

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS16-391**
2
3 **Project Name:** 175th & Sweetwater Preliminary Plat
4
5 **Council District:** 3
6
7 **Meeting Date:** **January 5, 2017** (Continued from December 15, 2016)***
8
9 **Planner:** Robert H. Kuhfuss, AICP
10

11
12 **Owner:** S & S Cotton, LLC et. al.
13
14 **Applicant:** Mark Reddie of LVA Urban Design Studio on behalf of AZ Community
15 Development, LLC
16
17 **Request:** Preliminary Plat
18
19 **Site Location:** Southeast corner of 175th Avenue and Sweetwater Avenue
20
21 **Site Size:** 9.9 acres (approx.)
22
23 **Density:** 5.0 DU/Ac
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** None known
28
29 **Staff Recommendation:** **Approve**, subject to stipulations ‘a’ through ‘g’
30
31
32
33
34
35
36
37
38
39

40 **Introduction:**

41
42 Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks
43 approval of five (5) separate requests relating to the proposed development in what is currently a
44 county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests
45 are listed below, with the subject request highlighted in **bold font**; however, this report should be
46 read in the context of the other four requests.

47
48 Case FS16-391 – 175th & Sweetwater

- 49 • Zone Change from RR to RM-9 PUD
- 50 • **Preliminary Plat**

51 Case FS16-392 – Magnolia

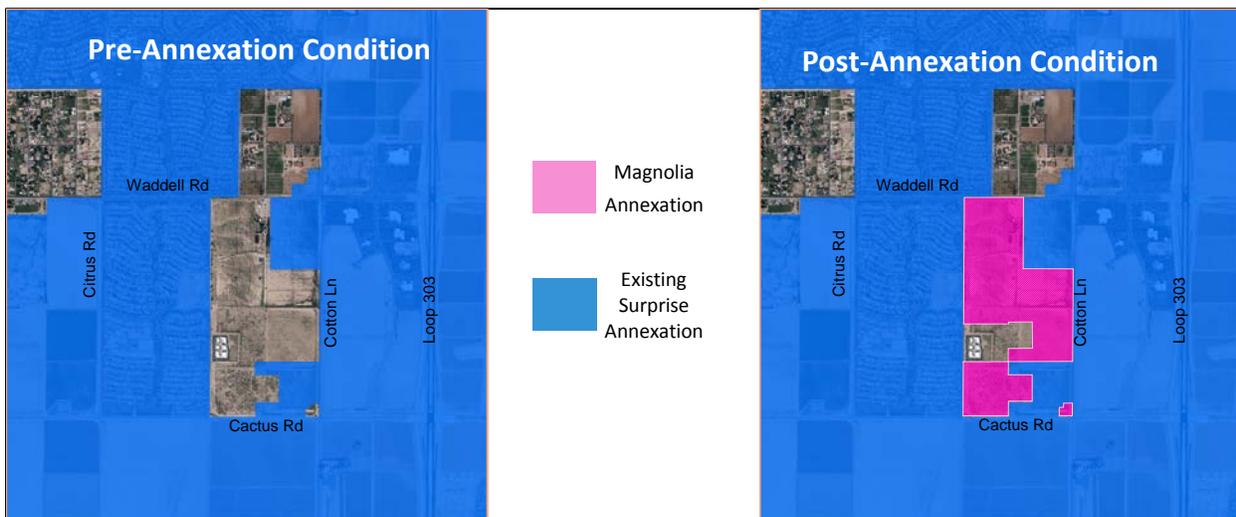
- 52 • Rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR
53 to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD.
- 54 • Preliminary Plat

55 Case FS16-427 – Annexation*, **

56
57 Four of the five aforementioned requests will first be presented to the Planning and Zoning
58 Commission, who will make a recommendation to the City Council. The first of the five requests
59 involves the actual annexation of the property and will only be heard by the City Council. It is
60 envisioned that all five requests will be presented to the City Council on January 17, 2017.

61
62 The following map depicts the county island status as currently existing and post-annexation.

63



64
65
66 * The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses
67 involved, the annexation was broken out from the other two cases and assigned its own case number.

68 ** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public
69 hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 17,
70 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at
71 <https://agenda.surpriseaz.gov>.

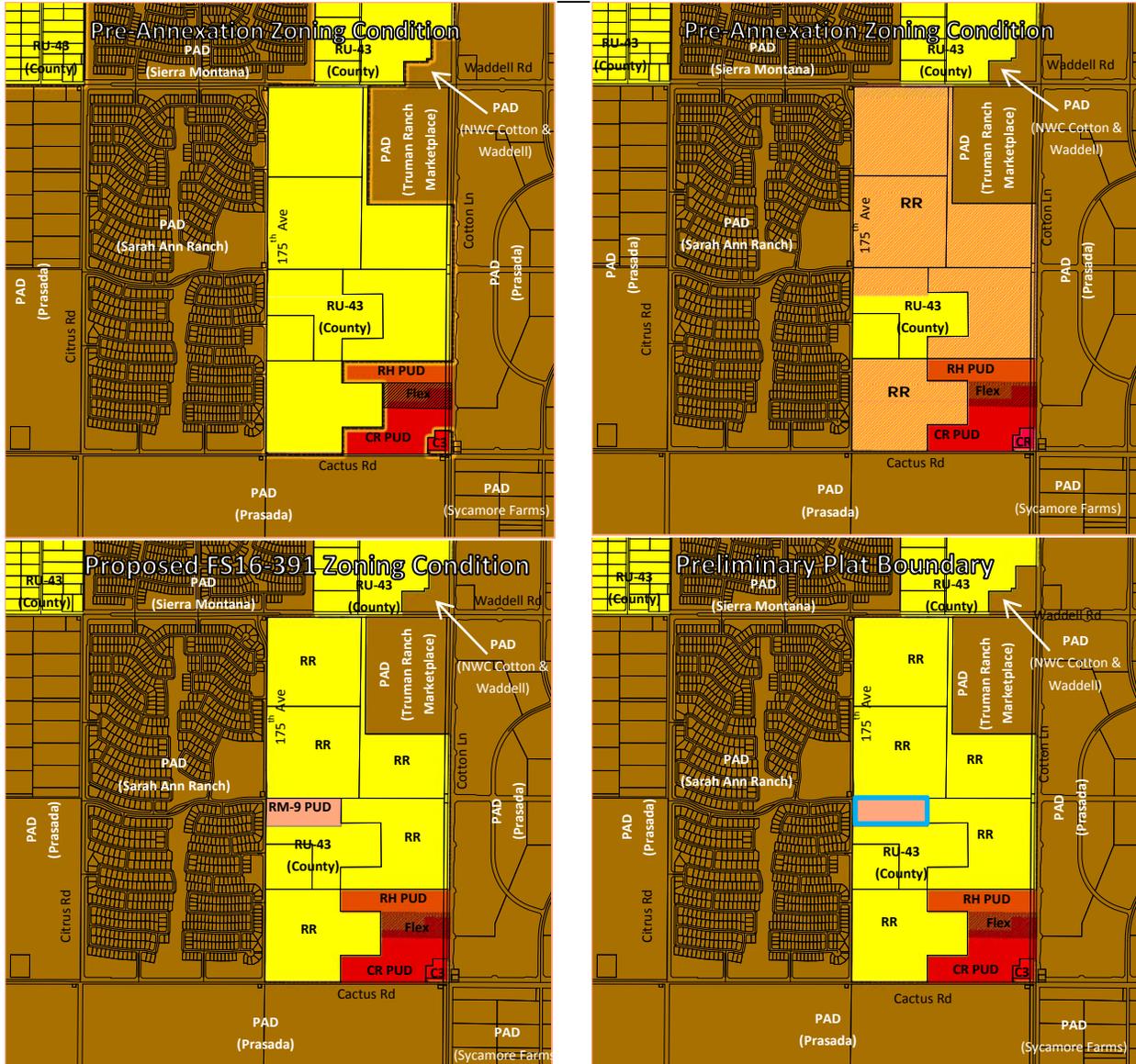
72 **Project Description:**

73
74 The subject request involves a 10-acre, 49-lot Preliminary Plat in the proposed RM-9 PUD zoning
75 district and anticipates the prior approval of the aforementioned annexation case proposed under
76 FS16-427, as well as the related zone change request under FS16-391. This Preliminary Plat also
77 anticipates the approval of the Preliminary Plat sought under case FS16-392 for the Magnolia
78 project as the two are interconnected as will be discussed later in this report. This Preliminary Plat
79 also anticipates a single lot product type, provides 2.4 acres of open space and implements the
80 development standards, amenities, and other design features of the PUD Overlay. Note that the
81 subject Preliminary Plat.

82
83 **Surrounding Land Zoning:**

84
85 The aforementioned annexation covers a large portion (approximately 200 acres) of the
86 unincorporated land located within the affected county island with the exception of any land
87 located north of Waddell Road as well as the Paradise Honors school campus. Similarly, the FS16-
88 392 zone change only encompasses a portion of the annexation area (approximately 181 acres),
89 while the subject Preliminary Plat only covers a portion of the zone change area (approximately 174
90 acres). The following three (3) maps depict the pre and post-annexation zoning condition, the
91 proposed zoning condition assuming the FS16-391 zone change is approved, and the subject
92 Preliminary Plat.

93
94 [See map set on following page.]



95
96
97
98
99
100
101
102
103
104
105
106
107
108

Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

109
110 **September 12, 2016:** The applicant filed a request for a Zone Change from R1-43 to RM-9 with a
111 PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the
112 subject case.

113
114 **September 28, 2016:** On behalf of the applicant, staff opened case FS16-427 relating to the
115 annexation of the subject property in addition to other properties that are not associated with the
116 subject case.

117
118 **October 19, 2015:** The applicant held a neighborhood outreach meeting to discuss the project.

119
120 **October 31, 2016:** Staff met with the applicant to discuss review comments.

121
122 **November 8, 2016:** The applicant filed their second submittal for the subject case.

123
124 **November 15, 2016:** The City Council approved the blank annexation petition relating to the
125 annexation of the subject property as well as other proximal properties under case FS16-427.

126
127 **December 1, 2016:** Staff met with the applicant to discuss the Final Plat relating to the project.

128
129 **December 15, 2016:** The Commission continued the case to a date-certain of January 5, 2017 due
130 to an advertising error.

131
132 **Citizen Outreach:**

133
134 The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent
135 notices via First Class mail in accordance with the SUDC and state statute. The applicant held a
136 citizen outreach meeting on October 19, 2016, which was well attended. While staff has received
137 no items of opposition or support for the project, the applicant's Citizen Participation Final Report
138 indicates one (1) member of the public offered positive feedback and two (2) members of the
139 public offered negative feedback. The summary report also indicated that seven (7) people offered
140 neutral comments and suggestions. The body of the summary report is included as an attachment
141 to this report.

142
143 **Analysis and Discussion:**

144
145 Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses
146 associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The PUD
147 Overlay proposed under the companion case, however, will allow certain deviations from the
148 development standards as specified in the SUDC. The following table as taken from the zoning
149 narrative expresses the proposed residential development standards applicable to the site. Those
150 items expressed in red font deviate from the base standard. Also of note are several footnotes
151 which serve to clarify how certain development standards are to be applied.

Table 1: RM-9 PUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35
Footnotes:		
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback shall be 10').		
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.		
(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.		

152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169

The subject Preliminary Plat proposes alley loaded products. The related zone change anticipates this lot product and includes a PUD Overlay to amend the development standards accordingly. The lot product is illustrated on Sheet 3 of the Preliminary Plat along with the Development Standards table included in the zoning narrative. Staff notes that considerable effort went into creating the development standards that would meet the objectives of the applicant while addressing staff concerns over as parking, trash collection, fire access, and proximity to public utility easements.

Sweetwater Avenue will bisect the site, with access to both Cotton Lane and 175th Avenue. The majority of Sweetwater Avenue is located within the Magnolia project; however, a small portion of that right-of-way located within the 175th & Sweetwater project. Since Sweetwater Avenue cohabitates both projects, it is essential that both Phase 1 of the Magnolia project be platted and developed concurrently with the 175th & Sweetwater project. As an alternative, Sweetwater Avenue could be implemented in its entirety through a Master Plat, a Map of Dedication or a combined Final Plat. Staff has included a stipulation to addresses this issue.

170 The 175th & Sweetwater project provides approximately 2.4 acres of open space, which includes
171 perimeter and end-block landscape tracts, and co-use turf/retention areas. Although the amenities
172 associated with this Preliminary Plat are minimal, the project is immediately adjacent to the highly
173 amenitized Truman Community Center. Further, the intent is for this Preliminary Plat to integrate
174 with the Magnolia project to the extent of being part of the same HOA. As with Magnolia,
175 Sweetwater Avenue will be flanked on either side by a substantial open space tract thereby
176 enhancing the openness of the neighborhood.

177
178 The development will include certain wall configurations, which are consistent with the Magnolia
179 project. Figure 7 of the zoning narrative best illustrate the wall configuration, although the same
180 are illustrated on Sheet WD-1 of the subject Preliminary Landscape Plan. The locations of these
181 wall and entry features are expressed on Sheet W-1 of the Preliminary Landscape Plan.

182
183 The project will be well landscaped using a robust plant palette intended to enhance and reinforce
184 the overall theme of the community. Most, but not all, of the plant species identified on the
185 Preliminary Landscape Plan are included in the Arizona Department of Water Resources (ADWR)
186 List of Drought Tolerant Plant Species. Several species listed on the Preliminary Landscape Plan,
187 such as but not limited to the Magnolia tree, are not on the AWDR list; however, these plants will
188 be used sparingly throughout the project. Staff notes that per the SUDC, only those plant species
189 that are included in the ADWR list may be used within the public right-of-way. Further, the use of
190 turf within the median of a public right-of-way is prohibited. The proposed landscape design meets
191 these requirements.

192
193 **Utility and Services Table:**

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

194
195
196 **Conformance with Adopted Plans:**

197
198 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
199 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
200 or more, provided appropriate transitions are made between the various Neighborhood types
201 included within the character area. The subject proposal contemplates up to 900 dwelling units,
202 which equates to approximately 5 DU/Ac. As such the proposed zoning most closely aligns with the
203 Suburban Neighborhood type and is consistent with the General Plan in this regard.

204
205

206 **Reviewing Agencies:**

207

208 **Luke Air Force Base (LAFB):** In a letter dated October 3, 2015 (attached), LAFB indicated that the
209 subject development met the Graduated Density Concept and would not interfere with flight
210 operations. LAFB also requested a robust notification program.

211

212 **Arizona Department of Transportation (ADOT):** In an email dated September 20, 2016 (attached),
213 ADOT indicated the proposed development would not affect any ADOT highway facilities.

214

215 **Maricopa Water District (MWD):** In a memo dated October 19, 2016 (attached), MWD indicated
216 the property covered by this application is subject to certain MWD interests including existing
217 facilities and other property interests. MWD requires that prior to Final Plat approval, certain
218 comments must be addressed.

219

220 **Surprise GIS:** City of Surprise GIS requires certain revisions relating to the AutoCAD files for the
221 project. Staff has included a stipulation to address this issue.

222

223 **Summary:**

224

225 The 175th & Sweetwater project is very well designed and is consistent with the General Plan and
226 SUDC as amended by the PUD Overlay. The proposed development standards requested under the
227 PUD Overlay will allow the applicant to develop the site in a creative manner in keeping with the
228 intent of the SUDC and satisfying staff concerns. Amenities included will provide recreational
229 opportunities for the residents of the community.

230

231 **Findings:**

232

- 233 • The proposed Preliminary Plat is consistent with the zone change proposed under case
234 FS16-391.
- 235 • The proposed development standards will allow the property to be reasonably developed.

236

237 **Recommendation:**

238

239 Based on the findings noted above, staff recommends the Commission move to recommend
240 **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations ‘a’
241 through ‘g’ as outlined below:

242

- 243 a. Development of the site shall be in substantial conformance with the Preliminary Plat
244 entitled “S.E.C 175th Ave & Sweetwater”, prepared by David Evans and Associates, dated
245 revised November 2016 and stamped received November 28, 2016, except as modified by
246 the following stipulations.

247

- 248 b. Landscaping of the development shall be consistent with the Preliminary Landscape Plan
249 entitled "175th & Sweetwater", Prepared by LVA Urban Design Studio, dated revised
250 November 2016 and stamped received November 7, 2016, except as modified by the
251 following stipulations.
252
- 253 c. Final Platting of Phase I of the 175th & Sweetwater development shall occur concurrently
254 with the Final Platting of the Magnolia development contemplated under FS16-392, unless
255 an alternative methodology is approved by the City of Surprise with respect to the
256 Sweetwater Avenue right-of-way.
257
- 258 d. Prior to Final Plat approval, the applicant shall obtain approval from the Maricopa Water
259 District with respect to the development's effect on MWD facilities.
260
- 261 e. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant
262 shall submit revised AutoCAD drawings in accordance with City of Surprise GIS standards.
263
- 264 f. Approval of this Preliminary Plat request presumes the approval of the rezone proposed
265 under FS16-391. Should said rezone request fail, the subject Preliminary Plat granted under
266 the subject approval is null and void.
267
- 268 g. Non-compliance with the stipulations of approval of this case will be treated as a violation in
269 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
270

271 However, should the Commission wish to recommend denial of the request, the Commission
272 should make its own findings and base its decision on those alternative findings.
273

274 **Attachments:**

- 275
- 276 01 Case Map (1 page)
277 02 Vicinity Map (1 page)
278 03 Preliminary Plat (20 pages)
279 04 Preliminary Landscape Plan (16 pages)
280 05 Luke AFB comments (2 pages)
281 06 ADOT comments (1 page)
282 07 MWD comments (1 page)