

AMENDED FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

1	Case:	FS16-429
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3	Project Name:	Thompson Thrift at Surprise Center Final Plat
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5	Council District:	5 - Palm
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7	Meeting Date:	December 20, 2016
8		
9	Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov
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12	Owner:	Carefree Partners
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14	Applicant:	Thompson Thrift Development, Inc.
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16	Request:	An amended Final Plat to allow for an approximately 8.13 acre Commercial Center known as Civic Center within the Surprise Center Planned Area Development (PAD)
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20	Site Location:	Generally, on the southwest corner of Bell Road and North Civic Center Drive within the Surprise Center Planned Area Development (PAD)
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24	Site Size:	Approximately 151.51 acres
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26	General Plan Conformance:	The proposal is consistent with the Surprise General Plan
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28	Support/Opposition:	Neither support or opposition was encountered
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30	Findings:	<ul style="list-style-type: none">• The proposed Final Plat is consistent with the Surprise General Plan 2035• The proposed Final Plat demonstrates compliance with the existing Surprise Center PAD• The reviewing agencies have indicated no objections to the request
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37	Alternative Actions:	Approval of the requested amended Final Plat will allow the applicant to develop the property in a manner that is consistent with City of Surprise requirements and the Surprise Center PAD.
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40 **Denial** of the requested amended Final Plat will deny the applicant
41 the opportunity to reasonably develop the property.

42 **PROJECT DESCRIPTION:**

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44 Carefree Partners, on behalf of Thompson Thrift Development, Inc., seeks approval of a Final Plat of
45 approximately 151.51 acres of land to allow for an 8.13 acre commercial center generally located at
46 the southwestern corner of West Bell Road and North Civic Center Drive within the Surprise Center
47 PAD. The Final Plat will split an approximately 151.51 acre parcel into the following:
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- 49 • Lot 1 - 54,480.20 square feet (1.25 Acres)
- 50 • Lot 2 - 31,412.04 square feet (0.72 Acres)
- 51 • Lot 3 – 55,621.27 square feet (1.28 Acres)
- 52 • Lot 4 – 70,093.56 square feet (1.61 Acres)
- 53 • Lot 5 – 101,333.60 square feet (2.33 Acres)
- 54 • Lot 6 – 39,846.96 square feet (0.91 Acres)
- 55 • Lot 7 – 6,212,852.97 square feet (142.63 Acres)
- 56 • Right-of-way dedication – 34,283.11 (0.79 Acres)
- 57 • **Total – 6,599,923.71 (151.51 Acres)**

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59 Lots one (1) through six (6) are proposed to create the 8.13 acre commercial center on the
60 southwest corner of Bell Road and Civic Center Drive. The right-of-way dedication of 0.79 acre will
61 provide a section of Elm Street, and the remaining 142.63 acre parcel, that reaches west to Bullard
62 Avenue and north to Paradise Lane, is reserved for future development.
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64 **HISTORY:**

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66 • **June 12, 1980:** The subject parcels were annexed into the City of Surprise.
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68 • **January 25, 2001:** The Mayor and City Council approved a PAD for Surprise Center under
69 case PAD00-105.
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71 • **July 7, 2016:** Staff met with the applicant to discuss the subject project during a regularly
72 scheduled Concept Review meeting under CR16-269.
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74 • **October 3, 2016:** The applicant filed a request for a Site Plan and Final Plat under case FS16-
75 429, the subject case.
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79 **SUMMARY:**

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81 Staff believes the proposed Final Plat will provide the mechanism needed to allow the owner to
82 construct a Commercial Center facility while providing rights-of-way and reciprocal cross-access,
83 which will in turn allow it to be developed in a manner that is consistent with the goals and policies
84 of the General Plan.

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86 **FINDINGS:**

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

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92 **Attachments:**

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94 01 – Vicinity Maps

95 02 – Final Plat

96 03 – Civic Center at Surprise Center Site Plan