

RESOLUTION #2017-16

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PRELIMINARY PLAT ENTITLED "MAGNOLIA," GENERALLY LOCATED AT THE SOUTH WEST CORNER OF WADDELL AND COTTON LANES.

WHEREAS, on February 7, 2017 the Mayor and City Council approved the Magnolia Rezone; and,

WHEREAS, the proposed Preliminary Plat is in compliance with the Surprise Municipal Code and Surprise General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Preliminary Plat entitled "Magnolia," dated November 28, 2016 is approved, subject to the following conditions:

- 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.

APPROVED AND ADOPTED this _____ day of _____ 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney