



City of Surprise Planning and Zoning Commission

AGENDA

Tuesday, December 4, 2007 - 6 P.M.

Surprise City Hall

12425 West Bell Road, Suite D100, Surprise, AZ

CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

ITEM	ITEM DESCRIPTION	STAFF RECOMMENDATION
C.	Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests; in which event, the item will be removed from the consent agenda and considered in its normal sequence on the agenda.	

ITEM	ITEM DESCRIPTION	STAFF RECOMMENDATION
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CURRENT EVENTS REPORT

1	PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT	DISCUSSION
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CONSENT AGENDA:

2*	APPROVE PLANNING/ZONING COMMISSION MINUTES FOR NOVEMBER 6, 2007.	APPROVE
3*	SP06-488 – CONSIDERATION AND ACTION – STORAGE SOLUTIONS: REVIEW A SITE PLAN FOR STORAGE SOLUTIONS LOCATED ON THE SOUTHWEST CORNER OF DYSART AND VARNEY ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH H.	APPROVE PLANNER: ADAM COPELAND
4*	RS06-439 – CONSIDERATION AND ACTION – O&P ESTATES: REVIEW A RURAL SUBDIVISION PLAT FOR O&P ESTATES LOCATED ON THE NORTHWEST CORNER OF COTTON LANE AND OLEA WAY. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH J.	APPROVE PLANNER: LANCE FERRELL
5*	RS06-230 – CONSIDERATION AND ACTION – PROFESSIONAL MARKETING GROUP: REVIEW A RURAL SUBDIVISION PLAT FOR PROFESSIONAL MARKETING GROUP LOCATED ON 223 RD AVENUE NORTH OF DEER VALLEY ROAD. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH J.	APPROVE PLANNER: LANCE FERRELL

OLD BUSINESS: REGULAR AGENDA ITEM NOT REQUIRING A PUBLIC HEARING:

6	CUP07-242 – CONSIDERATION AND ACTION – IMAGINE SCHOOL AT SURPRISE: REVIEW A CONDITIONAL USE PERMIT FOR IMAGINE SCHOOL LOCATED ON THE SOUTHWEST CORNER OF CUSTER LANE AND 156 TH AVENUE. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH I.	APPROVE PLANNER: LANCE FERRELL
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Surprise Planning & Zoning Commission

Lyn Truitt, Chairman - Jan Blair, Vice Chair

Richard Alton, Jesse Conn, John Hallin, Steve Somers, Fred Watts

REGULAR AGENDA ITEM REQUIRING A PUBLIC HEARING:

- | | | |
|---|---|--------------------------------------|
| 7 | PP07-077 – CONSIDERATION AND ACTION – LAIZURE ESTATES – RANCHO MERCADO: REVIEW A PRELIMINARY PLAT FOR 15 RESIDENTIAL LOTS AT LAIZURE ESTATES LOCATED GENERALLY SOUTH OF JOMAX ROAD AND WEST OF 147 TH AVENUE. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH K. | APPROVE
PLANNER:
ADAM COPELAND |
| 8 | PADA07-155 – CONSIDERATION AND ACTION – SYCAMORE FARMS PARCEL 12: REVIEW A PROPOSAL TO AMEND THE SYCAMORE FARMS PLANNED AREA DEVELOPMENT FOR THE SOUTHERN HALF OF PARCEL 12 FROM MEDIUM-DENSITY TO HIGH-DENSITY RESIDENTIAL. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH H. | APPROVE
PLANNER:
BART WINGARD |
| 9 | PADA07-132 – CONSIDERATION AND ACTION – CROSSROADS AT SURPRISE: REVIEW A PLANNED AREA DEVELOPMENT FOR CROSSROADS AT SURPRISE LOCATED ON THE NORTHEAST CORNER OF BELL ROAD AND 134 TH AVENUE. REQUEST IS SUBJECT TO STIPULATION A. | APPROVE
PLANNER:
ADAM COPELAND |

OPEN CALL TO PUBLIC:

CALL TO THE PUBLIC

Note: During this time members of the public may address the Commission on any item not on the agenda. At the conclusion of the open call, Commissioners may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CURRENT EVENTS REPORT

CHAIRPERSON AND COMMISSIONERS

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

ADJOURNMENT:

POSTED: NOVEMBER 27, 2007 TIME: 9 a.m.

Kathy Rice, Acting Director
Community Development

REQUEST TO SPEAK: Comments pertaining to the Planning and Zoning Commission business are welcome. If you wish to address the Planning and Zoning Commission, please complete a Public Comment Form and present it to the secretary before the call to order for this meeting.

SPECIAL NOTE: Individuals needing reasonable accommodations, such as large print materials and oral/ ASL interpreters, should contact the Disability Advocate at 623.222.3821 (Voice) or 623.222.3802 (TTY/VP) at least three (3) business days prior to the event so arrangements can be made.

Surprise Planning & Zoning Commission

Lyn Truitt, Chairman - Jan Blair, Vice Chair
Richard Alton, Jesse Conn, John Hallin, Steve Somers, Fred Watts

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- 7 **PP07-077 – CONSIDERATION AND ACTION – LAIZURE ESTATES – RANCHO MERCADO:** REVIEW A PRELIMINARY PLAT FOR 15 RESIDENTIAL LOTS AT LAIZURE ESTATES LOCATED GENERALLY SOUTH OF JOMAX ROAD AND WEST OF 147TH AVENUE. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH K. APPROVE
PLANNER:
ADAM COPELAND
- 8 **PADA07-155 – CONSIDERATION AND ACTION – SYCAMORE FARMS PARCEL 12:** REVIEW A PROPOSAL TO AMEND THE SYCAMORE FARMS PLANNED AREA DEVELOPMENT FOR THE SOUTHERN HALF OF PARCEL 12 FROM MEDIUM-DENSITY TO HIGH-DENSITY RESIDENTIAL. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH H. APPROVE
PLANNER:
BART WINGARD
- 9 **PADA07-132 – CONSIDERATION AND ACTION – CROSSROADS AT SURPRISE:** REVIEW A PLANNED AREA DEVELOPMENT FOR CROSSROADS AT SURPRISE LOCATED ON THE NORTHEAST CORNER OF BELL ROAD AND 134TH AVENUE. REQUEST IS SUBJECT TO STIPULATION A. APPROVE
PLANNER:
ADAM COPELAND

OPEN CALL TO PUBLIC:

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CURRENT EVENTS REPORT

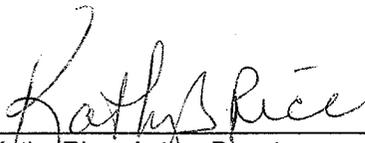
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CITY OF SURPRISE

**PLANNING AND ZONING COMMISSION
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374**

November 6, 2007

REGULAR MEETING MINUTES

CALL TO ORDER:

Chairman Lyn Truitt called the Planning and Zoning Commission Meeting to order at 6:01 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, November 6, 2007.

ROLL CALL:

In attendance with Chairman Truitt were Vice Chair Jan Blair, Commissioners Richard Alton, Jesse Conn, John Hallin, Steve Somers and Fred Watts.

PLEDGE OF ALLEGIANCE:

CURRENT EVENTS REPORT:

Assistant City Manager and Acting Community Development Director Kathy Rice announced the resignation of Director Scott Chesney.

Chairman Truitt, speaking on behalf of the Commissioners, added that they will miss Director Chesney and appreciated his vision and hard work for the City.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

Item 5: CUP07-242 – Consideration and Action – Imagine School at Surprise

Chairman Truitt announced that the Commission would first hear **Item 5, CUP07-242, Imagine School at Surprise**, which will be continued to December 4, 2007 to provide additional notification of the hearing date.

Vice Chair Blair made a motion to **continue CUP07-242, Imagine School at Surprise, to December 4, 2007**. Commissioner Watts seconded the motion. The motion passed with a vote of 7 ayes.

CONSENT AGENDA:

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Chairman Truitt requested that **Item 4, SP06-400, Old Oak Lane at Marley Park Parcel 10**, be removed from the Consent Agenda.

Commissioner Somers made a motion to approve the **Consent Agenda, with the removal of Item 4**. Commissioner Hallin seconded the motion. The motion passed with a vote of 7 ayes.

- Approved **Item 2***: **Cancel November 20, 2007 and January 1, 2008 Planning & Zoning Commission Meeting.**
- Approved **Item 3***: **Planning and Zoning Commission Minutes for October 16, 2007.**

ITEM REMOVED FROM CONSENT AGENDA

- **Item 4***: **SP06-400 – Consideration and Action – Old Oak Lane at Marley Park Parcel 10, stipulations 'a' through 'k.'**

Planner Adam Copeland asked that stipulation 'k' be removed from the staff report as Water Services has determined that the stipulation is no longer required.

In response to Commissioner Alton, Planner Copeland replied that no public input was received regarding this project. He indicated that the original PAD proposed high-density residential land use for this particular site.

Commissioner Somers made a motion to **approve SP06-400, Old Oak Lane at Marley Park Parcel 10, stipulations 'a' through 'j' as amended**. Commissioner Alton seconded the motion. The motion passed with a vote of 7 ayes.

OPEN CALL TO PUBLIC:

Chairman Truitt called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chairman Truitt closed the call to the public.

CURRENT EVENTS REPORT:

Chairman Truitt reminded the Commissioners of the APA Conference scheduled for November 7 through 9 in Glendale.

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

No request was made to call for an executive session.

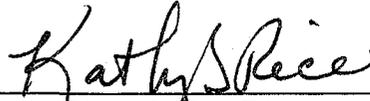
ADJOURNMENT:

Hearing no further business, Chairman Truitt adjourned the regular Planning and Zoning Commission meeting, Tuesday, November 6, 2007 at 6:08 p.m.

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Fire Marshall Doug Helbig, City Planner Adam Copeland, City Planner Lance Ferrell, City Planner Dennis Dorch, City Planner Nicole Green-Catten, Planning & Development Services Manager Berrin Nejad, Traffic Engineer Nicholas Mascia, Acting Community Development Director Kathy Rice, and Planning and Zoning Commission Secretary Carol Dager.

COUNCIL MEMBERS PRESENT: Council Member Bails



Kathy Rice, Acting Director
Community Development Department

Lyn Truitt, Chairman
Planning and Zoning Commission

ITEM 3

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: SP06-488 (Storage Solutions)
STIPULATIONS: a through h
PREPARED BY: Adam Copeland, Planner @ 623-222-3137

Application Date: December 12, 2006
Planning and Zoning Commission: December 4, 2007

APPLICANT: Mark Davis
T2 Architecture
7227 N 16TH ST
Phoenix, AZ 85020
P: 602-674-3250
F: 674-3249

OWNER: Jim McDowell
Skyway Lot 21 LLC
9735 N 90 PL 250
Scottsdale, AZ 85258-5055
P: 480-990-8136
F: 480-947-3015

REQUEST: Approval of a Site Plan for Storage Solutions.

SITE LOCATION: Located on the southwest corner of Dysart Road and Varney Road.

SITE SIZE: 2.75 acres.

<u>RECOMMENDATION:</u>	Staff recommends that this request, a Site Plan for Storage Solutions (SP06-488), be approved subject to stipulations a through h .
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PROJECT ANALYSIS:

PROPOSAL

The applicant is proposing to build a 84,490 S.F. self-storage facility on Lot 21 within Skyway Business Park. Building "A" will be two stories consisting of 52,820 S.F. that will include the manager's office and customer service counter. Building "B" is a single-storey building consisting of 31,670 S.F.

BACKGROUND

- The project is located within the Skyway Business Park Planned Area Development, which was approved on July 14, 2005 by the City Council.
- October 4, 2005 the Preliminary Plat was approved by City Council.
- On December 22, 2005 the Final Plat for Skyway Business Park was approved by the City Council, which created the subject lot.

AREA ANALYSIS

Surrounding the site is Skyway Business Park on the north, south, and east. Across the Dysart Road to the east is the City of El Mirage containing of scattered residential uses, vacant property, and a high school.

Adjacent surrounding projects are zoned allowing various general commercial, Business Park, or industrial uses.

CIRCULATION:

Ingress and egress to the site will be from Dysart Road to the east. Egress to the site will be onto Varney Road to the north.

A Traffic Impact Analysis was reviewed and approved by staff, which demonstrated that the subject site will generate very low traffic volumes.

ARCHITECTURE:

The design of Storage West is consistent with the City of Surprise Design Guidelines, whereas it incorporates proper building scale and site orientation.

The architecture of the subject project reflects a design that is contemporary in nature. Noticeable design features are exposed stucco, recessed arches, and cultured stone elements.

The building materials consist of a combination of cultured stone, stucco, and a standing seam metal roof. An earth tone color palette gives the building a contemporary yet rustic appeal by clearly defining the various material edges.

LANDSCAPING

The landscape plan was reviewed and recommended for approval by staff. The landscape was designed to compliment the theme along Dysart and Varney Road established in the Planned Area Development. Dysart Road will consist of curb-separated sidewalks with shade trees on both sides.

FINDINGS:

The applicant has worked diligently with staff in creating an aesthetic appearance along the adjacent roadways. In addition, the project complies with the approved Planned Area Development Standards for Skyway Business Park and the Surprise Municipal Code.

ITEM 3

DEPARTMENTAL REVIEW:

During the review process, the departments below had comments that were addressed prior to moving the project forward to the Planning and Zoning Commission.

The Building Division commented on accessible parking routes and number of spaces, which were revised to the City's standards.

The Engineering Department reviewed the drainage report with no further comments.

The Traffic Engineering Division reviewed the Traffic Impact Analysis and had no comments.

The Water Services Department had no comments.

The Fire Department had issues with emergency access, fire hydrant locations, turning movements, and fire access lanes. The applicant revised the site plan and addressed all Fire Department comments.

The Planning Division had significant concerns on the architecture of the building. Through several design review meetings, the applicant revised the building to address all of staff's comments.

EXISTING UTILITIES AND SERVICES STATUS:

WATER	City of Surprise
SEWER	City of Surprise
FIRE PROTECTION	The closest fire station is located on the NE corner of Bola Drive and West Village Drive (3 ½ miles northeast).
POLICE PROTECTION:	The closest police station is located at 14250 West Statler Plaza (5 miles northwest).

ITEM 3

STIPULATIONS:

- a) Prior to delivery of any combustible material to the site, fire department access and fire protection systems shall be completely operational in accordance with the approved plans by the Fire Chief and the City Engineer;
- b) Major changes to this Site Plan with regards to use and intensity must be processed as a revised application with approval by the Planning and Zoning Commission. Minor changes may be administratively approved by the Community Development Director, Fire Marshal, City Engineer, and Water Services Director;
- c) All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- d) The applicant shall include all approved stipulations related to the project on the title sheet of construction plans prior to plan check submittal;
- e) Applicant or property owner must provide the City with approved earth moving permit by Maricopa County Environmental Services Department prior to release of any permits;
- f) Approval of this site plan is not to be construed as an approval of any violation of the current adopted Surprise Municipal Code at the time of submission;
- g) All roof mounted and ground mounted mechanical equipment shall be screened from public view and will be subject to the approval of the Community Development Director;
- h) All mechanical equipment, transformers, utility boxes, gas lines, shall be completely screened from public view prior to letter of compliance and/or Certificate of occupancy. Any changes to the landscape plan shall be submitted to the Community Development Department for review and approval.



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

RECEIVED
FEB 21 2007
COMMUNITY DEVELOPMENT

5 February 2007

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Cindy Coen
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case # SP06-488 Storage Solutions

Dear Ms. Coen

Thank you for the opportunity to comment on the Site Plan Application for Storage Solutions. The project is located on 2.75 gross acres at Skyway Lot 21 at the southwest corner of Varney and Dysart Roads. The proposal is to build two buildings of 52,820 and 31,670 square feet each for use as storage units. One building will be two stories high and house a manager's office with no provisions for overnight use. The other building will be one story. The site is located inside the 1988 JLUS 70 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this project will not negatively impact the flying operations at Luke AFB. Since this area is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,000 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

JAMES R. MITCHELL

cc:
Colonel David L. Orr, Vice Commander, 56th Fighter Wing

Narrative

For
Storage Solutions Self Storage
SWC Varney Rd and Dysart Rd
Surprise, AZ

Skyway Lot 21 LLC is proposing to build an 84,490 square foot state-of-the-art, investment grade, institutional quality self-storage facility. The property is located within the city limits of Surprise on the SWC of Varney Rd and Dysart Rd. Current zoning is P.A.D. Skyway Lot 21 LLC plans to build the entire site in one phase. The proposed building has a maximum height of 28'-1". There are two buildings proposed for this development, Building A and Building B. Buildings A and B account for a site coverage total of 48.5%. The site is 2.75 acres or 119,775 sf and is considered a part of and harmonious with a larger development, Skyway Business Park.

Building A is 2 stories with a gross area of 52,820 sf which includes a manager's office of 1,084 sf. Customers will be able to access the manager's office without going through the security gate. Within the managers office is a customer service counter which meets local and federal disability codes. Behind the customer service counter is a desk for the manager. A security room is also located in the office area. The security room will have Closed Circuit TV monitors with supporting security systems. The manager will be able to see the entire site as well as throughout each building. Next to the security room is a conference room and separate computer center provided for the convenience of storage customers check emails, send/receive faxes, make photocopies. An ADA compliant, unisex restroom is located just outside of the manager's office. The street side, Dysart Rd. elevation, will have a Western One Coat Finish. The interior, Western elevation will have an MBCI metal siding tan color finish. The roof will be standing seam metal. Wall sconce will be placed 8 feet above grade. A decorative cornice will run the entire length of the parapet. The spacing of the sconce will vary.

Building B is a single story building with a gross area of 31,670 sf. Sixty one units will be accessible from the outside. The remaining units are within the building along the corridors. The maximum height of building B is 11'-0" to the top of the parapet. The perimeter walls of building B will act as the site wall on the north, south and west property line and building set back lines. Both buildings A and B are air conditioned. The main entrance for the facility will enter from Dysart Rd. A secondary emergency apparatus exit/entrance is located on the north side of the property just west of Dysart Rd on Varney Rd. Only emergency vehicles will be allowed to use this entrance. The buildings will have fire sprinklers in compliance with Surprise fire codes. Hours of Operation will be limited to 8:30am till 6:00 pm Monday thru Saturday and 10:00am to 1:00pm on Sunday. Standard gate access hours are limited to 5:30am to 9:00pm with extended hours given to premier customers. A manager will be on duty and on site during the posted hours of operation. Each unit will be individually alarmed and monitored through the security system. The facility will be equipped with 24 hour

Skyway Business Park - Lot 21

surveillance cameras that are recorded in the office. Computerized gate access keeps track of who is coming and going on the property and what units are accessed.

The project design incorporates proven features that are user friendly, management friendly and provide reduced maintenance costs while meeting the objectives of government planning and zoning officials.

An independent Site and Market Analysis was performed for this project which demonstrated high demand for this type of high quality self storage development in the growing City of Surprise, Arizona.

LANDSCAPE NOTES

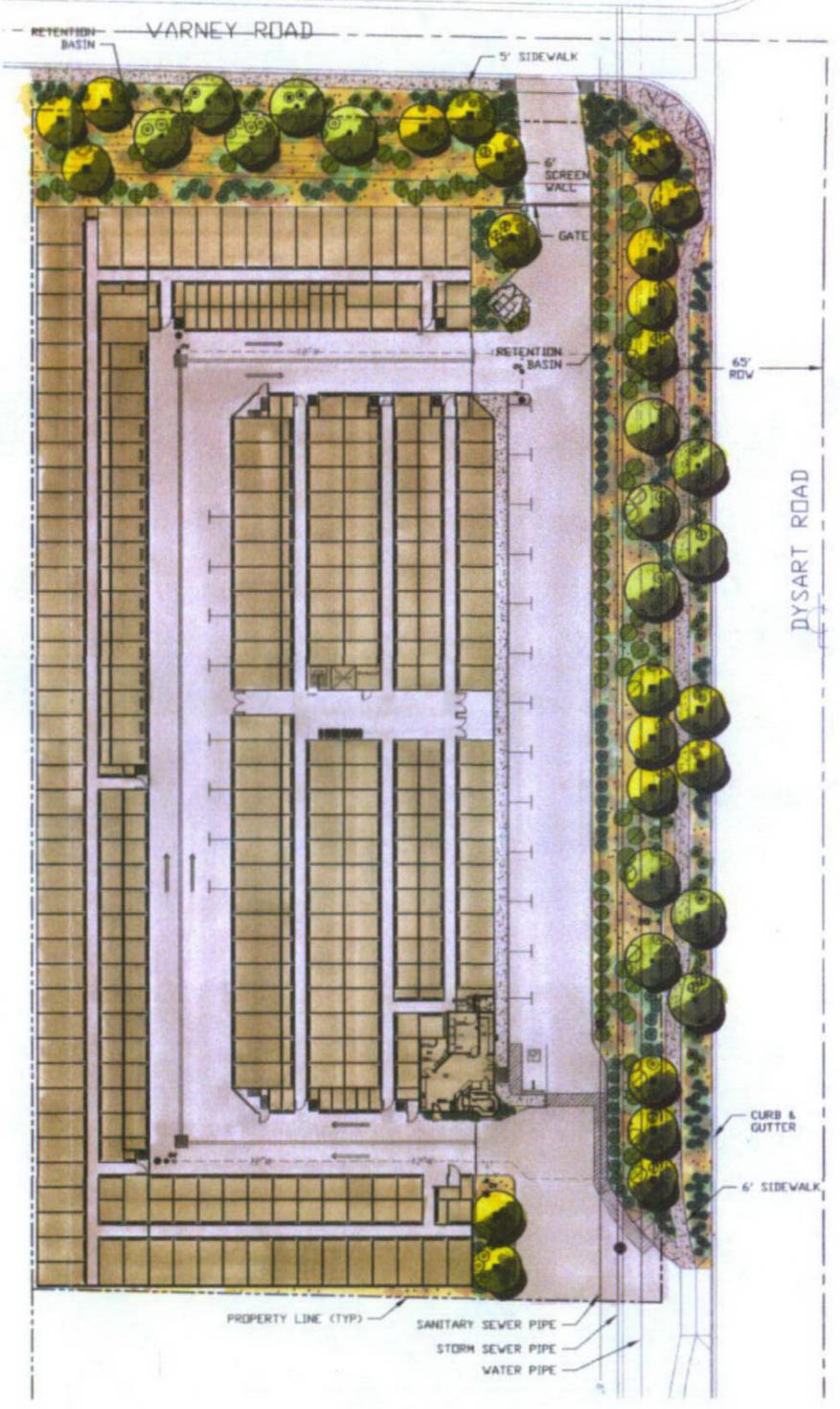
- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES. APPLY WEED PRE-EMERGENT SURFILL AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SED ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTED. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFILL AT THE END OF THE MAINTENANCE PERIOD.
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE LANDSCAPE PLANT SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF SURPRISE.
- BACKFILL MATERIALS, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
 1 GALLON PLANT - 1 TABLET
 15 GALLON PLANT - 4 TABLETS
 3 GALLON PLANT - 2 TABLET
 BOWED TREE - 6 TABLETS OR 6 TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
- THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF SIX (6) MONTHS FOR ALL PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM ONE (1) YEAR GUARANTEE FOR ALL TREES AND PALMS.
- TREAT ALL DATE PALM TREES FOR CROWN ROT AT LEAST ONCE PRIOR TO END OF THE GUARANTEE PERIOD. CONTRACTOR SHALL ARRANGE FOR A SUBCONTRACTOR SPECIALIZING IN PALM TREE MAINTENANCE TO SERVICE ALL PALMS AND PROVIDE BRIEF STATEMENT FOR EACH PALM.
- INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CLPR	QTY.	REMARKS
TREES				
■	PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALM VERDE	40" BOX 30" BOX	10 5	STAKE AS REQUIRED
●	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	24" BOX	15	STAKE AS REQUIRED
SHRUBS				
⊗	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	14	1 GPH EMITTER
⊕	CASSIA MEMPHILA DESERT CASSIA	5 GAL.	45	1 GPH EMITTER
⊙	LEUCOPHYLLUM LANGRANIAE 'RID BRAVO' SM RID BRAVO SAGE	5 GAL.	111	1 GPH EMITTER
⊗	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' SM CIMARRON SAGE	5 GAL.	42	1 GPH EMITTER
ACCENTS				
⊕	HEPERALDE PARVIFLORA RED YUCCA	5 GAL.	70	1 GPH EMITTER
GROUNDCOVER				
⊗	ACACIA REDOLENS 'LOW BOY' N.C.M.	1 GAL.	40	1 GPH EMITTER
⊙	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL.	205	1 GPH EMITTER
MATERIAL				
	DECOMPOSED GRANITE 'DESERT GOLD'	3/4" SCREENED		2" DEPTH ALL LANDSCAPE AREAS

NOTES:
 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.
 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 3) TREES SHALL MEET SPECIFIED CALIPER SIZE WITHIN ONE YEAR OF INSTALLATION DATE.

LANDSCAPING CALCULATIONS:
 SITE AREA 132,045 S.F.
 LANDSCAPE AREA 29,920 S.F.
 23% OF SITE IS LANDSCAPED



PRELIMINARY LANDSCAPE PLAN

0 30 60 90 120

GILMORE PARSONS
 LAND DESIGN GROUP
 7227 N. 16TH STREET, SUITE 125
 PHOENIX, AZ 85020
 (602) 674-3250
 www.gilpar.com

T² ARCHITECTURE GROUP, LLC.
 7227 N. 16TH STREET, SUITE 125
 PHOENIX, AZ 85020
 (602) 674-3250
 (602) 674-3246 FAX

ENTITLEMENT COMMENTS

STORAGE SOLUTIONS
 SWC DYSART RD. & VARNEY RD.
 SURPRISE, ARIZONA



PROJECT NUMBER: 06158
 DRAWN BY: TCB
 CHECKED BY: SCP
 DATE: 08-30-07

TITLE
 PRELIMINARY LANDSCAPE PLAN
L101

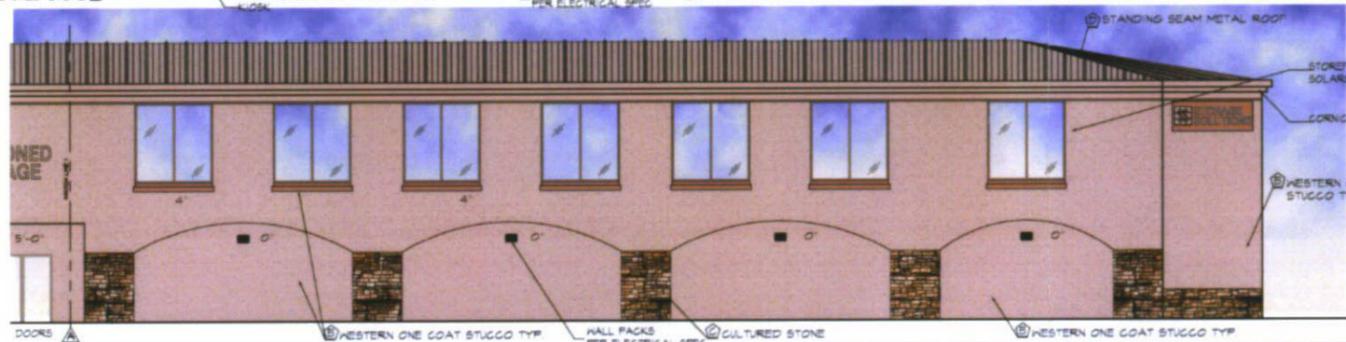
STORAGE SOLUTIONS SURPRISE, AZ BRUSH (2ND SITE PLAN SUBMITTAL) 08-30-07



COLOR LEGEND	
	FRATZKE PAINT - TUSSON CLAY 8264D
	FRATZKE PAINT - LULLIED BETGE 8232W
	CULTURED STONE - OHIO COBBLEFIELD CSV-2088
	MBCI - LIGHT STONE
	US DOORS - HUNTER GREEN
	FRATZKE PAINT - ALLIGATOR AC093A

T² ARCHITECTURE GROUP, LLC.
 1221 N. 16TH STREET, SUITE 125
 PHOENIX, AZ 85020
 (602) 874-5250
 (602) 874-5248 FAX

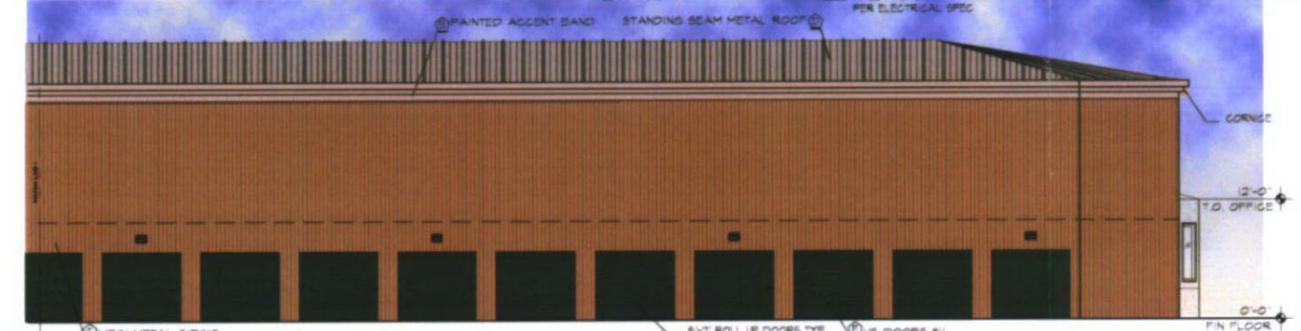
ENTITLEMENT COMMENTS



1 EAST ELEVATION BUILDING A
 SCALE: 1/8"=1'-0"



2 WEST ELEVATION BUILDING A
 SCALE: 1/8"=1'-0"



3 NORTH ELEVATION BUILDING A
 SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION BUILDING A
 SCALE: 1/8"=1'-0"

STORAGE SOLUTIONS
 SUC DYSART RD. & VARNEY RD.
 SURPRISE, ARIZONA

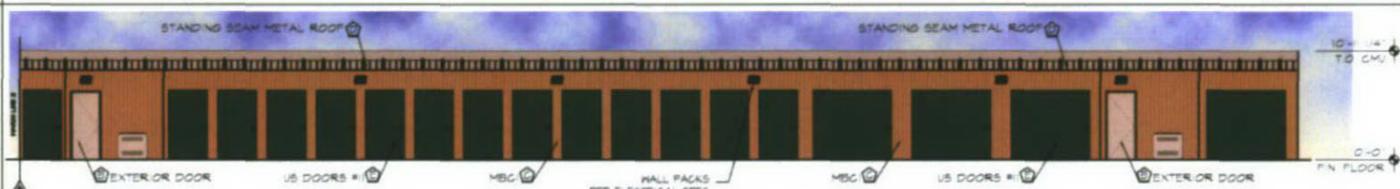


PROJECT NUMBER: 08-58
 DRAWN BY: JF
 CHECKED BY: JF
 DATE: 0-04-07

TITLE
 OFFICE/RESIDENCE ELEVATIONS

A5-1

STORAGE SOLUTIONS SURPRISE JOB 08-58 (2ND SITE PLAN SUBMITTAL) 08-30-07



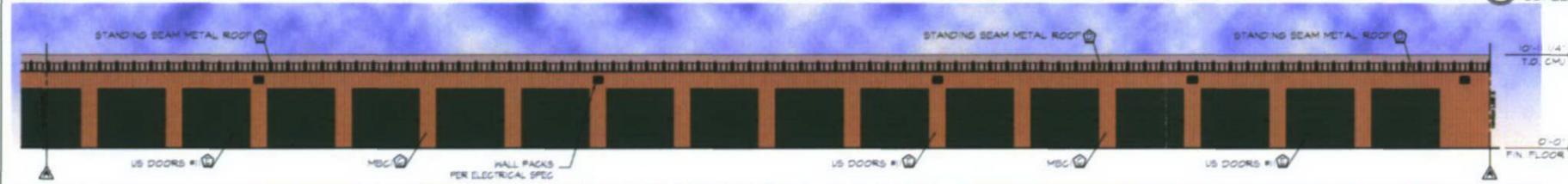
1 BUILDING B INTERIOR SOUTH ELEVATION
SCALE 1/8"=1'-0"



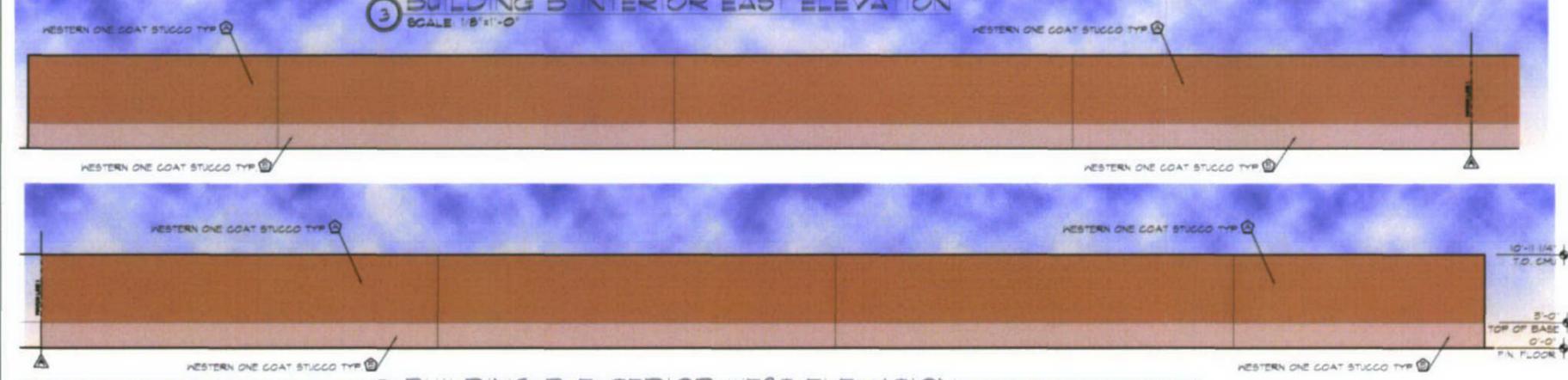
2 BUILDING B EXTERIOR NORTH ELEVATION
SCALE 1/8"=1'-0"



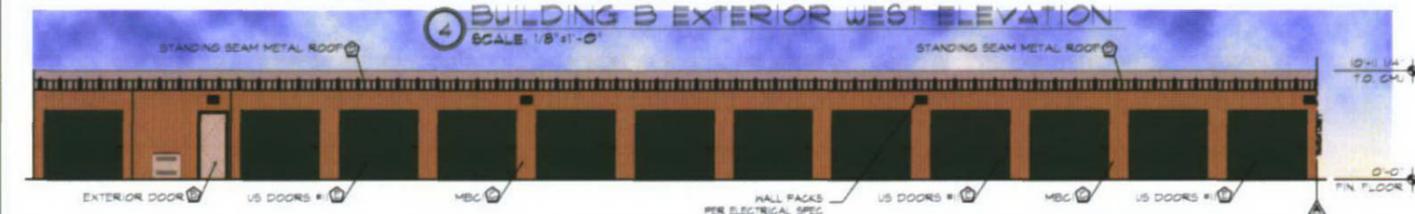
3 BUILDING B INTERIOR EAST ELEVATION
SCALE 1/8"=1'-0"



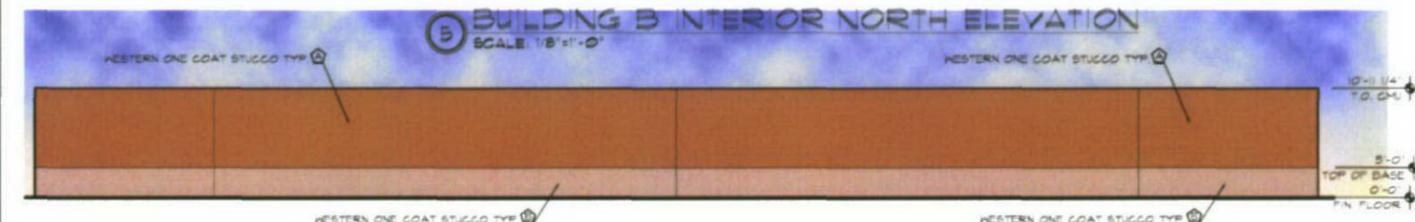
4 BUILDING B EXTERIOR WEST ELEVATION
SCALE 1/8"=1'-0"



5 BUILDING B INTERIOR NORTH ELEVATION
SCALE 1/8"=1'-0"



6 BUILDING B EXTERIOR SOUTH ELEVATION
SCALE 1/8"=1'-0"



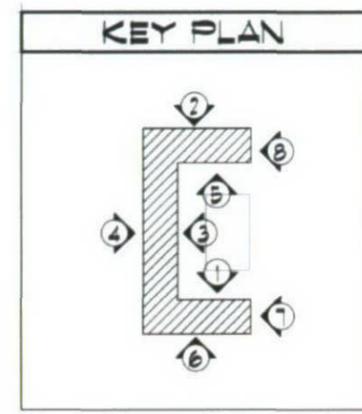
7 BUILDING B INTERIOR SOUTH ELEVATION
SCALE 1/8"=1'-0"



8 BUILDING B EXTERIOR SOUTHEAST ELEVATION
SCALE 1/8"=1'-0"



9 BUILDING B EXTERIOR NORTHEAST ELEVATION
SCALE 1/8"=1'-0"



COLOR LEGEND

	1 PRIME PAINT - TUCSON CLAY 82840
	2 PRIME PAINT - LULLED BEIGE 82824
	3 CULTURED STONE - ONO COBBLEFIELD CBV-0088
	4 MBL - LIGHT STONE
	5 US DOORS - HUNTER GREEN
	6 PRIME PAINT - ALLIGATOR ACO85A

T ARCHITECTURE GROUP, LLC.
1221 N. 8TH STREET SUITE 29
PHOENIX, AZ 85020
(602) 674-5280
(602) 674-5246 FAX

ENTITLEMENT COMMENTS

STORAGE SOLUTIONS
SUC DYSBART RD. & VARNEY RD.
SURPRISE, ARIZONA

PROJECT NUMBER: 08-56
DRAWN BY: DT
CHECKED BY: MD
DATE: 08-30-07

TITLE
BUILDING B ELEVATIONS
A5-2

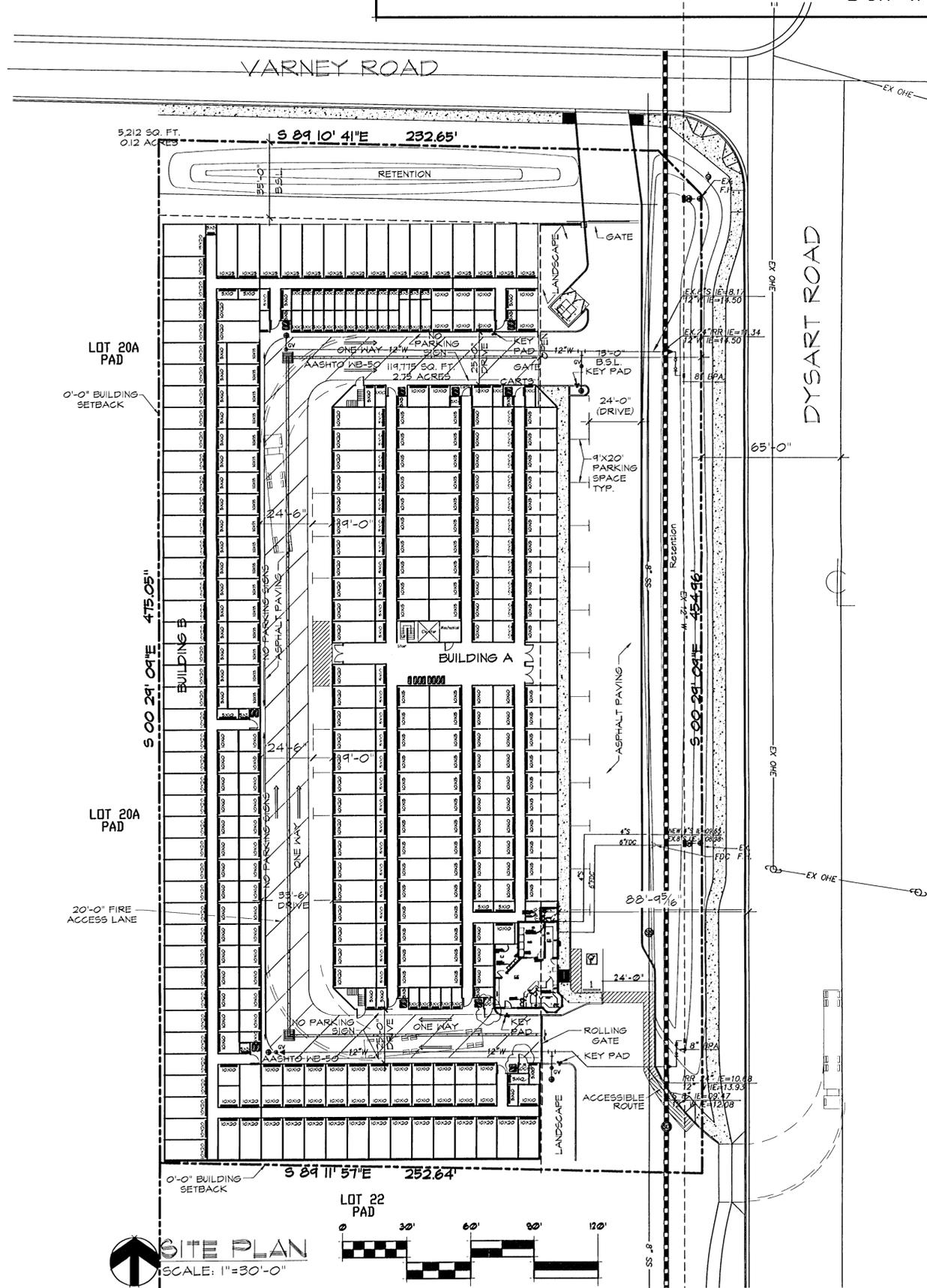
STORAGE SOLUTIONS SURPRISE JOB 08-56 (2ND SITE PLAN SUBMITTAL) 08-30-07

STORAGE SOLUTIONS SURPRISE

SWC VARNEY RD AND DYSART RD
SURPRISE, ARIZONA



T² ARCHITECTURE GROUP, LLC.
1221 N. 16TH STREET, SUITE 125
PHOENIX, AZ 85020
(602) 614-3250
(602) 614-3246 FAX



NARRATIVE

Skyway Lot 21 LLC is proposing to build an 84,490 square foot state of the art, investment grade, institutional quality self-storage facility. The property is located within the city limits of Surprise on the SWC of Varney Rd and Dysart Rd. Current zoning is P.A.D. Skyway Lot 21 LLC plans to build the entire site in one phase. The proposed building has a maximum height of 28'-1". There are two buildings proposed for this development, Building A and Building B. Buildings A and B account for a site coverage total of 49.5%. The site is 2.75 acres or 119,775 sq. ft. and is considered a part of and harmonious with a larger development, Skyway Business Park.

Building A is 2 stories with a gross area of 52,820 sq. ft. which includes a manager's office of 1,024 sq. ft. Customers will be able to access the manager's office without going through the security gate. Within the manager's office is a customer service counter which meets local and federal disability codes. Behind the customer service counter is a desk for the manager. A security room is also located in the office area. The security room will have Closed Circuit TV monitors with supporting security systems. The manager will be able to see the entire site as well as throughout each building. Next to the security room is a conference room and separate computer center provided for the convenience of storage customers check emails, send/receive faxes, make photocopies. An ADA compliant unisex restroom is located just outside of the manager's office. The street side, Dysart Rd. elevation, will have a Western One Coat Finish. The interior, Western elevation will have an MFC1 metal siding with color finish. The roof will be standing seam metal. Wall sconce will be placed 8 feet above grade. A decorative cornice will run the entire length of the parapet. The spacing of the sconce will vary.

Building B is a single story building with a gross area of 31,610 sq. ft. Sixty one units will be accessible from the outside. The remaining units are within the building along the corridors. The maximum height of building B is 11'-0" to the top of the parapet. The perimeter walls of building B will act as the site wall on the north, south and west property line and building set back lines. Both buildings A and B are air conditioned.

The main entrance for the facility will enter from Dysart Rd. A secondary emergency apparatus exit/entrance is located on the north side of the property just west of Dysart Rd on Varney Rd. Only emergency vehicles will be allowed to use this entrance.

The buildings will have fire sprinklers in compliance with the City of Surprise fire codes. Hours of Operation will be limited to 8:30am till 6:00pm Monday thru Saturday and 10:00am to 1:00pm on Sunday. Standard gate access hours are limited to 5:30am to 9:00pm with extended hours given to premier customers. A manager will be on duty and on site during the posted hours of operation. Each unit will be individually alarmed and monitored through the security system. The facility will be equipped with 24hr surveillance cameras that are recorded in the office. Computerized gate access keeps track of who is coming and going on the property and what units are accessed.

The project design incorporates proven features that are user friendly, management friendly and provide reduced maintenance costs while meeting the objectives of government planning and zoning officials.

An Independent Site and Market Analysis was performed for this project which demonstrated high demand for this type of high quality self storage development in the growing City of Surprise, Arizona.

ABANDONED WELL SITE
APN: 501-44-115

APN: 501-44-113B
EX HOUSE

TRACT 144.13 MCR
VACANT

CONTACT

OWNER:
SKYWAY LOT 21 LLC
65 S BYCAMORE STREET
SUITE 2
MESA, ARIZONA 85120
PHONE: (480) 844-3800
FAX: (480) 844-3835
CONTACT: JIM MCDOWELL
jim@cdca.com

CIVIL ENGINEER:
PROJECT DESIGN GROUP
3200 E GAYLORBACK RD
SUITE 215
PHOENIX, ARIZONA 85028
PHONE: (602) 503-0100
FAX: (602) 503-0145
CONTACT: GREGORY A SCHUELKE
gschuelke@projectdesign.com

DESIGNER:
T2 ARCHITECTURE GROUP, LLC
1211 N 16TH STREET, SUITE #125
PHOENIX, ARIZONA 85020
PHONE: (602) 614-3250
FAX: (602) 614-3246
CONTACT: MARG DAVIS
mdavis@t2archgrp.com

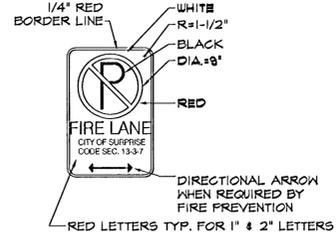
LANDSCAPE:
GILMORE PARSONS LAND DESIGN GROUP
2211 N 1TH STREET
PHOENIX, ARIZONA 85026
PHONE: (602) 766-5607
FAX: (602) 766-5701
CONTACT: STEVE PARSONS
sparsons@gilmore.com

ELECTRICAL ENGINEER (SITE LIGHTING):
AIR-ZONA SYSTEMS
4531 N 16th STREET
SUITE 114
PHOENIX, ARIZONA 85016
PHONE: (602) 281-0300
FAX: (602) 281-0600
CONTACT: ANDREAS FLANKET
aplunket@air-zona.com

GENERAL NOTES

- THERE WILL BE NO STORAGE OF HAZARDOUS MATERIALS ON PROPERTY.
- TWO SEPARATE WATER SOURCES ARE REQUIRED FOR THIS PROJECT.
- ALL ACCESS ROADS AND ALL TURNING RADIUS INCLUDING PARKING AISLE ISLANDS SHALL COMPLY WITH REQUIREMENT OF WB-50
- ALL GATES SHALL COMPLY WITH SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAILS

- FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY FIRE PREVENTION
 - A. SIGNS SHALL BE 12" WIDE AND 18" LONG BY .263" THICK. THEY SHALL HAVE A REFLECTORIZED SURFACE USING SCOTCHLITE MATERIAL OR EQUAL.
 - B. THEY SHALL BE MOUNTED ON STURDY METAL POSTS WITH THE BOTTOM OF THE SIGN NO LESS THAN 5'-0" INCHES AND NO GREATER THAN 1'-0" ABOVE GRADE.
 - C. THE SIGN SHALL READ AS FOLLOWS:
 - 1/4" RED BORDER LINE
 - WHITE R=1-1/2"
 - BLACK DIA.=9"
 - RED
 - DIRECTIONAL ARROW WHEN REQUIRED BY FIRE PREVENTION
 - RED LETTERS TYP. FOR 1" & 2" LETTERS
- SIGNS SHALL BE PROVIDED BY PROPERTY OWNER / OCCUPANT.



DEVELOPMENT DATA

CURRENT CODES:
2006 INTERNATIONAL BUILDING CODE, AS AMENDED
2006 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL MECHANICAL CODE, AS AMENDED
2006 INTERNATIONAL ELECTRICAL CODE, AS AMENDED
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL PROPERTY CODE

SITE AREA:
CURRENT DEVELOPMENT
2.75 GROSS ACRES (119,775 SF)
TOTAL BUILDING AREA: 84,430 SF.
LOT COVERAGE: 49.5%

ZONING:
CURRENT ZONING: P.A.D.
REQUIRED ZONING: P.A.D.

PROPOSED USE & OCCUPANCY CLASSIFICATION:
SELF STORAGE - S-1
OFFICE - B

CONSTRUCTION TYPE:
II-B SPRINKLERED BUILDING FOR STORAGE

GROSS BUILDING AREA:
BUILDING A: S-1 / B 52,820 SF.
BUILDING B: S-1 31,610 SF.
GROSS TOTAL 84,430 SF.

PARKING REQUIREMENTS:
1 SPACE FOR EVERY 35 UNITS
SELF STORAGE = 556 UNITS
OFFICE: 1050 SF.
556 SPACES/35 = 16 STALLS

* ALL LANDSCAPED AREAS TO BE PRIVATELY MAINTAINED

LEGAL DESCRIPTION

LOT 21, SKYWAY BUSINESS PARK, ACCORDING TO PLAT RECORDED IN BOOK 808 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA

LEGEND

○	SET 1/2" REBAR L6 2010
●	MONUMENT AS NOTED
(R)	RECORD BEARING + DISTANCE
(M)	MEASURED BEARING + DISTANCE
○	SCHEDULE B ITEM
F.H.	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
⊥	TRAFFIC SIGN
□	TELEPHONE RISER
GV	GAS VALVE
GLM	GAS LINE MARKER
J-BOX	ELECTRIC JUNG-BOX
E	ELECTRIC CABINET
EM	ELECTRIC METER
☉	STREET LIGHT
⊕	POWER POLE
---	MONUMENT LINE
---	PROPERTY LINE
---	EASEMENT LINE
SS	RIGHT-OF-WAY LINE
---	SANITARY SEWER LINE
---	WATER LINE
OHE	OVERHEAD ELECTRIC
---	GAS LINE
---	EDGE OF PAVEMENT
---	ASPHALT
---	CONCRETE

STORAGE SOLUTIONS SURPRISE, ARIZONA

SWC DYSART RD. & VARNEY RD.



PROJECT NUMBER: 0658
DRAWN BY: DF
CHECKED BY: MD
DATE: 08-30-07

TITLE
SITE PLAN

A1-1

SITE PLAN
SCALE: 1"=30'-0"



STORAGE SOLUTIONS SURPRISE, JOB 0658, (AND SITE PLAN SUBMITTAL), 08-30-07

REPORT TO THE PLANNING AND ZONING COMMISSION

Case No.: RS06-439 (O&P Estates)
Stipulations: a through j
Prepared By: Lance Ferrell, Planner@ 623.222.3135

Application Date: November 03, 2006
Planning & Zoning Commission Hearing Date: December 4, 2007
City Council Hearing Date: January 10, 2008

Applicant/ Property Owner: Francis O'Leary
27606 N. 31st Avenue
Phoenix, AZ 85085
Phone: 623.582.9330

Request: Approval of a Rural Subdivision Plat to be known as O&P Estates. If approved, it will create four 1-acre parcels which are currently zoned R1-43.

Site Location: The subject site is located on the northwest corner of Cotton Lane and Olea Way, within the southwest quarter of Section 26, Township 5 North, Range 2 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Site Size: Approximately 5 gross acres.

Staff Recommendation:

Staff **recommends** that the City of Surprise Planning and Zoning Commission **approve** the Rural Subdivision for O&P Estates, (RS06-439), subject to stipulations a-j.

Plan Analysis:

The applicant is requesting to subdivide the five-acre property into four single-family residential lots. These four lots are consistent with the required lot size within the R1-43 zoning classification.

Cotton Lane will connect to a private ingress/egress easement where the four parcels will have legal access.

When an applicant submits for a single-family home permit, they will be assessed a Rural Road fee of \$.06 per square foot based on the square footage of their parcel for future half street improvements.

Conformance to adopted land use plans:

General Plan: This request is consistent with the Surprise General Plan 2020

Development Plan: Not applicable

Commenting Jurisdictions:

This project does not require enhanced notification.

Departmental Review:

The **Public Works Department** has reviewed this application and has no additional comments

The **Engineering Department** has reviewed this application and has no additional comments.

The **Fire Department** has reviewed this application and has no additional comments.

The **Water Services Department** has reviewed this application and has no additional comments.

100 year assured water supply certification:

The applicant has provided a "will serve" letter from the Saguaro Acres Community Facilities District as required by the City of Surprise Water Services Department. Saguaro Acres Community Facilities District is a certified 100-year assured water provider.

Existing and surrounding Zoning:

ON-SITE: R1-43
NORTH: R1-43
SOUTH: R1-43
EAST: R1-43
WEST: R1-43

Existing and surrounding land use:

ON-SITE: vacant
 NORTH: single-family residential
 SOUTH: vacant
 EAST: single-family residential
 WEST: single-family residential

Adjacent Road Status:

Street Name	Right of Way ½ Street	Landscaping	# of Lanes in each direction
Cotton Lane	55 feet	None (Natural)	1

Existing utilities and service status

WATER: Saguario Acres Community Facilities District

SEWER: City of Surprise

FIRE PROTECTION: Surprise Fire Department closest to project: 5 miles
 FIRE STATION 22443 North 163rd Avenue
 304

POLICE PROTECTION: Surprise Police Department closest to project: 10 miles
 14250 West Statler Plaza (10 miles)

Noise

This property is not located within the 65 LDN line of the 1988 MAG Noise Contours; however, the project is in the vicinity of a military airport. All homes within this plat shall be constructed in compliance with the sound attenuation standards adopted by the City of Surprise.

STANDARD STIPULATIONS:

- a) Development shall be in accordance with the plans date stamped November 1, 2007, unless otherwise stated herein. Major changes to this Rural Subdivision Plat with regard to use and intensity must be processed as a revised Planning and Zoning application with approval by the City Council upon recommendation of the Planning and Zoning Commission. The City Manager and the Community Development Director may administratively approve minor changes to the rural subdivision plat;
- b) The applicant shall submit, one electronic copy of the Rural Subdivision plat, three (3) Mylar copies of the Rural Subdivision Plat with notary seal. Said submission must be under one (1) transmittal package;
- c) The applicant or property owner must provide the City with approved dust control permit by Maricopa County Environmental Services Department, prior to release of any permits;
- d) The applicant shall comply with the most current version of the City's *Integrated Water Master Plan* (I.W.M.P.) requirements;
- e) All residential units shall be equipped with a fire sprinkling system, subject to the review and approval of the Fire Chief and Building Department;
- f) The applicant shall include notification in the public report that the property is subject to over flights;
- g) The applicant shall provide a dust-free, compacted surface on all private roadways adjacent to, or within the property, subject to the approval of the City Engineer and City Fire Marshal;
- h) The applicant will be required to connect to the City of Surprise water and sewer services as they become available.

SPECIAL STIPULATIONS:

- i) Access roads shall be capable of supporting 75,000 pounds in all weather conditions.
- j) If the U.S. Postal Service requires "gang"-type postal boxes, applicant shall install adequate lighting over said postal receptacles.



Dale Lane

171st Avenue

SITE

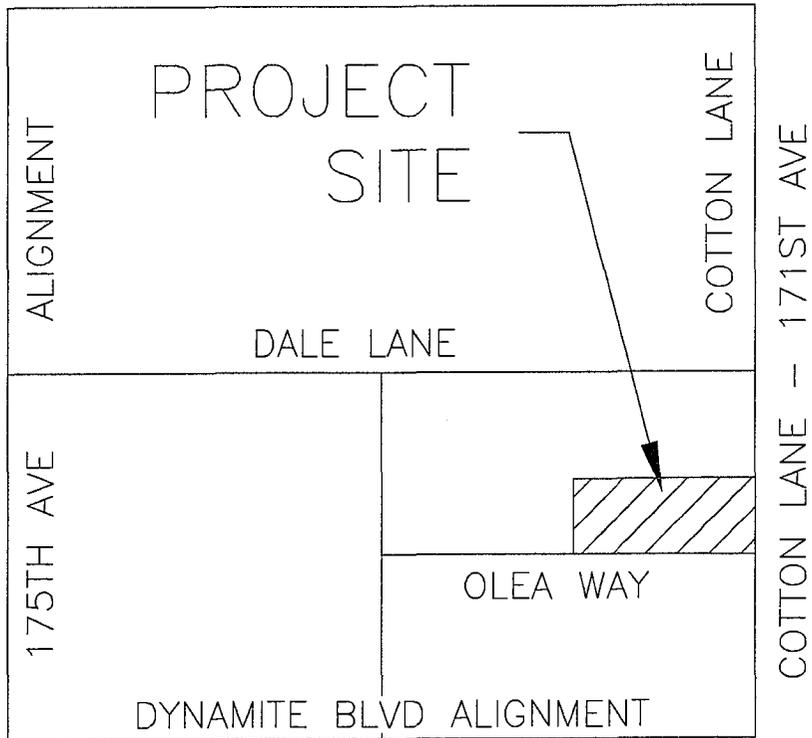
Olea Way

RECEIVED

NOV 01 2007

COMMUNITY
DEVELOPMENT

PEAK VIEW RD. ALIGNMENT



VICINITY MAP SE 1/4 SEC. 26, T5N, R2W

O AND P ESTATES
RURAL SUBDIVISION NARRATIVE

This rural subdivision consists of dividing one five acre parcel into four residential lots. Each lot as shown on the final plat is over one acre and meets the 43,000 sq. ft. minimum required by the city of Surprise.

The five acre parcel is located with the East 330 feet side bordering Cotton Lane and the South 660 feet side bordering Olea Way. Both roads are maintained dirt roads. As shown on the final plot, 55 feet of right of way is dedicated along Cotton Lane. Dale Lane, which is a paved road, is located 330 feet North. See enclosed boundary closure report and R.O.W. closure report.

Water will be provided by Saguaro Acres Water District and sewers are a septic system. See enclosed agreement for water service.

There is minimal vegetation on the five acres except for trees growing in and along a wash at the South end of the property. This wash area will not be disturbed. The five acres is basically flat except for the above mentioned wash. Site drainage would be South into the wash, which drains East along the South boundary.

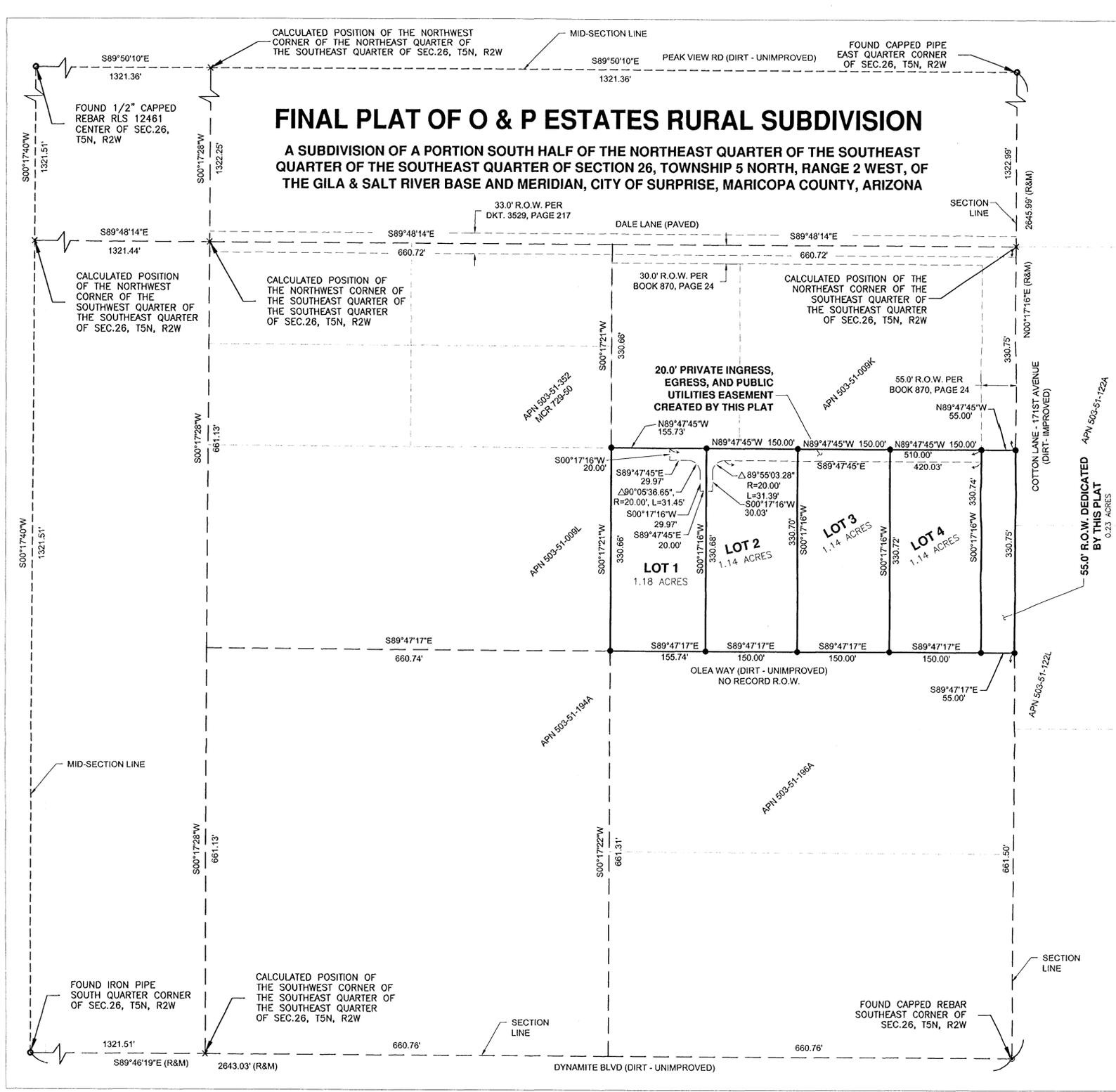
There is minimal noise levels in the area.

This five acres is surrounded by other residential properties of one to five acres.

Vehicular access will be from Cotton Lane on to a 20 feet public access easement, that borders the North side of the property. A turn around is provided between lots one and two for public vehicles. The access road shall be able to support 37 tons and be all weather design for vehicles.

Any open space, recreation, and school would be provided by the city of Surprise.

In summary, I would like to thank you for your assistance and time in converting my five acres into a rural subdivision.



DEDICATION

STATE OF ARIZONA
 COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS THAT FRANCIS J. OLEARY, ELLIN M. OLEARY, KENNETH I. PIERCE, AND COLLEEN M. PIERCE, OWNERS, HAVE SUBDIVIDED UNDER THE NAME O & P ESTATES, A RURAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF O & P ESTATES AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A INGRESS, EGRESS, AND UTILITIES EASEMENT OVER, UPON AND ACROSS THE PLAT AS SHOWN FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS, EGRESS, AND ACCESS FOR INSTALLATION AND MAINTENANCE OF UTILITIES FOR EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIATION EASEMENT OVER AND ACROSS THIS PLAT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL STREETS AND ACCESS EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES, AND FOR TRASH REMOVAL AND EMERGENCY SERVICE VEHICLES. THE CITY SHALL NOT BE REQUIRED TO NOTIFY OR GET APPROVAL FROM THE OWNER OR HOMEOWNERS' ASSOCIATION PRIOR TO ACCESSING THE EASEMENT.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT HEREOF.

IN WITNESS WHEREOF, FRANCIS J. OLEARY, ELLIN M. OLEARY, KENNETH I. PIERCE, AND COLLEEN M. PIERCE, OWNERS, HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED BY THIS 30th DAY OF October 2007

BY: *Francis J. O'Leary*
 BY: *Ellin M. O'Leary*
 BY: *Kenneth I. Pierce*
 BY: *Colleen M. Pierce*

PUBLIC NOTICE
 THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY
 FRANCIS J. OLEARY, ELLIN M. OLEARY, KENNETH I. PIERCE, AND COLLEEN M. PIERCE, OWNERS, DO HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

LIMITATIONS ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY
 THE LOTS AND PARCELS CREATED, DEFINED OR DEPICTED ON THIS PLAT ARE SUBJECT TO A LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS SET FORTH WITHIN THE SURPRISE MUNICIPAL CODE. NO PERSON MAY OCCUPY A BUILDING OR STRUCTURE ERECTED ON ANY LOT OR PARCEL ON THIS PLAT UNTIL THE CITY OF SURPRISE HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL ON-SITE IMPROVEMENTS SUBJECT TO A CERTIFICATE OF OCCUPANCY FREEZE HAVE BEEN CONSTRUCTED AND CONDITIONALLY ACCEPTED BY THE CITY OF SURPRISE. THIS LIMITATION MAY BE RELEASED IN PHASES. A PROSPECTIVE BUYER OF A LOT OR PARCEL SHOULD REQUIRE THE SELLER TO PRODUCE A RECORDED RELEASE OF THIS LIMITATION SIGNED BY THE CITY OF SURPRISE PRIOR TO PURCHASING OR CLOSING ESCROW ON ANY LOT OR PARCEL. FAILURE TO OBTAIN SUCH A RELEASE OF THIS LIMITATION MAY RESULT IN THE BUYER BEING PROHIBITED FROM OCCUPYING THE HOUSE OR STRUCTURE BUILT ON THE LOT OR PARCEL.

ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.

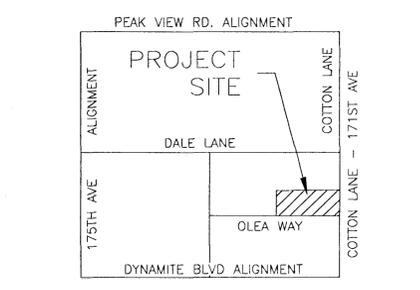
PROPERTIES BEING SERVED BY PRIVATE WELLS OR SEPTIC SYSTEMS SHALL BE CONNECTED TO MUNICIPAL WATER AND/OR SEWER SERVICE WITHIN 90 DAYS FROM THE DATE SUCH SERVICE BECOMES AVAILABLE, AND THE PROPERTY OWNER SHALL PAY ALL APPLICABLE DEVELOPMENT, CONNECTION AND SERVICE FEES. S.M.C. 13.04.230, 13.08.180.

THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" AND "A", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1135G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

THE ROADS DESIGNATED AS "PRIVATE" ARE PRIVATE ROADS, OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."

IN ACCORDANCE WITH ARS 5 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.



LEGAL DESCRIPTION (PARENT PROPERTY, APN503-51-009M)

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED 5/660THS INTEREST IN THE WEST 200 FEET OF THE SOUTH 200 FEET OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROPERTY OWNERS

FRANCIS J. OLEARY AND ELLIN M. OLEARY
 27606 N. 31ST AVE, PHOENIX, AZ 85085
 623-580-9330

KENNETH I. PIERCE AND COLLEEN M. PIERCE
 27602 N. 31ST AVE. PHOENIX AZ 85085
 623-434-5716

UTILITY PROVIDERS

WATER - SAGUARO ACRES COMMUNITY FACILITIES DISTRICT
 SEWER - SEPTIC (FUTURE SEWER BY CITY OF SURPRISE)
 ELECTRIC - APS
 CABLE - QWEST
 TELEPHONE - QWEST

APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____ BY THE CITY ENGINEER OF SURPRISE, ARIZONA

 CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS _____ DAY OF _____

 MAYOR

ATTEST:

 CITY CLERK

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT _____ O'CLOCK _____ M., _____, AND IS FULLY RECORDED IN BOOK _____, PAGE NO. _____

 COUNTY RECORDER

ACKNOWLEDGMENT:

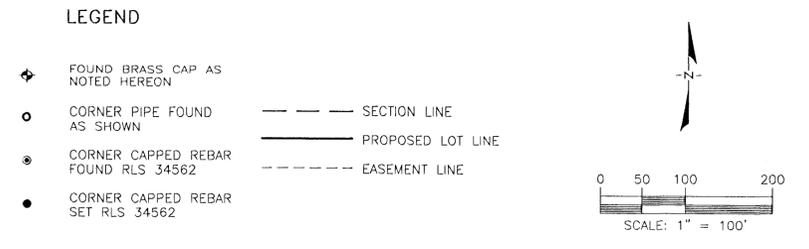
STATE OF ARIZONA
 COUNTY OF MARICOPA

ON THIS 30 DAY OF October, 2007 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED FRANCIS J. OLEARY, ELLIN M. OLEARY, KENNETH I. PIERCE, AND COLLEEN M. PIERCE, WHO ACKNOWLEDGED THEMSELVES OWNERS OF THE HEREONTO DESCRIBED PROPERTY, AND AS OWNERS, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL:
Michelle Lee Huff
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

CERTIFICATION:
 I, ROBERT J. STEPHENSON DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION DURING FEBRUARY 2006. ALL MONUMENTS EXIST AS SHOWN OR HAVE BEEN SET AS SHOWN AND ARE SUFFICIENT TO RETRACE THE SURVEY.

MICHELLE LEE HUFF
 NOTARY PUBLIC - ARIZONA
 MARICOPA COUNTY
 My Commission Expires 04/22/2010



"PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YR FLOODPLAIN AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT"

REPORT TO THE PLANNING AND ZONING COMMISSION

Case No.: RS06-230 (Professional Marketing Group)
Stipulations: a through j
Prepared By: Lance Ferrell, Planner@ 623.222.3135

Application Date: June 12, 2006
Planning & Zoning Commission Hearing Date: December 4, 2007
City Council Hearing Date: January 10, 2008

Applicant/ Property Owner: Kimela Asbury
P.O. Box 1382
Sun City, AZ 85372
Phone: 602.722.1701

Request: Approval of a Rural Subdivision Plat to be known as Professional Marketing Group. If approved, it will create five single-family residential parcels.

Site Location: The subject site is located on 223rd Avenue north of Deer Valley Road, within the southwest quarter of Section 14, Township 4 North, Range 3 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Site Size: Approximately 10 gross acres.

Staff Recommendation:

Staff **recommends** that the City of Surprise Planning and Zoning Commission **approve** the Rural Subdivision for Professional Marketing Group, (RS06-230), subject to the stipulations a-j.

Plan Analysis:

The applicant is requesting to subdivide the ten-acre property into five single-family residential lots. Four of the lots are one acre in size and one acre is four acres. These five lots are consistent with the required lot size within the R1-43 zoning classification.

Legal access will be gained from 223rd Avenue that travels north from Deer Valley. Parcel one will have access from right-of-way that has been dedicated through another instrument north of the parcel.

When an applicant submits for a single-family home permit, they will be assessed a Rural Road fee of \$.06 per square foot based on the square footage of their parcel for future half street improvements.

Conformance to adopted land use plans:

General Plan: This request is consistent with the Surprise General Plan 2020

Development Plan: Not applicable

Commenting Jurisdictions:

This project does not require enhanced notification.

Departmental Review:

The **Public Works Department** has reviewed this application and has no additional comments

The **Engineering Department** has reviewed this application and has no additional comments.

The **Fire Department** has reviewed this application and has no additional comments.

The **Water Services Department** has reviewed this application and has no additional comments.

Existing and surrounding Zoning:

ON-SITE: R1-43
NORTH: R1-43
SOUTH: R1-43
EAST: R1-43
WEST: R1-43

Existing and surrounding land use:

ON-SITE: single-family residential
NORTH: vacant
SOUTH: single-family residential
EAST: vacant
WEST: single-family residential

Adjacent Road Status:

Street Name	Right of Way ½ Street	Landscaping	# of Lanes in each direction
223 rd Avenue	25 feet	None (Natural)	1

Existing utilities and service status

WATER: City of Surprise Master Planned Area

SEWER: City of Surprise

FIRE PROTECTION: Surprise Fire Department closest to project: 10 miles

FIRE STATION 15440 N. Cotton Ln.
303

POLICE PROTECTION: Surprise Police Department closest to project: 13 miles

14250 West Statler Plaza

Noise

This property is not located within the 65 LDN line of the 1988 MAG Noise Contours; however the project is in the vicinity of a military airport. All homes within this plat shall be constructed in compliance with the sound attenuation standards adopted by the City of Surprise.

Infrastructure

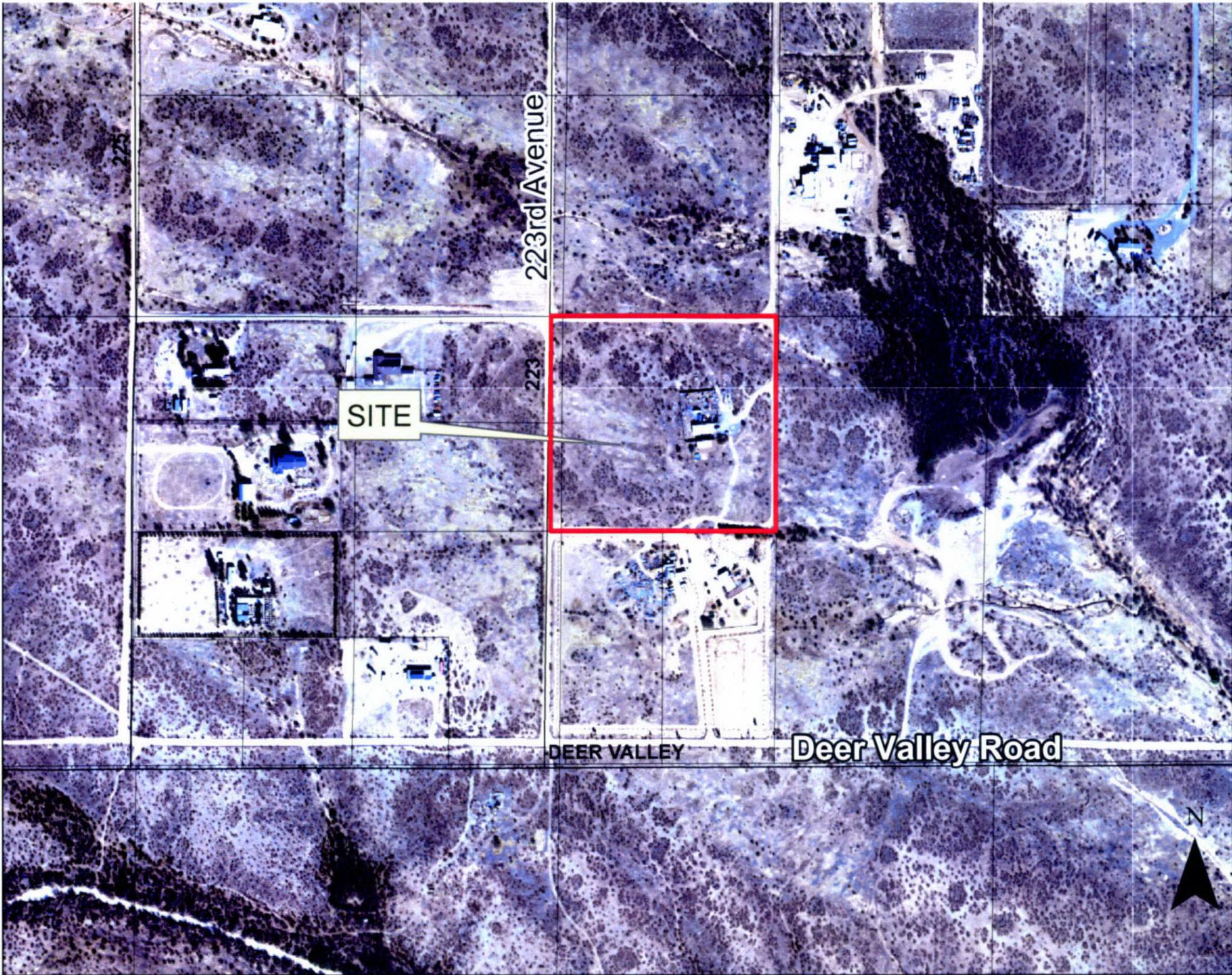
The applicant will develop infrastructure as required by the City of Surprise Municipal Code at the time of building permits.

STANDARD STIPULATIONS:

- a) Development shall be in accordance with the plans date stamped October 31, 2007, unless otherwise stated herein. Major changes to this Rural Subdivision Plat with regard to use and intensity must be processed as a revised Planning and Zoning application with approval by the City Council upon recommendation of the Planning and Zoning Commission. The City Manager and the Community Development Director may administratively approve minor changes to the rural subdivision plat;
- b) The applicant shall submit, one electronic copy of the Rural Subdivision plat, three (3) Mylar copies of the Rural Subdivision Plat with notary seal. Said submission must be under one (1) transmittal package;
- c) The applicant or property owner must provide the City with approved dust control permit by Maricopa County Environmental Services Department, prior to release of any permits;
- d) The applicant shall comply with the most current version of the City's *Integrated Water Master Plan* (I.W.M.P.) requirements;
- e) All residential units shall be equipped with a fire sprinkling system, subject to the review and approval of the Fire Chief and Building Department;
- f) The applicant shall include notification in the public report that the property is subject to over flights;
- g) The applicant shall provide a dust-free, compacted surface on all private roadways adjacent to, or within the property, subject to the approval of the City Engineer and City Fire Marshal;
- h) The applicant will be required to connect to the City of Surprise water and sewer services as they become available.

SPECIAL STIPULATIONS:

- i) Access roads shall be capable of supporting 75,000 pounds in all weather conditions.
- j) If the U.S. Postal Service requires "gang"-type postal boxes, applicant shall install adequate lighting over said postal receptacles.



223rd Avenue

223

SITE

DEER VALLEY

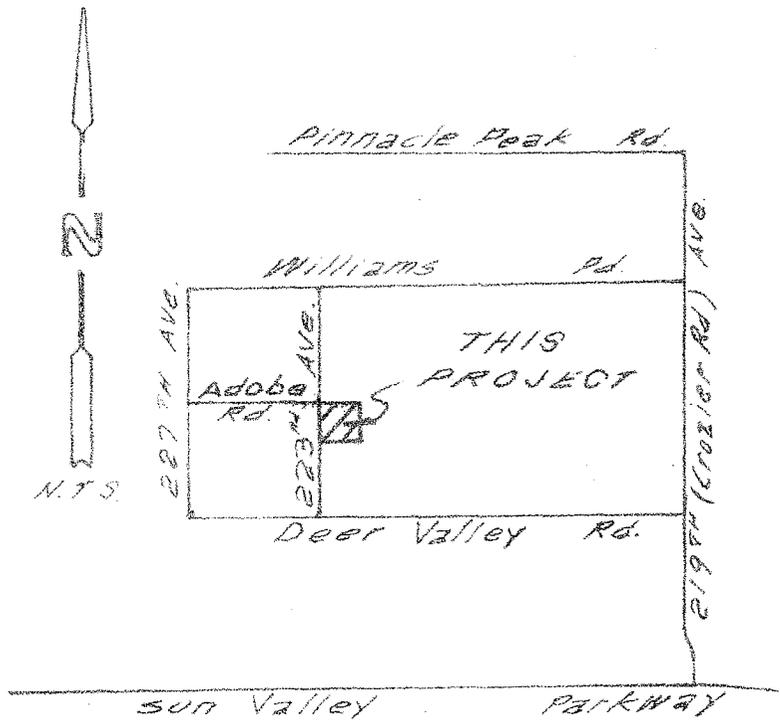
Deer Valley Road



RECEIVED
COMMUNITY DEVELOPMENT

2007 OCT 31 PM 1:23

CITY OF SURPRISE



VICINITY MAP

RECEIVED
AUG 09 2006
COMMUNITY DEVELOPMENT



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

7 August 2006

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Cindy Coen
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #MLD06-230 Parcel 503-81-030X

Dear Ms. Coen

Thank you for the opportunity to provide comments on the Minor Land Division Application for Parcel 503-81-030X. This parcel is located on 10 gross acres between Pinnacle Peak and Deer Valley Roads at 22095 North 223rd Avenue. The request is to split the parcel into three lots of 1.27, 1.38 and 7.35 acres each, for residential use. The resulting density will be 0.3 dwelling units per acre. This parcel is approximately 1 mile outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines for the Graduated Density Concept (GDC) around the Aux 1. The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above density of 0.3 du/acre meets these guidelines.

Since the parcel is located inside the "vicinity of a military airport", it will be subjected to approximately 13,000 flight operations per year, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "J. R. Mitchell", written over a horizontal line.

JAMES R. MITCHELL

cc:
Colonel Randell S. Meyer, Vice Commander, 56th Fighter Wing

PROFESSIONAL MARKETING GROUP A RURAL SUBDIVISION

Part S.E. 1/4, Section 14, T.4N., R.3W., S. & S.R.B. & M.
City of Surprise, Maricopa County, Arizona

ORIGINAL PARCEL
The Northwest quarter of the Southwest quarter of the Southeast quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
Said Parcel contains a gross of 10.00 acres more or less, and 9.25 acres net more or less
A.P.N. 503 81 030 X

DEDICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT PROFESSIONAL MARKETING GROUP LTD MANAGER, DON ASBURY, AND KIM ASBURY, OWNERS, HAVE SUBDIVIDED UNDER THE NAME "PROFESSIONAL MARKETING GROUP" A RURAL SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "PROFESSIONAL MARKETING GROUP" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE EACH LOT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH LOT CREATED BY THIS PLAT A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH LOT CREATED BY THIS PLAT.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS OR EASEMENTS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION. IN WITNESS WHEREOF:

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY LOT THEREOF.

IN WITNESS WHEREOF,
OWNER HAS HEREUNTO CAUSED HIS NAME TO BE SIGNED THIS ____ DAY OF ____, 2007.
BY:
PROFESSIONAL MARKETING GROUP LTD MANAGER, DON ASBURY AND KIM ASBURY.

APPROVALS:

DATA ON THIS PLAT REVIEWED AND APPROVED _____ CITY ENGINEER
THIS ____ DAY OF ____, 2007.

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA COMMISSION THIS ____ DAY OF ____, 2007.

ATTEST: MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF ____, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DON ASBURY, MANAGER OF PROFESSIONAL MARKETING GROUP LTD AND KIM ASBURY, ACKNOWLEDGED THAT THEY, AS OWNERS, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF,
I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

PARCEL 1
The Northwest quarter of the Southwest quarter of the Southeast quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the West 330.00 feet and the North 25.00 feet.

PARCEL 2
The North 178.5 feet and the West 330.00 feet of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the North 25.00 feet and the West 25.00 feet.

PARCEL 3
The South 153.5 feet of the North 332.00 feet of the West 330.00 feet of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the West 25.00 feet.

PARCEL 4
The South 153.5 feet of the North 485.50 feet of the West 330.0 feet of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL 5
The West 330.0 feet of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 14, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the North 485.50 feet and the West 25.00 feet. Said Parcel 5 subject to an easement for ingress and egress over the South 20.00 feet.

NOTES:

1. ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF, OR THE FIRE CHIEF'S DESIGNEE.

2. PROPERTIES BEING SERVED BY PRIVATE WELLS OR SEPTIC SYSTEMS SHALL BE CONNECTED TO MUNICIPAL WATER AND/OR SEWER SERVICE WITHIN 90 DAYS FROM THE DATE SUCH SERVICES BECOME AVAILABLE, AND THE PROPERTY OWNER SHALL PAY ALL APPLICABLE DEVELOPMENT, CONNECTION AND SERVICE FEES. S.M.C. 13.04.230, 13.08.180

3. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

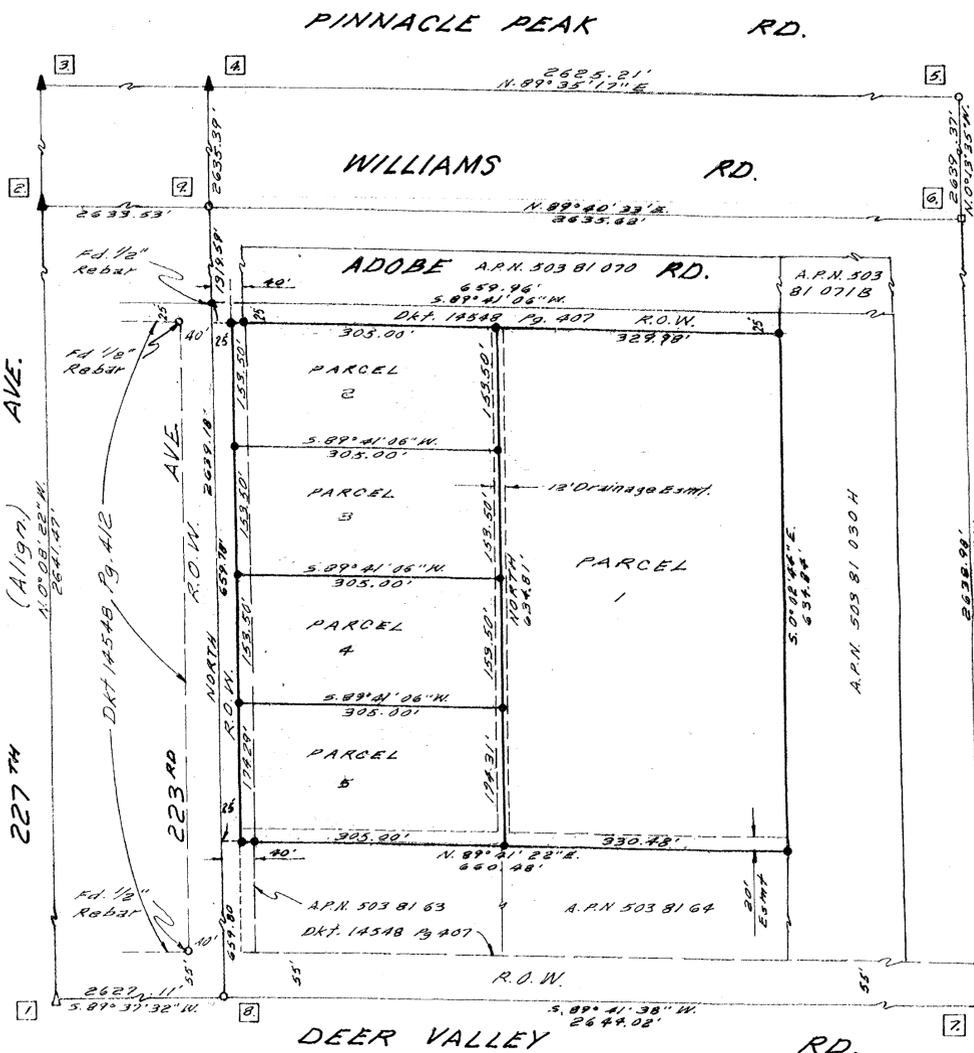
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" FLOOD DESIGNATION" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP PANAL NO.1110H, WITH A DATE OF IDENTIFICATION OF 9/30/2005, FOR COMMUNITY NO.040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

5. DEVELOPMENT OF EACH LOT SHALL BE IN ACCORDANCE WITH THE APPROVED MASTER SITE PLAN FOR THE ENTIRE PROPERTY. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT TO OBTAIN A COPY OF THE MASTER SITE PLAN.

6. AT A TIME WHEN CITY OF SURPRISE SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTIES CREATED IN THE SUBDIVISION, FUTURE OWNERS SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SECTION 13.08.180 (SEWER) OF THE SURPRISE MUNICIPAL CODE, AND PAY ALL APPLICABLE FEES. ANY OWNERS OF THE PROPERTIES CREATED BY THIS SUBDIVISION SHALL NOTIFY PROSPECTIVE BUYERS OF THIS STIPULATION IN THE SALES CONTRACT AND PUBLIC.

REFERENCE DOCUMENTS

RECORDERS# 94-0361961
DOCKETS PAGE
14543 427
14548 404, 406, 407, 408, 411, and 412
BOOK OF MAP PAGE
412 22
515 24
686 42
UNRECORDED SURVEYS
WILLIAM NAU 1988 SURVEY IN SW 1/4
W. S. GOOKIN JR. 1992 SURVEY IN SW 1/4



MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED

- MARICOPA COUNTY, ALUMINUM CAP, SOUTHWEST CORNER OF SECTION 14
- G.L.O. BRASS CAP ABOVE GROUND, WEST 1/4 OF SECTION 14
- G.L.O. BRASS CAP ABOVE GROUND, NORTHWEST CORNER OF SECTION 14
- G.L.O. BRASS CAP ABOVE GROUND NORTH 1/4 OF SECTION 14
- 1/2 INCH REBAR .10 FEET DOWN NORTHEAST CORNER OF SECTION 14
- FOUND 5/8 INCH REBAR .8 FEET DOWN L&S 22285 EAST 1/4 CORNER OF SECTION 14
- MARICOPA COUNTY ALUMINUM CAP SOUTHEAST CORNER OF SECTION 14
- FOUND 1 INCH PIPE .1 FOOT DOWN SOUTH 1/4 CORNER OF SECTION 14
- 1/2 INCH REBAR CENTER OF SECTION 14

RECORD OWNER:

PROFESSIONAL MARKETING GROUP LTD
DON ASBURY AND KIM ASBURY
22095 N. 223RD AVE.
SURPRISE, AZ 85387
602-722-1701

BASIS OF BEARINGS:

AN "ASSUMED" BEARING OF NORTH 0°08'22" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES

AREA

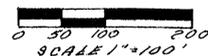
TOTAL NUMBER OF LOTS = 5 LOTS
TOTAL SQUARE FEET = 435,620 GROSS, 403,250 NET SQUARE FEET MORE OR LESS
TOTAL ACREAGE = 10.001 GROSS, 9.26 NET ACRES MORE OR LESS

PARCEL	ACRES	SQUARE FEET
PARCEL 1	5.02 +/- GROSS	217,887 +/- GROSS
	4.81 +/- NET	209,574 +/- NET
PARCEL 2	1.35 +/- GROSS	58,905 +/- GROSS
	1.07 +/- NET	46,817 +/- NET
PARCEL 3	1.16 +/- GROSS	50,655 +/- GROSS
	1.07 +/- NET	46,817 +/- NET
PARCEL 4	1.16 +/- GROSS	50,655 +/- GROSS
	1.07 +/- NET	46,817 +/- NET
PARCEL 5	1.32 +/- GROSS	57,517 +/- GROSS
	1.22 +/- NET	53,162 +/- NET

AVE.

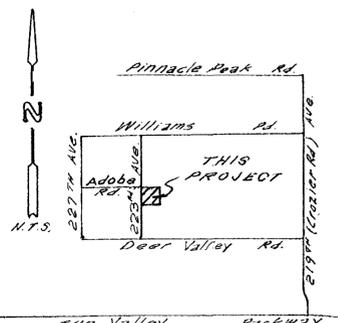
227 TH

219 TH



- ▲ Fd. M.C.D.O.T. Alum Cap.
- ▲ Fd. G.L.O. B/C.
- Fd. 1/2" Rebar.
- Fd. 5/8" Rebar
- Property Line
- Existing R/W
- Boundary Line

LEGEND



VICINITY MAP

This is to certify that the land shown hereon was surveyed under my direction during the month of MAY 2006 and reflects the conditions shown here on and is correct to the best of my knowledge and belief.



SCOTT T. BURDEN
SURVEYOR
R.L.S. 13554

SCOTT T. BURDEN

Scott T. Burden

623-849-5337

8151 W. ROMA
PHOENIX, AZ 85033

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER:	CUP07-242	Imagine School
STIPULATIONS:	a through i	
PREPARED BY:	Lance Ferrell, Planner @ 623.222.3135	
Application Date:		June 15, 2007
Planning & Zoning Hearing Date:		October 16, 2007

APPLICANT: Theresa Wnenta
Imagine Schools
18052 N Black Canyon Hwy.
Phoenix, AZ 85053
Phone: 602.882.0169

PROPERTY OWNER: Anthony/Maryann Boit
30811 N. 44th Street
Scottsdale, AZ 85262
623.670.9410

REQUEST: Approval of a Conditional Use Permit Application for Imagine School.

SITE LOCATION: The subject site is located the southwest corner of Custer Lane and 156th Avenue.

SITE SIZE: The subject site is 9.5 gross acres.

<u>RECOMMENDATION:</u>	Staff recommends that this request, a Conditional Use Permit for Imagine School (CUP07-242) located on the southwest corner of Custer Lane and 156 th Avenue, be approved subject to stipulations a through i .
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PROJECT ANALYSIS:

Imagine Schools is looking for approval of a Conditional Use Permit for a school in a residential area. According to the City of Surprises Municipal Code, schools must go through a Conditional Use Permit for approval. The school that is being proposed will educate children from 7th grade through 12th grade. There will be 650 students at full build out of phase one which will have 42,580s.f. When phase two is completed it will add 9,300s.f. to the building and they will also be able to add 200 students which would bring the total student population to 850 students. This will be an open enrolment school and may or may not reach full capacity in the first year. Imagine's site plan has gone through many renditions. When the project was first submitted to the City; there was an elementary school along with the middle/high school. The original

student population was hovering around 1,000 students. The elementary school was located at the north end of the site and the middle/high school was located on the southern portion of the site. With the original submittal, there were access points off of Acoma Drive, 156th Avenue and Custer Lane.

A public outreach meeting was held on July 26th, 2007. From this meeting, it was mentioned that the middle/high school be relocated to the north of the site so that high school drivers would not be driving around Carden School and also to give a greater buffer between the older children and younger children. Imagine agreed and changed the site to move the elementary school to the southern portion of the site and relocate the middle/high school to the north.

The current site plan has no access along Acoma Drive, one access point on Custer Lane and two access points on 156th Avenue. The accesses on 156th Avenue will be limited to right in movements only during drop off and pick up times.

Traffic:

The new site plan for the proposed high school has reduced the estimated generated traffic from the original site plan by 102 vehicles per day. The new site, at full build out, is estimated to generate 1432 trips (716 trips in and 716 trips out) per day. This does not account for the reduction of trips from the neighborhood that currently go to the existing high schools. If this site were to develop as single-family homes, under the current zoning, it would generate approximately 360 vehicle trips per day. All of the site traffic will be forced to enter the site from southbound 156th Avenue and exit the site onto Custer Lane. In addition, the start and end times for the high school will not coincide with the times for the adjacent elementary school, to avoid the possibility of compounding the traffic from both schools. Right turn lanes have been provided on Custer and on 156th Avenue to minimize the impact to the through traffic on these roads. The Traffic Impact Study has shown that the anticipated amount of traffic during drop off and pick up, assuming 50-75% of the parents arrive early and wait, can be queued on site, therefore minimizing the disruption to the neighboring streets. The traffic impact study also shows that all of the intersections in the vicinity of the site will operate at an acceptable level of service, with the exception of the left turn movements onto Reems Road at Acoma and Custer and the left turn movement onto Greenway Road from 157th Avenue. These movements are currently at a level of service below D and the additional site traffic will not have a significant impact. The City is currently designing traffic signals for the intersections of Reems Road and Acoma and Greenway Road and 157th Avenue which will raise these levels of service to C or better.

EXISTING AND SURROUNDING ZONING:

ON-SITE:	R1-5 Single-Family Residential
NORTH:	R1-5 Single-Family Residential
SOUTH:	R1-5 Single-Family Residential
EAST:	R1-5 Single-Family Residential
WEST:	R1-43 Single-Family Residential

EXISTING AND SURROUNDING LAND USE:

ON-SITE:	Vacant/ Horse Property
NORTH:	Residential
EAST:	Residential
SOUTH:	Residential
WEST:	School/Vacant

DEPARTMENTAL REVIEW:

All departments involved in the subject review of the site plan are recommending the project for approval subject to all stipulations.

EXISTING UTILITIES AND SERVICES STATUS:

WATER Arizona American Water Co.

SEWER City of Surprise

FIRE PROTECTION The closest fire station is located at
FIRE STATION 15517 N Parkview Place (.5 miles)
305

POLICE PROTECTION: The closest police station is located at 14250 West Statler Plaza (2.5 miles)

EXISTING SITE CONDITIONS

The current parcel is vacant and was used for horses previously.

INFRASTRUCTURE

All infrastructure is existing. No new infrastructure is proposed.

Standard Stipulations:

- a) Development shall be in accordance with the Site Plans date-stamped October 4, 2007 unless otherwise stated herein;
- b) Prior to delivery of any combustible material to the site, fire department access and fire protection systems shall be completely operational in accordance with the approved plans by the Fire Chief and the City Engineer;
- c) Major changes to this Conditional Use Permit with regards to use and intensity must be processed as a revised application with approval by the Planning and Zoning Commission. Minor changes may be administratively approved by the City Manager and the Planning and Community Development Director;
- d) The applicant shall include all approved stipulations related to the project on the title sheet of construction plans prior to plan check submittal;
- e) Applicant or property owner must provide the City with approved earth moving permit by Maricopa County Environmental Services Department prior to release of any permits;
- f) All roof mounted and ground mounted mechanical equipment shall be screened from public view and will be subject to the approval of the Planning and Community Development Director;
- g) Applicant agrees that there will be no K-6 students at this school site;
- h) Applicant agrees that the open space will remain open and used for recreational purposes only;
- i) All performance criteria in the project narrative, parking plans, and traffic management plans are incorporated in this approval by reference.



Engineering Department
Traffic Engineering Division
12425 West Bell Road, D-100
Surprise, Arizona 85374
Phone 623-222-3400
Fax 623-222-3401

Technical Memorandum

To: Planning and Zoning Commission
CC: Lance Ferrell, Dennis Dorch, Dr. Robert Maki, P.E., Tracy Eberlein
From: Nicholas Mascia, P.E., P.T.O.E. *NM*
Date: 11-21-07
Re: Imagine Charter School 156th Avenue and Custer Lane

In addition to the technical memorandum dated 10-29-07, the follow information is provided to the Planning and Zoning Commission.

A) CivTech, a traffic engineering consultant firm, was hired by Carden Elementary to analyze the proposed Imagine School site and the impact it may have. Attached is the letter from CivTech for your consideration and below are the Traffic Engineering Division comments to that letter.

1. Using Institute of Traffic Engineer (ITE) LUC 536 Private School (K-12) trip generation rates, at full build-out in 2009, the proposed Imagine Charter School development could be expected to generate as many as 2,108 total daily trips with 672 occurring during the AM peak hour, 468 during the peak hour of trip generation that occurs at the end of the school day, and 145 occurring during the PM peak hour of adjacent street traffic.

This is in line with the updated Traffic Impact Analysis (TIA) which Imagine Charter School has provided and was discussed in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission.

2. The first phase expected to be open in 2008, is expected to generate 77% as many trips, 1,612 total daily trips with 514 occurring during the AM peak hour, 358 during the peak hour of trip generation that occurs at the end of the school day, and 111 occurring during the PM peak hour of adjacent street traffic.

This is in line with the updated TIA which Imagine Charter School has provided and was discussed in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission.

3. Highest public high school trip generation rates (estimated from data points):

- Daily = 7,100 trips/1,800 students = 3.94 trips/student
- AM peak hour = 2,040 trips/1,800 students = 1.13
- PM peak hour of generator = 1,105 trips/1,800 student = 0.61 trips/student
- PM peak hour = 445 trips/1,500 students = 0.30 trips/student
- Used in CivTech analysis: 2.48 Daily, 0.79 AM peak hour, 0.55 PM peak hour of generator, 0.17 PM peak hour.

CivTech is explaining how their TIA uses the public high school trip generation data points rather than the equation to get the trips generated.

4. Capacity analysis results, existing conditions:
- Acoma Road and Custer Lane at 156th Avenue operate acceptably (LOS D or Better) with existing lane configurations and stop control.
 - The Reems Road/Acoma Road, Reems Road/Custer Lane, and 157th Avenue/Greenway Road intersections currently experience lengthy delays during the AM and/or PM peak hours on the stop-controlled minor streets.

The first bullet is in line with the existing and updated TIA which Imagine Charter School has provided and was discussed in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission.

The second bullet is identifying delay/issues that occur during the normal peak periods (which are acceptable per the existing City standards). However traffic generated by the Imagine Charter School is scheduled at a different time than the normal AM and PM peak as stated in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission.

5. Capacity analysis results, 2008 (Imagine Charter School Phase I):
- All study intersections adjacent to the site are expected to operate at an acceptable level of service (LOS D or better).
 - The Reems Road/Acoma Road, Reems Road/Custer Lane, and 157th Avenue/Greenway Road intersections are expected to continue to experience lengthy delays during the AM and/or PM peak hours on the stop-controlled minor streets without or with the proposed Imagine Charter School.

The first bullet is in line with the existing and updated TIA which Imagine Charter School has provided and was discussed in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission.

The second bullet identifies "lengthy delays during the AM and/or PM peak hours on the stop-controlled minor streets without or with the proposed Imagine Charter School." As stated in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission, the time frame when this occurs according to CivTech is during the normal peak periods. However traffic generated by the imagine school is scheduled at a different time than the normal AM and PM peak. Furthermore CivTech does not provide what "lengthy delays" occur and to what extent they occur.

6. Capacity analysis results, 2008 (full build out of Imagine Charter School):

- All study intersections adjacent to the site are expected to operate at an acceptable level of service (LOS D or better).
- The intersection of Reems Road and Custer Lane is expected to continue to operate poorly.
- With traffic signals, expected by 2009, the Reems Road/Acoma Road and 157th Avenue/Greenway Road intersections are expected to operate at similarly acceptable levels of service.

The first bullet is in line with the existing and updated TIA which Imagine Charter School has provided and was discussed in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission.

The second bullet identifies "Reems Road and Custer Lane is expected to continue to operate poorly." As stated in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission, the time frame to when this occurs according to CivTech is during the normal peak periods, however traffic generated by the Imagine school is scheduled at a different time than the normal AM and PM peak. Furthermore CivTech does not provide what exact movements are "operating poorly" and to what extent they occur.

The third bullet is in line with the existing and updated TIA which Imagine Charter School has provided and was discussed in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission.

7. Blocking of Intersections: Neighbors concerned Imagine Charter School traffic on 156th Avenue at the beginning and end of the school day could obstruct residential traffic to and from Port Royale and Mauna Loa Lanes, both of which are cul-de-sacs. Imagine Charter School on-site queuing analysis may be deficient since public school trip generation rates are used.

The existing and updated TIA provided by Imagine Charter School has met City standards with on-site queuing. Imagine Charter School has also provided countermeasures to address this issue, should it become one, by extending the queuing through out the parking lot. Finally, the Arizona Revised Statutes section 28-873 explains stopping, standing or parking prohibitions. Part A, Number 14 states that no parking is allowed where "official signs prohibit standing or stopping." If needed the City will install such signs.

8. Parking in Neighborhoods: Only 80 parking spaces and permits will be issued to students. The high school student population is expected to be 600 students. Approximately half of these, the juniors and seniors, could be licensed drivers at the beginning of each school year. Thus, the worst case scenario would be that 220 student drivers would be required to find parking spaces in surrounding neighborhoods along residential streets every school day

This was discussed in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission. Imagine Charter School has provided a policy on student parking.

9. Student Safety: The safety of the elementary school students with regard to traffic on the adjacent streets is a traffic engineering issue.

Surprise Police Department provided a list of 9 crashes for the past three years in the area:

- Two crashes on private property at the Carden School.
- Two crashes with injuries.

- Five other crashes.

Arizona Department of Transportation listed 24 crashes in the area:

- 22 not listed on the Surprise PD list.
- Two crashes with injuries (same crashes as on Surprise PD list).

Between the two listings, 31 different collisions:

- Two private property collisions.
- 29 different crashes on public roadways.
 - 19 occurred at an intersection on Reems Road.
 - 3 occurred on Reems Road (including 1 collision with injury).
 - 1 on Acoma Road east of Reems Road.
 - 1 on Legacy Parc Boulevard north of Acoma Road.
 - 5 on internal roadways that directly serve the existing and proposed charter schools.
 - 1 right-turn collision on Custer Lane 10 feet west of Reems.
 - 1 rear-end collision with injury on Acoma Road, 500 feet east of 157th (in the vicinity of the Imagine Charter School site).
 - 1 on Mauna Loa Lane (no further details available).
 - 1 on Acoma in front of the Carden School (no details).
 - 1 at 156th Avenue and Custer Lane (no details).

Traffic crashes is a very serious issue that the Traffic Engineering Division of the Engineering Department reviews and closely monitors for patterns to be addressed. The information provided has been reviewed previously by the Traffic Engineering Division. Specific patterns of crashes that occur coupled with the traffic volumes determine the traffic control of each location. No distinct patterns emerge other than the crashes that occur on Reems Road. Those crashes have been included in the analysis performed by the City for signalization consideration.

10. Site Selection and Design Parameters: The Arizona Department of Transportation Published Traffic Safety for School Areas Guidelines (2006) says that high school sites require special consideration for their transportation needs, especially vehicular access to the site

The City of Surprise uses this ADOT document and agrees that all school sites require special consideration. Imagine Charter School has provided the information within the TIA, the updated TIA and all associated submittals requested by the City.

11. Incompatible with Residential Use: The ADOT guidelines indicate that high school sites typically have higher traffic volumes, and are, therefore, generally incompatible with residential land use. High schools are best located on arterial streets. The location of the Imagine Charter School is in a residential neighborhood contrary to these guidelines. Research revealed that the vast majority of the public charter high schools in Maricopa County are located on or very near an arterial street. Of 105 public charter high schools in Maricopa County, only 8 do not have direct access to an arterial street

The City of Surprise has shared the ADOT document with Imagine Charter School. The Traffic Engineering Division does not recommend where private development can or can

not build. Nevertheless using the ADOT document the City does mitigate the traffic to the best of its ability for school sites. Furthermore, Imagine Charter School, at the request of the Traffic Engineering Division, has made many concessions that have been explained in the previous Commission meeting, such as removal of the elementary school, redesign of the site layout, consideration to the queuing, parking and traffic issues.

12. On-Site Circulation: An effective high school site design needs adequate arterial street access and sufficient space for to allow vehicular circulation (bus and student loading, parental drop off, etc.) Student parking and associated driveways should be separated from loading and unloading areas. Primary vehicle access to the school from local residential streets should be minimized. At the Imagine Charter School, access is to be restricted to one site ingress at the beginning and end of the school day. This would mix the vehicles of those students and teachers that are parking with those being dropped off or picked up, again contrary to the guidelines

The City of Surprise Traffic Engineering Division does everything possible to ensure developments address the traffic impacts that each development causes. CivTech identifies the "restricted" access. This access is for student drop off and pick up. Teachers and allowed student drivers will use different access points. Furthermore, teachers arrive and leave at different times then students drivers and students that get picked up and dropped off and the "mixing" should be at a minimum and acceptable to City standards.

13. Open Campus: The ADOT guidelines advise that school administrators need to carefully evaluate the merits of an open campus. Allowing students to leave the campus during the school day for lunch or break periods may unnecessarily expose students and the driving public to safety risks linked with inexperienced drivers in a hurry to leave or return to campus. CivTech has learned that another similar Imagine middle and high school campus is NOT an open campus

Imagine Charter School stated that this is not an "open campus"

14. Size of Building: Per Arizona Revised Statutes §15-2011, which defines in law the minimum adequacy of a school facility that will be provided by a school district. A school with fewer than 800 7th and 8th grade students should provide 84 SF per pupil. This is 21,000 SF for 250 students. Similarly a facility with between 400 and 1,000 high school students should provide 125 SF per pupil or 25,000 SF, whichever is greater. For 600 high school students, this is 75,000 SF. Based on this, the proposed Imagine Charter School should provide 96,000 SF of floor space. The site plan shows a total building area of less than 60,000 SF.

Imagine Charter School has provided information regarding square foot per student for this proposed school and other schools in the region. This information was provided in the Technical memorandum dated 10-29-07 to the Planning and Zoning Commission. Imagine Charter School's TIA used the number of student to perform trips generated and not square footage, therefore this statement is a planning issue and not a traffic issue.

15. Parcel Size: A Substantive Policy Statement issued for advisory purposes indicates that for a high school (only) with 600 students, a minimum parcel of 20 acres is advised. The site of the

proposed Imagine Charter School is approximately 10 acres and is expected to accommodate 250 middle grade students in addition

Imagine Charter School's TIA used the number of student to perform trips generated and not parcel size, therefore this statement is a planning issue and not a traffic issue.

16. The Carden Traditional School plans to expand to 1,000 students. This expansion is now considered in the analysis

Imagine Charter School's TIA does not account for those additional trips generated by Carden Traditional School. If and when that expansion is submitted to the City, Carden Traditional School will have to address the traffic impacts associated with it. Furthermore, this expansion has been discussed on and off over the past few years and without solid evidence of the expansion the City can not force any adjacent development to include what may or may not be added.

17. According to field observations, there was no Carden Traditional School traffic utilizing 156th Street north of Acoma, only Acoma Road and 157th Avenue. Therefore, any additional traffic to 156th Avenue would be solely from the proposed Imagine Charter School site and there is currently no cut through traffic on 156th

The City of Surprise is requesting such field observations from CivTech as well as any studies performed that show no cut through traffic, however staff has made the same field observations and has concluded that Carden Traditional School is effecting 156th Avenue. It can be stated that any additional traffic on 156th Avenue would be from any new development in the area. Furthermore the new development will be providing roadway improvements, including widening and right turn lanes, to mitigate those impacts.

18. Traffic was not and has now been counted 7-9AM & 2-6PM at Reems/Custer, Custer Lane/156th Avenue nor at Acoma Road/156th Avenue

The City has compared the actual counts done by CivTech with the more conservative approach for estimating traffic done by Imagine Charter School and found that the volumes assumed in the Imagine Charter Traditional School TIA were indeed conservative.

19. The trip distribution indicated that zero trips will be utilizing Acoma Road to 156th Avenue. This is unrealistic as 40% of the trips generated are coming from south of the site. It is expected that some site-bound vehicles will approach from the south via Acoma, with some students dropped off along Banff and other making U-turns in Mauna Loa

The City had directed Imagine Charter School to assign the traffic to Custer in order to provide us with the worst case scenario at the unsignalized intersection of Reems and Custer. The City realized that some people would in fact use Acoma to Reems but since that intersection would be signalized, the effect of the additional traffic to that intersection, would be minimal. Nonetheless, the updated study done by Imagine Charter School has distributed traffic to Acoma Road. In addition, Imagine Charter School will direct all parents on the proper drop off and pick up patterns and have had success in the past with

most, if not all, parents respecting the schools wishes for their safety and the safety of their children.

20. Public school buses use Acoma Road and 156th Avenue. Traffic and narrow width on 156th make use by buses difficult. Current narrowness of Acoma causes buses to obstruct traffic

The City had contacted Dysart School District and verified the times of the buses in this area. The buses do not use these roadways in the time period that Imagine Charter School would be generating traffic. They do however conflict with the traffic generated by Carden Traditional School. In addition, Imagine Charter School will be widening Acoma and 156th Avenue with their site improvements, therefore improving the existing situation.

B) CivTech has submitted to the City a draft TIA for the proposed Imagine Charter School on behalf of Carden Traditional School. This draft TIA evaluates the proposed school using the methodology described in the above 20 points as well as providing most if not all of the same comments stated above regarding this site. The City has reviewed this draft TIA and compared it to the TIA and the updated TIA submitted by the Imagine Charter School and the findings and conclusions in the draft TIA support the findings and conclusions performed in the Imagine Charter School TIA and updated TIA.

C) Carden Traditional School held a neighborhood meeting on October 30, 2007. Both schools had representatives in attendance. Vice Mayor Sullivan and I also attended to observe. The majority of the comments addressed were traffic related and most if not all of them were addressed in the TIA per the City standards. Below are resident comments from the meeting. City representatives did not speak or respond to these questions or comments at the meeting. Below are the Traffic Engineering Division responses to those comments for your consideration.

- With the number of students, most have working parents and they assume that their will be parking on streets. **This was addressed in the TIA by Imagine Charter School.**
- Safety of 156th and the ability to have a fire truck or ambulance to get through, they believe that you can not. **This was addressed in the TIA by Imagine Charter School, however Imagine Charter School will be improving the roadway to City standard.**
- Only access is on 156th and with 2 cars per household in the houses to the east, how do you handle the traffic? **This was addressed in the TIA by Imagine Charter School.**
- How common do you have a high school in a residential area. **High Schools are located in various locations.**
- The parents that are late for work using the street to drop off students rather than going on to the site, then what? **This was addressed in the TIA by imagine Charter School.**
- Resident lives in the neighborhood, how do you enforce the traffic? **This was addressed in the TIA by Imagine Charter School as well as in the technical memorandums drafted by the City.**
- Resident contacted Police and they stated that they can do nothing to enforce. **This type of situation occurs and the Engineering Department and Police Department works together**

on case by case situations. In this case if the "no parking" signs were installed the police could enforce.

- Resident warning others to be aware of violations of CC&R due to student parking (assume H.O. Rep to school). **This was addressed in the TIA by Imagine Charter School as well as in the technical memorandums drafted by the City.**
- If allowed and the school was contacted, the student may be vindictive. **This may or may not happen.**
- Noise from playfield, they play football until 10pm. **To the best knowledge of the City, no football fields are planned nor are any lighting that would allow activities past dusk.**
- Kids still in school and speeding occurring on the roadways. **This occurs on all roadways and the police need to be informed.**
- A lot of elementary school children gather on the corner of 156th and Custer. **This was addressed in the TIA by Imagine Charter School.**
- Resident worried about the safety of kids and stated the project is a lose-lose situation.
- Greenway Park I only has access off of 157th in am. **This was addressed in the TIA by Imagine Charter School, however the times that will generate traffic by the proposed site is different from the normal commuter AM peak.**
- We already have parking issues with Carden. **The City is aware of this situation and will be coordinating with Carden Traditional School to address the existing issues.**
- Last year a child was hit at the intersection of Custer & Reems on their way to Countryside. **The City could not locate this incident. This is a very concerning and tragic situation. However the City does coordinate with the Dysart School District and all students that live on the other side of a major arterial from the school are provided busing.**
- Why not move somewhere else? **Statement by concerned resident, however eventually this site will be developed and traffic will be generated.**
- Acoma & Reems signal will have backup to 156th with signal. **This was addressed in the TIA by Imagine Charter School.**
- Reems Road at Waddell Road backs up bad. **This was not addressed in the TIA by Imagine Charter School because it is out of the study area. Furthermore the City is currently improving the intersection with signalization.**
- Resident works in elementary K-5 and stated the dismissal is horrendous and believes that this high school should not be in this area. **Statement by concerned resident.**
- Resident is the current landowner on the north half of Carden property and has issues with a High School. **Statement by concerned resident.**
- Resident stated that when they move here, they did not know about surrounding area. Imagine wanted resident to wear a T-shirt for support. **Statement by concerned resident.**
- Is the high school an open camp? **Statement by concerned resident and was answered: No (Lynne with Imagine responded)**
- Does the school have an early release? **Statement by concerned resident and was answered: No (Lynne with Imagine responded)**
- Will there be any "at risk" students attending? **This is not traffic related.**
- Resident was proactive with Prasada development, they claimed that when Prasada came in they stated one thing and then now they are back before Council with a petition to change land use. To the lay person they do not understand and who is to say this will not happen here? Too many unknown's. **This is not traffic related.**
- Resident questioned the exhibit with the green stars depicting access points and asked if there are other entrances. **This was addressed in the TIA by Imagine Charter School as well as explained in the meeting.**

- Resident asked the number of Carden students (500) and then stated that how do you handle 1300 students in the case of emergency?
- What is build time? **The resident was informed by Imagine that they plan to open next school year.**
- Resident heard flex schedule in the planning document and questioned the conflict with the school times and early release. **Imagine Charter School explained what was in the planning document.**
- Resident questioned the behavior of the children at the school and that they will loiter after school in the parks. Very concerned with the interaction. **This is not traffic related.**
- Resident stated that Carden caters to kids. **This is not traffic related.**
- Resident asked again when will it open? (Fall of 2008) **The resident was informed by Imagine that they plan to open next school year.**
- Resident compared the parent pick up at other schools and stated that a teacher can not be at all locations. This is a free country and can't control on street situation. **Statement by concerned resident.**
- Resident asked about the number of parking spots on site. (80) How many students will park at other locations and who will monitor the parking? **This was addressed in the TIA by Imagine Charter School.**
- Resident stated that Acoma goes through to Sarival and that Custer goes to Legacy Parc Blvd. Students will park at those locations. **This was addressed in the TIA by Imagine Charter School.**
- Resident cannot see it working and the kids into be in the neighborhood. **Statement by concerned resident.**

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: PP07-077
STIPULATIONS: a through k
PREPARED BY: Adam Copeland, Planner II@ 623.222.3137

Laizure Estates

Application Date:
Planning and Zoning Commission:
City Council Hearing Date:

January 01, 2007
December 4, 2007
January 10, 2008

APPLICANT:

Brad Chelton
 Copperfield Management
 15216 N 104 PI
 Scottsdale, AZ 85255
 P: 480-206-9835
 F: 480-946-7779

PROPERTY OWNER:

Rob Laizure
 14945 W. Jomax Road
 Surprise, AZ 85387
 P: 602-561-2718
 F: 623-214-7855

REQUEST:

Approval of Laizure Estates Preliminary Plat for 15 residential lots.

SITE LOCATION:

Generally south of Jomax Road and West of 147th Avenue.

SITE SIZE:

Approximately 26.7 gross acres.

RECOMMENDATION:

Staff recommends that this request, a Preliminary Plat for Laizure Estates (PP07-077), be **approved** subject to stipulations **a through k**.

PROJECT ANALYSIS:**BACKGROUND**

The subject site is zoned R1-43 (Single-Family Residential) and was recently annexed into the City with the Rancho Mercado Development.

EXISTING SITE CONDITIONS

The Preliminary Plat is between two buttes that surround the project on the east and west. Areas within the subject project have slopes greater than 10%. The site has existing desert vegetation including saguaros and other native plants.

PROPOSAL

The applicant is proposing to subdivide existing R1-43 (Single-Family Residential) parcel into fifteen (15) lots ranging from 1 acre to 2.5 acres. In addition, the plat restricts building envelopes to preserve the hillside. More then 60%+ on each lot will be preserved in its natural state.

Each lot will come in for a separate building permit as a custom home. Each home will be required to be designed architecturally to compliment the desert landscape.

ACCESS

Access to the site will be from Jomax Road to the north onto a private drive that leads to two cul-de-sacs in a looped system. Each lot will have legal access from the adjacent private drive.

INFRASTRUCTURE

The applicant is participating in the phase 1 SPA II sewer plant that is currently under design. This project is a participant in the Jomax Water Group that is working on a regional water solution to some of the outlying areas. At the time of Final Plat, it is anticipated that a solution will be in place.

The applicant has been in communication with MCDOT (Maricopa County Department of Transportation who is listed as an interested party for the Jomax Road Design Concept Report that is currently being completed by the CK group. The applicant agrees to work with MCDOT to address any infrastructure needs and concerns along Jomax Road.

LANDSCAPING AND OPEN SPACE

The applicant agrees to preserve any native plans and replace them on site that needs to be disturbed. It will be required at the time of Final Plat to have a complete landscape plan, including native plant inventory and re-vegetation plan, for review and approval. The landscape design shall compliment the rural character of the area.

The private looped road will have brick pavers installed which will create a pedestrian/vehicular friendly environment.

EXISTING AND SURROUNDING ZONING:

ON-SITE:	R1-43– Single-Family Residential
NORTH:	R1-43– Single-Family Residential
EAST:	R1-43– Single-Family Residential
SOUTH:	R1-43– Single-Family Residential
WEST:	R1-43– Single-Family Residential

EXISTING AND SURROUNDING LAND USE:

ON-SITE:	Low-Density Residential
NORTH:	Low-Density Residential
EAST:	Low-Density Residential
SOUTH:	Low-Density Residential
WEST:	Low-Density Residential

DEPARTMENTAL REVIEW:

The Engineering Department reviewed the case and had concerns on what Right-of-Way dedication is needed along Jomax Road. After further review with the applicant and discussions with other agencies, the alignment of Jomax Road is undetermined at this time, so the Engineering Department agreed to a stipulation.

The Planning Division had significant concerns on preserving the natural character of the area as well as aesthetics along the streetscape. The applicant revised the plan to provide acceptable building envelopes and added substantial elements to create a rural streetscape.

The Water Services Department had no comments.

The Fire Department had concerns with one point of access to the property. The applicant revised the plan to provide a secondary emergency access on the south end of the property.

The Building Division had no comments.

INFRASTRUCTURE:

All infrastructure will be developed in accordance with the City of Surprise Municipal Code.

UTILITIES AND SERVICES:

WATER City of Surprise

SEWER City of Surprise

FIRE PROTECTION The closest fire station is located on 163rd Avenue and Grand Avenue (approximately 4 miles south).

POLICE PROTECTION The closest police station is located at 14250 West Statler Plaza (approximately 11 miles to the south).

STANDARD STIPULATIONS:

- a. Prior to delivery of any combustible material to the site, fire department access and fire protection systems shall be completely operational in accordance with the approved plans by the Fire Chief and the City Engineer;
- b. Major changes to this Preliminary Plat with regard to use and intensity must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to the Preliminary Plat may be administratively approved by the Community Development Director, City Engineer, Fire Marshall, and Water Services Director;
- c. The applicant or property owner must provide the City with approved dust control permits issued by Maricopa County Environmental Services Department prior to release of any permits;
- d. The applicant shall include the City Attorney's sound attenuation and overflight language on every final plat;
- e. The applicant shall dedicate an avigation easement to the United States Air Force on every final plat or other such recorded instrument acceptable to the City Attorney. Such avigation or other recorded instrument easement shall be approved by the City Attorney;
- f. Landscaping and perimeter wall(s) details to be reviewed and approved by the Community Development Director upon submittal of the Final Plat;
- g. The applicant shall include the City Attorney release of liability language regarding the sidewalks on every final plat;
- h. The applicant shall provide new residential home product information (i.e., colored elevations and materials sample information) and related materials prior to the issuance of residential building permits, subject to review and approval by the Community Development Director; this is considered to be the Home Product Review process;
- i. All public notice signs shall be removed from the site immediately following a final decision by the City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package;
- j. If the U.S. Postal Service requires "gang"-type boxes, applicant shall install adequate lighting over said postal receptacles;
- k. A Native Plant inventory will be required at the time of Final Plat to determine what is to be preserved and re-vegetated on site;
- l. The dedicated half street Right of Way is not required for Jomax Road Parkway at this time. If it is found upon completion of the MCDOT/City of Surprise Jomax Road Corridor Improvement Study that Right of Way is needed to accommodate the Jomax Road Parkway alignment, it shall be required to be dedicated to the City of Surprise by the owner at that time.



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

27 March 2007

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Cindy Coen
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #PP07-077 Laizure Estates

Dear Ms. Coen

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Laizure Estates. The parcel is located on 29.636 gross acres west of the southwest corner of 147th Avenue and the Jomax Road alignment. The request is to split the parcel into 15 one acre or larger lots for custom homes. The resulting density will be 0.5 dwelling units per acre. This subdivision is approximately 5 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines for the Graduated Density Concept (GDC) around the Aux 1. The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above density of 0.5 du/acre meets these guidelines.

Since the parcel is located inside the "vicinity of a military airport", it will be subjected to approximately 13,000 flight operations per year, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "J. Mitchell", written over a horizontal line.

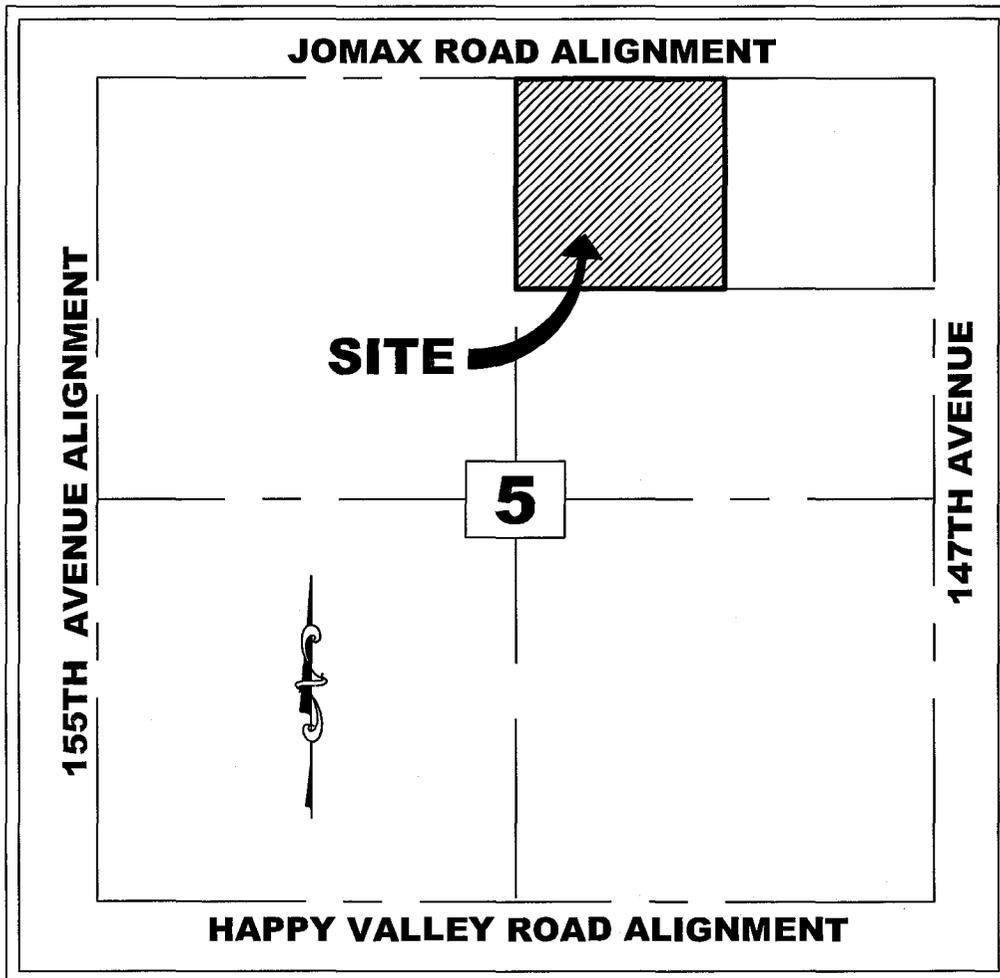
JAMES R. MITCHELL

cc:
Colonel David L. Orr, Vice Commander, 56th Fighter Wing

Vicinity Map

Laizure Estates





VICINITY MAP

NOT TO SCALE

RECEIVED
COMMUNITY DEVELOPMENT

2007 OCT 17 AM 10:25

CITY OF SURPRISE



COPPERFIELD
m a n a g e m e n t

RECEIVED
COMMUNITY DEVELOPMENT

2007 OCT 17 AM 10:25

CITY OF SURPRISE

Laizure Estates Project Narrative

The proposed development is located along the south side of the existing Jomax Road at 149th Avenue. We intend to create a gated community with 15 one acre or larger custom home sites on 26.7 net acres. The home sites will be sold to individual owners who will then contract with the owner/developer to design and build high end custom homes that will comply with the extensive community and architecture guidelines that will be incorporated into the governing documents of the community.

The net area of the project is 26.7 acres and the proposed 15 lots will create a density of 0.56 dwelling units per acre. There are a number of development conditions that are being considered with the creation of this community, the first of which are the actual property characteristics. Complemented by 2 buttes at the east and west property line of the property we intend to take advantage of the natural elevations on the property to create the most desirable home sites possible. There are lower flat lands in the center of the project that will allow for gentle street grades, a very handsome entry gate configuration and a few traditional flat building pads. The property also has a relatively small wash that traverses the property. We are planning to preserve this wash through development and we have conducted a 404 delineation as well as coordinated our drainage analysis efforts with those of Entellus Engineering who has been retained by the Maricopa County Flood Control District to complete a Area Drainage Master Plan update. There are a large number of existing native plants and trees on the property and we intend to complete a native plant inventory prior to construction to salvage some of the trees on site. As final design plans develop we will incorporate the salvaged trees into our landscape treatment for the development.

In addition to the development conditions that exist on the project, there are a number of infrastructure conditions that we have been addressing in cooperation with the development community in the area. We have participated and have a recorded interest in the phase 1 SPA II sewer plant that is currently under design. We are included in a group of developers, property owners and other interested parties informally organized as the Jomax Water Group which have been cooperatively working with the City staff and CSA Engineering to determine a regional water solution. This solution has not yet been determined but communication has been on going for the past 16 months or more and we anticipate a mutually amenable solution in the near term.

15216 N. 104th Place
Scottsdale, Arizona 85255

Phone 480.206.9835
Fax 480.718.7757



COPPERFIELD m a n a g e m e n t

We are in communication with Maricopa County Department of Transportation and listed as an interested party for the Jomax Road Design Concept Report that is currently being completed by the CK Group. We are committed to working with MCDOT to address their needs and concerns along this corridor. We also applied for annexation in conjunction with William Lyon Homes through the Rancho Mercado application which was approved by City Council in October of this year.

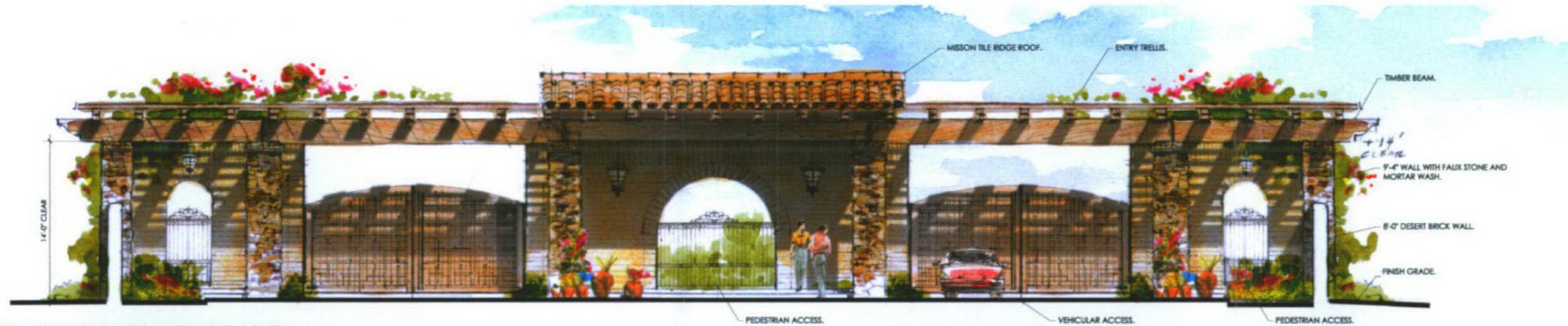
Our community consists of one main entry off of Jomax road with a secondary access for emergency vehicles along the south property line exiting on to Briles Road. The buttes create a natural barrier from the adjacent properties to the east and the west, Jomax Road frames the north boundary and Briles Road runs along half of the southern property line.

Additionally, we have been in communication with the Dysart School District and fully intend to participate in their development program at the appropriate time through the development process.

It is our pleasure to present the above information along with the supporting materials that are attached to this submittal for consideration by the City of Surprise staff. If you should have any questions or concerns please feel free to contact me at the number and address listed on the formal application.

15216 N. 104th Place
Scottsdale, Arizona 85255

Phone 480.206.9835
Fax 480.718.7757



A INTERIOR COURT ELEVATION LOOKING SOUTH



B INTERIOR COURT ELEVATION LOOKING WEST



C EXTERIOR COURT ELEVATION LOOKING SOUTH



April 27, 2007

GREY PICKETT
landscape architecture | community design
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THIS IS FOR CONCEPT PURPOSE ONLY
NOT TO BE USED FOR CONSTRUCTION

LAIZURE PROPERTY

ENTRY EXHIBIT

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PP07-077

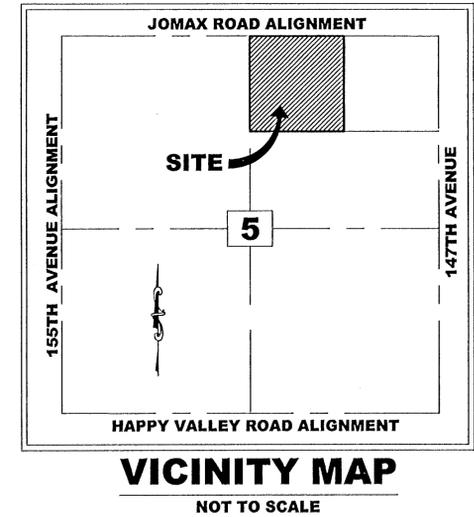
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COMMUNITY DEVELOPMENT

2007 OCT 17 AM 10:26

CITY OF SURPRISE

PRELIMINARY PLAT LAIZURE ESTATES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, CITY OF SURPRISE, ARIZONA.



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

16414 NORTH 91ST STREET
SUITE 102
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5 FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 2306.55 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 40.08 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY OF 151ST AVENUE AND THE SOUTHERLY RIGHT OF WAY OF JOMAX ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY OF JOMAX ROAD, A DISTANCE OF 573.40 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 22 DEGREES 48 MINUTES 28 SECONDS EAST, A RADIAL DISTANCE OF 383.08 FEET;

THENCE EASTERLY LEAVING SAID SOUTHERLY RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 49 MINUTES 33 SECONDS, A DISTANCE OF 152.61 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 545.49 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 00 DEGREES 12 MINUTES 33 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 918.66 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 654.28 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG SAID EAST LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BRILES ROAD;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, LEAVING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT OF WAY OF BRILES ROAD A DISTANCE OF 614.26 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF 151ST AVENUE;

THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 915.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

ZONING

SUBJECT PARCEL AND ALL ADJACENT PARCELS ARE ZONED RURAL-43 UNDER THE MARICOPA COUNTY ZONING JURISDICTION. INFORMATION OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE.

NOTES

1. ALL DEVELOPMENT PHASES DEPICTED ON THIS PRELIMINARY PLAT SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.

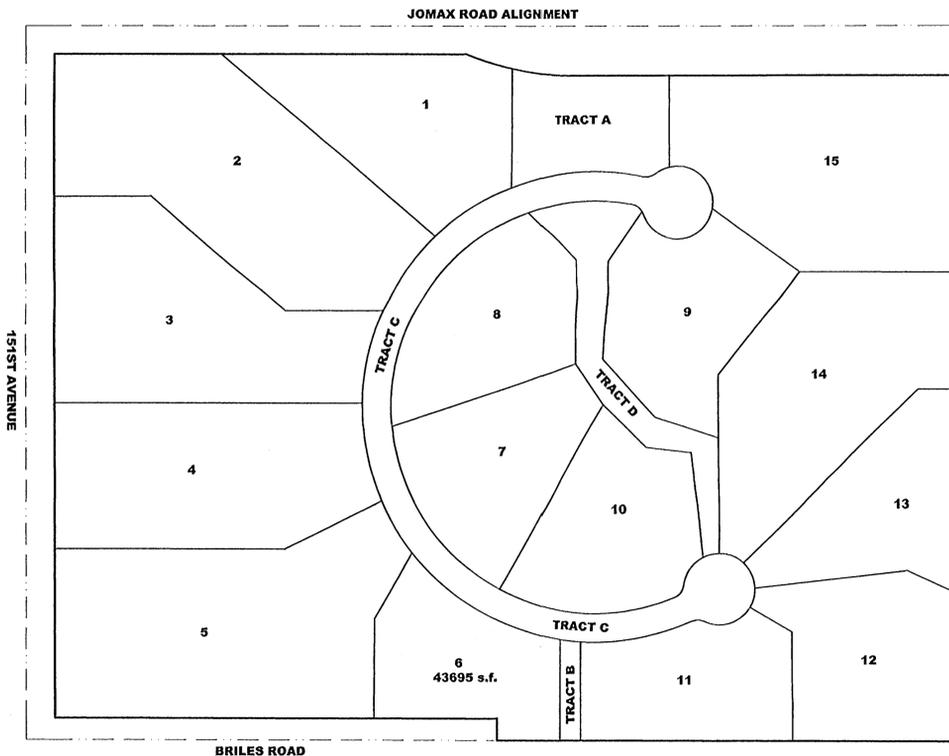
BENCHMARK

FOUND 1/2" REBAR, RLS#35332
ANGLE POINT
G.D.A.C. POINT# 62506-2M
N=991567.633, E=557211.329 (NAD 83)
1495.568 (NAVD 88)

NOTE: THE ELEVATIONS SHOWN HEREON WERE SUPPLIED TO SIG INC. AND HAVE NOT BEEN FIELD VERIFIED. SIG INC. WAS NOT UNDER CONTRACT TO LOCATE TOPOGRAPHICAL FEATURES FOR ANY PURPOSE. THE BENCHMARK AND ELEVATIONS SHOWN SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF ANY SORT.

KEY MAP

N.T.S.



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH UNLESS OTHERWISE NOTED
- ⊗ FOUND COTTON PICKER SPINDLE
- FOUND 1/2" REBAR
- SET 1/2" REBAR, RLS# 35833
- ⊖ UTILITY POLE

SITE SUMMARY

TOTAL GROSS SITE AREA: 1,290,554 SQ. FT. OR 29.627 ACRES GROSS
NET SITE AREA: 1,162,669 SQ. FT. OR 26.691 ACRES NET
LAND IN RIGHT OF WAY/COUNTY ROADWAY: 127,885 SQ. FT. OR 2.936 ACRES
OPEN SPACE AREA: 123,705 SQ. FT. OR 2.840 ACRES
GROSS LOT DENSITY: 0.51 DWELLING UNITS PER ACRE
NET LOT DENSITY: 0.56 DWELLING UNITS PER ACRE
TOTAL NUMBER OF LOTS: 15
ZONING DISTRICT: RURAL-43

LOT AREA TABLE

LOT	SQ. FEET	ACRES	BUILDING ENVELOPE SQ. FEET	PERCENT OF LOT COVERAGE
LOT 1	58948	1.353	22839	39%
LOT 2	110291	2.532	21102	19%
LOT 3	92540	2.124	25403	27%
LOT 4	83819	1.924	18747	22%
LOT 5	112529	2.583	31656	28%
LOT 6	43695	1.003	16756	38%
LOT 7	49953	1.147	15982	32%
LOT 8	49389	1.133	17762	36%
LOT 9	51624	1.185	15212	29%
LOT 10	50703	1.164	17651	35%
LOT 11	45432	1.043	15026	33%
LOT 12	56709	1.302	20309	36%
LOT 13	51673	1.186	16028	31%
LOT 14	84571	1.948	20155	24%
LOT 15	96872	2.224	20050	21%

TOTAL AREA: 1039028 23.851 294678 RECEIVED
MIN. LOT (LOT 6) 43695 1.003 COMMUNITY DEVELOPMENT
MAX. LOT (LOT 5) 112529 2.583 207 OCT 17 AM 10: 25
AVG. LOT 69269 1.590 CITY OF SURPRISE

TRACT AREA TABLE

TRACT	SQ. FEET	ACRES	USE
TRACT A	30632	0.703	ENTRANCE FEATURE
TRACT B	4113	0.094	PRIVATE ACCESS WAY
TRACT C	61967	1.423	PRIVATE STREET
TRACT D	26928	0.618	DRAINAGE
TOTAL AREA:	123640	2.838	

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1135 F, DATED JULY 19, 2001, A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD; OF THIS SURVEY.

OWNER

ROB AND LISA LAIZURE
14945 WEST JOMAX RD.
SURPRISE, AZ. 85387

ENGINEER

OLSSON ASSOCIATES
7250 NORTH 16TH STREET
PHOENIX, ARIZONA 85020, SUITE 210
PHONE: 602-748-1000
CONTACT: CLINT MORRIS

LAND SURVEYOR

SURVEY INNOVATION GROUP, INC.
16414 NORTH 91ST STREET, SUITE 200
SCOTTSDALE, ARIZONA 85260
PHONE: 408-922-0780
FAX: 408-922-0781
CONTACT: RYAN HALL

**PRELIMINARY PLAT
LAIZURE ESTATES
SURPRISE, ARIZONA**



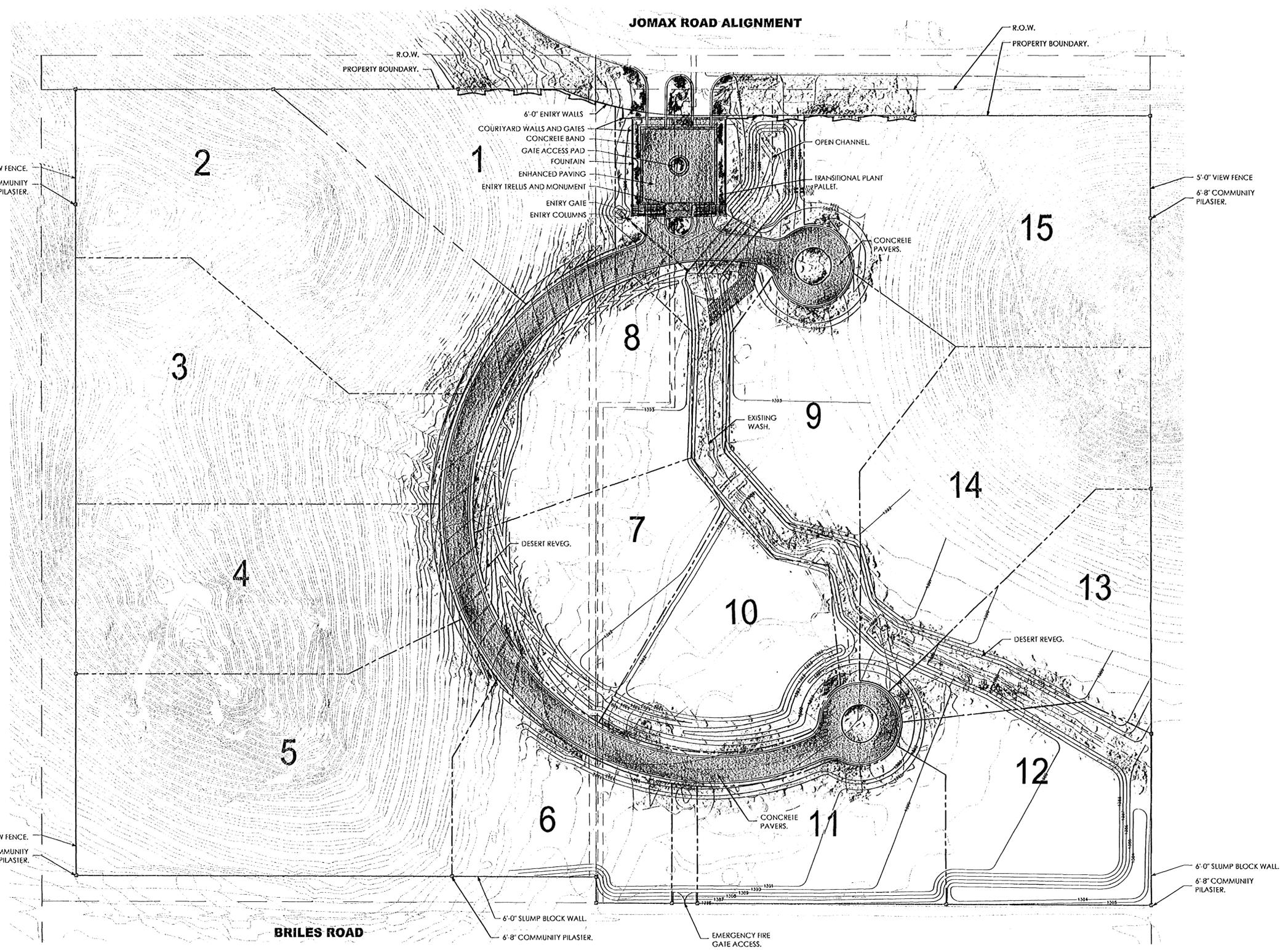
REVISIONS:

- △
- △
- △

DRAWING NAME:
5186PP01
JOB NO. 05186
DRAWN: RMH
CHECKED: JAS
DATE: 03/01/07
SCALE: N.T.S.
SHEET: 1 OF 2

PLANT LEGEND:

Sym.	Plant Name	Size
Trees		
	<i>Cercidium floridanum</i> Blue Palo Verde	See Plan
	<i>Cercidium microphyllum</i> Foothills Palo Verde	See Plan
	<i>Chilopsis linearis</i> Desert Willow	See Plan
	<i>Olneya tesota</i> Ironwood	See Plan
	<i>Prosopis velutina</i> Native Mesquite	See Plan
Shrubs		
	<i>Ambrosia deltoidea</i> Triangle Leaf Bush	1 gal.
	<i>Asclepias subulata</i> Desert Milkweed	1 gal.
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.
	<i>Celtis pallida</i> Desert Hackberry	5 gal.
	<i>Dalea frutescens</i> Black Dalea	5 gal.
	<i>Encelia farinosa</i> Baitlebush	5 gal.
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.
	<i>Justicia californica</i> Chuparosa	5 gal.
	<i>Larrea tridentata</i> Creosote	5 gal.
	<i>Salvia clevelandii</i> Choparral Sage	5 gal.
	<i>Simmondsia chinensis</i> Jojoba	5 gal.
	<i>Sphaeralcea ambigua</i> Globe Mallow	1 gal.
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.
Accents Cactus		
	<i>Agave desertii</i> Desert Agave	5 gal.
	<i>Agave parryi</i> Parry's Agave	5 gal.
	<i>Opuntia acanthocarpa</i> Buckhorn Cholla	salvaged
	<i>Opuntia basilaris</i> Beaver tail Pickett Pear	5 gal.
	<i>Opuntia bigelovii</i> Teddy Bear Cholla	5 gal.
	<i>Opuntia engelmannii</i> Engelmann's Pickett Pear	5 gal.
	<i>Opuntia fulgida</i> Chairfruit Cholla	5 gal.
	<i>Opuntia versicolor</i> Sagehorn Cholla	5 gal.
	<i>Psilostrophe cooperi</i> Paper Flower	1 gal.
	<i>Zinnia grandiflora</i> Prairie Zinnia	5" min.
Groundcovers		
	<i>Battleya multiradiata</i> Desert Marigold	1 gal.
	<i>Penstemon canoni</i> Hecrocker Penstemon	1 gal.
	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.
	<i>Penstemon parryi</i> Parry Penstemon	1 gal.
	<i>Penstemon superbus</i> Superb Penstemon	1 gal.
	<i>Verbena gooddingii</i> Goodding Verbena	1 gal.

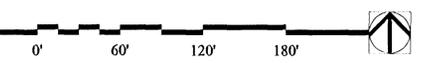


April 25, 2007
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 landscape architecture | community design
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 NOT TO BE USED FOR CONSTRUCTION

LAIZURE PROPERTY

LANDSCAPE PLAN

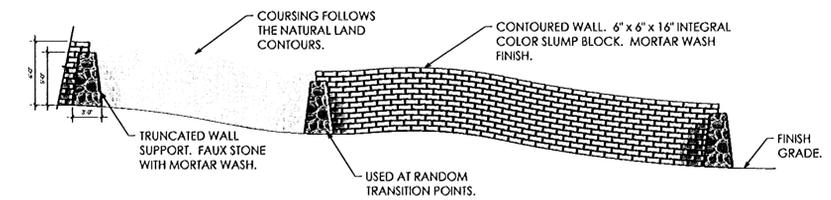
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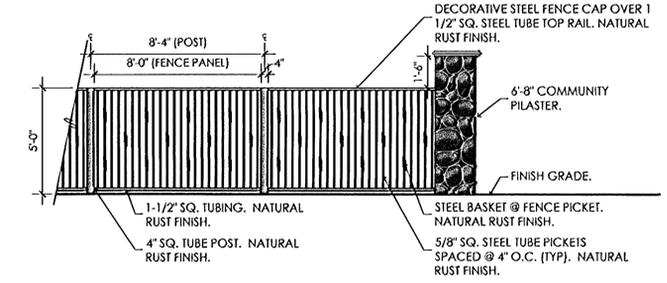
SYMBOL	DESCRIPTION	RECEIVED	DETAIL
	6'-0" ENTRY WALLS	COMMUNITY DEVELOPMENT	1
	5'-0" VIEW FENCE	2007 OCT 17 AM 10:25	2
	COURTYARD WALLS AND GATES	CITY OF SURPRISE	A, B, AND C. (ENTRY EXHIBIT)
	6'-0" SLUMP BLOCK WALL		3
	6'-8" COMMUNITY PILASTER		4
	EMERGENCY FIRE GATE ACCESS.		N/A

NOTE:
Locations and configurations of walls on this plan are schematic only and shall be adjusted in the field as necessary to meet the design intent as suggested on this conceptual plan.

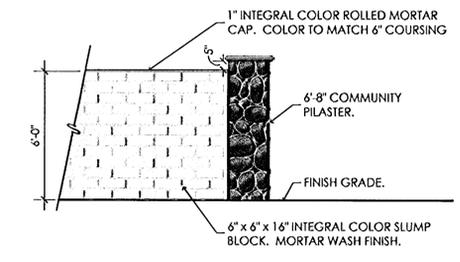
WALL DETAILS



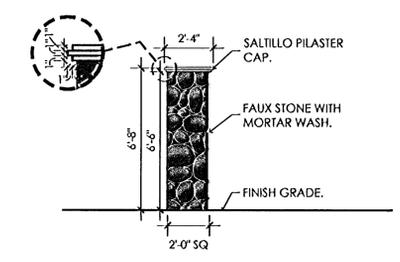
1 6'-0" ENTRY WALLS
Scale: 1/8" = 1'-0"



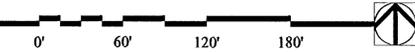
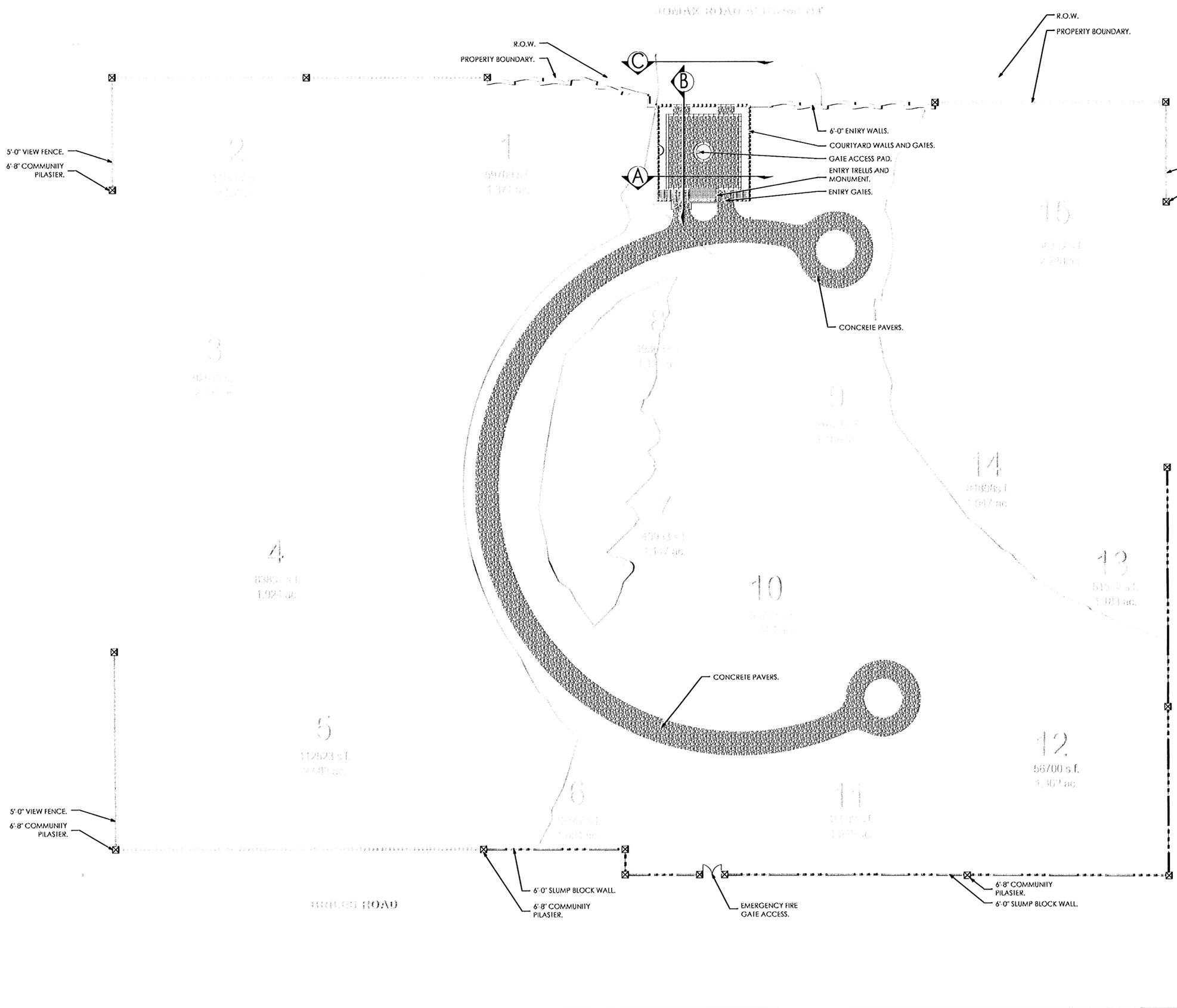
2 5'-0" VIEW FENCE
Scale: 1/4" = 1'-0"



3 6'-0" SLUMP BLOCK WALL
Scale: 1/4" = 1'-0"



4 6'-8" COMMUNITY PILASTER
Scale: 1/4" = 1'-0"



April 27, 2007
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landscape architecture | community design
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 DESIGN IS FOR CONCEPT PURPOSES ONLY.
 NOT TO BE USED FOR CONSTRUCTION

LAIZURE PROPERTY
WALL LAYOUT

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REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: PADA07-155 Sycamore Farms Parcel 12 PADA
STIPULATIONS: a through h
PREPARED BY: Hobart Wingard, Planner @ 623.222.3156

Application Date: April 20, 2007
Planning and Zoning Commission: December 4, 2007
City Council: January 10, 2008

APPLICANT: Mike Withey
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016
m@witheymorris.com
602.230.0600

PROPERTY OWNER: Justin Iannacone
Taylor Woodrow
6720 North Scottsdale Road, Suite 390
Scottsdale, AZ 85253
480.344.7000

REQUEST: Approval to amend the Sycamore Farms Planned Area Development.

SITE LOCATION: The subject PAD is bounded by Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south and Cotton Lane to the west. Parcel 12 is located generally on the southwest corner of 165th Drive and Cholla Street.

SITE SIZE: Sycamore Farms PAD encompasses approximately 637.4 acres, while parcel 12 is approximately 17.9 acres in size.

<u>RECOMMENDATION:</u>	Staff recommends that this request, a Planned Area Development Amendment to Sycamore Farms (PADA07-155), be approved subject to stipulations a through h .
-------------------------------	--

PROJECT ANALYSIS:

PROPOSAL

The applicant is proposing to amend the Sycamore Farms Planned Area Development for the southern half of Parcel 12 from medium-density residential to high-density residential. This proposal will change the existing density of 8 dwelling units per acre to a maximum of 35 dwelling units per acre. The project is proposing 360 units on 17.9 acres that will result in a density of approximately 20 units per acre.

Additionally, this amendment proposes to change the off-street parking requirements from a ratio of 2.25 units per unit to 1.75 spaces per single bedroom unit, 2.0 spaces per 2-bedroom unit and 2.5 spaces per 3-bedroom unit.

The proposed PAD amendment is also proposing to reduce landscape buffers along street frontages. Currently, a 75-foot landscape buffer is required along the streets. The applicant is requesting to reduce this buffer to 35 feet along Cholla Street and 165th Drive.

BACKGROUND

The Sycamore Farms Planned Area Development was approved in July of 2004. The development of this project is to include several different types of land uses in accordance with the General Plan Designation of Mixed Use Gateway. The existing land use distribution is as follows:

Subject	Acreage	Percent of Total Acreage
Total Gross Area of the Property	640	100%
Total Open Space	50.0	8%
Total Low-Density Residential	148.4	23%
Total Medium-Density Residential	78.5	12%
Total High-Density Residential	34.1	5%
Total Commercial	96.4	15%
Total Mixed Use	140.9	22%
Total Institutional	38.5	6%

CONTEXT

EXISTING AND SURROUNDING ZONING

ON-SITE: Sycamore Farms PAD Medium-Density Residential
 NORTH: Sycamore Farms PAD Medium-Density Residential
 EAST: Sycamore Farms PAD Low-Density Residential
 SOUTH: Sycamore Farms PAD High-Density Residential
 WEST: Sycamore Farms PAD Medium-Density Residential

EXISTING AND SURROUNDING LAND USE

ON-SITE: Vacant
 NORTH: Retreat at Sycamore Farms Under Construction
 EAST: Sycamore Farms Single-Family Residential
 SOUTH: Wyngate at Sycamore Farms Under Construction
 WEST: Vacant

ACCESS

Primary access to Parcel 12 will be from Cholla Street that can be accessed from Sarival Avenue to the East.

COMMUNITY OUTREACH

A Community Outreach meeting was held at 5:00 pm, October 16, 2007 at the Ashton Ranch Elementary School. Three residents attended and expressed concerns regarding multifamily development in the area. A deterioration of the character of the neighborhood, a loss of significant views towards the White Tank Mountains, a lack of open space/parks, increased traffic and crime are the primary concerns.

FINDINGS

Based on the existing and proposed development in this PAD thus far, the overall density and lot count will be lower than the proposed maximums provided in the document. Because of this reduction, staff is not opposed to the proposal from Taylor Woodrow.

Parcel	PAD Maximum	Existing/Proposed	Net Change
11	332	168	-164
12	344	531	+187
13	409	250	-159
Total			-136

ITEM 8

Because the off-street parking requirements are equivalent to those recently passed by Zoning Text Amendment ZTA07-075, staff is not opposed to the proposed parking ratios.

Parcel 12 is located adjacent to SR303 and to higher density residential projects. Because of the more urban atmosphere that will occur over time in this "Gateway" project, staff is agreeable to allowing a reduction in the landscape setbacks to a 35-foot buffer from back of curb.

LANDSCAPING

At the time of site planning, the landscaping shall comply with the current adopted Planning and Design Guidelines.

DEPARTMENTAL REVIEW:

All departments involved in the subject review of the PAD are recommending the project for approval subject to all stipulations.

EXISTING UTILITIES AND SERVICES STATUS:

WATER Arizona American Water

SEWER Arizona American Water

FIRE PROTECTION Currently the closest fire station is located at 15440 N. Cotton Lane, approximately 2.5 miles northwest of the site. Firestation 307 is proposed for 16171 West Cactus Road, less than one mile to the northeast.

POLICE PROTECTION: The City of Surprise Public Safety Building is located at 14250 West Statler Plaza, approximately 4 miles to the northeast.

INFRASTRUCTURE:

All infrastructure will be developed in accordance with the Surprise Municipal Code at the time of Platting and/or Site Plan submission.

STANDARD STIPULATIONS:

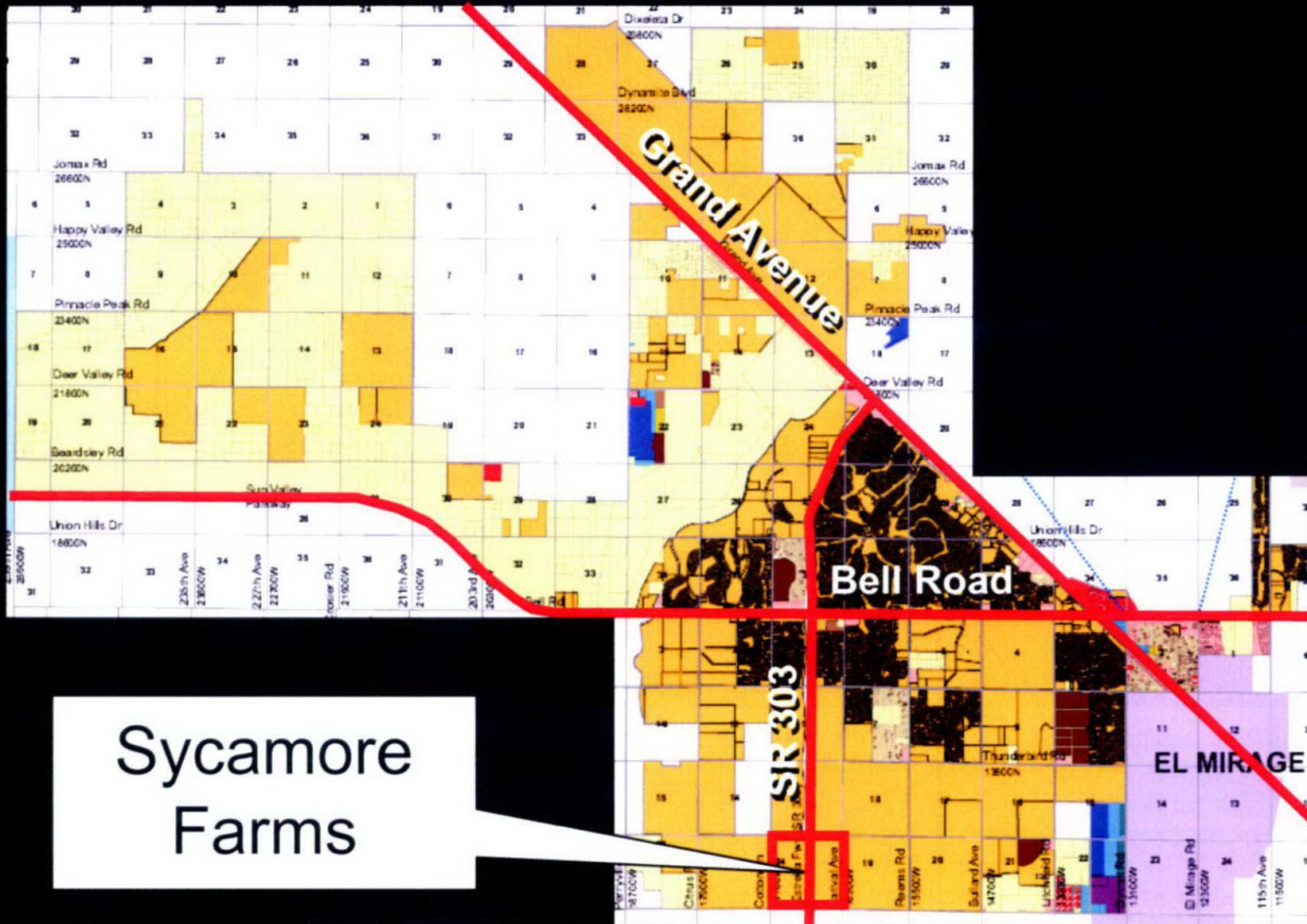
- a. Major changes to this Planned Area Development Amendment with regard to use and intensity must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to the Preliminary Plat may be administratively approved by the Community Development Director, City Engineer, Fire Marshall, and Water Services Director;
- b. The applicant shall submit 2 revised copies of the PADA to the Community Development Department following the City Council approval with the stipulations attached;
- c. All public notice signs shall be removed from the site immediately following a final decision by the City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package;
- d. If the U.S. Postal Service requires "gang"-type boxes, applicant shall install adequate lighting over said postal receptacles;
- e. All future landscape plan submittals shall comply with the Planning and Design Guidelines Manual. Any changes to the Design Guidelines shall either meet or exceed the standards;
- f. All transformer boxes shall be screened from public view and be painted to blend with the surrounding area;
- g. A minimum of two access points shall be provided for each development prior to the issuance of any building permit. Fire access roads leading to and within the development shall be a minimum width of 20 feet and capable of supporting 75,000 pounds in all weather conditions.
 - It is the responsibility of the builder to provide and maintain Fire Access roads.
 - The fire inspector will inspect the roadway leading to the development as part of the required fire access inspection for the project.

SPECIAL STIPULATIONS:

- h. Parcel 12b is to be developed with a maximum unit count of 360 units.

Location Map

Sycamore Farms Parcel 12



Sycamore Farms

Contextual Map

Sycamore Farms Parcel 12



SITE

- Fire Station
- Police Station
- Medical
- Public Park
- Exist. K-8 Schl.
- Prop. K-8 Schl.
- Exist. K-8 Schl.
- Prop. K-8 Schl.

PROJECTS:

1. Prasada
2. Greer Ranch
3. Twelve Oaks Estates



Sycamore Farms Parcel 12

PAD Amendment

SWC CHOLLA STREET AND 165TH DRIVE
SURPRISE, AZ

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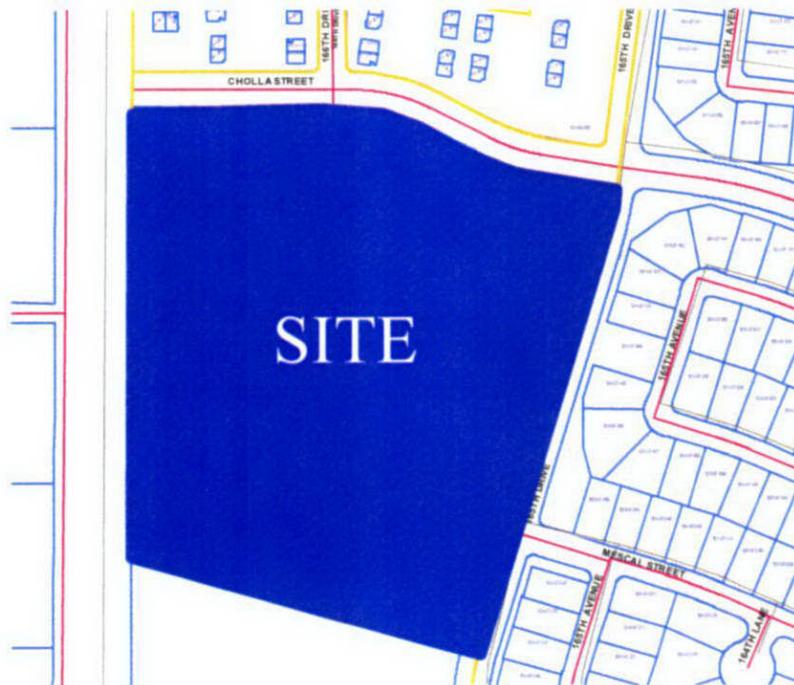
NOV 01 2007

COMMUNITY
DEVELOPMENT

APRIL 2007
REVISED JULY 2007
REVISED OCTOBER 2007

PROJECT OVERVIEW

The subject property encompasses approximately 17.9 gross acres and is located at the southwest corner of Cholla Street and 165th Drive, also known as Parcel 12 (hereinafter the "Property"). This application requests approval of a minor amendment to the Sycamore Farms PAD approved by the Surprise City Council in Case No. PAD 03-153 and Ordinance No. 04-22.



HISTORY

On July 22, 2004 the Surprise City Council rezoned an approximate 640 acre property which included the Property from R-43 to Planned Area Development for Sycamore Farms. The Sycamore Farms PAD designates this Property as Medium Density Residential.

GENERAL PLAN

The City of Surprise General Plan 2020 identifies the site to be developed as "Mixed Use Gateway." Mixed Use Gateway is defined as a primary entry area into the City intended for a unique mix of land uses including: commercial, employment, public and residential in a master plan that creates a special environment. This proposal fully complies with the Mixed Use designation and is in conformance with the Surprise 2020 General Plan.

The General Plan incorporates a series of goals, objectives and policies to ensure development meets the vision of the community. This Sycamore Farms PAD amendment, through its mixed-use master plan, successfully incorporates the following Land Use Element objectives and policies:

Objective: Promote a compatible mix of land uses throughout the planning area.

Policy: Locate higher density/intensity....uses near major roadway corridors to promote an efficient transportation system.

Objective: Practice comprehensive development master planning thatincorporates a mix of compatible land uses.

Policy: Strive to master-plan large parcels...review the treatment...and impact on adjacent land uses.

RELATIONSHIP TO SURROUNDING PROPERTIES

The property is currently used for agricultural and dairy purposes and is almost entirely flat with the exception of a very gentle slope to the southeast of the Property. The Property is bordered on the west by Estrella Freeway Loop 303, the south by Parcel 11 – a future High Density multi-family residential development. The northern boundary of the project is bordered by a future medium density residential development within the Sycamore Farms PAD.



Aerial

PAD ZONING AMENDMENT

The vast majority of the approved Sycamore Farms PAD narrative document will remain unchanged. The applicant is simply requesting the following minor changes to the Sycamore Farms PAD approved in Case No. PAD 03-153 and Ordinance No. 04-22, as it applies to this Property only:

1. Land Use Plan. The applicant proposes that the Land Use Plan be changed from Medium Density Residential referenced as Exhibit E in the approved PAD to

High Density Residential as it relates to this Property only. The high-density residential use proposed at this location is appropriate and will not provide a detrimental impact on surrounding properties.

- a. Residential. The Sycamore Farms PAD states that the high density parcels shall be developed under the R-3 district based on the Zoning Use Matrix Exhibit X, and in accordance with the Development Standards Table listed in the PAD narrative. All other R-3 standards not specifically noted in this PAD shall comply with the currently adopted Zoning Ordinance. The applicant proposes the following modifications to the R-3 Standards:

- i. Parking: A change to the Off-Street Parking requirement for Apartments, per Section 17.32.080, from 2.25 parking spaces per apartment unit to 1.75 parking spaces per single bedroom apartment unit, 2.0 parking spaces per 2 bedroom unit, and 2.50 parking spaces per 3 bedroom unit.

2. Landscape Setback. The City's Design Guidelines for Multi-Family Development requires a 75' landscape setback along the entire frontage of a new multi-family development. This application proposes to modify this requirement where adjacent to Cholla Street and 165th Drive from 75' to 35' measured from the back of curb. It is our intent to propose a landscape streetscape design that enhances the character of the neighborhood by providing a strong, pleasing visual appearance making the development enjoyable to view and experience. Points of interest and nodal points will be emphasized with enhanced paving, Date Palms Bosques, Boulder groupings and a colorful plant material.

The Streetscape Planting theme shall consist of evergreen and some deciduous trees planted in a 'Boulevard Fashion' at 35' on center. Colorful, drought-tolerant shrubs grasses and accents will be planted in large massings in a lineal fashion

proving a strong cohesive visual element along the streetscape. Turf will be utilized with discretion at Entry's and points of interest providing it is not planted within the right-of-way. Close plantings of shrubs shall be utilized to screen parking areas from view along street frontages.

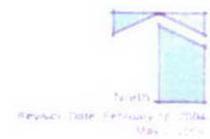
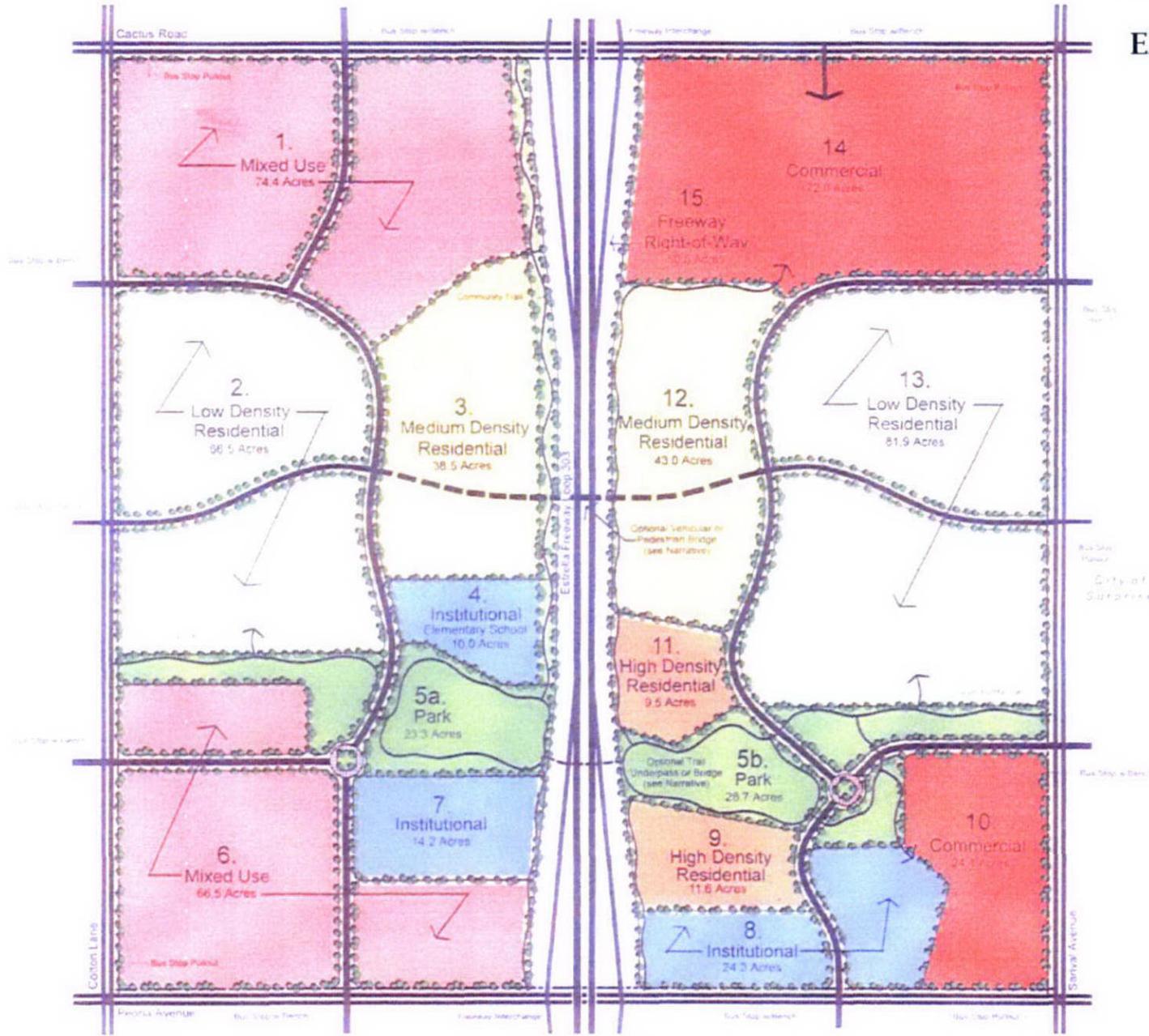
Tree varieties shall include: PISTACHIA chinensis 'Red Push' / Red Push Pistache, QUERCUS virginiana 'Cathedral' / Cathedral Live Oak, DALBERGIA sissoo / Sissoo Tree, PHOENIX dactylifera 'Zahedi' / Date Palm, VITEX agnus-castus 'Montrose Purple' / Chaste Tree, and CAESALPINIA Mexicana / Mexican Bird of Paradise.

PHASING

Initial phase will include ½ street improvements along Cholla Street. Full improvements already exist for 165th Drive. Subsequent phases will include internal parcel improvements, such as parking areas, buildings and landscaping. Ownership will submit plans for each phase to City Staff to ensure proper and orderly development and infrastructure will be built to support each new phase as development progresses.

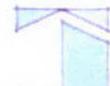
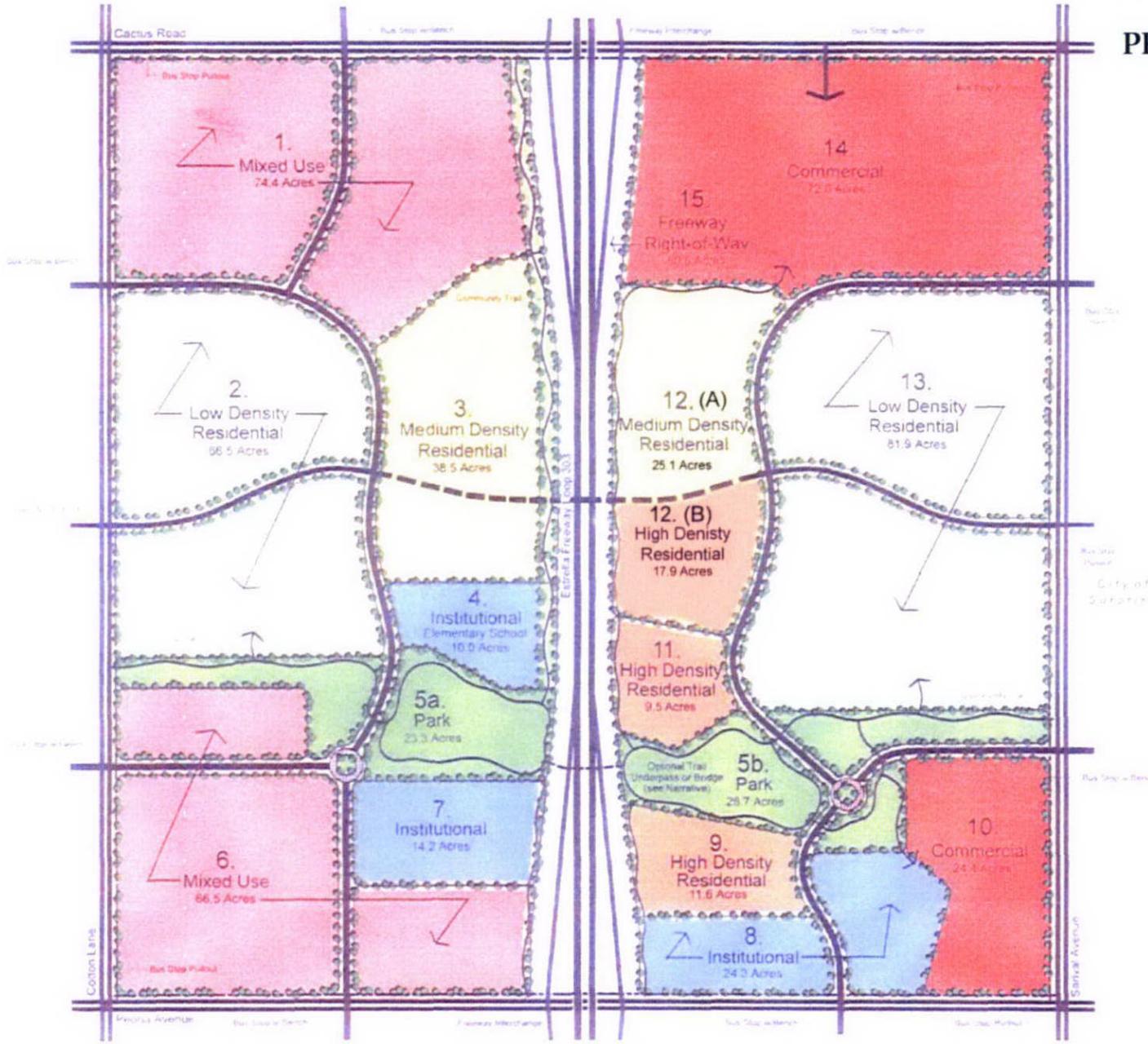
SYCAMORE FARMS PAD

EXISTING LAND USE PLAN



SYCAMORE FARMS PAD

PROPOSED LAND USE PLAN



Revised Date: February 20, 2004
March 2004

City of Sunnyside

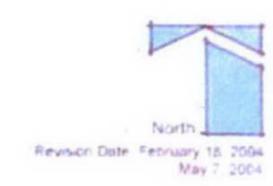
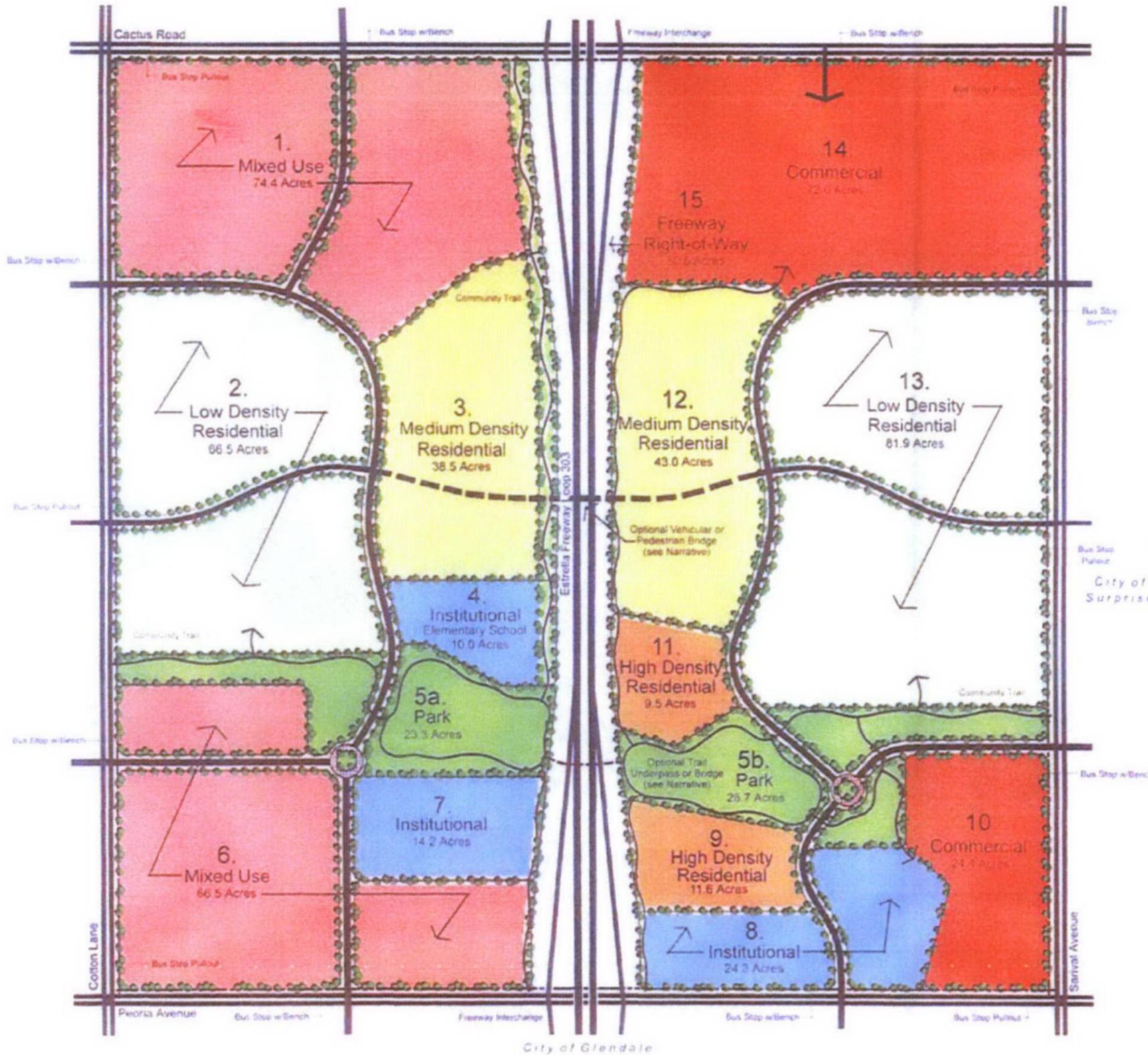
SYCAMORE FARMS PAD

EXISTING LAND USE PLAN

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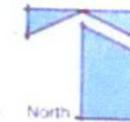
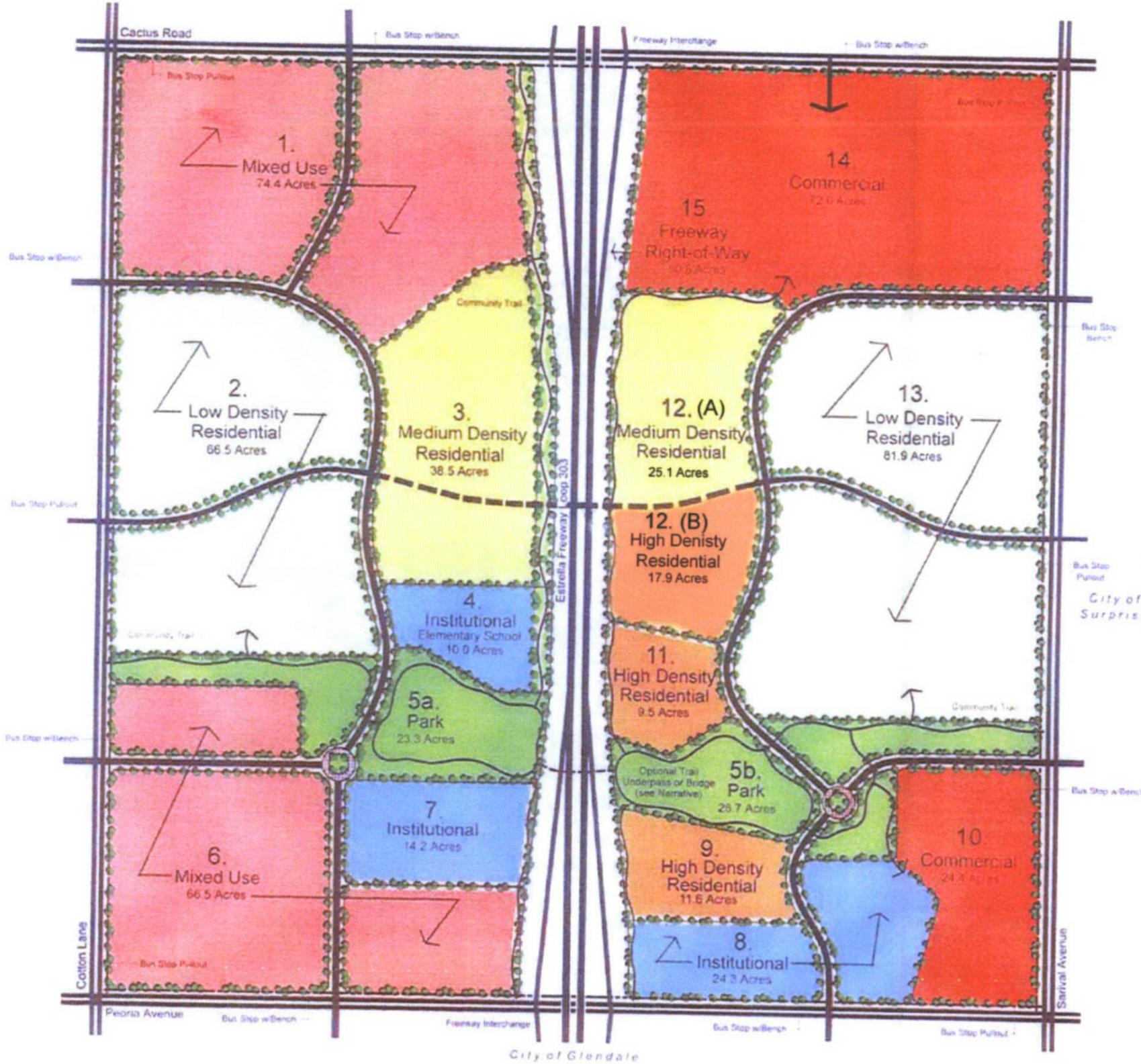
SYCAMORE FARMS PAD

PROPOSED LAND USE PLAN

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Revision Date: February 18, 2004
May 7, 2004



SYCAMORE FARMS PAD

AERIAL MAP

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NOV 01 2007

COMMUNITY
DEVELOPMENT

	APPROVED	PROPOSED/ PLATTED/ BUILT
Parcel 2	332	332
Parcel 13	409	250
Parcel 3	308	308
Parcel 12 (Phase A & B)	344	
Phase A		171
Phase B		360
Parcel 9	406	406
Parcel 11	332	168
TOTAL	2,131	1,995

SYCAMORE FARMS PAD

DWELLING UNITS

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SYCAMORE FARMS PAD

CONCEPTUAL SITE PLAN

RECEIVED

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COMMUNITY
DEVELOPMENT



SYCAMORE FARMS PAD
PRODUCT EXAMPLE PHOTOS
OF COMMUNITY QUALITY

RECEIVED

NOV 01 2007

COMMUNITY
DEVELOPMENT





SYCAMORE FARMS PAD

PRODUCT EXAMPLE PHOTOS
OF COMMUNITY QUALITY



RECEIVED

NOV 01 2007

COMMUNITY
DEVELOPMENT



RECEIVED
NOV 29 2004

NOV 01 2007

DONATION AGREEMENT

COMMUNITY
DEVELOPMENT

THIS DONATION AGREEMENT (this "Agreement") is made effective as of this 15th day of May, 2004, by and between Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District"), and Taylor Trust Farms, L.L.C., et al. ("Owner"). The District and Owner are referred to herein collectively as "the Parties."

RECITALS:

A. Taylor Trust Farms, L.L.C. (the "Owner") owns or has rights to purchase certain real property in Surprise, Arizona (the "City"), commonly known as Sycamore Farms, as more particularly described in Exhibit A, attached hereto (the "Property"). Owner intends to sell property to be developed.

B. Development of the Property will increase the population of students attending public schools within the District, which in turn will increase the need for public school facilities within the District.

C. The District desires to acquire a school site on the Property to construct a school to accommodate the increasing number of students within the District anticipated upon development of the Property and other properties in the vicinity, and the Owner desires to donate certain real property upon which the District can construct and operate such a school, all subject to the terms and conditions of this Agreement.

AGREEMENT:

For and in consideration of the covenants contained herein, the District and Owner, intending to be legally bound, state, confirm and agree as follows:

1. **Donation.** Owner hereby agrees to donate and convey to the District, and the District hereby agrees to accept title to, approximately ten (10) acres of real property (the "School Site"), being Parcel 4 of Sycamore Farms as more particularly described on Exhibit B attached hereto. The School Site shall be conveyed to the District by a Special Warranty Deed substantially in the form attached hereto as Exhibit C (the "Deed"). The School Site shall be conveyed free of all monetary liens and encumbrances, as soon as practicable after this Agreement is reached, but no later than December, 2005. The date of recordation of the Deed with the Maricopa County Recorder's office shall be referred to hereinafter as the "Closing." All costs and expenses associated with the Closing, including without limitation any title report, escrow fees, any policy of title insurance required by the District, and any recording fees, shall be paid by the District at or prior to the Closing.

2. School Site Improvements.

(a) It is the intention of the District to improve or cause the improvement of the School Site with a school building(s) and facilities commonly associated with public schools in Arizona, subject to approval and funding by the Arizona School Facilities Board.

(b) It is the intention of the District and Owner that members of the public will be able to use the facilities on the School Site when the facilities are not being used for school purposes, including evenings and school vacations, to the extent permitted by law and subject to such reasonable restrictions as the District may impose.

3. Future Development Fees. If at any time in the future, any federal, state, county, municipal or any other governmental or quasi governmental authority with jurisdiction over the Property lawfully imposes any development fee, impact fee, dedication requirement, exaction or similar fee or charge on the Property (individually, a "Development Fee" and collectively, the "Development Fees") through the exercise of either its police power or its taxing power (other than secondary real estate taxes, general obligation bonds and school district override elections) in connection with or related to the acquisition, development, construction, improvement and operation of public school facilities within the District, either or both of the following shall be applicable:

(a) If the Development Fees imposed on the Property are less than the fair market value of the School Site when conveyed to the District, then no Development Fees shall be due and payable by Owner to or for the benefit of the District (but the remainder of this Agreement shall continue in full force and effect).

(b) If the Development Fees imposed on the Property are greater than the fair market value of the School Site when conveyed to the District, then Owner shall receive a credit against the Development Fees in the amount of the fair market value of the School Site when conveyed to the District, and Owner shall only be obligated to pay to or for the benefit of the District an amount equal to the difference between the Development Fees and the fair market value of the School Site when conveyed to the District. For purposes of this Agreement, the fair market value of the School Site shall be mutually determined in writing by the Owner and District at the time the School Site is conveyed to the District.

The District offers no assurances to the Owner that it will be empowered or authorized to provide Owner with a credit for the value of the School Site against Development Fees which may hereafter be assessed on the Property.

4. The Owner and successor and assigns are not responsible for any of the improvements (ie: adjacent streets, sewer, water, etc.) which may be necessary for development of said school building(s) and associated facilities.

5. If the school site is developed prior to the adjacent land, owned by the Owner, the School District will act in good faith to accommodate the ongoing farming operations which may occur on the adjacent property. The accommodations may include, but not limited to granting easements for irrigation and wastewater line on the school property. The location of the lines will be negotiated between the parties in good faith and will be located on the school property such that they do not unreasonably interfere with school functions and activities.

6. **Effectiveness of Agreement.** It is a condition of the Owner's duty to convey the School Site that the District not have opposed any PAD amendment or zoning or entitlement application or request of Owner relating to the Property, including without limitation, any preliminary or final plat application for the Property or a portion thereof.

7. **Reliance.** Owner acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable.

8. **Default and Remedies.** In the event of any default under this Agreement, the non-defaulting party shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative.

9. **Notices.** Any and all notices, consents or other communications required or permitted by this Agreement shall be given in writing and shall be sent by facsimile transmission, personally delivered, sent by registered or certified mail, return receipt requested, postage prepaid, or sent by Federal Express, Airborne, U.P.S. or other similar nationally recognized overnight courier, addressed as follows:

To Owner:

Taylor Trust Farms, L.L.C.
 Attn: Mike Moore
 P.O. Box 128
 Waddell, Arizona 85355
 (623) 521-4712

With a copy to:

Earl, Curley & Lagarde
 Attn: Michael J. Curley
 3101 N. Central Ave., #1000
 Phoenix, Arizona 85012
 (602) 265-0094

To the District:

Dysart Unified School District of
 Arizona No. 89
 Attention: Superintendent
 11405 North Dysart Road
 El Mirage, AZ 85338
 (623) 876-7042 fax

With a copy to:

Miller Lasota & Peters, PLC
Attention: Donald M. Peters
5225 N. Central Avenue, Suite 235
Phoenix, AZ 85012
(602) 248-2900 fax

or at any other address or facsimile transmission number designated by any party hereto in writing. Any notice or communication shall be deemed to have been delivered and received (i) as of the date of receipt, if sent by facsimile transmission (with written confirmation of error-free transmission) on or before 5:00 p.m., Phoenix time; (ii) as of the next day of receipt, if sent by facsimile transmission (with written confirmation of the date and time of transmission and receipt) after 5:00 p.m., Phoenix time; (iii) the date of delivery, if hand delivered or sent by nationally recognized overnight courier; and (iv) three (3) days after the date of mailing, if mailed by registered or certified mail.

10. General.

(a) **Waiver.** No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the District or Owner of any default under this Agreement shall be construed as a waiver of any preceding or succeeding default.

(b) **Attorneys' Fees.** In the event any party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or conditions hereof, or by reason of any default hereunder, the party prevailing in any such action or other proceeding shall be paid all reasonable costs and attorneys' fees by the other party, and in the event any judgment is secured by the prevailing party, all such costs and attorneys' fees shall be included therein, with the fees to be set by the court and not by jury.

(c) **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages may all be attached to a single instrument.

(d) **Further Acts.** Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

(e) **Successors and Assigns.** All of the provisions of this Agreement shall inure to the benefit of and be binding upon the District and the Owner and its successors-in-ownership and assigns. Upon the conveyance of all or any portion of the Property by Owner or its successors-in-ownership or assigns and the written assumption by such transferee of the obligations of the Owner hereunder with respect to the portion of the Property conveyed, Owner or its successors-in-ownership or assigns, as the case may be, shall be relieved of any further

liability or obligations under this Agreement with respect to the portion of the Property conveyed but shall not be relieved or released from any liabilities or obligations incurred during the period of its ownership of the Property. The Owner shall provide the District written notice of any such conveyance and assumption of obligations within thirty (30) days after the conveyance. The liabilities and obligations of Owner and its successors-in-ownership and assigns are several obligations, and not joint and several obligations, and may only be enforced against the owner of the Property then in default, and, notwithstanding any default by the owner of the portion of the Property, this Agreement shall remain in full force and effect with respect to the other owners of the Property.

(f) **No Partnership and Third Parties.** It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Owner and the District. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

(g) **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written, are hereby superseded and merged herein.

(h) **Amendment.** ~~No change or additions may be made to this Agreement~~ except by a written amendment executed by the Parties hereto.

(i) **Governing Law.** This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Arizona.

(j) **Conflicts of Interest.** The Parties acknowledge that this Agreement is subject to cancellation pursuant to A.R.S. § 38-511 or any successor statute, in which event title to the School Site shall revert to the Owner and the District shall convey title to the Owner or its successors-in-ownership or assigns free and clear of any lien or encumbrance.

(k) **Severability.** In the event that (a) the Attorney General of Arizona issues an opinion which finds any part of this Agreement to be illegal, invalid or unenforceable, or (b) any part of this Agreement is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of the remainder of the Agreement shall not be affected.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective on the date first written above.

DISTRICT:

DYSART UNIFIED SCHOOL DISTRICT
NO. 89 OF MARICOPA COUNTY,
ARIZONA, a political subdivision of the
State of Arizona,

By: Charles K. Otterman 6.2.04
Its: Governing Board President

07/29/04 THU 10:45 FAX 4803960532
101-21 2004 1:48PM

VAL VISTA OFFICE
MILLER LASOIA PETERS 6022482999

NO. 9129 P. 8/10 010

OWNER:

TAYLOR TRUST FARMS, L.L.C.

By: Robert W. Moore

is: Manager

Conceptual Land Use Plan for:
SYCAMORE FARMS
 Planned Area Development - Surprise, Arizona

Conceptual Plan Data

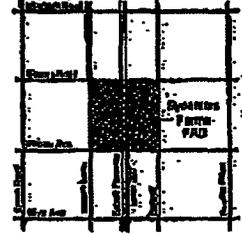
Item	Description	Quantity	Notes
1.0	Acres	100.0	Total
2.0	Low Density Residential	10.0	10.0
3.0	Medium Density Residential	25.7	25.7
4.0	Low Density Residential	81.9	81.9
5.0	Community Park	1.0	1.0
6.0	Community Park	1.0	1.0
7.0	Community Park	1.0	1.0
8.0	Community Park	1.0	1.0
9.0	Community Park	1.0	1.0
10.0	Community Park	1.0	1.0
11.0	Community Park	1.0	1.0
12.0	Community Park	1.0	1.0
13.0	Community Park	1.0	1.0
14.0	Community Park	1.0	1.0
15.0	Community Park	1.0	1.0
16.0	Community Park	1.0	1.0
17.0	Community Park	1.0	1.0
18.0	Community Park	1.0	1.0
19.0	Community Park	1.0	1.0
20.0	Community Park	1.0	1.0
21.0	Community Park	1.0	1.0
22.0	Community Park	1.0	1.0
23.0	Community Park	1.0	1.0
24.0	Community Park	1.0	1.0
25.0	Community Park	1.0	1.0
26.0	Community Park	1.0	1.0
27.0	Community Park	1.0	1.0
28.0	Community Park	1.0	1.0
29.0	Community Park	1.0	1.0
30.0	Community Park	1.0	1.0

Land Use Summary

Category	Quantity
Residential	117.6
Community Park	30.0
Other	52.4
Total	200.0

City of Surprise

Location Map

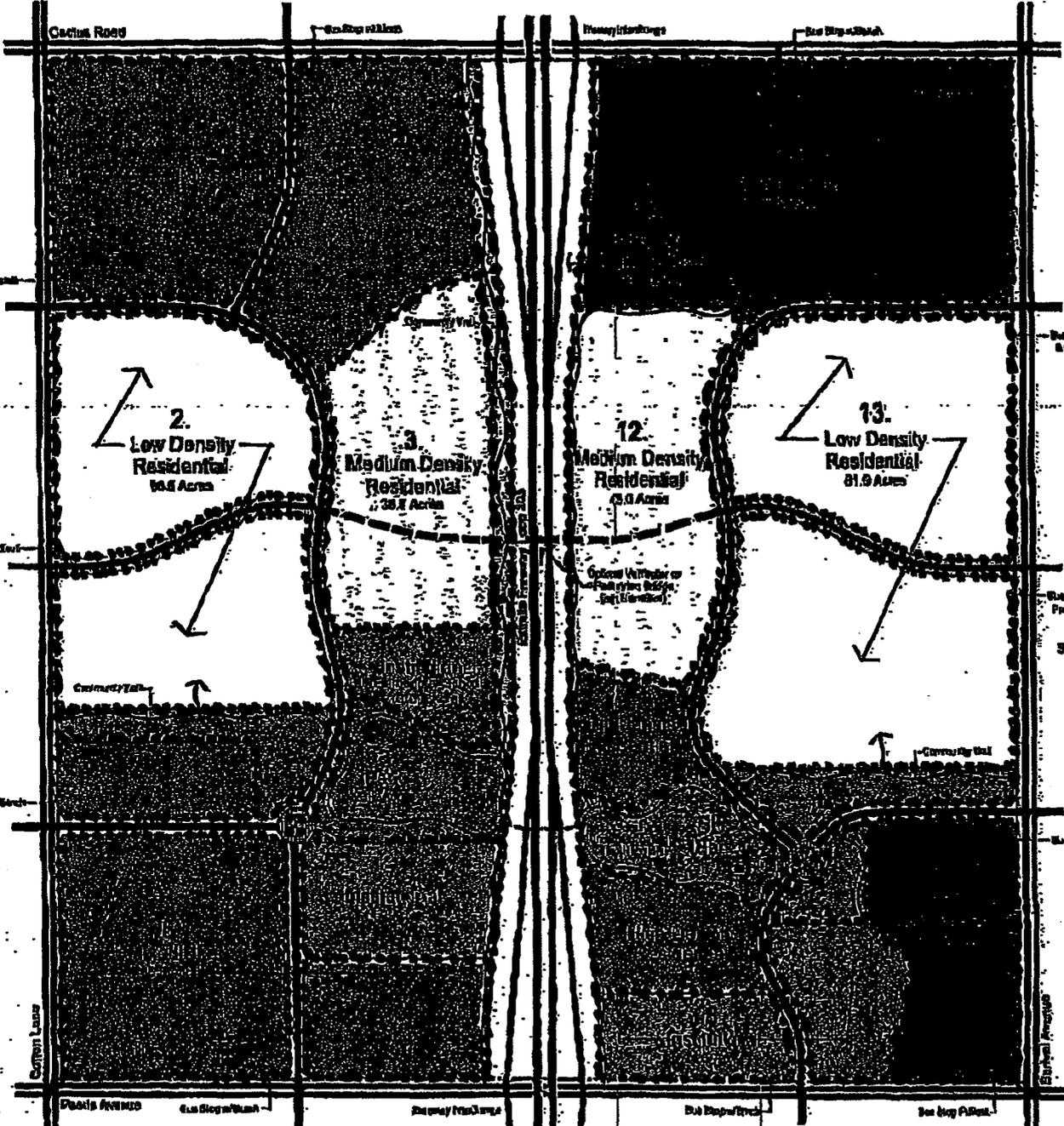


Prepared by: Taylor Associates, LLC
 1000 N. 10th Street
 Phoenix, AZ 85004
 480-944-1111

Client: City of Surprise
 2000 N. 10th Street
 Phoenix, AZ 85004
 480-944-1111

Checked by: Taylor Associates, LLC
 1000 N. 10th Street
 Phoenix, AZ 85004
 480-944-1111

Client: City of Surprise
 2000 N. 10th Street
 Phoenix, AZ 85004
 480-944-1111



City of Glendale

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: PADA07-132 (A Planned Area Development for Crossroads at Surprise)

STIPULATIONS: a

PREPARED BY: Adam Copeland, Planner @ 623.222.3137

Application Date:

April 06, 2007

Planning and Zoning Commission:

December 4, 2007

City Council Hearing Date:

January 10, 2007

APPLICANT/OWNER:

Brent Payne
Payne Resources
670 E. Eninas Ave
Gilbert, AZ 85234
P: 480-633-6800
F: 602-296-0114

REQUEST:

Approval of a Planned Area Development for Crossroads at Surprise.

SITE LOCATION:

Generally on NEC of Bell Road and 134th Avenue.

SITE SIZE:

Approximately 10.451 gross acres.

RECOMMENDATION:

Staff recommends that this request, a Planned Area Development for Crossroads at Surprise (PADA07-132), be **denied** subject to stipulation a.

PROJECT ANALYSIS:

The applicant is requesting to rezone the subject site from C-3 (General Commercial) to PAD (Planned Area Development) to allow for additional light industrial uses. The applicant has received interest from potential tenants who need the zoning for light industrial uses in order to operate. The entire C-3 area acts as a quasi general commercial/industrial area with some grandfathered industrial uses, and a PAD that was approved back in 2005 allowing C-3 and some I-1(Light Industrial) uses. Since the last PAD in the area was approved in 2005, the code changed adding additional PAD regulations.

It is the interpretation from City staff that the subject request does not meet the standards set forth in the Surprise Municipal Code shown below.

"PAD regulations. The minimum total PAD shall be no less than 160 acres of contiguous parcels unless the applicant can show that the minimum PAD requirements should be

ITEM 9

waived because the waiver would be in the public interest and that one or both of the following conditions exist:

- a. Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the residential districts would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.
- b. The property is adjacent to or across the street from property that has been developed under the provisions of this section and will contribute to the amenities of the neighborhood.”

STAFF FINDINGS

Staff is in full support of the proposed uses on the subject site, but is concerned that this zoning request does not meet the Surprise Municipal Code for the following reasons:

- The size of the PAD is less than 160 acres.
- The site does not have any unusual physical features of terrain issues.
- The subject site is not adjacent to or across the street from an existing PAD.

If this proposal is denied, staff will propose a text amendment to the Planning and Zoning Commission and City Council within 30 days after the action is taken. The text amendment will include uses proposed in this PAD and may be modified with performance standards for C-3 zoning.

STANDARD STIPULATIONS:

- a) Contingent on the approval of this request, the subject case number shall be changed to PAD07-132.





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(480) 966-4001

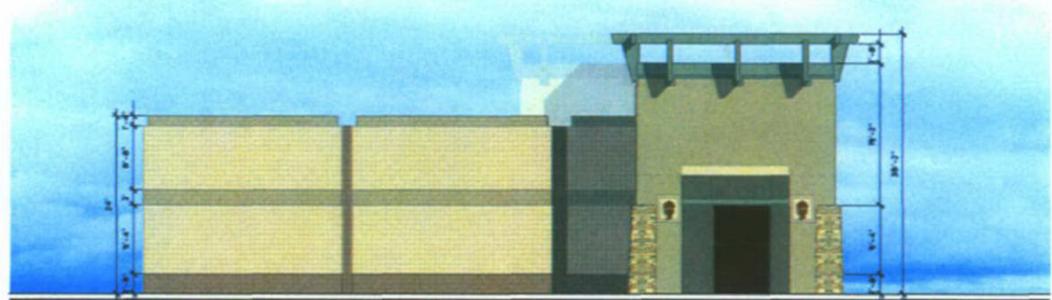
A7.1
OF 10



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.

MATERIAL KEY

MATERIAL	DESCRIPTION
(M)	METAL CANOPY
(E)	EPS
(S)	SINGLE-SCORE 8 X 8 X 16 CMU
(F)	SPLIT FACED 8 X 8 X 16 CMU
(T)	TRIPLE SCORED 8 X 8 X 16 CMU
(C)	CULTURED STONE

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	PPR / COLOR NO.
(1)	TERRACOTTA SAND	DE 806
(2)	WOODED ACRE	DE 808
(3)	MONTEREY BROWN	DE 809T
(4)	SMOKY FOREST	DE 8244

BEALANTS	
WALL PAK LIGHT	
SCENCE LIGHT	
EXT. RAILING	
BOLLARDS	
LIGHT POLE	
GATES	
SES	

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS MARKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.
2. BEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, IMPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMIN.	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/4"	CLEAR NON-REFLECTIVE
INTERIOR GLASS	1/4"	CLEAR
-	-	-
-	-	-

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEPPERED GLASS.

BUILDING A
EXTERIOR ELEVATION
3/32" = 1' - 0"

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GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION.

MATERIAL KEY

MATERIAL	DESCRIPTION
[M]	METAL CANOPY
[E]	EPS
[SS]	SINGLE SCORE 8 X 8 X 1/8 C/PJ
[SP]	SPLIT FACED 8 X 8 X 1/8 C/PJ
[TS]	TRIPLE SCORED 8 X 8 X 1/8 C/PJ
[CS]	CULTURED STONE

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	MPI / COLOR NO
1	TERRACOTTA SAND	DE 6136
2	WOODED ACRE	DE 6136
3	MONTEREY BRONZ	DE 6291
4	SMOXY FOREST	DE 6144
SEALANTS		
GULL PAK LIGHT		
SCENCE LIGHT		
EXT. RAILING		
BOLLARDS		
LIGHT POLE		
GATES		
SEE		

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GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/4"	CLEAR NON-REFLECTIVE
INTERIOR GLASS	1/4"	CLEAR

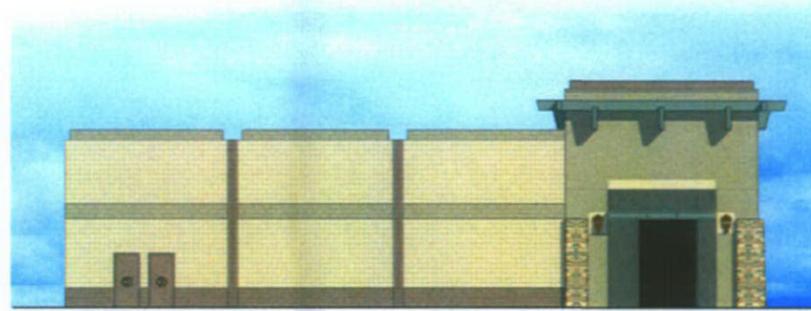
1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
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SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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A7.2

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BUILDING B
EXTERIOR ELEVATION

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GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR LITEL INFORMATION

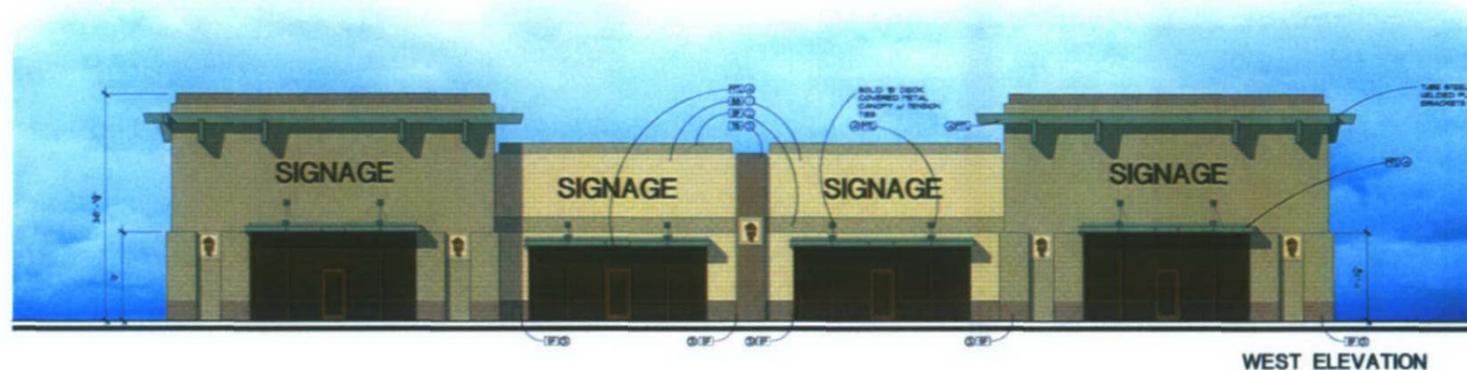
MATERIAL KEY	
MATERIAL	DESCRIPTION
MS	METAL CANOPY
EP	EPS
MS	SMOOTH-SURFACE 8" X 8" X 1/2" CPL
SP	SPILT-FACED 8" X 8" X 1/2" CPL
TS	TEMPLE SCORED 8" X 8" X 1/2" CPL
CS	CULTURED STONE

COLOR KEY		
COLOR KEY OR ELEMENT	COLOR NAME	HW / COLOR NO.
1	TERAZZOTA SAND	DE 808
2	WOODEN JOINT	DE 809
3	TEXTURED SAND	DE 807
4	SPRINK FOREST	DE 804
REALISTS		
WALL PAINT LIGHT		
SCULPTURE LIGHT		
EXIT SIGNS		
WALLS		
LIGHT POLE		
GATES		
SEE		

1. PAINTER TO PROVIDE A THREE COLOR SAMPLE WITH ALL DECORATIVE BANDS PAINTED AND MATCHED IN COLOR TO BE SELECTED BY ARCHITECT
2. REALISTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
3. PAINTER TO PREPARE FLASHING BLOCK OR OTHER DETAILS WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT

GLAZING KEY		
MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/2"	CLEAR NON-REFLECTIVE
INTERIOR GLASS	1/2"	CLEAR
-	-	-
-	-	-

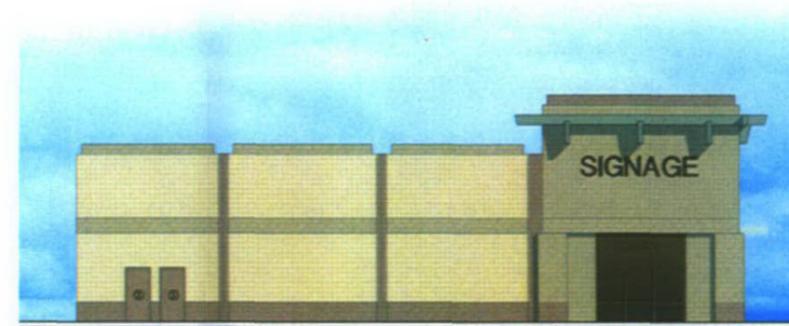
1. U AT UNDOU LOCATIONS INDICATES SPANDED PANELS
2. SEE UNDOU TYPES FOR LOCATIONS OF TINTED GLASS



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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GENERAL NOTES
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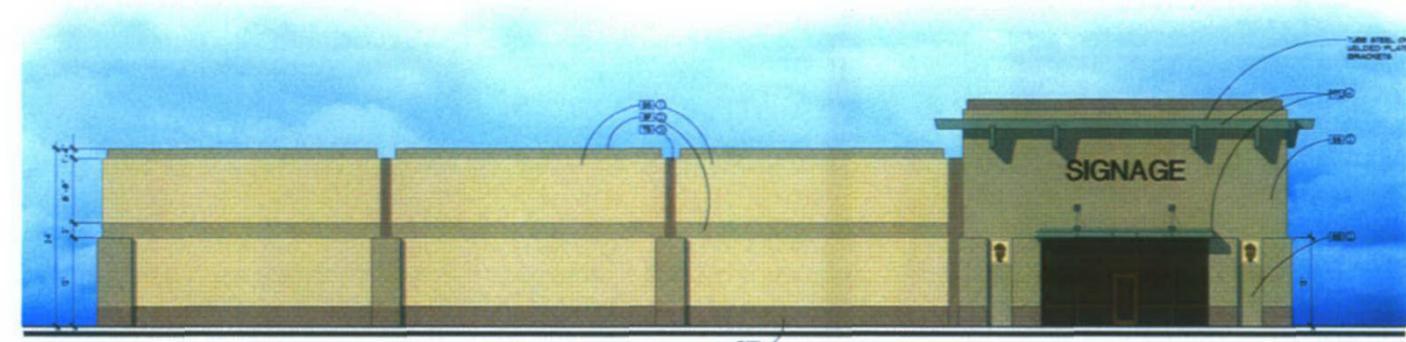
MATERIAL	DESCRIPTION
PS	PETAL GANTRY
EP	EPS
ES	EMULS SCORE 8" X 8" X 8" C/P
EF	EMULS FACED 8" X 8" X 8" C/P
EL	EMULS SCORED 8" X 8" X 8" C/P
ES	CULTURED STONE

COLOR KEY	COLOR NAME	PER / COLOR NO.
①	VERACOSTA SAND	DE A104
②	WOODED ACRES	DE A100
③	MONTREY BROWN	DE A101
④	SPICY FOREST	DE B144

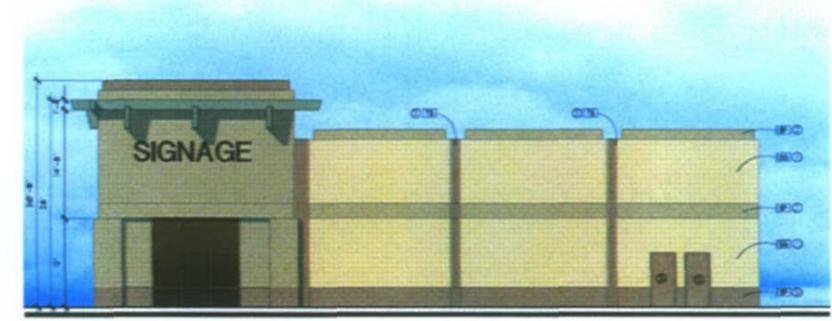
- RELAITS**
- WALL FIN. LIGHT
 - SCORE LIGHT
 - EXT. WALLING
 - BELLICES
 - LIGHT POLE
 - GATES
 - SES
- PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE ELEMENTS AND FINISHES TO BE SELECTED BY ARCHITECT.
 - RELAITS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR ON WHITE COLORS.
 - PAINTER TO PREPARE FABRIC BLOOM OR OTHER BATTERS WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
 - PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED CONCRETE, BLOCK, BRICK, CONCRETE, SPARTAN CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PRODUCT.

MATERIAL	MATERIAL	COLOR / FINISH
GLASS	ALUMINUM	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/2"	CLEAR NON-REFLECTIVE
INTERIOR GLASS	1/2"	CLEAR

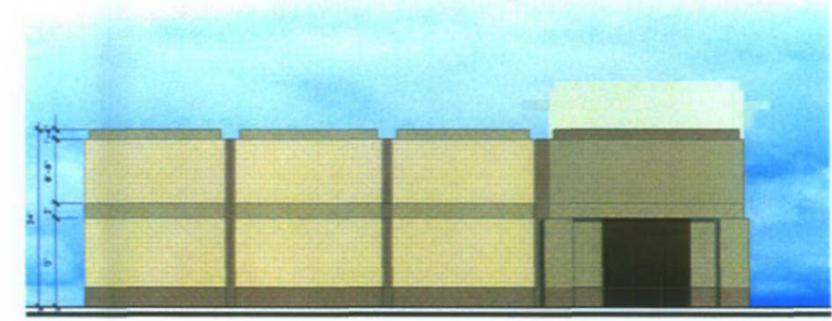
- W AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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BUILDING D
EXTERIOR ELEVATION
3/32' = 1' = 0"

A7.4
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CAWLEY architects

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85008

(602) 393-5060

(602) 393-5061

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GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION

MATERIAL KEY

MATERIAL	DESCRIPTION
MF	METAL CANOPY
EP	EPS
SS	SINGLE SCORE 8" X 8" X 1/2" CMU
SP	SPILT FACED 8" X 8" X 1/2" CMU
TS	TRIPLE SCORED 8" X 8" X 1/2" CMU
CS	CULTURED STONE
RS	REGULAR 8" X 8" X 1/2" CMU

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	PRN / COLOR NO.
1	TERRACOTTA SAND	DE 6-36
2	WOODED ACRE	DE 6-39
3	MONTEREY BROWN	DE 6-97
4	SHOXY FOREST	DE 6-144
5		

SEALANTS
BALL PAK LIGHT
SCONE LIGHT
EXT. RAILING
BOLLARDS
LIGHT POLE
GATES
SES

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.
2. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
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GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALP/SP	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/4"	BRONZE NON-REFLECTIVE
INTERIOR GLASS	1/4"	CLEAR
-	-	-
-	-	-

1. 'W' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEmPERED GLASS



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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BUILDING E
EXTERIOR ELEVATION

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OF X

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION.

MATERIAL KEY

MATERIAL	DESCRIPTION
MT	METAL CANOPY
EP	EPS
MS	SINGLE-SCORE 8 X 8 X 1/8 C/P/L
SP	SPILT FACED 8 X 8 X 1/8 C/P/L
TS	TRIPLE SCORED 8 X 8 X 1/8 C/P/L
CS	CULTURED STONE
RS	REGULAR 8 X 8 X 1/8 C/P/L

COLOR KEY

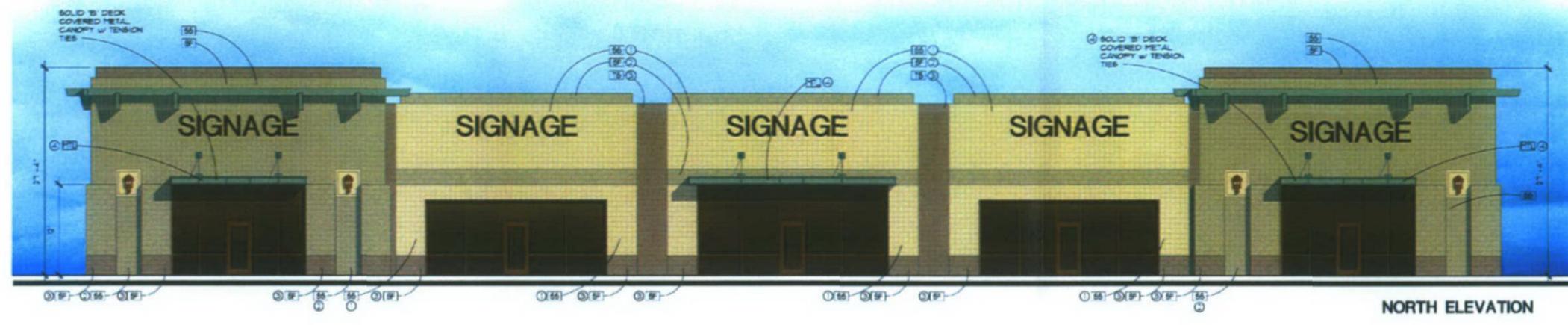
COLOR KEY OR ELEMENT	COLOR NAME	PFR / COLOR NO.
1	TERRACOTTA SAND	DE #36
2	LOODED ACNE	DE #30
3	MONTEREY BROWN	DE #091
4	SMOXY FOREST	DE #244
5		
SEALANTS		
WALL PAINT LIGHT		
SCENCE LIGHT		
EXT. RAILING		
BOLLARDS		
LIGHT POLE		
GATES		
RES		

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS MARKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.
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GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/4"	BRONZE NON-REFLECTIVE
INTERIOR GLASS	1/4"	CLEAR
-	-	-
-	-	-

1. 3" AT UNDOU LOCATIONS INDICATES SPANDREL PANELS
2. SEE UNDOU TYPES FOR LOCATIONS OF TEMPERED GLASS



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION

MATERIAL KEY

MATERIAL	DESCRIPTION
MC	METAL CANOPY
EP	EPS
SB	SINGLE-SCORE 8 X 8 X 8 C/P/L
SP	SPLIT FACED 8 X 8 X 8 C/P/L
TS	TRIPLE SCORED 8 X 8 X 8 C/P/L
CS	CULTURED STONE

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
(1)	TERRACOTTA SAND	DE 636
(2)	WOODED ACRE	DE 638
(3)	"ONTERE" BROWN	DE 649T
(4)	SPOKY FOREST	DE 6244

SEALANTS	
ALL FIX LIGHT	
SCENCE LIGHT	
EXT RAILING	
BOLLARDS	
LIGHT POLE	
GATES	
SES	

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT
2. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/4"	CLEAR NON-REFLECTIVE
INTERIOR GLASS	1/4"	CLEAR
-	-	-
-	-	-

1. 'S' AT WINDOW LOCATIONS INDICATES SPANREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS

BUILDING G
EXTERIOR ELEVATION
3/32' = 1' - 0"

THE ARCHITECTURAL DESIGN AND DATA PRESENTED IN THESE DOCUMENTS IS AN INSTRUMENT OF SERVICE PROVIDED BY CAWLEY ARCHITECTS TO LGE CORPORATION IN CONNECTION WITH A DESIGN / BUILD CONSTRUCTION CONTRACT. ALL DISCREPANCIES FOUND IN THESE DOCUMENTS OR CONFLICTS BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO CAWLEY ARCHITECTS FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK. DISCREPANCIES BETWEEN BID SPECIFICATIONS PRESENTED TO LGE CORPORATION AND THESE DOCUMENTS SHALL BE REPORTED TO LGE PRIOR TO COMMENCEMENT OF THE WORK.



SURPRISE
COMMERCE
CENTER

NE. CORNER OF
BELL RD &
134th AVE.

SURPRISE
AZ

07 - 08 - 00

BLDG. H

LGE
DESIGN BUILD
740 N. 52nd St.
PHOENIX, ARIZONA
(480) 966-4001



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR LATEL INFORMATION

MATERIAL KEY

MATERIAL	DESCRIPTION
MC	METAL CANOPY
EP	EPS
SB	SINGLE-SCORE 8 X 8 X 8 CMU
SP	SPLIT FACED 8 X 8 X 8 CMU
TS	TRIPLE SCORED 8 X 8 X 8 CMU
CS	CULTURED STONE

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	PR / COLOR NO.
(1)	TERRACOTTA SAND	DE 636
(2)	ADDED ACNE	DE 630
(3)	"INTEREY" BROWN	DE 6097
(4)	"MOCKY" FOREST	DE 6344

SEALANTS	
BALL PAK LIGHT	
SCENE LIGHT	
EXT. RAILING	
BOLLARDS	
LIGHT POLE	
GATES	
SES	

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CITY OF SURPRISE



RECEIVED
COMMUNITY DEVELOPMENT

2007 SEP 28 PM 3: 50

CITY OF SURPRISE

A Planned Area Development Overlay for:

Crossroads at Surprise
N.E.C. of Bell Road and 134th Drive
Surprise, Arizona

Case Numbers:
SP06-454 Final TAC

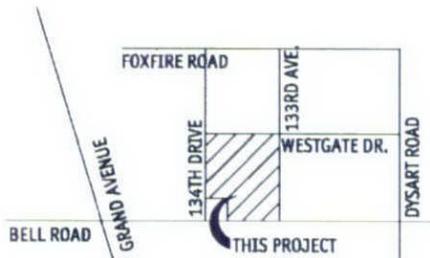
Lot 5 of the Bell & Dysart Commerce Park

Owner

Dysart Bell Property Investors, LLC
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670 East Encinas Avenue
Gilbert, Arizona 85234
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(602) 296-0114 Fax

Architect

Cawley Architects, Inc.
Steven Nevala
730 North 52nd Street, #203
Phoenix, Arizona 85008
(602) 393-5060 Phone
(602) 393-5061 Fax



VICINITY MAP
N.T.S.



Prepared for the City of Surprise – Planning & Zoning Commission

Original Creation Date: March 1st, 2007
Revision Date: August 1, 2007



Request for Approval of an +/- 10 Acres Planned Area Development – P.A.D.

**Crossroads at Surprise - N.E.C. of Bell Road and 134th Drive, Surprise, Arizona
Lot 5 of the Bell & Dysart Commerce Park**

Case Numbers: SP06-454 Final TAC

Project Overview

Crossroads at Surprise is a commercial retail/showroom/office/industrial development located at the northeast corner of 134th Drive and Bell Road in Surprise, Arizona. This application by Dysart Bell Property Investors, LLC on behalf of the Crossroads at Surprise development, proposes a community commercial development and light industrial development under the Planned Area Development (P.A.D.) overlay process to support the existing C-3 Zoning Uses with additional uses as defined in this report.

Request to waive 160 acres minimum requirement for P.A.D. per Ordinance 17.28.140(B)(3)a

This P.A.D. Overlay will provide for the uses consistent per the 'Employment' designation of the City of Surprise General Plan 2020 by offering land use and business to generate a solid base of employment and services to the City of Surprise and its residents.

Approval of the waiver to allow this approximate 10 acres P.A.D. is requested to allow the Commercial Development to create the Overlay in conformance with Zoning Ordinance 17.28.140(B)(3)a. Under Section A, (3)a, the ordinance allows for the approval of a planned area development less than 160 acres if the waiver would be in the public interest and that one or both of the following conditions exist;

i. Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the residential districts would not be appropriate to conserve a physical or terrain feature of importance to the neighborhood or community.

This site in itself is restricted in size by the existing developed commercial properties to the west and north along with Bell Road immediately bounding the site's southern boundary. This area is zoned C-3 and the P.A.D. will allow for the continued sustainability for the surrounding residences and businesses through this process. The owner has contacted all adjacent property owners and presented parcels the opportunity to add said parcel's into this P.A.D. (to increase acreage of the P.A.D.), but each adjacent owner has respectfully declined (see attached letters) as they are currently fully developed and operational. As mentioned in subsection i. above, development under the standard provisions of the residential districts would not be appropriate to conserve a physical or terrain feature.

ii. The property is adjacent to or across the street from property that has been developed under the provisions of this section and will contribute to the amenities of the neighborhood.

This development is located within the Bell & Dysart Commerce Park and located near an existing P.A.D. named Surprise Commerce Center I & II. The Surprise City Council unanimously approved the Surprise Commerce Center P.A.D. in 2005 with recommendations of approval from both the City Planning staff and Planning & Zoning Commission. While the Surprise Commerce Center pre-dates the 160 acre standard, the policy issues that justified the P.A.D. are the same on this infill site less than six hundred feet to the south. More specifically, the flexibility provided by the P.A.D. enhances the ability of Crossroads at Surprise to meet the intent of the City's General Plan to provide business and employment opportunities in this area. By precedent of the Surprise Commerce Center's existence and success, the Crossroads at Surprise is continuing this model to incorporate the additional approved uses under the Surprise Commerce Center I & II Planned Area Development.

Summary

This Planned Area Development meets the intent of the Ordinance and the General Plan. This Development is under unified control and is proposed to be developed as a whole. All land uses and design meet the intent of the General Plan and will 'provide for a harmonious selection of uses and groupings to further enhance the area and offer a safe, efficient and convenient area.'

Approval of the waiver to the minimum acreage requirement of 160 acres will allow this development to offer the same services, uses and amenities as previously approved P.A.D's within this commercial and industrial area. All uses are in conformance with the General Plan and consistent to the area.

Sincerely,



Steven Nevala
Cawley Architects, Inc.

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A. PURPOSE OF REQUEST

Crossroads at Surprise is a commercial retail/showroom/office/industrial development located at the northeast corner of 134th Drive and Bell Road in Surprise, Arizona. This application by Dysart Bell Property Investors, LLC on behalf of the Crossroads at Surprise development proposes a community commercial development and light industrial development under the Planned Area Development (P.A.D.) overlay process to support the existing C-3 Zoning Uses with additional uses as defined in this report.

This P.A.D. Overlay will provide for the uses consistent per the 'Employment' designation of the City of Surprise General Plan 2020 by offering land uses to generate a solid base of employment and services to the City of Surprise and its residents.

This development guide is intended to establish the development standards for the property and to provide the City of Surprise with the information necessary to review and approve the requested P.A.D. Overlay designation for this property.

1. Site Ownership / Control

This site is owned and under the control of Dysart Bell Property Investors, LLC, 670 East Encinas Avenue, Gilbert, Arizona 85234.

2. Site Data

This site consists of +/- 10.451 Acres (+/-455,238 S.F.) and is one continuous property.

2. Legal Description

This property is legally described as Lot 5 of the Bell Dysart Commerce Park as recorded with the Maricopa County Recorder.

4. Applicant's Interest

The Applicant's interest is to provide this project with just and equal uses as typified within the C-3 Zoning provisions and the inclusion of additional uses by this P.A.D. Overlay. The Applicant believes this P.A.D. Overlay will offer residents, companies and individuals in Surprise a strong and successful commercial development that benefits the City and residents through sustainable, logical commercial and industrial uses.

5. Existing Site Conditions

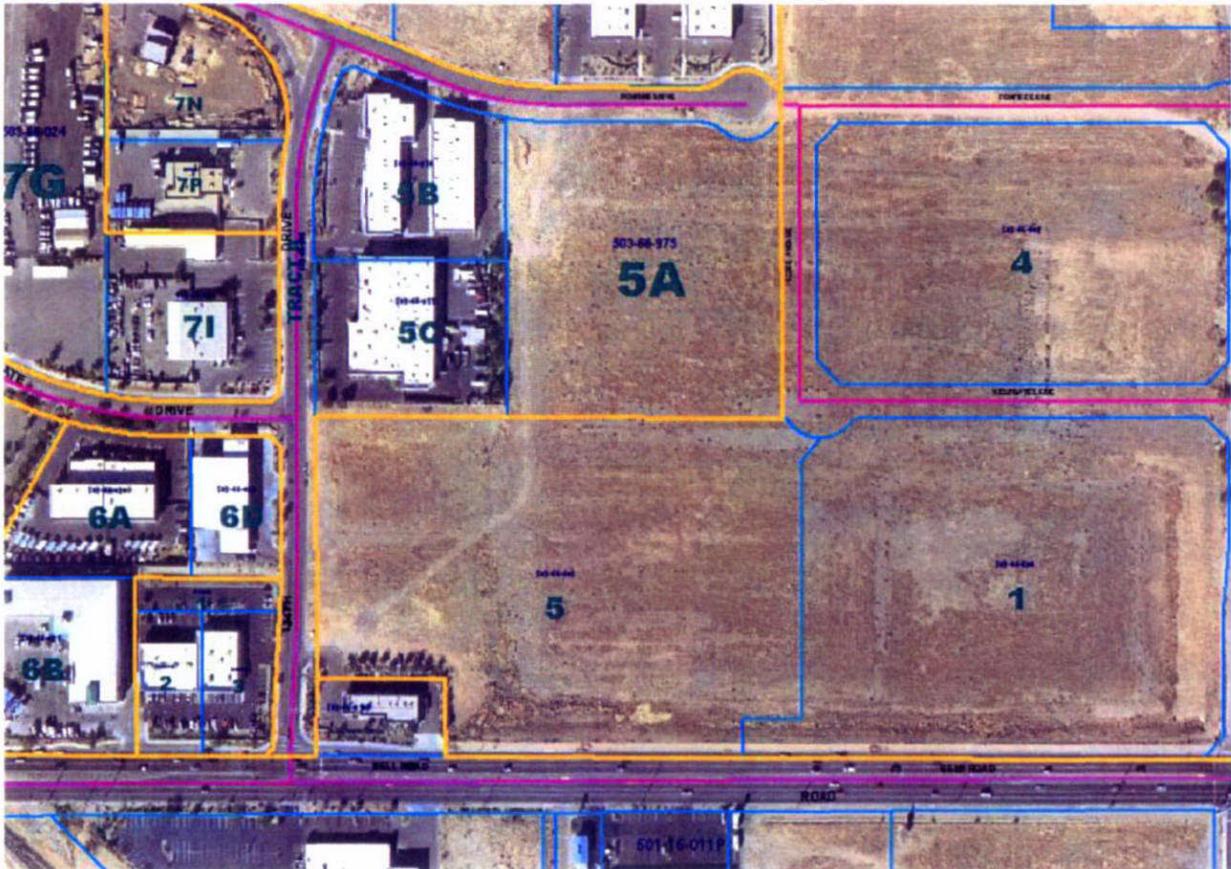
Historically, this site is in an undisturbed natural state, with no visible signs of structures on the property. There is currently a 8'-0" wide electrical easement that enters the site from Bell Road and heads north to a point and then runs east. This easement has overhead lines with poles currently. It is noted on the Final Plat to be abandoned under separate instrument. Also attached is the Phase I Environmental Report for review. The southwest corner of the site abuts a 'Big-O Tires' store which currently has drive access from Bell Road and 134th Drive. The properties to the north and west have historically been and currently are utilized for Industrial Storage / Warehouse.

B. DEVELOPMENT GOALS

The development goals for this project are designed to offer a thorough and consistent Land Use Plan for Lot 5 of the Bell & Dysart Commerce Park. With the implementation of these uses by this P.A.D. Overlay this development will offer 'Employment' and 'Economic' benefit to the community by the inclusion of the uses denoted in Section E of this report.

C. GENERALIZED LOCATION MAP

1. General Aerial Overview



D. LAND USE PLAN

1. Surprise General Plan Conformance

Crossroads at Surprise is located in the 'Employment' land use designation as listed in the City of Surprise General Plan 2020.

2. Acres and Development Densities

This site consists of +/- 10.451 Acres (+/-455,238 S.F.) and is one continuous parcel. This site maintains an approximate 30.9% lot coverage with a total of 17.1% landscape lot coverage.

3. Arterial and Collector Street Information

This property is bounded on the south and the west by two streets, Bell Road (major arterial) across the south frontage and 134th Drive (minor collector) on the west frontage.

Both Streets are fully improved (or shall be fully improved prior to this project's completion) with no additional work being proposed by this project, except for one new drive entry (on 134th Drive), and pedestrian connections occurring on both Bell Road and 134th Drive.

4. Pedestrian and Bicycle Circulation

A complete pedestrian and bicycle circulation route is provided with this development. Crossroads at Surprise provides two new connections to both Bell Road and 134th Drive. An additional connection is provided to the currently undeveloped C-3 parcel to the east. Bicycle parking has been provided at convenient locations throughout the project.

5. Open Space

This project provides open space areas as defined by the City of Surprise Ordinance and Design Guidelines in relation to the Landscape and Building Setbacks and throughout the site and along all perimeter property lines.

6. Surrounding Land Use Table

Surrounding Parcels	Zoning	Designation and Use
North	C-3	2 Parcels, One Vacant, One Developed Industrial Site
East	C-3	1 Parcel, Currently Undeveloped
South*	I-1	Developed Industrial Sites
West*	C-3	Existing Developed Commercial Sites

*South & West property lines front directly on Bell Road & 134th Drive. Subject sites are located across each respective Street.

E. DEVELOPMENT STANDARDS – C-3 ZONING WITH P.A.D. OVERLAY USES

Crossroads at Surprise will offer commercial retail/showroom/office/industrial development for multi tenant/use projects that are inclusive of all C-3 Zoning uses as permitted by the Zoning Use Matrix (17.24.020) for Principally Permitted Uses and including said uses which fall under the Administrative Permitted Uses (17.24.020 B.) and Conditionally Permitted Uses (17.24.020 C.) pursuant to approval by the City of Surprise code and approval process.

Note: No use shall emit or produce sound/smell in levels or amplification greater than the surrounding area and uses, either mechanically or physically. Sound attenuation may be required for certain uses listed below. All uses shall occur either completely indoors and for outside storage, no item may extend higher than the height of the yard screen wall and within a fully screened yard.

1 Permitted Uses.

1. All uses as defined per 17.28.090(A)(B)(C)(D), General Commercial Zone (C-3)
2. All Principally Permitted Uses per 17.24.020(C)(A), General Commercial Zone (C-3)
3. All Administrative Permitted Uses per 17.24.020(C)(B), General Commercial Zone (C-3)
4. All Conditionally Permitted Uses 17.24.020(C)(C), General Commercial Zone (C-3)
5. Those accessory uses permitted under Section 17.28.070(D)
6. All Principally Permitted Uses per 17.28.080(B), Community Commercial (C-2)

The following uses are permitted by and included in this P.A.D. overlay.

7. Automobile and motor sports wholesaling, retailing, rental and leasing
8. Sale and distribution of pre-packaged petroleum products
9. Sales, storage and distribution of stone and related building materials
10. House movers, moving and storage
11. Business, technical and vocational schools
12. Indoor recreational facilities
13. Electronic instruments and devices, assembling and manufacturing
14. Exterminator shops
15. Temporary construction offices incidental to construction projects only for duration of project

16. Farming, landscaping and agricultural supplies and equipment, wholesaling and storage, fully enclosed within building or equal or less than height of yard screen wall
17. Industrial, scientific or business research, development and testing laboratories and offices
18. Light Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool and yarn
19. Light Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods
20. Light Manufacturing, fabrication or assembly, including contractor's facilities, of building materials and construction equipment; acoustical materials, air conditioners, heating and ventilating equipment, bolts, cement and concrete products, ceramics, decorative metals and wrought iron, doors, drills, fences, fire escapes, hardware and machine tools, insulation, lumber yards, machines, nuts, plaster, plastics, plumbing supplies and sewer pipes, pumps, scaffolds, screens, screws, tile, welding equipment, windows; or other similar items
21. Manufacturing of clay, concrete, synthetic, cast stone, plastic and pumice stone products
22. Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances
23. Motion picture studios
24. Spraying supplies equipment wholesaling, retailing and storage
25. Motor vehicle assembling and repairing, including body shops
26. Boxes or cabinets, manufacturing
27. Custom millwork, woodworking/manufacturing

2. Prohibited Uses

1. Adult Bookstores, adult live entertainment, adult theaters
2. Auto Salvage and Wrecking Yards
3. Cement and Paving Material Mixing Plant
4. Cesspool or Septic Tank Servicing and Equipment Yard
5. Extraction of Sand, Gravel, Oil, Gas and other Mining Operations
6. Foundry, Refining, Smelting or Alloying
7. Metals Crushing, Recycling or Collection Facility

8. Sewage Disposal or Treatment Plant
9. Tanneries, Meat Packing, Smoking Plants, Slaughter Houses
10. Daycare Centers
11. Charter Schools
12. Convenience Food Stores
13. Tattoo parlors and body piercing salons
14. Hotel or motel
15. Laundromat, self service
16. Liquor Store
17. Park & Ride lot
18. Private club, fraternity or lodge

3. Maximum Building Height

Maximum Building Height shall be 35'-0" as defined by the City of Surprise Zoning Ordinance Chapter 17, Section 17.28.090(F)(2).

4. Minimum Yard Requirements.

Minimum Yard Requirements shall be as defined by the City of Surprise Zoning Ordinance Chapter 17, Section 17.28.090(F)(2) as listed below as annotated.

Setbacks	Feet (Ordinance)	Feet (Modified by this P.A.D.)
a. Building Setbacks		
i. Front	35	No change complies with ordinance
ii. Interior Side and Rear	15	No change complies with ordinance
iii. Corner Side	25	Not Applicable
iv. Residential Zone Boundary	45	Not Applicable
b. Parking Lots		
i. Front	4	No change complies with ordinance
ii. Interior Side and Rear	3	Reduced to 0 Feet - Provides for Common Drive Aisles at Future Property Lines
iii. Corner Side	4	Not Applicable
iv. Residential Zone Boundary	3	Not Applicable

5. Outdoor Storage of Materials

Outdoor Storage is limited to only fully enclosed yards where material is limited by the height of the yard walls and full screening from public view. Outdoor Storage may only include materials incidental to the primary business activity.

F. DESIGN CRITERIA

1. Architecture

The Architectural Design Intent of this project complies with the Chapter 2 guidelines. Taking advantage of the multiple uses intended for this project, Buildings 'A', 'B', 'C' & 'D' offer covered entry arcades and Architectural tower elements along with canopies that provide solar relief at the entries. The tower elements feature a combination of textures with the use of E.I.F.S, stone veneers, high metal canopy features, a mixture of split face and single score block along with varying parapet heights. Aluminum storefront with clear glazing at the retail buildings and grey non reflective glazing at the industrial buildings offer identifiable and pleasing entries into each suite. Steel canopies with tension tie supports are also provided throughout. Each tenant space has been oriented to allow for wall mounted signage directly above their suite. Overall, the mass and cohesiveness of the buildings is maintained through the alternating entry features and parapet walls. The buildings are also complemented by the color palette, which consists of four colors and the use of E.I.F.S, metal canopies, split face, single score block textures and tower elements. Four sided architecture is provided and follows an identifiable and pleasing architectural pattern.

2. Parking Criteria

This project complies with Chapter 5 by its parking layout and accessibility to all service points for each building. Parking stalls and dimensions comply with City requirements. Accessible parking stalls have been provided and located to allow ease of access to any point of public entry into each building. Drive aisles are maintained per Code with obvious flow routes and access to the site. Screening and landscaping are provided as required per Ordinance.

3. Circulation

Crossroads at Surprise provides adequate on-site circulation of vehicles, pedestrians and bicyclists throughout, and to public ways. This development utilizes shared drive access to both adjacent roadways to minimize the overall number of driveways. Refuse enclosures have been located to provide a 'one pass' pick up for refuse vehicles with minimum backing movements required.

4. Screening, Lighting and Landscaping

This P.A.D. complies with the requirements of Chapter 6, per the attached Landscape Plan. The site incorporates all buffering and screening standards based on the Design Guidelines for Commercial Developments. 17% of the site is landscaped. All screening and buffering is accomplished with 3'-0" high CMU screen walls and landscaping consistent with the site and area. Lighting is designed for attractive yet efficient security site lighting. Lighting will not trespass beyond the property lines. All pole lights will be limited to 16'-0" in height. The final lighting design will provide for

safe and adequate light levels for pedestrian and vehicle movement, while accenting the site and buildings.

5. Square Footage of Buildings

Crossroads at Surprise consists of a total of eight (8) buildings as follows:

Building #	Square Footage
A	+/- 25,327
B	+/- 16,625
C	+/- 14,022
D	+/- 14,286
E	+/- 14,919
F	+/- 13,052
G	+/- 22,874
H	+/- 20,001
Total	+/-141,106 S.F.

G. PHASING

This project is to be planned to be constructed under one phase, with the option of developing in three ultimate phases as depicted by the 'Property Lines' on the Architectural Site Plan.

The three phases would be as follows, with no distinction as to order of construction of the phases.

Phase 1 – The southern portion of the project fronting along Bell Road encompassing Buildings A & B and all associated site improvements including any City required circulation or improvements that may encompass limited portions of Phase 2 and Phase 3.

Phase 2 – The north portion of the project north of Bell Road and East of Phase 3 encompassing Buildings E / F / G & H and all associated site improvements including any City required circulation or improvements that may encompass limited portions of Phase 1 and Phase 3.

Phase 3 – The western portion of the project fronting along 134th Drive encompassing Buildings C & D and all associated site improvements including any City required circulation or improvements that may encompass limited portions of Phase 1 and Phase 2.

Construction is projected to begin late 2007 with completion in 2008.

H. PROJECT TEAM / CONTACT LIST

PROJECT NAME: Crossroads at Surprise

APPLICANT/PROPERTY OWNER: DYSART BELL PROPERTY INVESTORS, LLC
670 E. ENCINAS AVENUE
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brentpayne@cox.net

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(602) 393-5060 PHONE
(602) 393-5061 FAX
steven@cawleyarchitects.com

17.28.090 General commercial zone (C-3).

A. Purpose. The purpose of the C-3 general services zone is to provide for land intensive, retail or service operations. These services should be located in concentrated service areas with good accessibility to the public but should be carefully buffered from other uses and visibility from arterial streets.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Mini-warehouses/distribution center:

a. Minimum site size shall be one acre.

b. On-site circulation, drives and parking:

i. Each mini-warehouse site shall provide a minimum of two exits.

ii. All one-way driveways shall provide for one ten-foot parking lane and one fifteen-foot travel lane. Traffic direction and parking shall be designated by signing or painting.

iii. All two-lane driveways shall provide for one ten-foot parking lane and two twelve-foot travel lanes.

iv. The parking lanes may be eliminated when the driveway does not serve storage cubicles.

v. At least one parking space for each ten storage cubicles equally distributed throughout the storage area shall be provided.

vi. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt or asphaltic concrete.

c. Fencing and screening:

i. Fencing shall be required around the perimeter of the property and constructed of decorative concrete block or chain link fence with slats, as approved by the planning and zoning commission.

ii. All outdoor storage shall be limited to recreational vehicles and shall be screened from view from surrounding properties.

d. Setbacks: Any side of a building providing doorways to storage areas shall be set back from the property line not less than twenty-five feet side and rear yard setbacks, otherwise may be zero provided the building is of the same material and structure as the fencing. If not of the same material, the rear yard setback shall be at least fifteen feet.

e. Masonry trash enclosures shall be installed subject to the approval of the planning and zoning commission.

f. No auctions, commercial sales, garage sales or similar activities shall be conducted on the premises.

2. Recreational vehicle, mobile home and manufactured home park and overnight campground:

a. Subject to the provisions of Section 17.28.080(6).

3. Automobile service center, major, provided that:

a. All services and repairs shall be conducted entirely within an enclosed building except sales of gasoline.

b. Outdoor displays are prohibited.

c. Outdoor storage shall be screened from view.

d. Any area used for parking and/or storage shall be paved.

e. All buildings and/or structures (temporary or permanent) shall be screened from any residential zone.

f. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to retail or the business, and where all such completed products are sold at retail on the premises.

1 Shelter care facility.

2 Community correctional facility.

3 Hardware and retail and retail membership stores with home garden center/outside display of merchandise.

a. Outdoor sales of nursery stock, lawn furniture and home garden supplies, when developed in integral relation to the complex and screened from view from any street, is permitted. Such use shall not be greater than thirty percent of the principally permitted use. A side and rear yard setback of not less than twenty-five feet each shall be maintained when the conditional use abuts any residential zone.

b. A side and rear yard setback not less than twenty-five feet from the adjoining residential use shall be maintained.

7. Kennels with limited outdoor use.

8. Tavern, bar or lounges:

a. The primary public entrance to such an establishment shall be a minimum of three-hundred feet (300') from the closest single family or medium density residential lot line. The distance between a residential lot line and the primary public entrance shall not be measured by a straight line, but by the most direct route a pedestrian would walk between the public entrance and the residential lot line. The three-hundred foot (300') buffer does not apply to residential lots that are located upon the opposite side of an arterial street.

b. Such establishment shall be located a minimum of five-hundred feet (500') from any elementary or high school. The separation between a tavern, bar or lounge and a school shall be determined by measuring the distance between the closest point on the establishment and the closest point on the property line of the school or church.

9. Massage Establishments:

a. Such an establishment shall be located a minimum of one-thousand feet (1000') from any elementary or high school, church or other massage establishment. The separation between a massage establishment and a school or church shall be determined by measuring the distance between the closest point on the establishment and the closest point on the property line of the school or church. The separation between two massage establishments shall be determined by measuring the distance between the two closest points on each establishment, not the distance between the property lines.

b. The primary public entrance to such an establishment shall be a minimum of three-hundred feet (300') from the closest residential lot line. The distance between a residential lot line and the primary public entrance shall not be measured by a straight line, but by the most direct route a pedestrian would walk between the public entrance and the residential lot line. The three-hundred foot (300') buffer does not apply to residential lots that are located upon the opposite side of an arterial street.

c. The operator must be state-licensed.

10. Towed Vehicle Impound Storage Yard:

a. All outdoor stored vehicles shall be completely screened from public view with a decorative masonry wall.

b. The use shall not be located within 500 feet of a residential property line measured from property line to property line.

11. Animal hospital or clinic with associated kennel.

D. Permitted Accessory Uses.

1. Those accessory uses permitted under Section 17.28.070(D).

E. Access.

- 1 Access to general service activities shall be allowed only on arterial streets or a street specifically designed for such development.
- 2 Access points shall be located at least one hundred fifty feet from any street intersection.
- 3 Access points on the same street shall not be spaced closer than one hundred feet (as measured from centerlines). General service developments of a small scale shall be encouraged to develop common access drives and parking facilities.
- 4 General service developments which may not be able to meet the requirements of subsections (E)(2) and (3) of this section, and are requesting deviations from the above noted standards, shall submit to the city engineer an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:
 - a. Traffic volumes;
 - b. Turning movements;
 - c. Traffic controls;
 - d. Site design;
 - e. Site distances;
 - f. Location and alignment of other access points.

Based upon the above data, the city engineer shall determine whether a deviation from the required standards is justified and, if so, what alternative requirements will be necessary.

F. Setbacks and Height.

- 1 The minimum building setback from any lot line or public street right-of-way shall be as set forth below:
- 2 Maximum Building Height. The maximum height for any building in this zone shall be thirty-five feet; provided, however, that a building may exceed thirty-five feet in height if the entire portion of the building which exceeds thirty-five feet is so constructed that it cannot be used or occupied by humans for any purpose, and if the community development director approves the extension above thirty-five feet prior to the commencement of construction.

Setbacks	Feet
a. Building setbacks:	
i. Front	35
ii. Interior side and rear	15
iii. Corner side	25
iv. Residential zone boundary	45
b. Parking lots:	
i. Front	4
ii. Interior side and rear	3
iii. Corner side	4
iv. Residential zone boundary	3

G. Lot Width and Lot Area.

- 1 The minimum lot width shall be one hundred feet except that corner lots shall be one hundred fifty feet in width.

2 Minimum lot area shall be determined by building area, parking requirements and required setbacks.

H. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

I. Relationship to Overlay Zones. Any property located in the C-3 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones.

C. Commercial and industrial zone uses are as follows:

A. Principally permitted uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Antique shop and store		○	○	○				
Ambulatory Services			○					
Apparel and accessory store		○	○	○				
Appliance sales, repair and services		○	○	○				
Art and craft stores		○	○	○				
Athletic clubs and commercial recreation		○	○	○				
Automobile, boat or recreational vehicle sales, service, repair and rental			○					
Automobile, auto body repair			○					
Automobile parking lot or garage (public or private)		○	○	○	○			
Auto supply store		○	○	○	○	○		
Bakery for on-site sales	○	○	○	○				
Banks and other savings and lending institutions		○	○	○				
Barber shop and beauty parlor	○	○	○	○				
Bicycle sales, service and repair shop	○	○	○	○	○			
Book and stationery store		○	○	○				
Bowling alley		○	○	○				
Building materials sales yard, including sand and gravel			○					
Bus terminals			○	○				
Business and office machine sales, service and repair shop		○	○	○				
Business, technical or vocational school			○	○	○			
Candy and ice cream store		○	○	○				

A. Principally Permitted Uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Exterminator shop			0					
Farming, landscaping and agricultural supplies and equipment, wholesaling and storage						0	0	
Feed store, including yard			0			0		
Florist		0	0	0				
Foundry casting lightweight, nonferrous metal, not causing noxious odors or fumes							0	
Frozen food locker			0		0	0	0	
Furniture store		0	0	0	0			
Game rooms, pool halls		0	0	0				
Garden supply store			0					
Gasoline and petroleum bulk storage tanks							0	
Gift shop		0	0	0				
Golf driving range and miniature golf course			0					
Grainery, elevator storage						0	0	
Grocery store (including retail markets and produce store)		0	0	0				
Greenhouse			0					
Hardware store, no exterior storage		0	0	0				
Hobby, stamp and coin shop		0	0	0				
Hospital			0					
Hotel or motel		0	0	0				
Hunting and fishing supply store		0	0	0				
Industrial, scientific or business research, development and testing laboratories and offices				0	0	0	0	
Interior decorator's shop		0	0	0	0			
Jewelry and metal craft store		0	0	0				
Kennel (fully enclosed)		0	0			0		

A. Principally Permitted Uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Laundromat, self service	O	O		O				
Leather goods and luggage store		O	O	O				
Liquor store		O	O	O				
Lock and key shop		O	O	O	O	O		
Lumber yard, provided that all goods and materials are screened from adjacent properties			O			O		
Mail order catalog store		O	O	O	O			
Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool and yard						O	O	
Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods						O	O	

A. Principally Permitted Uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Manufacturing, fabrication, or assembly, including contractor's facilities, of building materials and construction equipment; acoustical materials, air conditioners, heating and ventilating equipment, bolts, cement and concrete products, ceramics, decorative metals and wrought iron, doors, drills, fences, fire escapes, hardware and machine tools, insulation, lumber yards, machines, nuts, paving and road building equipment, plaster, plastics, plumbing supplies and sewer pipes, pumps, scaffolds, screens, screws, tile, welding equipment, windows; or other similar items						O	O	
Manufacturing of brick and all clay, cinder, concrete, synthetic, cast stone, plastic and pumice stone products							O	o
Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances						O	O	

A. Principally Permitted Uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Manufacturing, processing and assembly of malleable metals, signs, monuments, industrial machinery and carbonic ice						○	○	
Medical, dental or health office buildings and clinics		○	○	○	○			
Medical and orthopedic appliance store		○	○	○				
Messenger or telegraph service station		○	○	○	○			
Millwork (woodworking, manufacturing)							○	
Mini-warehouse, for storage purposes without retailing unless associated with storage operation						○	○	
Mobile and manufactured home sales and service			○			○		
Monument sales and engraving shop			○		○	○		
Mortuary			○					
Museum		○	○	○				
Music and instrument sales, service and repair shop		○	○	○	○			
Music or dance studio		○	○	○				
Motion picture studios					○	○	○	
Newspaper office		○	○	○				
Newsstand	○	○	○	○	○			
Offices greater than 4,000 square feet		○	○	○	○	○	○	
Offices of not more than 4,000 square feet	○	○	○	○	○	○	○	
Office supply and office equipment store		○	○	○	○			
Optician		○	○	○	○			
Package liquor store, including drive-through		○	○					

A. Principally Permitted Uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Packing houses, fruit or vegetable not including processing						0	0	
Paint and wallpaper store		0	0	0	0			
Park and Ride Lot		0	0		0	0	0	0
Pawn shop		0	0	0				
Pet shop including grooming		0	0	0				
Photographic equipment and supply store		0	0	0	0			
Photographic studio		0	0	0	0			
Picture frame shop		0	0	0	0			
Planing mills							0	
Plant nursery		0	0					
Plant nursery, wholesale			0					
Plating works, bulk (galvanizing)								0
Plumbing shop			0	0	0	0	0	
Printing and publishing house (including newspapers)			0	0	0	0	0	
Private club, fraternity, sorority or lodge		0	0	0				
Public buildings	0	0	0	0	0	0	0	0
Public utility plants						0	0	
Public utility service yard			0					
Radio or television sales, service and repair		0	0	0	0			
Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations		0	0	0	0	0		
Railroad yards, shops or roundhouse							0	
Recreational vehicle repair			0			0		

C. Conditionally permitted uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Animal hospital or clinic with associated kennel		○	○	○		○		
Asphalt mixing plant								○
Automobile parts, supplies, salvage or wrecking							○	
Automobile rental/leasing		○		○				
Automobile service stations		○						
Automobile service center, major			○					
Automobile service center, minor		○		○				
Automobile washing establishments		○		○				
Ball bearing manufacturing						○		
Boxes or cabinets, manufacturing						○		
Caretaker Residence					○	○	○	
Cement mixing plant								○
Coffee roasting						○		
Convenience food stores with not more than four gas pumps	○			○				
Convenience food restaurants		○		○				
Community correctional facility			○					
Day care center	○	○		○				
Feed (grains) manufacturing and processing						○		
Flour and grain mills, storage and elevators						○		
Fuel distributing station, gasoline (bulk plant),						○		

C. Conditionally permitted uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Hardware stores, retail stores and retail membership stores with home garden center or outside display of merchandise		○	○					
House movers, equipment, storage or wrecking yards							○	
Kennels with limited outdoor use			○		○			
Ice manufacturing and storage						○		
Junk yards							○	
Laboratories or facilities		○		○				
Landfill, sanitary								○
Massage Establishments		○	○					
Meat packing and smoking						○		
Mining, mineral extraction								○
Mini-warehouses/distribution			○					
Outdoor recreational facility		○		○				
Paint and varnish manufacturing						○		
Permanent facilities for sale of automobiles and motorcycles		○						
Petroleum products, packaging and storage						○		
Recreational vehicle, mobile home and manufactured home park and overnight campground		○	○					

C. Conditionally permitted uses	C-1	C-2	C-3	MUPD	BP	I-1	I-2	I-3
Retail commercial operations directly related to the primary industrial use that exceed ten percent of the gross floor area					O	O		
Retail commercial operations directly related to the primary industrial use that exceeds twenty percent of the gross floor area							O	
Retail plant nursery		O						
Sand and gravel operation Septic tank, cesspool servicing or cleaning equipment yard								O
Schools	O							
Shelter care facility		O	O	O				
Stadiums				O				
Tavern, bar or lounges		O	O	O				
<i>Temporary</i> facilities for sale of automobiles, recreational vehicles, boats, mobile or manufactured homes		O						
Tire sales, repair and mounting		O						
Towed Vehicle Impound Storage Yard			O					
Truck terminals						O	O	
Video arcades	O			O				
Warehouse, Residential Storage		O						
Wood products, manufacturing, bulk						O		

D. Permitted Accessory Uses. Refer to permitted accessory uses for the specific zone classification in question.

17.28.070 Neighborhood commercial zone (C-1).

A. Purpose. The purpose of the C-1 neighborhood commercial zone is to provide for the establishment of local centers for convenient retail or service outlets that deal directly with the consumer for whom goods or services are intended. These centers are to provide services and goods primarily for the surrounding neighborhood and are not intended to draw customers from the entire community.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Convenience food stores with not more than four gas pumps.
 - a. Pump stands shall be set back not less than twenty-five feet from any street right-of-way, not less than forty feet from any nonstreet property line and not less than one hundred feet from any residential district boundary.
 - b. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.
2. Schools.
3. Day care center:
 - a. A minimum of seventy-five square feet of outdoor play space per child shall be provided from which at least fifty square feet of fenced in play space per child shall be provided. Fenced in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space.
 - b. At least two hundred fifty square feet of lot area per child shall be provided.
4. Video arcades.

D. Permitted Accessory Uses.

- 1 Business signs, consistent with Chapter 15.24 of this code;
- 2 Trash receptacles, consistent with Section 17.32.120;
- 3 Accessory buildings as per Section 17.32.050(E), F and G and as approved by the planning and zoning commission;
- 4 Temporary buildings incidental to construction work;
- 5 Temporary uses as related to seasonal or special events as further regulated under Section 17.32.170.

E. Access.

- 1 Access to commercial activities shall be allowed only from arterial streets or a street specifically designed for such development.
- 2 Access points shall be located at least one hundred fifty feet from any street intersection.
- 3 Access points on the same street shall be greater than one hundred feet apart. Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.
- 4 Commercial development which may not be able to meet the requirements of subsections (E)(2) and (3) of this section and are requesting deviations from the above noted standards, shall submit to the city engineer an engineer's report certified by a professional engineer addressing the following site conditions both present and future:
 - a. Traffic volumes;
 - b. Turning movements;
 - c. Traffic controls;
 - d. Site design;







Site Photograph



Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 633-6800 Fax (602) 296-0114
E-mail: brentpayne@cox.net

May 23, 2007

NEC Bell & Dysart, LLC
Attn: Mr. Gary Davidson
1110 E. Missouri, #700
Phoenix, AZ 85014

RE: Crossroads at Surprise PAD

Dear Mr. Davidson:

Thank you for taking the time to review the proposed Planned Area Development ("PAD") for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-604. Please feel free to contact me with any additional questions you may have about the proposed PAD.

Sincerely,



A. Brent Payne

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 633-6800 Fax (602) 296-0114
E-mail: brentpayne@cox.net

May 23, 2007

Grand Avenue and Bell Road Property L.P
Attn: Mr. Gary Davidson
1110 E. Missouri, #700
Phoenix, AZ 85014

RE: Crossroads at Surprise PAD

Dear Mr. Davidson:

Thank you for taking the time to review the proposed Planned Area Development ("PAD") for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-602. Please feel free to contact me with any additional questions you may have about the proposed PAD.

Sincerely,


A. Brent Payne

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 633-6800 Fax (602) 296-0114
E-mail: brentpayne@cox.net

May 23, 2007

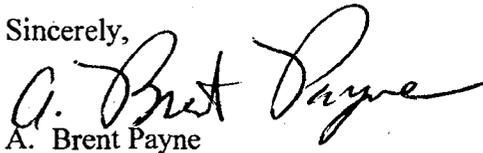
D.T. Moore Family Limited Partnership
Attn: Mr. Bob Cruse
8660 W. Bell Road
Peoria, AZ 85382

RE: Crossroads at Surprise PAD

Dear Mr. Moore:

Thanks for taking the time to review the proposed Planned Area Development ("PAD") for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-593. Please feel free to contact me with any additional questions you may have about the proposed PAD.

Sincerely,



A. Brent Payne

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 926-6620 Fax (602) 296-0114

E-mail: mikerolson@cox.net

May 22, 2007

VJ Surprise LLC
Attn: Vance Marshall
4300 N. Miller Rd Ste 153
Scottsdale, AZ 85251

RE: Crossroads at Surprise PAD

Dear Mr. Marshall

Thanks for taking the time to speak with me last week and to review the proposed PAD for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-975. Please feel free to contact me with any additional questions you may have about the proposed PAD.

Sincerely,



Michael Olson

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 926-6620 Fax (602) 296-0114

E-mail: mikerolson@cox.net

May 31, 2007

Don Dan and Dave Smith LLC
1657 E. Mallory Street
Mesa, AZ 85203

RE: Crossroads at Surprise PAD

Dear Mr. Smith

Thanks for taking the time to speak with me and review the proposed PAD for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-977. Please feel free to contact me with any additional questions you may have about the proposed PAD.

Sincerely,



Michael Olson

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 926-6620 Fax (602) 296-0114

E-mail: mikerolson@cox.net

June 4, 2007

Michael Sommers
17126 N 134th Drive Suite 1
Surprise, AZ 85374

RE: Crossroads at Surprise PAD

Dear Mr. Sommers

Thanks for taking the time to speak with me and to review the proposed PAD for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-026. Please feel free to contact me with any additional questions you may have about the proposed PAD.

Sincerely,


Michael Olson

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 926-6620 Fax (602) 296-0114

E-mail: mikerolson@cox.net

June 12, 2007

AKLW LLC
834 E. Mead DR
Chandler, AZ 85249

RE: Crossroads at Surprise PAD

Dear Property Owner,

This letter is in follow-up to the letter and information sent to you dated May 22, 2007 regarding the proposed PAD for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-023.

Sincerely,



Michael Olson

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 926-6620 Fax (602) 296-0114

E-mail: mikerolson@cox.net

June 12, 2007

Amerco Real Estate Company
PO Box 29046
Phoenix, AZ 85038

RE: Crossroads at Surprise PAD

Dear Property Owner,

This letter is in follow-up to the letter and information sent to you dated May 22, 2007 regarding the proposed PAD for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-054.

Sincerely,



Michael Olson

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 926-6620 Fax (602) 296-0114

E-mail: mikerolson@cox.net

June 12, 2007

Oroz Francisco
316 Jessie CT
Windsor, CA 95492

RE: Crossroads at Surprise PAD

Dear Property Owner,

This letter is in follow-up to the letter and information sent to you dated May 22, 2007 regarding the proposed PAD for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-056.

Sincerely,



Michael Olson

Dysart Bell Property Investors, LLC

670 E. Encinas Ave Gilbert, AZ 85234 Tel (480) 633-6800 Fax (602) 296-0114
E-mail: brentpayne@cox.net

May 22, 2007

Fat Weasel Properties, LLC
Attn: Mr. Karl Gabbard
P.O. Box 130
Brandon, VT 05733

RE: Crossroads at Surprise PAD

Dear Mr. Gabbard:

Thanks for taking the time to speak with me today to review the proposed Planned Area Development ("PAD") for Crossroads at Surprise located at Lot 5 of the Bell & Dysart Commerce Park. This letter shall serve as confirmation of your intent to not participate in the expansion of our PAD to include your parcel # 503-66-010-F. Please feel free to contact me with any additional questions you may have about the proposed PAD.

Sincerely,



A. Brent Payne