

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-207

Project Name: Austin Ranch East

Council District: 1 - Acacia

Meeting Date: January 4, 2018

Planner: Hobart Wingard, 623-222-3156, hwingard@surpriseaz.gov

Owner: Austin Ranch LLC

Applicant: Austin Ranch LLC

Request: 707-lot, 26-tract, Residential Preliminary Plat

Site Location: Generally located on the southwest corner of Pinnacle Peak Road and 175th Avenue within the Austin Ranch Planned Area Development (PAD)

Site Size: Approximately 169.30 acres

Density: 4.18 dwelling units per gross acre (du/A)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: No comments received by staff

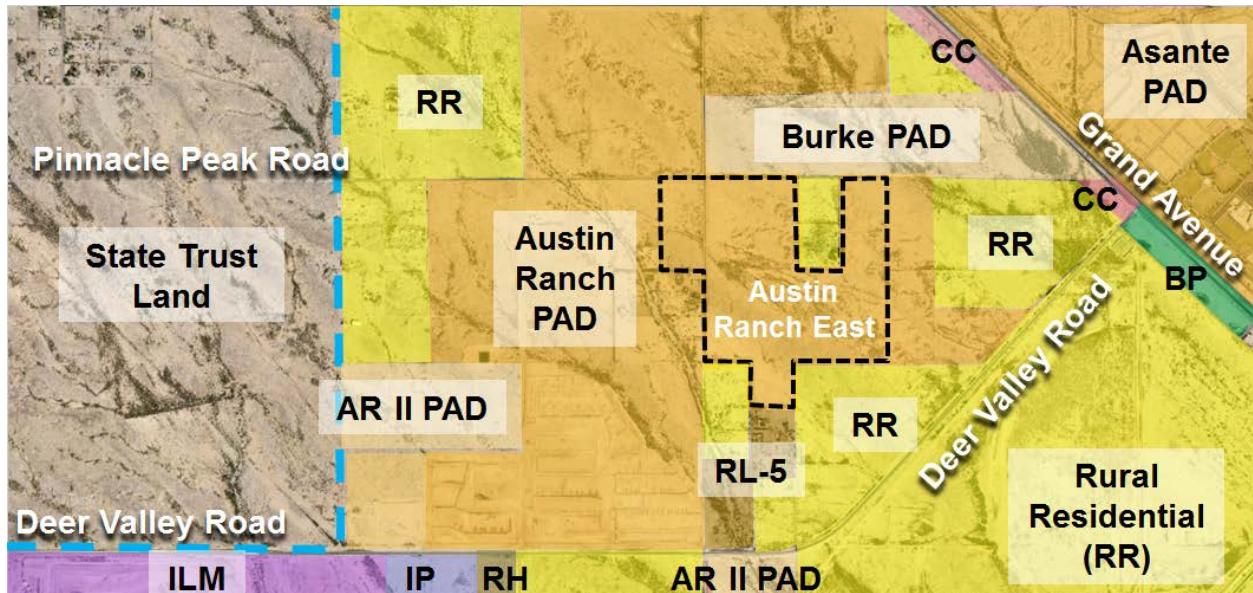
Recommendation: Staff recommends the Commission **approve** the proposed Preliminary Plat for Austin Ranch East subject to Conditions 'A.' through 'C.'

PROJECT DESCRIPTION:

Austin Ranch LLC., seeks approval of a 707-lot, 26-tract Preliminary located on the southwest corner of Pinnacle Peak Road and 175th Avenue within the Austin Ranch Planned Area Development (PAD). The Preliminary Plat, referred to as "Austin Ranch East" will consist of seven (7) parcels containing residential lots from 48 to 58 foot wide lots with a central 3.98 acre active recreation park.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject site and its surroundings:



Austin Ranch PAD Vacant Residential	Burke PAD Vacant Residential	Burke PAD Vacant Residential
Austin Ranch PAD Vacant Residential	Austin Ranch PAD Vacant	Austin Ranch PAD Vacant Residential
Austin Ranch PAD Vacant Residential	Rural and Low Density Residential	Rural Residential

BACKGROUND:

June 8, 1989: The subject parcels were annexed into the City of Surprise.

May 13, 2004: the Mayor and City Council approved a Planned Area Development (PAD) for Austin Ranch under Case PAD03-278.

February 23, 2005: a Map of Dedication for a Fire Station and Park site was approved by the Mayor and City Council under Case MOD05-400.

October 7, 2005: A Development Agreement for Austin Ranch was approved by the Mayor and City Council.

December 20, 2005: a Preliminary Plat for Austin Ranch West was approved by the Mayor and City Council under Case PP05-034.

July 26, 2007: A Preliminary Plat for Austin Ranch East was approved by the Mayor and City Council under Case PP05-490.

April 5, 2016: A Final Plat was approved by The Mayor and City Council for Austin Ranch West, parcel One (1) under Case FS15-274.

57 **April 5, 2016:** A Final Plat was approved by The Mayor and City Council for Austin Ranch West,
58 parcel Four (4) under Case FS14-259.

59 **April 28, 2016:** Staff met with the applicant to discuss the subject project during a regularly
60 scheduled Concept Review meeting under CR16-174.

61 **April 27, 2017:** The applicant filed a request for a Preliminary Plat for Austin Ranch East under case
62 FS17-207, the subject case.

63 **November 7, 2017:** A Final Plat was approved by The Mayor and City Council for Austin Ranch
64 West, parcel six (6) under Case FS15-104.

65
66 **ANALYSIS AND DISCUSSION:**

67 Austin Ranch LLC is requesting preliminary plat approval for 169.30 acres of the overall 850 acre
68 Austin Ranch PAD which was approved in 2004. A total of 707 single family lots are proposed
69 ranging in width from 45 to 58 foot wide with a density of approximately 4.18 du/A. It is
70 anticipated that Austin Ranch East will be developed in several phases that will be reflective of
71 Final Plat requests.

72 Vehicle circulation throughout the site will be provided from Williams, Citrus, and Pinnacle Peak
73 Roads. Williams Road will be extended off-site to connect with Deer Valley Road, the arterial
74 road serving the PAD.

75 This proposal is planned to include a substantial amount of open space outfitted with amenities
76 such as a tot-lot, BBQ, ramadas, and trails. Landscaping will consist of drought tolerant plant species
77 consistent with the currently built portions of development.

78 Primary theme columns will consist of single-score Concrete Masonry Units (CMU) columns capped
79 with a single-score split-faced concrete element separated by wall panels consisting of smooth-face
80 single-score CMU and capped with split-face CMU. Where adjacent to open spaces, a view fence
81 consisting of a wrought iron element will be utilized. A single entry monument will be located near
82 the eastern entrance of the project.

83 The proposed drainage improvements within the eastern portion of Austin Ranch West will
84 provide relief for the proposed lots located in the western portion of Austin Ranch East that are
85 impacted by the existing floodplain. These drainage improvements also provide a benefit to
86 many of those properties (outside Austin Ranch) that lie south of the Williams Road alignment
87 within the floodplain.

88 Water facilities will be extended along Citrus Road from Austin Ranch well three (3) and from
89 Austin Ranch West to provide water to the project. The Austin Ranch Water Campus and Well
90 three (3) will supply the water with adequate pressure and flow to the project.

91 Sewer lines currently exist at the intersection of Deer Valley Road and Citrus Road that will be
92 used as the sewer tie-in point for the project. The SPA 3 Water Reclamation Facility and a lift
93 station have been constructed and have capacity for this project.

96 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	Beardsley Water
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Schools:	Dysart USD
Fire:	City of Surprise
Phone/Cable	Cox and Qwest

97 **CONFORMANCE WITH ADOPTED PLANS:**

98 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property lying
99 within the Neighborhood Character Area, which includes the Suburban Development Type at
100 densities of between 2 and 8 du/A. At 4.18 du/A the subject Preliminary Plat meets the density
101 requirement.

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103 **REVIEWING AGENCIES:**

104 **Dysart Unified School District (DUSD):** In a letter dated December 18, 2013, DUSD indicates the
105 developer has entered into an agreement with Austin Ranch. DUSD had no objections to the
106 request.

107 **Arizona Department of transportation (ADOT):** In an email dated May 2, 2017, ADOT indicated the
108 subject proposal is located more than ¼ mile from ADOT facilities and had no objection to the
109 request.

110 **Luke Air Force Base (LAFB):** In a letter dated September 11, 2015, LAFB indicated the subject
111 proposal will not negatively impact the flying operations at LAFB.

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113 **SUMMARY:**

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115 The proposed Preliminary Plat is well designed and meets the requirements of the Austin Ranch
116 PAD and the SUDC. The amenities included will provide recreational opportunities for the residents
117 of the community. Once developed, the population base generated by the subdivision contribute
118 to the local schools enrollment, while providing incentive for much needed retail services in the
119 area.

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121 **FINDINGS:**

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- 123 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
- 124 • The proposed Preliminary Plat is consistent with the Austin Ranch PAD.
- 125 • The reviewing agencies have indicated no objections to the request.

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RECOMMENDATION:

A. The Traffic Impact Analysis prepared by Michael Baker International, Inc., date received October 2017 is approved with the following stipulation:

a. The Development Agreement for Austin Ranch requires the developer to construct dedicated right and left-hand turning lanes at the entrances to the Project, but no other improvements are required for Deer Valley Road. Notwithstanding the Development Agreement, the developer agrees to improve the intersection of Deer Valley Road and Williams Road with a traffic signal, as described below. When the combined number of permits from Austin Ranch West and East reaches 500, the developer will provide annual closed home counts to the City. When these annual closed home counts are within 25% of warranting a signal, per the information shown in the traffic impact analysis, the developer will begin to collect annual turning movement counts and provide a signal warrant analysis for the intersection of Deer Valley Road and Williams Road. Once the traffic signal warrants are met, the developer will be responsible for the design and installation of a traffic signal as needed for the intersection of Deer Valley Road and Williams Road at the time of installation. The construction will be completed within one (1) year of meeting warrants.

B. The Landscape Plans prepared by the McGough Group, dated October 25, 2017 is approved with the following stipulation:

a. The entry monument sign will not be located within the proposed rights-of-way.

b. Substitutes and/or alternates and substitutions will be reviewed by city staff prior to building permit review.

C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Council wish to deny the proposed Preliminary Plat, the Council should make its own findings and base its decision on those alternative findings.

Attachments:

01 – Vicinity Maps

02 – Preliminary Plat

03 – Landscape Plans

04 – Dysart Unified School District Letter

05 – Luke Letter