

MAP OF DEDICATION

REPORT TO THE MAYOR AND CITY COUNCIL

1 **Case:** **FS14-137**
2
3 **Project Name:** West Deer Valley Group Map of Dedication
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** **February 7, 2017**
8
9 **Planner:** Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov
10
11
12 **Owner:** John Fortini of Silver Fern Companies, LLC
13
14 **Applicant:** Jason Meyers of Silver Fern Companies, LLC
15
16 **Request:** A Map of Dedication to provide access to utility facilities that serve
17 Mesquite Mountain Ranch, Mesquite Mountain Ranch II, Buena
18 Vista Ranch, and Surprise Foothills
19
20
21 **Site Location:** Generally bounded by Happy Valley Road to the north, 235th Avenue
22 to the west, Deer Valley Road to the South, and 223rd Avenue to the
23 east
24
25 **Site Size:** Approximately 24.87 acres
26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
28
29 **Support/Opposition:** No support or opposition was encountered
30
31
32 **Project Description:**
33
34 Silver Fern Companies LLC, seeks approval of a Map of Dedication to provide access to proposed
35 public utility facilities that serve Mesquite Mountain Ranch, Mesquite Mountain Ranch II, Buena
36 Vista Ranch, and Surprise Foothills.
37
38 **Background:**
39
40 **June 8, 1989:** The subject area was annexed into the City of Surprise.
41
42 **September 29, 2005:** The Mayor and City Council approved a PAD for the Buena Vista Ranch PAD
43 under Case PAD05-092.

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86

February 14, 2008: The Mayor and City Council approved a PAD for Surprise Foothills under Case PAD05-281.

August 5, 2008: The Planning and Zoning Commission approved a PAD for Mesquite Mountain Ranch under Case PAD05-314.

January 25, 2007: The Mayor and City Council approved a PAD for Mesquite Mountain Ranch II under Case PAD06-050.

January 16, 2014: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR14-020.

April 7, 2014: The applicant filed a request for a Map of Dedication for West Deer Valley Group under Case FS14-137, the subject case.

Analysis and Discussion:

The PADs that this Map of Dedication will service, Buena Vista Ranch, Surprise Foothills, and the Mesquite Mountain Ranch, resurfaced after lying dormant since the economic downturn in 2007. Staff worked with the applicant to approve a water campus and a pair of well facilities. This Map of Dedication will connect these facilities along proposed rights-of-way.

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development that is planned to occur after the anticipated approval of this Map of Dedication.

Reviewing Agencies:

In addition to the standard City reviewing departments, Luke Air Force Base and Maricopa Water District were included in the routing of this case and indicated no objections to the request.

Summary:

Staff believes the proposed Map of Dedication will provide the mechanism needed to allow the owners of the lands encompassed by Buena Vista Ranch, Surprise Foothills, and the Mesquite Mountain Ranch projects to provide an infrastructure network that would allow for residential and commercial development in a manner that is consistent with the goals and policies of the General Plan.

87 **Findings:**

88

- 89 • The proposed Final Plat Amendment is consistent with the Surprise General Plan 2035
- 90 • The proposed Final Plat Amendment is consistent with the Buena Vista Ranch PAD
- 91 • The proposed Final Plat Amendment is consistent with the Surprise Foothills PAD
- 92 • The proposed Final Plat Amendment is consistent with the Mesquite Mountain Ranch PAD
- 93 • The proposed Final Plat Amendment is consistent with the Mesquite Mountain Ranch II PAD
- 94 • The reviewing agencies have indicated no objections to the request.

95

96 **Attachments:**

97

98 01 – Vicinity Maps

99 02 – Map of Dedication

100 03 – PowerPoint