PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-392**
Project Name:	Magnolia Preliminary Plat
Council District:	3
Meeting Date:	**January 5, 2017** (Continued from December 15, 2016)
Planner:	Robert H. Kuhfuss, AICP

Owner:	S & S Cotton, LLC et. al.
Applicant:	Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC
Request:	Preliminary Plat
Site Location:	Generally between Cotton Lane and 175th Avenue, Waddell Road to Cactus Road
Site Size:	174 acres (approx.)
Density:	5.0 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	**Approve**, subject to stipulations ‘a’ through ‘h’

Introduction:

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

Case FS16-391 – 175th & Sweetwater

- Zone Change from RR to RM-9 PUD
- Preliminary Plat

Case FS16-392 – Magnolia

- Rezone from RR to RM-6 PUD; from RR to RM-9 PUD; from RH PUD to RM-9 PUD; from RR to RH PUD with Flex Zone; from RR to CR PUD with Flex Zone and from RR to CR PUD.
- **Preliminary Plat**

Case FS16-427 – Annexation*, **

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

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

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

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

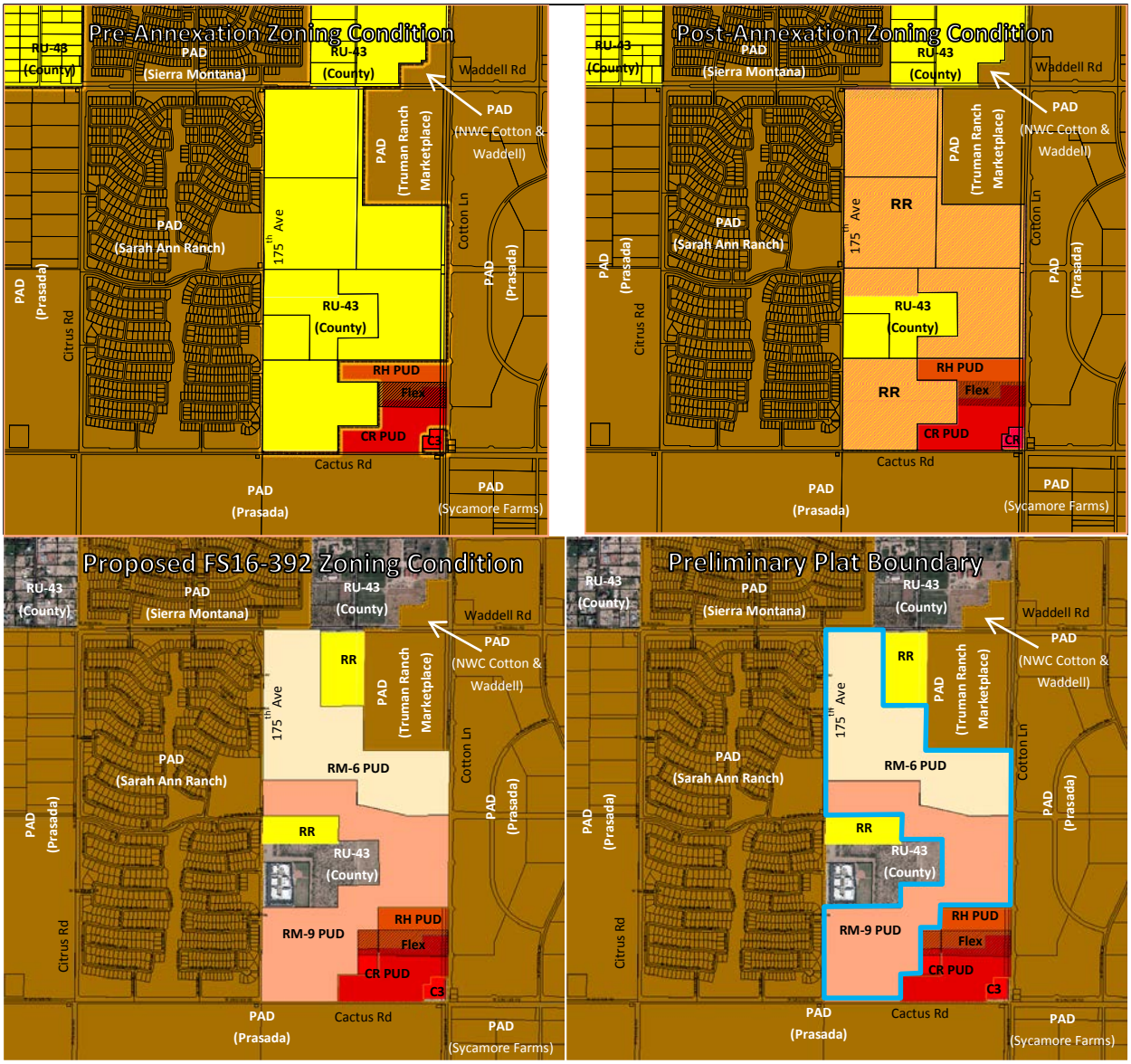
Project Description:

The subject request involves a 174-acre, 812-lot Preliminary Plat in the proposed RM-6 PUD and RM-9 PUD zoning districts and anticipates the prior approval of the aforementioned annexation case proposed under FS16-427, as well as the related zone change request under FS16-392. This Preliminary Plat also anticipates the approval of the Preliminary Plat sought under case FS16-391 for the 175th & Sweetwater project as the two are interconnected as will be discussed later in this report. This Preliminary Plat also anticipates four (4) lot product types, provides 45 acres of open space and implements the development standards, amenities, and other design features of the PUD Overlay. Note that the subject Preliminary Plat does not include the CR PUD, RH PUD, or Flex Zones which are included as part of the companion zone change.

Surrounding Land Zoning:

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

[See map set on following page.]



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.

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

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

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

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

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

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

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

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

Citizen Outreach:

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

Analysis and Discussion:

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

Table 1: *RM-6 PUD and RM-9 PUD Development Standards*

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft) (4)	20	15/20	20	13
Maximum Building Height (ft) (5)	35	35	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 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum front setback for RM-9 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.

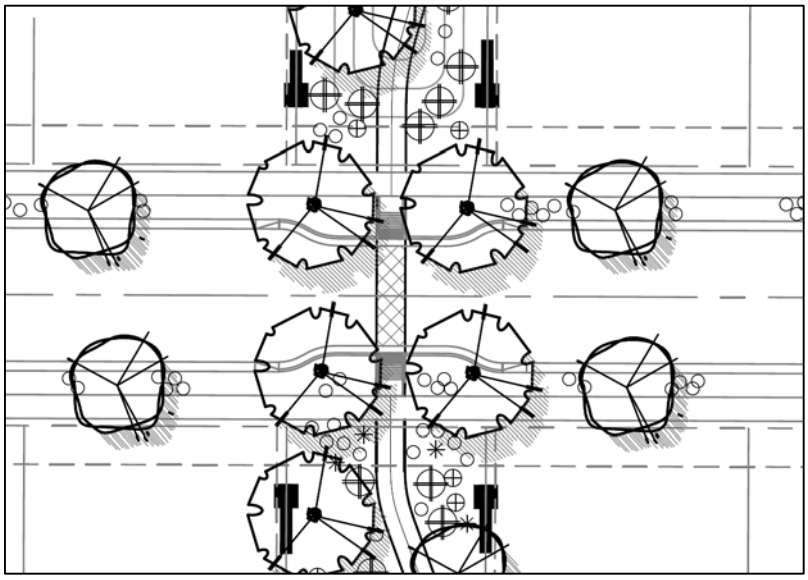
(4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.

(5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder choses to fire sprinkler those homes, in which case two story units shall be permitted.

The subject Preliminary Plat proposes four different lot products: 55' x 115' standard lots, 45' x 110' standard lots (both located within the RM-6 PUD zoning district), as well as alley loaded and cluster products (both located with the RM-9 PUD zoning district). The related zone change anticipates these lot products and includes PUD Overlays to amend the development standards accordingly. These lot products are illustrated on Sheet 5 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. One discrepancy remains, however, regarding Sheet 18 of the Preliminary Plat which needs to be revised with respect to the R7-304 signage. A stipulation to that effect is included in staff's recommendation.

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 discussed under separate cover. 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.

Staff considers the linear street/block design to be a desirable feature; however, the project is somewhat constrained by the adjacent properties that are not part of the development. As a result, some of the streets are longer than what the SUDC might allow. To mitigate this, certain traffic calming features are being implemented. These block lengths and traffic calming features are incorporated into the PUD Overlay and implemented in the Preliminary Plat. As an example, "chokers" are placed in strategic locations for the purpose of slowing traffic while not interfering with the ability of adjacent homeowner to park in front of their own homes. Further, the chokers reduce the effective paving width, thereby reducing the pedestrian crossing distance at those strategic locations, while not reducing the width of the travel lane making them compliant with Fire Department standards. The following image taken from Sheet L-2 of the Preliminary Landscape Plan illustrates this condition.



The Magnolia project provides approximately 45 acres of open space, which includes perimeter and end-block landscape tracts, co-use turf/retention areas, a dog park, interior trail corridors, and a highly amenitized Truman Community Center. Sweetwater Avenue will be flanked on either side by a substantial open space tract thereby enhancing the openness of the neighborhood. Similarly, 174th Avenue between Cactus Road and Larkspur Drive at the southern end of the project is configured using a modified residential cross-section, which includes a landscape median and edge treatments. In addition, well landscape drainage channels are located along the south and east borders of the project. Project amenities include tot-lots, ramadas, barbeques, and a trail system connecting each of the amenity areas via an open space spine, which was strategically positioned to enhance view corridors while reducing the number of adjacent lots.

The development will include certain wall and entry monument configurations, which will enhance the sense of place through the use of decorative wrought iron, medallions, faux stone and concrete caps. Figures 6 through 7A of the zoning narrative best illustrate the wall and monument configuration, although the same are illustrated on Sheet WD-1 of the subject Preliminary Landscape Plan. The locations of these wall and entry features are expressed on Sheets W-1 through W-3 of the Preliminary Landscape Plan.

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

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

Conformance with Adopted Plans:

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

Reviewing Agencies:

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

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

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

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

Summary:

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

Findings:

- The proposed Preliminary Plat is consistent with the zone change proposed under case FS16-392.
- The proposed development standards will allow the property to be reasonably developed.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'h' as outlined below:

a. Development of the site shall be in substantial conformance with the Preliminary Plat entitled "Magnolia", prepared by David Evans and Associates, dated revised November 2016 and stamped received November 28, 2016, except as modified by the following stipulations.

b. Landscaping of the development shall be consistent with the Preliminary Landscape Plan entitled "Magnolia", Prepared by LVA Urban Design Studio, dated revised November 2016 and stamped received November 28, 2016, except as modified by the following stipulations.

c. Final Platting of Phase I of the Magnolia development shall occur concurrently with the Final Platting of the 175th & Sweetwater development contemplated under FS16-391, unless an alternative methodology is approved by the City of Surprise with respect to the Sweetwater Avenue right-of-way.

d. Prior to Final Plat approval, the applicant shall obtain approval from the Maricopa Water District with respect to the development's effect on MWD facilities.

e. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant shall submit a revised Sheet 18 of the Preliminary Plat Plan such to include arrows on the R7-304 signs.

f. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant shall submit revised AutoCAD drawings in accordance with City of Surprise GIS standards.

g. Approval of this Preliminary Plat request presumes the approval of the rezone proposed under FS16-392. Should said rezone request fail, the subject Preliminary Plat granted under the subject approval is null and void.

h. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

01 Case Map (1 page)
02 Vicinity Map (1 page)
03 Preliminary Plat (20 pages)
04 Preliminary Landscape Plan (16 pages)
05 Luke AFB comments (2 pages)
06 ADOT comments (1 page)
07 MWD comments (1 page)