Acoma Court
A Residential Planned Area Development

Planned Area Development (PAD) Application
City of Surprise, AZ
PAD 07-224

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COMMUNITY DEVELOPMENT

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
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# Acoma Court PAD

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- Proposed Wastewater Plan (Under Separate Cover)
- Grading and Drainage Plan (Under Separate Cover)
I. Executive Summary / Introduction

The Acoma Court PAD is located in the City of Surprise, Arizona, just west of Reems Road and south of Greenway Road. The gross acreage of the site consists of approximately 29.56 acres (28.77 net acres). The site is currently vacant and is currently encompassed by single-family residential development and the Carden Charter School. The site was previously utilized for farming operations.

The proposed Acoma Court PAD consists of a single-family residential development with a total of 100 lots. The proposed gross density of the PAD is 3.38 du/ac. These lot sizes will range from 6,670 square feet to approximately 17,000 square feet. Typical lot dimensions include a minimum width of 58 feet and a minimum depth of 115 feet.

The Acoma Court PAD is accessible from Acoma Drive to the south and Custer Lane to the north. The community is designed with a central open space amenity and two other open space tracts. These open space elements enhance the "entry experience", while the central open space amenity is situated to allow efficient access from anywhere in the community. This amenity will feature a pedestrian trail connection, a turf area for active recreation, tot lot and two ramadas.

The site is currently zoned R1-43 within the City of Surprise. According to the City of Surprise General Plan, the proposed land use designation of the site is Low Density Residential, 3-5 dwelling units per acre (du/ac). This application represents a request to rezone the site from R1-43 to PAD, which would therefore allow conformity to the General Plan.

Because the site is an infill project, the infrastructure costs associated with development are anticipated to be minimal. The design of the proposed PAD will comply with City of Surprise Design Guidelines and the Urban Development Code.
II. Project Location

The proposed Acoma Court PAD is located in the City of Surprise, Arizona, on the northeast corner of 159th Avenue and Acoma Road. The site is encompassed by Custer Lane to the north, Acoma Road to the south, the Career Charter School to the east and the Legacy Parc subdivision to the west. The site is situated approximately one-half mile west of Reems Road and one-quarter mile South of Greenway Road. More specifically, the site is located in the Northwest Quarter of Section 7, Township 3 North, Range 1 West of the Salt and Gila River Base and Meridian, Maricopa County, Arizona.

Reference the Regional Vicinity Map in the Appendix

III. Existing Conditions

The site is currently vacant, with the exception of two abandoned concrete pads. Historically, the site was utilized for agricultural-related activities.

Topography and Physical Features
The site is generally flat with a gradual slope from northwest to southeast, ranging in elevation from 1,230 feet to 1,238 feet. The site contains very little vegetation and is not located in a floodplain.

Accessibility
The site is accessible from Acoma Road to the south and Custer Lane to the north. Acoma Road is classified as a residential collector street. The closest arterial roads are Greenway Road, approximately one-quarter mile to the north, and Reems Road, approximately one-half mile to the east. The Loop 303 freeway is a major transportation thoroughfare located approximately one mile to the west.

Infrastructure & Easements
The north half of the site is transected by 12kV overhead electric lines. Also, there are three abandoned concrete irrigation ditches on the site. The only roadway on the site is a dirt road extending along the west boundary. There are no other easements located on the site.

Zoning
The site is currently zoned R1-43, which permits single-family residential development with a minimum lot size of one acre. The Greenway Parc subdivisions to the north and south of the site are zoned R1-5, while the Legacy Parc subdivision to the west is zoned PAD. The charter school site to the east is zoned R1-43.

Land Use
The City of Surprise General Plan designates the land use on the site as “Low Density Residential” with a density of 3-5 du/acre. This land use...
designation allows single-family residential development with a dwelling unit density of no less that 3.0 du/ac and no more than 5.0 du/ac. All properties encompassing the site are designated as Low Density Residential, 3-5 du/ac, as well.

Reference the Existing Conditions Exhibit in the Appendix
Reference the Existing Zoning Exhibit in the Appendix
Reference the General Plan Land Use Exhibit in the Appendix
Reference the Existing Conditions Exhibit in the Appendix

IV. Surrounding Property Ownership

The properties encompassing the site are primarily privately-owned. The Legacy Park Subdivision is located immediately west of the site, while the Carden Charter School is located just east of the site.

Reference the Surrounding Property Ownership Exhibit in the Appendix

V. Proposed Development Plan

The Acoma Court PAD was designed to be consistent with the surrounding character of the area. Currently, there are three subdivisions encompassing the site. The average lot size of these projects ranges from 5,500 square feet to 6,500 square feet. The lots within the Acoma Court PAD will be a minimum size of 6,670 square feet.

The proposed open space amenity was designed to be centrally-located, allowing efficient access for residents. Also, the amenity is designed to allow pedestrian access from the majority of the homesites without having to cross a roadway. This amenity will include play areas for children and a five-foot-wide concrete sidewalk. Two shaded ramadas are also proposed to be located in this area.

Other open space areas, which include stormwater retention areas, have been distributed in the north and south portions of the site. These open space areas also include a five-foot-wide sidewalk, offering connectivity to the central open space tract.

The property north of the Carden Charter School is currently vacant. To accommodate future development, a local street within the proposed Acoma Court PAD has been designed to extend to the edge of the property. While this roadway terminates at the property line, it would ultimately allow connectivity to any future development on the adjacent property.

The Acoma Court PAD will be developed in one phase.

Reference the Proposed Development Plan in the Appendix
VI. Circulation

The roadway network within the Acoma Court PAD is designed to promote traffic-calming throughout the community. The internal roadways are proposed with a 55-foot public right-of-way, while accommodating five-foot-wide detached sidewalks and a five-foot-wide landscape buffer between the roadway and sidewalk. Access roads off Custer Lane and Acoma Drive are designed with landscaped medians and crosswalks with raised decorative pavement.

*Reference the Proposed Roadway Sections in the Appendix*

VII. Landscape and Open Space

The Acoma Court PAD proposes a total of 3.5 acres of usable open space. This open space includes the central open space tract, containing two ramadas and a tot lot, in addition to a five-foot-wide concrete sidewalk for pedestrian access. Open space tracts are also located in the north and south portions of the community, also implementing a five-foot-wide sidewalk. Detached sidewalks will allow for landscaping along the right-of-ways throughout the community, to be maintained by the homeowner's association. Tracts along the Acoma Drive right-of-way and Custer Lane right-of-way will also be landscaped.

While more details regarding the landscaping and plant material will be shown with the preliminary plat, the Acoma Court PAD proposes a low-water use sonoran plant palette that adheres to ADWR guidelines.  

*Reference the Conceptual Landscape Plan in the Appendix*

VIII. Infrastructure

Sanitary sewer service to the proposed PAD will be provided by the City of Surprise. There is an existing 10-inch sewer line in the Acoma Drive right-of-way, just east of the Subject Site. The proposed sanitary sewer line will be tied into this existing sewer stub.

Water service will be provided by Arizona America Water Company. There is an existing 8-inch water line in the Custer Lane right-of-way, near the northwest corner of the Subject Site, which will be utilized to provide service to the Acoma Court PAD.

*Reference the Proposed Wastewater Plan under separate cover.*

IX. Grading and Drainage

*Reference the Grading and Drainage Plan under separate cover.*
X. Development Standards and Design Criteria

Purpose and Intent
This section is intended to provide the regulatory zoning provisions designated to guide the implementation of the subdivision design intent through the plan review and development permit process in accordance with provisions of the Planned Area Development District, Section 17.28.140 of the Surprise Zoning Ordinance. These provisions constitute the primary tools for use by the City of Surprise and the Developer in ensuring that the subdivision develops in conformance with the design intent presented by this document as adopted by the Surprise City Council. The provisions below are intended to apply to all property within the Acoma Court PAD.

The development regulations will govern the land use density and location within the PAD. Furthermore, this section includes development standards and design guidelines, to ensure a high quality built environment while providing flexibility without compromising mutually-agreed upon goals and overall design intent for the PAD. Unless otherwise specified herein, all development within the PAD shall conform to all Ordinances, Codes, Policies and Regulations of the City of Surprise.

Zoning Base District
The proposed Acoma Court PAD falls under the “Planned Area Development” (PAD) Zoning District in accordance with Section 17.28.140 of the Surprise Zoning Ordinance. Within this section of the PAD document, development standards and zoning regulations will be defined.

Summary of Lot Sizes
Lot Width: 58 feet to 80 feet
Lot Depth: 115 feet to 200 feet
Lot Size: 6,670 square feet to 17,000 square feet

Principally Permitted Uses
The Acoma Court PAD shall conform to the principally permitted uses provided within the R1-5 zoning district of Section 17.24.020A of the Surprise Zoning Ordinance.

Conditionally Permitted Uses
The Acoma Court PAD shall conform to the conditionally permitted uses provided within the R1-5 zoning district of Section 17.24.020B of the Surprise Zoning Ordinance.

Permitted Accessory Uses
The Acoma Court PAD shall conform to the permitted accessory uses provided within the R1-5 zoning district of Section 17.24.020C of the Surprise Zoning Ordinance.
Residential Development Standards
Minimum Front Yard Setback: 20 feet
Minimum Side Yard Setback: 5 feet and 8 feet
Minimum Corner Side Yard Setback: 13 feet
Minimum Rear Yard Setback: 25 feet

Reference the Typical Lot Details in the Appendix

Minimum Lot Width: 58 feet
Minimum Lot Depth: 115 feet
Minimum Lot Area: 6,670 square feet
Maximum Building Height: 30 feet (two stories)

Other Development Standards
All signage within the Acoma Court PAD will be designed in conformance with the Surprise Development Code.

Street lighting throughout the Acoma Court PAD will be designed in accordance with the Surprise Development Code. Street lighting will not exceed 16 feet in height, measured from the finished grade to the top of the light fixture. Six-foot-high area lighting will be utilized in the amenity areas and adjacent to the pedestrian sidewalk throughout the open space tracts.

Reference the Conceptual Street Light Plan in the Appendix

Mailboxes will be located in two areas within the development. Reference the Conceptual Site Plan which depicts these locations, as well as the Mailbox Detail exhibit in the Appendix of this document.

Reference the Mailbox Detail in the Appendix

Homeowner's Association
A homeowner's association will be established to maintain all common areas within the Acoma Court PAD, including the amenities, trails and landscape tracts.
PROJECT DATA

Site Area: 29.56 Gross Acres
28.77 Net Acres

Jurisdiction: City of Surprise

Existing Zoning: R1-43

Existing General Plan Land Use: 3-5 DU/A.C.

VICINITY MAP

Acoma Court PAD
Existing Conditions
Surprise, Arizona
### General Plan Analysis Table

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<th>Land Use Type</th>
<th>Acreage</th>
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<th>Max. Units</th>
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<td>3-5 DU/AC - Low Density Residential</td>
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<td>89</td>
<td>147</td>
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<tr>
<td><strong>Total</strong></td>
<td>29.56</td>
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<td>Average Density (DU/AC)</td>
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<td>4.97</td>
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**PROJECT BOUNDARY**

**Acoma Court PAD**

**Existing General Plan Land Use**

**Surprise, Arizona**
ACOMA DRIVE (Looking East)
(INTERIM SECTION)

CLUSTER LANE (Looking West)
(INTERIM SECTION)

RESIDENTIAL COLLECTOR
(INTERIM SECTION)

Acoma Court PAD
Proposed Roadway Sections
The diagram depicts a mailbox detail for Acoma Court PAD in Surprise, Arizona. The key features include:

- **5' Sidewalk**
- **Back of Curb**
- **Mailboxes**
- **Split-Face Block Decorative Casing**
- **5' Landscape Setback**

*Decorative Casing to be in conformance with the United States Postal Services.*