



MIRANO AT DESERT OASIS

North Portion of Desert Oasis Lancer Parcel L8 aka L8B

1st Neighborhood Meeting Minutes

September 22, 2016 6:00pm

Development Team Attendees:

Kent Xander (KAX)

Joe Walsh (Walsh Design Group)

City Representative:

Sergio Angulo, City Planner (City of Surprise)

Meeting Summary:

On Thursday, September 22, 2016, a neighborhood meeting was held at Desert Oasis Elementary School to discuss a proposed rezone from Commercial to Medium Density Residential within the 890-acre Desert Oasis master planned community. The approximate 8 acre site (aka Lancer Parcel L8B) is located north on the northwest corner of Jomax Road and 171st. Avenue. Nadaburg Elementary School is adjacent to the north. Fourteen (14) neighbors attended the meeting (see attached sign-in sheet). Kent Xander led a formal discussion with the neighbors providing a review of the development request, which is to rezone the property from commercial to single-family residential and include it with the adjacent single family residential property to the west and process a preliminary plat for 106 lots. Two full size (24"x36") copies of the site plan and vicinity were on display for overview and discussion. Also, a comment sheet form was supplied to the neighbors but no submitted the form with questions or comments.

Primary questions and concerns expressed by the neighbors in attendance include the following:

Question: How come there is a change to the General Plan and changes can be made by developers?

Discussion: The City through their periodic update process can change the General Plan or developers can request changes to the General Plan. The City General Plan is drafted to allow flexibility to promote better City planning. Additionally, Desert Oasis PAD provides for flexibility to allow for better planning to Desert Oasis PAD. And, overtime, in this case 20 years, over 19 million square feet of commercial land has been planned for this area (SPA 2).

Question: Could a Walgreens come in on this site?

Discussion: Yes, however Walgreens owns 2-acres of vacant land on the NEC 163rd Avenue that they would be putting a store on before coming to this site.

Comment from the audience: One lady would rather see single family homes on this site than a Walmart on it if the site remained commercial.

Comment from the audience: It this gets changed from commercial to residential then others would want to come in and do the same thing.

Question: Could a 6-Pack residential plan similar to the KB project to the west be put on the east side of this site?

Discussion: Yes, but developer does not want to build that 6-Pack product. The developer understands from attending the KB project neighborhood meeting and heard the concerns of the neighbors.

Question: Are the garages going to be 2 car and what will be the size of the houses?

Discussion: The homes will have 2 car garages and the size will be from approximately 1,800 square feet to over 2,750 square feet and will be offering one and two story homes.

Comment: There was fear that the proposed 6 Pack plan proposed to the west will not completely be developed and site vacant.

Discussion: This was another reason that type of plan is not proposed for this site.

Question: Will there be a separate homeowner association for this development and will the residents be able to use existing swimming pool?

Discussion: This development will have its own homeowners association, but will have discussions with the existing Desert Oasis HOA to look at shared use of facilities. Mr. Xander had also indicated that the project has agreed to pay a school district roof top fee per unit to help with both school and park facilities.

Question: What is the timing of development?

Discussion: Need to go through the entitlement process, which may take over 6 months, then processing plans for approval, another 6 months. On-site grading may take place sometime late in 2017.

Question: Will there be on street parking?

Discussion: Yes, there will be on street parking. The streets in this development will be constructed to public street standards, which allows for parking on both sides of the street unlike the other street constructed in Desert Oasis which limit parking overnight and are narrower.

Conclusion:

The foregoing summarizes points of discussion and concerns expressed at this meeting. If there are any issues not recorded, or any discrepancies noted, please contact Kent Xander by telephone at 602-499-9305, or email at kxander@kaxgroup.com. We thank you for giving up a portion of your evening and meeting with us.

Neighborhood Meeting
Attendance Sheet

Parcel L8 at Desert Oasis

DATE: Thursday, September 22, 2016
Time: 6:00PM-7:00PM
Location: Desert Oasis Elementary School Library

	<u>Name</u>	<u>Address</u>	<u>Phone</u>
1.	MICHAEL SILVA	27089 N 172ND LN	623-544-0963
2.	Telecia & Somers	17687 W Molly Lane	623-594-2742
3.	CLIFF ARMAND	26828 176 th LN	303-523-7104
4.	STEPHANIE SWARNER	17287 W. FETLOCK TR.	805-448-2532
5.	Bill & Paula Coughlan	17519 W Buckhorn Tr	630 201 1144
6.	EMANUEL & LYNDY SALIBA	17511 W BUCKHORN TR	734 422 3541
7.	Charles & Grace Zeldman	17543 W. Buckhorn Tr.	(957)-549-0895
8.	Daisy Anderson	29516 N 175th Ln	623 693-2181
9.	Roland Wintergr Councilman	16000 Civic Center Plaza	623-222-1301
10.	Kori Duryeg	17367 W BAJADA DR	623 243-6952