

1    **Case:**                               **FS16-392**  
2  
3    **Project Name:**                    Magnolia Preliminary Plat  
4  
5    **Council District:**                3  
6  
7    **Meeting Date:**                   **January 17, 2017**  
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:**                    Generally between Cotton Lane and 175<sup>th</sup> Avenue, Waddell Road to  
20    Cactus Road  
21  
22   **Site Size:**                           174 acres (approx.)  
23  
24   **Density:**                             4.7 DU/Ac  
25  
26   **General Plan Conformance:**    The proposal is consistent with the Surprise General Plan 2035  
27  
28   **Support/Opposition:**               None known  
29  
30   **Staff Recommendation:**           **Approve**, subject to stipulations ‘a’ through ‘h’  
31  
32   **Commission**  
33   **Recommendation:**                 Unknown as of the writing of this report  
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 – 175<sup>th</sup> & 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\*<sup>1</sup> \*\*

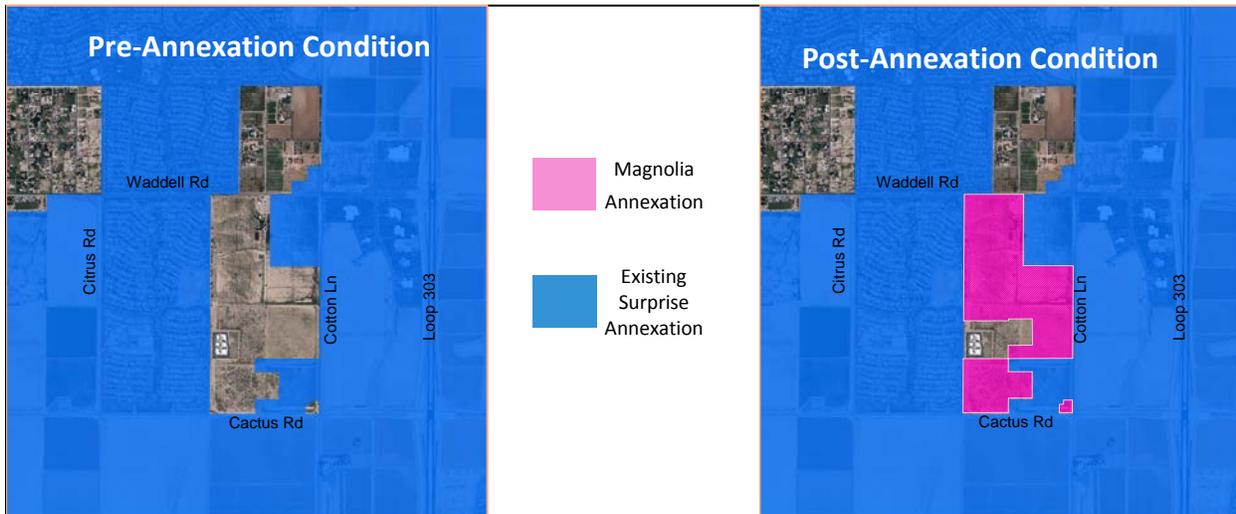
56

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 is discussed under  
71 separate cover.

72 **Project Description:**

73

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

83

84 **Surrounding Land Zoning:**

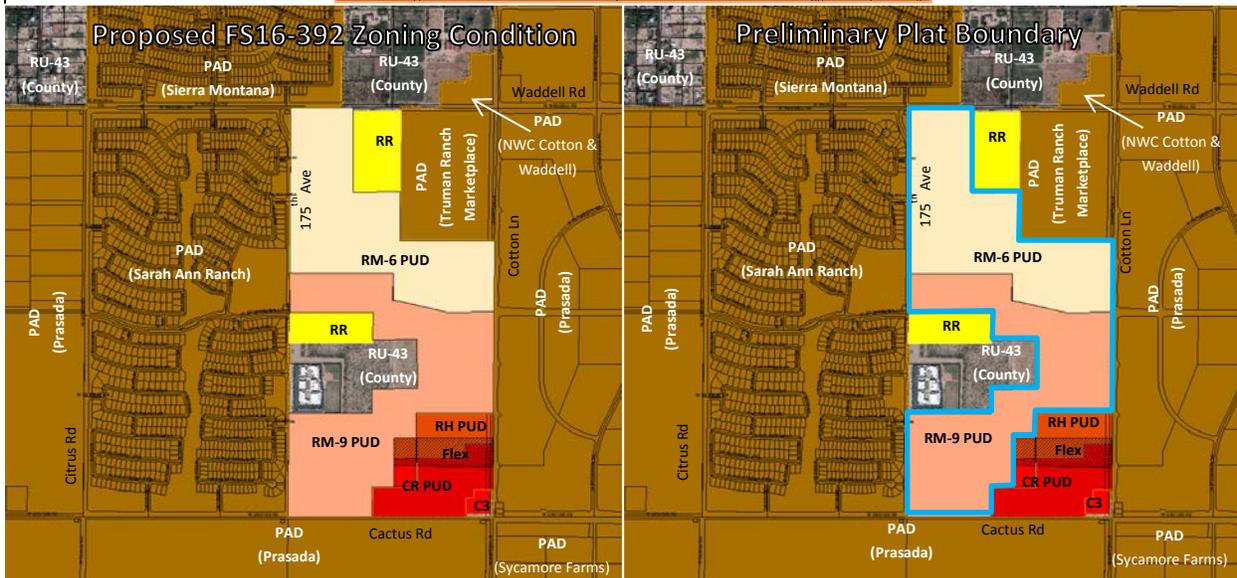
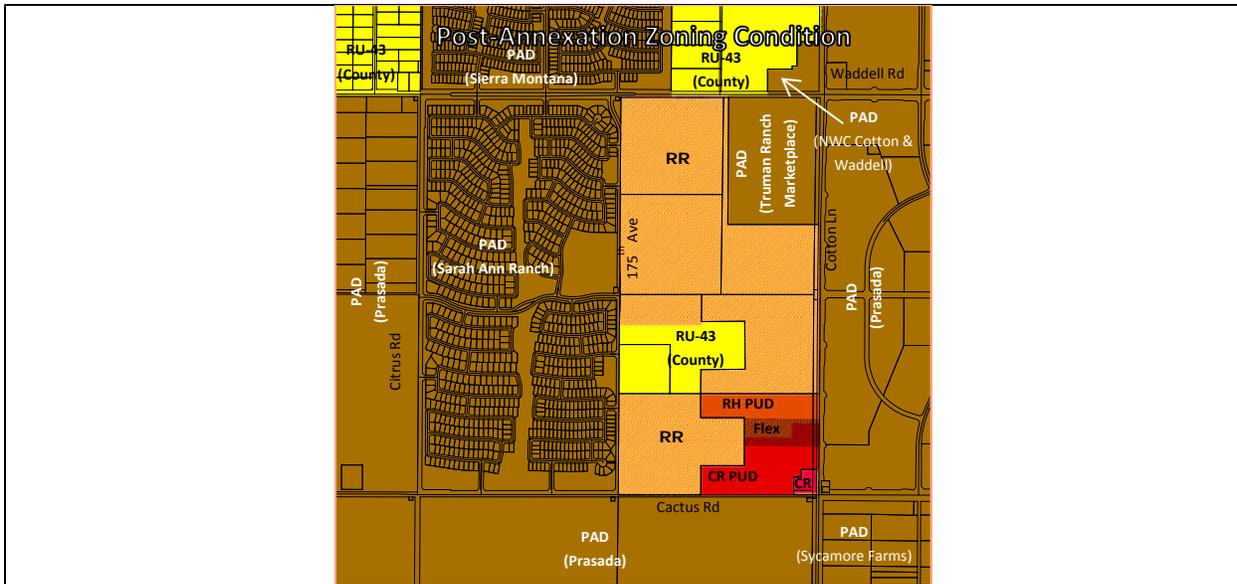
85

86 The aforementioned annexation covers a large portion (approximately 203 acres) of the  
87 unincorporated land located within the affected county island with the exception of any land  
88 located north of Waddell Road as well as the Paradise Honors school campus. Similarly, the FS16-  
89 392 zone change only encompasses a portion of the annexation area (approximately 181 acres),  
90 while the subject Preliminary Plat only covers a portion of the zone change area (approximately 174  
91 acres). The following three (3) maps depict the pre and post-annexation zoning condition, the  
92 proposed zoning condition assuming the FS16-392 zone change is approved, and the subject  
93 Preliminary Plat.

94

95

[See map set on following page.]



96  
97  
98  
99

**Background:**

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

102  
103 **August 8, 2016:** Staff met with the applicant to discuss annexation logistics.

104  
105 **August 23, 2016:** Staff met with the applicant to discuss product design.

106  
107 **September 12, 2016:** The applicant filed a request for a Zone Change and Preliminary Plat under  
108 case FS16-391. The applicant filed a second request for a companion Zone Change and Preliminary  
109 Plat under case FS16-392. The latter also included an annexation request.

110  
111 **September 28, 2016:** On behalf of the applicant, staff opened case FS16-427 relating to the  
112 annexation of the subject property.  
113  
114 **October 19, 2015:** The applicant held a neighborhood outreach meeting to discuss the project.  
115  
116 **October 31, 2016:** Staff met with the applicant to discuss review comments.  
117  
118 **November 8, 2016:** The applicant filed their second submittal for the subject case.  
119  
120 **November 15, 2016:** The City Council approved the blank annexation petition relating to the  
121 annexation of the subject property as well as other proximal properties under case FS16-427.  
122  
123 **December 1, 2016:** Staff met with the applicant to discuss the Final Plat relating to the project  
124 during a regularly scheduled Concept Review meeting under CR16-511.  
125  
126 **December 15, 2016:** The Commission continued the case to a date-certain of January 5, 2017 due  
127 to an advertising error.  
128  
129 **January 5, 2017:** The Zone Change and Preliminary Plat requests being processed under FS16-391  
130 and FS16-392 are scheduled for review by the Planning and Zoning Commission; however, the  
131 Commission's recommendation is unknown as of the writing of this report.

132  
133 **Citizen Outreach:**

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

143  
144 **Analysis and Discussion:**

145  
146 Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses  
147 associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The PUD  
148 Overlay proposed under the companion case, however, will allow certain deviations from the  
149 development standards as specified in the SUDC. The following table as taken from the zoning  
150 narrative expresses the proposed residential development standards applicable to the site. Those  
151 items expressed in red font deviate from the base standard. Also of note are several footnotes  
152 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:

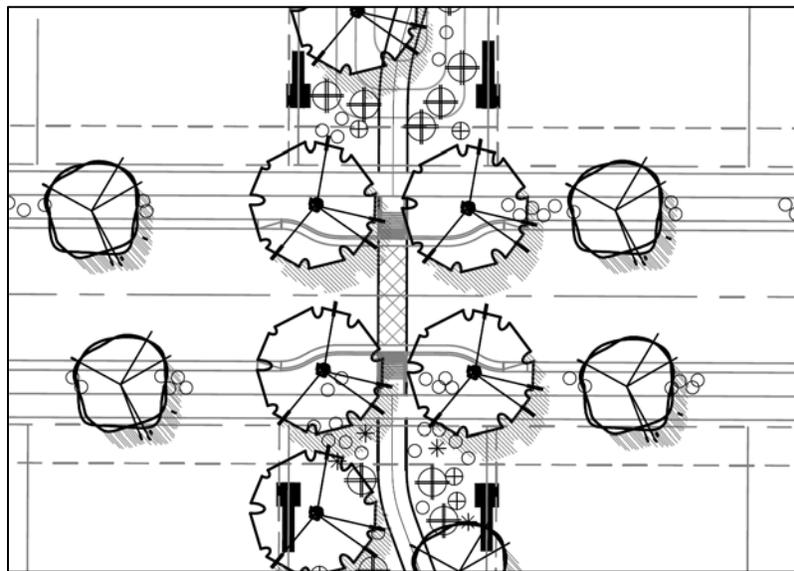
- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum front setback for 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 chooses to fire sprinkler those homes, in which case two story units shall be permitted.

153  
 154  
 155  
 156  
 157  
 158  
 159  
 160  
 161  
 162  
 163  
 164  
 165  
 166  
 167  
 168  
 169  
 170  
 171  
 172  
 173  
 174

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 175<sup>th</sup> Avenue. The majority of Sweetwater Avenue is located within the Magnolia project; however, a small portion of that right-of-way located within the 175<sup>th</sup> & 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 175<sup>th</sup> & 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.

175 Staff considers the linear street/block design to be a desirable feature; however, the project is  
176 somewhat constrained by the adjacent properties that are not part of the development. As a  
177 result, some of the streets are longer than what the SUDC might allow. To mitigate this, certain  
178 traffic calming features are being implemented. These block lengths and traffic calming features  
179 are incorporated into the PUD Overlay and implemented in the Preliminary Plat. As an example,  
180 “chokers” are placed in strategic locations for the purpose of slowing traffic while not interfering  
181 with the ability of adjacent homeowner to park in front of their own homes. Further, the chokers  
182 reduce the effective paving width, thereby reducing the pedestrian crossing distance at those  
183 strategic locations, while not reducing the width of the travel lane making them compliant with Fire  
184 Department standards. The following image taken from Sheet L-2 of the Preliminary Landscape  
185 Plan illustrates this condition.  
186



187  
188  
189 The Magnolia project provides approximately 45 acres of open space, which includes perimeter and  
190 end-block landscape tracts, co-use turf/retention areas, a dog park, interior trail corridors, and a  
191 highly amenitized Truman Community Center. Sweetwater Avenue will be flanked on either side by  
192 a substantial open space tract thereby enhancing the openness of the neighborhood. Similarly,  
193 174<sup>th</sup> Avenue between Cactus Road and Larkspur Drive at the southern end of the project is  
194 configured using a modified residential cross-section, which includes a landscape median and edge  
195 treatments. In addition, well landscape drainage channels are located along the south and east  
196 borders of the project. Project amenities include tot-lots, ramadas, barbeques, and a trail system  
197 connecting each of the amenity areas via an open space spine, which was strategically positioned to  
198 enhance view corridors while reducing the number of adjacent lots.  
199

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

206  
207 The project will be well landscaped using a robust plant palette intended to enhance and reinforce  
208 the overall theme of the community. Most, but not all, of the plant species identified on the  
209 Preliminary Landscape Plan are included in the Arizona Department of Water Resources (ADWR)  
210 List of Drought Tolerant Plant Species. Several species listed on the Preliminary Landscape Plan,  
211 such as but not limited to the Magnolia tree, are not on the ADWR list; however, these plants will  
212 be used sparingly throughout the project. Staff notes that per the SUDC, only those plant species  
213 that are included in the ADWR list may be used within the public right-of-way. Further, the use of  
214 turf within the median of a public right-of-way is prohibited. The proposed landscape design meets  
215 these requirements.

216  
217 **Utility and Services Table:**  
218

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

219  
220 **Conformance with Adopted Plans:**  
221  
222 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying  
223 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac  
224 or more, provided appropriate transitions are made between the various Neighborhood types  
225 included within the character area. The subject proposal contemplates up to 812 dwelling units,  
226 which equates to approximately 4.7 DU/Ac. As such the proposed zoning most closely aligns with  
227 the Suburban Neighborhood type and is consistent with the General Plan.

228  
229 **Reviewing Agencies:**  
230  
231 **Luke Air Force Base (LAFB):** In a letter dated October 3, 2015 (attached), LAFB indicated that the  
232 subject development met the Graduated Density Concept and would not interfere with flight  
233 operations. LAFB also requested a robust notification program.

234

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

237  
238 **Maricopa Water District (MWD):** In a memo dated October 19, 2016 (attached), MWD indicated  
239 the property covered by this application is subject to certain MWD interests including existing  
240 facilities and other property interests. MWD requires that prior to Final Plat approval, certain  
241 comments must be addressed.

242  
243 **Surprise GIS:** City of Surprise GIS requires certain revisions relating to the AutoCAD files for the  
244 project. Staff has included a stipulation to address this issue.

245  
246 **Summary:**

247  
248 The Magnolia project is very well designed and is consistent with the General Plan and SUDC as  
249 amended by the PUD Overlay. The proposed development standards requested under the PUD  
250 Overlay will allow the applicant to develop the site in a creative manner in keeping with the intent  
251 of the SUDC and satisfying staff concerns. Amenities included will provide recreational  
252 opportunities for the neighborhood residents.

253  
254 **Findings:**

- 255
- 256 • The proposed Preliminary Plat is consistent with the zone change proposed under case
  - 257 FS16-392.
  - 258 • The proposed development standards will allow the property to be reasonably developed.
- 259

260 **Recommendation:**

261  
262 Based on the findings noted above, staff recommends the Commission move to recommend  
263 **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations ‘a’  
264 through ‘h’ as outlined below:

- 265
- 266 a. Development of the site shall be in substantial conformance with the Preliminary Plat
  - 267 entitled “Magnolia”, prepared by David Evans and Associates, dated revised November
  - 268 2016 and stamped received November 28, 2016, except as modified by the following
  - 269 stipulations.
  - 270
  - 271 b. Landscaping of the development shall be consistent with the Preliminary Landscape Plan
  - 272 entitled “Magnolia”, Prepared by LVA Urban Design Studio, dated revised November 2016
  - 273 and stamped received November 28, 2016, except as modified by the following stipulations.
- 274

- 275 c. Final Platting of Phase I of the Magnolia development shall occur concurrently with the Final  
276 Platting of the 175<sup>th</sup> & Sweetwater development contemplated under FS16-391, unless an  
277 alternative methodology is approved by the City of Surprise with respect to the Sweetwater  
278 Avenue right-of-way.  
279
- 280 d. Prior to Final Plat approval, the applicant shall obtain approval from the Maricopa Water  
281 District with respect to the development's effect on MWD facilities.  
282
- 283 e. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant  
284 shall submit a revised Sheet 18 of the Preliminary Plat Plan such to include arrows on the  
285 R7-304 signs.  
286
- 287 f. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant  
288 shall submit revised AutoCAD drawings in accordance with City of Surprise GIS standards.  
289
- 290 g. Approval of this Preliminary Plat request presumes the approval of the rezone proposed  
291 under FS16-392. Should said rezone request fail, the subject Preliminary Plat granted under  
292 the subject approval is null and void.  
293
- 294 h. Non-compliance with the stipulations of approval of this case will be treated as a violation in  
295 accordance with the provisions of Article XIV of the Surprise Unified Development Code.  
296

297 However, should the Commission wish to recommend denial of the request, the Commission  
298 should make its own findings and base its decision on those alternative findings.  
299

300 **Attachments:**

- 301
- 302 01 Vicinity Map (1 page)
  - 303 02 Case Map (1 page)
  - 304 03 Preliminary Plat (20 pages)
  - 305 04 Preliminary Landscape Plan (16 pages)
  - 306 05 Luke AFB comments (2 pages)
  - 307 06 ADOT comments (1 page)
  - 308 07 MWD comments (1 page)