

# 17 5<sup>th</sup> & Sweetwater

A RESIDENTIAL DEVELOPMENT  
SURPRISE, ARIZONA

PUD ZONING APPLICATION  
DECEMBER 2016

## PROJECT TEAM

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**TABLE OF CONTENTS..... 1**

**1.0 DESCRIPTION OF REQUEST.....2**

1.1 Introduction ..... 2

1.2 Project Overview and Zoning Request ..... 2

1.3 Residential Zoning Designation and Development Standards ..... 2

1.4 Residential Development Plan Concept ..... 3

1.5 Circulation Plan (vehicle, bicycle, pedestrians) ..... 4

1.6 Landscape Theme and Community Character ..... 4

1.7 Open Space, Trails and Amenities Plan ..... 5

1.8 Drainage Master Plan ..... 5

1.9 Water & Sewer Master Plan ..... 5

1.10 Future Home Owners Association Responsibility ..... 6

**2.0 EXISTING CONDITIONS ANALYSIS.....6**

2.1 Property Location and Description ..... 6

2.2 Existing Land Use, General Plan Designation and Zoning ..... 6

2.3 Surrounding Developments, Facilities and Services..... 7

**FIGURES**

1. Vicinity Map ..... 8

2. Proposed Zoning Map ..... 9

3. Development Plan Concept ..... 10

4. Open Space and Trails Master Plan ..... 11

5. Wall Details ..... 12

6. Existing General Plan Designation Map ..... 13

7. Existing Zoning Map ..... 14

**TABLES**

1. RM-9 PUD Development Standards..... 3

2. Existing Land Use, General Plan Designation and Zoning..... 7

**APPENDICES**

- A. Legal Description and ALTA Survey
- B. Traffic Impact Analysis
- C. Master Drainage Report
- D. Master Water Report
- E. Master Wastewater Report

**1.0 DESCRIPTION OF REQUEST**

**1.1 Introduction**

On behalf of Surprise Village Partners, LLC, Managed by AZ Community Development, LLC, LVA Urban Design Studio, LLC is requesting a zone change from 10 acres of R1-43 to 10 acres of RM-9 PUD. This request includes a PUD Overlay on 10-acres located at the southeast corner of 175<sup>th</sup> Avenue and Sweetwater Avenue. The site is a rectangular-shaped parcel located 3/4 mile west of the Loop 303 freeway, and is bounded by the Paradise Honor School property to the south, the planned Magnolia development to the east, Sweetwater Avenue to the north, and 175<sup>th</sup> Avenue to the west. See **Figure 1, Vicinity Map** for the property boundary and general location and **Appendix A, Legal Description and ALTA Surveys** for the legal boundaries of the property. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 178-acre property surrounding this site. Upon annexation, rezoning and platting, the intent is to include this parcel within the overall Magnolia master planned community.

**1.2 Project Overview and Zoning Request**

The proposed project will be developed as a single-family residential development within an active growth area of the City of Surprise. While being zoned separately, the intent is to include this property within the overall Magnolia master planned community, which will include a blend of various lot sizes, a centralized community center, an abundance of active and passive open spaces, a connected trail system, and attractive landscaping throughout. The residential zoning for the property is RM-9 PUD using the Conventional Character Pattern. See **Figure 2, Proposed Zoning Map** for the location of the zoning district boundary. The RM-9 PUD zoning designation is affiliated with a 3,000 square foot minimum lot size.

175<sup>th</sup> & Sweetwater Avenue will include up to 55 residential units which translates to a maximum gross density of 5.5 dwelling units per acre. This is consistent with the 2-8 dwelling units per acre density range permitted within the Neighborhood General Plan Land Use designation. While lot sizes may vary with the final development plan, the concept plan includes a proposed 40’ x 98’ alley product.

**1.3 Residential Zoning Designations and Development Standards**

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Unified Development Code as may subsequently amended. The PUD overlay designation shall be applied to the property to allow modification of various development standards proposed within the development. Unless specifically modified herein, the development of the property shall comply with **Chapter 122** of the Surprise Municipal Code. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

The property will be zoned RM-9 PUD. The proposed residential development standards affiliated with the RM-9 PUD zoning district will be modified as provided in **Table 1, RM-9 PUD Development Standards** below. Note that only “red” text items include modified standards. These amended development standards were created based on the anticipated

lot size and product type proposed within the community in concert with the creation of meaningful, connected open space and a community design that emphasizes a high quality visual appearance throughout the community. One of the possible features that may be provided is an alley-loaded product where the vehicle garages are accessed off a rear alley, de-emphasizing the garage from public view, creating an attractive, pedestrian-oriented environment from the public realm. If provided, the alleys will be a minimum of 20' in width (10' on either side of the lot line) with 3' concrete ribbon on either side (26' minimum between structures), with the garage door at the back of the concrete ribbon. This design standard supports the 13' rear setback requirement proposed in the RM-9 PUD standards.

**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	<b>3,000</b>
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	<b>60</b>
Minimum Front Yard Setback (ft) (1)(2)	12/20	<b>8/20</b>
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	<b>13</b>
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.

#### 1.4 Residential Development Plan Concept

The development plan concept represented in **Figure 3** is non-regulatory and subject to change without triggering an amendment to the zoning, but has been provided to graphically illustrate how the property may be developed, including roadway access and

connectivity, relationship between surrounding properties, general lot configuration, and location and size of open spaces. The development plan concept represented in **Figure 3** identifies a 40' x 98' alley-loaded product that provides vehicle access from a rear alley and pedestrian access from the public street or common open space courtyard. This product option allows for a smaller lot size while ensuring that garages do not dominate the streetscape. The front doors and livable space within this product type will face the public street or common open space, creating an attractive streetscape environment that is oriented toward pedestrians rather than vehicles and garage doors. Garage doors are located within an alley, and are shielded from public street view. While Sweetwater Avenue begins to curve to the north, two points of access will be provided along Sweetwater at the east and west ends of the site. Additional right-of-way will be dedicated on the Magnolia property to provide the eastern connection to Sweetwater Avenue. See **Figure 3, Development Plan Concept** for a visual representation of the conceptual development plan option for the property.

### **1.5 Circulation Plan**

The site is bounded by 175<sup>th</sup> Avenue to the east and the future Sweetwater Avenue alignment to the north, both of which are classified as Residential Collector streets with a 40' half street right-of-way. Where Sweetwater Avenue begins to curve north, additional right-of-way will be provided to ensure the connection to the local street within the development.

Primary access to the property will be from Sweetwater Avenue, with a looped local street system connecting on the east and west sides of the property. Internal alleys will provide access to garages for each of the residential lots. As part of the larger adjacent Magnolia development, Sweetwater Avenue will be constructed from 175<sup>th</sup> avenue to Cotton Lane, providing additional access to and from the property.

A Traffic Statement for the property has been prepared and is included with this rezoning application as an Appendix under separate cover.

Bicycle lanes will be provided on Sweetwater Avenue and 175<sup>th</sup> Avenue in accordance with the City's standard detail for Residential Collector Streets to facilitate bicycle movements within and adjacent to the property. Pedestrian circulation will include setback sidewalks along public streets, and a 6-foot trail that will connect the internal open space to Sweetwater Avenue. The trail is shown on **Figure 4, Open Space and Trails Master Plan**.

### **1.6 Landscape Theme and Community Character**

The overall landscape theme will use elegant and traditional old-world trees and shrubs that are found on the low-water use plant list. Primary trees include Oak and Ash; with secondary trees including Evergreen Elm, Italian Cypress, Ficus, Vitex, Bahuania, and pollen free Swan-Hill Olive trees. Aromatic white-flowering plants may include Jasmine, Citrus, Natal Plum, Gardenia, and Plumeria. Old-fashioned garden-style plants may include English Ivy, Lily, White Lantana, Indian Hawthorn, Boxwood, Pentas, Vinca, Lady Bank's Rose, Myrtle, Rosemary, Guara, and Verbena. While many of these aromatic and old-fashioned plants may be included in select locations throughout the community, due to the harsh desert climate, selected colorful desert shrubs and groundcover plants will also be included throughout. A complete list of plant materials will be provided at the time of preliminary plat, and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended.

The property's character and hardscape elements will include formal tones and elegant simplicity that are characteristic of traditional architecture. Theme walls and signage will use simple forms of stucco, single scored block, cast stone and ornamental iron. Precast concrete floral accent plaques and brick may be used as accent materials for walls and paving. To provide a pleasing contrast with the many shades of green and white present in the plant materials, the hardscape color scheme will build a white, gray and black foundation palette, accented with bright bursts of color at focal points and in site furniture. See **Figure 5**, *Wall Details* for the design concept for the various wall types proposed within the development.

### **1.7 Open Space, Trails and Amenities Plan**

175<sup>th</sup> & Sweetwater will provide perimeter and internal open spaces, a pocket park and 6-foot trail that will encourage walking and pedestrian connectivity within the larger surrounding community. A minimum 40' wide landscape buffer will be provided along 175<sup>th</sup> Avenue to include landscaping and neighborhood entry monuments at the roadway entry into the community. This exceeds the minimum landscape buffer requirement of 15' by more than double. The pocket park will include active and passive recreational amenities such as shade ramadas, picnic areas, informal play field and landscaping to serve the residents within the development. The property will provide a minimum of 25% open space, a 5% increase in the 20% requirement per the Conventional Character Pattern standard.

### **1.8 Drainage Master Plan**

The site generally slopes in a southeasterly direction. 175<sup>th</sup> Avenue is an improved half street adjacent to the site. There is street median with full section fronting the school site and there is full section at the intersection of 175<sup>th</sup> Avenue and Waddell Road. The road slopes in a southerly direction and there is a large catch basin south of the intersection of 175<sup>th</sup> Avenue and Waddell Road that captures the street runoff into the street storm drain system. The site is located mostly in Zone X according to FIRM Panel 04013C1660L, revised October 2013.

The intent of the grading design is to convey the runoff generated onsite during a 100-year 2-hour storm event or smaller into retention basins, located within the subdivision. The roadways will convey the street runoff to the different basins, proposed in different locations of the subdivision. When the street capacity is exceeded, catch basins with a storm drain system will be installed to allow the runoff to stay within the street right way of way section.

The finish floor elevations for the site will be set higher than the adjacent 100-year water elevations and the cascading outfall elevations for the site in case of storm events beyond the 100-year storm events.

### **1.9 Water & Sewer Master Plans**

#### **Water**

The existing water infrastructure around the site is located in pressure zone 3, per EPCOR information. Zone 3 will connect to an existing 12 inch water line at Sweetwater Avenue and 175<sup>th</sup> Avenue. The 12 inch main will be extended easterly along Sweetwater Avenue. This will serve an 8 inch loop that will be located in the roadway sections. A fire flow test was conducted and shows high static pressures at approximately 90 psi. PRVs will need

to be installed at the individual water meters. Public hydrants will be spaced along the local roadways and Sweetwater Avenue. A Master Water Report has been completed for the project and contains detailed water modeling information and results.

#### **Sewer**

The sewer will connect to an existing 12 inch sewer line in 175<sup>th</sup> Avenue to the west of the site with an 8 inch sewer at the road just south of the existing school site. The 8 inch sewer main is designed to exceed the minimum slopes required to provide 2 feet per second velocity when flowing full, and less than 0.65 d/D during the peak day demand. A master Sewer report has been prepared for this project and contains detailed modeling information and results.

### **1.10 Future Home Owners Association Responsibility**

The community will include a home owners association (HOA) that will own and maintain all common community amenities, including signage, parks, trails, open space tracts, private alleys, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. The purchasers of property within the community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA. It is the intent that this development will become part of the adjacent Magnolia community and HOA after annexation and zoning approval, however, if that does not happen, an agreement related to the dedication of all necessary right-of-way for the construction of Sweetwater Avenue will be required prior to the first phase of development of either project.

## **2.0. EXISTING CONDITIONS ANALYSIS**

### **2.1 Property Location and Description**

The proposed site is located on the southeast corner of 175<sup>th</sup> Avenue and Sweetwater Avenue within unincorporated Maricopa County (currently within a County island), but within City of Surprise General Planning area. More specifically, the property is a rectangular-shaped parcel generally bounded by 175<sup>th</sup> Avenue to the west, Sweetwater Avenue to the north, the planned Magnolia community to the east, and the Paradise Honors School to the south. The subject site is defined in **Appendix 1, *Legal Description and ALTA Survey***. The intent is to annex the property into the City of Surprise concurrent with this rezoning application.

The following Assessor Parcel Numbers are included with this zoning application:

502-04-002P, A&B Investments  
502-04-002J, A&B Investments

### **2.2 Existing Land Use, General Plan Designation and Zoning**

The subject property is currently vacant land that was once used for agricultural purposes. Properties surrounding the site include vacant land to the north, vacant land to

the east, vacant land and the future expansion of the Paradise Honor School to the south, and single family residential property to the west. Paradise Honors School, a K-12 charter school is located immediately adjacent to the property along 175<sup>th</sup> Avenue, and has plans to expand up to the southern property line with new classroom buildings, parking, athletic fields and other associated improvements. See **Table 2** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The proposed site is currently within the City of Surprise 2035 General Plan boundary and is designated as *Neighborhood Character Area*. The site is also within the *Residential (Citrus and Cactus) Growth Area* as defined within the Anticipated Growth map in the General Plan. The Neighborhood land use designation allows for densities up to 8+ dwelling units per acre and supports a wide variety of residential development opportunities. The proposed zoning is in conformance with the Neighborhood General Plan designation, and will utilize the *Suburban Development Type (2-8 du/ac)* throughout the community. See **Table 2** below and **Figure 6, Existing General Plan Land Use Map** for the general plan land use designation on the site and surrounding area.

Currently, the property is zoned RU-43 (Rural 43) in unincorporated Maricopa County, permitting 1 dwelling units per acre. The intent of this zoning district is to conserve open land use and permit farming and rural residential uses. See **Table 2** below and **Figure 7, Existing Zoning Map** for the existing zoning on the site and surrounding area.

**Table 2: Existing Land Use, General Plan Designation and Zoning**

	LAND USE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
<b>SITE</b>	Vacant	Neighborhood	County RU-43
<b>NORTH</b>	agricultural & vacant	Neighborhood	County RU-43
<b>EAST</b>	agricultural and vacant	Neighborhood	County RU-43
<b>SOUTH</b>	Vacant (future Paradise Honors School expansion)	Neighborhood	County RU-43
<b>WEST</b>	Single family residential	Neighborhood	PAD

### 2.3 Regional Facilities and Services

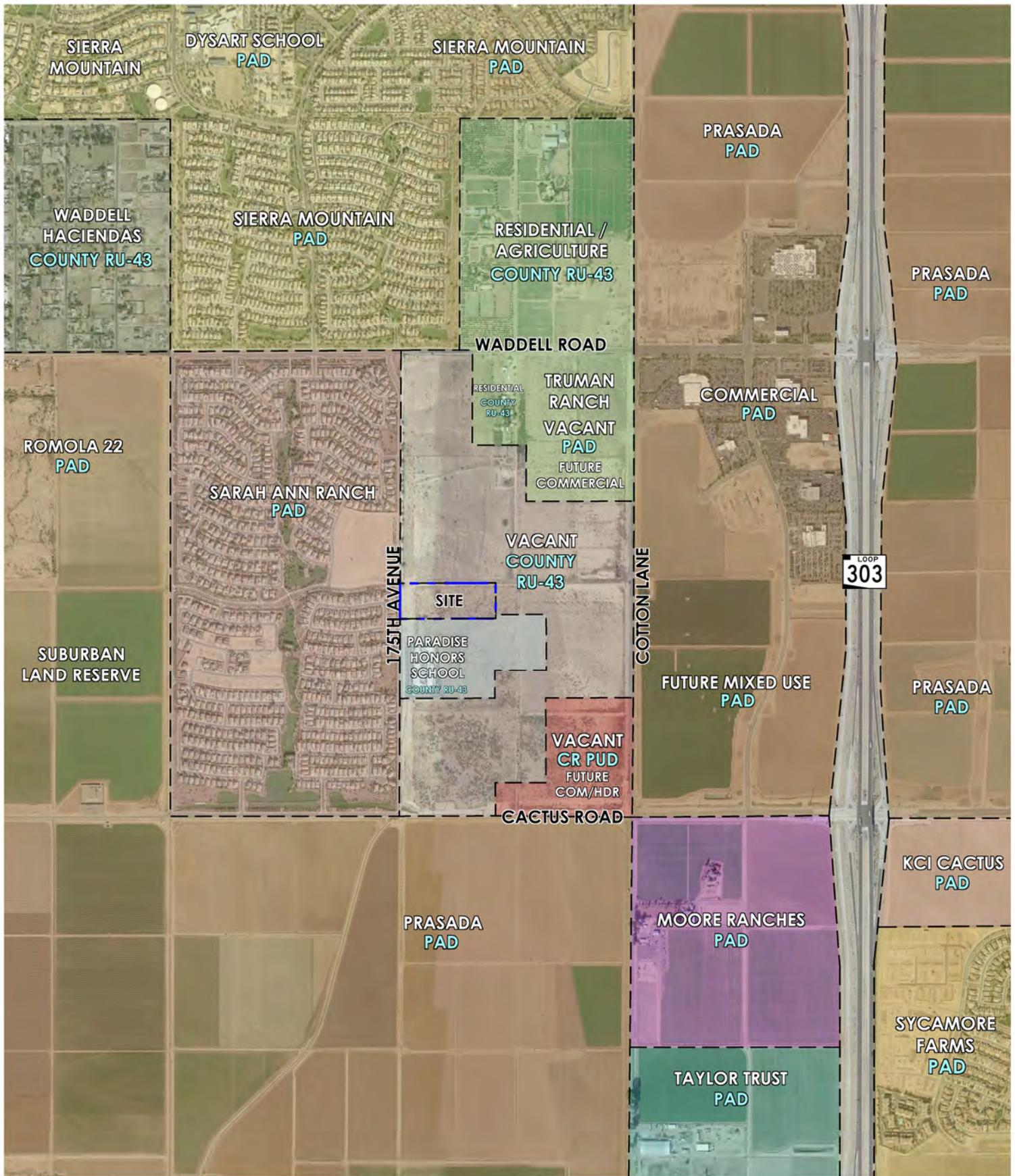
The site falls within the City of Surprise Planning Boundary, but is currently located in unincorporated Maricopa County. The site is within an area generally surrounded by the City of Surprise jurisdictional limits, making this property part of a County island. **Figure 1, Vicinity Map** shows the jurisdictional limits of the City of Surprise city limits in relation to lands within unincorporated Maricopa County.

The proposed property is approximately ¼ mile west of the Loop 303 Freeway, with direct access to both the Cactus Road and Waddell Road interchanges, providing excellent access to the site along the regional freeway system. The site is bounded by two residential collector roads, including 175<sup>th</sup> Avenue and the future Sweetwater Avenue alignment.

The subject property is within the Dysart Unified School District (SUSD). The property is within the boundary of the Sonoran Heights Elementary School, located at 11405 N.

Greer Ranch Parkway, and the Shadow Ridge High School, located at 10909 N. Perryville Road. Paradise School, a K-12 charter school, is also located immediately adjacent to the property at 12775 N. 175<sup>th</sup> Avenue.

Upon annexation into the City of Surprise, fire & emergency services, law enforcement services, and refuse collection will all be provided by the City. The nearest fire station, Surprise Fire-Medical Station #307, is located 2 miles east of the site near Sarival Avenue and Cactus Road. The nearest Police Station is located in Surprise City Hall, approximately 6 miles northeast of the site.



# 175TH & SWEETWATER

FIGURE 1: VICINITY MAP

APPROX. SCALE:NTS

1640

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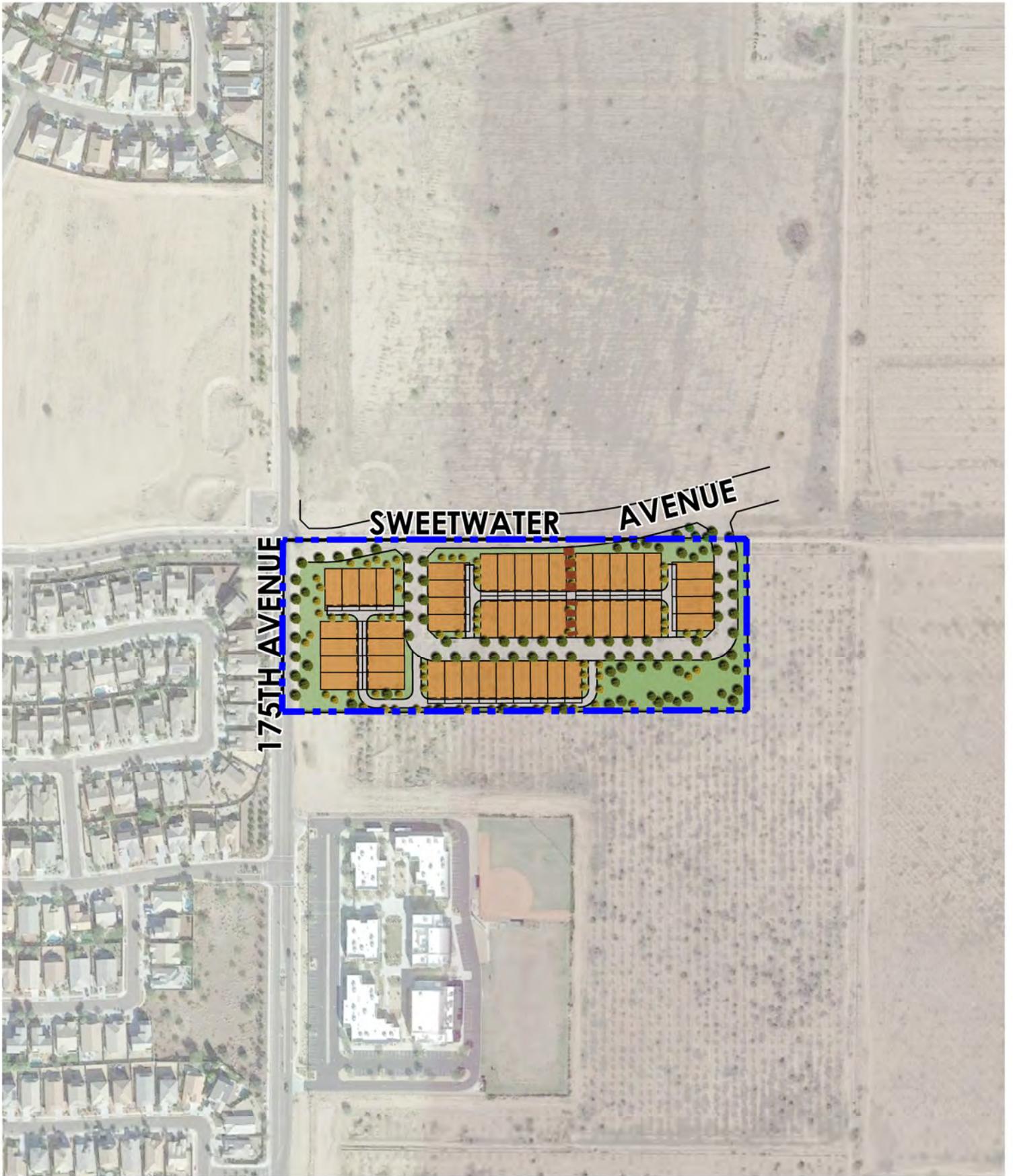


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# 175TH & SWEETWATER

FIGURE 2: PROPOSED ZONING MAP



# 175TH & SWEETWATER

FIGURE 3: DEVELOPMENT PLAN CONCEPT

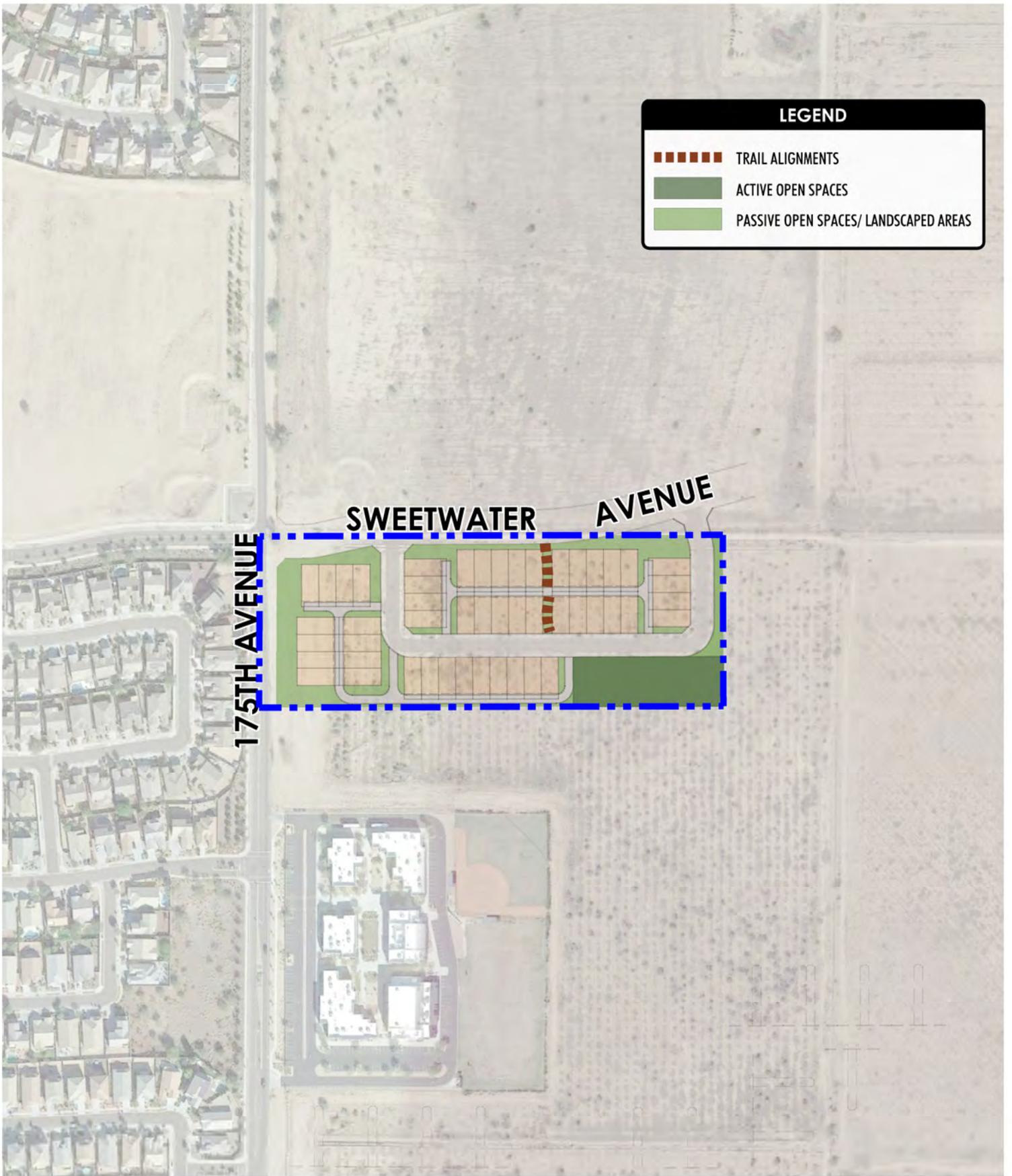
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**LEGEND**

- TRAIL ALIGNMENTS
- ACTIVE OPEN SPACES
- PASSIVE OPEN SPACES/ LANDSCAPED AREAS

# 175TH & SWEETWATER

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

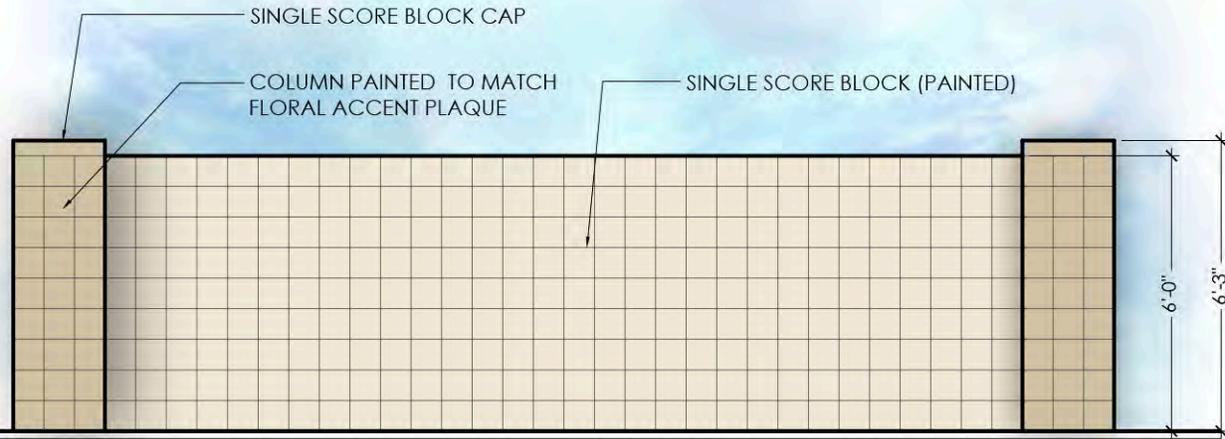
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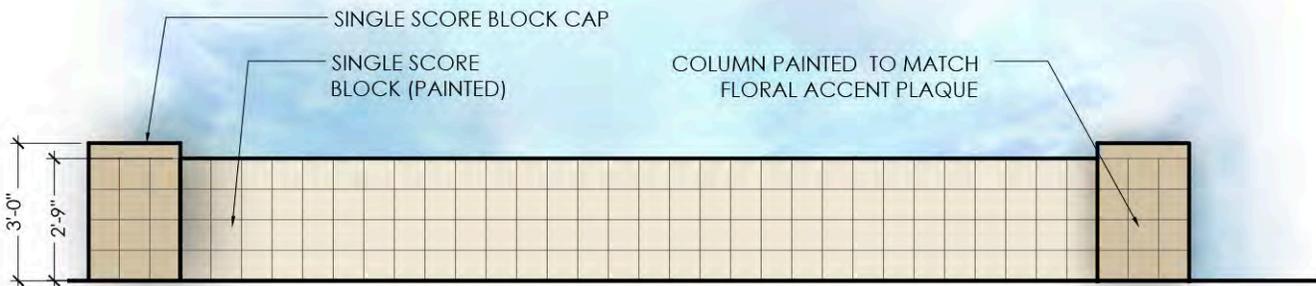
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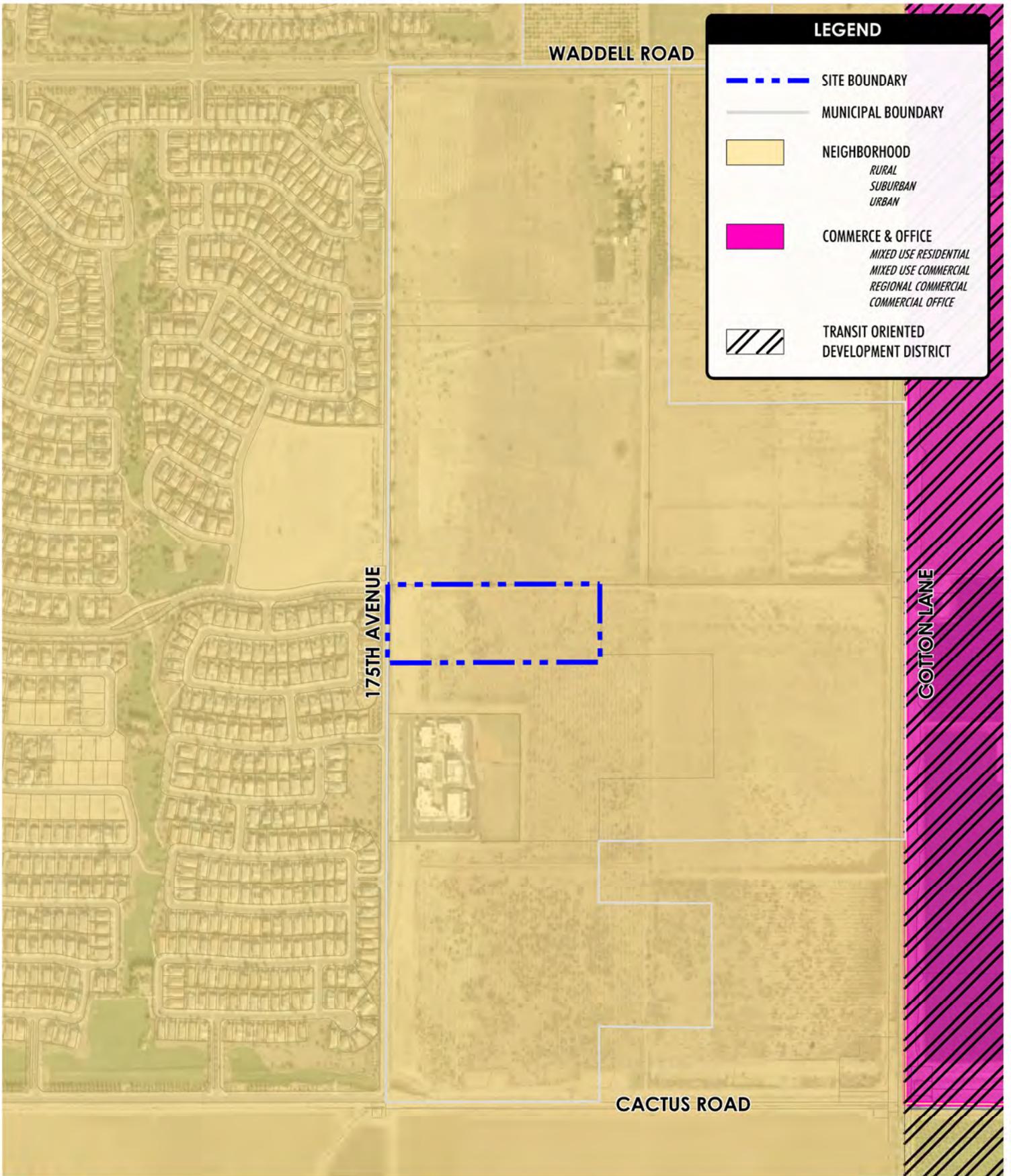
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THEME WALL



PONY WALL



# 175TH & SWEETWATER

FIGURE 6: EXISTING GENERAL PLAN DESIGNATION MAP

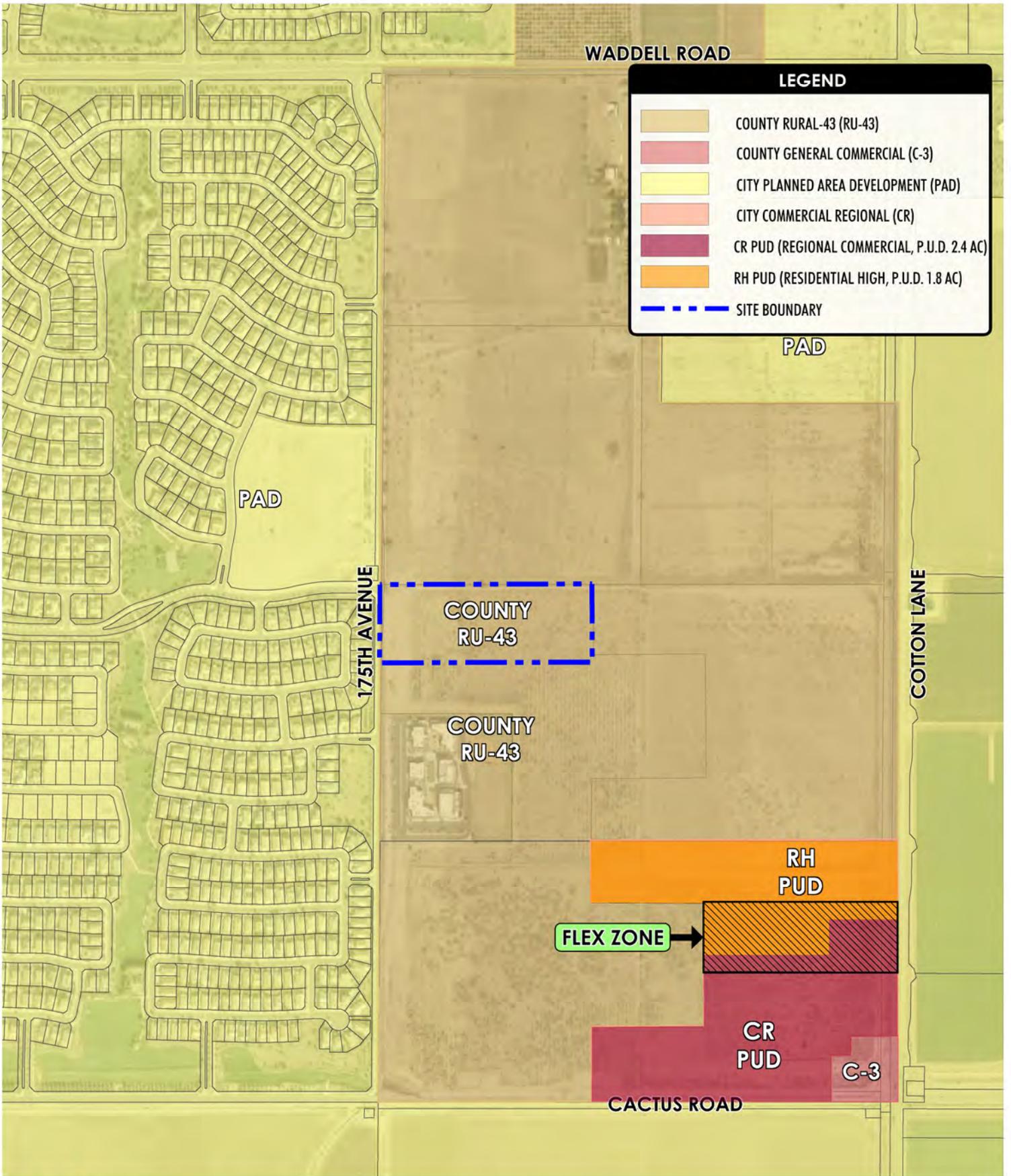
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**LEGEND**

- COUNTY RURAL-43 (RU-43)
- COUNTY GENERAL COMMERCIAL (C-3)
- CITY PLANNED AREA DEVELOPMENT (PAD)
- CITY COMMERCIAL REGIONAL (CR)
- CR PUD (REGIONAL COMMERCIAL, P.U.D. 2.4 AC)
- RH PUD (RESIDENTIAL HIGH, P.U.D. 1.8 AC)
- SITE BOUNDARY

# 175TH & SWEETWATER

FIGURE 7: EXISTING ZONING MAP

APPROX. SCALE: NTS

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DRAWN BY: PR



11/1/16