

# AMENDED FINAL PLAT

## REPORT TO THE MAYOR AND CITY COUNCIL

1	<b>Case:</b>	<b>FS16-398</b>
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3	<b>Project Name:</b>	Marketplace at the City Amended Final Plat
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5	<b>Council District:</b>	5 – Palm
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7	<b>Meeting Date:</b>	<b>December 6, 2016</b>
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9	<b>Planner:</b>	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov
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12	<b>Owners:</b>	Surprise Center Development Company LLC, SCDC/WEM-SUR, LLC, and Marketplace the City, LLC
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15	<b>Applicant:</b>	Justin Evinger of Beck Consulting
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17	<b>Request:</b>	An Amended Final Plat for a Medical Office/Retail facility within the Surprise Center Planned Area Development (PAD)
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20	<b>Site Location:</b>	The proposed Amended Final Plat is generally bounded by Greenway Road to the south, Civic Center Drive to the west, Tierra Buena Lane to the northwest, Statler Boulevard to the north, and Litchfield Road to the east within the Surprise Center PAD.
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25	<b>Site Size:</b>	Approximately 86.68 acres
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27	<b>General Plan Conformance:</b>	The proposal is consistent with the Surprise General Plan
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29	<b>Support/Opposition:</b>	No communication regarding support or opposition received
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31	<b>Findings:</b>	<ul style="list-style-type: none"><li>• The proposed Amended Final Plat is consistent with the Surprise General Plan 2035.</li><li>• The proposed Amended Final Plat demonstrates compliance with the existing Surprise Center PAD.</li><li>• The reviewing agencies have indicated no objections to the request.</li></ul>
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38 **Alternative Actions:** **Approval** of the requested Amended Final Plat will allow the  
39 applicant to develop the property in a manner that is consistent with  
40 City of Surprise requirements and the approved Surprise Center PAD.  
41 **Denial** of the requested Amended Final Plat will deny the applicant  
42 the opportunity to reasonably develop the property.

43 **PROJECT DESCRIPTION:**  
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45 Justin Evinger of Beck Consulting on behalf of Surprise Center Development Company LLC,  
46 SCDC/WEM-SUR, LLC, and Marketplace the City, LLC, seeks approval of an Amended Final Plat to  
47 allow for a 26,200 square foot medical office/retail building generally located at the southwestern  
48 corner of North Litchfield Road and West Statler Boulevard within the Surprise Center PAD. The  
49 amended Final Plat will split an approximately 86.68 acre series of parcels into:

- 50 • Lot 1 – A 1.26 acre parcel for future development
- 51 • Lot 2 – A 3.27 acre parcel for the Marketplace at Surprise medical office/retail facility
- 52 • Lot 3 – A 6.24 acre parcel for future development
- 53 • Lot 4 – A 72.97 acre parcel for future development
- 54 • Lot 5 – A 2.94 acre parcel for future development

55 No street dedication is included with this Final Plat.  
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57 **HISTORY:**  
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- 59 • The subject parcel was annexed into the City of Surprise on January 12, 1980.
- 60 • On January 25, 2001, the Mayor and City Council approved a PAD for Surprise Center.
- 61 • On January 18, 2011, a Site Plan for Surprise Medical at the City was approved by the  
62 Planning and Zoning Commission.
- 63 • On January 27, 2011, a Final Plat for Surprise Medical at the City was approved by the  
64 Mayor and City Council.
- 65 • The applicant met with staff for a Concept Review Meeting on June 30, 2016 for the  
66 Marketplace at Surprise Site Plan and Final Plat.
- 67 • The applicant submitted for a Site Plan, Case FS16-381, for the Marketplace at Surprise on  
68 September 6, 2016.
- 69 • The applicant submitted for a Final Plat for the Marketplace at Surprise on September 15,  
70 2016.
- 71 • The Planning and Zoning Commission approved a Site Plan, Case FS16-381, for the  
72 Marketplace at Surprise on November 3, 2016.

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74 **SUMMARY:**  
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76 Staff believes the proposed amended Final Plat will provide the mechanism needed to allow the  
77 owner to construct the Marketplace at Surprise facility while providing for reciprocal cross-access,  
78 which will in turn allow it to be developed in a manner that is consistent with the goals and policies  
79 of the General Plan.

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81 **FINDINGS:**

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- 83 a. The proposed Amended Final Plat is consistent with the Surprise General Plan 2035.  
84 b. The proposed Amended Final Plat demonstrates compliance with the Surprise Center PAD.  
85 c. The reviewing agencies have indicated no objections to the request.

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87 **Attachments:**

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89 01 – Vicinity Maps

90 02 – Final Plat

91 03 – Site Plan

92 04 – Elevations