

Sarival Ave

Reems Rd

Bullard Ave

ZONING MAP

FS19-093
Vita PADA

Prasada
PAD

Marley Park
PAD

Rancho
Gabriella
PAD

SITE

Cactus Rd

Greer
Ranch
PAD

Rancho
Gabriella
PAD

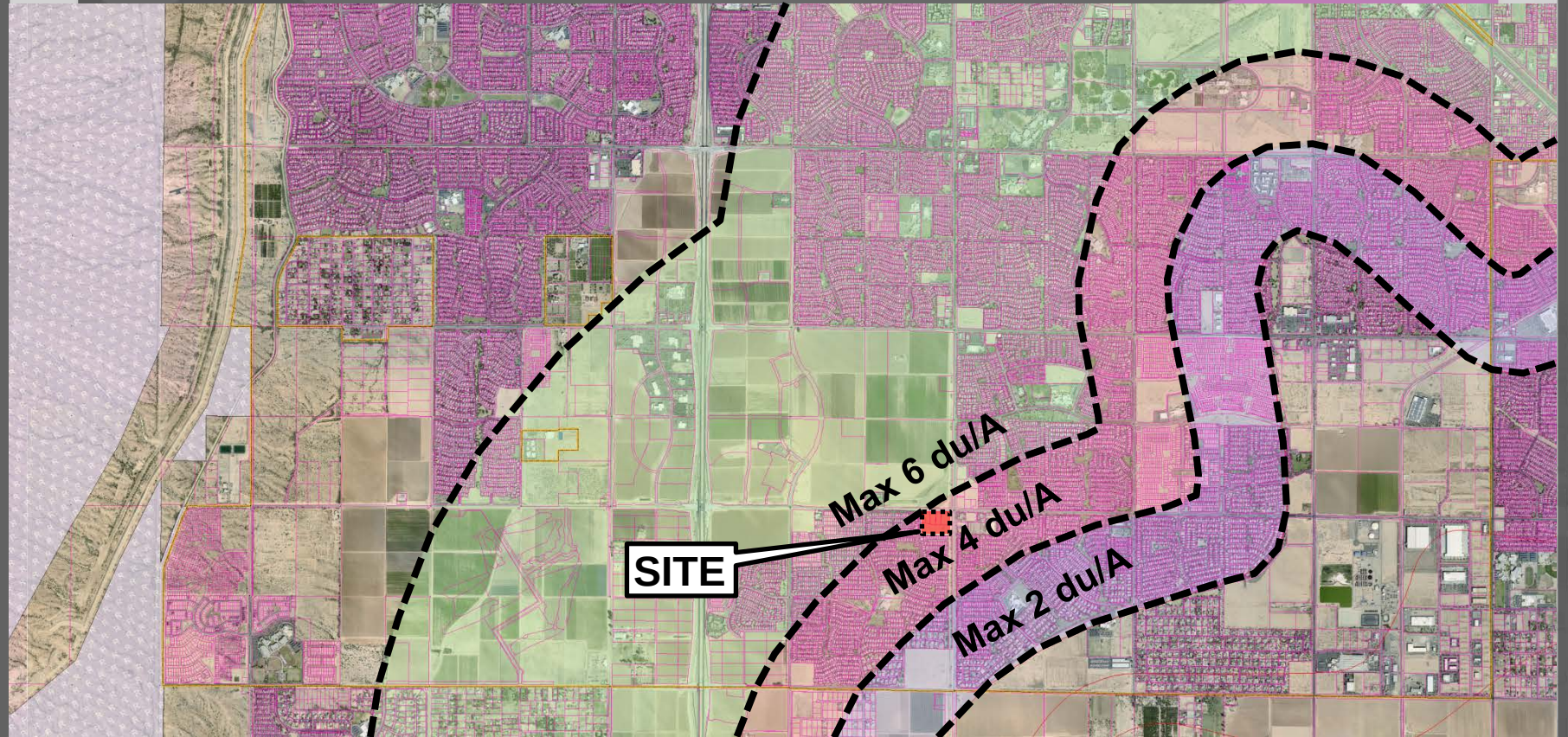
Sarival Ave

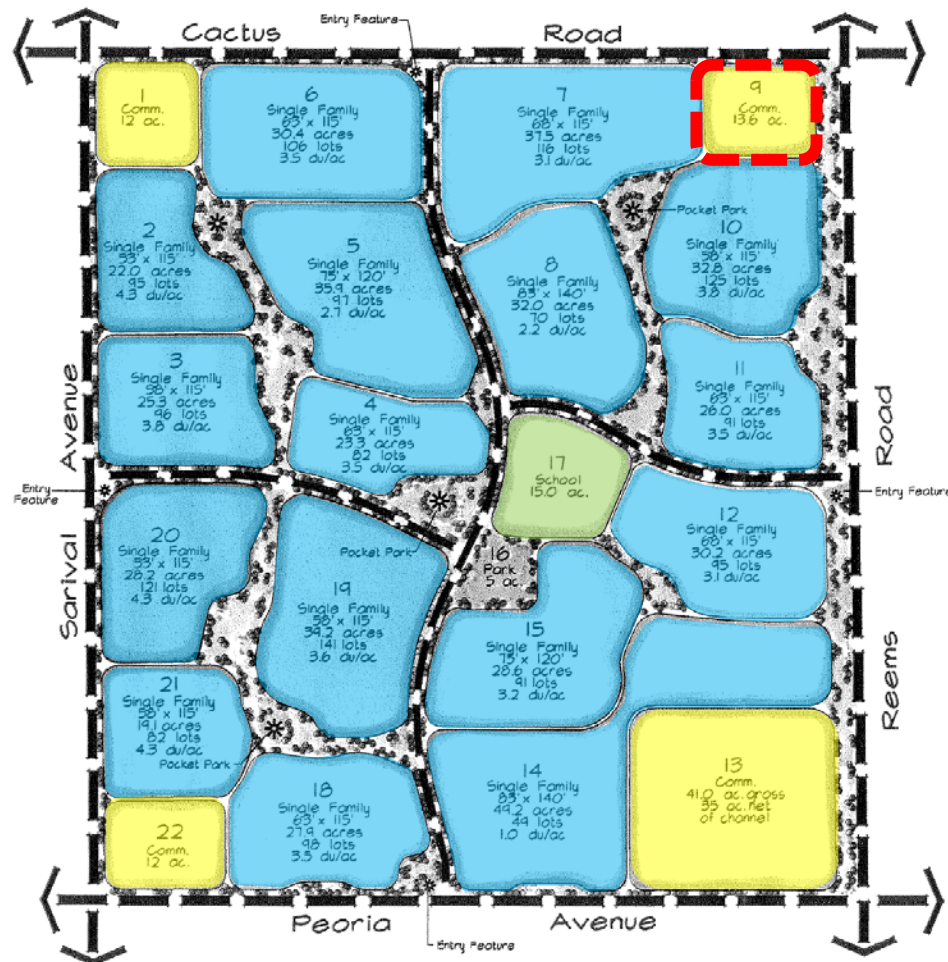
Reems Rd

Bullard Ave

LUKE GDC MAP

FS19-093
Vita PADA





- Residential
- Commercial
- School
- Subject Parcel

GREER RANCH

The applicant is requesting to amend the Greer Ranch PAD from Greer Ranch Community Commercial (CC-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD) for a multifamily rental community.

Permitted Uses Include:

- Residential rental units
- Accessory vehicle garages and canopies
- Leasing Office
- Clubhouse
- Pool
- Accessory residential storage



15.09 Acres

149 Units

9.87 du/A

OVERVIEW

	Existing SUDC RM-12 Standards	Proposed RM-12-PAD Standards
Minimum Lot Width	30 Feet	NA
Minimum Lot Depth	90 Feet	NA
Minimum Front Yard Setback	12 Feet to Living Space 20 Feet to Garage Face	50 Feet
Minimum Rear Yard Setback	15 Feet	20 Feet
Minimum Side Yard Setback	5 Feet	120 Feet along Reems 18 Feet along 156 th Avenue
Maximum Building Height	35 Feet	30 Feet
Minimum Open Space	20 Percent	53 Percent
Minimum Distance Between Structures	10 Feet	10 Feet
Sidewalks	5 Feet in Width	Clusters - 4 Feet Interior - 5 Feet Adjacent to Parking - 7 Feet

VITA

- A. Development and use of the site shall be in conformance with the PAD Rezone document entitled “Vita at Greer Ranch PAD Rezone,” consisting of 48 pages, prepared by Withey Morris PLC and stamped received October 2, 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.

PAD Rezone

Citizen Review

- May 23, 2019 at 6 PM Resident's Inn Marriott
- June 27, 2019 at 6 PM City Hall Community Room
- June 27, 2019 at 6 PM City Hall Community Room

Recommendation

Approve subject to stipulations “A” thru “B”



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 5, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Zone Change from Mesquite Mountain Ranch Planned Area Development ("PAD") Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development ("PUD") Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD).

Motion:

Move to recommend approval of the Mesquite Mountain Ranch III Rezone with PUD Overlay to the City Council subject to stipulations "A" through "B".

Background:

The subject request involves the rezoning of approximately 201.9 acres of land from Mesquite Mountain Ranch and Mesquite Mountain Ranch II (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

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. SR - FS18-617 - MMR III - Rezone with PUD - PZ Staff Report - 120519
 2. 01 - FS18-617 - MMR III - Rezone with PUD - Maps - 120519
 3. 02 - FS18-617 - MMR III - Rezone with PUD - Rezone Document - 120519
 4. 03 - FS18-617 - MMR III - Rezone with PUD - Public Engagement - 120519
 5. 04 - FS18-617 - MMR III - Rezone with PUD - Wickenburg Letter - 120519
 6. 19.11.19 EVR MMR III - Rezone with PUD - PZ PowerPoint - 120519 (1)
-

REZONE WITH PUD OVERLAY

REPORT TO THE PLANNING AND ZONING COMMISSION

2 **Case:** **FS18-617**

3 **Project Name:** Mesquite Mountain Ranch III

4 **Council District:** 1 - Acacia

5 **Meeting Date:** **December 5, 2019**

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

7

8 **Owner:** Elliot D Pollack and Company

9 **Applicant:** Goodwin and Marshall, Inc.

10 **Request:** Zone Change from Mesquite Mountain Ranch Planned
11 Area Development ("PAD") Low Density Residential
12 (RL-5-PAD) to Mesquite Mountain Ranch III Planned
13 Unit Development ("PUD") Low Density Residential
14 (RL-5-PUD), Medium Density Residential (RM-6-PUD),
15 and Open Space (OS-PUD); and

16 Zone Change from Mesquite Mountain Ranch II PAD
17 Low Density Residential (RL-5-PAD) to Mesquite
18 Mountain Ranch III PUD Low Density Residential (RL-
19 5-PUD) and Medium Density Residential (RM-6-PUD).

20 **Site Location:** Generally located on the northwest corner of Beardsley
21 Road and 219th Avenue

22 **Area and Density:** 201.9 acres at 3.2 dwelling units per acre ("du/A")

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

25 **Support/Opposition:** The applicant held Citizen Review meetings on May 13,
26 2019 and October 2, 2019

27 **Staff Recommendation:** **Approve**, subject to stipulations 'A' through 'B'

28

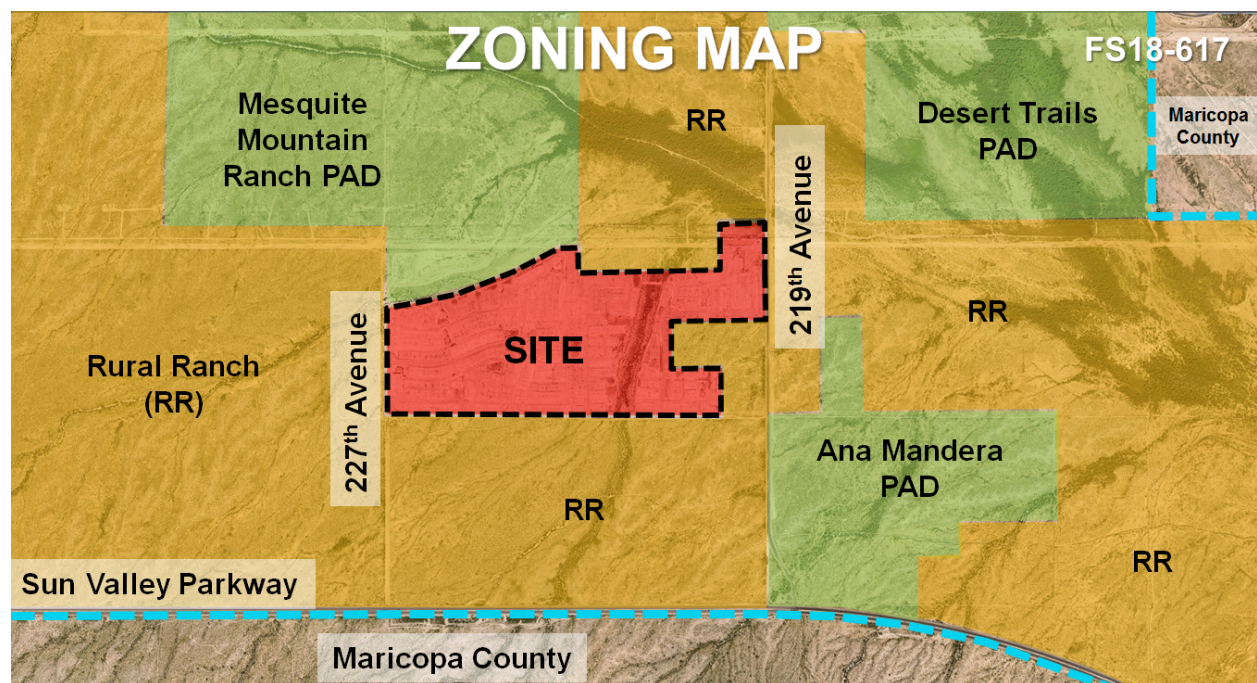
29

PROJECT DESCRIPTION:

The subject request involves the rezoning of approximately 201.9 acres of land from Mesquite Mountain Ranch and Mesquite Mountain Ranch II (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

EXISTING ZONING:

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



Residential Ranch (RR) Vacant	Mesquite Mountain Ranch PAD Residential Ranch (RR)	Residential Ranch (RR) Vacant
Residential Ranch (RR) Vacant	Mesquite Mountain Ranch and Mesquite Mountain Ranch II PADs	Residential Ranch (RR) Vacant
Residential Ranch (RR) Vacant	Residential Ranch (RR) Vacant	Residential Ranch (RR) Vacant

BACKGROUND:

June 8, 1989: The subject parcels were annexed into the City of Surprise under Ordinance 89-05.

48 **April 27, 2006:** The Mayor and City Council approved a Preliminary Plat for Mesquite
49 Mountain Ranch Phase 1A under Case PP05-315.

50 **May 11, 2006:** The Mayor and City Council Approved a PAD for Mesquite Mountain
51 Ranch under Case PAD05-314.

52 **January 11, 2007:** The Mayor and City Council approved a Preliminary Plat for Mesquite
53 Mountain Ranch Phase 2 under Case PP06-129.

54 **January 25, 2007:** The Mayor and City Council Approved a PAD for Mesquite Mountain
55 Ranch II under Case PAD06-050.

56 **September 27, 2007:** The Mayor and City Council approved a Final Plat for Mesquite
57 Mountain Ranch Phase 1A under Case FP06-348.

58 **October 23, 2007:** The Mayor and City Council approved a Map of Dedication for Mesquite
59 Mountain Ranch Phase 1A under Case MOD06-347.

60 **February 28, 2008:** The Mayor and City Council approved a Final Plat for Mesquite
61 Mountain Ranch Phase 2 under Case FP07-288.

62 **May 17, 2018:** Staff held a Concept Review meeting with the applicant for a Rezone with
63 PUD Overlay for Mesquite Mountain Ranch III under Case CR18-203.

64 **October 19, 2018:** The applicant filed a request for a Rezone with PUD Overlay for
65 Mesquite Mountain Ranch III under Case FS18-617, the subject case.

66 **May 13, 2019:** The applicant held a Citizen Review Meeting for the subject project at the
67 Hilton Garden Inn located at 16601 North Stadium Way.

68 **October 2, 2019:** The applicant held a Citizen Review Meeting for the subject project at
69 the Western Peaks School Media Center located at 18063 West Surprise Loop South.

70

71 **CITIZEN REVIEW:**

72 The applicant held Citizen Review meetings on May 13, 2019 and October 2, 2019. The
73 meetings were lightly attended and the questions all were from landowners seeking out
74 development information in their rural area. The site was also posted in accordance with
75 the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise
76 also sent notices via First Class mail in accordance with the SUDC and state statute.

77

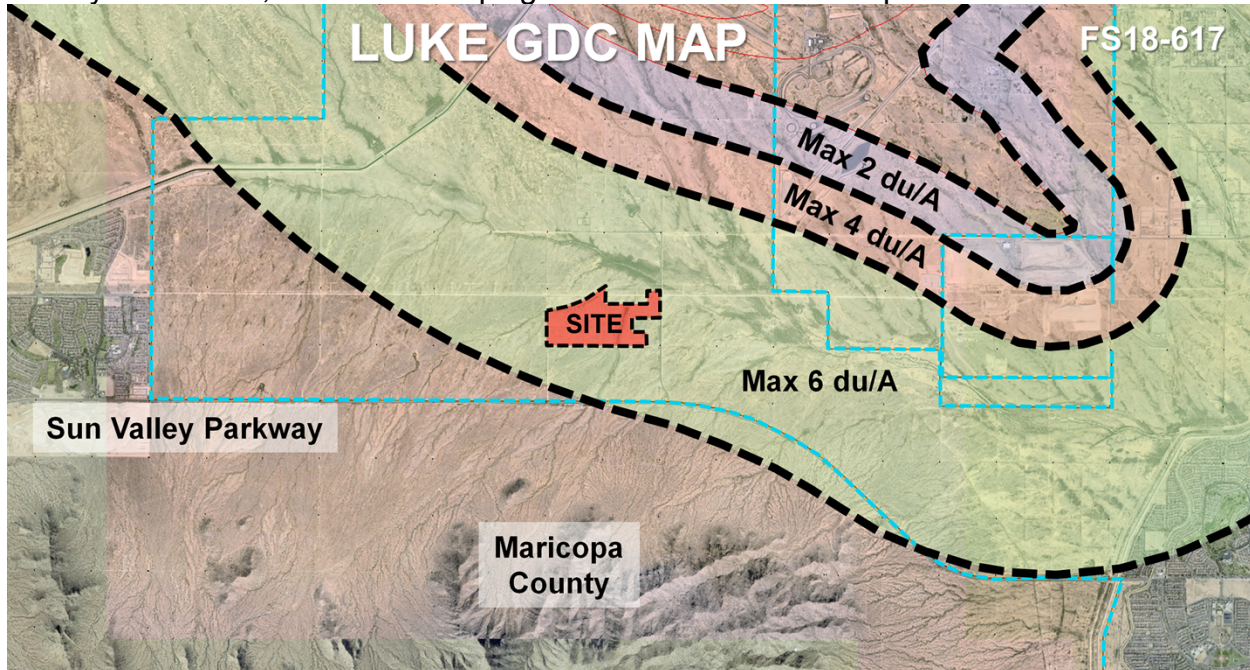
78 **ANALYSIS AND DISCUSSION:**

79 The subject zone change request involves a zone change from:

- 80 • Mesquite Mountain Ranch Planned Area Development ("PAD") Low Density
81 Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development
82 ("PUD") Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-
83 PUD), and Open Space (OS-PUD); and
- 84 • Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-
85 5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD)
86 and Medium Density Residential (RM-6-PUD).

87 The project anticipates 652 single-family residential lots over approximately 201.9 acres for
88 a gross density of 3.2 du/A. The PUD Overlay intended to modify development standards
89 and limit density.

90 The subject site is located along the outer edge of the 0-6 du/A ribbon of the Luke AFB
91 Auxiliary Field 1 Graduated Density Concept ("GDC"). The subject project provides a
92 density of 3.2 du/A, which is in keeping with the GDC. A context plan is shown below:



93
94 Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the
95 uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The
96 proposed PUD Overlay, however, will allow certain modifications to the development
97 standards.
98

99 The proposal will provide eight (8) different lot sizes within the two (2) proposed zoning
100 districts.

MESQUITE MOUNTAIN RANCH LAND USE SUMMARY					
LAND USE	OPEN SPACE/ PARK ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
53' x 120'	7.2	32.8	115	3.5	17.6%
63' x 130'	5.9	31.8	90	2.8	13.7%
48' x 115'	8.5	40.6	165	4.1	25.3%
53' x 115'	4.3	19.1	78	4.1	12.0%
58' x 125'	2.6	12.0	40	3.3	6.1%
58' x 120'	7.5	20.1	47	2.3	7.2%
58' x 130'	5.3	17.9	54	3.0	8.3%
48' x 110'	4.0	16.1	64	4.0	9.8%
WASH-5	11.5	11.5	-	-	-
TOTAL	56.8	201.9	653	3.2	100.0%

101

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

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

104

105 As noted in the narrative, Section 122-137(r) of the SUDC requires a community swimming
106 pool for Medium Density Residential projects of 60 or more units. The applicant proposes
107 the deletion of this requirement through the PUD Overlay. The rationale being that as a
108 single-family development with 20 foot rear setbacks, ample space will be available on
109 each lot to accommodate a private pool should that homeowner chose to do so.

110 Section 122-69(3)(a) limits the length of cul-de-sacs to 300 feet. Because of the existing
111 road layout, the applicant is requesting the maximum length be extended to 450 feet to
112 accommodate a singular cul-de-sac in the northeastern portion of the project area. An effort
113 was made by the applicant to provide open space features at the ends of all cul-de-sacs.

114 Section 122-137(e)(1)(a) requires all arterial roads and parkways shall have an adjoining
115 landscape tract having a minimum width of 60 feet measured from the back of curb. The
116 applicant is requesting the area be reduced so that the existing road layout, which was
117 approved under a previous code, can be utilized. Enhanced landscaping is being provided
118 in said areas.

119 The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's
120 width. The proposed minimum lot widths range between 48 and 63 feet. As these
121 requirements do not work with lots less than 60 feet in width, the applicant proposes a 45
122 percent figure, which would allow for a minimum 18 foot wide driveway for all product.

123 A second part of the driveway regulations limits the area of a residential driveway to 30
124 percent of the required front yard area, which is that area located between the front setback
125 line and the front lot line. The proposed minimum lot widths are between 48 and 63 feet,
126 while the proposed minimum front setback is 12 feet. 30 percent of the resulting area will
127 not accommodate a driveway; however, increasing to 45 percent will accommodate the
128 proposed driveway widths.

129 The SUDC requires that not less than 20 percent of the "net residential acreage" be set
130 aside as open space. The net residential acreage is essentially the total amount of land
131 taken up by the individual lots combined with the total open space. The applicant proposes
132 an increase to over 28 percent of the net residential area as open space overall, which
133 exceeds the 20 percent requirement set forth in the SUDC. Within those open spaces the
134 following theme parks with unique experiences are proposed:

- | | | | |
|-----|------------------------|-----|--------------------------|
| 135 | • Central Park | 139 | • Swings and Slides Park |
| 136 | • Hills and Earth Park | 140 | • Climbing Park |
| 137 | • Classic Park | 141 | • Traditional Playground |
| 138 | • Hills Park | 142 | • Pedestrian Trails |

143



144

145

146 **UTILITY AND SERVICES TABLE:**

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

147

148

149

150

151 **CONFORMANCE WITH ADOPTED PLANS:**

152 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
 153 as lying within the Neighborhood Character Area, which supports residential development
 154 of up to 8 DU/Ac or more, provided appropriate transitions are made between the various
 155 Neighborhood types included within the character area. The proposed RL-5-PUD and RM-
 156 6-PUD zoning district will generate a density of 3.2 du/A.

157

158 **REVIEWING AGENCIES:**

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

162 **Wickenburg Unified School District (WUSD):** In a letter dated January 28, 2019,
163 WUSD indicated they are in strong support of the Mesquite Mountain Ranch III Rezone.
164 The letter is attached.

165
166 **SUMMARY:**

167 The applicant is seeking a zone change over the subject properties and seeks relief from
168 certain aspects of the SUDC through the PUD Overlay. Said Zone Change is consistent
169 with the Surprise General Plan and the rationale for the granting of the PUD Overlays stem
170 from the developer's commitment to mitigate against the negative effects of the
171 development through an increase in the minimum open space in the single-family portion, a
172 reduction in density over that allowed under the base zoning districts and the reduction of
173 certain development standards which are not essential for the successful development of
174 the site. The proposed development is compatible with the neighboring land uses and the
175 amenities included will provide recreational opportunities for the neighborhood residents.
176 Further, much needed infrastructure will be constructed as part of this development.

177
178 **FINDINGS:**

- 179 • The proposed zone change is consistent with the Surprise General Plan 2035.
180 • The proposed development standards will allow the property to be reasonably
181 developed.
182 • There are no objections to the request.

183
184 **RECOMMENDATION:**

185 Based on the findings noted above, staff recommends the Commission move to
186 recommend **approval** of the subject rezone request to the City Council, subject to
187 stipulations 'A' through 'B' as outlined below:

- 188 A. Development and use of the site shall be in conformance with the Rezone with
189 PUD Overlay document entitled "Mesquite Mountain Ranch III", consisting of 47
190 pages plus exhibits, prepared by Goodwin and Marshall, Inc., and stamped
191 received March 14, 2019.
- 192 B. Non-compliance with the stipulations of approval of this case will be treated as a
193 violation in accordance with the provisions of Article XIV of the Surprise Unified
194 Development Code.

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

198
199 **ATTACHMENTS:**

- 200 01 - Vicinity Maps
- 201 02 - Rezone with PUD Overlay Document
- 202 03 - Public Engagement Form
- 203 04 - Wickenburg USD Letter
- 204 05 - PowerPoint

VICINITY MAP

FS18-617

Maricopa
County

Deer Valley Road

SITE

City of
Buckeye

Sun Valley Parkway

Bell Road

Maricopa
County

SR 303

VICINITY MAP

FS18-617

Deer Valley Road

Maricopa
County

227th Avenue

SITE

Beardsley
Road

219th Avenue

Sun Valley Parkway

Maricopa
County

ZONING MAP

FS18-617

Maricopa County

Mesquite Mountain Ranch PAD

RR

Desert Trails PAD

219th Avenue

RR

Rural Ranch (RR)

227th Avenue

SITE

RR

Ana Mandera PAD

RR

Sun Valley Parkway

Maricopa County

LUKE GDC MAP

FS18-617

Max 2 du/A

Max 4 du/A

Max 6 du/A

SITE

Sun Valley Parkway

Maricopa
County

MESQUITE MOUNTAIN RANCH III REZONE WITH PUD OVERLAY

SURPRISE, ARIZONA



PREPARATION DATE:

NOVEMBER 8, 2018

REVISION DATES:

JANUARY 17, 2019

MARCH 13, 2019

CASE NUMBER

FS18-617

MESQUITE MOUNTAIN RANCH

MAJOR AMENDMENT TO PAD

1st Submittal: November 13, 2018

2nd Submittal: January 29, 2019

3rd Submittal: March 13, 2019

OWNER:

Mesquite Mountain Ranch Investments, LLC

7505 East Sixth Street

Scottsdale, Arizona 85251

LANDSCAPE ARCHITECT:



ENGINEER:

GOODWIN
AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, #2
Chandler, Arizona 85286
(602) 218-7285
Contact: Warren C. Russell, P.E.

**MESQUITE MOUNTAIN RANCH
REZONE WITH PUD OVERLAY
SURPRISE, ARIZONA**

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FIGURE 5-6PARKS PLAN

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MESQUITE MOUNTAIN RANCH

REZONE WITH PUD OVERLAY

PROJECT NARRATIVE

Introduction

The intent of the Rezone with PUD Overlay as described herein is to modify lot sizes in Phase 1A of the Mesquite Mountain Ranch (“MMR”) PAD and the Mesquite Mountain Ranch, Phase II (“MMR2”) PAD to create a development more suited to the current market. The proposed mix of lots consists of 48' and 53' wide (RM-6-PUD) as well as 58' and 63' wide (RL-5-PUD) lots resulting in a total increase in lot count of 99 single family dwellings (originally 553 dwelling units and proposed 652 dwelling units). The existing zoning designation for all lots is R1-5-PAD. The proposed zoning designations are RL-5-PUD, RM-6-PUD and OS-PUD. The actual lot quantities of existing and proposed densities will be discussed further below, and identified by parcel in Tables 1 and 2 herein.

The intent of the PUD overlay district is to encourage creative and imaginative designs for development. To accommodate the increase in density the proposed land plan focuses on significant additional recreational opportunities. The proposed community adds four (4) local pocket parks and greatly enhances an additional two (2) of the original proposed parks. The entire park system is planned to provide a comprehensive array of uses, with each neighborhood park having a specific theme as discussed herein. In addition, the main entrance traffic circle has been significantly enhanced for the aesthetic enjoyment of the community residents. The local school district strongly supports this proposed rezoning and copy of the letter can be found in Appendix C. Finally, a comprehensive trail system utilizing the wash corridors resulting in an overall connected trail system of 1.5 miles has been added to the master plan. This trail corridor will eventually link into the regional trail system when constructed by the City. The trail system links all of the MMR community, and with the proposed sidewalk system gives all residents pedestrian access to all of the various parks described herein. We feel strongly that this imaginative design approach provides a greater livability for the future residents of the MMR community.

Location

Mesquite Mountain Ranch is located in west Surprise. The project lies between future 227 Avenue and 219th Avenue immediately north of Beardsley Road. A location map can be found in Figure 1. The actual legal description can be found in Appendix A.

History

The original MMR zoning case was assigned PAD05-314 with City Council approval on 5/11/06. The original zoning exhibit can be found in Figure 2. It should be noted that the current zoning case only includes the southern portion of this display (east of 227th and south of the north boundary of the transmission easement as shown). This case was followed up with MMR2 (PAD 06-050), which was approved by the City Council on 1/25/07. The overall zoning exhibit for MMR2 can be found on Figure 3. Each of the PAD's were processed for minor amendment with administrative approval in 2016. The purpose of the amendment was to update the landscape theming. No lot modifications were proposed. Both requests for minor amendment were approved on 8/11/16.

All of the construction plans for both MMR and MMR2 were originally approved for construction and the Final Plats recorded. In addition the project was graded and all of the wash retaining walls were constructed. The project construction plans expired, but have been resubmitted for re-approval. This process has been put on hold pending the outcome of this amended PAD zoning case. An attempt has been made to keep as much of this infrastructure in conformance with the original approved land plan and final construction plans. This is the reason for the modifications being requested as discussed in the following.

Proposed Rezone with PUD Overlay

As previously described the intent of the rezone with PUD Overlay to modify the lot sizes to current market desires. Table 1 below reflects the approved PAD zoning land use summary table. The existing zoning is R5-1-PAD with the lot sizes as shown on Table 1.

Table 1 - Existing MMR PAD and MMR2 PAD Land Use Summary

Parcel Number	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
1	MMR R1-5 PAD	58' x 115'	145	40.6	7.8	3.6
2	MMR R1-5 PAD	63' x 120'	101	32.8	6.3	3.1
3	MMR R1-5 PAD	83' x 130'	73	31.8	5.1	2.3
4	MMR2 R1-5 PAD	58' x 115'	69	19.1	3.2	3.6
5	MMR2 R1-5 PAD	63' x 120'	47	20.1	6.0	2.3
6	MMR2 R1-5 PAD	75' x 125'	76	28.1	3.9	2.7
7	MMR2 R1-5 PAD	83' x 130'	42	17.9	2.5	2.3
Wash 5	-	-	0	11.5	11.5	-
Totals	-	-	553	201.9	46.3 22.9%	2.7

* This table has been slightly modified to address some minor discrepancies in gross acreage.

A mix of 48', 53', 58' and 63' lots are being requested. The actual lot criteria is described in Table

* The proposed revised land plan can be found in Figure 4. As discussed above, the land plan results in an increase of 99 single family lots.

Table 2 - Proposed MMR PUD Rezone Land Use Summary

Parcel	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
A	RM-6-PUD	53' x 120'	115	32.8	7.2	3.5
B	RL-5-PUD	63' x 130'	90	31.8	5.9	2.8
C	RM-6-PUD	48' x 115'	165	40.6	8.5	4.1
D	RM-6-PUD	53' x 115'	78	19.1	4.3	4.1
E	RL-5-PUD	58' x 125'	39	12.0	2.8	3.3
F	RM-6-PUD	48' x 110'	64	16.1	4.0	4.0
G	RL-5-PUD	58' x 130'	54	17.9	5.3	3.0
H	RM-6-PUD	58' x 120'	47	20.1	7.5	2.3
Wash 5	OS- PUD	-	0	11.5	11.5	-
Totals	-	-	652	201.9	57.0 28.2%	3.2

Table 3 - Existing SUDC, MMR PAD, and MMR2 PAD Dimensional Standards

Zoning District and Source	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard	Max. Height Note 2
RM-6 SUDC	6,000 sf	50'	100'	12'/21'	5'	10'	20'	35'
RL-5 SUDC	7,200 sf	60'	100'	15'	5'	15'	20'	30'
MMR 58 x 115	6,380 sf	58'	110'	12'/18'	5'	13'	15'	30'
MMR2 60 x 115	6,380 sf	60'	110'	12'/18'	5'	13'	15'	30'
MMR 63 x 120	6,930 sf	63'	110'	12'/18'	5'	13'	15'	30'
MMR2 65 x 120	6,930 sf	65'	110'	12'/18'	5'	13'	15'	30'
MMR and MMR2 75 x 125	8,250 sf	75'	110'	12'/18'	5'	15'	15'	30'
MMR and MMR2 83 x 130	9,130 sf	83'	110'	12'/18'	8'	18'	15'	30'

1) Front facing garages shall have minimum 21-foot front yard setback.2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.

3) Front yard setbacks may be reduced to 12' for side loaded garage product.

Table 4 - Proposed MMR PUD Dimensional Standards

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

- 1) Front facing garages shall have minimum 21-foot front yard setback.
- 2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.
- 3) Front yard setbacks may be reduced to 12' for side loaded garage product.
- 4) Min lot depth can be reduced 10% on knuckle and cul-de-sac lots as long as gross square footage meets or exceeds minimum lot area.
- 5) Attached patios may reduce setback by 10' but no part of the structure can be closer than 10' of the rear property line. Enclosed patios will not be allowed within this encroachment.

Open Space

In conjunction with the new land plan, it is understood that the intent of the PUD overlay is to provide for more creative and imaginative designs for the development. Therefore we are proposing extensive open space enhancements in conjunction with the rezone case. A total of four (4) additional active neighborhood parks are proposed and two (2) existing proposed parks have been substantially upgraded. In addition, the main entry roundabout has been significantly upgraded with an additional non retention passive open space being added. The additional parks and open spaces proposed with this amended PAD are shown in detail in Figure 5. Figure 6 contains a comprehensive conceptual development and parks plan. Figure 7 maps distance to park for all residents. It must be noted that due to the redesign philosophy **all residences are within 1/4 mile of an active park**. In addition, the proposed rezone structures the various parks for different themes, uses and age groups. Finally, a comparison of Tables 1 and 2 indicates an increase in open space greater than 20%. The following parks are proposed:

Central Park with Multiple Sports Courts - Figure 11

This is the main active park in the project. Centrally located within the community, we have provided all types of sports courts from basketball to pickle ball to bocce ball that will attract all age groups. The park is all centered on a large pyramid climbing structure for the younger groups of residents. The park also features a climbing mound and large turf areas for families and children to have unobstructed play.

Hills and Earth Park - Figure 12

This will be a large park consisting of hills of various sizes to create a hidden traditional park in the middle. The hills will be a focal point where kids of all ages can explore and use the hills in every type of play. At the center of the park will be a traditional playground that will attract all other types of users that may not be interested in the hills but instead would rather use a play structure. There will also be a pavilion for families to watch their children play, or simply gather with neighbors.

Classic Park - Figure 13

This park will consist of more traditional park features such as a swing set and climbing structure. In addition to all of the play features there will be a pavilion for families to rest and get some shade from the sun. This park will also feature a large play lawn for more unobstructed play.

Hills Park - Figure 14

This park will be focused on natural play. There will be large play mounds for kids of all age groups to enjoy in an unstructured way. There will also be a traditional playground placed here for residents that live close to this park and want the appeal of a traditional playground for their children. Along with all of the play features there will be small areas of turf for passive play areas.

Swings and Slides Park - Figure 15

This park will consist of many different elements that will make for a dynamic play experience. There will be a hill built for several slides with climbing features that will be ADA accessible. At the base of the hill will be a swing set for all age groups and abilities. There will also be a shade pavilion for families to rest while watching their children play.

Climbing Park - Figure 16

The climbing park is made up of all things climbing. The park's main features are large climbing mounds scattered throughout the park to attract all types of users. At the center of the park is a playground that will house several different climbing related structures for the residents. The park will aim at being accessible for all age groups. The park will also provide a shade structure.

Traditional Playground - Figure 17

This playground is one of the smaller playgrounds of the project, located immediately adjacent to the large wash. This park will feature traditional park elements such as a climbing structure, swing set and other small features for kids to use. The park will also provide a pavilion to look over the wash area and park facilities. The park also has direct access to the trail system proposed for the wash itself.

Pedestrian Trails - Figure 18

In addition to the parks as described above, trails have been incorporated into the native wash areas that will eventually tie into the regional trail facilities planned long term by the City. The wash trail will include a public access easement for the use of general public in the future.

Conformance with the 2035 General Plan

The project location relative to the 2035 General Plan indicates the property as Neighborhood (suburban) as indicated in Figure 19. This General Plan category calls for an overall density of 2 - 8 dwelling units per acre ("du/A") while MMR density consists of 3.24 du/A. Conformance with the Parks and Recreation Master Plan can be found on Figure 20 with the only criteria being to maintain the wash open space corridor, which has been done with this project. In addition, with a total of approximately 56.8 acres of parks and open space including a total of 7 active parks, 13 passive open space areas and two (2) major wash corridors.

Modifications Requested

Because the project has an approved Final Plat and construction plans have previously been designed and accepted, the developer requests that a small number of zoning modifications be granted in conjunction with the Amended PAD. Primarily these are related to minor deviations from the most recent roadway configurations. The roadway configurations contained in Appendix B are being proposed. In addition, the street/access configuration that has been previously approved

by staff, the Planning and Zoning Commission and City Council are being requested to generally remain as is. This allows for the previously approved construction plans to be re-approved without significant redesign and these plans will conform to the latest city EDS details. It is understood that design elements such as striping, handicap ramps, sidewalks, etc. will need to be updated to current standards. It is also requested that when platted adjacent to 219th Avenue escrow funds shall be set aside rather than to attempt improvements on the relatively small section of roadway. Table 5 compares existing zoning criteria to requested modifications/enhancements.

Table 5 - MMR Rezone with PUD Overlay Modifications

Seeking Relief from Code	Enhancements
Section 122-137 - Medium density residential projects containing 60 residential lots or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development.	1 - The high level of community parks both active and passive have been added to the community. More residents will be drawn to these parks due to their local locations. 2 - The wash corridor trails are designed for regional public use and connectivity to the remaining city wide system. These shall include public access easements. 3 - Larger lots allow for individual pools in all of the lot sizes.
Section 122-69(3)(a) - Cul-de-sac shall be limited to a maximum length of 300; except if topography is unusual or other site conditions warrant, the length may be extended upon approval of the city manager or designee, provided the extended length does not exceed 600 feet. (c) - A diameter of 20 feet in the center of the cul-de-sac shall not be paved, but shall be reserved for landscaping.	All cul-de-sacs in MMR have been designed to extend to a location ending in an open space. This allows for visual and physical access to open space facilities. Maximum length is 450 feet and no landscaping island is necessary. MMR was zoned, platted, and designed in 2007 and 2008. The plats have been filed and the plans were accepted and have been updated. The current proposed rezoning land plan as presented honors the road locations, centerlines and geometric configurations from the original approved plat and plans. Any roadway deviations from the filed final plat would require complete redesign of the

	development. For that reason this request is to honor the originally accepted roadway locations, rights of way configurations and cross-sections as presented in the PUD overlay and roadway cross-sections contained in Appendix B. All attempts will be made to get as close to current standards as possible.
Section 122-137(e)(1)(a) - all arterial roads and parkways shall have an adjoining landscape tract, having a minimum width of 60 feet measured from the back of curb.	Through coordination with City staff enhanced landscaping will be provided instead of the 60' buffer. See Figure 20 for the enhanced landscaping example.

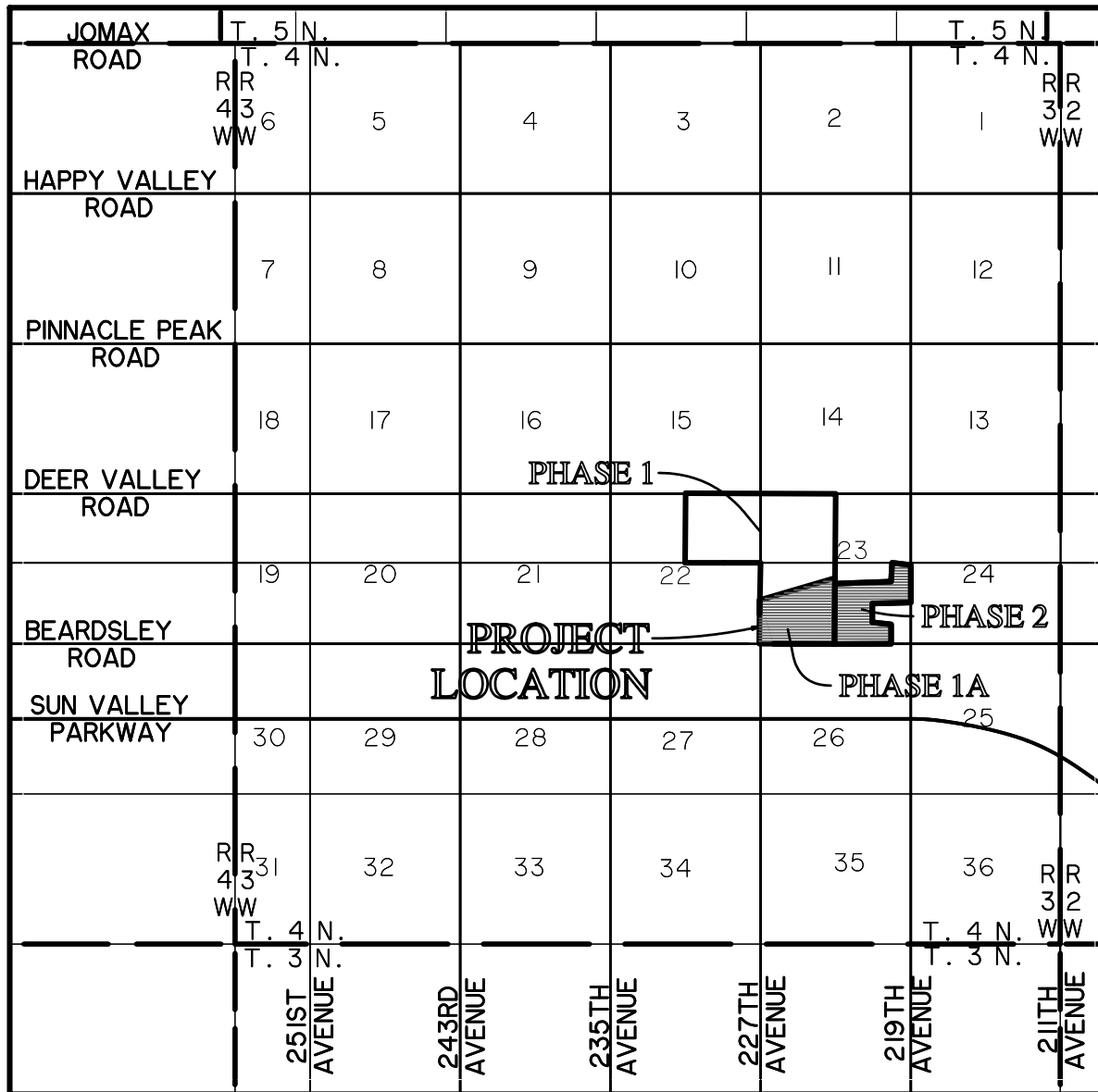
Infrastructure Phasing

It is currently the intent of the owner to construct the entire development at one time. However, it is possible that 1A and 2 are constructed independent of each other. Figure 21 indicates the intended infrastructure phasing if this occurs. Based on the small frontage on 219th adjacent to MMR, it would seem that construction of this section would be better served by establishing an escrow and building this section with a larger stretch.

Summary

A Rezone with PUD overlay is being requested to the existing PAD's for Mesquite Mountain Ranch with relatively minor revisions to account for the new lot layout. Lot sizes have been modified to meet current market demand. This results in the addition of 99 lots with an overall density of 3.24 du/A. It is understood that the intent of the PUD overlay is to encourage creative and imaginative designs for the development. We feel that is the very essence of the changes being proposed. In conjunction with the revised lot sizes, which reflect the current market conditions, substantial park and open space improvements have been added to the development as described herein. The resulting park and open space configuration results in all residential dwellings being within 1/4 mile of an active community facility. Total open space is increased in excess of 20% in the proposed master plan associated with the rezone request. The rezone with PUD overlay and associated modifications contained within this document are respectfully requested to be approved which will result in a far improved master planned community.

FIGURES



LOCATION MAP

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

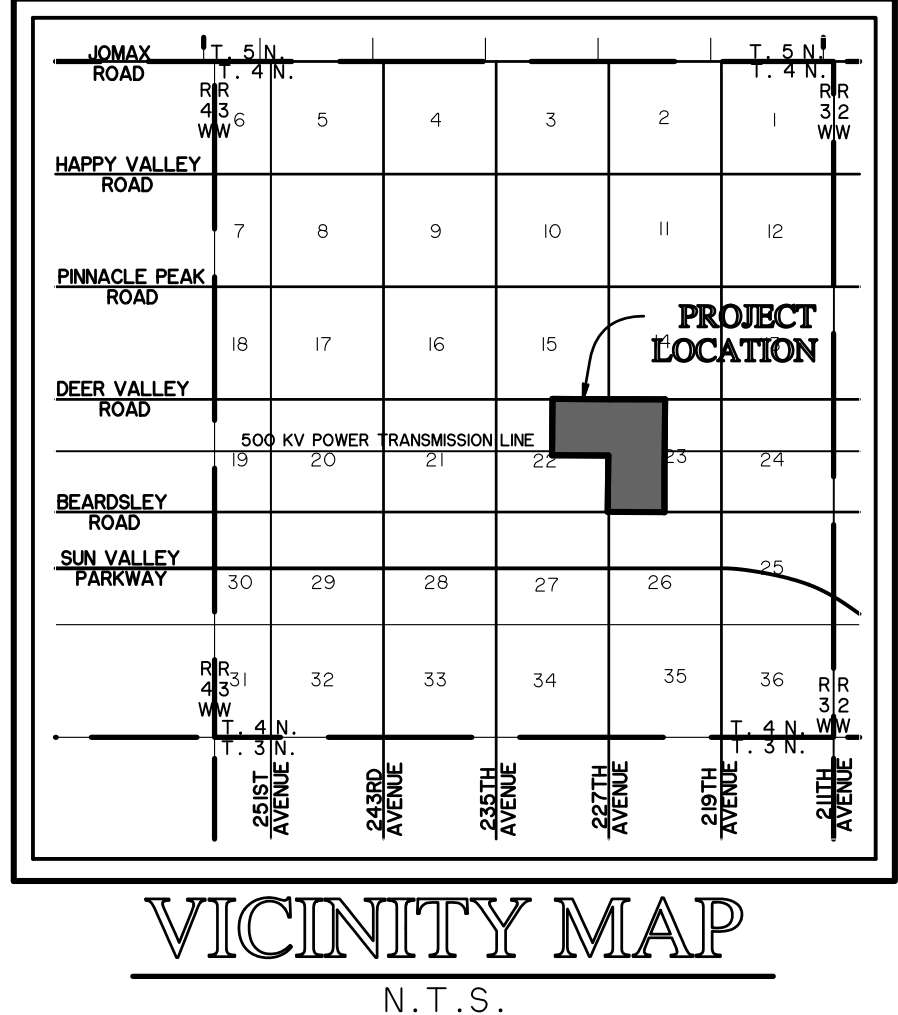
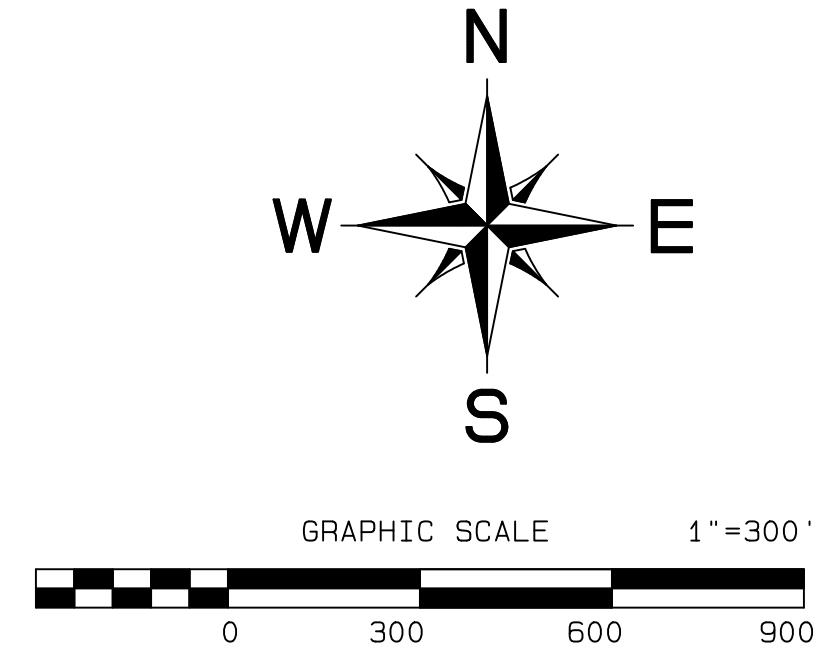
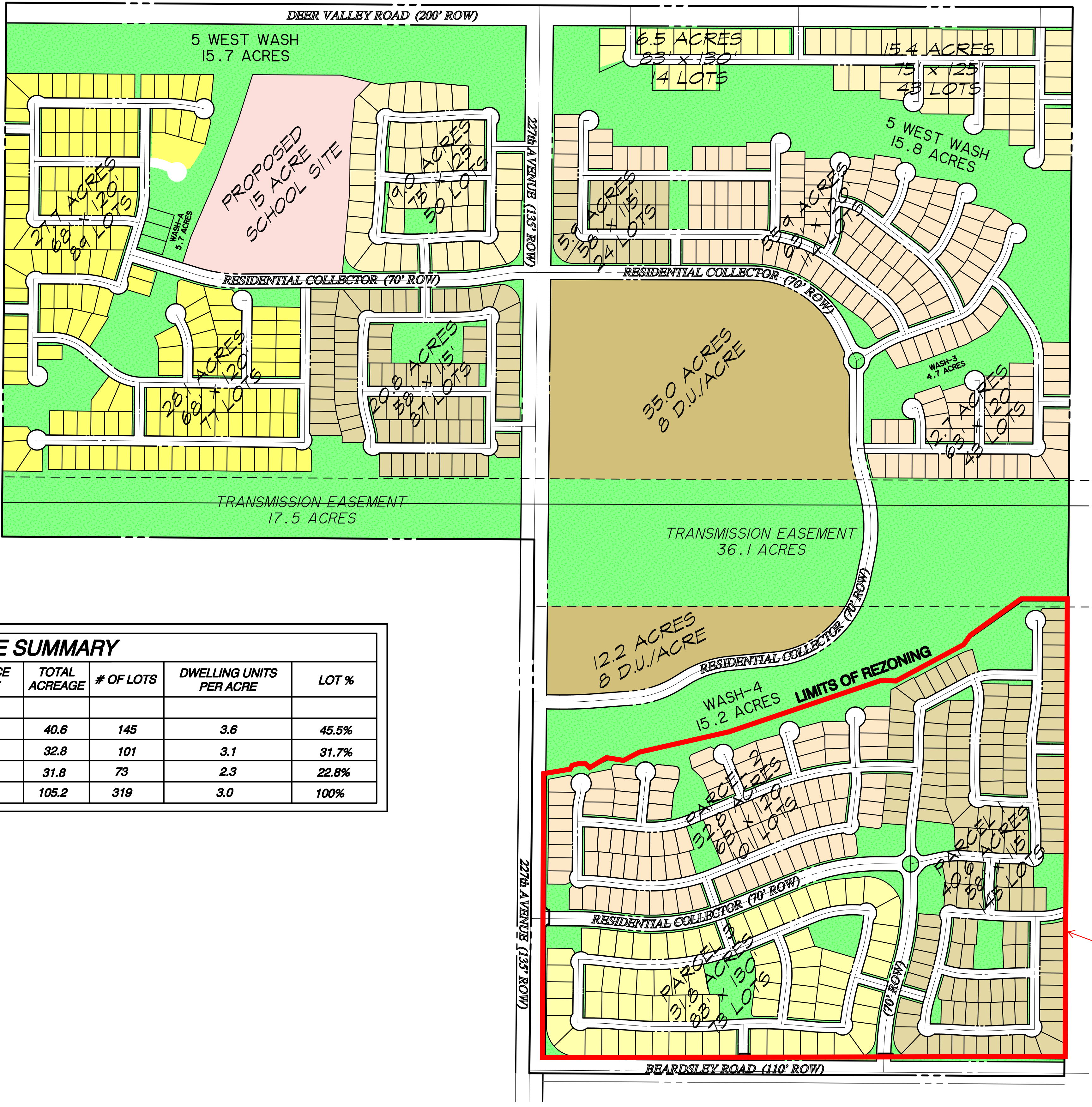
2706 S. Alma School Road, #2
Chandler, Arizona 85226
(602) 218-7285

LOCATION MAP

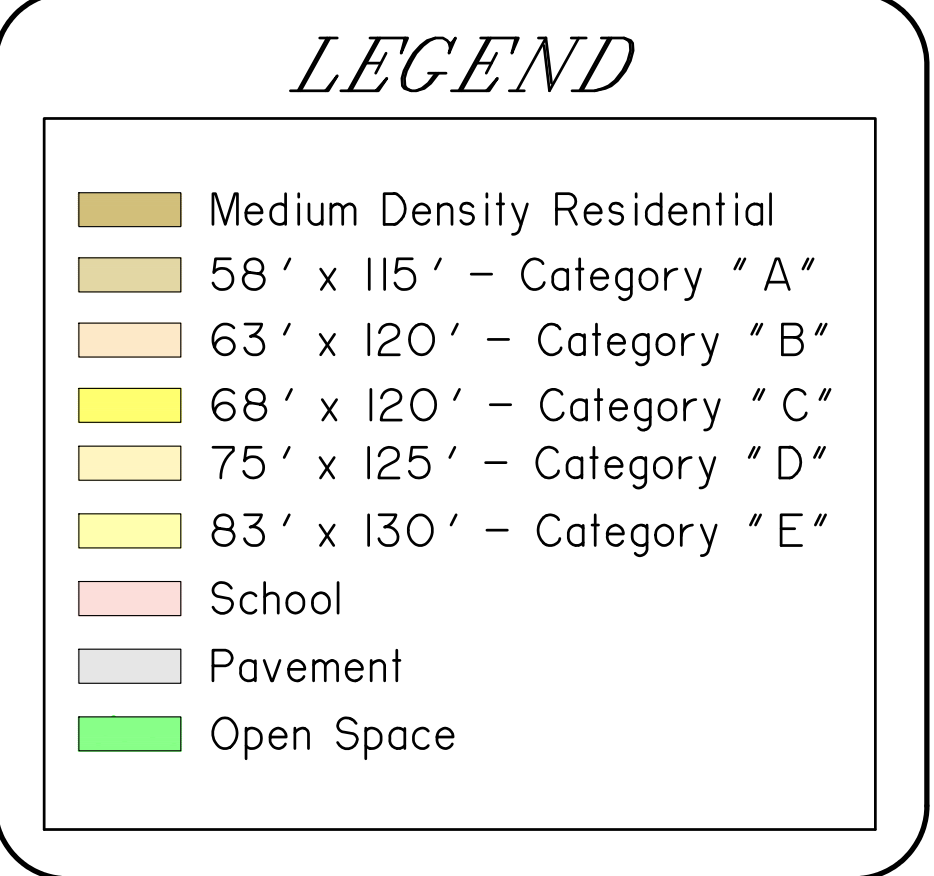
MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

Scale: NA
Date: AUG 2018
Job No.: I0505A
Drafted: JEB
Checked: WCR

FIGURE 1



MMR 1A LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
1	R1-5-PAD	58' x 115'	7.8	40.6	145	3.6	45.5%
2	R1-5-PAD	63' x 120'	6.3	32.8	101	3.1	31.7%
3	R1-5-PAD	83' x 130'	5.1	31.8	73	2.3	22.8%
TOTAL			19.2	105.2	319	3.0	100%

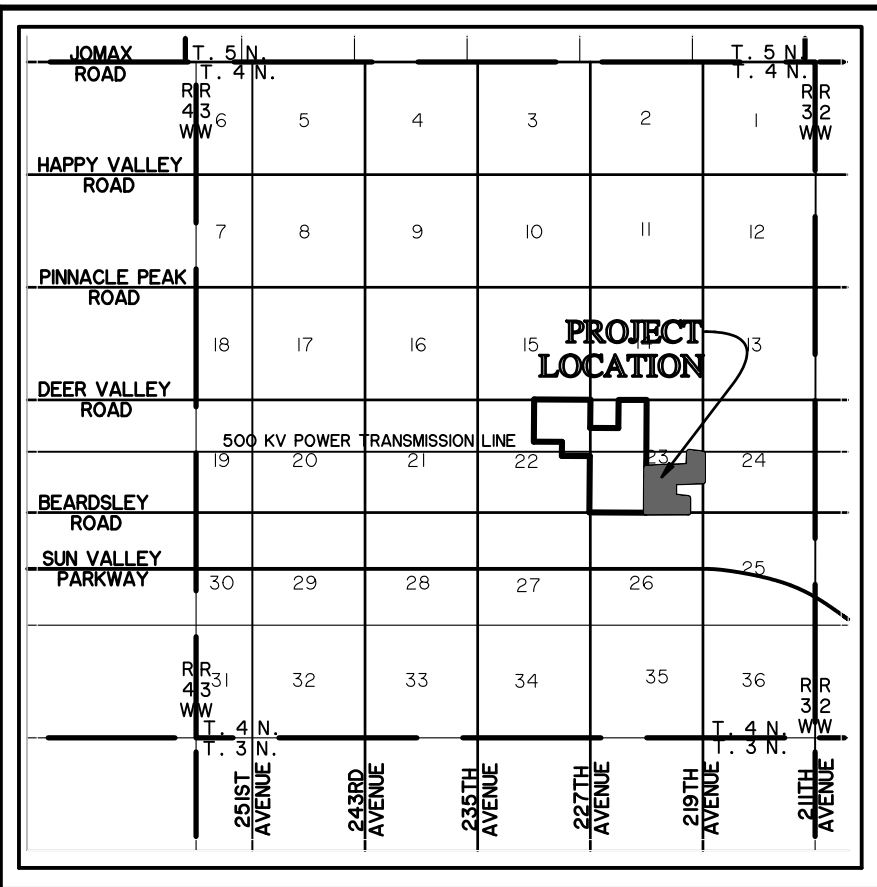
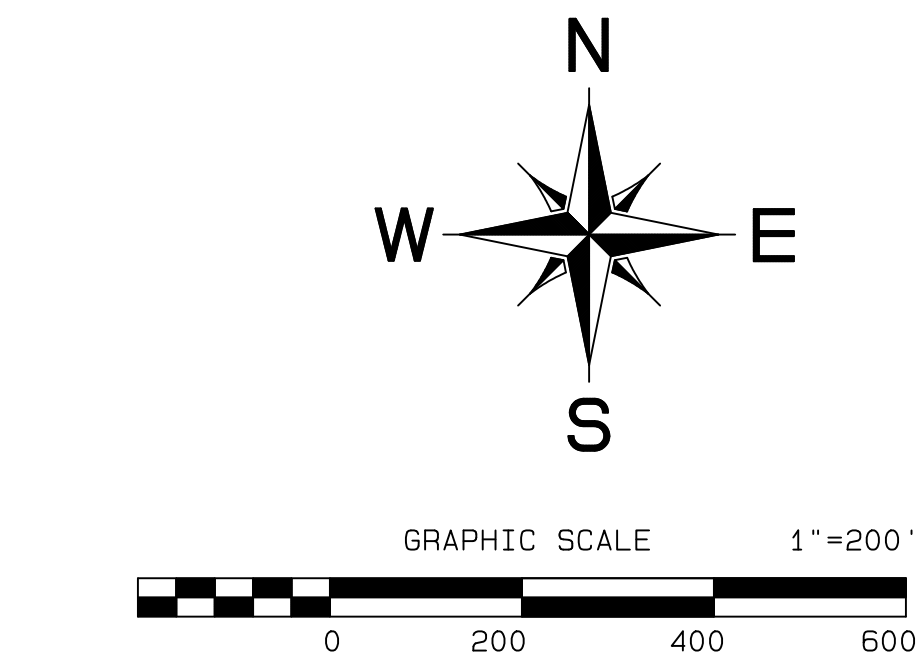
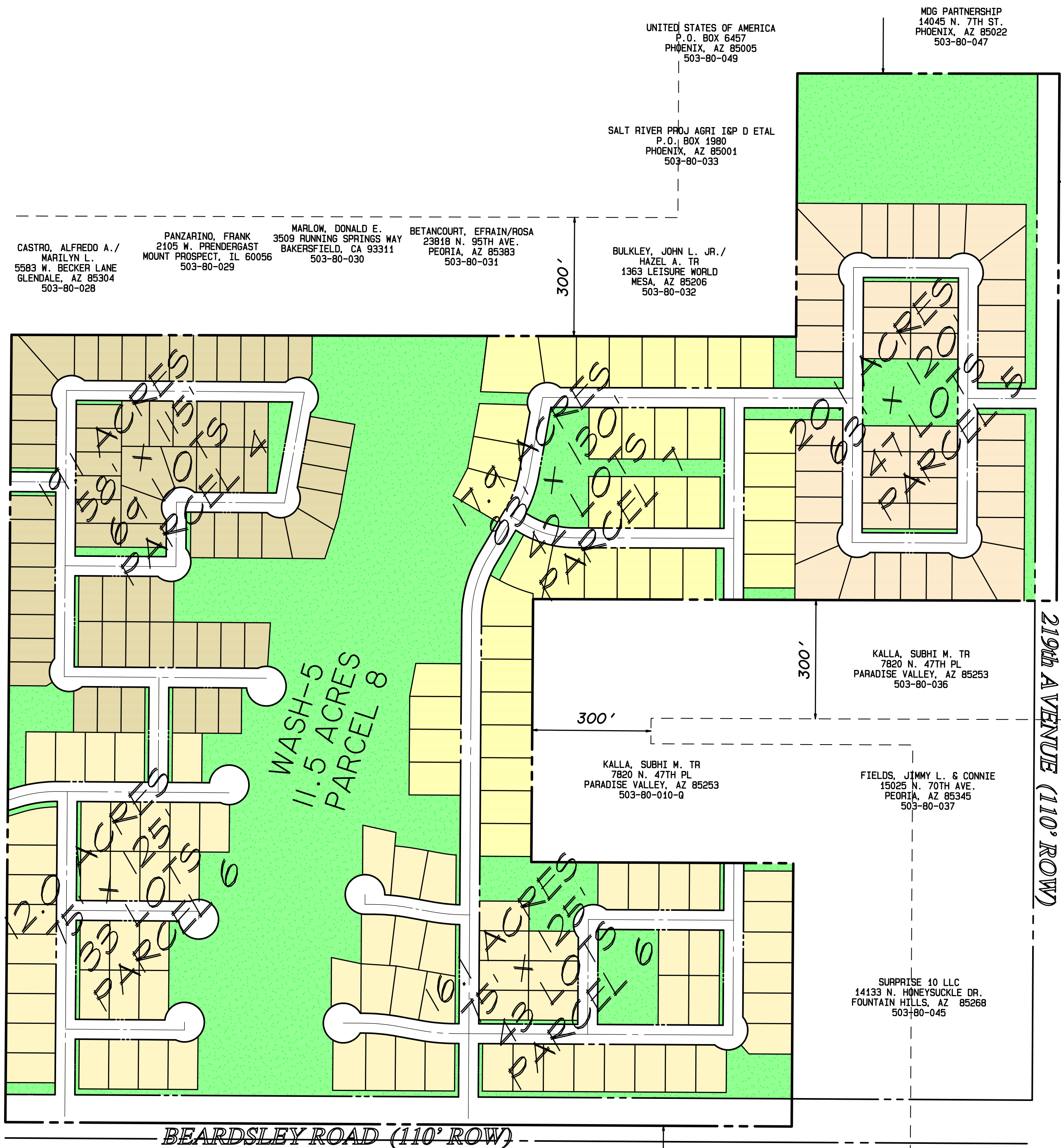


ENGINEER/PLANNER:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
3131 East Camelback, Suite 200
Phoenix, Arizona 85016
(602) 606-5760

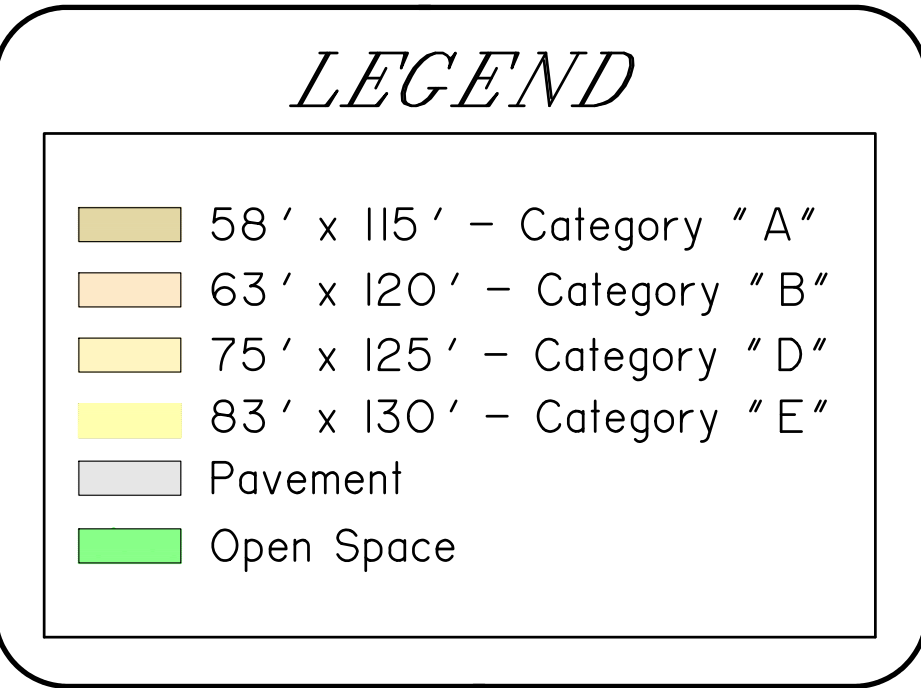
DEVELOPER:
Taylor Woodrow
TAYLOR WOODROW HOMES, INC.
6720 NORTH SCOTTSDALE ROAD #390
SCOTTSDALE, AZ 85253
TEL. 480 344 7000
FAX 480 344 7001

EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
FEBRUARY 2006
FIGURE 2

MMR 2 LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE ACREAGE	ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
4	R1-5-PAD	58' x 115'	3.2	19.1	69	3.2	29.5%
5	R1-5-PAD	63' x 120'	6.0	20.1	47	2.3	20.1%
6	R1-5-PAD	75' x 125'	3.9	28.1	76	3.9	32.5%
7	R1-5-PAD	83' x 130'	2.5	17.9	42	2.3	17.9%
WASH		WASH-5	11.5	11.5	-	-	-
		TOTAL	46.3	96.7	234	2.7	100%



VICINITY MAP
N.T.S.

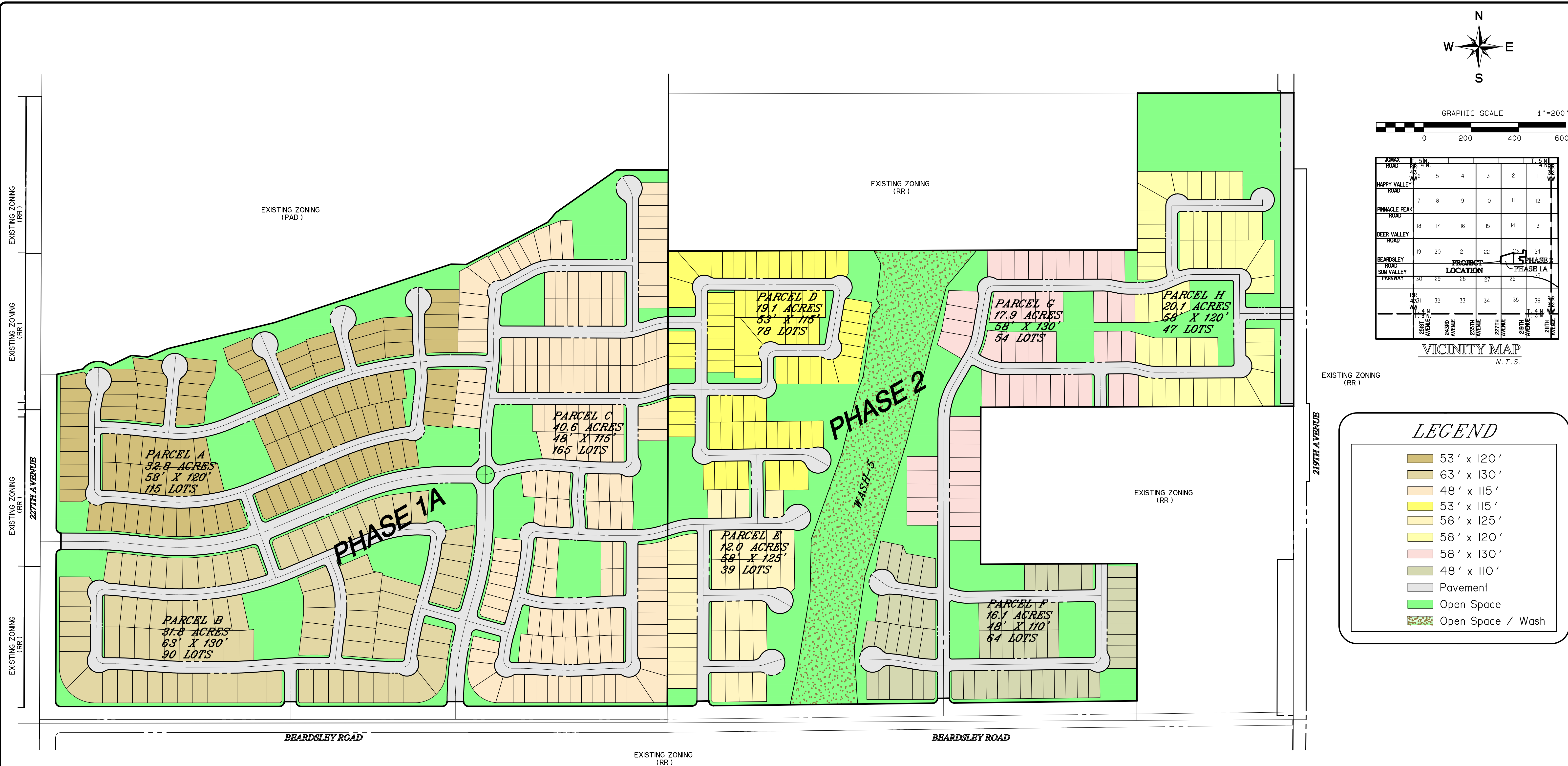


ENGINEER/PLANNER:
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3131 East Camelback, Suite 200
Phoenix, Arizona 85016
(602) 606 - 5760

DEVELOPER:
Taylor Woodrow
TAYLOR WOODROW HOMES, INC.
6720 NORTH SCOTTSDALE ROAD #390
SCOTTSDALE, AZ 85253
TEL. 480 344 7000
FAX 480 344 7001

EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH
PHASE 2
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
JANUARY 2006
FIGURE 3

W:\0505A - MMR_Merritt\Zoning\MMR Prelim 2 5-28-18.prc Fri Jun 11 09:48:07 2019



MESQUITE MOUNTAIN RANCH LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE/ PARK ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
A	RM-6-PUD	53' x 120'	7.2	32.8	115	3.5	17.6%
B	RL-5-PUD	63' x 130'	5.9	31.8	90	2.8	13.8%
C	RM-6-PUD	48' x 115'	8.5	40.6	165	4.1	25.3%
D	RM-6-PUD	53' x 115'	4.3	19.1	78	4.1	12.0%
E	RL-5-PUD	58' x 125'	2.8	12.0	39	3.3	6.0%
F	RM-6-PUD	48' x 110'	4.0	16.1	64	4.0	9.8%
G	RL-5-PUD	58' x 130'	5.3	17.9	54	3.0	8.3%
H	RM-6-PUD	58' x 120'	7.5	20.1	47	2.3	7.2%
WASH	OS-PUD	WASH-5	11.5	11.5	-	-	-
		TOTAL	57.0	201.9	652	3.2	100.0%

PREPARED BY:

**GOODWIN &
MARSHALL**

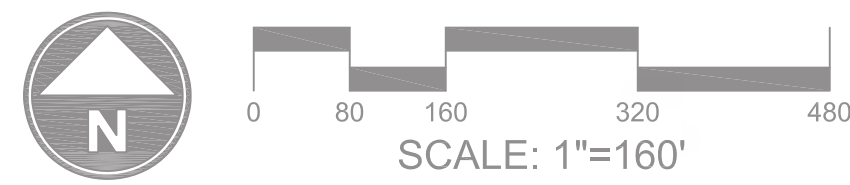
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Chandler, AZ 85286
(602) 218-7285

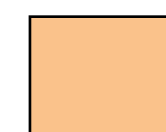
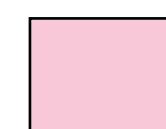
PROPOSED ZONING EXHIBIT FOR MESQUITE MOUNTAIN RANCH

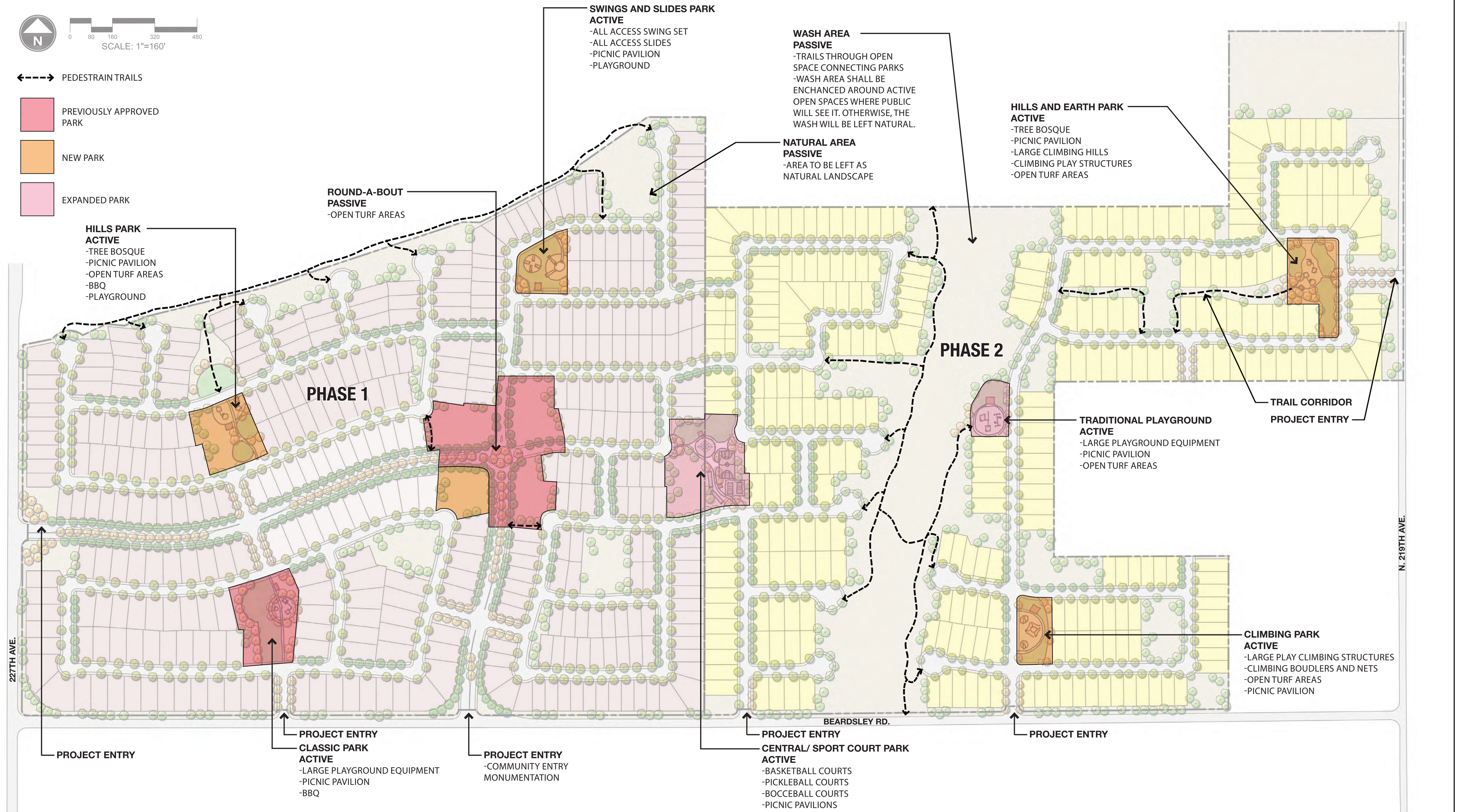
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
NOVEMBER 2018

FIGURE 4



←---→ PEDESTRAIN TRAILS

-  PREVIOUSLY APPROVED PARK
-  NEW PARK
-  EXPANDED PARK



PARKS PLAN
FIGURE 5

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

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Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019

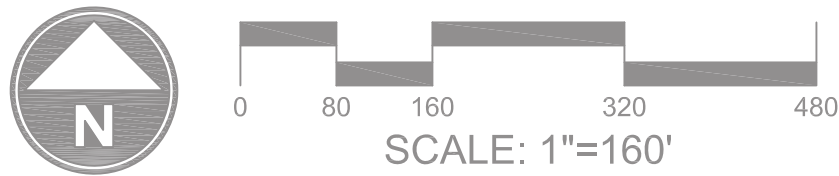
DEVELOPMENT DATA

TOTAL COMMON AREA 57.4 ACRES

LOT SUMMARY

PHASE	LOTS
PHASE 1	370
PHASE 2	282
TOTALS	652

NOTES:
- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 8



CONCEPTUAL DEVELOPMENT AND PARKS PLAN
FIGURE 6

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

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Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019

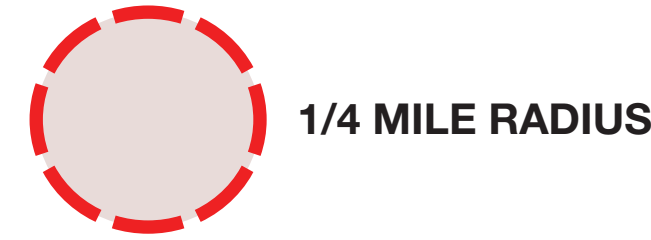
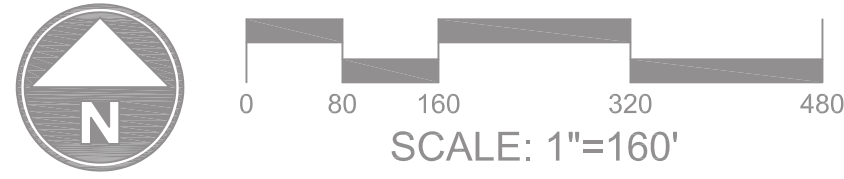


FIGURE 7

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

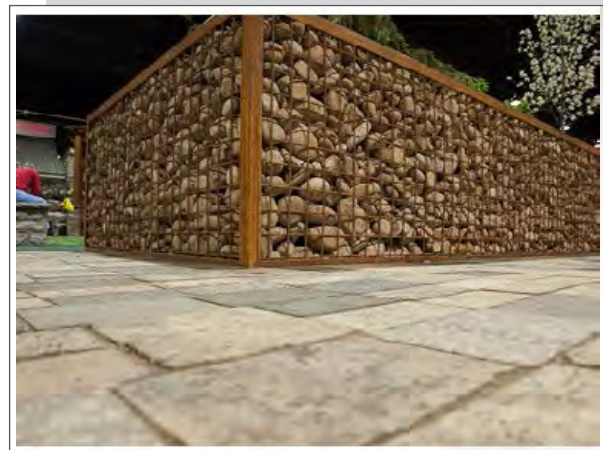
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Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



GABION BASKET W/ ANGLE
IRON EDGES



RAMMED EARTH WALLS



RUSTED METAL SIGN



METAL SIGN
RAMMED EARTH ENTRY WALL

GABION BASKET
ORNAMENTAL LANDSCAPING

COMMUNITY ENTRY MONUMENTATION
FIGURE 8

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

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MESQUITE MOUNTAIN RANCH
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COMMUNITY ENTRY MONUMENTATION
FIGURE 9

MESQUITE MOUNTAIN RANCH
 INVESTMENTS, LLC
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MESQUITE MOUNTAIN RANCH
 CITY OF SURPRISE, AZ

FEBRUARY 2019



N. 224TH AVE. ROUNDABOUT
FIGURE 10

MESQUITE MOUNTAIN RANCH
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MESQUITE MOUNTAIN RANCH
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FEBRUARY 2019



GRASS CLIMBING MOUND



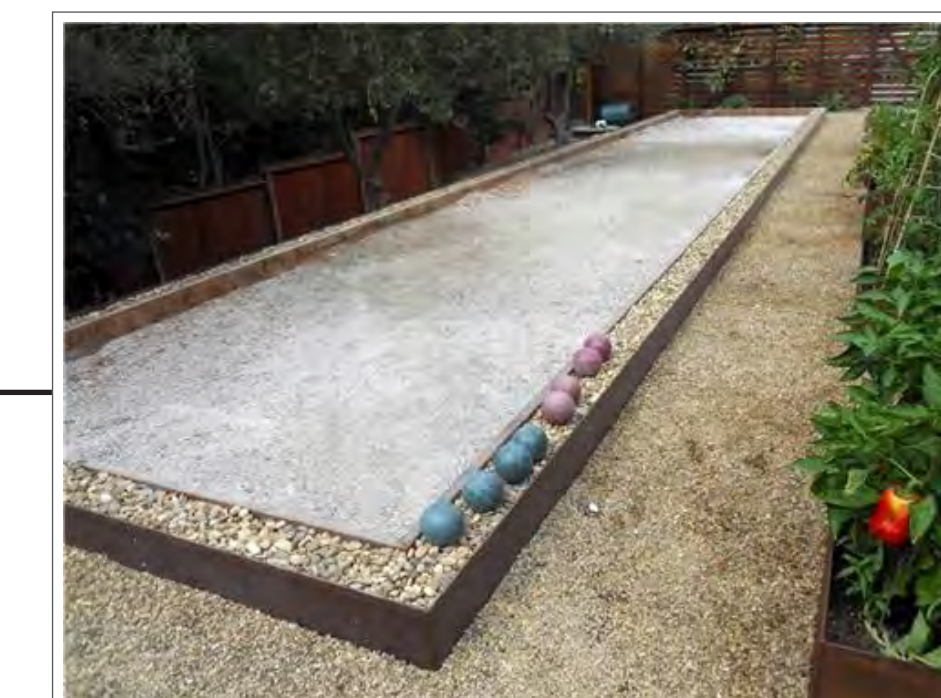
SHADE PAVILION



NET CLIMBER



PICKLEBALL COURT



BOCCE BALL COURT

CENTRAL/ SPORT COURT PARK
FIGURE 11

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

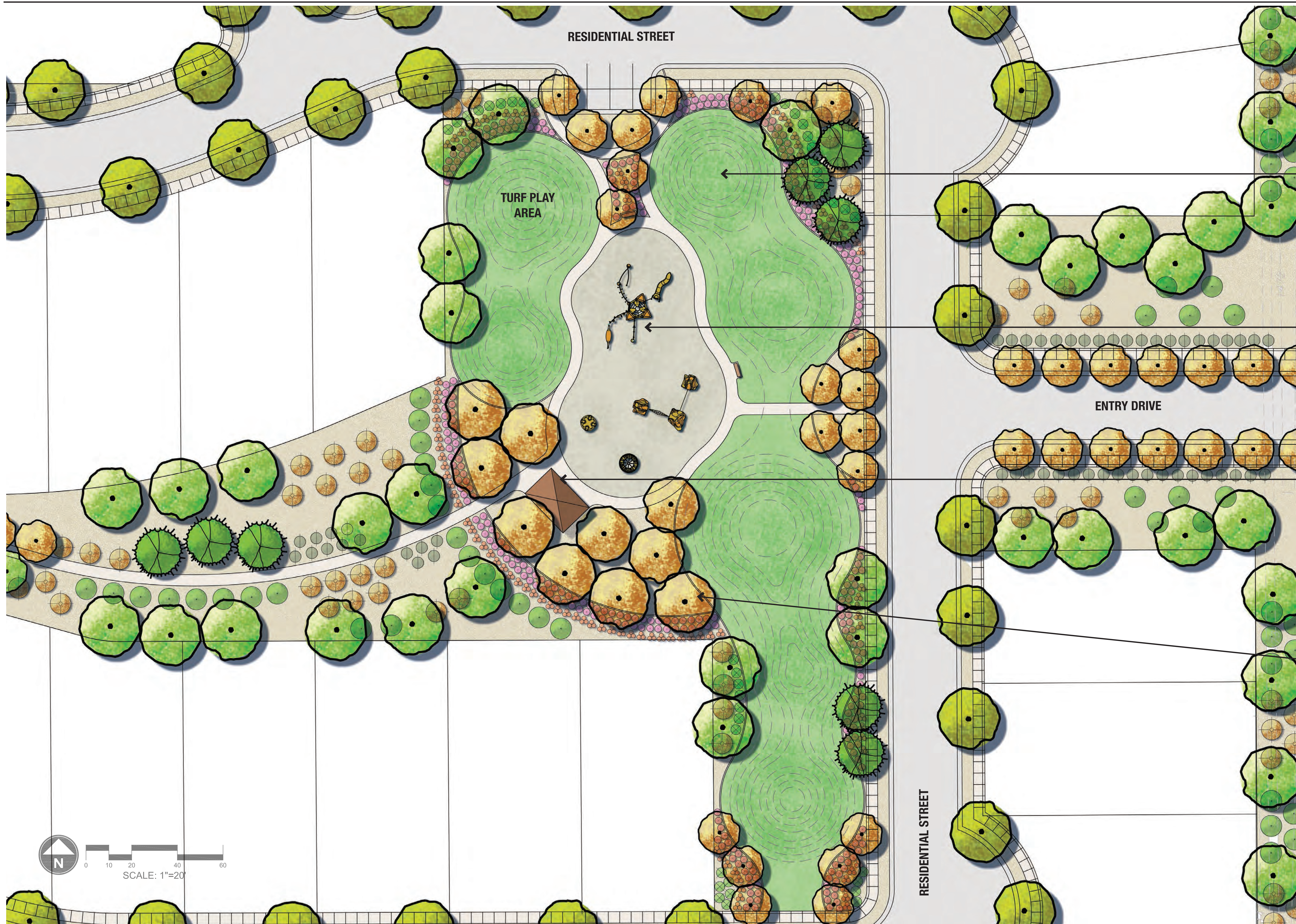
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



GRASS CLIMBING MOUND



PLAY STRUCTURE



SHADE PAVILION



TREE BOSQUE

HILLS AND EARTH PARK
FIGURE 12

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



0 5 10 20 30
SCALE: 1"=10'



SHADE PAVILION



SWINGSET



PLAY STRUCTURE

CLASSIC PARK
FIGURE 13

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

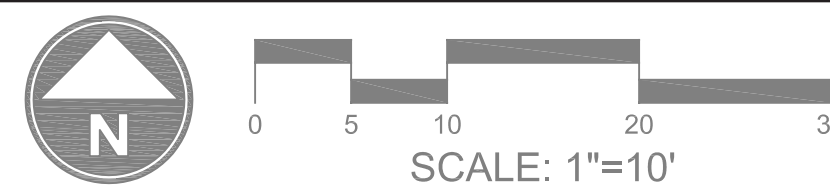
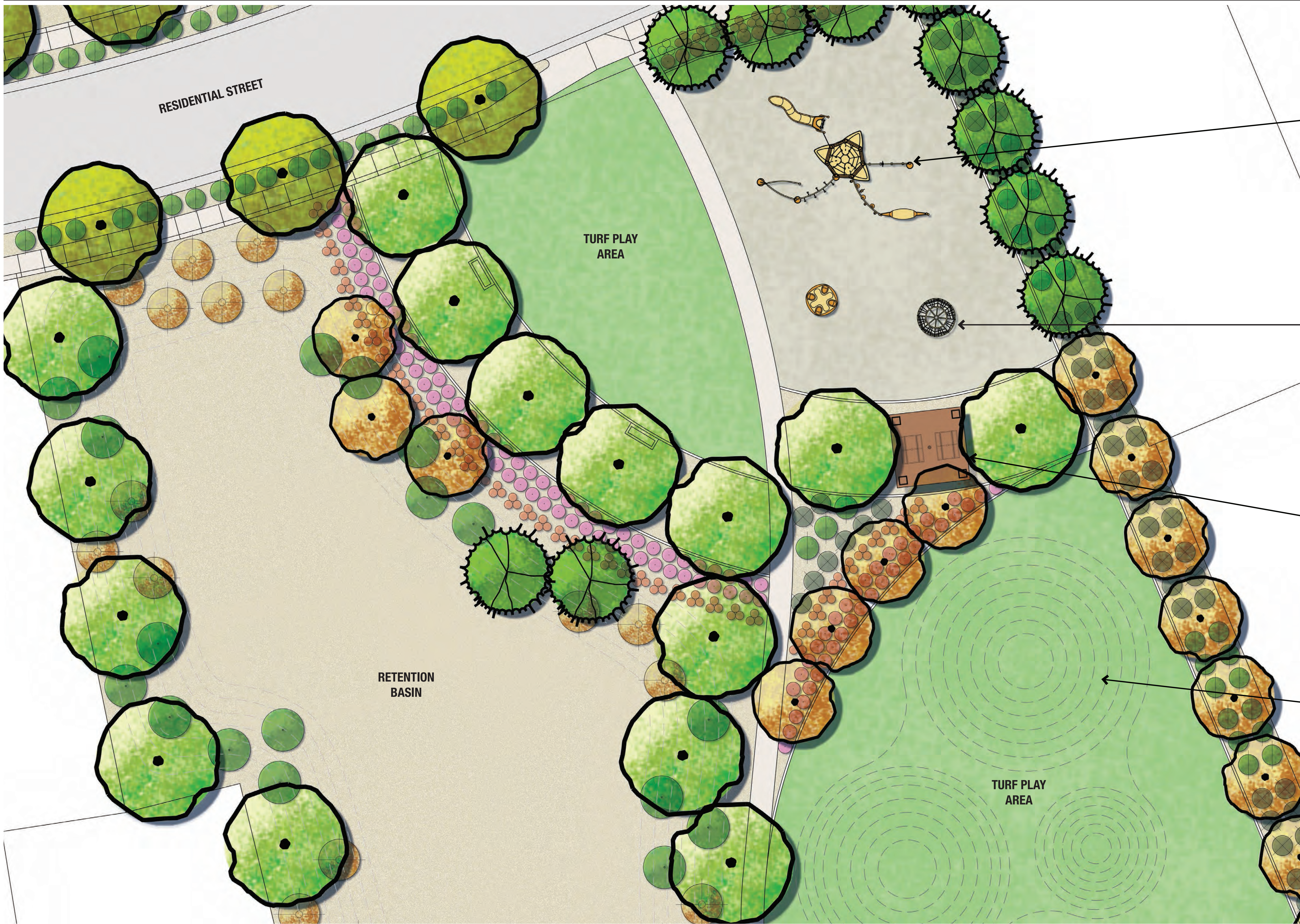
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

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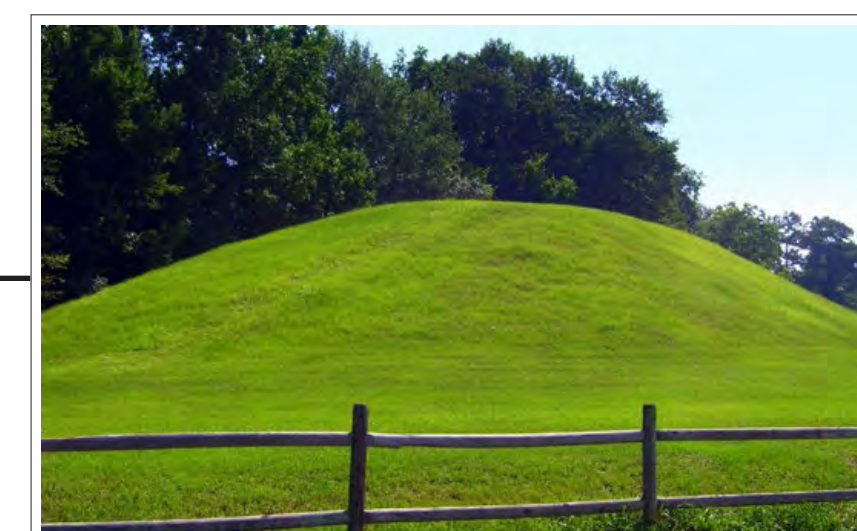
PLAY STRUCTURE



SPINNING PLAY PIECE



SHADE PAVILION



GRASS CLIMBING MOUND

HILLS PARK
FIGURE 14

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

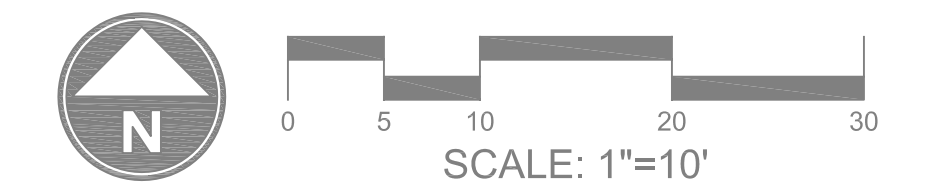
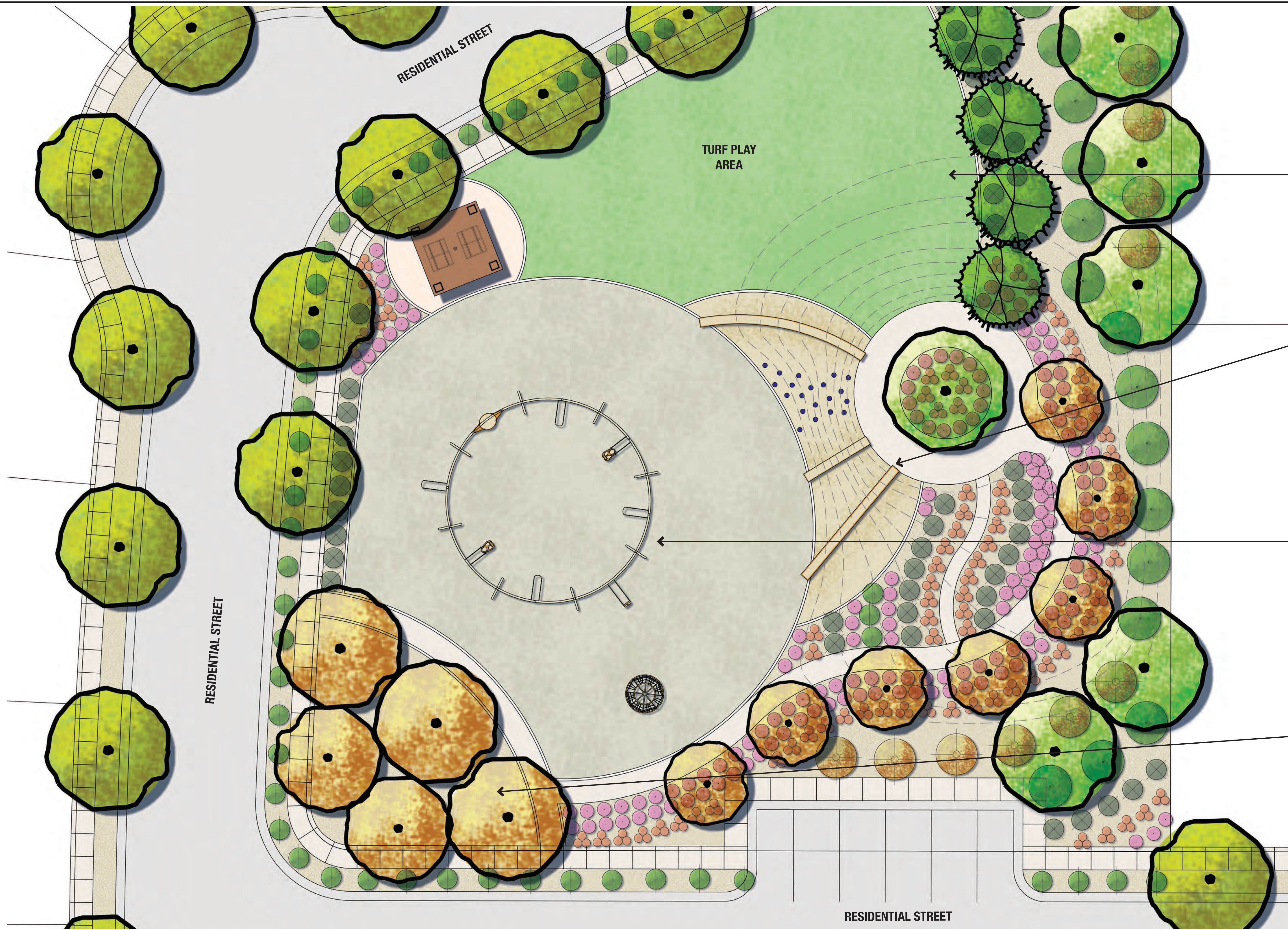
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



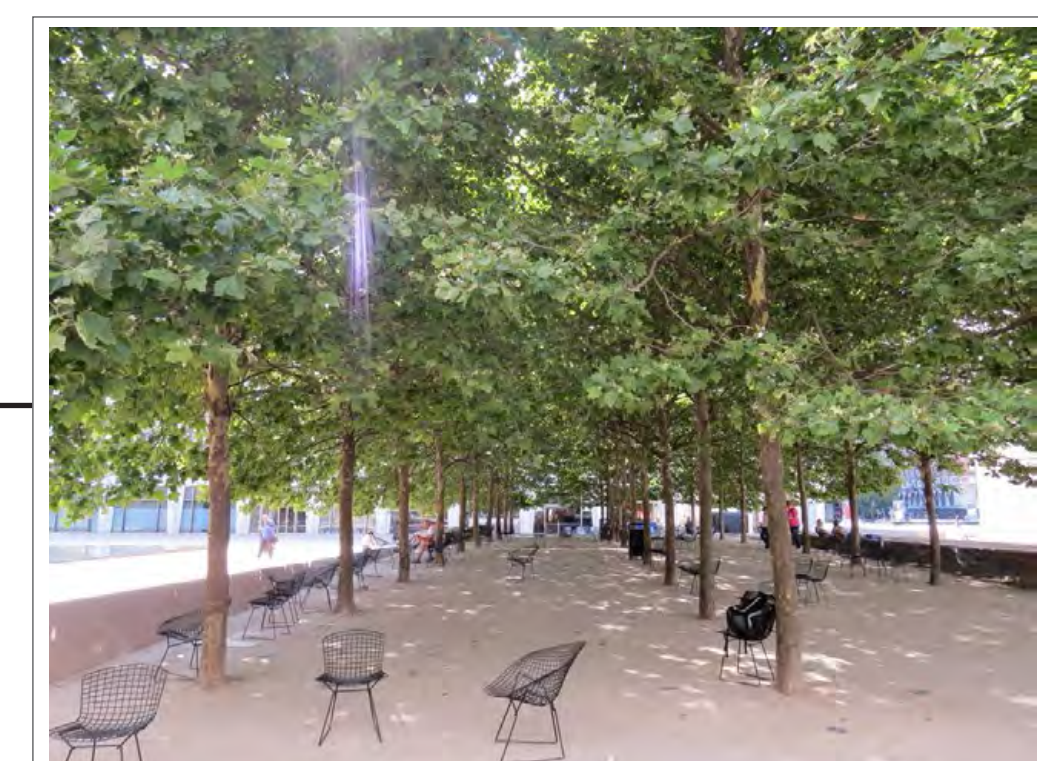
GRASS CLIMBING HILL



HILL SLIDES



ROUND SWING SET



TREE BOSQUE

SWINGS AND SLIDES PARK

FIGURE 15

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

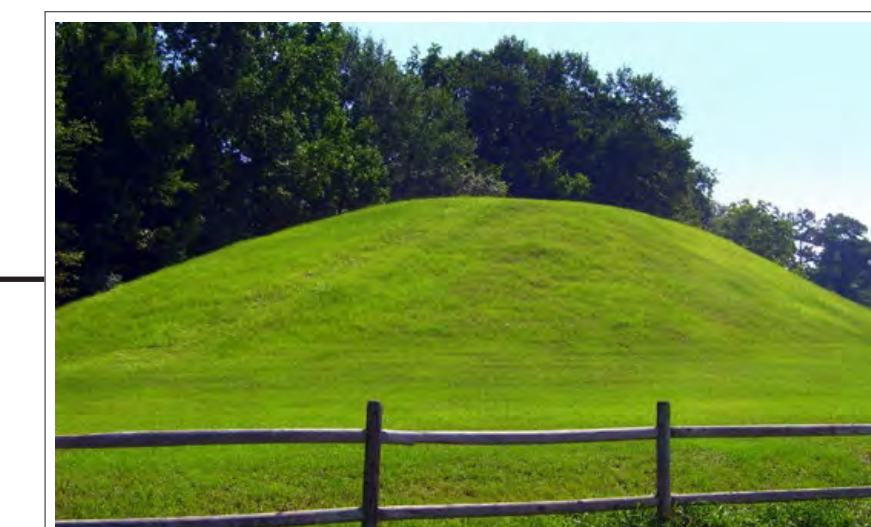
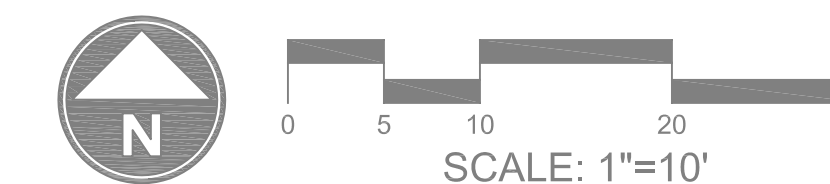
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MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

FEBRUARY 2019



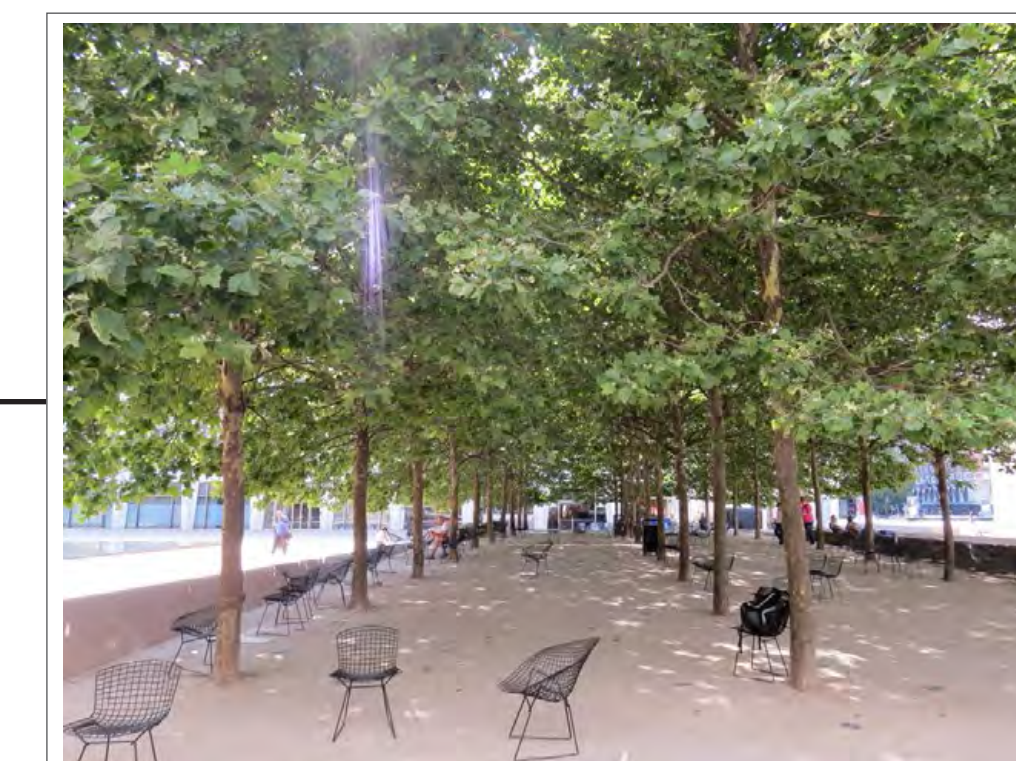
GRASS CLIMBING HILL



CLIMBING PLAY STRUCTURES



SHADE PAVILION



TREE BOSQUE

CLIMBING PARK
FIGURE 16

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

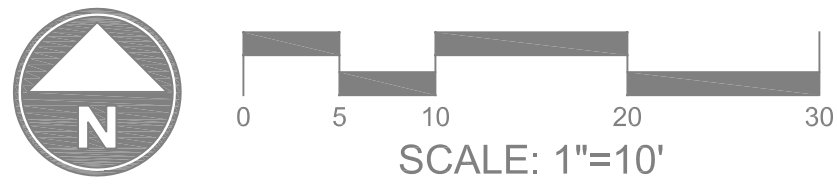
GOODWIN
MARSHALL

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Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



SHADE PAVILION



PLAY STRUCTURE



TREE BOSQUE

TRADITIONAL PLAYGROUND
FIGURE 17

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

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Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH

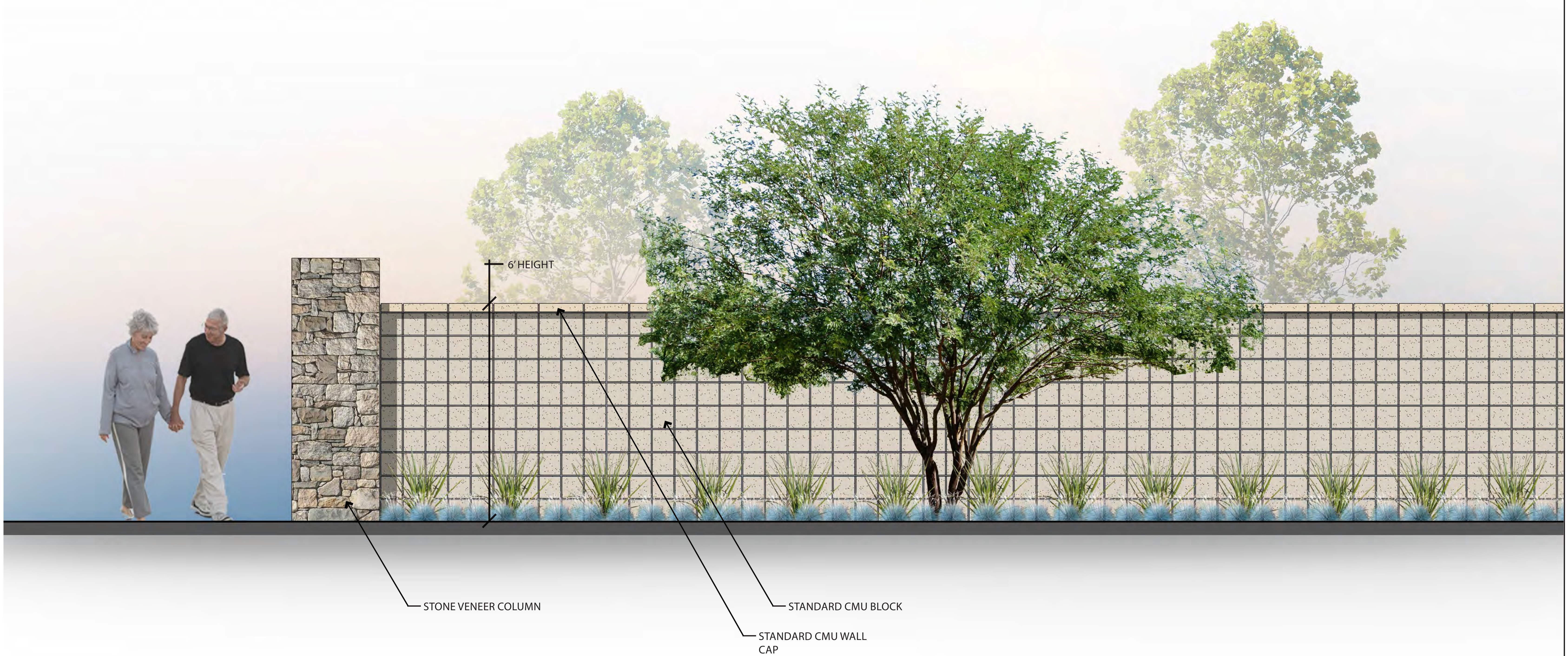
CITY OF SURPRISE, AZ

FEBRUARY 2019

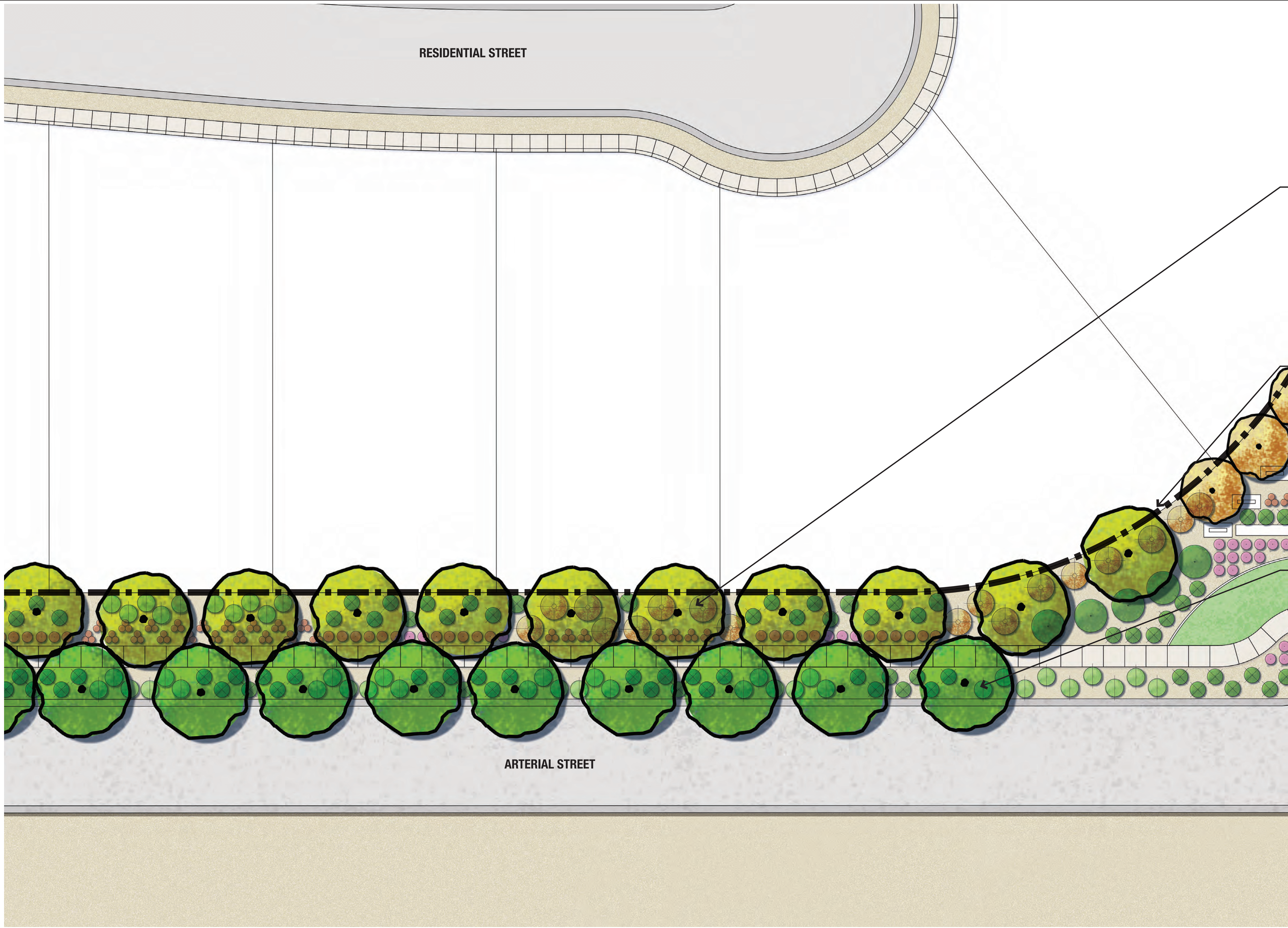


*30 PUBLIC ACCESS EASEMENT WILL BE DEDICATED AT THE TIME OF PLATTING

TRAIL CROSS-SECTION
FIGURE 18



COMMUNITY THEME WALL
FIGURE 19



ENHANCED LANDSCAPING



RESIDENTIAL BOUNDARY WALL



COLONNADE OF TREES LINING WALKWAY

ARTERIAL STREET LANDSCAPING

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

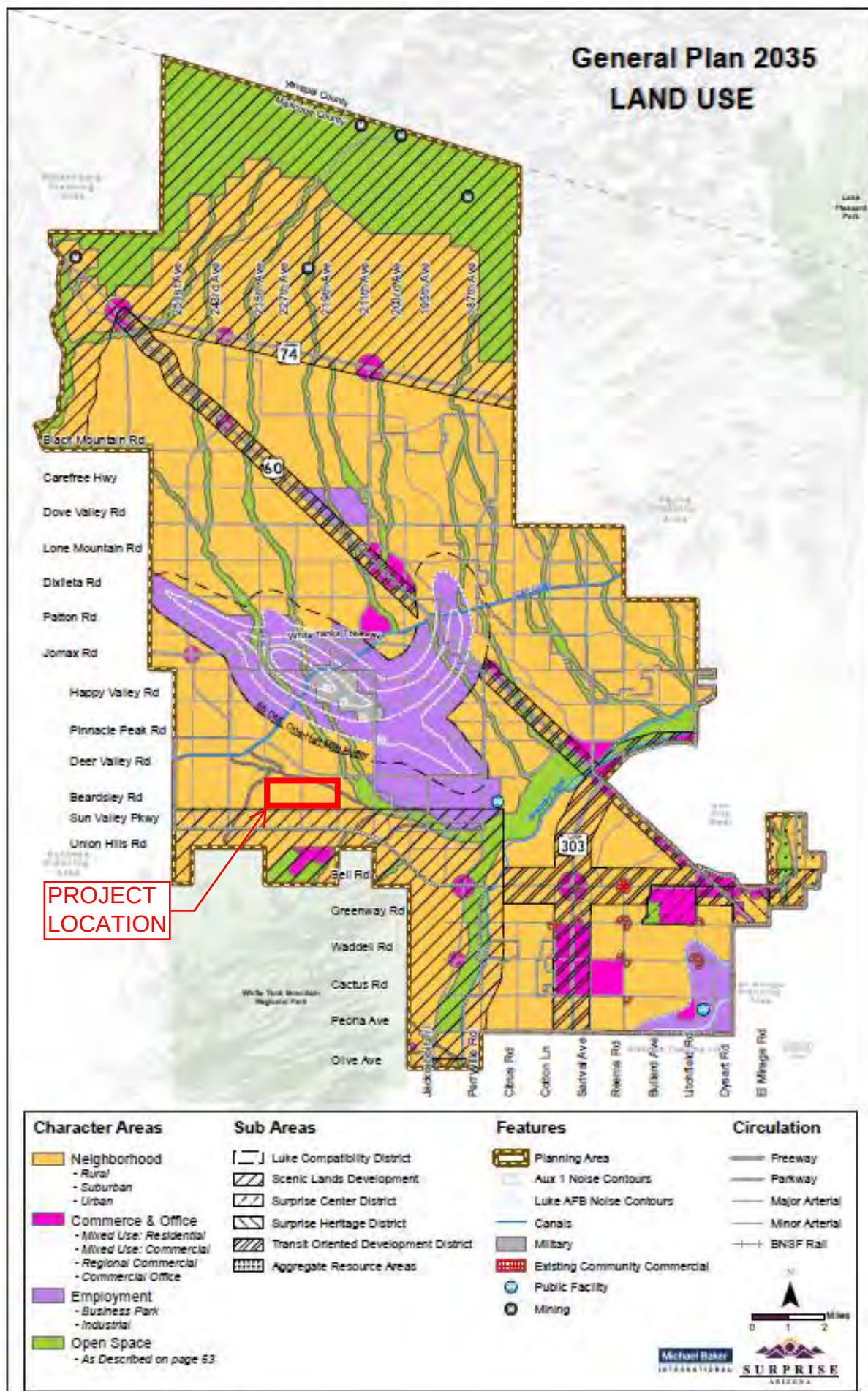
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4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285

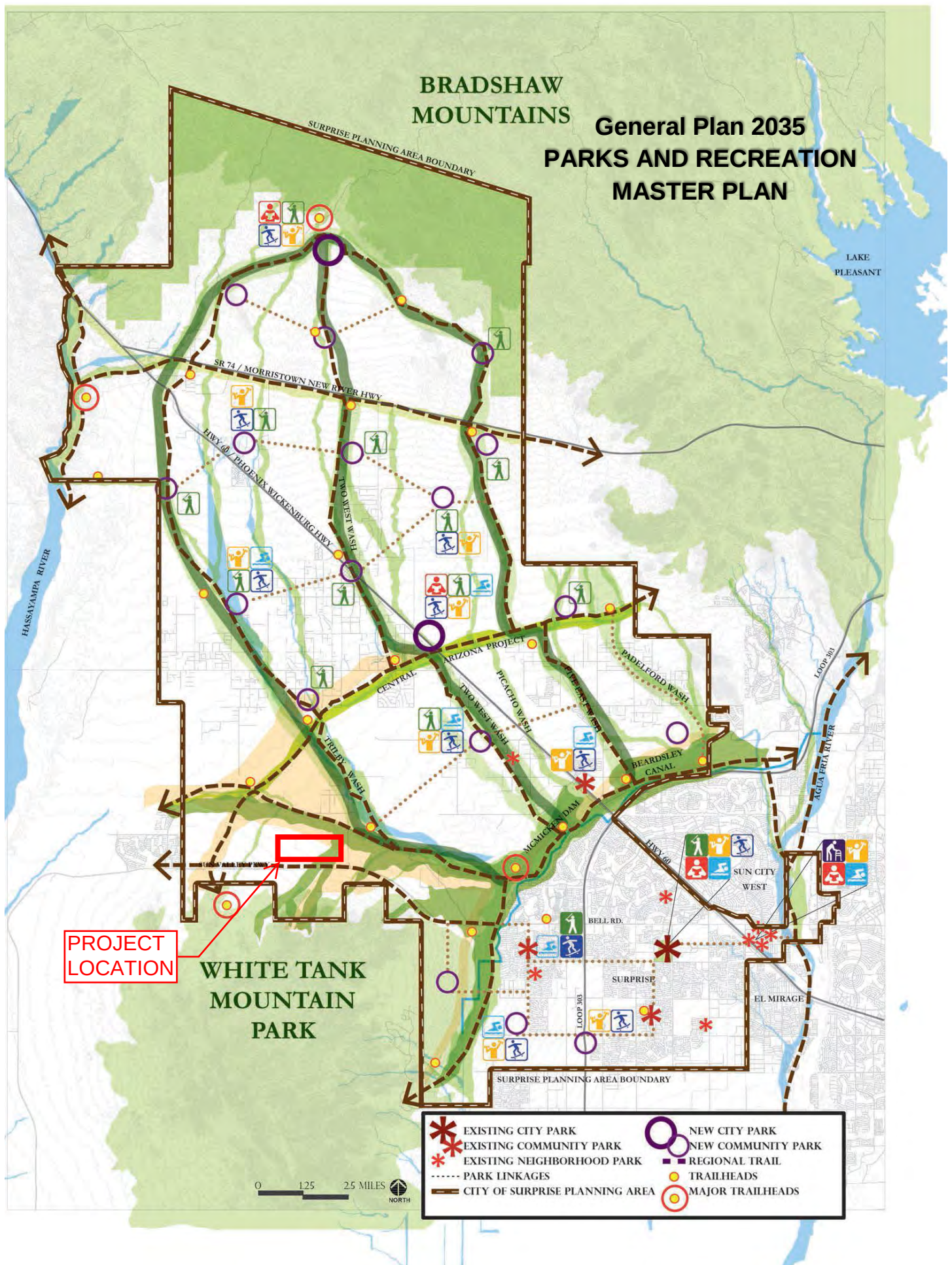


MESQUITE MOUNTAIN RANCH

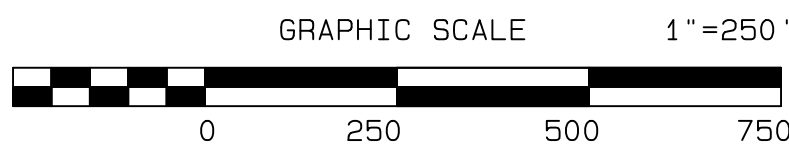
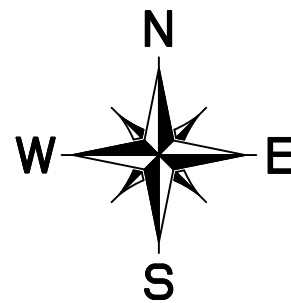
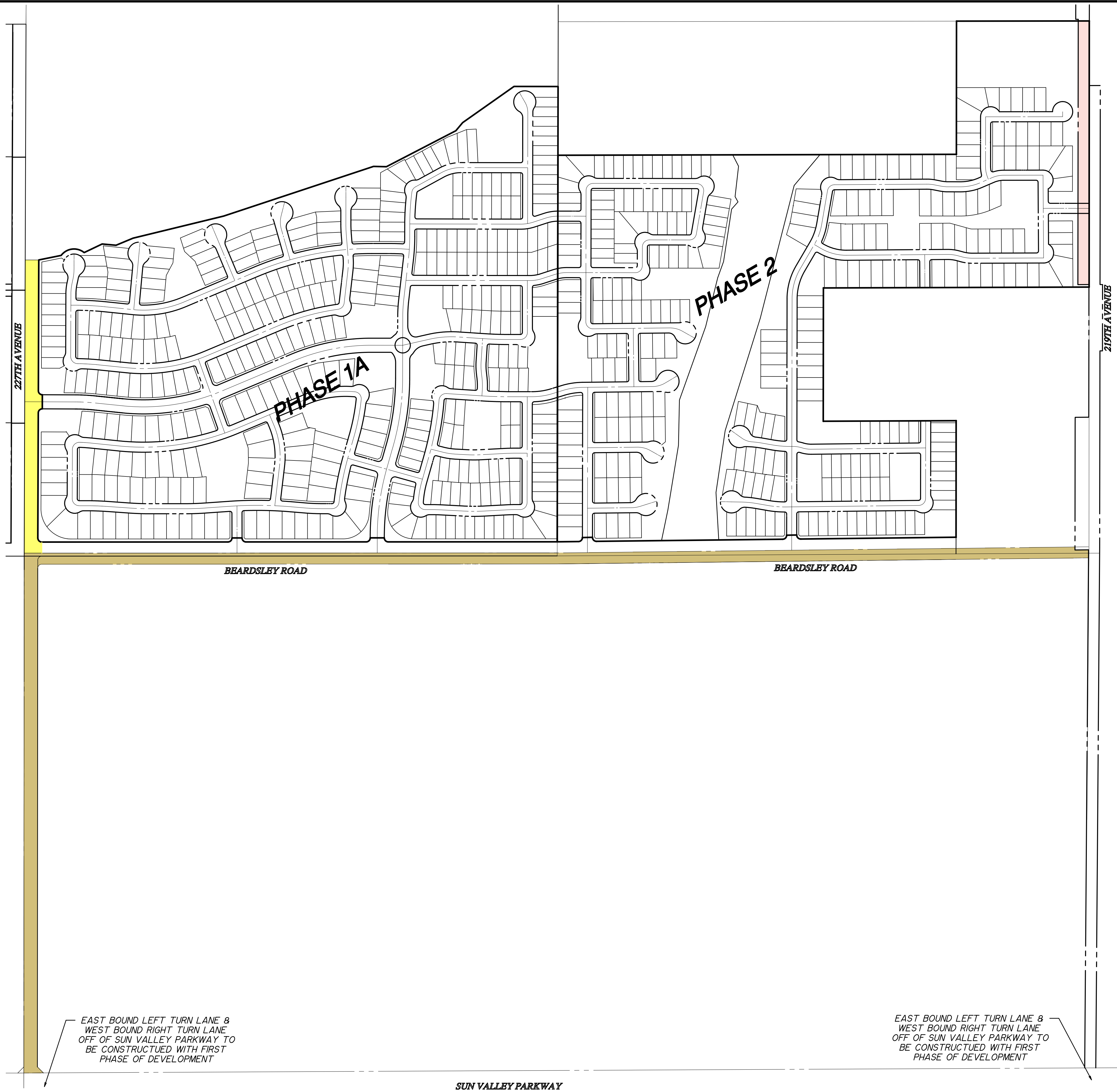
CITY OF SURPRISE, AZ

FEBRUARY 2019





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JOBK ROAD	1-5 N					1-5 N
HAPPY VALLEY ROAD	6	5	4	3	2	1-5 N
PINNACLE PEAK ROAD	7	8	9	10	11	12
DEER VALLEY ROAD	18	17	16	15	14	13
BEARDSLEY ROAD	19	20	21	22	23	24
SUN VALLEY PARKWAY	30	29	28	27	26	25
231ST AVENUE	32	33	34	35	36	37
235TH AVENUE						
243RD AVENUE						
25TH AVENUE						
26TH AVENUE						
27TH AVENUE						
28TH AVENUE						
29TH AVENUE						
30TH AVENUE						

VICINITY MAP
N. T. S.

LEGEND

- HALF STREET IMPROVEMENTS THAT THE FIRST PHASE THAT DEVELOPS IS RESPONSIBLE FOR
- HALF STREET IMPROVEMENTS THAT PHASE 1A IS RESPONSIBLE FOR
- HALF STREET IMPROVEMENTS THAT PHASE 2 IS RESPONSIBLE FOR (ESCROW REQUESTED)

PREPARED BY:

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Ste. 2
Chandler, AZ 85286
(602) 218-7285

**ROADWAY INFRASTRUCTURE
PHASING EXHIBIT
FOR
MESQUITE MOUNTAIN RANCH**

SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
JANUARY 2019

FIGURE 23

APPENDIX “A”

All that certain lot, tract, or parcel of land, situated in a portion of the South half of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at the Southwest corner of said Section 23, from which the West Quarter corner of said Section 23 bears North 00 deg. 11 min. 57 sec. East (Basis of Bearings) – 2640.11 feet;

THENCE North 0 deg. 11 min. 57 sec. East along the West line of the Southwest Quarter of said section 23, a distance of 90.34 feet;

THENCE South 89 deg. 48 min. 3 sec. East departing said West line, a distance of 67.50 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 0 deg. 11 min. 57 sec. East being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 620.93 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 11 min. 57 sec. East - 28.28 feet;

THENCE in a Northeasterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 44 deg. 48 min. 3 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East tangent to said curve and being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 648.90 feet;

THENCE North 78 deg. 33 min. 57 sec. East, a distance of 113.13 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 80.00 feet, a central angle of 92 deg. 7 min. 36 sec., and being subtended by a chord which bears North 82 deg. 54 min. 55 sec. East - 115.22 feet;

THENCE in an Easterly direction along said curve to the right, a distance of 128.63 feet;

THENCE North 64 deg. 26 min. 25 sec. East, a distance of 98.87 feet;

THENCE South 84 deg. 40 min. 41 sec. East, a distance of 69.34 feet;

THENCE North 67 deg. 22 min. 19 sec. East, a distance of 91.71 feet;

THENCE North 76 deg. 17 min. 29 sec. East, a distance of 462.82 feet;

THENCE North 71 deg. 40 min. 59 sec. East, a distance of 783.75 feet;

THENCE South 88 deg. 49 min. 42 sec. East, a distance of 64.06 feet;

THENCE North 62 deg. 38 min. 9 sec. East, a distance of 388.22 feet;

THENCE North 39 deg. 56 min. 46 sec. East, a distance of 52.36 feet;

THENCE North 54 deg. 51 min. 7 sec. East, a distance of 312.04 feet;

THENCE South 89 deg. 53 min. 39 sec. East, a distance of 218.62 feet to the North-South mid-section line of said Section 23, from which the center corner of said Section 23 bears North 0 deg. 6 min. 21 sec. East – 321.72 feet;

THENCE South 0 deg. 6 min. 21 sec. West along said mid-section line, a distance of 341.07 feet, from which the South Quarter corner of said Section 23 bears South 0 deg. 6 min. 21 sec. West – 1988.37 feet;

THENCE North 89 deg. 51 min. 54 sec. East departing said mid-section line, a distance of 1,978.13 feet;

THENCE North 0 deg. 3 min. 1 sec. East, a distance of 660.92 feet to the North line of the Southeast Quarter of said Section 23;

THENCE North 89 deg. 55 min. 8 sec. East along said North line, a distance of 659.16 feet to the East Quarter corner of said Section 23;

THENCE South 0 deg. 1 min. 54 sec. West along the East line of the Southeast Quarter of said Section 23, a distance of 1,320.60 feet, from which the Southeast corner of said Section 23 bears South 0 deg. 1 min. 54 sec. West, a distance of 1320.61 feet;

THENCE South 89 deg. 48 min. 40 sec. West departing said East line, a distance of 1,319.19 feet;

THENCE South 0 deg. 4 min. 8 sec. West, a distance of 661.55 feet;

THENCE North 89 deg. 45 min. 25 sec. East, a distance of 659.81 feet;

THENCE South 0 deg. 3 min. 1 sec. West, a distance of 578.52 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 770.75 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 44 min. 58 sec., and being subtended by a chord which bears North 45 deg. 16 min. 51 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 43 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 15 min. 2 sec., and being subtended by a chord which bears South 44 deg. 43 min. 9 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West tangent to said curve, a distance of 924.09 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 45 min. 41 sec., and being subtended by a chord which bears North 45 deg. 16 min. 30 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 3 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 14 min. 19 sec., and being subtended by a chord which bears South 44 deg. 43 min. 30 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 105.70 feet;

THENCE South 89 deg. 58 min. 30 sec. West, a distance of 838.10 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 01 min. 30 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears South 44 deg. 58 min. 30 sec. West - 28.28 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West tangent to said curve, a distance of 596.27 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 01 min. 30 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

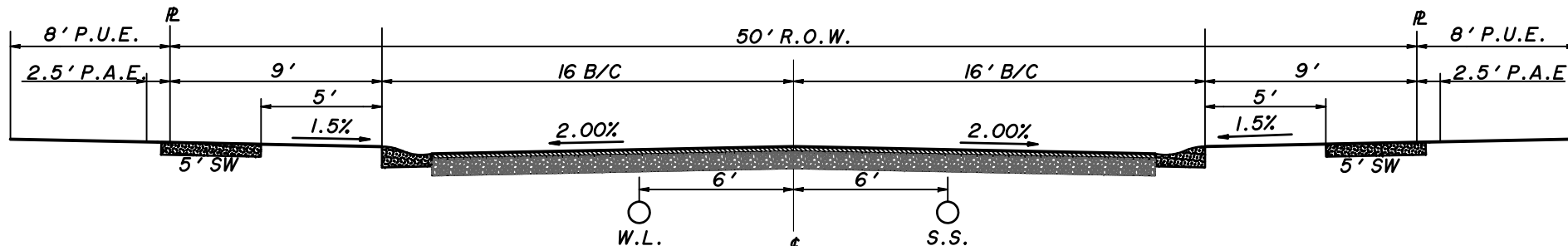
THENCE South 89 deg. 58 min. 30 sec. West radial to said curve, a distance of 50.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears South 44 deg. 58 min. 30 sec. West - 28.28 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West tangent to said curve, a distance of 923.81 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 13 min. 27 sec., and being subtended by a chord which bears North 44 deg. 54 min. 46 sec. West - 28.34 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.49 feet to the **POINT OF BEGINNING**, containing 8,791,995 square feet or 201.836 acres of land, more or less.

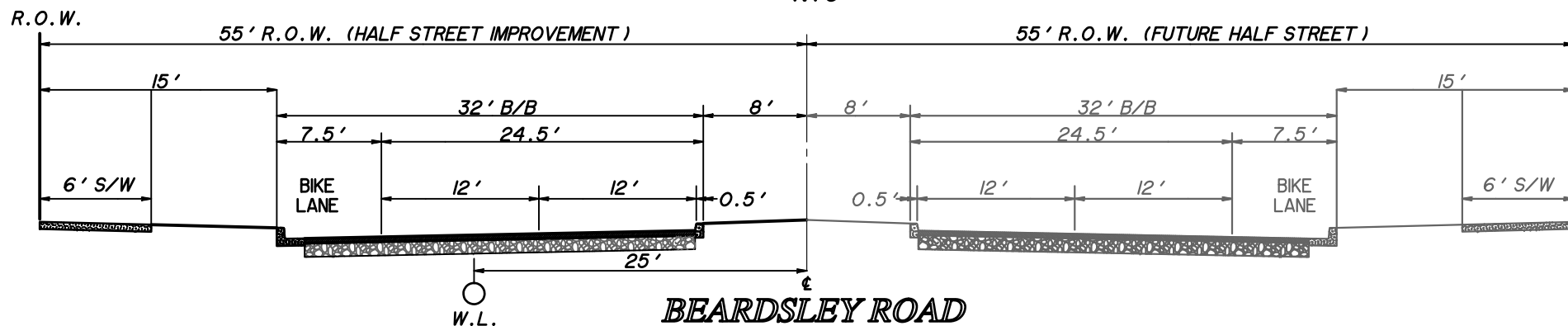
APPENDIX “B”



RESIDENTIAL STREET

FACING NORTH & EAST

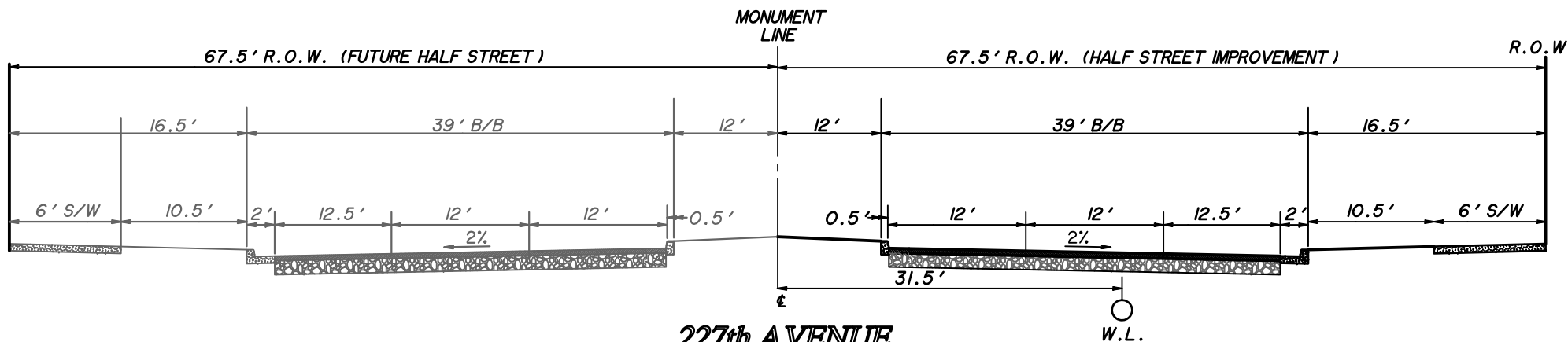
NTS



BEARDSLEY ROAD MINOR ARTERIAL SECTION

FACING NORTH & EAST

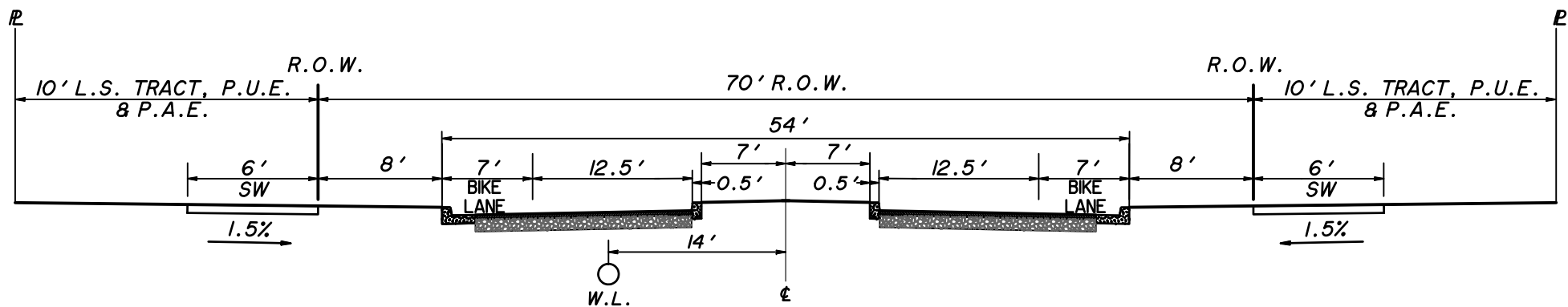
NTS



227th AVENUE MAJOR ARTERIAL SECTION

FACING NORTH & EAST

NTS



**RESIDENTIAL
COLLECTOR ROADWAY**
FACING NORTH & EAST
NTS

APPENDIX “C”



Wickenburg Unified School District

40 West Yavapai Street • Wickenburg, AZ 85390

Phone: 928-668-5350 • FAX: 928-668-5390

wickenburgschools.org

January 28, 2019

Mr. Lloyd Abrams
Assistant Director, Community Development
City of Surprise
16000 N City Center Plaza
Surprise, AZ 85374

RE: Rezone case with PUD Overlay, Mesquite Mountain Ranch, Surprise, Arizona

Dear Mr. Abrams:

This letter is in regards to the above referenced rezoning case that is currently being processed.

Wickenburg Unified School District is strongly in support of this proposed rezoning. If you have any questions feel free to contact me.

Sincerely,

Howard C. Carlson, Ed.D.
Superintendent
Wickenburg Unified School District #9

Cc: Matthew Goodwin

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Mesquite Mountain Ranch III

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 200 acres of land from RL-5-PAD to RL-5-PUD, RM-6-PUD and OS-PUD with a PUD Overlay to allow 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) 05/13/19

Future Council Work Session/Meetings target dates PZ Commission 6/6/19, City Council 6/18/19

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



Wickenburg Unified School District

40 West Yavapai Street • Wickenburg, AZ 85390

Phone: 928-668-5350 • FAX: 928-668-5390

wickenburgschools.org

January 28, 2019

Mr. Lloyd Abrams
Assistant Director, Community Development
City of Surprise
16000 N City Center Plaza
Surprise, AZ 85374

RE: Rezone case with PUD Overlay, Mesquite Mountain Ranch, Surprise, Arizona

Dear Mr. Abrams:

This letter is in regards to the above referenced rezoning case that is currently being processed. Wickenburg Unified School District is strongly in support of this proposed rezoning. If you have any questions feel free to contact me.

Sincerely,

Howard C. Carlson, Ed.D.
Superintendent
Wickenburg Unified School District #9

Cc: Matthew Goodwin



Mesquite Mountain Ranch III

FS18-617

Rezone with PUD Overlay
Planning and Zoning Commission – December 5, 2019

FS18-617

Maricopa County

Deer Valley Road

SITE

Sun Valley Parkway

Bell Road

Maricopa County

SR 303

VICINITY MAP

FS18-617

Deer Valley
Road

Maricopa
County

227th Avenue

SITE

Beardsley
Road

219th Avenue

Sun Valley Parkway

Maricopa
County

ZONING MAP

FS18-617

Maricopa
County

Mesquite
Mountain
Ranch PAD

RR

Desert Trails
PAD

219th Avenue

RR

Rural Ranch
(RR)

227th Avenue

SITE

RR

Ana Mandera
PAD

RR

Sun Valley Parkway

Maricopa County

LUKE GDC MAP

FS18-617

Max 2 du/A

Max 4 du/A

Max 6 du/A

SITE

Sun Valley
Parkway

Maricopa
County



MESQUITE MOUNTAIN RANCH



MESQUITE MOUNTAIN RANCH II

MESQUITE MOUNTAIN RANCH III



ZONING

Existing Development	Existing Zoning	Proposed Zoning under Mesquite Mountain Ranch III PUD
Mesquite Mountain Ranch	RL-5-PAD	RL-5-PUD RM-6-PUD OS-PUD
Mesquite Mountain Ranch II	RL-5-PAD	

DENSITY

Existing Development	Existing Density	Proposed Density under Mesquite Mountain Ranch III PUD
Mesquite Mountain Ranch	3.0 du/A	3.2 du/A
Mesquite Mountain Ranch II	2.4 du/A	
Total	2.7 du/A	

LOT DISTRIBUTION

Width	Existing	Proposed	Gain / Loss
48 feet (RM-6)	0	229	+229
53 feet (RM-6)	0	193	+193
58 feet (RL-5)	214	140	-74
63 feet (RL-5)	148	90	-58
75 feet (RL-5)	76	0	-76
83 feet (RL-5)	115	0	-115
Total	553	652	+99

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

- 1) Front facing garages shall have minimum 21-foot front yard setback.
- 2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.
- 3) Front yard setbacks may be reduced to 12' for side loaded garage product.
- 4) Min lot depth can be reduced 10% on knuckle and cul-de-sac lots as long as gross square footage meets or exceeds minimum lot area.
- 5) Attached patios may reduce setback by 10' but no part of the structure can be closer than 10' of the rear property line. Enclosed patios will not be allowed within this encroachment.

DIMENSIONAL STANDARDS

PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
 - **Larger lots accommodate a private pool should the homeowner chose to do so.**
 - **Enhanced open space features provide additional opportunities for recreation.**

PUD MODIFICATIONS

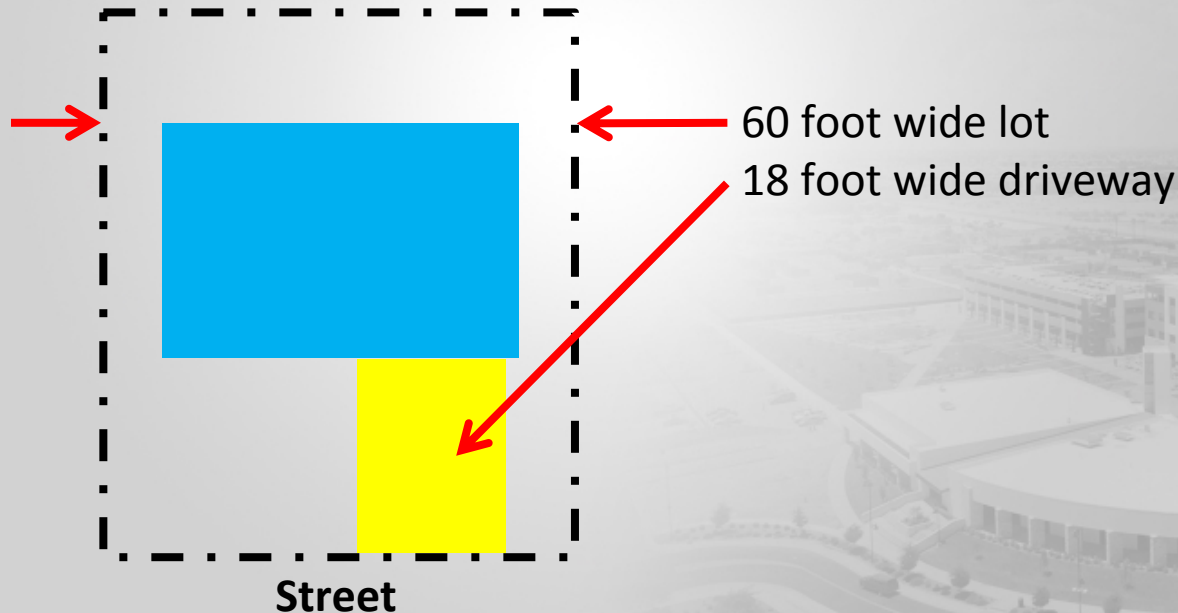
- **Section 122-69(3)(a) limits the length of the cul-de-sac to a maximum length of 300 feet.**
 - **Because of the constraints of the site, the applicant has requested a 450 feet.**
 - **As this site was already mass graded, the applicant is trying to follow the previous street layout.**

PUD MODIFICATIONS

- **Section 122-137(e)(1)(a) requires that all arterial and parkways have a 60 foot wide landscaping tract adjacent to road.**
 - **Enhanced landscaping will be provided in the buffer area.**
 - **As this site was already mass graded, the applicant is trying to follow the previous street layout.**

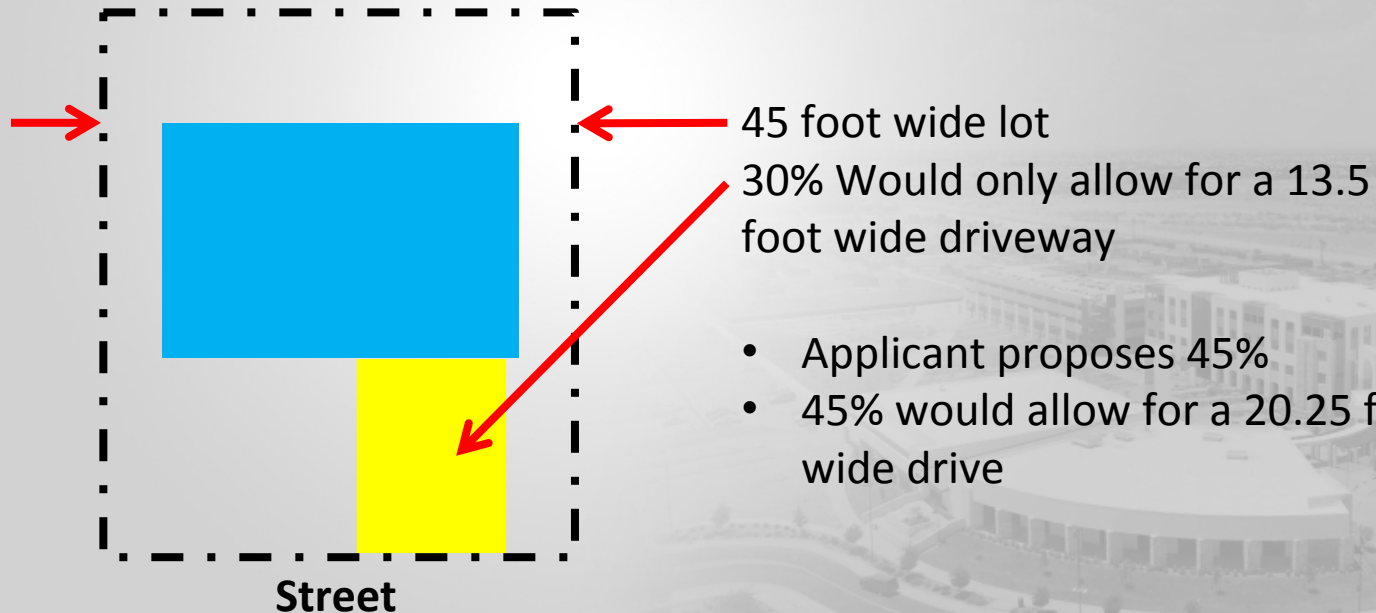
PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.



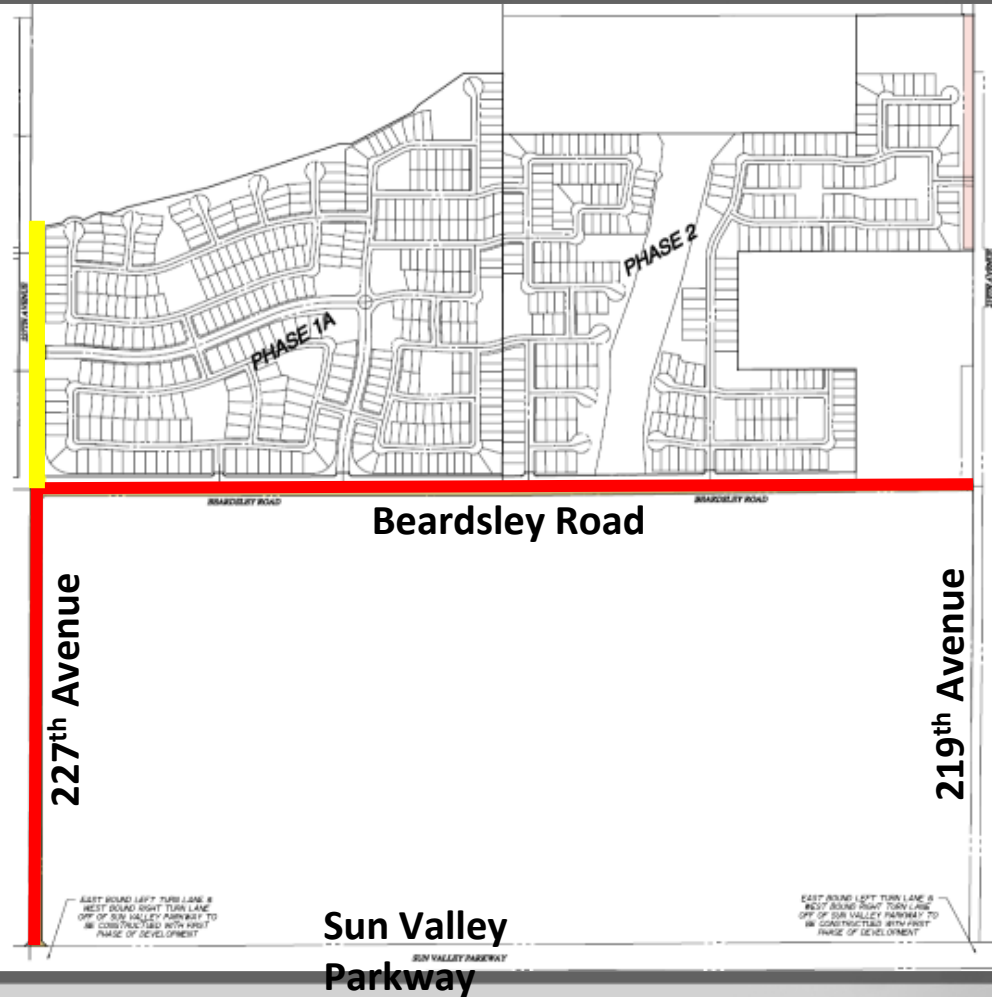
PUD MODIFICATIONS

- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway

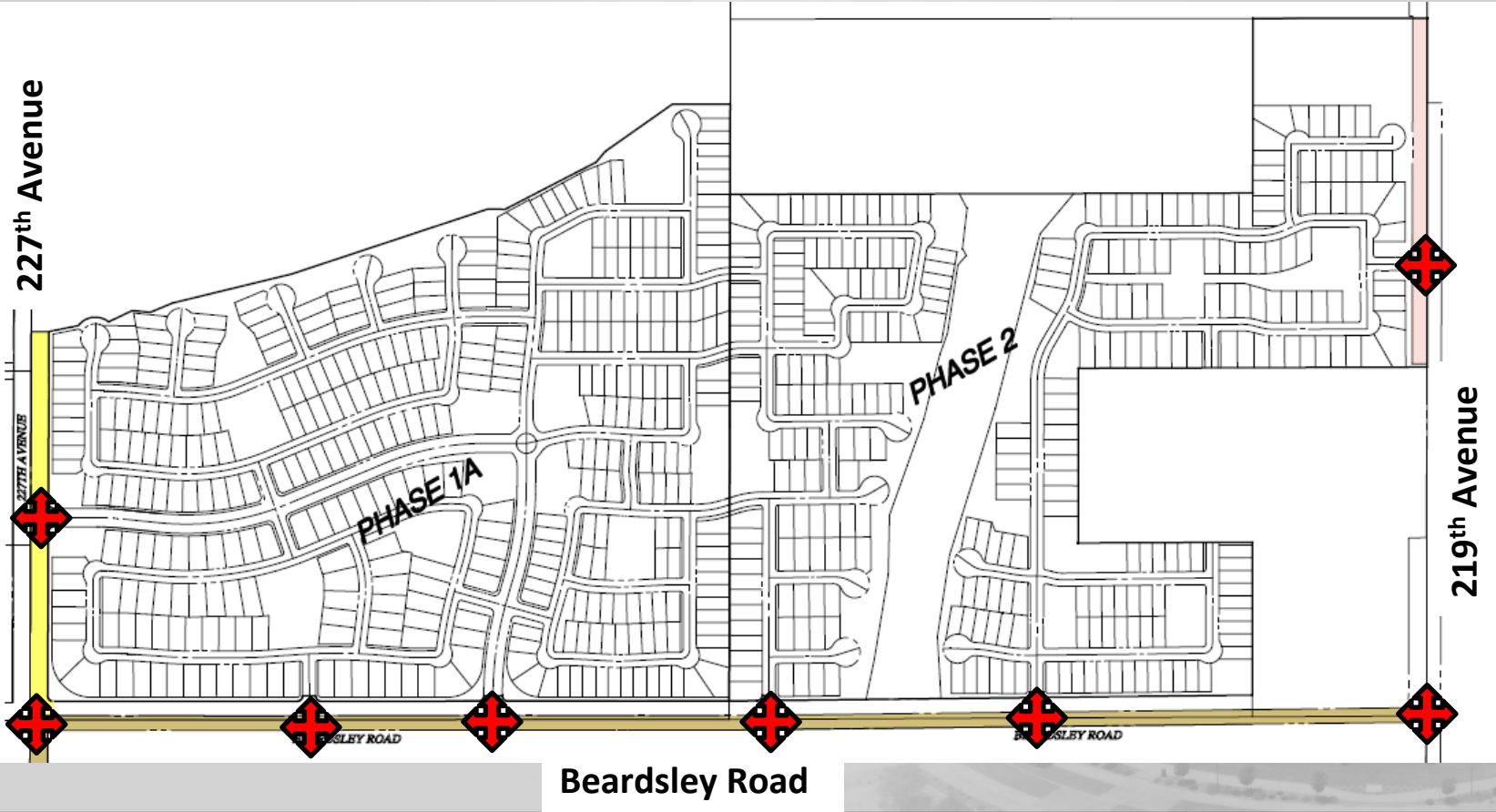


PUD MODIFICATIONS

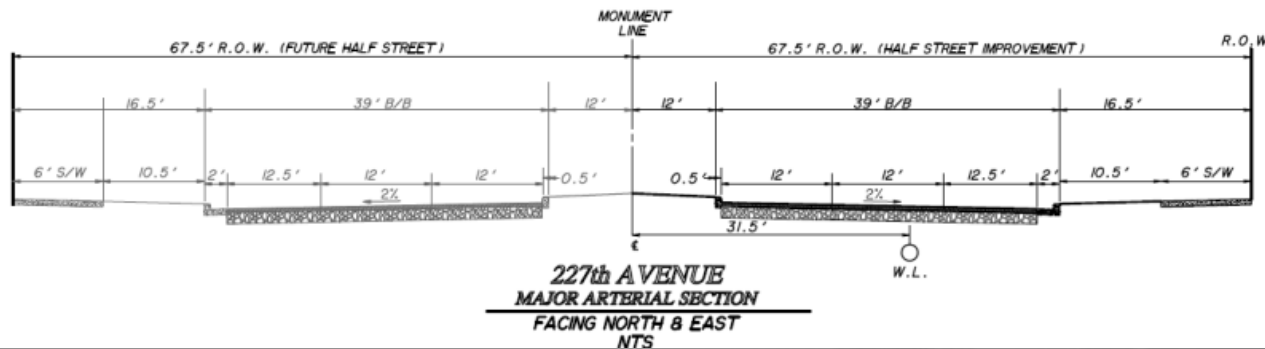
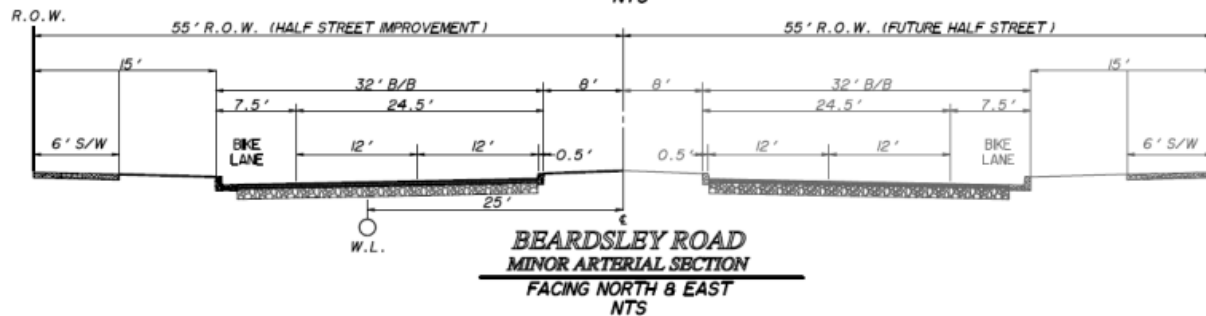
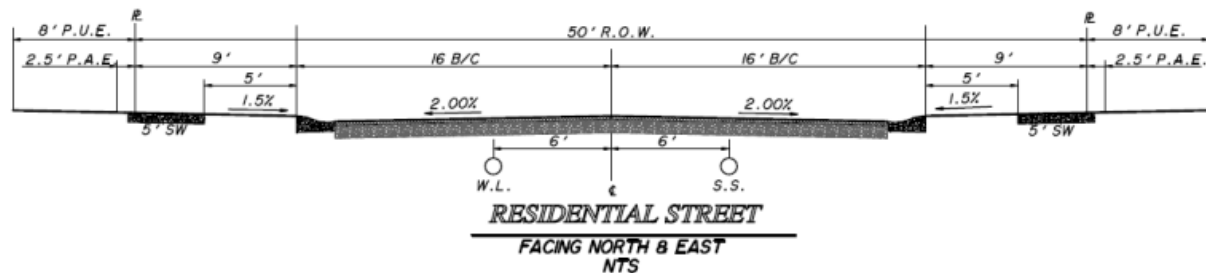
- **The current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.**
- **The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.**



TRANSPORTATION



TRANSPORTATION



DEVELOPMENT DATA

TOTAL COMMON AREA 57.4 ACRES



LOT SUMMARY

PHASE	LOTS
PHASE 1	200
PHASE 2	282
TOTALS	482

NOTES

- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 6



CONCEPTUAL DEVELOPMENT AND PARKS PLAN

FIGURE 6

OPEN SPACE

DEVELOPMENT DATA

TOTAL COMMON AREA 57.4 ACRES

LOT SUMMARY

PHASE	LOTS
PHASE 1	200
PHASE 2	282
TOTALS	482

NOTES

- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 6



OPEN SPACE



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 5, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of a Conditional Use Permit for Lot Two (2) at Gateway at Surprise Farms, generally located on the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD

Motion:

I move to approve a Conditional Use Permit for Lot Two (2) at Gateway at Surprise Farms, generally located on the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD

Background:

Suite 6 Architecture, on behalf of Bell Road and Loop 303, LLP, seeks approval of a CUP to allow for a shell building with drive through facilities within the Surprise Farms PAD. Site improvements will include a 6,895 square foot shell building with drive through facilities, paving, landscape, and pedestrian sidewalks.

Objective Analysis:

Policy Compliant:

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:

FTE Impact:

ATTACHMENTS:

1. SR - FS19-356 - Lot 2 of Gateway at Surprise Farms CUP - PZ Staff Report - 120519
2. 01 - FS19-356 - Lot 2 at Gateway at Surprise Farms CUP - Vicinity - 120519

3. 02 - FS19-356 - Lot 2 at Gateway at Surprise Farms CUP - Master Site Plan - 120519
 4. 03 - FS19-356 - Lot 2 at Gateway at Surprise Farms CUP - Site Plan - 120519
 5. 04 - FS19-356 - Lot 2 at Gateway at Surprise Farms CUP - Elevations - 120519
 6. 05 - FS19-356 - Lot 2 at Gateway at Surprise Farms CUP - Landscape - 120519
 7. 07 - FS19-356 - Lot 2 of Gateway at Surprise Farms CUP - Public Engagement - 120519
 8. 08 - FS19-356 - Lot 2 at Gateway at Surprise Farms CUP - PowerPoint - 120519
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-356

Project Name: Surprise Farms Gateway, Lot Two

Council District: 1 – Acacia

Meeting Date: November 5, 2019

Planner: Hobart Wingard, Planner II

Owner: Bell Road and Loop 303, LLP

Applicant: Suite 6 Architecture

Request: Conditional Use Permit (“CUP”) approval for a Shell building with a drive-through facility

Site Location: Generally, one quarter (1/4) mile west of the Bell Road and SR 303 within the Surprise Farms Planned Area Development (“PAD”)

Site Size: Approximately 1.11 acres

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

Support/Opposition: Suite 6 Architecture held a Citizen Review meeting on October 30, 2019. Refer to attached Citizen Review Summary.

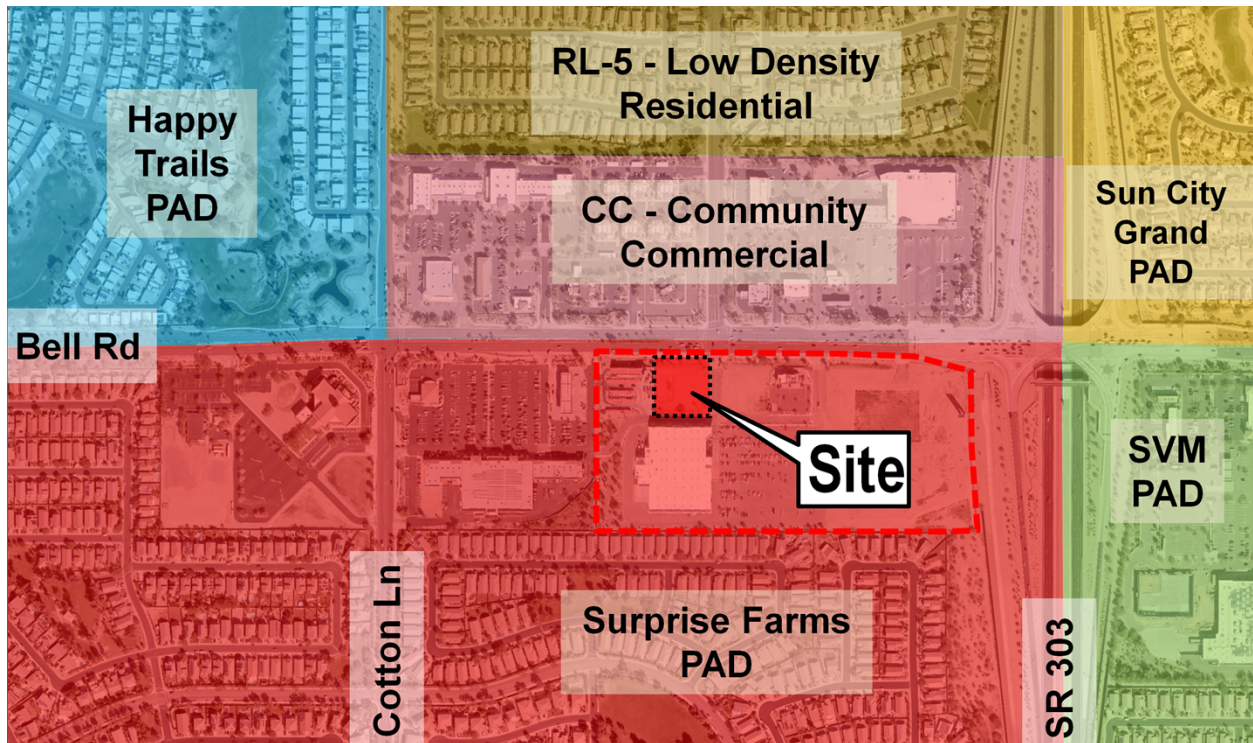
Staff Recommendation: Staff recommends the Commission **approve** the proposed CUP for Lot two (2) of Surprise Farms Gateway at Surprise Farms.

PROJECT DESCRIPTION:

Suite 6 Architecture, on behalf of Bell Road and Loop 303, LLP, seeks approval of a CUP to allow for a shell building with drive through facilities within the Surprise Farms PAD. Site improvements will include a 6,895 square foot shell building with drive through facilities, paving, landscape, and pedestrian sidewalks.

EXISTING ZONING:

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



Community Commercial CC	Community Commercial CC	Community Commercial CC
Surprise Farms PAD CC-PAD	Surprise Farms PAD CC-PAD	Surprise Farms PAD CC-PAD
Surprise Farms PAD CC-PAD	Surprise Farms PAD CC-PAD	Surprise Farms PAD CC-PAD

BACKGROUND:

June 20, 1984: The subject parcel was annexed into the City.

March 27, 1995: The City Council approved the original Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

October 8, 2013: The Planning and Zoning Commission approved a Major Site Plan for WinCo under case FS13-289. Said site plan included reference to future conceptual development on the subject property.

April 24, 2015: Staff approved a Minor Amendment to the WinCo site plan under case FS15-090. Changes under this amendment were primarily centered about landscape and hardscape enhancements.

January 5, 2017: The Planning and Zoning Commission approved a Site Plan for a Wendy's Restaurant at the Surprise Farms Gateway Commercial Center under Case FS16-375.

March 2, 2017: The Planning and Zoning Commission approved a Site Plan for a Super Star Car Wash at the Surprise Farms Gateway Commercial Center under Case FS16-468.

February 22, 2018: A Concept Review meeting was held for the current proposal under case CR18-076.

December 20, 2018: The Planning and Zoning Commission approved a Site Plan for Abrazo Micro Hospital at the Surprise Farms Gateway Commercial Center under Case FS18-425.

May 15, 2019: The applicant submitted for a CUP for a shell building with drive through facilities at Surprise Farms Gateway under Case FS19-356, the subject case.

October 30, 2019: A Citizen Review meeting was held for the current proposal under case CR19-356, the subject case.

ANALYSIS AND DISCUSSION:

The subject property lies at the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD. The underlying land use is Community Commercial (CC-PAD). The lot which is the subject of this submittal is part of a shopping center anchored by WinCo foods, Wendy's restaurant, and a carwash facility.

The proposal is to build a 6,895 square foot commercial retail space in a multi-tenant building with requisite parking. A drive-up tenant and other sit down food outlets are anticipated in addition to soft goods retailers and office tenants. Shared access and parking agreements will continue to govern cooperation with all adjacent properties.

The site has been arranged to encourage pedestrian access both internally and to external points of connection. Vehicular access to the project site will be provided by driveways from Bell Road and internally through shared common drives. Full roadway improvements along Bell Road have been constructed, and will be utilized going forward with this development.

The architecture utilizes unifying common elements found throughout the master site. Elevations reflect the use of brick, stucco, aluminum and steel. The modern architecture works well with the balance of the site.

Landscaping is designed to complement the existing landscaping of the site with low water use trees, shrubs, and groundcover.

The Surprise Municipal Code provides for the following use specific standards for Drive through facilities:

- Drive-through facilities shall be located a minimum of 150 feet from any other drive-through facility, except for banks, car washes, or restaurants with drive-through

97 facilities located within the same building as gasoline service stations shall also be
98 exempted from this requirement.

- 99 ○ Exceeds – The closest drive through, Wendy’s restaurant, is approximately
100 250 feet away.
- 101 • Drive-through facilities shall be located a minimum of 25 feet from a public Right-Of-
102 Way (“ROW”) and a minimum of 75 feet from a residential district.
 - 103 ○ Exceeds – The proposed drive through is located approximately 40 feet from
104 the ROW and over 450 feet away from residential uses.
- 105 • Drive-through aisles shall be clearly identified through the use of striping, landscaping,
106 signs and shall be designed to:
 - 107 ○ Contain aisles that are a minimum 11 feet wide. Any curved sections shall be
108 a minimum of 12 feet wide with a minimum radius of 25 feet on curved section;
 - 109 ▪ Meets
 - 110 ○ Minimize the conflict between pedestrians, parking and the building entrance.
111 Pedestrian walkways should not intersect the drive-through aisles, but where
112 they do; they shall have a minimum of 15 feet clear visibility and be
113 emphasized with enhanced paving. Appropriate pedestrian crossing signs
114 shall be visible from both the vehicle drive aisle and the pedestrian walkway;
115 and
 - 116 ▪ Meets
 - 117 ○ Be integrated with the on-site circulation of the larger development. Drive-
118 through aisles shall not exit directly onto a public right-of-way.
 - 119 ▪ Meets
- 120 • The drive-through stacking lane before the first stopping point (i.e. restaurant menu
121 board, teller machine) shall be separated physically from the user’s parking lot and
122 shall include the following capacity requirements:
 - 123 ○ Restaurants. Stacking lanes shall have a minimum capacity of 140 feet per
124 lane. The stacking requirements required for certain types of fast-food
125 restaurants may be less and shall be reviewed on an individual basis.
 - 126 ▪ Exceeds – The stacking distance is over 210 feet long.
- 127 • Drive-through speakers shall not be audible from the right-of way or adjacent
128 residential uses. Additional landscaping, sound attenuation walls, or other mitigation
129 measures may be required to reduce the sound level.
 - 130 ○ Meets – The drive through facility is over 450 feet from residential uses.
- 131 • Drive-throughs shall orient pick-up windows away from adjacent residential uses.
 - 132 ○ Meets – The drive through window faces other commercial uses.
- 133 • Drive-through lanes shall be screened from the right-of-way and adjacent uses
134 through the incorporation of a landscaped berm with continuous, dense landscaping

at least four feet in height to effectively conceal the lower portion of the vehicles in line. In cases when a berm may not be feasible because of space constraints, a screen wall may be used in connection with landscaping.

- Meets – screen walls along Bell Road are provided.

- The architecture of drive-through uses shall reflect the architecture of the principal building and shall be compatible and harmonize with that of the shopping center motif or immediate neighborhood in terms of building color, materials, mass, scale and form.

- Meets

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

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

The subject Site Plan was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Commerce and Office Character Area in which it occupies. Approval will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed CUP demonstrates compliance with the General Plan.
- The proposed CUP demonstrates compliance with the Surprise Municipal Code.
- The proposed CUP demonstrates compliance with the Surprise Farms PAD.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

167 Based on the findings noted above, staff recommends the Commission approve the subject
168 CUP, Case FS19-356.

169 However, should the Commission wish to deny the request, the Commission should make
170 its own findings and base its decision on those alternative findings.

171

172 **ATTACHMENTS:**

173 01 - Vicinity Maps

174 02 - Master Site Plan

175 03 - Site Plan

176 04 - Elevations

177 05 - Landscape Plan

178 06 - Citizen Participation Report

179 07 - Public Engagement Form

180 08 - PowerPoint



Arizona Traditions

Happy Trails

Bell Rd



Bell West Ranch



Sun City Grand

FS19-356
Lot 2



Surprise Farms

Cotton Ln



Site

SR 303



NW Ranch

Mountain Vista Ranch

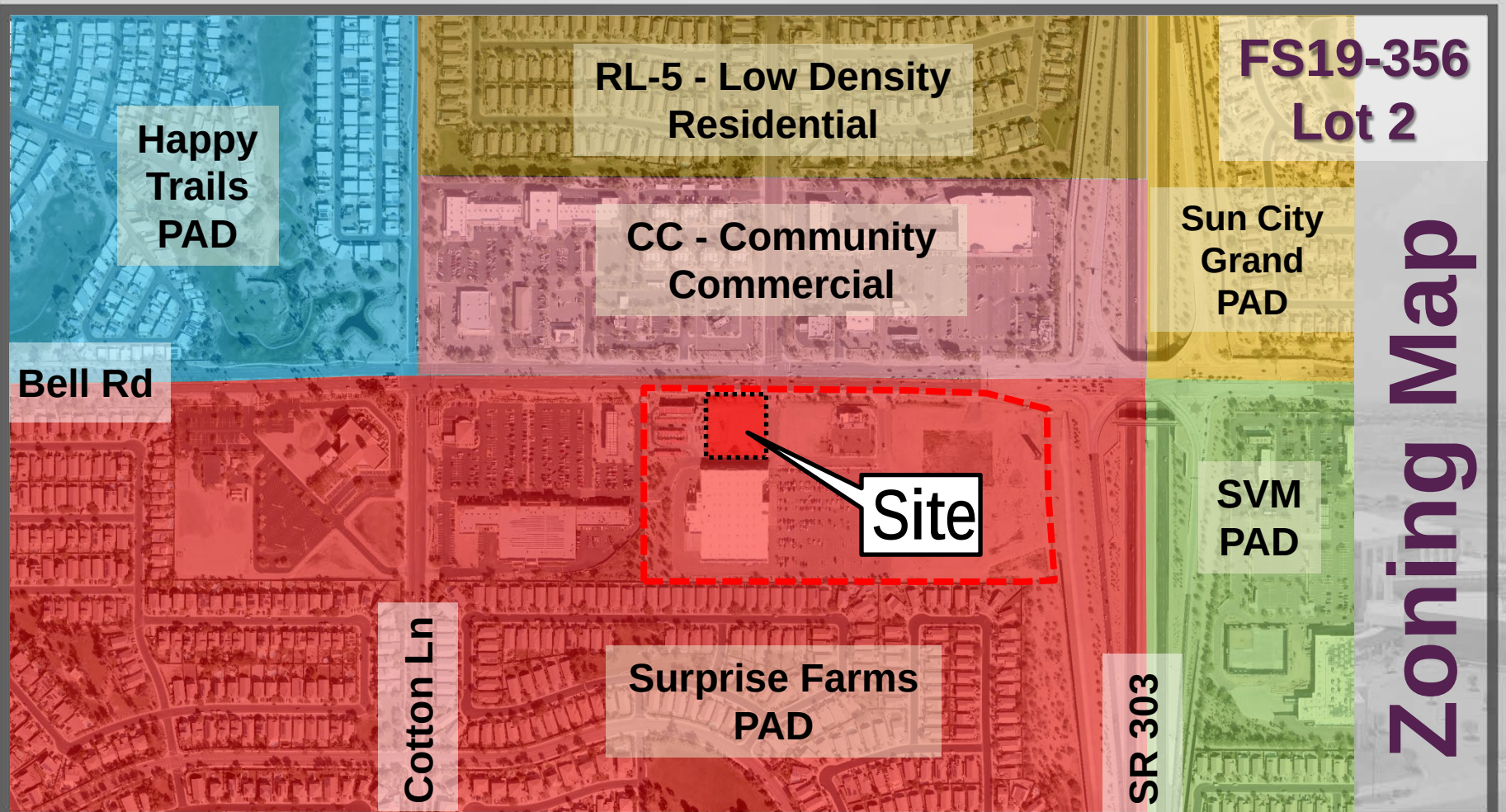
Reems Rd

Vicinity Map



FS19-356
Lot 2

Context Map



Happy
Trails
PAD

RL-5 - Low Density
Residential

FS19-356
Lot 2

CC - Community
Commercial

Sun City
Grand
PAD

Bell Rd

Site

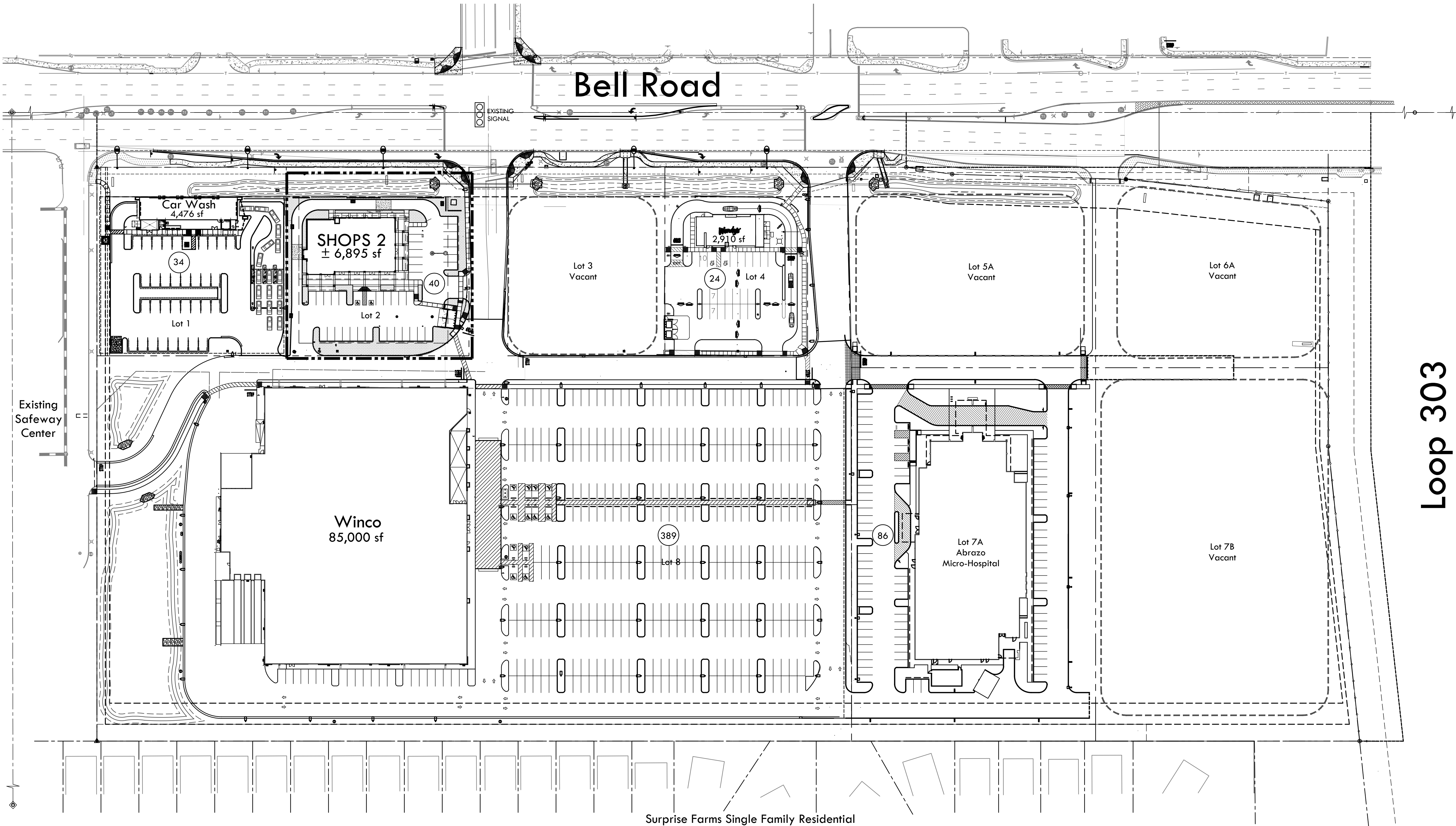
SVM
PAD

Cotton Ln

Surprise Farms
PAD

SR 303

Zoning Map

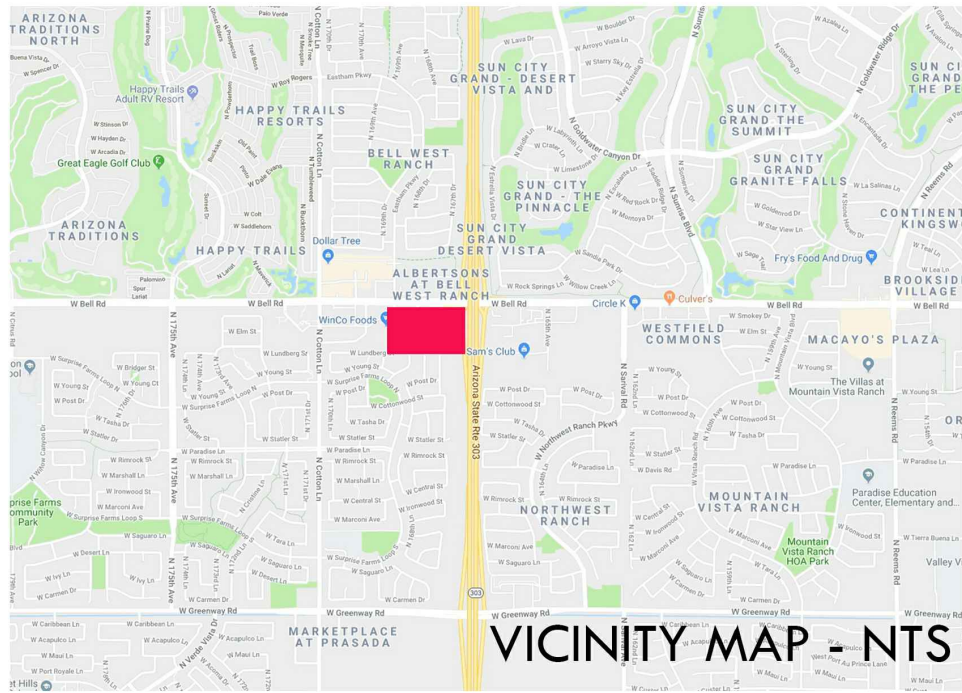


PROJECT INFORMATION

Owner/Developer
Allard Developments
10218-111 Street NW
Edmonton, Alberta, Canada
T5K-1K9
Contact: Brad Clough
bradclough@allarddevelopments.com
780.482.6451

Architect
Suite 6 Architecture
6111 N Cattletrack Rd
Scottsdale, Arizona
85250
Contact: Dean Munkachy
dean@suite6.net
480.348.7800

- Phase Limits
- Future Phase
- Landscaped Area



Master Plan



Ownership:

Lot 2 Shops
Surprise Farms Gateway
SWC Bell and 303 - Surprise, Arizona
Case No. FS19-356

- Development Review Set
- Bid Set
- City Submittal
- Construction Set

Revisions:

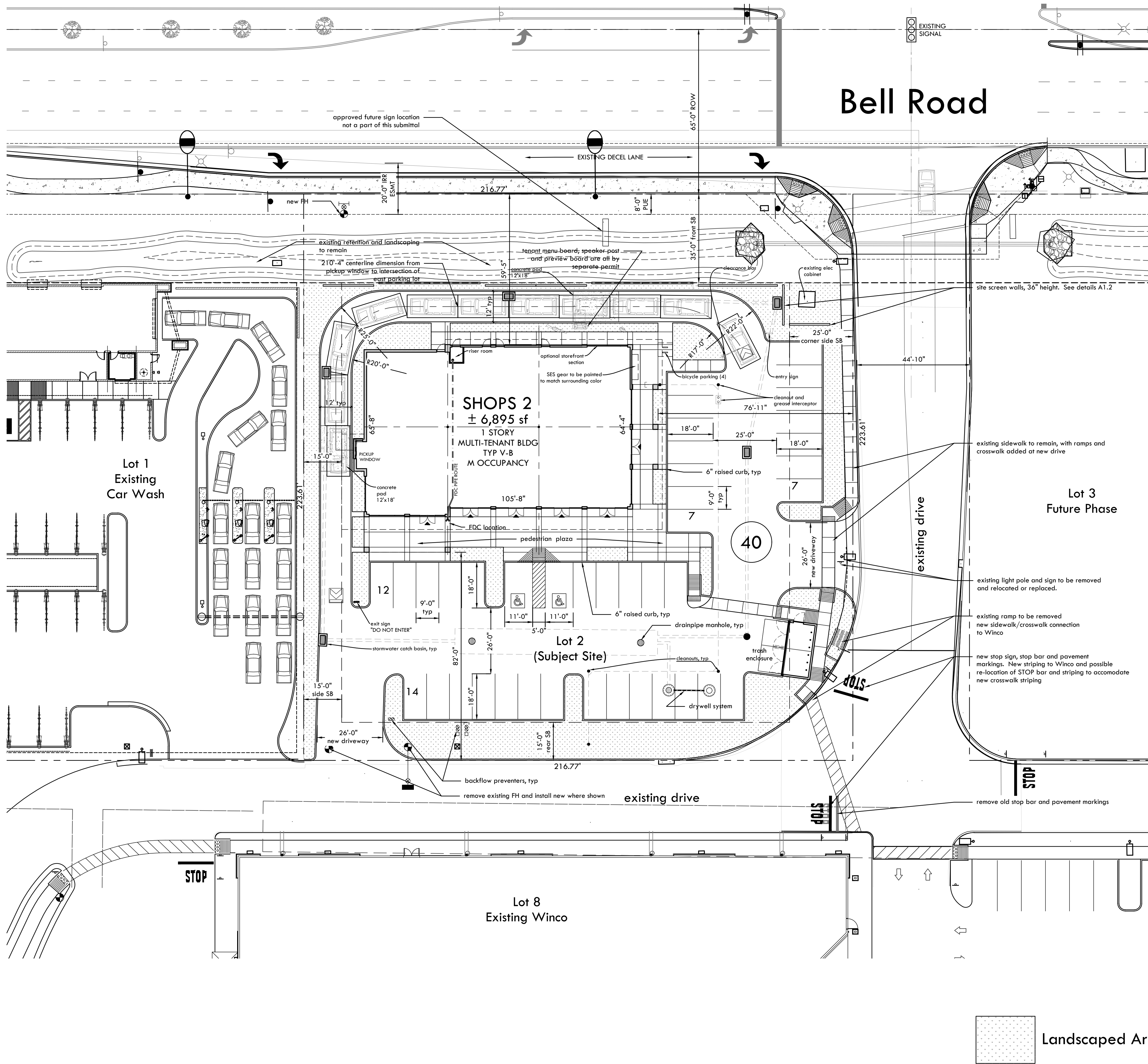
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Seal
Date: August 16, 2019
Project Number: 574
Drawn by: dm/rdb
Sheet Number

A1.0
Master Plan



PROJECT DESCRIPTION

A NEW SHOPS BUILDING ON LOT 2, +/-1.1 NET AC WITH DRIVE THROUGH FACILITIES AND PARKING.

PROJECT INFORMATION

Project Name	Lot 2 Shops-Surprise Farms Gateway
Project Address	SWC Bell Road and Loop 303
Owner	Surprise, Arizona Bell Road and Loop 303, LLP 10218-111 Street Edmonton, Alhta, T5K-1K9, Canada Contact: Ray Proulx Tel: 780-782-6451 Email: rayproulx@allarddevelopments.com
Architect	SUITE 6 architecture + planning 6111 N. Cattletrack Road Scottsdale, Arizona 85250 Contact: Dean Munkachy Tel: 480-348-7800 Email: dean@suite6.net

SITE DATA

Existing Zoning	CC-PAD
Overall Property	NET: 991,839 sf (22.77 ac)

Lot 2 (Subject)	NET: 48,471 sf (1.11 ac)
-----------------	--------------------------

BUILDING AREA

Lot 2 (Subject)	6,895 SF
-----------------	----------

PARKING QUANTITIES

Required		
Restaurant/Retail	6,895/250-140	28-50 sp
Provided		
Standard Spaces		38 sp
ADA Spaces		2 sp
Total		40 sp

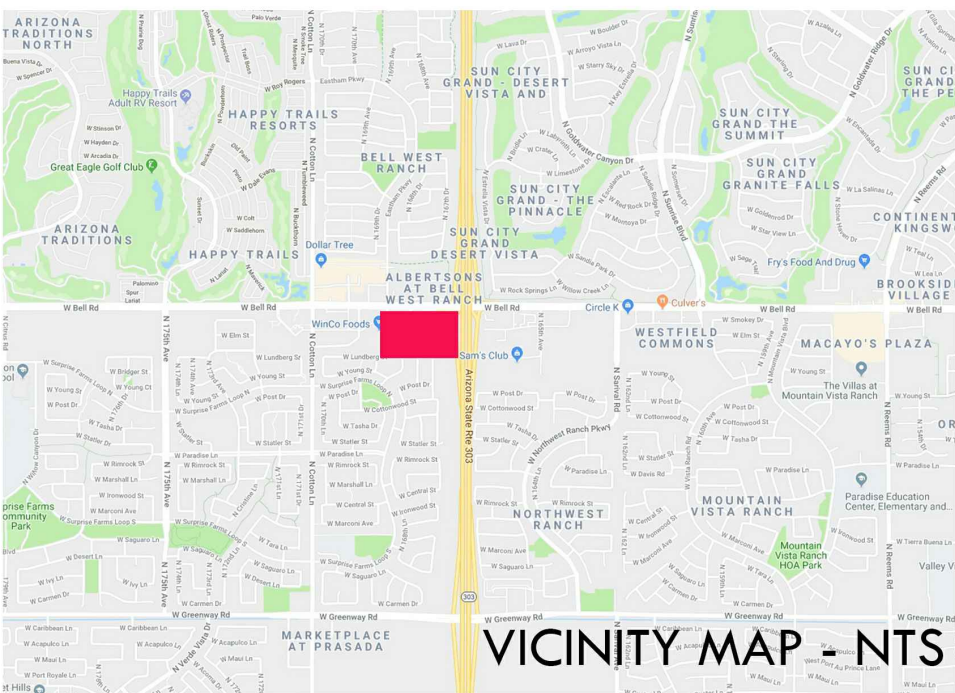
Bike Pkg Req'd	(1/10)	4 sp
Total Bike Prov'd		4 sp

ON SITE LANDSCAPE AREA-Lot 2

Required	10.0%	4,848 sf
Total Prov'd	32.0%	15,702 sf

PARKING LOT LANDSCAPE AREA -Lot 2

Required	20,542 sf Pkg @ 15% = 3,081 sf
Provided	4,593 sf



Site Plan



Ownership:

Lot 2 Shops
Surprise Farms Gateway
SWC Bell and 303 - Surprise, Arizona
Case No. FS19-356

- ▲ Development Review Set
- ▲ Bid Set
- ▲ City Submittal
- ▲ Construction Set

Revisions:

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Expires 9/30/2021

Seal

Date: September 23, 2019

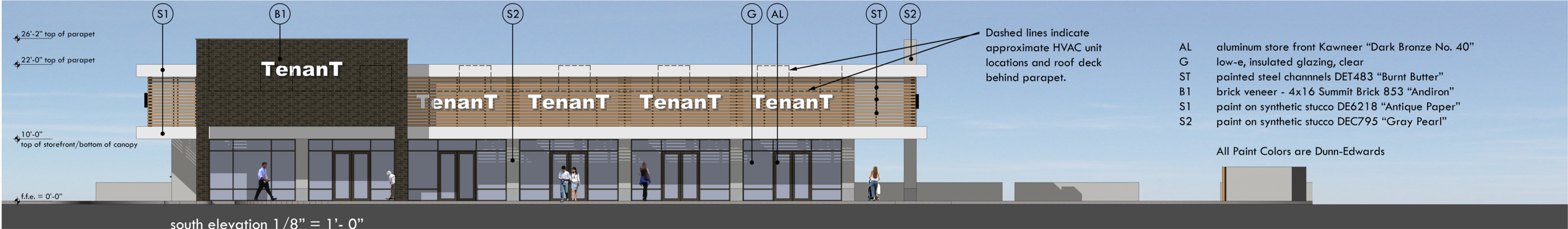
Project Number: 574

Drawn by: dm/rdb

Sheet Number

A1.1

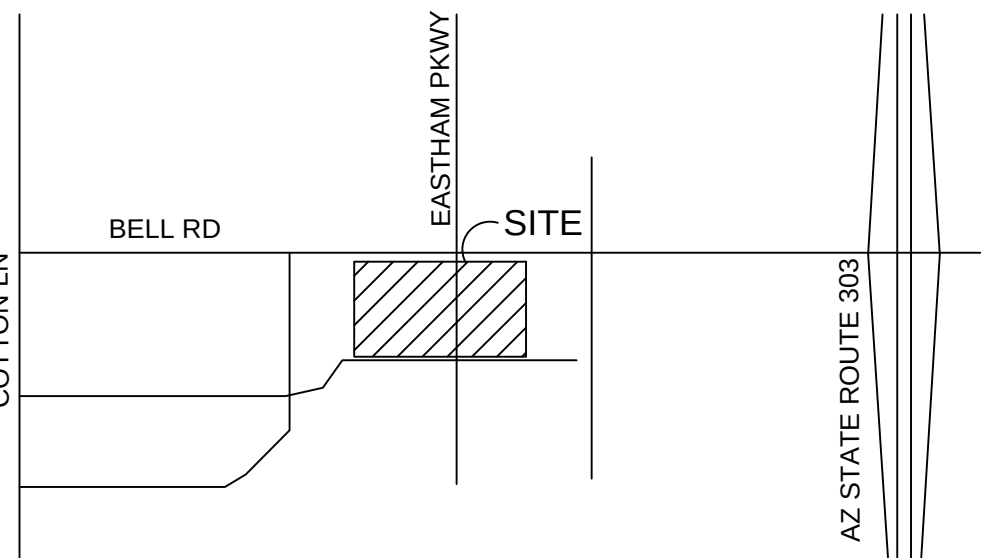
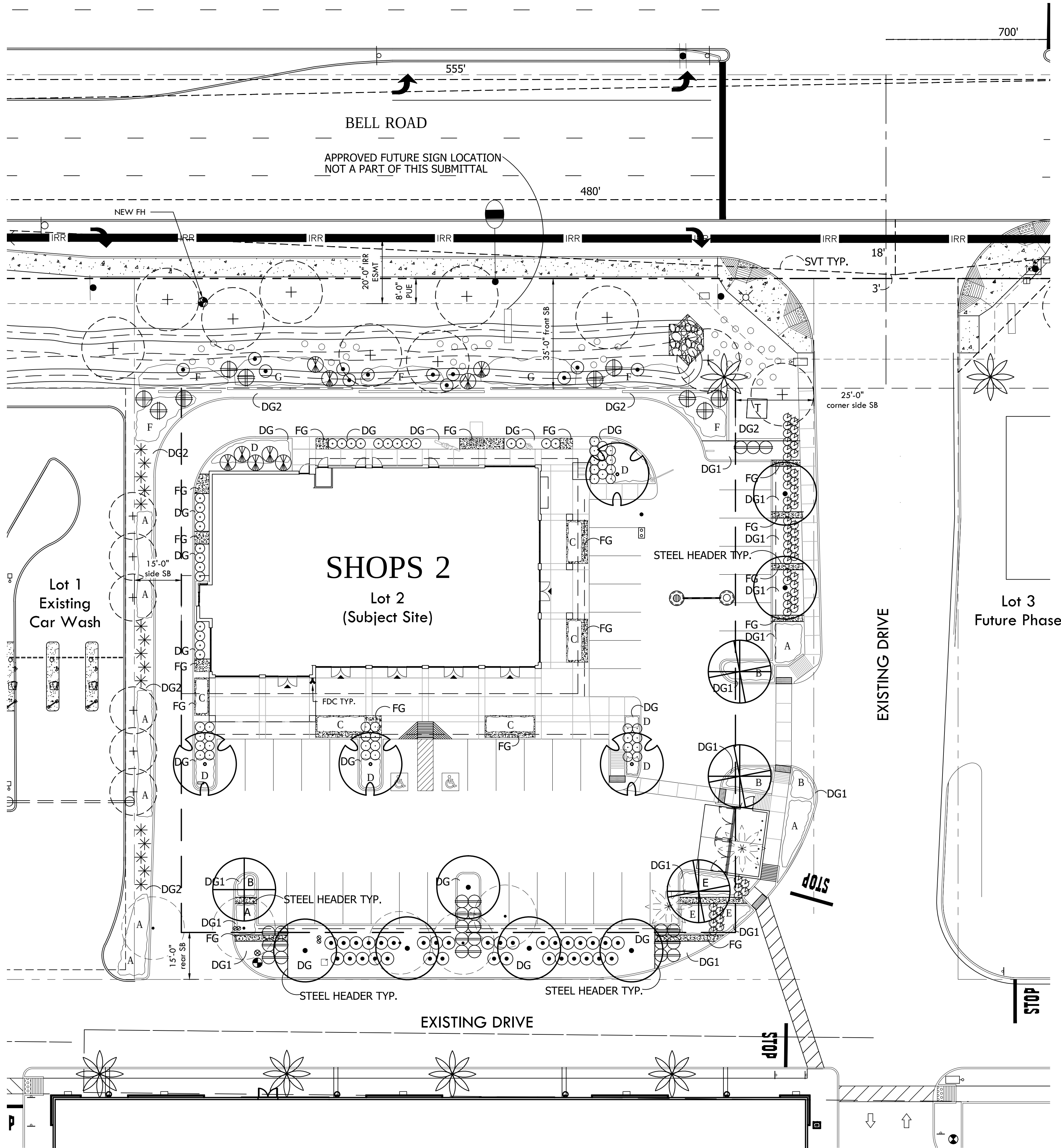
Site Plan



material/color board

0' 4' 8' 16'

1/8" = 1'-0"



CONCEPTUAL PLANTING PLAN



CONCEPTUAL PLANT PALETTE		
TREES	SIZE / QTY	
EXISTING TREE (TO REMAIN IN PLACE)	NA	
EXISTING TREE (TO BE REMOVED)	5 QTY	
EXISTING DATE PALM (TO BE REMOVED)	2 QTY	
EXISTING DATE PALM (TO REMAIN IN PLACE)	N/A	
CERCIDIMUM PRAECOX 'AZT #5' AZT HYBRID PALO BREA	48" BOX / LOW BREAKING / 3 QTY	
CERCIDIMUM PRAECOX 'AZT #5' AZT HYBRID PALO BREA	36" BOX / LOW BREAKING / 1 QTY	
PROSOPIS 'AZT PODLESS HYBRID' AZT PODLESS HYBRID MESQUITE	36" BOX / LOW BREAKING / 4 QTY	
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX / LOW BREAKING / 7 QTY	
SHRUBS HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 15 QTY	
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE OLIVE	5 GAL, 54 QTY	
RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 25 QTY	
MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL, 37 QTY	
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 46 QTY	
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 25 QTY	
SIMMONDSIA CHINENSIS JOJOBA	5 GAL, 10 QTY	
TECOMA 'GOLDSTAR ESPERANZA' YELLOW TECOMA	5 GAL, 9 QTY	
GROUNDCOVER ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 41 QTY	
A LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL @ 3' O.C. 96 QTY	
B ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL @ 3' O.C. 31 QTY	
C CARISSA GRANDIFLORA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL @ 2.5' O.C. 73 QTY	
D LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	1 GAL @ 3' O.C. 51 QTY	
E EREMOPHILA GLABRA 'OUTBACK SUNRISE' OUTBACK SUNRISE EMU	1 GAL @ 3' O.C. 29 QTY	
F JUSTICIA CALIFORNICA CHUPAROSA	1 GAL @ 3' O.C. 99 QTY	
G ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 4' O.C. 35 QTY	
DG DECOMPOSED GRANITE GRANITE EXPRESS GOLD	1/4" MINUS 2" DEPTH TYP.	
DG1 DECOMPOSED GRANITE GRANITE EXPRESS PAINTED DESERT	1/2" MINUS 2" DEPTH TYP.	
DG2 DECOMPOSED GRANITE-TO MATCH EXISTING MADISON GOLD	1/2" SCREENED 2" DEPTH TYP.	
FRACTURED GRANITE GRANITE EXPRESS PAINTED DESERT	1"-3" 4" DEPTH TYP.	
3/16" STEEL HEADER TO SEPERATE ALL DG AND FG BANDS TYP.		

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVEING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- LANDSCAPE TO BE PLANTED 2.5 FEET FROM THE BACK OF CURB.

EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER. ALL SHRUBS/GCOVERS SHALL BE REPLACED W/ 5 GAL PLANTS.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
- ANY/ALL BROKEN HEADERS TO BE REPLACED.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER.
- ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

CITY OF SURPRISE GENERAL NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- TREES IN PAVED AREAS ARE TO HAVE ROOT BARRIERS.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.
- ALL PLANT MATERIAL CAN BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.

PLANT CALCULATIONS:

	24" BOX	36" BOX	48" BOX
TREE SIZE RATIO	7 QTY	5 QTY	3 QTY
TOTAL TREES: 15	47%	33%	20%
REQUIRED		PROVIDED	
LANDSCAPE COVERAGE	7,270 S.F.	15,452 S.F.	
NET SITE AREA - 48,471 S.F.	15%	32%	
ADWR REQUIRED		ADWR PROVIDED	
PERCENTAGE LOW-WATER USE (ADWR) PLANTS	602 QTY	669 QTY	
TOTAL PLANTS: 669	90%	100%	



Ownership:

Lot 2 Shops
Surprise Farms Gateway
SWC Bell and 303 - Surprise, Arizona
Case No. FS19-356

▲ Development Review Set
▲ Bid Set
▲ City Submittal
▲ Construction Set
Revisions:

Ownership of Instruments of Service:

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Seal

Date: August 21, 2019

Project Number:

Drawn by:

Sheet Number

L-1

PLANTING PLAN

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Surprise Farms Gateway, Lot Two, FS19-356

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:

Suite 6 Architecture, on behalf of Bell Road and Loop 303, LLP, seeks approval of a CUP to allow for a shell building with drive through facilities within the Surprise Farms PAD. Site improvements will include a 6,895 square foot shell building with drive through facilities, paving, landscape, and pedestrian sidewalks.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 10/30/19

Future Council Work Session/Meetings target dates PZ Commission 12/05/19

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



SURPRISE
ARIZONA

FS19-356

**LOT 2 OF GATEWAY AT
SURPRISE FARMS CUP**

Planning and Zoning Commission

December 5, 2019



FS19-356
Lot 2

Vicinity Map



FS19-356
Lot 2

Context Map

**Happy
Trails
PAD**

**RL-5 - Low Density
Residential**

**FS19-356
Lot 2**

**CC - Community
Commercial**

**Sun City
Grand
PAD**

Bell Rd

Site

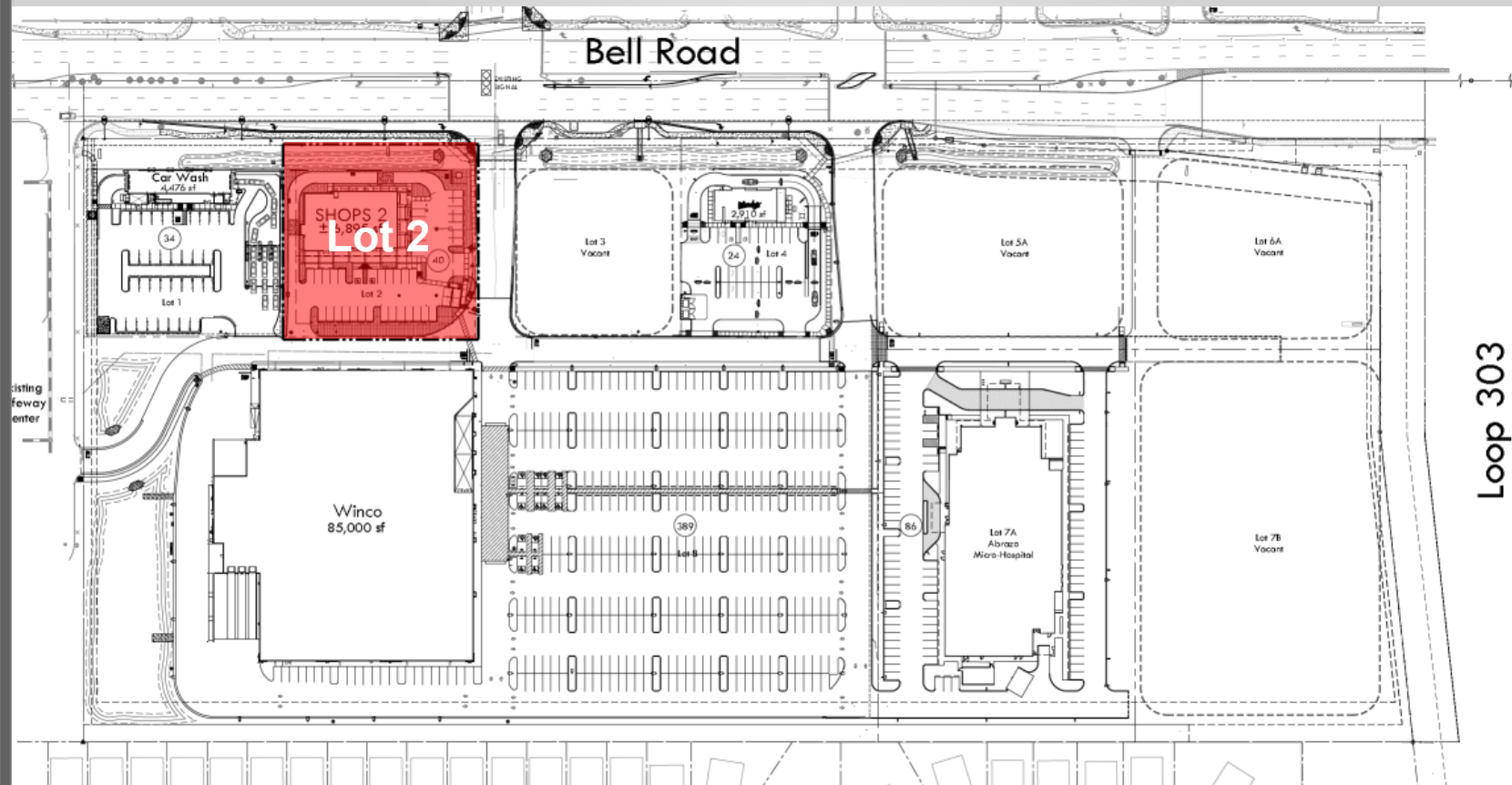
**SVM
PAD**

Cotton Ln

**Surprise Farms
PAD**

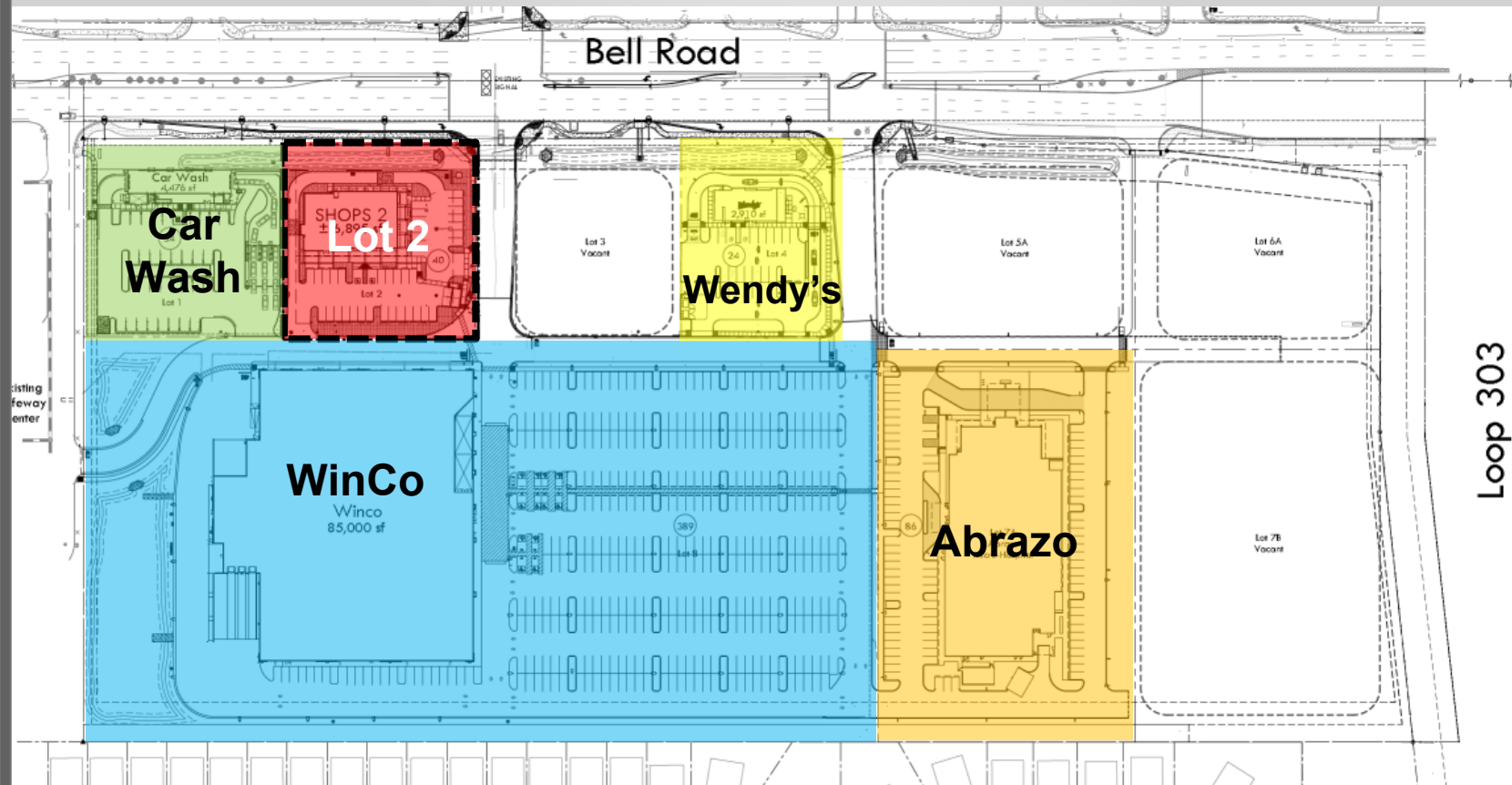
SR 303

Zoning Map



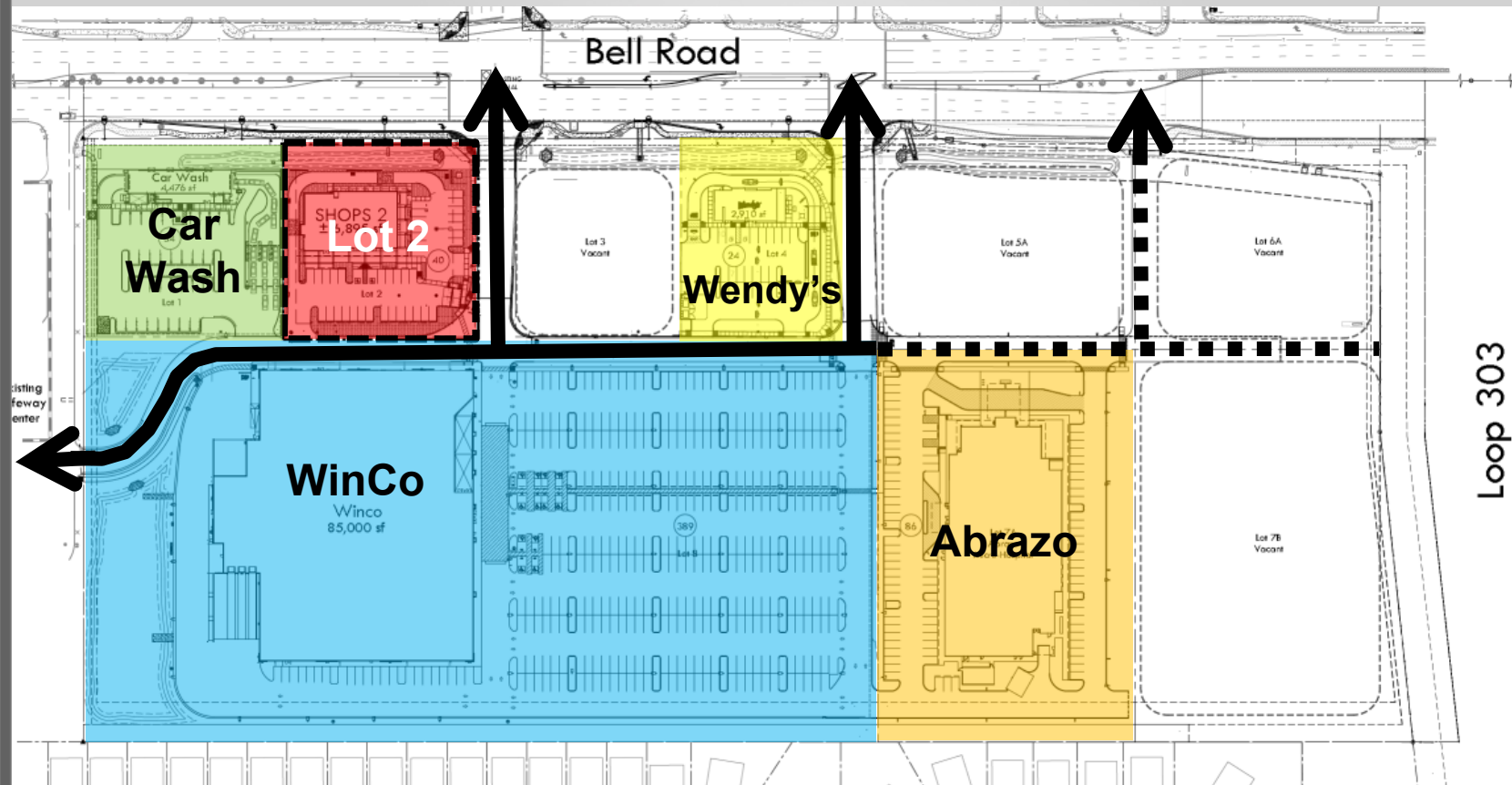
Loop 303

Master Site Plan



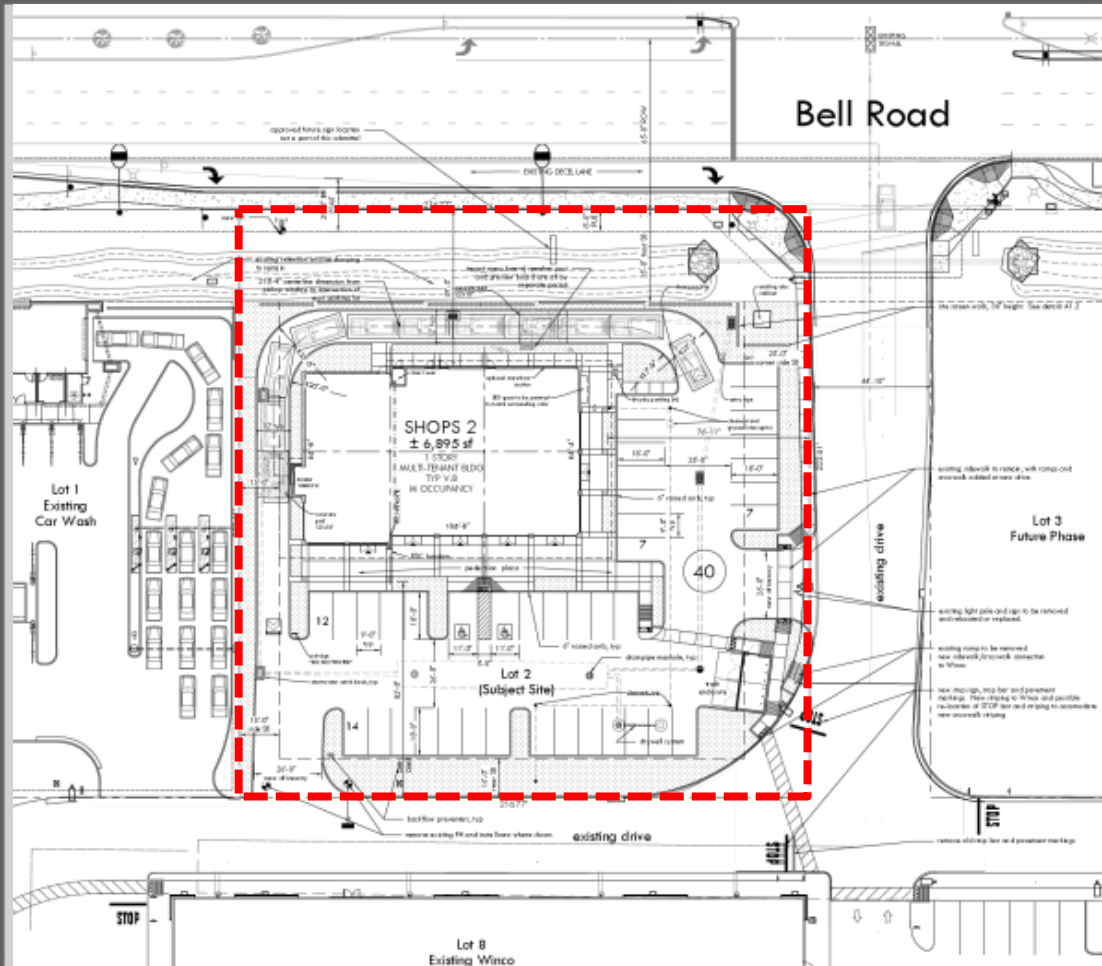
Master Site Plan

Loop 303



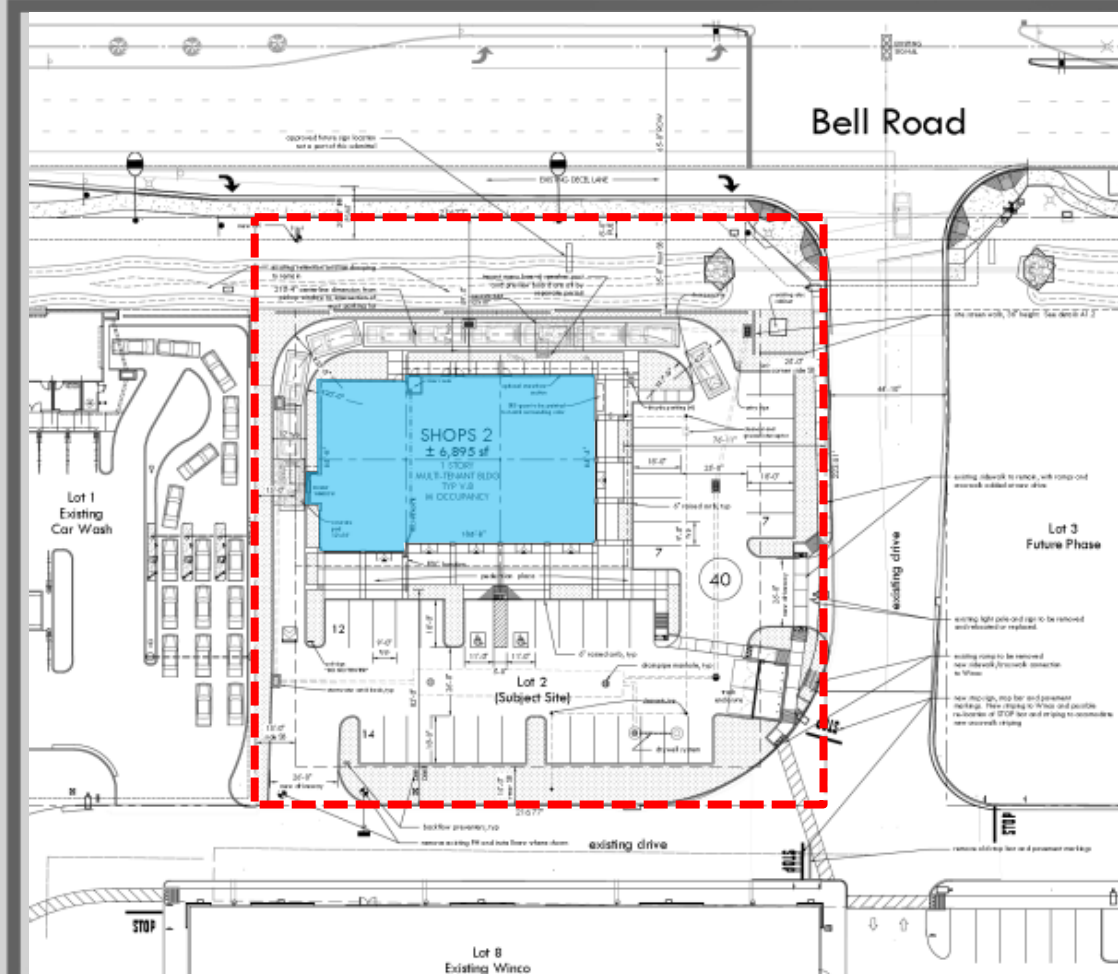
Master Site Plan

Loop 303



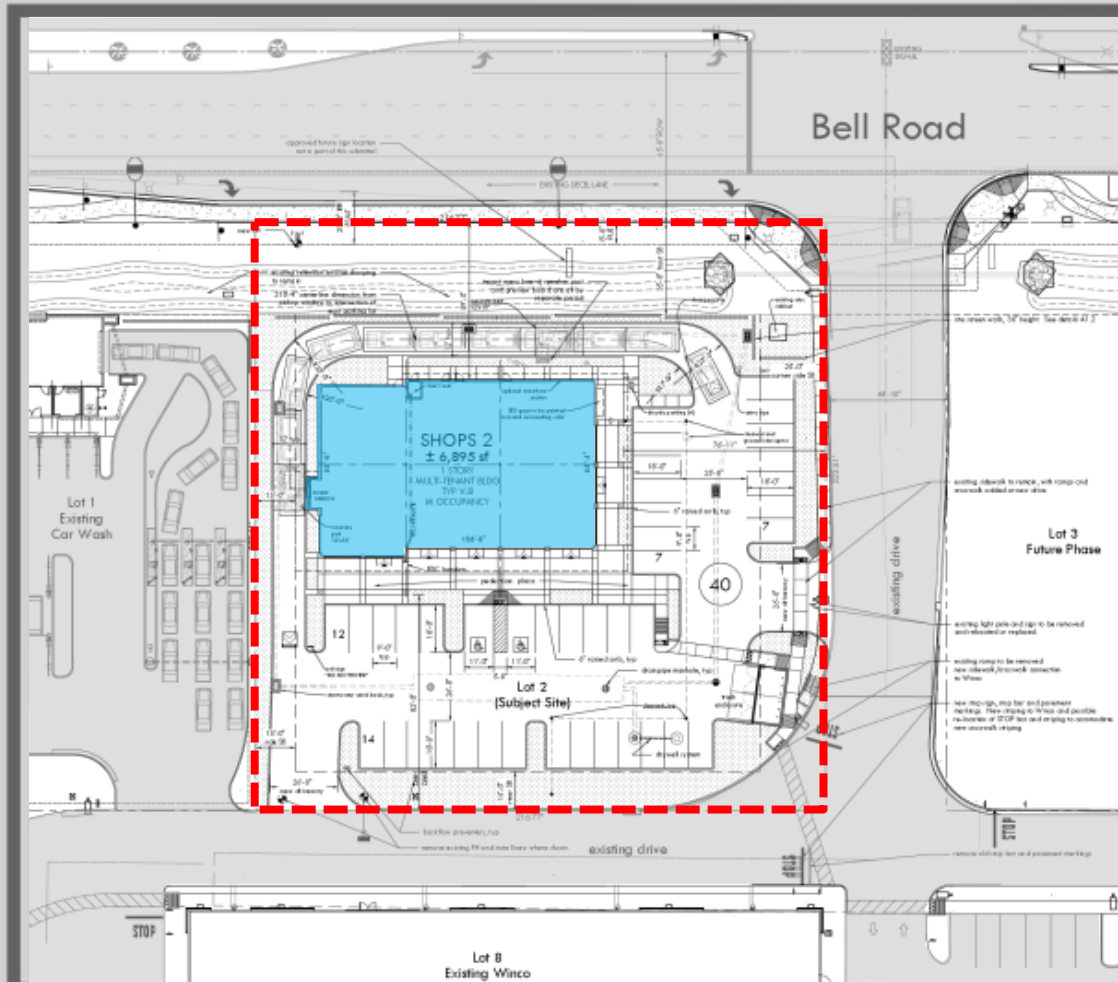
1.11 acres
Site

Site Plan



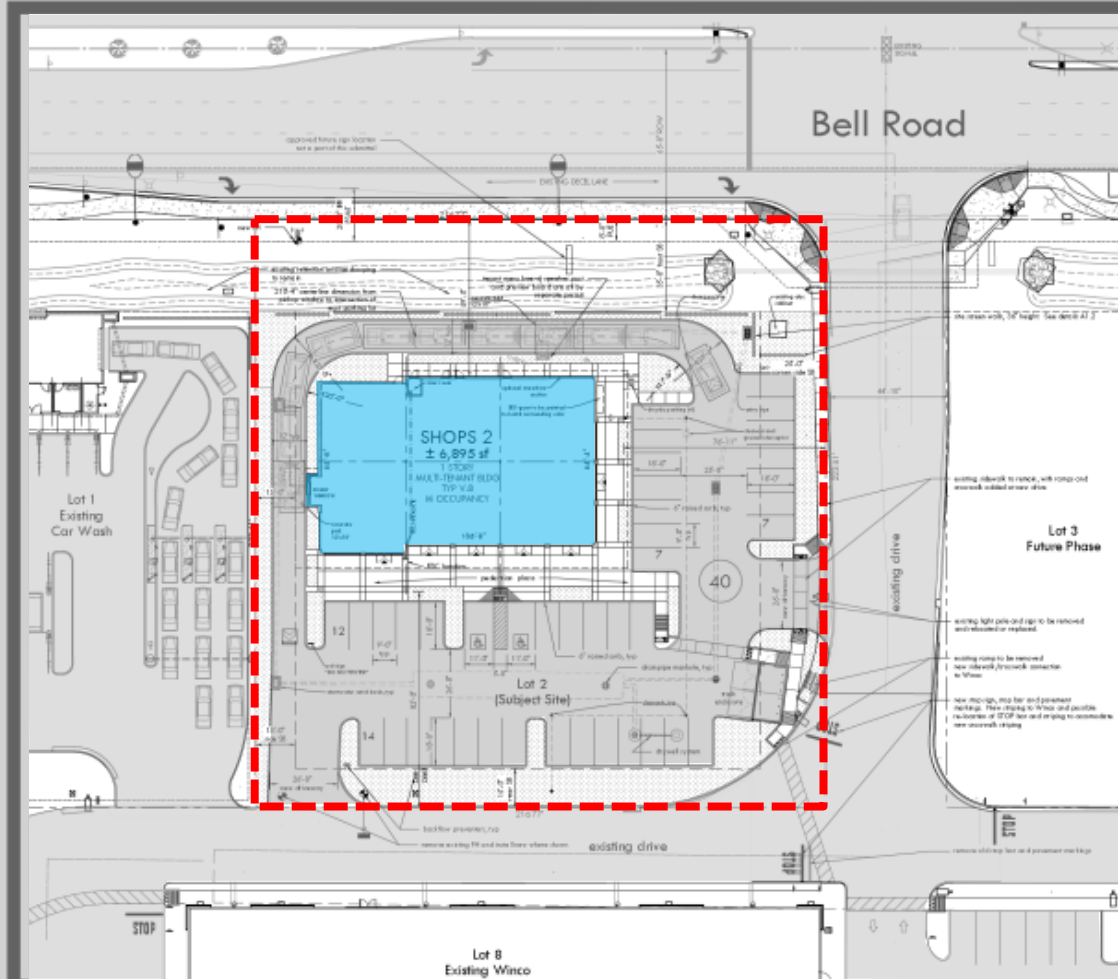
**6,895
Square
Foot Shell
Building**

Site Plan



Existing
Pavement

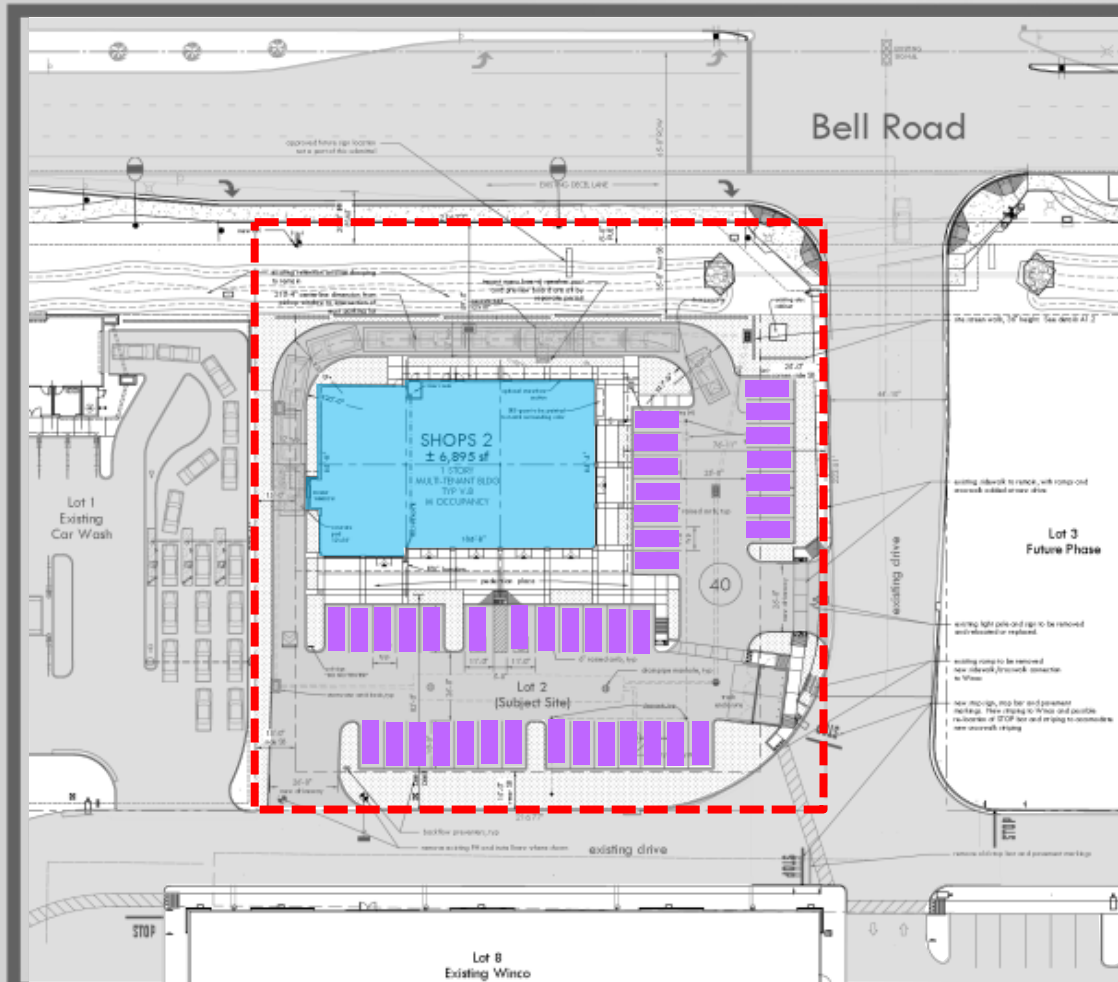
Site Plan



Proposed Pavement

Site Plan

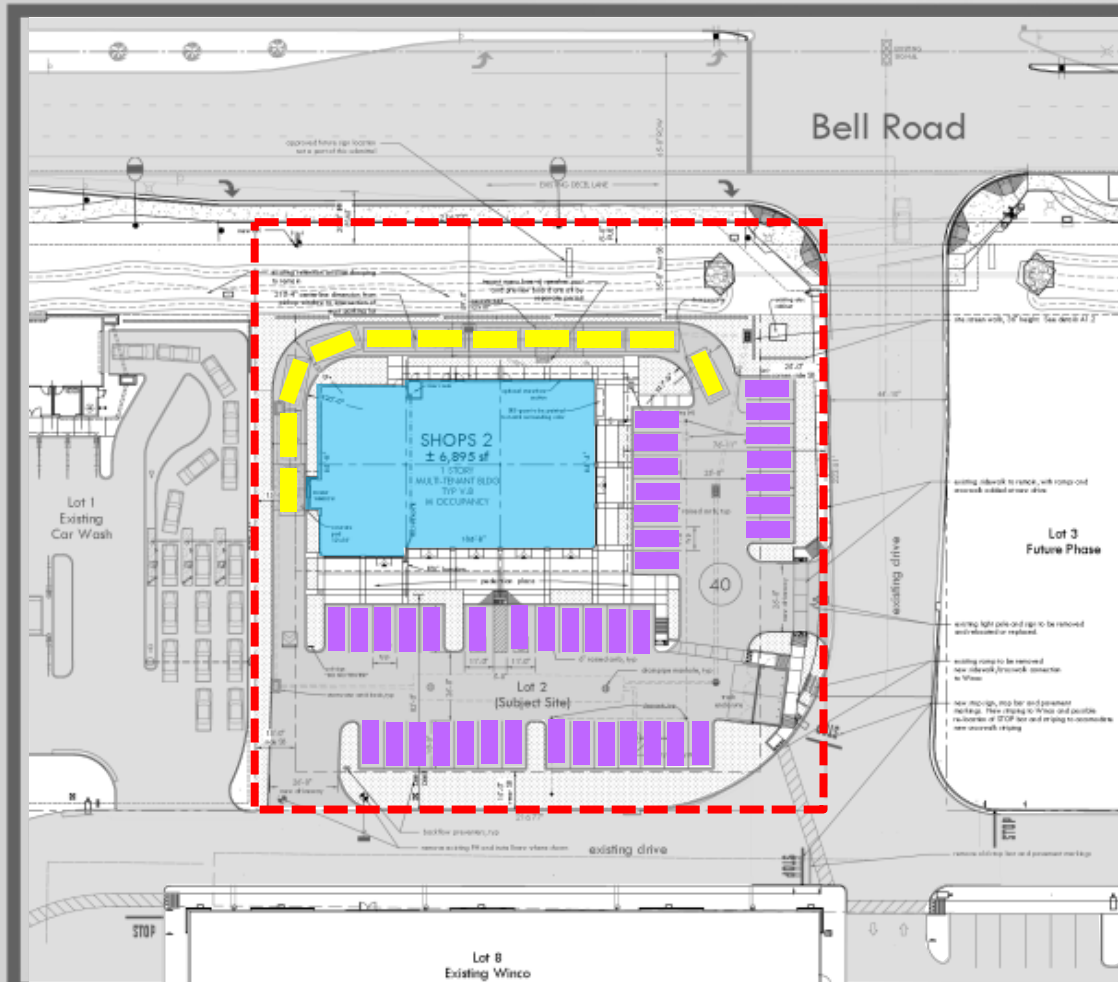




40 Vehicle
Spaces

Site Plan





**210 foot
Drive
Through
Stacking**

Site Plan



Site Plan

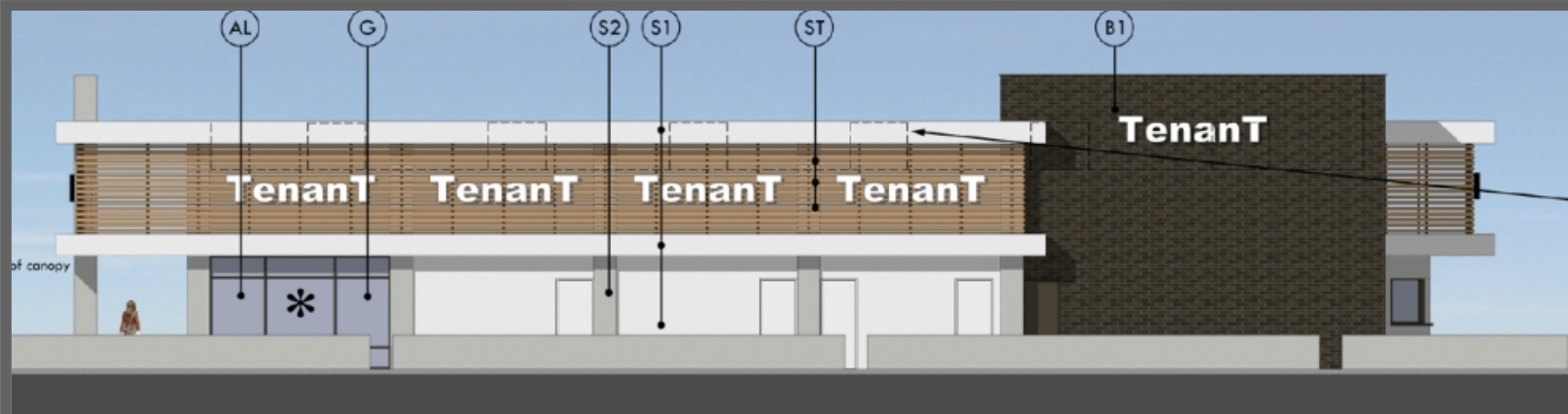


South – Front



East – Center Drive Aisle Frontage

Elevations



North – Bell Road Frontage



West – Drive Through

Elevations



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: December 5, 2019 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Discussion regarding Community Pools in Medium Density Zoning

Motion:

Background:

Staff presented the community pool issue to the City Council and to the Planning and Zoning Commission on October 3, 2019 and October 5, 2019, respectively. This is a continuation of that discussion.

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. 19.11.18 EVR Pool Amenities CC PZ Joint Staff Report-Update_
 2. 19.11.18 EVR Community Pools 12-03-19 CC and 12-05-19 P&Z Joint Presentation
-

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: **December 3, 2019 (City Council)**
December 5, 2019 (Planning and Zoning Commission)

Planner: Robert H. Kuhfuss, AICP

INTRODUCTION:

Staff presented the community pool issue to the City Council and to the Planning and Zoning Commission on October 3, 2019 and October 5, 2019, respectively. As directed, staff evaluated several possible methodologies including the following:

- Minimum Lot Width Approach
- 1-Lot Failure Approach
- ¼-Mile Radius Approach
- Amenity Center Menu Approach
- 3-Prong Test Approach
- Alternative Funding Mechanisms
- Potential Definitions

After considerable internal discussion, staff believes that many of the above methodologies would not meet the desired outcome expressed by the City Council or the Planning and Zoning Commission. The 3-Prong Test Approach, however, may well meet the stated objectives.

3-Prong Test Approach

This approach would require the developer of any single-family residential development to provide a semi-public pool amenity when the following triggers are met:

- The property is zoned either R-1 or R-2; and,
- The site is 40 or more gross acres; and,
- The project generates a Gross Density of 3.25 Dwelling Units per Acre

Further, all lots within the subdivision must include a minimum required rear yard area of not less than 1,000 square feet, otherwise the pool requirement is invoked regardless of Gross Area or Gross Density.

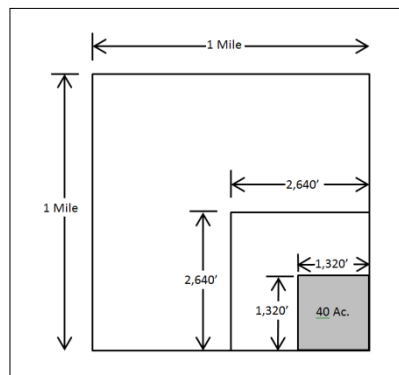
Assumptions:

The following assumptions are made with respect to this methodology. These assumptions may be adjusted up or down and are subject to further analysis and refinement.

- Gross Area of 40 acres or more
- 10% of Gross Area as Arterial Rights-of-Way
- 20% of Net Residential Area as Open Space
- 28 % of Net Residential Area as Local Right-of-Way
- Average Lot Area of 6,250 square feet (50' x 125')
- Lot Yield of 130
- Gross Density of 3.25 DU/Ac

Rationale:

40 acres is $\frac{1}{4}$ of $\frac{1}{4}$ of a Section, making the size relatively manageable. This also places the pool facility within walking distance from every home in the subdivision, regardless of where in the subdivision the pool is located within said 40 acres. (This could also be scaled up or down, depending on the will of the Commission and Council.)



If the subject property were adjacent to a Section Line, the developer would be required to dedicate and improve the half-width arterial right-of-way adjacent to the site. A typical arterial half-width is 68', which when multiplied by the length and width of the parcel, removes approximately 10% of that parcel, rendering it unavailable for residential development. The remaining area is considered "Net Residential Area" (NRA), which in this scenario is approximately 36 acres.

The SUDC currently requires 20% of the NRA be set aside as Open Space. The draft LDO includes a similar requirement. 20% of 36 acres is approximately 7.2 acres, which leaves approximately 28.8 acres available for residential development, to include both lots and local roadways.

Each lot in a subdivision must be served by a local street. The current standard for a local street is 55' full-width right-of-way. As lot yield increases, so does the amount of land necessary to establish the local street network. In this scenario, approximately 28% of the NRA goes towards the local street network, leaving approximately 18.7 acres for lot development.

A typical "R1-5" lot measures 50' x 100' for a total lot area of 5,000 square feet; however, the homebuilder market tends to seek out lots with parameters that will accommodate their specific home product offering. It is not uncommon to see 50' wide lots with lengths of up to 125' for a lot area of 6,250 square feet. With approximately 18.7 acres available for lot development, and each lot having a lot area of 6,250 square feet, the lot yield will be approximately 130 lots for a Gross Density of 3.25 DU/Ac.

The draft LDO will accommodate this size lot through what is termed "Lot Category A" and this is the basis of analysis for this methodology. Larger lots will have the effect of decreasing the Gross Density below the stated 3.25 Du/Ac threshold thereby negating the pool requirement.

The following table summarizes these calculations:

Gross Parcel Area	40 acres
Arterial Right-of-Way	4 acres
Net Residential Area	36 acres
Open Space	7.2 acres
Local Right-of-Way	10 acres
Cumulative Lot Area	18.7 acres
Average Lot Area	6,250 square feet
Lot Yield	130 Lots
Gross Density	3.25 Du/Ac

Pros and Cons:

This approach should be relatively easy to administer, sets the pool amenity within walking distance of every home in the subdivision, can be scaled up or down, works in both R-1 and R-2 zoning, and allows the developer more lots to amortize the investment.

Conversely, this approach has certain inherent limitations. The pool requirement may be defeated by “shorting”. For instance, the site could come in at 39.9 acres (vs. 40 acres) or 3.24 DU/Ac (vs. 3.25 DU/Ac), which in either case the pool requirement is negated. This approach also will have the effect of driving new home prices up in order to cover the cost of the additional amenity. Further, there is currently no pool requirement in RL (R-1) zoning.

Alternative Funding Mechanisms

Staff investigated the legal implications of certain funding mechanisms as they pertain to community pools. The questions posed, and their responses, are summarized below:

Impact Fees

- May the city adopt development impact fees to fund community pools?
 - May be used to fund necessary public services
 - Life expectancy of 3 years or more
 - Owned or operated on behalf of the municipality
 - Neighborhood parks up to 30 acres may be funded using impact fees
 - May be used to fund a public swimming pool but not an aquatic center
 - Aquatic center not defined in ARS
 - Must be spent within 10 years

Buy-In Fees and In-Lieu Fees

- May the city require developers to construct a community pool subject to repayment through a buy-in fee or in-lieu fee?
 - SMC provides for repayment of cost incurred related to “special public improvements” (e.g. roads, water lines, sewer lines, storm water lines, traffic signals, sidewalks, etc.)
 - Community pool could be included in park programming
 - But no statutory authority to require a park or denote as a “special public improvement”
 - Potential U.S. and Arizona Constitution issues
 - Potential takings and just compensation issues

Other Funding Mechanisms

- What other possible funding mechanisms exist for the funding of community pools?
 - Voter-approved bonds
 - Community Facilities District

143 **Potential Definitions**

144

145 Staff also explored the creation of specific definitions so as to clarify what type of facility is being
146 discussed and/or potentially funded, as there are important distinctions between these terms.
147 Definitions have not been fully developed, but may be developed with the drafting of the LDO.
148 These terms include, but are not limited to, the following:

149

- 150 • Private Pool
- 151 • Semi-Public Pool
- 152 • Public Pool
- 153 • Aquatic Center

154

155 **Attachments:**

156

157 01 – PPT



December 3, 2019 City Council
December 5, 2019 Planning and Zoning Commission

Community Pool Amenities

Several Options Explored

- Minimum Lot Width Approach
- 1-Lot Failure Approach
- ¼-Mile Radius Approach
- Amenity Center Approach
- **3-Prong Test Approach**
- **Alternative Funding Mechanisms**
- **Definitions**

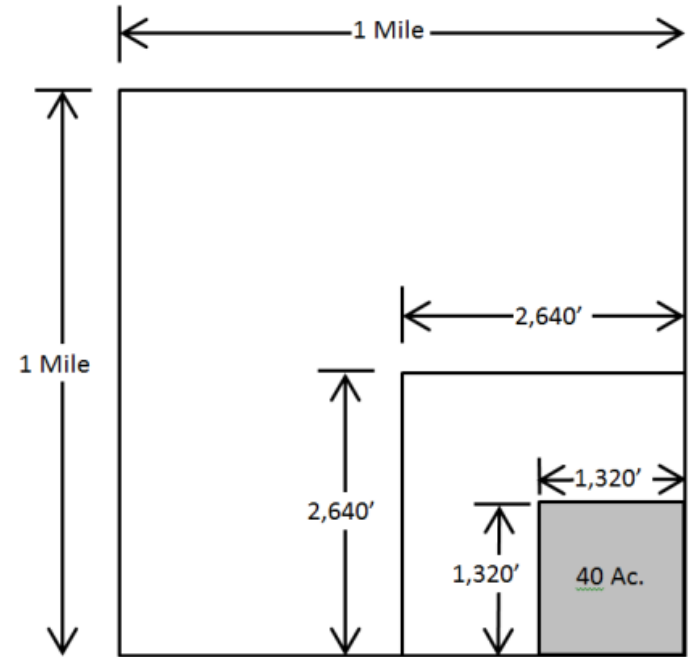


3-Prong Test Approach

- Developer to provide semi-public pool facility when each of the following are met:
 - R-1 or R-2 zoning, and
 - 40 gross acres or more, and
 - 3.26 DU/Ac or more gross density
- All lots must have minimum required rear yard area of 1,000 square feet or pool requirement is invoked regardless of gross area or gross density

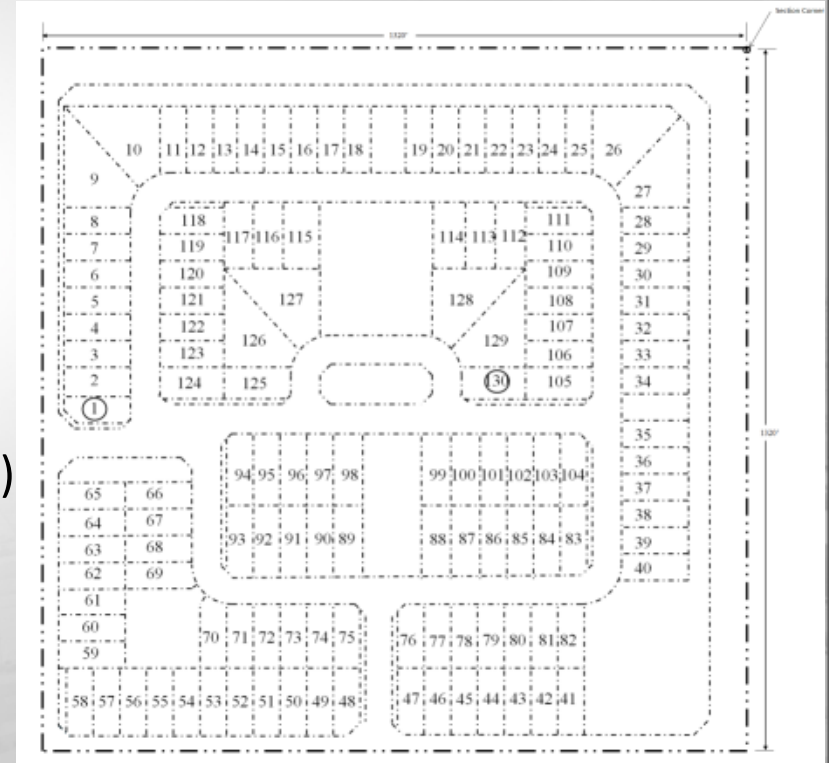
Rationale

- 1 square mile has dimensions of 5,280' by 5,280' and an area of 640 acres
- $\frac{1}{4}$ -Section has dimensions of 2,640' x 2,640' and an area of 160 acres
- A $\frac{1}{4}$ - $\frac{1}{4}$ Section has dimensions of 1,320' x 1,320' and an area of 40 acres
- A $\frac{1}{4}$ - $\frac{1}{4}$ Section places the amenity within walking distance of all homes



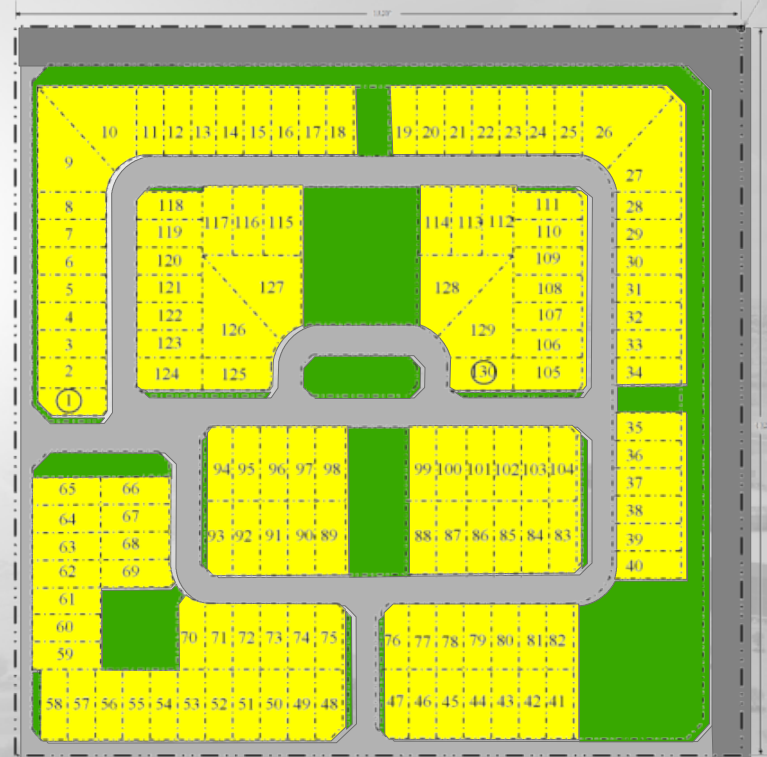
Rationale

- Approx. 10% of land mass is arterial ROW
- Area that is left is referred to as the “Net Residential Area”
- 20% of NRA required as open space
- Approx. 28% of NRA is interior ROW
- Average Lot Area of 6,250 SF (50' x 125' lot)
- Lot Yield of approx. 130 Lots
- 130 lots / 40 gross acres is 3.25 DU/Ac



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Rationale

Pros

- Relatively easy to administer
- Sets facility within walking distance
- Can be scaled up or down
- Works in R-1 and R-2 zoning
- Allows developer more lots to amortize the cost of the pool (i.e. 130 lots vs 60 lots)

Cons

- Can be defeated by “shorting”
- Drives new home prices up
 - Median household income vs. median new home price
- Pool amenity not currently required in RL (R-1) zoning

Funding Mechanisms

- Impact Fees
- Buy-In Fees and In-Lieu Fees
- Other Funding Mechanisms

Funding Mechanisms

➤ Impact Fees

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Funding Mechanisms

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Funding Mechanisms

- Other Funding Mechanisms
 - Voter-approved bonds
 - Community Facilities District



Definitions:

- **Private pool**

Image source:

https://desertsoullandesign.com/uploads/3/4/9/5/34959118/custom-pool-builder-pool-contractor-gilbert-chandler-queen-creek-san-tan-valley-arizona-swimming-pool-phoenix-east-valley-desert-soul-landesign-52_orig.jpg



Definitions:



- **Semi-public pool**

Image source: <http://www.platinumpoolsaz.com/wp-content/uploads/2018/05/87aabde76f1b2c0553a9cb63b287e10d-commercial2-1024x768.jpg>

Definitions:

- **Public pool**



Definitions:

- Aquatic Center



Image source:
https://thesundevils.com/images/2019/9/5/PV6_4086_1.JPG?width=1000&height=563&mode=crop



QUESTIONS OR COMMENTS?

Thank You