SURPRISE
ARIZONA

FS16-343

Mirano at Desert Oasis Parcel 8 Major PAD Amendment

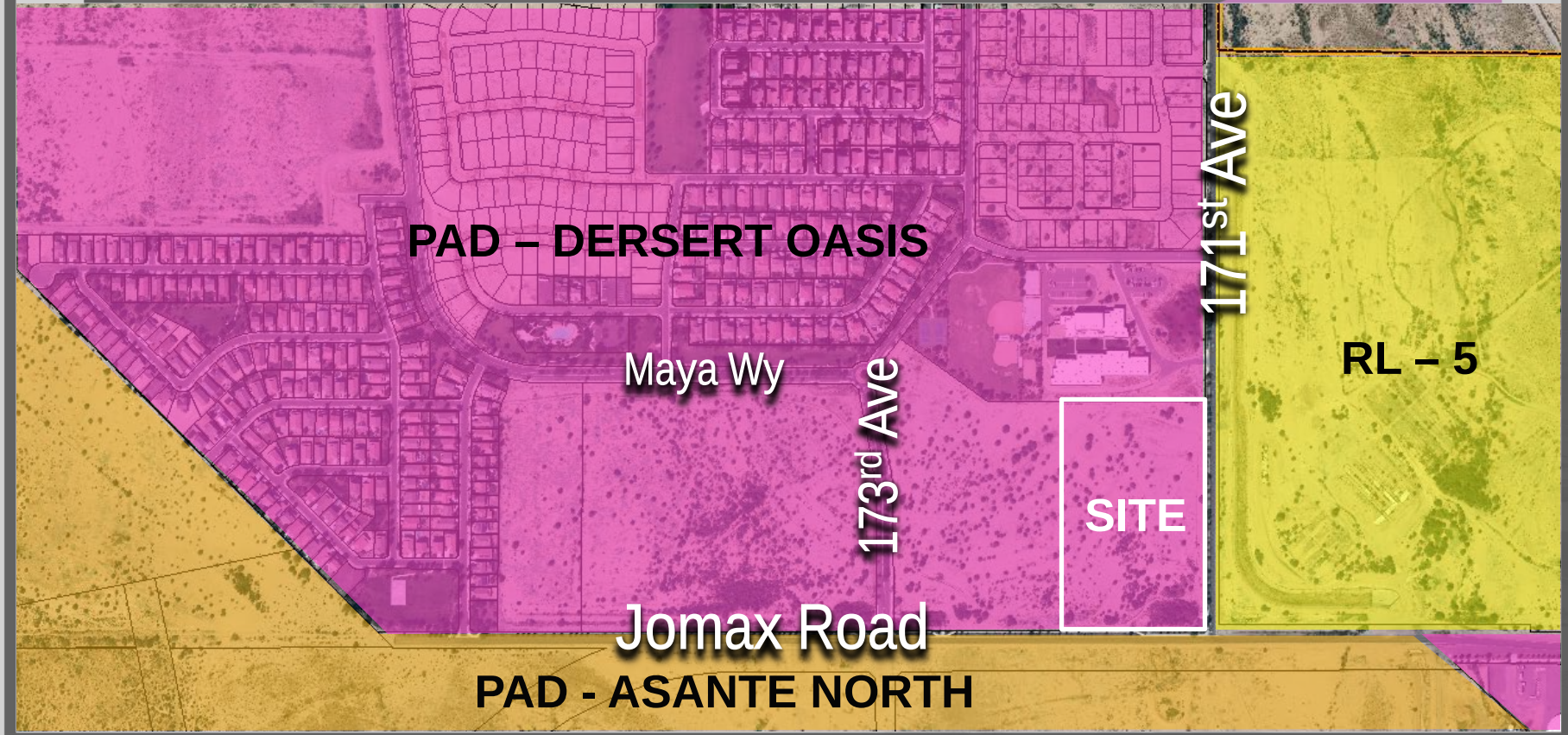
Planning and Zoning Commission

December 1, 2016

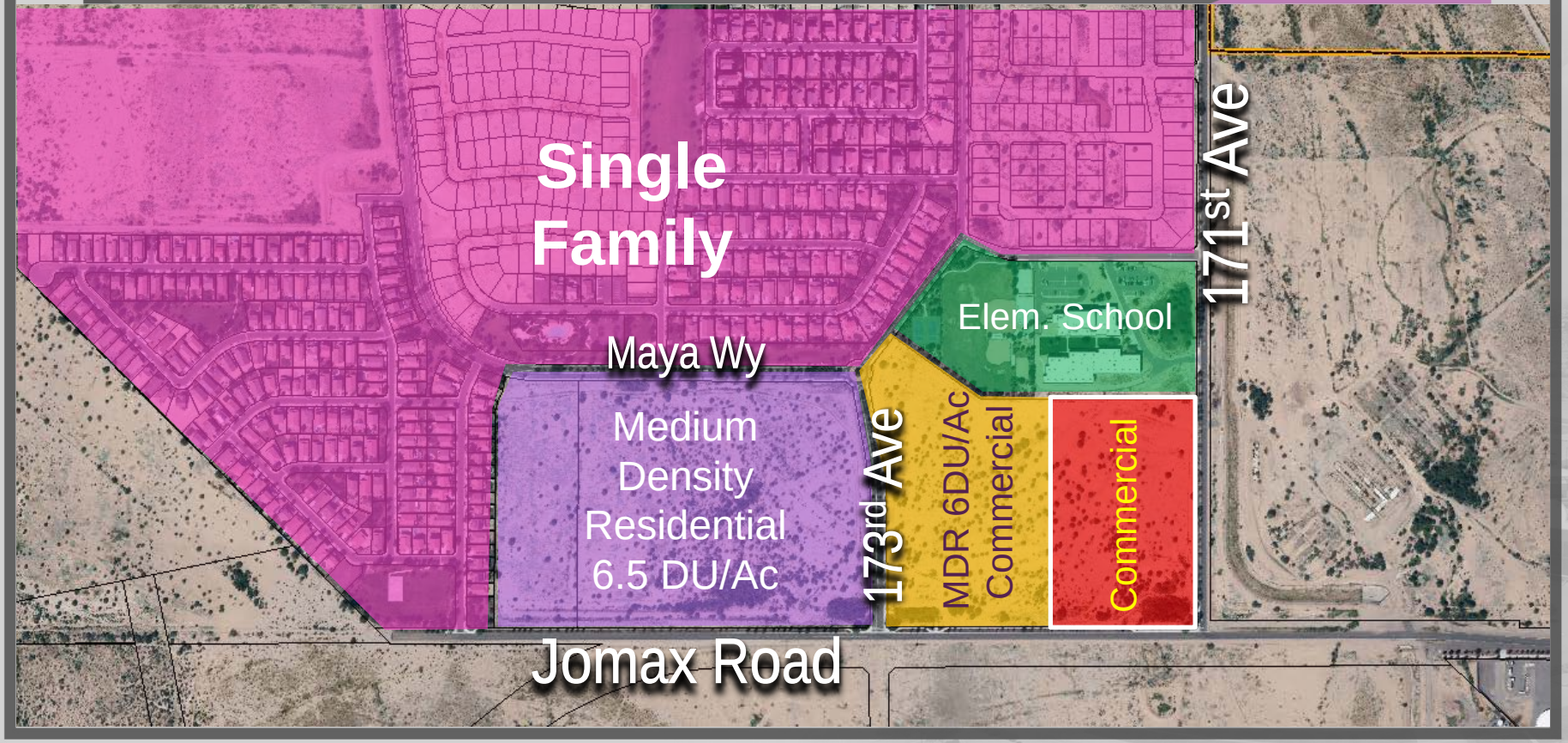
Vicinity Map

Vicinity Map

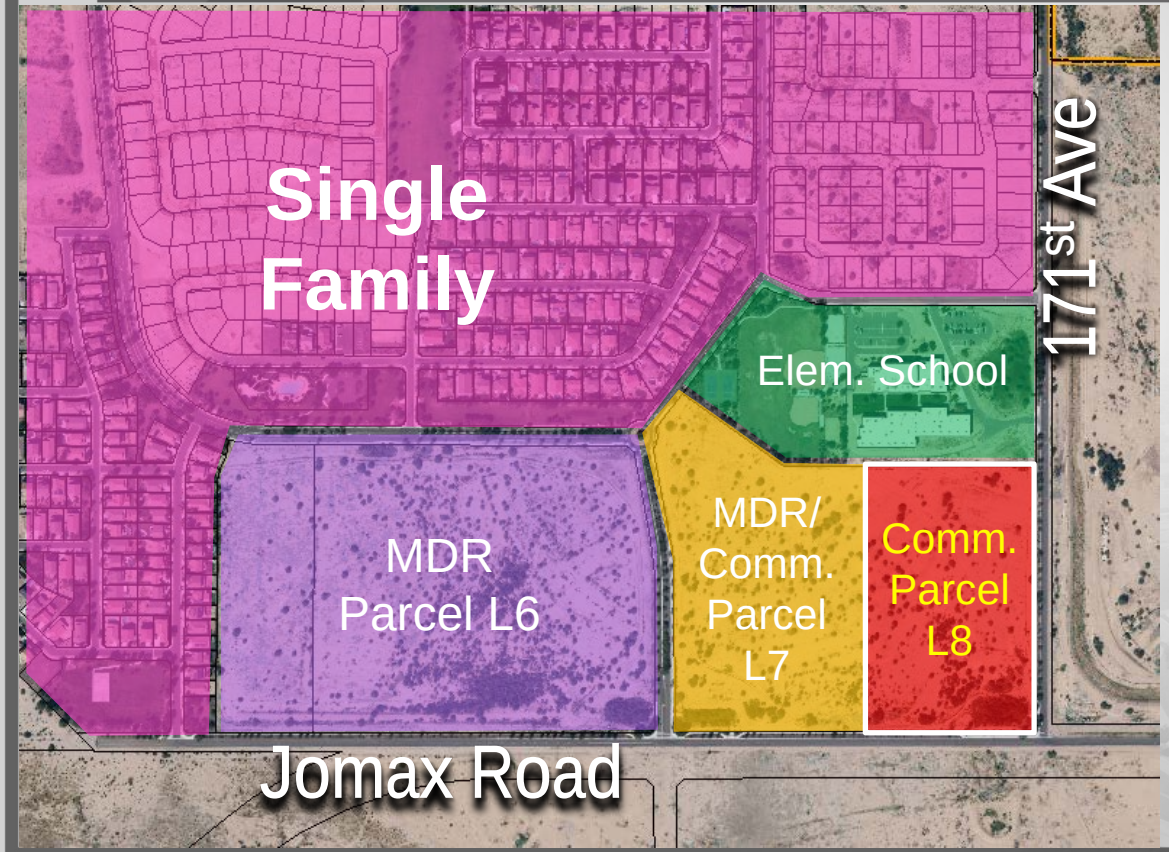
Existing Zoning



Existing PAD Land Use Map



PAD Allowed Uses



<u>Medium Density Residential</u>

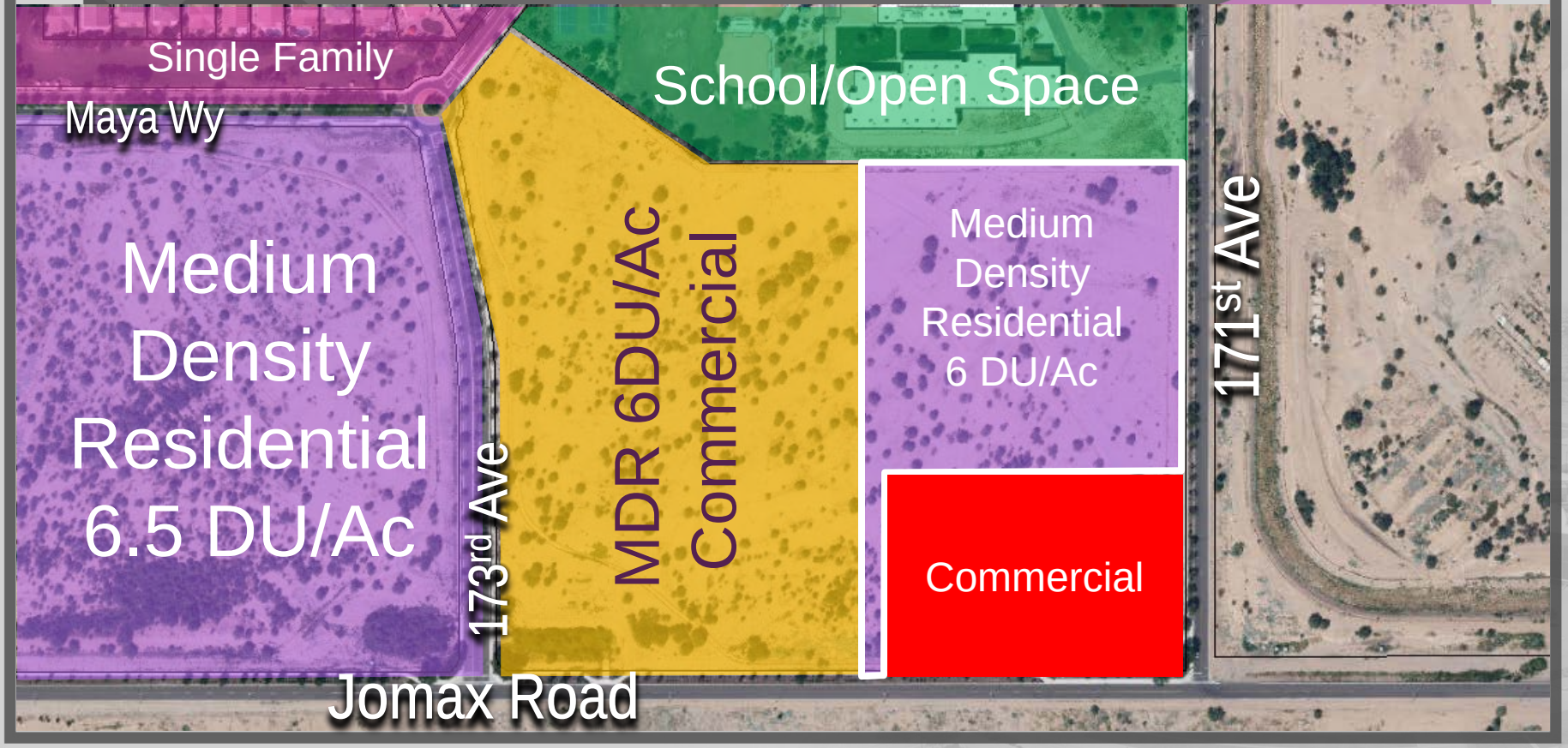
Parcel L6

- Allowed 316 Units
- Preliminary Plat Approved 269

Parcel L7

- Allowed 106 Units

Proposed PAD Land Use Map



Development Standards

	Existing Standards	Proposed Standards
Lot Size		
Minimum Lot Area	2,500 S.F.	2,500 S.F.
Minimum Lot Width	35’	35’
Minimum Lot Depth	72’	72’
Setbacks		
Front (Livable)	10’	10’
Front (Garage)	8’	10’
Rear (House)	10’	10’
Rear (Garage)	3’	3’
Side (House)	5’/5’	5’/5’
Side (Garage)	3’	3’
Street Side (House)	7’	7’
Street Side (Garage)	5’	5’
Lot Coverage	55%	55%
Density	6 DU/Ac	6 DU/Ac

CITIZEN OUTREACH

<u>Citizen Outreach Meeting</u>

- September 22, 2016

<u>Concerns</u>

- Conserving Nature & Open Space
- Traffic
  - Issues on Jomax Rd and 163rd Ave
- Do not want cluster homes (4-packs, 6-packs)

<u>Support</u>

- Prefer smaller scale commercial than a big box store.

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QUESTIONS OR COMMENTS?

Thank You