



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, January 6, 2022 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission 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.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the December 2, 2021 Planning and Zoning Commission Minutes. | None

Ashley Labhart
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Presentation and action pertaining to a Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), located south of Pinnacle Peak Road and east of 163rd Avenue. Case FS21-513 | Sergio Angulo
Community
Development |
|----|------------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 3. | District 4 | Presentation and action pertaining to the Site Plan entitled "Shaughnessy Promenade", received October 19, 2021, generally located east of Dysart Road and south of Grand Avenue. Case FS20-799 | Sergio Angulo
Community
Development |
|----|------------|---|---|

- G. Other Business and Future Agenda Items

- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: December 22, 2021 at 10:35 AM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: January 6, 2022 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the December 2, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the December 2, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-2-21 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 2, 2021 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Dennis Bash called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on December 2, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Ken Chapman, Commissioner Dennis Smith, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating and Commissioner Jared Holland.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Leslie Carnie, Current Planner; Sergio Angulo, Current Planner; Donna Bunch, Administrative Specialist Senior and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd announced Community Development related staffing changes and advised there will not be a December 16, 2021 Planning and Zoning Commission meeting as a result of no scheduled agenda items.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Bash opened the call to the public to discuss any items not listed on the agenda.

Hearing no requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the November 18, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the November 18, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 5 - Consideration and action regarding a Use-Only CUP for Dunkin' Donuts & Federico's Drive-Through businesses. Case FS21-546

Sergio Angulo, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Traffic circulation
- Access
- Parking encumbrance

Commissioner Rosenbaum made a motion to approve the Use-Only Conditional Use Permit for Dunkin' & Federico's Drive-Thru subject to stipulations "a" through "d" as outlined in the staff report. Vice Chair Sartor seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 4 - Consideration and action regarding a Site Plan for Sunnyside Townhomes. Case FS20-757

Chris Sexton, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

- Traffic circulation
- Ingress/egress
- Traffic study
- Benefit to project location

Vice Chair Sartor made a motion to approve the Site Plan for Sunnyside Townhomes, subject to stipulations "a" through "f".

Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Chapman made a motion to adjourn, Commissioner Smith seconded the motion. All voted in favor.

Meeting adjourned at 6:19 P.M.

Dennis Bash
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: January 6, 2022 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Presentation and action pertaining to a Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), located south of Pinnacle Peak Road and east of 163rd Avenue. Case FS21-513

Motion:

I move to approve the Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), subject to stipulations 'a' and 'b' as memorialized in the staff report.

Background:

At the time of this report, the subject property is in Maricopa County jurisdiction outside of City limits and is zoned RU-43. This Zone Change will follow the annexation of the subject property. Following the annexation, the applicant proposes to rezone 24.53 acres to R-3 and 69.44 acres to R-1 for single-family and multi-family residential developments south of Pinnacle Peak Road and east of 163rd Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-513 - 163rd Ave Grand Rezone - Staff Report
 2. 01 - FS21-513 - 163rd Ave & Grand Rezone - Vicinity Map
 3. 02 - FS21-513 - 163rd Ave & Grand Rezone - Zoning Map
 4. 03 - FS21-513 - 163rd Ave & Grand Rezone - Zone Change Document
 5. 04 - FS21-513 - 163rd Ave & Grand Rezone - Luke AFB Comments
 6. 05 - FS21-513 - 163rd Ave & Grand Rezone - Citizen Participation Report_Redacted
 7. 06 - FS21-513 - 163rd Ave & Grand Rezone - Affidavit of Posting
 8. FS21-513 - 163rd Ave & Grand Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS21-513**

Project Name: 163rd Ave and Grand Ave - Rezone

Council District: 1 – Acacia

Meeting Date: **January 6, 2022**

Planner: Sergio Angulo, Planner II

Owner: Campania, LLC
Valparaiso, LLC

Applicant: Josh Hannon with EPS Group, Inc.

Request: Zone Change from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).

Site Location: Generally south of Pinnacle Peak Road and east of 163rd Avenue in a portion of Section 18, Township 4 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Site Size: 93.97 acres (approx.)

Max. Density: R-1: 5 DU/Ac
R-3: 12 DU/Ac

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

Support/Opposition: Residents from the vicinity attended the applicant's Neighborhood Outreach Meeting on July 29, 2021. During the meeting, there was some initial opposition from adjacent County residents.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS21-513** to the City Council, subject to stipulation 'a' and 'b'.

Project Description:

The applicant on behalf of Campania, LLC and Valparaiso, LLC, requests a Zone Change of 93.97 acres (approx.) from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3) to accommodate future single-family and multi-family residential developments, on a property located south of Pinnacle Peak Road and east of 163rd Avenue.

Background:

March 11, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-146.

July 7, 2021: The applicant filed a related request for a Zone Change from RR to R-1 and R-3 under case FS21-513, the subject case.

July 29, 2021: The applicant held a neighborhood outreach meeting to discuss the project.

Neighborhood Meeting Summary:

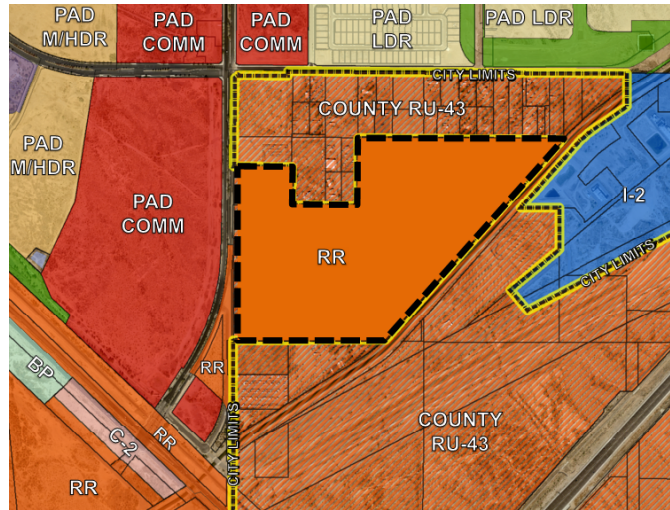
The applicant held a neighborhood outreach meeting on July 29, 2021 that was properly advertised per the requirements of the LDO. The meeting took place in-person and was available virtually via Go-To-Meeting. During this meeting, residents from the vicinity expressed their concerns regarding the proposed project and had questions in regards to the process, proposed uses within the zoning boundary, and infrastructure improvements to the area. County residents asked if this application looked to annex their properties and change their existing county zoning. In response, the applicant explained that this application was not forcing the annexation or rezone of those who do not wish to be included. See the attached Citizen Participation Report for a detailed summary of the meeting.

Analysis and Discussion:

At the time of this report, the subject property is in Maricopa County jurisdiction outside of City limits. The current zoning of the subject property is Rural-43 (RU-43) under County jurisdiction. In conjunction with this Zone Change application the applicant submitted an annexation request under case FS21-512 to incorporate the subject property into the City of Surprise. The subject Zone Change will follow the annexation if approved. If the annexation is approved by the Mayor and City Council the subject property will assume like-zoning of Rural Residential (RR), which is the City's equivalent zoning to Maricopa's County RU-43 zoning district. If the annexation is denied by the Mayor and City Council this Zone Change request becomes null and void.

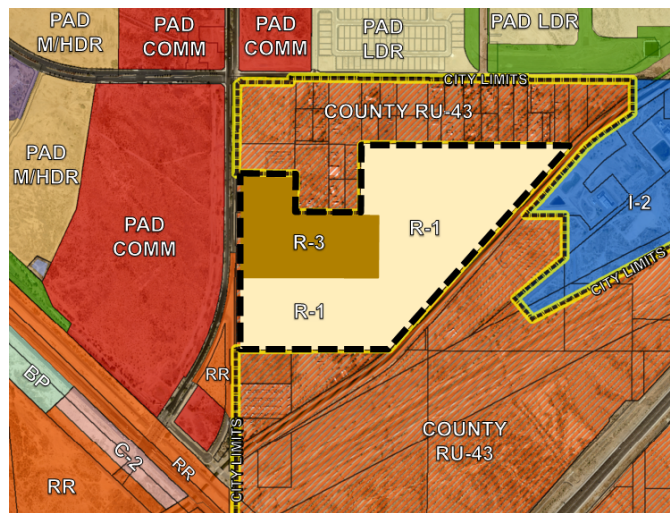
Following the annexation of the subject property, the applicant requests to rezone 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1) to accommodate a future single-family residential subdivision, and 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) to accommodate a future multi-family residential developments.

Existing Zoning (post-annexation)



PAD – Asante	Maricopa County (RU-43)	Maricopa County (RU-43)
PAD – Asante	RR	I-2
RR	Maricopa County (RU-43)	Maricopa County (RU-43)

Proposed Zoning



PAD – Asante	Maricopa County (RU-43)	Maricopa County (RU-43)
PAD – Asante	R-1 / R-3	I-2
RR	Maricopa County (RU-43)	Maricopa County (RU-43)

79 Development Standards:

The proposed residential projects will be developed per the current development standards for R-1 and R-3 zoning districts as shown in the Surprise Land Development Ordinance (LDO).

The following table depicts the R-1 Development Standards per Lot Category as depicted in the LDO.

Table 106-2c - Residential Low Density (R-1) Zoning district						
Lot Categories	A ³	B	C	D	E	F
General Plan Compatibility	Suburban	Suburban	Suburban	Suburban and Rural	Rural	Rural
Lot Area (sf)	4950-7,999	8,000-11,999	12,000-17,999	18,000-27,999	28,000-43,559	≥ 43,560
Min Lot Width (sf)	45	60	80	90	100	130
Min. Front setback ¹ (ft)	12	12	15	20	20	30
Max. Front setback (ft)	25	25	30	35		
Min. Rear setback ¹ (ft)	15	20	20	25	30	30
Min. Side setback ¹ (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. Street side setback ¹ (ft)	15	15	15	15	20	20
Max. Bldg. Height (ft)	35	35	35	35	35	35
Max Lot coverage		45%	40%	30%	30%	25%
Open space (% of gross area of residential development) ³	20%	20%	20%	15%	15%	10%
Notes: 1. <i>Garage</i> face and embellishments shall be <i>setback</i> a minimum of twenty feet (20') measured from any opposing property line; except rear <i>alley</i> loaded <i>garages</i> , which shall be <i>setback</i> six feet (6') from edge of <i>alley</i> line. 2. The City requires <i>open space</i> on a development/subdivision basis rather than on a <i>lot-by-lot</i> basis. Subdivisions with more than one lot category will provide the higher percentage of open space. 3. Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.						

At the time of this report, the applicant proposes approximately 272 single-family units in the R-1 portion of the project. The total number of units and lot sizes will be determined during the preliminary plat process. At the time of Preliminary Plat, the project will be reviewed against the requirements of the LDO and the Planning and Engineering Design Standards (PEDS). This project shall provide a minimum of 20% open space area and meet the amenity requirements as listed in the PEDS.

The following table depicts the R-3 Development Standards per Density as depicted in the Land Development Ordinance (LDO).

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft) ²	20	20	20
Min. Setback to Collector and Local ROW (ft) ²	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150
Notes: 1. The <i>height</i> of any <i>structure</i> , or portions thereof, shall not exceed thirty feet (30') in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to <i>Single-family, Two-family, Three-family development parcels</i> . The <i>height</i> of the <i>accessory structure</i> may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum <i>height</i> equal to the <i>zoning</i> 2. <i>Setback</i> may be reduced to 10' along Collector or Local <i>right-of-way</i> for units that open to the <i>street</i> and exclude a perimeter wall			

The applicant proposes a multi-family residential development with a maximum density of 12 DU/Ac. in the R-3 portion of the project. At the time of this report, the applicant has not established the total number of units, this will be determined at the time of Site Plan review. At the time of Site Plan review, the project will be reviewed against the requirements of the LDO and the Planning and Engineering Design Standards (PEDS).

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Dysart Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac) and in an urban neighborhood supports residential development of eight dwelling units per acre (8 DU/Ac) or greater. The proposed Zone Change will allow for a single-family residential development with a maximum density of 5 DU/Ac. and a multi-family development with a maximum density of 12 DU/Ac. The proposed Zone Change demonstrates consistency with this land use category.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposed Zone Change from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3) is consistent with the recently approved General Plan Amendment under case FS21-257 and will be developed under the provisions of the LDO.

Findings:

- The proposed Zone Change and density is consistent with the Surprise General Plan 2035 as amended under case FS21-257.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS21-513** to the City Council, subject to stipulation 'a' and 'b' as outlined below:

- a. Development and use of the site shall be consistent with the rezone narrative entitled "NEC 163rd Avenue and Grand Ave", prepared by EPS Group and dated October 1, 2021.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

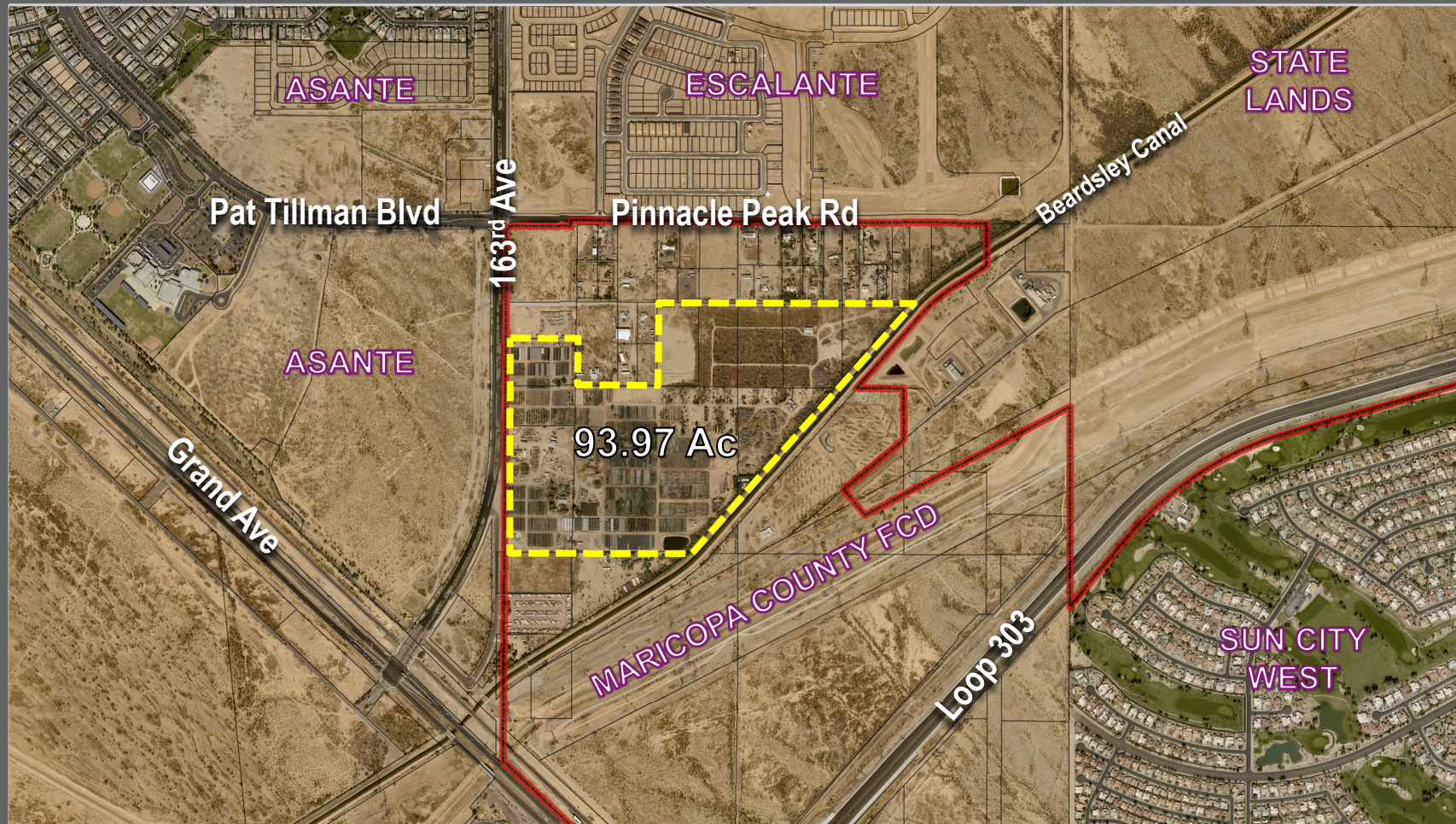
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

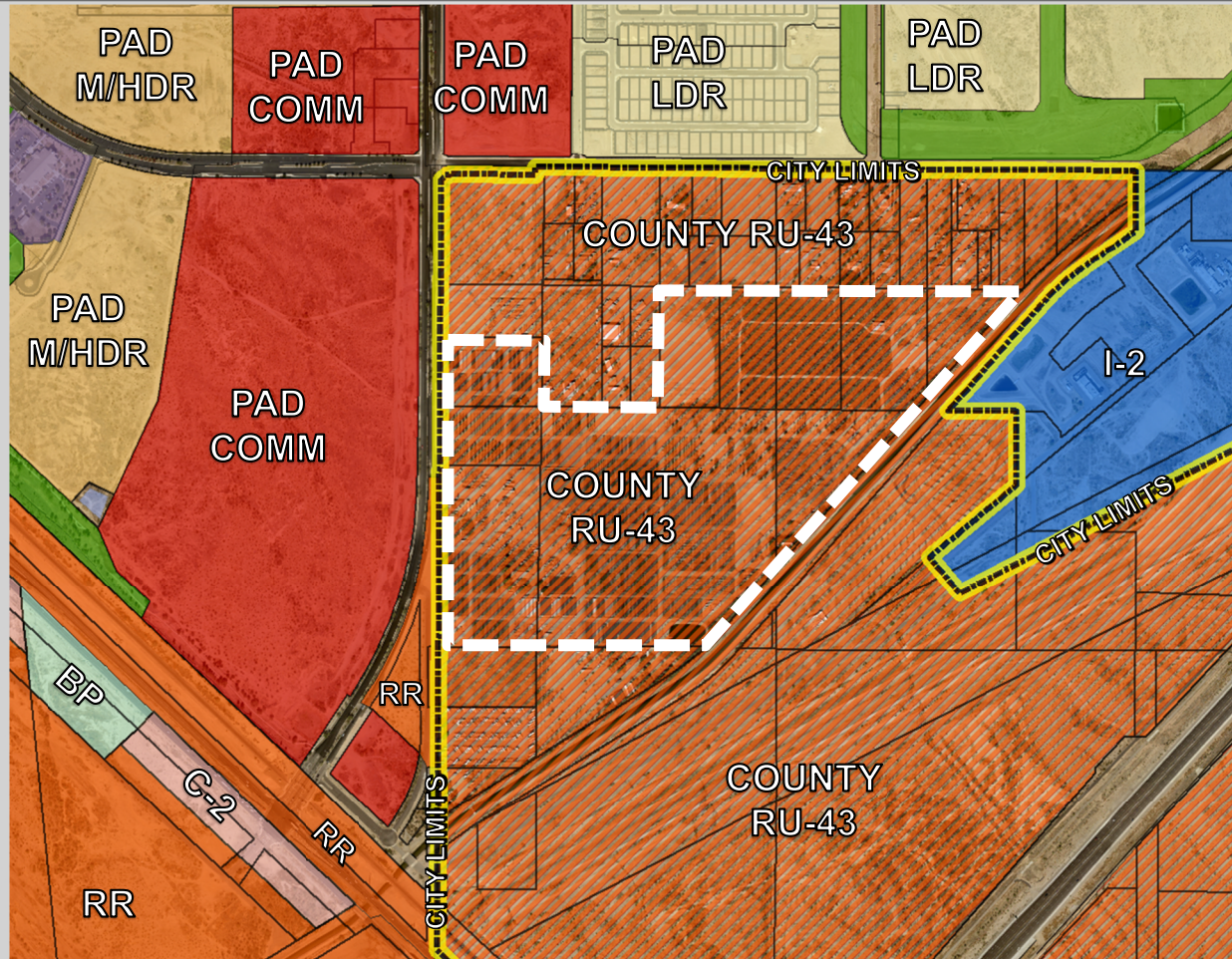
01 Vicinity Map

January 6, 2022 P&Z
Case: FS21-513
163rd Ave & Grand Ave Rezone
Page 6 of 7

138	02 Zoning Map
139	03 Zone Change Document
140	04 Luke AFB comments
141	05 Citizen Participation Report
142	06 Affidavit of Posting

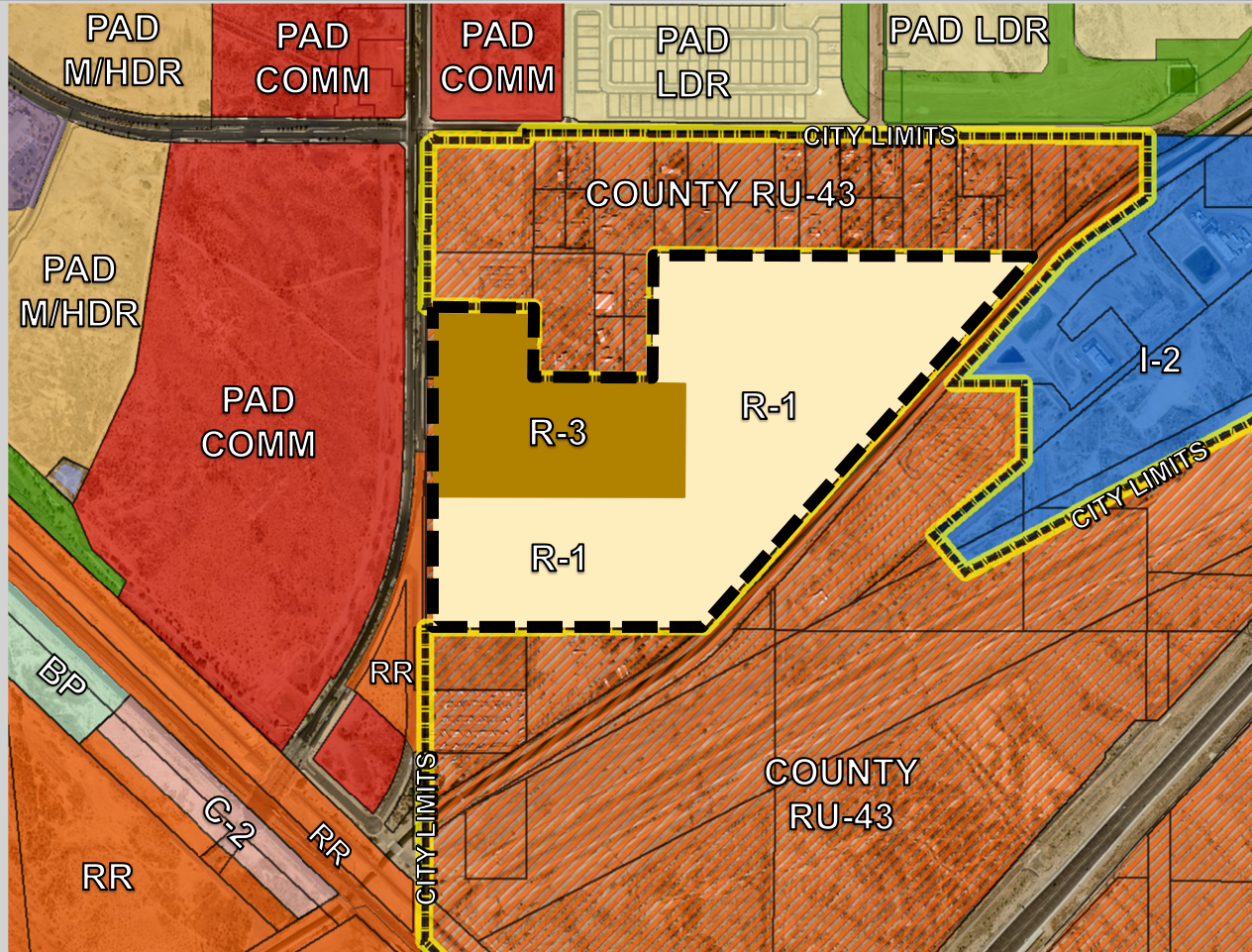


VICINITY MAP



EXISTING ZONING

RR



PROPOSED ZONING

Rezone Project Narrative

NEC 163rd Avenue and Grand Ave

City of Surprise

October 1, 2021

DEVELOPMENT TEAM

PROPERTY OWNER

Campania LLC
Valparaiso LLC
c/o Saul Carranza
22435 N 163rd Avenue
Surprise, AZ 85387
Tel. 623.556.7748
oaguirre@sunrisenurseryllc.com

Legal Representation

Beus Gilbert McGroder PLLC
c/o Jeffrey Blilie
701 N 44th Street
Phoenix, AZ 85008
Tel. 623.606.0532
jbililie@beusgilbert.com

PLANNING CIVIL ENGINEER LANDSCAPE ARCHITECTURE TRAFFIC ENGINEER

EPS Group, Inc.
c/o Dan Auxier, PE, and Josh Hannon
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
Tel. 480.503.2250
dan.auxier@epsgroupinc.com
josh.hannon@epsgroupinc.com

Table of Contents

Contents

Introduction.....	1
Description of Request.....	1
Compliance with the General Plan	1
Relationship to Surrounding Properties	2
Location & Accessibility	2
Development Standards	2
Landscape and Open Space.....	2
Utilities & Services.....	2
Grading and Drainage	2
Conclusion	3
Appendix.....	3
❖ Appendix 1: Existing Site Zoning Exhibit	3
❖ Appendix 2: Post-Annexation Exhibit.....	3
❖ Appendix 3: Proposed Site Zoning Exhibit	3
❖ Appendix 4: Existing Site General Plan Exhibit.....	3
❖ Appendix 5: Proposed Site General Plan Exhibit.....	3

Introduction

EPS Group, Inc., on behalf of the developer, submits this Rezone request for a proposed residential community on ± 93.97 -acres, located on the northeast corner of 163rd Avenue and Grand Avenue within the unincorporated limits of Surprise, Arizona. The site is currently undeveloped, agricultural land and is identified as Maricopa County Assessor Parcel Numbers (APNs): 503-57-003B, -006, -008D, -009J, -009K, -009L, -010F, -010G, -021A, and -026. The site is currently zoned RU-43.



Figure 1: Site Location Map

Description of Request

An annexation request is currently being reviewed by the City of Surprise under Case No. FS21-512.

This request is to Rezone the property from the post-annexation designation of RR and current designation of RU-43 to Residential Low-Density R-1 and Residential High-Density R-3. The purpose of these requests is to allow the development of a high-quality single-family residential community on approximately 93.97 acres. Approximately 69.44-acres shall be rezoned to R-1 District and approximately 24.53-acres shall be rezoned to R-3. (See Appendices 1 & 2)

Project Data	
A.P.N.	503-57-003B, -006, -008D, -009J, -009K, -009L, -010F, -010G, -021A, & -026
Current Land Use	Agricultural / Undeveloped
Existing General Plan Character Area	Commerce & Office
Proposed General Plan Character Area	Neighborhood (Case No. FS21-257)
Existing Zoning District	RU-43 (Maricopa County)
Post-Annexation Zoning District	RR
Proposed Zoning District	R-1 & R-3
Gross Area	
R-1	69.44-Acres
R-3	24.53-Acres
Total	93.97-Acres
Maximum Density	
R-1	5.0 du/ac
R-3	12 du/ac

Compliance with the General Plan

A General Plan Amendment request to change the character area designation from Commerce & Office to Neighborhoods is currently under City review under Case Number: FS21-257 as the current designation is not suitable for the property due to its minimal accessible property frontage, allowing for only one full access ingress/egress near the intersection of 163rd Ave and 162nd Drive, which run parallel to each other. (See Appendices 3 & 4) Additionally, this site is not suitable for 'typical' shopping areas or office development given the scale of the site and the abundance of better situated commercial/office acreage on the west side of 163rd Avenue. As such, the requested General Plan Amendment, concurrent annexation request and this rezone request is to allow the development of a high-quality

multi-family and single-family residential community, with potentially some limited commercial/office uses along 163rd Avenue.

Relationship to Surrounding Properties

This site is located on existing agricultural/undeveloped fields at the northeast corner of 163rd Avenue and Grand Avenue. 303 RV Storage, and unincorporated residences reside south of the site. Multiple unincorporated residences are also located along the site's northern boundary and are within the RU-43 district of Maricopa County. The Beardsley Canal runs along the western boundary of the site, which separates the site from the adjacent 29 Palms RV & Boat Storage. Last, to the west of the site is Lennar Homes' Asante mixed-use PAD.

Location & Accessibility

The property has minimal property frontage for accessibility that only allows for two points of ingress/egress from 163rd Ave and 162nd Drive, which run parallel to each other and is not suitable for 'typical' shopping areas or office development given the scale of the site and isolated location with limited access. As such, the purpose of this requested rezone is to allow the development of a high-quality residential community.

Development Standards

The property will be developed in accordance with the City of Surprise Land Development Ordinance and the Planning & Engineering Design Standards.

Landscape and Open Space

A unique and diverse level of recreational amenities throughout the community shall provide opportunities and places for residents of all ages and abilities to gather, socialize, and explore and will meet all requirements of the City of Surprise Land Development Ordinance (LDO) and Planning & Engineering Design Standards (PEDS). The landscape and open space theme shall include street trees and streetscape design in order to promote a strong community identity. The landscape and open space network shall provide both visual and actual connection to bring the neighborhood residents together and focus amenity activity on open space and amenities. Onsite retention areas will be landscaped to provide areas for active and passive recreation. All passive and active open space areas for the community are located within close proximity to all lots.

Utilities & Services

The proposed residential community shall be serviced by the following utility companies and community services:

Utilities & Services	
Water	City of Surprise
Sewer	City of Surprise
Electric	APS
Gas	Southwest Gas
Telephone	Century Link / Cox Communication
Cable TV	Century Link / Cox Communication
Refuse	City of Surprise
School District	Dysart Unified School District

Grading and Drainage

All drainage design will be in accordance with the City of Surprise design standards. Proposed drainage improvements will require that the Property retain the specified City of Surprise 100-year storm onsite prior to outfall. Grading will

require all finished floor elevations (existing and proposed) to be elevated above the 100-year, 2-hour storm event. Retention basins will be maintained by the subdivision HOA. Maintenance access will be provided down the side slope of the basin (4:1 max) to allow ample access to maintain the basin and all drainage structures within the basin. Additional evaluation of the project site for on-site and off-site drainage shall be provided in later entitlements with the Preliminary and Final Plat.

Conclusion

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City of Surprise as we move forward into the Rezone, Preliminary Plat and permitting approvals.

Appendix

- ❖ Appendix 1: Existing Site Zoning Exhibit
- ❖ Appendix 2: Post-Annexation Exhibit
- ❖ Appendix 3: Proposed Site Zoning Exhibit
- ❖ Appendix 4: Existing Site General Plan Exhibit
- ❖ Appendix 5: Proposed Site General Plan Exhibit

APPENDIX 1



VICINITY MAP

PROJECT TEAM

PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@daaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNOIT
email: dan.auxier@epsgroupinc.com / josh.hannon@epsgroupinc.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -006, -008D, -009J, -009K, -009L, -010F, -010G, -021A, & -026
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
PROPOSED ZONING:	R1 & R-3
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET

150 0 150 300
scale feet

1130 N Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project: 163RD & GRAND AVENUE
Maricopa County, Arizona

EXISTING ZONING EXHIBIT

Revisions:

Call at least two full working days before you begin construction.

Dial 9-1-1 for 24-hour STAGE 27 (755-8548) in Maricopa County. (002055-118)

Designer: JH
Drawn by: NG

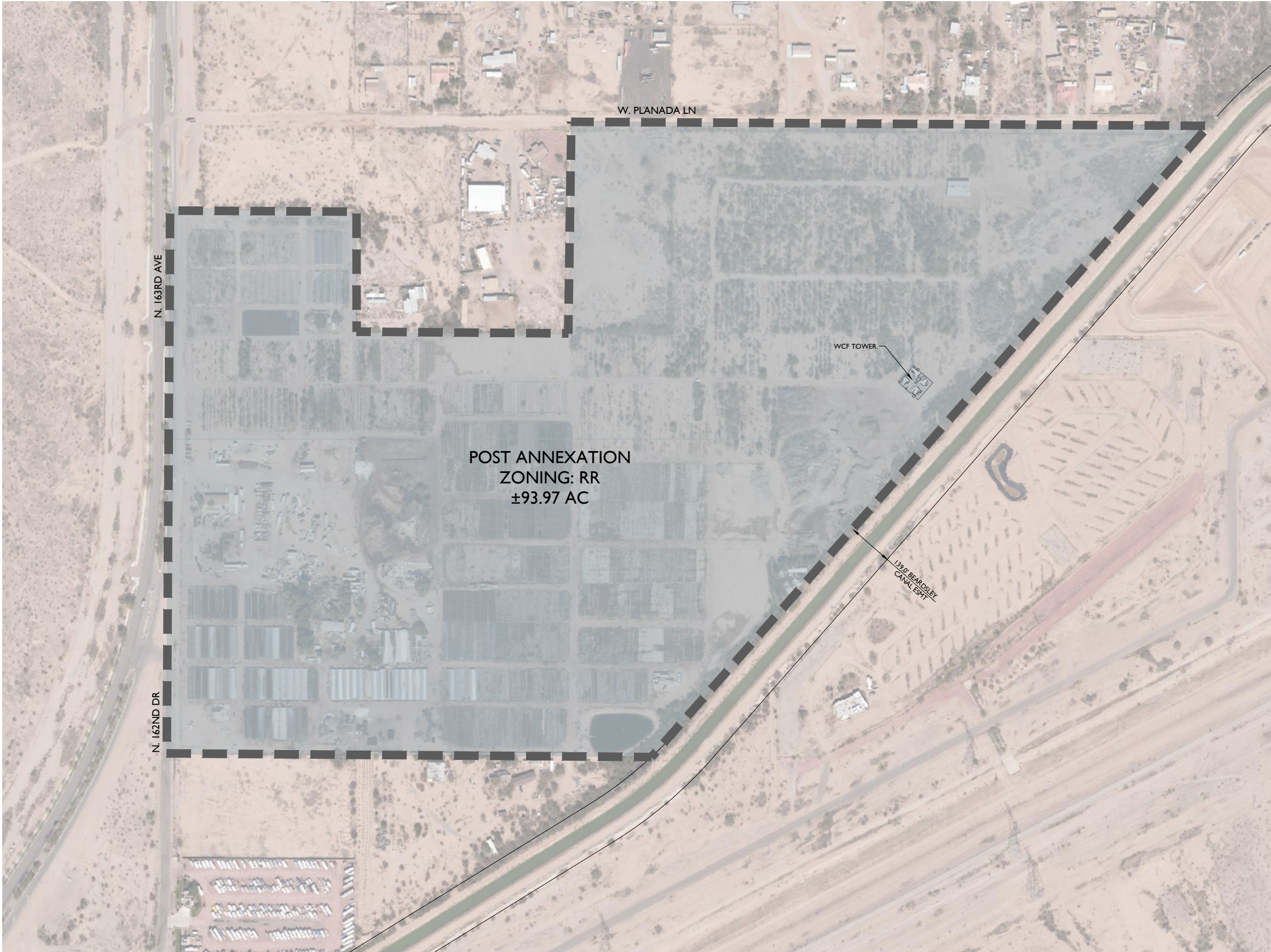
Preliminary
Not For
Construction
Or
Recording

Job No.
21-0187

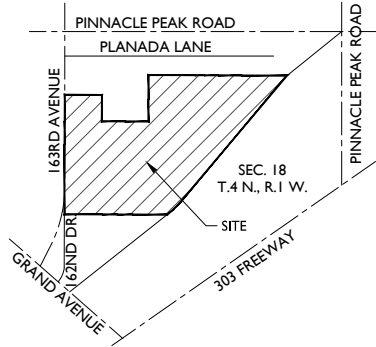
Sheet No.
1
of 01

Page 26 of 106

APPENDIX 2



VICINITY MAP



PROJECT TEAM

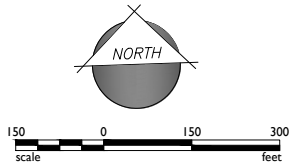
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@taaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgruoinc.com / josh.hannon@epsgruoinc.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

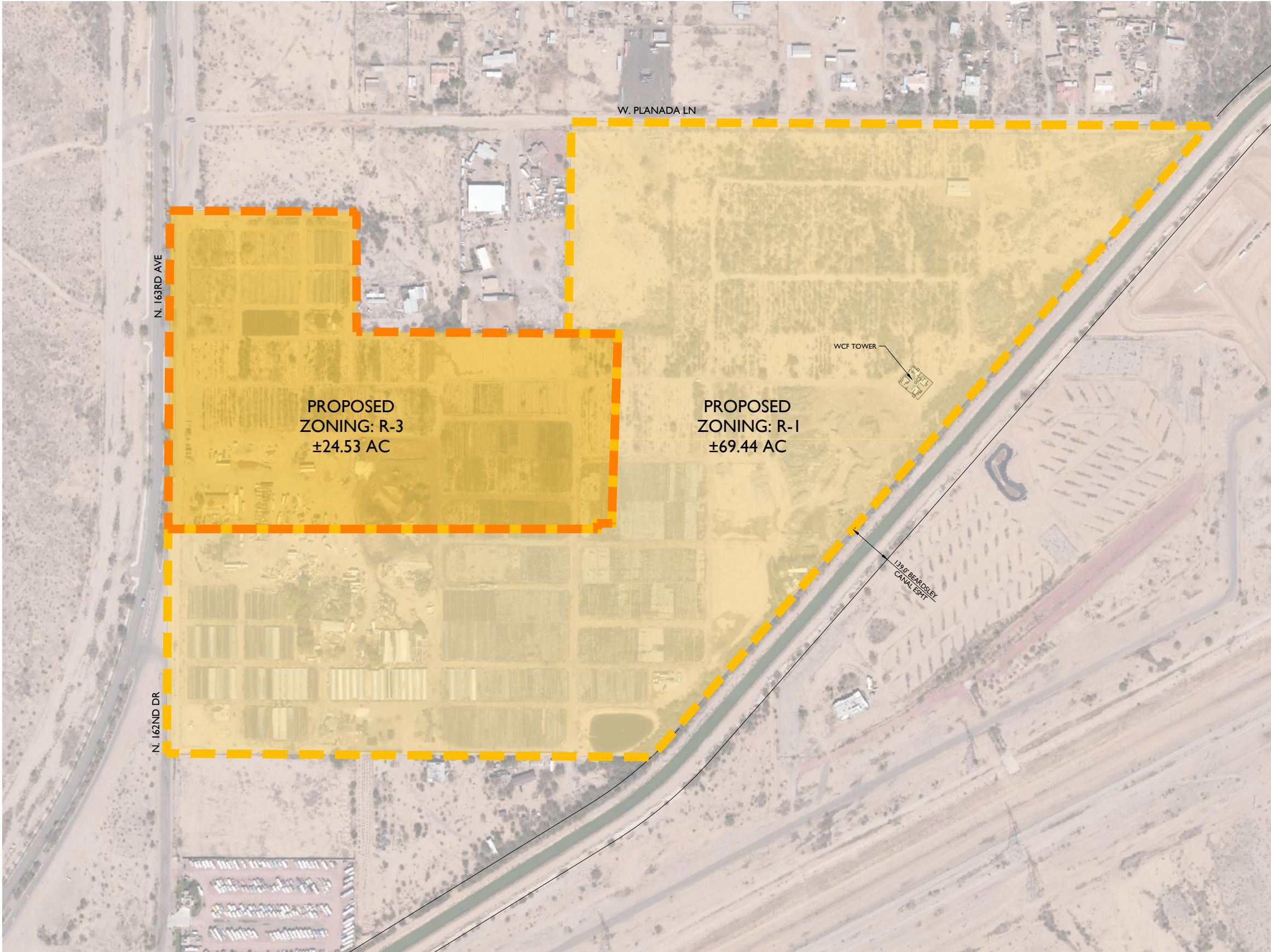
PROJECT DATA

APN(s):	503-57-003B, -006, -008D, -009J, -009L, -009K, -010F, -010G, -021A, & -026
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET
MAX DENSITY:	5 DU/AC
R-1	12 DU/AC
R-3	

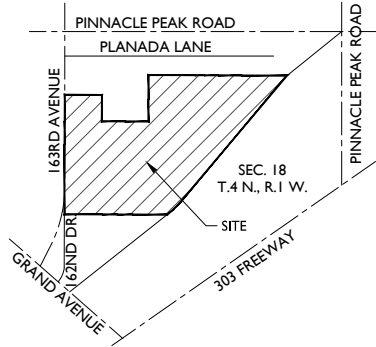


Revisions:

APPENDIX 3



VICINITY MAP



PROJECT TEAM

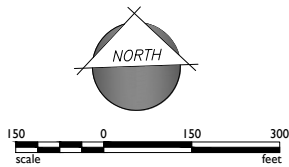
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: paty@taaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgruoinc.com / josh.hannon@epsgruoinc.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

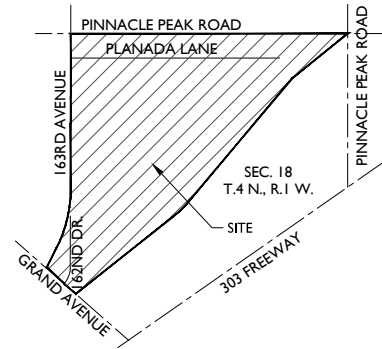
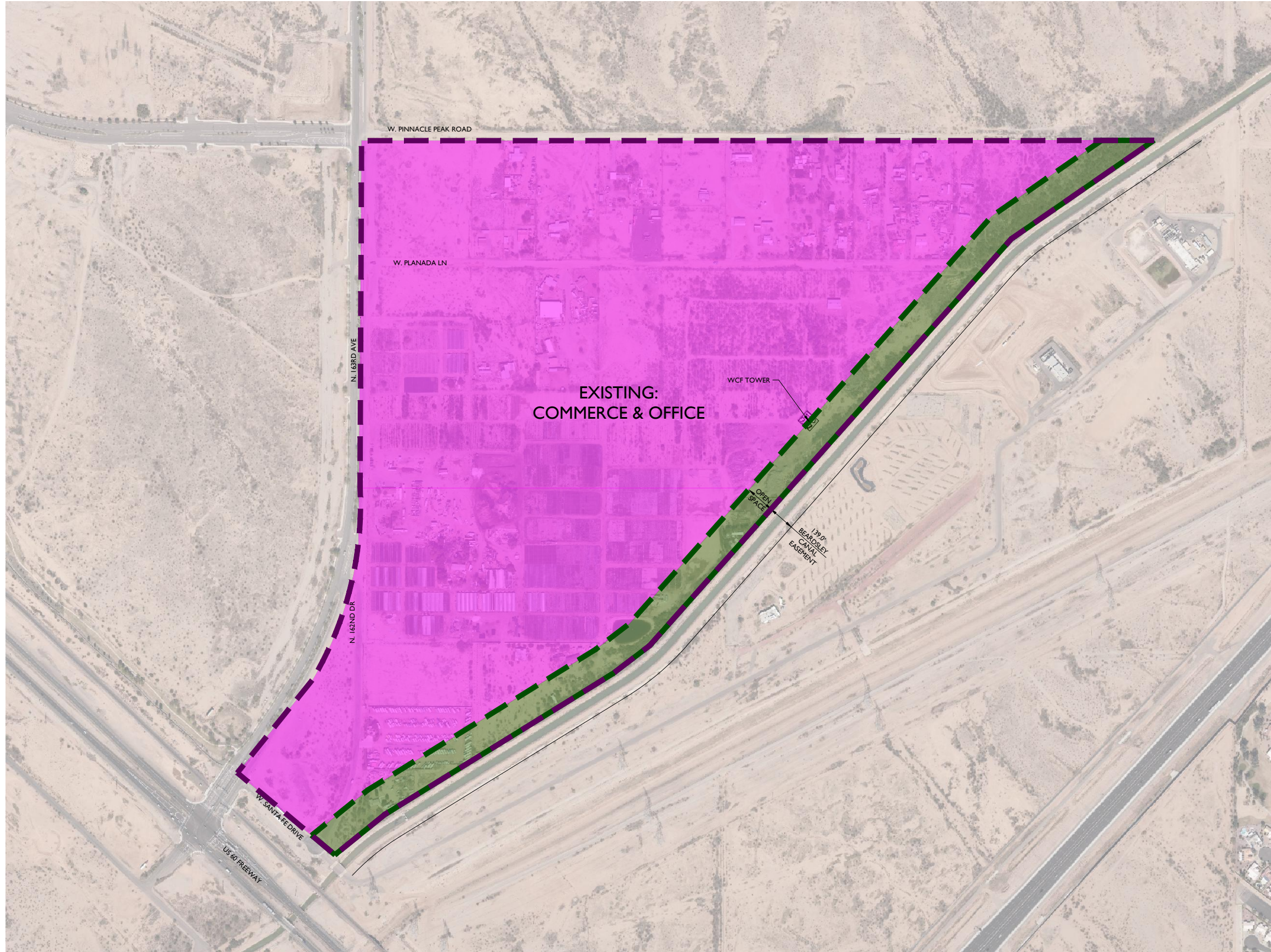
PROJECT DATA

APN(s):	503-57-003B, -006, -008D, -009J, -009L, -009K, -010F, -010G, -021A, & -026
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
PROPOSED ZONING:	R1 & R-3
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET
MAX DENSITY:	
R-1	5 DU/AC
R-3	12 DU/AC



Revisions:

APPENDIX 4



PROJECT TEAM

PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH
HANNON
email: dan.auxier@epsgroupinc.com /
josh.hannon@epsgroupinc.com

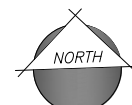
LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

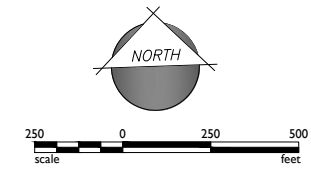
APN(s): 301-57-003B, -004D, -004I, -005B, -005D,
-005E, -005F, -006, -007F, -007G, -007H, -007I,
-007K, -008C, -008D, -008E, -009J, -009K,
-009L, -009P, -009U, -009VV, -009X, -009Z,
-010F, -010G, -010K, -010L, -010M, -010N,
-010Q, -010R, -010S, -010T, -021A, -025Y,
-025Z, -026, -028B, -031, -033A, -033B, -034,
-035, -038A, -039, -040, -041A, -041B, -042A,
-043, -044, -045, -046, -047, -048, -049A,
-049B, -051, -052, 303-73-756A & -756B

EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL

EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD



APPENDIX 5



Map of the site location showing the intersection of Pinnacle Peak Road, Planada Lane, 163rd Avenue, Grand Avenue, 303 Freeway, and Pinnacle Peak Road. The site is located in Section 18, T.4 N., R.1 W. The site is shaded with diagonal lines.

1130 N. Alma School Road, Suite 120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patry@tlaz.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

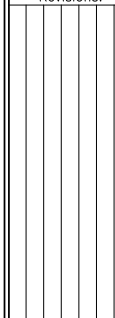
PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH
HANNON
email: dan.auxier@epsgrouppinc.com /
josh.hannon@epsgrouppinc.com

APN(s): 503-57-003B, -004D, -004J, -005B, -005D, -005E, -005F, -006, -007F, -007G, -007H, -007J, -008C, -008D, -008E, -009J, -009K, -009L, -009P, -009U, -009W, -009X, -009Z, -010F, -010G, -010K, -010L, -010M, -010N, -010Q, -010R, -010S, -010T, -021A, -025Y, -025Z, -026, -028B, -031, -033A, -033B, -034, -035, -038A, -039, -040, -041A, -041B, -042A, -043, -044, -045, -046, -047, -048, -049A, -049B, -051, -052, 503-73-756A & -756B

EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD

163RD & GRAND AVENUE
Maricopa County, Arizona

Revisions:



Call at least two full working days
before you begin excavation.

ARIZONA 811

Dial 8-1-1 or 1-800-STAKE-IT (762-5348)

Designer: JH
Drawn by: NG

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0187

Sheet No.
I
of 01

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS21-512 163rd & Grand Ave Annexation - New Digital Submittal 07.07.21
Date: Thursday, July 8, 2021 2:34:38 PM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Nichole,

Thank you for allowing Luke AFB to make comments on the 163rd & Grand Ave Annexation and Rezone Application. This application proposes a residential community on 94 acres. The site is located on the northeast corner of 163rd Ave and Grand Ave in Surprise, AZ. It is approximately 3.5 miles outside the Aux-1 2004 JLUS 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.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. 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 the tenant about Luke AFB operations.

Respectfully,

Mark James

Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

Citizen Participation Report

NEC 163rd Avenue and Grand Ave

City of Surprise

September 16, 2021

Parties Affected by Annexation & General Plan Amendment Request

Individual Canvassing Survey letters were sent to all property owners south of Pinnacle Peak, east of 163rd/162nd Avenue and north of the Beardsley Canal to seek out surrounding owner interest in joining the existing General Plan Amendment and Annexation requests. A map of the area identified is provided in **Appendix 1**. The City of Surprise published a newspaper ad and sent out notice letters to the property owners to inform them of a neighborhood meeting, which was held on July 29, 2021.

The survey letter, provided in **Appendix 2**, included a fillable survey and all of the information required by the city to explain the annexation and general plan amendment process and application. Interested parties were instructed to return the survey portion to the project representative, Jeffrey Blilie with Beus Gilbert McGroder PLLC.

Parties Affected by Annexation, General Plan Amendment, & Rezone Applications

Individual Neighborhood Meeting Invitations were sent by the City of Surprise in addition to posting an ad in the newspaper. These letters were sent to all property owners within 300' of the approximately 190.54-gross acres generally located at the northeast corner of 163rd Avenue and Grand Avenue. The letters invited the property owners to attend the meeting and included all of the information required by the city to explain the annexation, general plan amendment, and rezoning applications.

The below interested parties have been identified as part of this process. Returned surveys, emails, and letters received as part of this process are provided in **Appendix 3**.

OWNER	ADDRESS	GPA & SURVEY CANVASS			NOT A PART
		NO RESPONSE	ANNEX	GPA	
ARREOLA ALFREDO/NORMA	[REDACTED]	X			
BARCLAY SURPRISE INC	[REDACTED]	X			
BLUESHORE HOLDINGS LLC	[REDACTED]	X			
BREWER MARIA D	[REDACTED]	X			
CAMACHO CESAR/LETITIA	[REDACTED]	X			
CAMPANIA LLC	[REDACTED]	X			
CAMPANIA LLC	[REDACTED]	X			
DEACETIS VINCENT/ GERALDINE TR	[REDACTED]	X			
FERNANDEZ CARMEN R	[REDACTED]	X			
FREDRICKSON FAMILY TRUST	[REDACTED]	X			
FRONSMAN ADELLA M	[REDACTED]		NO	NO	
FRONSMAN GEORGE/ CRYSTAL	[REDACTED]	X			
GOMEZ CONSEPCION S	[REDACTED]	X			
HANCOCK LAWRENCE G	[REDACTED]		NO	NO	
HERNANDEZ CASIMIRO	[REDACTED]		NO	NO	
HUEY RICHARD G/IRENE TR/ WONG W O/S O TR/ETAL	[REDACTED]		NO	YES	

JOSEPH A SOLDEVERE/ ARLENE R REV TRUST	[REDACTED]	X			
LENNAR COMMUNITIES DEVELOPMENT INC	[REDACTED]	X			
MC REAL ESTATE DEVELOPMENT LLC	[REDACTED]	X			
MORGAN CAREY D/LAUREN L	[REDACTED]	X			
ODOGUI SAMUEL/NELLIE	[REDACTED]	X			
OROZCO SALVADOR D	[REDACTED]	X			
PASILLAS ALBINA SOLIS/FRANCISCO	[REDACTED]	X			
PASILLAS ANTONIO C/ ROSARIO IBARRA	[REDACTED]	X			
PASILLAS ANTONIO/ AUGUSTIN	[REDACTED]	X			
PEAK RV STORAGE LLC	[REDACTED]	X			
SCHULTZ ENTERPRISES WEST LLC	[REDACTED]		NO	NO	
SKAGGS M R/M E/RUCH R J/N A	[REDACTED]	X			
SOLIS JUAN A JR/ MARTINEZ NORMA	[REDACTED]	X			
SOLIS JUAN A SR	[REDACTED]	X			
SOLIS MARIANO/CYNTHIA	[REDACTED]	X			
SOLIS MARIANO/CYNTHIA	[REDACTED]	X			
SOLIS MARTIN F/ ALEJANDRINA/PASILLAS ANTONIO C	[REDACTED]	X			
SOLIS MARTIN F/ ALEJANDRINA/ PASILLAS ANTONIO C	[REDACTED]	X			
STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV	[REDACTED]		NO	NO	
TELLEZ ELIZABETH ANNAMARIE/ VERONICA ADELICIA	[REDACTED]	X			
VALPARAISO LLC	[REDACTED]	X			
VALPARAISO LLC	[REDACTED]	X			
VARGAS ALEJANDRINA HERNANDEZ	[REDACTED]	X			
WALKER RONALD/PAULA	[REDACTED]	X			
WEBB GARY	[REDACTED]				X
PHILLIPS SCOTT & JANICE	[REDACTED]				X
KEATING MATT	[REDACTED]				X

ODOGUI SAM & NELLIE					X
FRONSMAN CRYSTAL					X

Notification and Information Procedures

We will meet all City noticing requirements for annexing, rezoning, and amending the general plan land use designation of the property. These include notice of Public Hearing letters to be sent to surrounding property owners within 300' of the Property and other interested stakeholders, as identified on the buffer map provided in **Appendix 4**. The notification letters will include case information as well as our contact information. The interested parties and stakeholders identified are listed in **Appendix 5**.

We will post the site on our 163rd Avenue frontages with signs informing of the proposed annexation, general plan amendment, and rezoning request within the required timeframes. We have worked with City staff on the exact location and number of posted signs. Photographic evidence and the affidavit of posting are provided in **Appendix 6**.

Response Procedures

We will continue to respond to all input and comments received from parties affected by our application. We will also provide our responses to City Staff for their records. We will follow-up as necessary to ensure proper responses are provided and information is shared regarding the status of the request to interested stakeholders.

Schedule of Completion

June - Conducted Public outreach to generally secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan. Consulted with, informed, and provided an opportunity for official comment by:

- All property owners south of Pinnacle Peak
- All property owners east of 163rd/162nd Avenue
- All property owners north of the Beardsley Canal

July – Completed Review and Submitted a Citizen Participation Plan to reflect outreach strategies to engage property owners and residents.

July 14 - Posted notifications on site (2 signs for the GPA and 3 for the rezoning and annexation) at least 15 days in advance of the Neighborhood Meetings, on July 14, 2021.

The City of Surprise published notification with local newspapers, press release, City website, and social media and mailed letters to property owners and neighbors at least 15 days in advance of the Neighborhood Meeting.

This Citizen Participation Report includes a list of attendees and an accurate account of the items discussed such as opposition, proposed alternatives solutions (by either neighbors or applicant), responses to proposed solutions, and any mutual agreements reached during the meeting. The Sign-In List is provided in **Appendix 7**. Completed Comment Cards are provided in **Appendix 8**.

July 19, 2021 – Held Neighborhood Meeting at the Asante Preparatory Academy at 6:00 PM.

August – Began 60-day notice: transmit the proposal to P&Z, City Council, and submit a copy to outside agencies and municipalities for review and further comment

October – 60-Day Review period closes

October – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

November 4 – Public Hearing at offsite P&Z meeting to discuss

November 18 – Public Hearing at P&Z for recommendation (recommendation)

November – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

December 7 – Public Hearing at City Council to consider Major General Plan Amendment (via resolution with 2/3s vote)

December – send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption.

After affirmation from Attorney General – Send a copy of the adopted general plan to the planning agency of Maricopa County.

Status Procedure

We will update city staff via email and telephone calls if any important issues come about as we continue our public outreach. If additional public outreach occurs after the submittal of the Public Outreach Plan, we will provide updates to inform city staff and council members.

CITIZEN PARTICIPATION PLAN RESULTS

Details and Techniques Used to Involve the Public

As part of the Public Outreach Process, the Applicant's representatives have not received any inquiries on the request except as found at the Neighborhood Meeting and through returned Canvassing letters.

Summary of Concerns, Issues and Problems & How They will be Addressed

The interactions we had with community members at the 7/24/2021 neighborhood meeting were inquisitive in nature and primarily to discuss and further describe the request. The Neighborhood Meeting Minutes are provided in **Appendix 9**.

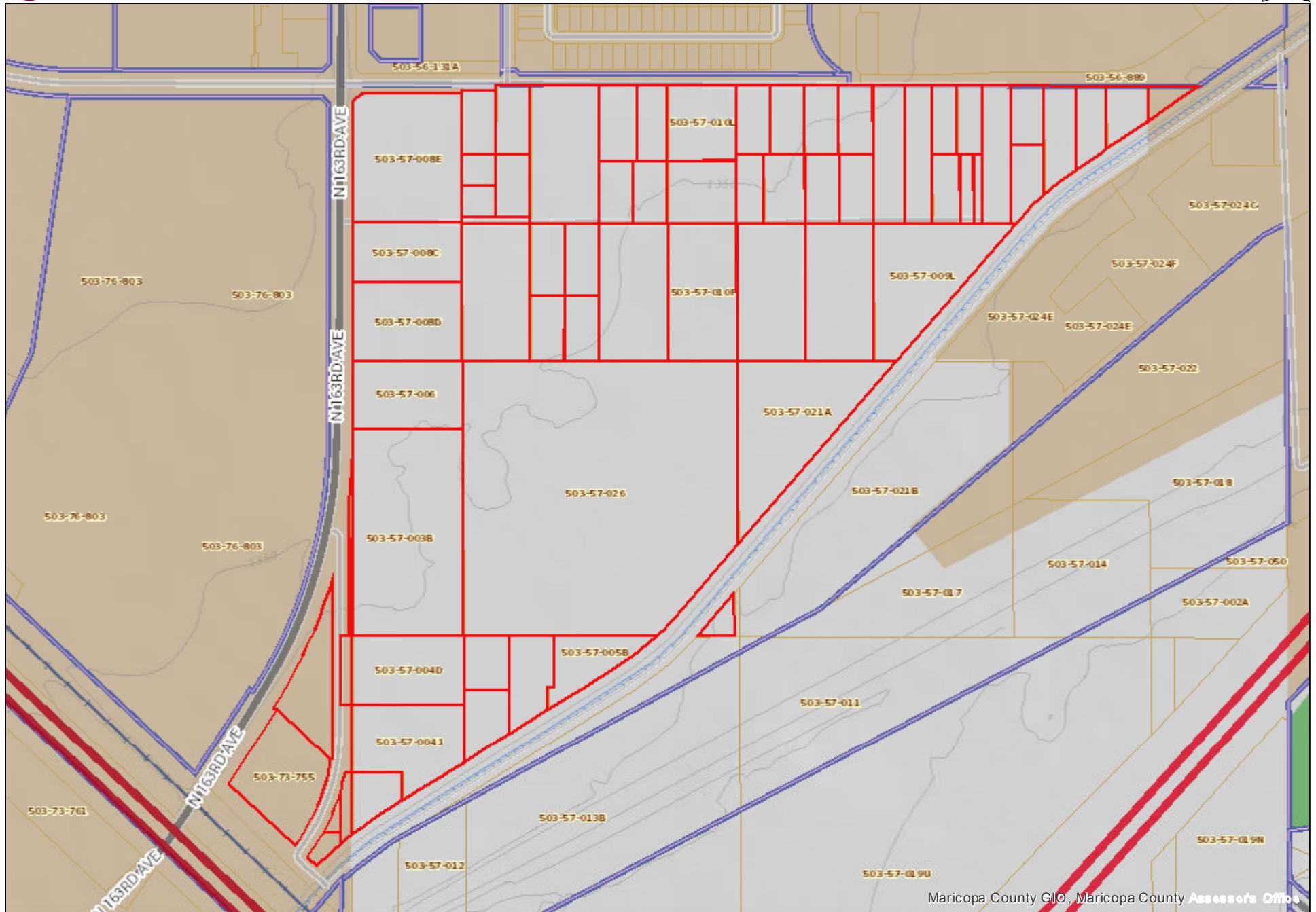
APPENDIX

- Appendix 1: Buffer Map
- Appendix 2: Canvassing Survey Letter
- Appendix 3: Completed Canvassing Surveys & Correspondence
- Appendix 4: Neighborhood Meeting & Public Hearing Buffer Map
- Appendix 5: Neighborhood Meeting & Public Hearing Mailing List
- Appendix 6: Public Notice Sign Posting Photographic Evidence & Affidavit
- Appendix 7: Neighborhood Meeting Sign-In Sheet
- Appendix 8: Neighborhood Meeting Comment Cards
- Appendix 9: Neighborhood Meeting Minutes

APPENDIX 1



163rd & Grand Avenue - Survey Buffer Map



Maricopa County GLO, Maricopa County Assessor's Office

5/25/2021 12:48:28 PM

163RD & GRAND AVENUE - GPA & ANNEXATION SURVEY MAILING LIST					
APN	OWNER	ADDRESS	CITY	STATE	ZIP
503-57-010S	ARREOLA ALFREDO/NORMA				
503-57-010T	BARCLAY SURPRISE INC				
503-57-007K	BLUESHORE HOLDINGS LLC				
503-57-038A	BREWER MARIA D				
503-57-039	BREWER MARIA D				
503-57-010N	CAMACHO CESAR/LETITIA				
503-57-008D	CAMPANIA LLC				
503-57-010G	CAMPANIA LLC				
503-57-026	CAMPANIA LLC				
503-73-755	DEACETIS VINCENT/GERALDINE TR				
503-57-009W	FERNANDEZ CARMEN R				
503-57-025Y	FREDRICKSON FAMILY TRUST				
503-57-025Z	FREDRICKSON FAMILY TRUST				
503-57-010Q	FRONSMAN ADELLA M				
503-57-010R	FRONSMAN GEORGE/CRYSTAL				
503-57-033A	GOMEZ CONSEPCION S				
503-57-004C	HANCOCK LAWRENCE G				
503-57-004D	HANCOCK LAWRENCE G				
503-57-035	HERNANDEZ CASIMIRO				
503-57-008E	HUEY RICHARD G/IRENE TR/WONG W O/S O TR/ETAL				
503-73-028V	JOSEPH A SOLDEVERE/ARLENE R REV TRUST				
503-57-028B	LENNAR COMMUNITIES DEVELOPMENT INC				
503-73-756A	LENNAR COMMUNITIES DEVELOPMENT INC				
503-73-756B	LENNAR COMMUNITIES DEVELOPMENT INC				
503-57-007F	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007G	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007H	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007J	MC REAL ESTATE DEVELOPMENT LLC				
503-57-008C	MORGAN CAREY D/LAUREN L				
503-57-047	ODOGUI SAMUEL N/NELLIE				
503-57-049A	ODOGUI SAMUEL/NELLIE				
503-57-048	OROZCO SALVADOR D				
503-57-040	PASILLAS ALBINA SOLIS/FRANCISCO				
503-57-009U	PASILLAS ANTONIO C/ROSARIO IBARRA				
503-57-009P	PASILLAS ANTONIO/AUGUSTIN				
503-57-010L	PEAK RV STORAGE LLC				
503-57-010M	PEAK RV STORAGE LLC				
503-57-004J	SCHULTZ ENTERPRISES WEST LLC				
503-57-010K	SKAGGS M R/M E/RUCH R J/N A				
503-57-041A	SOLIS JUAN A JR/MARTINEZ NORMA				
503-57-041B	SOLIS JUAN A JR/MARTINEZ NORMA				
503-57-042A	SOLIS JUAN A SR				
503-57-009X	SOLIS MARIANO/CYNTHIA				
503-57-033B	SOLIS MARIANO/CYNTHIA				
503-57-009Z	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-031	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-043	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-044	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-045	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-046	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-049B	TELLEZ ELIZABETH ANNAMARIE/VERONICA ADELICIA				
503-57-003A	VALPARAISO LLC				
503-57-003B	VALPARAISO LLC				
503-57-005B	VALPARAISO LLC				
503-57-005D	VALPARAISO LLC				
503-57-005E	VALPARAISO LLC				
503-57-005F	VALPARAISO LLC				
503-57-006	VALPARAISO LLC				
503-57-009J	VALPARAISO LLC				
503-57-009K	VALPARAISO LLC				

503-57-009L	VALPARAISO LLC	
503-57-010F	VALPARAISO LLC	
503-57-021A	VALPARAISO LLC	
503-57-051	VARGAS ALEJANDRINA HERNANDEZ	
503-57-052	VARGAS ALEJANDRINA HERNANDEZ	
503-57-034	WALKER RONALD/PAULA	

APPENDIX 2

May 26, 2021

Proposed Major General Plan Amendment & Annexation to the City of Surprise

Dear Neighbor:

The owners of a property located near you at the northeast corner of 163rd Avenue and Grand Avenue are working with the City of Surprise regarding a Major General Plan Amendment and Annexation of this property. Because Surprises' corporate boundaries surround your area, the City of Surprise has requested that you be contacted to gauge your level of interest in joining the General Plan Amendment and petition for annexation.

This request is specifically to amend the City of Surprise General Plan designation for this area from Commerce & Business to Neighborhood and for annexation into the City of Surprise.

Recognizing that annexation is a personal decision, the City of Surprise typically relies on applications from property owners for proposed annexations to the City. Because the City has requested that you be contacted, information has been provided in this letter describing the annexation process and answering some of the most frequently asked question regarding annexations. A form consenting or opposing to annexation has also been included with a stamped envelope in this letter for your response.

Additional information may be obtained by contacting Jeffrey Blilie with Beus Gilbert McGroder PLLC at (623) 606-0532 or jblilie@beusgilbert.com. You may also contact Joshua Mike at the City of Surprise at (623) 222-3134 or joshua.mike@surpriseaz.gov. If EPS Group, Inc. or the City does not receive a response from you by June 9, 2021, it will be understood that you are not interested in annexing to the City of Surprise.

HOW MUCH DOES IT COST TO ANNEX?

There will be no cost to you to be included with the requests.

WHAT IF THERE IS ONLY SCATTERED INTEREST IN ANNEXING TO THE CITY?

The City is responsible for ensuring logical boundary expansions of cities. This includes ensuring that territory involved in annexation is physically contiguous to city boundaries and that the annexation configuration assures the efficient provision of municipal services. Although annexation boundaries are evaluated on a case-by-case basis, the City's goal is to annex blocks of territory that round out city boundaries and avoid creating unincorporated islands. If the annexation survey of this area results in a scattered response of property owners favoring annexation, the City may decide not to annex properties within the survey area and annex only the area requesting annexation.

HOW LONG WILL IT TAKE TO COMPLETE THE ANNEXATION PROCESS?

To complete the process, it will take approximately 10-12 months. A specific set of steps must be completed prior to and during a required 30-day waiting period before a 1-year timeline is initiated to obtain the necessary signatures on the annexation petition. After the signatures on the annexation petition are verified to meet the requirements of A.R.S. 9-471, the mayor and City Council shall consider an ordinance for annexation. The annexation shall be effective 30 days after adoption.

WHAT SERVICES ARE PROVIDED BY THE CITY?

When you annex into the City of Surprise, you gain access to a number of valuable, high quality benefits, such as:

- **Fire Protection & Medical Response:** The average response time for the City of Surprise Fire is 5 minutes. With well trained and certified firefighters, state of the art medical and firefighting equipment and excellent training programs, the City of Surprise Fire Department is one of the best in Arizona.
- **Police Protection:** Surprise Police's average response time for priority-1 calls is under 5 minutes. The Police department has highly trained officers who work to keep the neighborhoods safe and respond quickly to emergencies as they arise.
- **Refuse Recycling Collection:** The City's weekly collection service includes pickup of both trash and recyclables. A low monthly fee also covers other solid waste services such as curbside Brush and Bulky pickup, landfill operations, neighborhood cleanup, annual Christmas tree recycling and household hazardous waste events.
- **Street Maintenance:** Upon annexation, the City of Surprise assumes responsibility for repair, sweeping and maintenance of all paved public streets. Street name and traffic regulation signs also will be maintained and/or installed where appropriate.
- **Neighborhood Services:** The City of Surprise helps interested neighborhoods form neighborhood associations, supports neighborhood associations by mailing newsletters, keeping associations informed about important City issues, and assisting with code enforcement.
- **Participation in City Elections & Decisions:** Joining the City of Surprise gives you a voice in decisions and issues that are governed by the City of Surprise, many of which impact the entire region.
- **Water Services:** Water and wastewater service for your area will not change when you join the City of Surprise.

Sincerely,

Jeffrey M. Blilie

Beus Gilbert McGroder PLLC

(623) 606-0532

Jblilie@beusgilbert.com

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

_____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

_____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

_____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

_____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Name (please print) Signature Date

Name (please print) Signature Date

Address (please print)

Assessor Parcel Number(s)

Phone Number

APPENDIX 3



**163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey**

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

___ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

___ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

☒ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

☒ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

CURTIS R. SCHULTZ
Name (please print)

[Signature]
Signature

6/1/21
Date

Name (please print)

Signature

Date

[Redacted Address]
Address (please print)

Assessor Parcel Number(s)

[Redacted Phone Number]
Phone Number



**163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey**

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

☒ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

☐ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

☐ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

☒ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

WALTER WONG
Name (please print)

Walter Wong
Signature

6/9/2021
Date

Shirley Wong
Name (please print)

Shirley Wong
Signature

6/9/2021
Date

[REDACTED]
Address (please print)

[REDACTED]
Assessor Parcel Number(s)

[REDACTED]
Phone Number

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

☒ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

☒ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Lawrence Hancock [Signature] 5/30/21
Name (please print) Signature Date

Name (please print) Signature Date

[Redacted Address]
Address (please print)

[Redacted Parcel Number]
Assessor Parcel Number(s)

[Redacted Phone Number]
Phone Number

From: [Natalie Maikoski](#)
To: "Jeffrey Blilie" [REDACTED]
Cc: "Joshua Mike"
Subject: RE: Project on 163rd and Grand Ave in Surprise
Date: Monday, June 14, 2021 3:57:00 PM
Attachments: [image001.png](#)
[21-0187-163rd & Grand Ave. Final Plat \(Narrative\).pdf](#)
[21-0187-163rd & Grand Ave. Major General Plan Amendment \(Exhibit\).pdf](#)

Good afternoon Dr. Musial,

I am a Planner with EPS Group and am representing the property owner regarding a proposed General Plan Amendment and future Rezone and Annexation into the City of Surprise. The owner wishes to develop a high-quality residential community and is requesting the site's General Plan designation be amended from Commerce/Office to Neighborhood land uses.

I've attached our formal General Plan Amendment package to this email for your review. These documents are also currently under review by the City. The Annexation and Rezone requests are anticipated to be submitted after the neighborhood meeting on 6/23.

Please let me know if you have any questions or comments.
Thank you!

Natalie Maikoski (Griffin) | EPS Group, Inc.

Planner

1130 N Alma School Road, Suite 120 | Mesa, AZ 85201

O: 480.503.2250 | natalie.griffin@epsgruppinc.com

[LinkedIn](#) | [Twitter](#) | [Facebook](#)



Notice to Recipients of Electronic Files from EPS Group, Inc.: All electronic files are for recipient's use only and all files are subject to revisions. EPS Group, Inc. makes no guarantees nor warrants the accuracy or completeness of any of the information contained in these files, as recipients should verify all information with actual sealed and signed documents. It shall be the responsibility of recipients to obtain any future updates from EPS Group, Inc.

From: Jeffrey Blilie <jblilie@beusgilbert.com>
Sent: Friday, June 11, 2021 1:34 PM
To: Natalie Maikoski <Natalie.Maikoski@epsgruppinc.com>
Subject: FW: Project on 163rd and Grand Ave in Surprise

Jeffrey M. Blilie

BEUS GILBERT MCGRODER PLLC

701 North 44th Street | Phoenix, AZ 85008

Direct: 623.606.0532

Email: jblilie@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: izabela musial [REDACTED]

Sent: Friday, June 11, 2021 1:33 PM

To: Jeffrey Blilie <jblilie@beusgilbert.com>; joshua.mike@surpriseaz.gov

Subject: Project on 163rd and Grand Ave in Surprise

Goodafternoon.

My name is Izabela Musial and with my family I live at 16059 W. Pinnacle Peak RD
Im requesting documents regarding this project and maps so I can prepare for the meeting.
The letter is very vague and maps confusing. Please provide us with what is proposed what
developments will be in the area Etc?

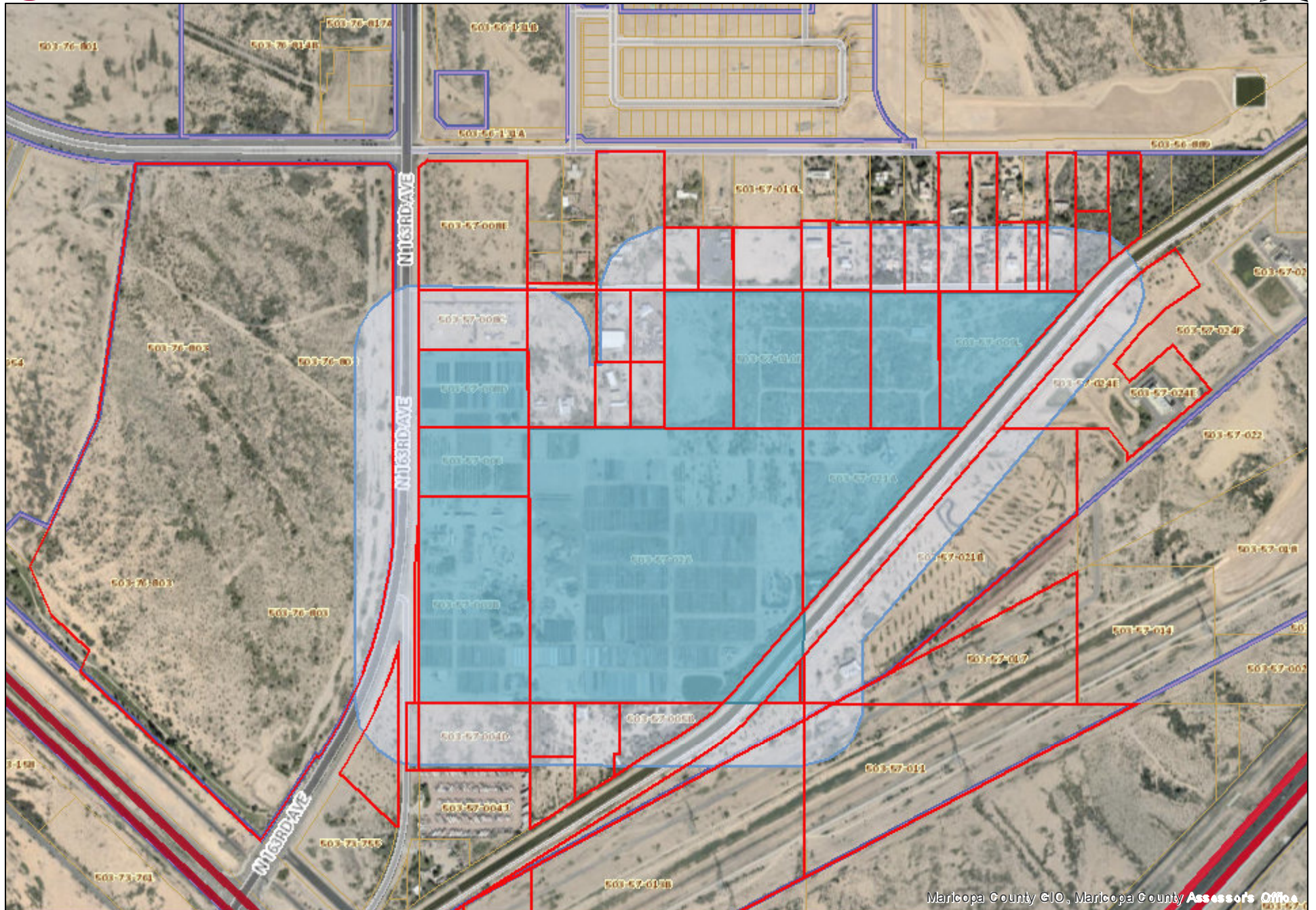
Thank you,
Sincerely,
Izabela Musial MD FAAFP

[REDACTED]

CAUTION - EXTERNAL EMAIL

Phishing? Forward to Helpdesk or _Trouble ticket

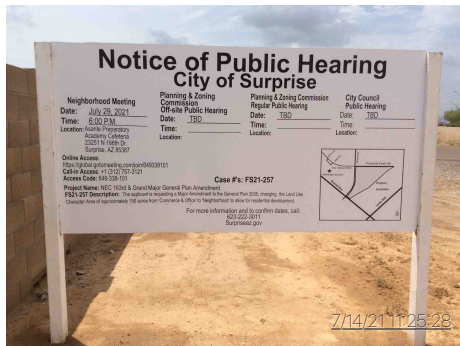
APPENDIX 4



APPENDIX 5

163RD & GRAND AVENUE - MAILING LIST (300')					
APN	OWNER	ADDRESS	CITY	STATE	ZIP
503-57-016	29 PALMS RV & BOAT STORAGE LLC				
503-57-019G	29 PALMS RV & BOAT STORAGE LLC				
503-57-021B	29 PALMS RV & BOAT STORAGE LLC				
503-57-025G	29 PALMS RV & BOAT STORAGE LLC				
503-57-010S	ARREOLA ALFREDO/NORMA				
503-57-010T	BARCLAY SURPRISE INC				
503-57-038A	BREWER MARIA D				
503-57-010N	CAMACHO CESAR/LETITIA				
503-57-008D	CAMPANIA LLC				
503-57-010G	CAMPANIA LLC				
503-57-026	CAMPANIA LLC				
503-57-009W	FERNANDEZ CARMEN R				
503-57-011	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-013B	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-017	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-010Q	FRONSMAN ADELLA M				
503-57-010R	FRONSMAN GEORGE/CRYSTAL				
503-57-033A	GOMEZ CONSEPCION S				
503-57-004C	HANCOCK LAWRENCE G				
503-57-004D	HANCOCK LAWRENCE G				
503-57-008E	HUEY RICHARD G/IRENE TR/WONG W O/S O TR/ETAL				
503-73-028V	JOSEPH A SOLDEVERE/ARLENE R REV TRUST				
503-76-803	KIMCO BARCLAY SURPRISE II LLC				
503-57-024E	LCD ASANTE LLC				
503-57-007G	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007H	MC REAL ESTATE DEVELOPMENT LLC				
503-57-008C	MORGAN CAREY D/LAUREN L				
503-57-047	ODOGUI SAMUEL N/NELLIE				
503-57-048	OROZCO SALVADOR D				
503-57-009U	PASILLAS ANTONIO C/ROSARIO IBARRA				
503-57-009P	PASILLAS ANTONIO/AUGUSTIN				
503-57-010M	PEAK RV STORAGE LLC				
503-57-010K	SKAGGS M R/M E/RUCH R J/N A				
503-57-009X	SOLIS MARIANO/CYNTHIA				
503-57-009Z	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-031	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-045	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-046	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-003A	VALPARAISO LLC				
503-57-003B	VALPARAISO LLC				
503-57-005B	VALPARAISO LLC				
503-57-005D	VALPARAISO LLC				
503-57-005E	VALPARAISO LLC				
503-57-005F	VALPARAISO LLC				
503-57-006	VALPARAISO LLC				
503-57-009J	VALPARAISO LLC				
503-57-009K	VALPARAISO LLC				
503-57-009L	VALPARAISO LLC				
503-57-010F	VALPARAISO LLC				
503-57-021A	VALPARAISO LLC				
503-57-034	WALKER RONALD/PAULA				

APPENDIX 6



CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS21-257
Applicant Name: _____
Location: South of the Southeast corner of 163rd and Ave and Pinnacle Peak Rd
Date Site Posted: May 28th, 2021 sign modified: July 14th, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing in the City of Surprise shall erect two (2) signs giving notice of the date, time and place of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the responsibility of the applicant to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt
Applicant/Representative Signature

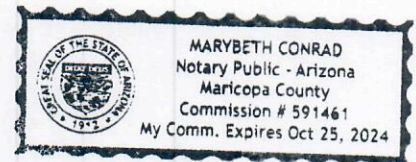
7-14-2021
Date

This instrument was acknowledged before me on this 14th day of July, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public

10-25-2021
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least **fifteen (15) days prior** to the scheduled meeting(s).



AFFIDAVIT OF POSTING

Application No: FS21-512 and FS21-513

Applicant Name:

Location: South of the Southeast corner of 163rd Ave and Pinnacle Peak Rd

Date Site Posted: July 14, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt
Applicant/Representative Signature

7-14-2021
Date

This instrument was acknowledged before me on this 14th day of July, 2021, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public
10-25-2024
My commission expires



APPENDIX 7



Sign-In Sheet Neighborhood Meeting

Please provide all information so that we can provide you with future updates and notifications of meetings and/or hearing.

Name	Larry Hancock	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	Resident
Name	Casimiro Hernandez	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	Resident
Name	Gary Webb & Vicki Webb	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	Resident
Name	Scott & Janice Phillips	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	Resident
Name	Donald Thomas Izabela music	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	Resident
Name	Matt Keating	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	P&Z Commissioner
Name	Sam & Nellie Odogui	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	[REDACTED]
Name	Crystal Fronsman	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	[REDACTED]
Name	Adella Fronsman	Phone	[REDACTED]
Address	[REDACTED]		
Email	[REDACTED]	Affiliation	[REDACTED]

APPENDIX 8

Comment Card
Neighborhood Meeting



Optional

Name: GARY Webb

Address: [REDACTED]

Email: [REDACTED]

Would you like to be added to an
e-mail subscription list for updates on
this project?

Yes



No



Please provide your comments:

WHAT ROAD IMPROVEMENT
ARE PLANNED WITH
THIS DEVELOPMENT

AND WILL THE DEVELOPERS
BE HELPING WITH ANY
OF THEM

APPENDIX 9

Meeting Minutes

Project Name: 163rd and Grand Avenue
Project No.: 21-0167

Date: July 29, 2021

Meeting Location: Asante Prep Academy and Online – GoToMeeting
Meeting Date: July 29, 2021
Meeting Time: 6:00 – 6:50 PM

Development Team Attendees:

Jeff Blilie	Beus Gilbert Mcgroder, PLLC	jblilie@beusgilbert.com
David Hughes	EPS Group	david.hughes@epsgroupinc.com
Peter Margoliner	EPS Group	peter.margoliner@epsgroupinc.com
Natalie Maikoski (online)	EPS Group	natalie.maikoski@epsgroupinc.com

Public Attendees:

See attached attendance list.

Meeting Summary:

A neighborhood meeting was held at the above listed date, time and place to discuss a proposed annexation, General Plan Amendment, and Rezone request for future residential development, located on the east corner of 163rd and Grand Avenue, within the proposed annexation boundary of the City of Surprise. Jeff Blilie, along with EPS Group, hosted the meeting and gave a presentation. Following the presentation, a Question & Answer Session was in held in which members of the public were able to ask questions and give comments, to which the Development Team responded to. The public's comments and concerns are described below.

Questions Asked:

- Some residents stated that they did not get letters in the mail while others stated that they did.
 - The Development Team will update the list of residents to be notified of future meetings and Public Hearings.
- How many residential units will be created and if there was going to be any multi-family?
 - There is a multifamily development planned for about 240 units.
- Will the R-3 be for rent?
 - Yes.

Meeting Minutes

Project Name: 163rd and Grand Avenue
Project No.: 21-0167

Date: July 29, 2021

- What will happen to the tree farm?
 - It will go away.
- How long until it develops.
 - An estimate would be around two years.
- Who started the process?
 - The subject site property owners initiated the request and started the process.
- What are the advantages and disadvantages of joining the city?
 - One major advantage is for access to city utilities. A disadvantage discussed was being under City of Surprise code enforcement.
- What will happen to Planada Street? Will it go to 163rd?
 - It will be improved out to 163rd Street.
- How far north will 163rd be improved?
 - 163rd will be improved along the property line and will comply with City requirements for future developments.
- How does council feel about this?
 - The council member that was present was not a fan of the proposed product.
- Is there a range on square footage and price for the proposed development?
 - It is too early to determine price and square footage.
- Will the rezoning affect anything outside the boundary?
 - No.

Conclusion:

The meeting was adjourned at 6:50 PM when no other questions or comments were requested.

The above is the author's recollection of items discussed and the decisions reached. If there are any corrections or additions to be made, please contact the author. These meeting notes shall become part of the project file.

AFFIDAVIT OF POSTING

Application No: FS21-512 & FS21-513
Applicant Name: EPS Group
Location: S SEC of 163rd Ave and Pinnacle Peak Rd
Date Site Posted: 11/29/21

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett
Applicant/Representative Signature

11/29/21
Date

This instrument was acknowledged before me on 11/29/21, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10/25/24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

FS21-512 Annexation Request FS21-513 Rezone Request

City Council Public Hearing (Blank Petition)

Date: December 21, 2021

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

Planning & Zoning Commission Regular Public Hearing

Date: January 6, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Discussion)

Date: January 18, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Approval/Denial)

Date: February 15, 2022

Time: 6:00 P.M.

Location: Surprise City Hall Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

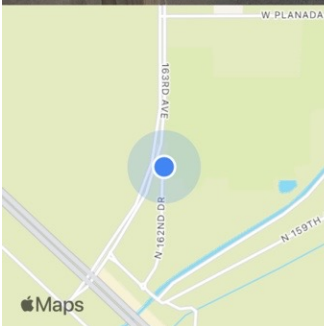
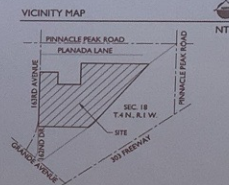
Project Name: NEC 163rd & Grand Major Annexation and Rezone

Description: The applicant is requesting the following entitlements:

FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.

FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).

For more information, call:
623-222-3011



Nov 29, 2021 at 10:46:59 AM
N 33° 41' 25", W 112° 24' 33"
N 162nd Dr
Surprise AZ 85387

Notice of Public Hearing City of Surprise

FS21-512 Annexation Request FS21-513 Rezone Request

City Council Public Hearing (Blank Petition)

Date: December 21, 2021

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

Planning & Zoning Commission Regular Public Hearing

Date: January 6, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Discussion)

Date: January 18, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Approval/Denial)

Date: February 15, 2022

Time: 6:00 P.M.

Location: Surprise City Hall Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

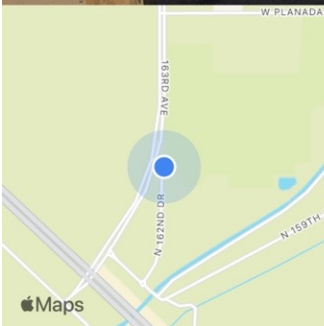
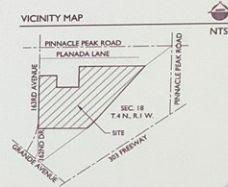
Project Name: NEC 163rd & Grand Major Annexation and Rezone

Description: The applicant is requesting the following entitlements:

FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.

FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).

For more information, call:
623-222-3011



Nov 29, 2021 at 10:46:45 AM
N 33° 41' 25", W 112° 24' 33"
N 162nd Dr
Surprise AZ 85387

Notice of Public Hearing City of Surprise

FS21-512 Annexation Request FS21-513 Rezone Request

City Council Public Hearing (Blank Petition)

Date: December 21, 2021

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

Planning & Zoning Commission Regular Public Hearing

Date: January 6, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Discussion)

Date: January 18, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Approval/Denial)

Date: February 15, 2022

Time: 6:00 P.M.

Location: Surprise City Hall Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

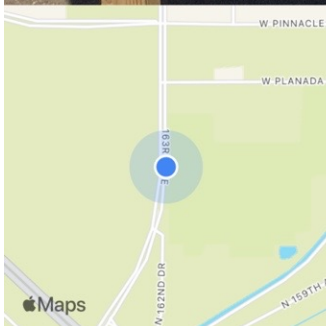
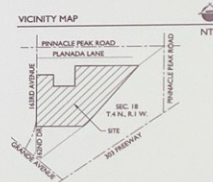
Project Name: NEC 163rd & Grand Major Annexation and Rezone

Description: The applicant is requesting the following entitlements:

FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.

FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).

For more information, call:
623-222-3011



Nov 29, 2021 at 10:44:02 AM
N 33° 41' 32", W 112° 24' 33"
22439 163rd Ave
Surprise AZ 85387

Notice of Public Hearing City of Surprise

FS21-512 Annexation Request FS21-513 Rezone Request

City Council Public Hearing (Blank Petition)

Date: December 21, 2021

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

Planning & Zoning Commission Regular Public Hearing

Date: January 6, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Discussion)

Date: January 18, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Approval/Denial)

Date: February 15, 2022

Time: 6:00 P.M.

Location: Surprise City Hall Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

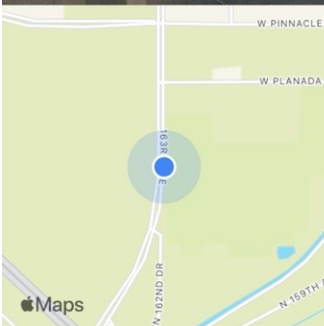
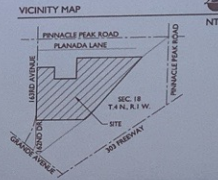
Project Name: NEC 163rd & Grand Major Annexation and Rezone

Description: The applicant is requesting the following entitlements:

FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.

FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).

For more information, call:
623-222-3011



Nov 29, 2021 at 10:44:21 AM
N 33° 41' 32", W 112° 24' 33"
22439 163rd Ave
Surprise AZ 85387

Notice of Public Hearing City of Surprise

FS21-512 Annexation Request FS21-513 Rezone Request

City Council Public Hearing (Blank Petition)

Date: December 21, 2021

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

Planning & Zoning Commission Regular Public Hearing

Date: January 6, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Discussion)

Date: January 18, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Approval/Denial)

Date: February 15, 2022

Time: 6:00 P.M.

Location: Surprise City Hall Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

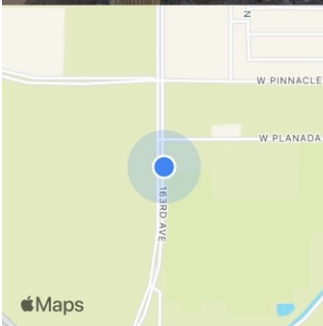
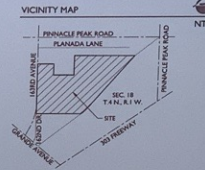
Project Name: NEC 163rd & Grand Major Annexation and Rezone

Description: The applicant is requesting the following entitlements:

FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.

FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).

For more information, call:
623-222-3011



Nov 29, 2021 at 10:41:15 AM
N 33° 41' 39" W 112° 24' 33"
22907-23125 163rd Ave
Surprise AZ 85387

Notice of Public Hearing City of Surprise

FS21-512 Annexation Request FS21-513 Rezone Request

City Council Public Hearing (Blank Petition)

Date: December 21, 2021

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

Planning & Zoning Commission Regular Public Hearing

Date: January 6, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Discussion)

Date: January 18, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Approval/Denial)

Date: February 15, 2022

Time: 6:00 P.M.

Location: Surprise City Hall Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

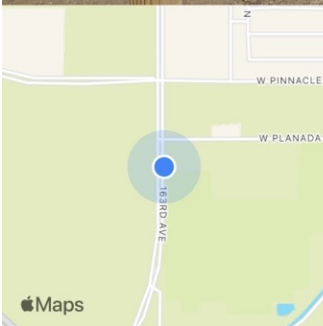
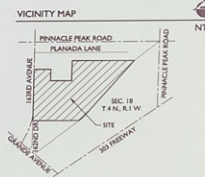
Project Name: NEC 163rd & Grand Major Annexation and Rezone

Description: The applicant is requesting the following entitlements:

FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.

FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).

For more information, call:
623-222-3011



Nov 29, 2021 at 10:41:01 AM
N 33° 41' 39", W 112° 24' 33"
22907-23125 163rd Ave
Surprise AZ 85387

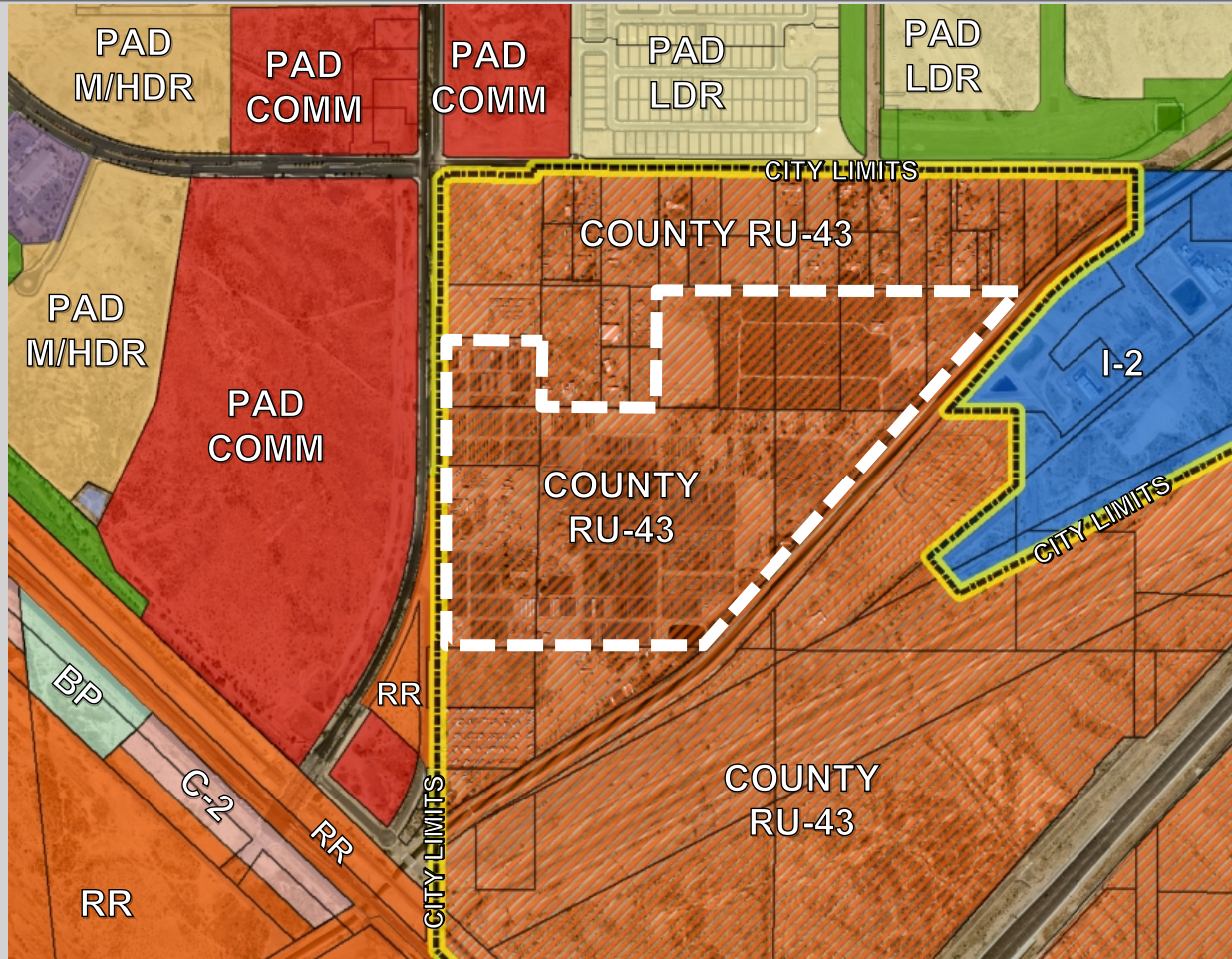


FS21-513
163rd Ave & Grand Ave
Rezone

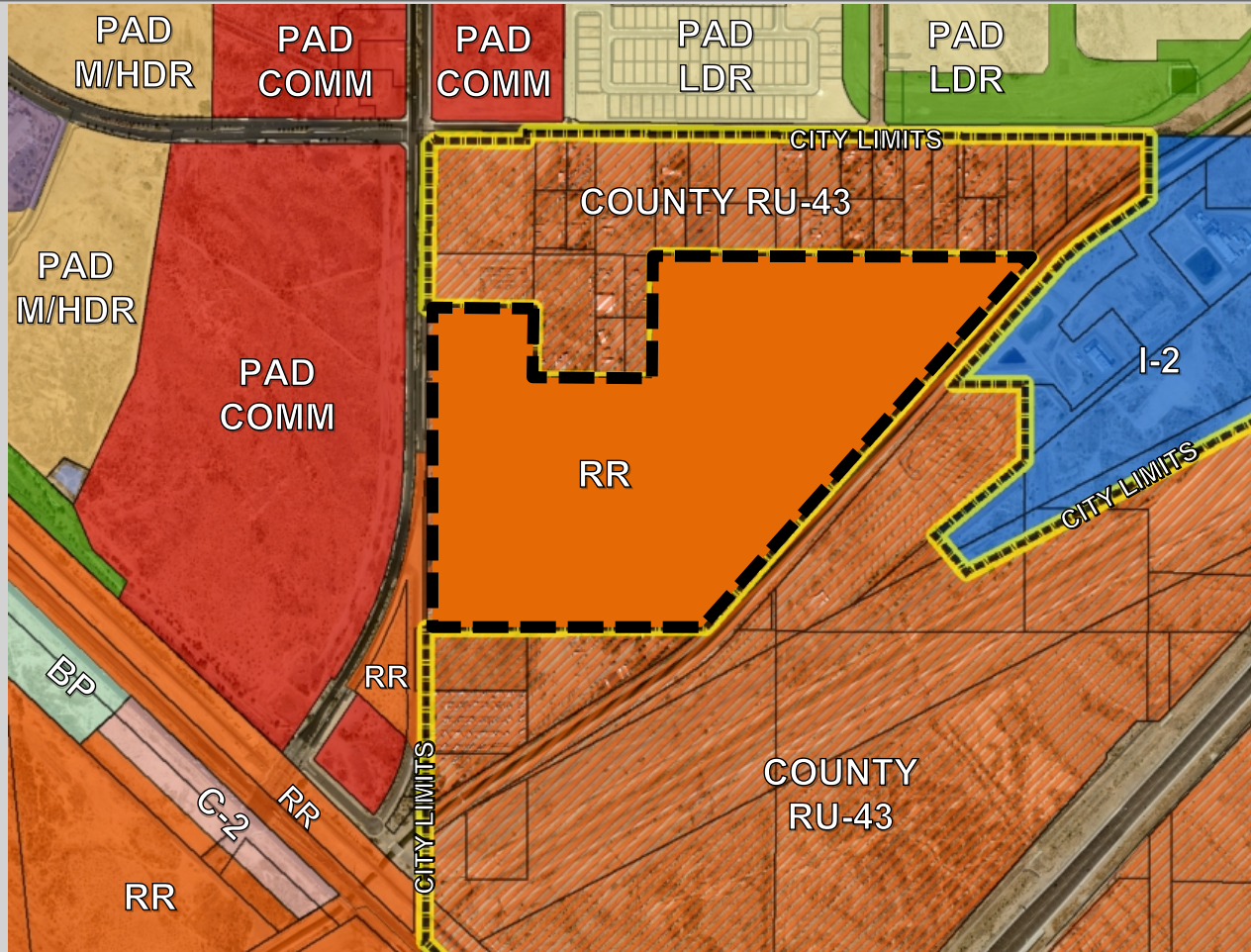
Planning & Zoning Commission
January 6, 2022



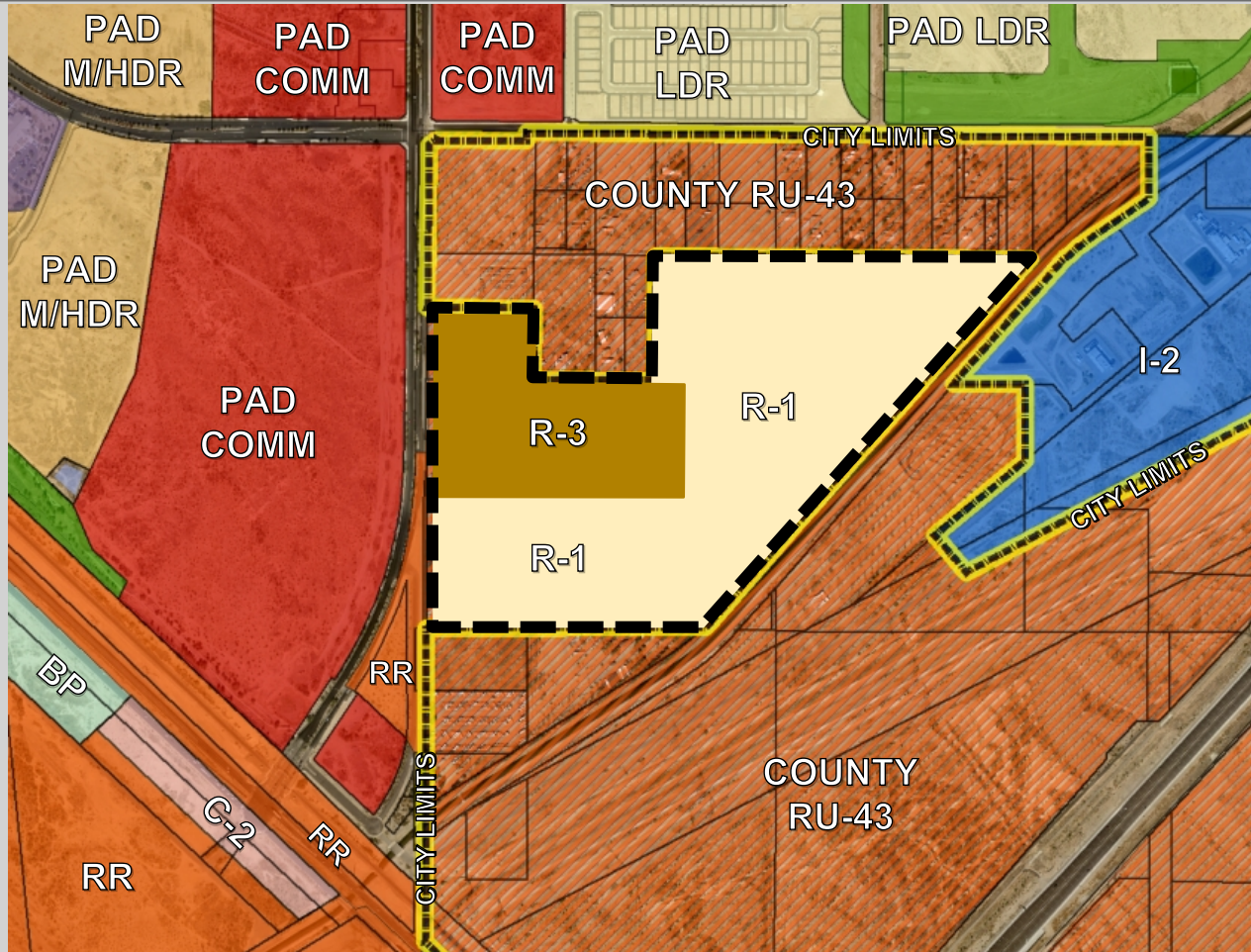
VICINITY MAP



EXISTING ZONING



POST ANNEX ZONING



PROPOSED ZONING



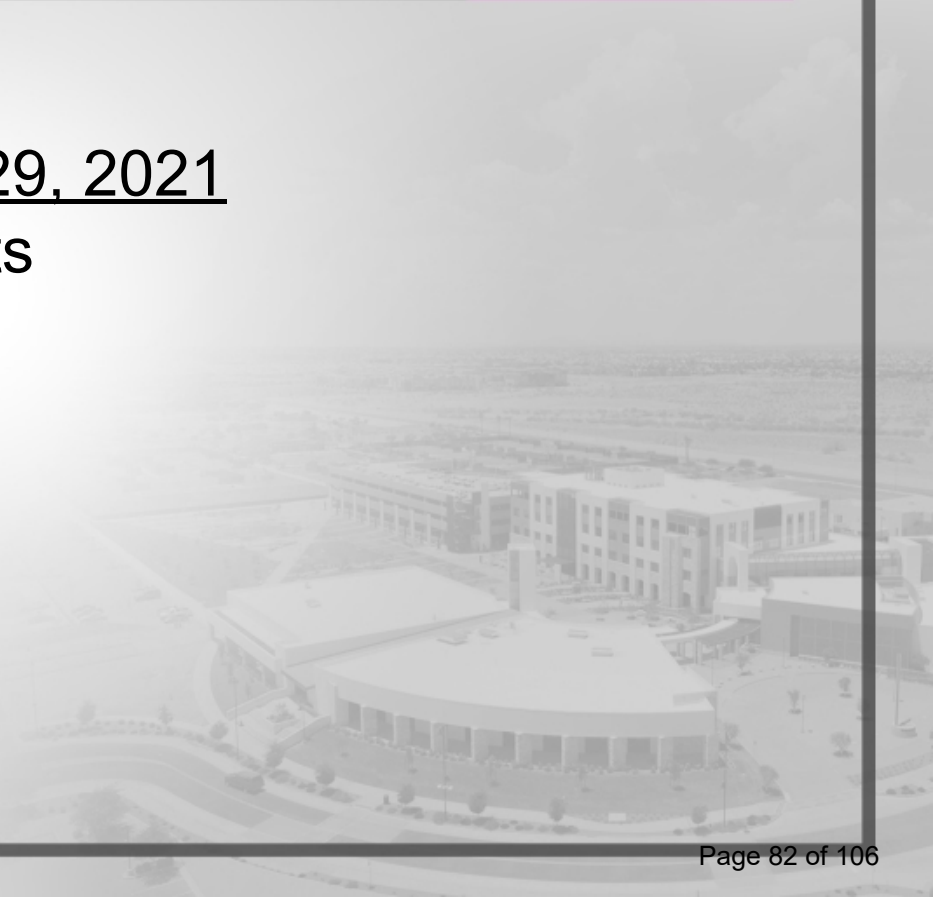
OUTREACH

Neighborhood Meeting: July 29, 2021

- Infrastructure Improvements
- Proposed Uses

Outside Agencies Review

- No Concerns





RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council, subject to stipulation 'a' and 'b'.



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: January 6, 2022 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 4
Staff Recommendations:

Consent: No Regular: Yes Public Hearing: No Report/Discussion: No

Agenda Wording:

Presentation and action pertaining to the Site Plan entitled “Shaughnessy Promenade”, received October 19, 2021, generally located east of Dysart Road and south of Grand Avenue. Case FS20-799

Motion:

I move to approve the Site Plan entitled “Shaughnessy Promenade”, received October 19, 2021, subject to stipulations “a” through “f” as memorialized in the staff report.

Background:

The subject property is approximately 40,625 sq. ft. and is located in the Surprise Heritage District – Commercial Overlay. On site, the developer is proposing a two-story office building with an interior retail storage area.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide City Services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-799 - Shaughnessy Promenade - Staff Report
2. 01 - FS20-799 - Shaughnessy Promenade - Vicinity Map
3. 02 - FS20-799 - Shaughnessy Promenade - Zoning Map

4. 03 - FS20-799 - Shaughnessy Promenade - Site Plan
 5. 04 - FS20-799 - Shaughnessy Promenade - Landscape Plan
 6. 05 - FS20-799 - Shaughnessy Promenade - Building Elevations
 7. FS20-799 - Shaughnessy Promenade - PowerPoint
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-799

Project Name: Shaughnessy Promenade

Council District: 4 – Mulberry

Meeting Date: January 6, 2022

Planner: Sergio Angulo

Owner: Jabs Holding LLC

Applicant: Jeff Shaughnessy with Shaughnessy Contracting Inc.

Request: Site Plan for Shaughnessy Promenade

Site Location: Generally south of Grand Avenue and east of Dysart Road

Site Size: 40,625 sq. ft. (approx.)

General Plan

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

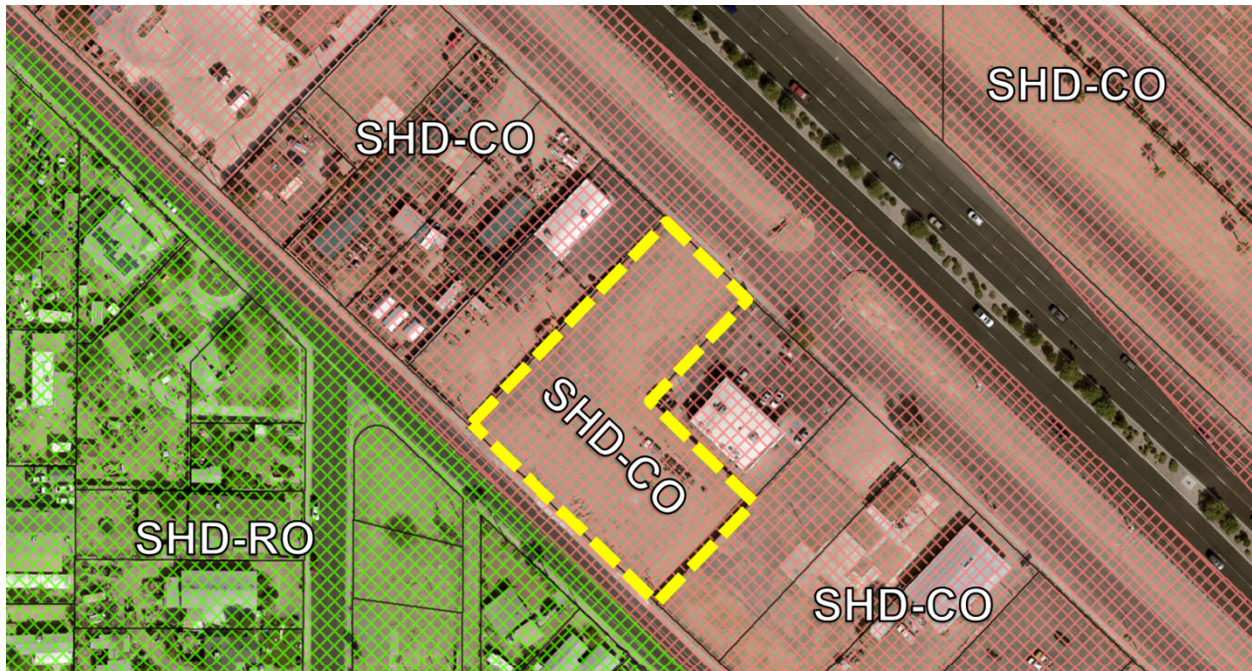
Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission **approve** case FS20-799, subject to stipulations 'a' through 'f'.

Project Description:

Shaughnessy Contracting Inc., on behalf of Jabs Holding LLC, requests approval of a Site Plan to allow for a new office and storage building generally located south of Grand Avenue and east of Dysart Road in the Surprise Heritage District.

Existing Zoning:



SHD – RO	SHD – CO	SHD – CO
SHD – RO	SHD – CO	SHD – CO
SHD – RO	SHD – RO	SHD – RO

History:

June 21, 2016: The Mayor and City Council approved a zoning text amendment creating the Surprise Heritage District, Residential Overlay, and Commercial Overlay within the Original Town Site and the rezoning of the subject property from CC (Community Commercial) to Surprise Heritage District – Commercial Overlay (SHD-CO). The new zoning district and overlays are an implementation of the previous planning efforts to motivate revitalization and codify design standards desired by the community.

September 24, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-565.

December 16, 2020: The applicant filed a request for a Site Plan for Shaughnessy Promenade under case FS20-799, the subject case.

Analysis:

The subject site is approximately 40,625 sq. ft. (0.93 acres) and it is zoned Surprise Heritage District – Commercial Overlay (SHD – CO). This Site Plan application was submitted prior to the adoption of the current Land Development Ordinance therefore it was reviewed against the standards of the Surprise Unified Development Code (SUDC).

The site will have one (1) access point from Grand Avenue and two (2) more from Market Street. The site plan shows good pedestrian connectivity from the site to the sidewalks in the right-of-way of Grand Avenue and Market Street.

The proposed development includes a 17,269 sq. ft. building. The building is made up of a two-story office section and 11,455 sq. ft. storage area. The office portion of the building fronts onto Grand Avenue and the storage portion is situated at the rear fronting Market Street. The proposal also includes a “Future Potential Apartment”. Multi-family is a permitted use in the Surprise Heritage District – Commercial Overlay (SHD – CO) and would be subject to development standards of the SHD-CO and reviewed at the time of building permit.

The site includes 22 parking spaces that are distributed on the north, south, and west sides of the building. One (1) of those parking space is ADA accessible and will be located near the front entrance of the building. The site meets the minimum parking requirement (22 spaces) of the SUDC.

The proposed landscape is a drought tolerant palette and meets the requirements of the SUDC.

The proposed building elevation design will complement this area and complies with the requirements of the Surprise Heritage District and the SUDC.

The applicant also included a lighting photometric study with this application which meets the lighting requirements of the SUDC.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff believes by accepting and incorporating stipulations ‘a’ through ‘f’, the proposed Site Plan will meet the requirements of the SUDC and the General Plan.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan meets the provisions of the SUDC as applicable.

Recommendation:

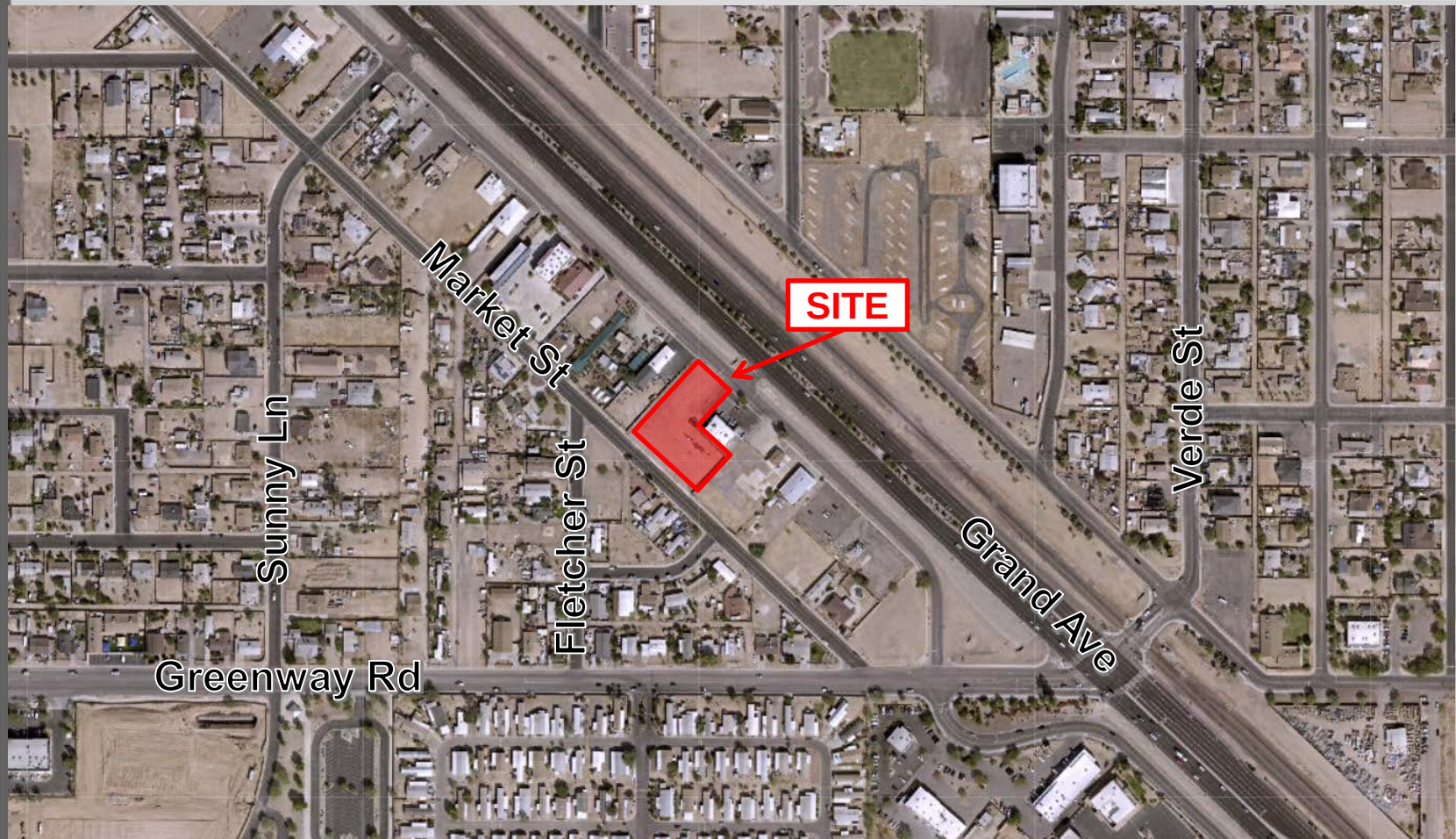
Based on the findings noted above, staff recommends the Commission **approve** case FS20-799, subject to stipulations 'a' through 'f' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Shaughnessy Promenade" prepared by RLeporeArchitecture, LLC, date received October 19, 2021.
- b. Landscaping associated with the site shall be consistent with the Landscape Plan entitled "Shaughnessy Promenade" prepared by RLeporeArchitecture, LLC, date received October 19, 2021.
- c. Building Elevations shall be consistent with the Building Elevations entitled "Shaughnessy Promenade" prepared by RLeporeArchitecture, LLC, date received May 4, 2021.
- d. Prior to the approval of Civil Permits, the applicant shall address all civil comments per letter dated November 2, 2021.
- e. 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.
- f. "Potential Future Apartment" shall have a minimum of three units and demonstrate compliance with the SUDC development standards and required parking at the time of building permit for the future apartment. If the "potential future apartment" does not meet these requirements, it will be removed from the site plan.

However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 Site Plan
- 04 Landscape Plan
- 05 Building Elevations
- 06 Luke AFB Comments



FS20-799 VICINITY MAP

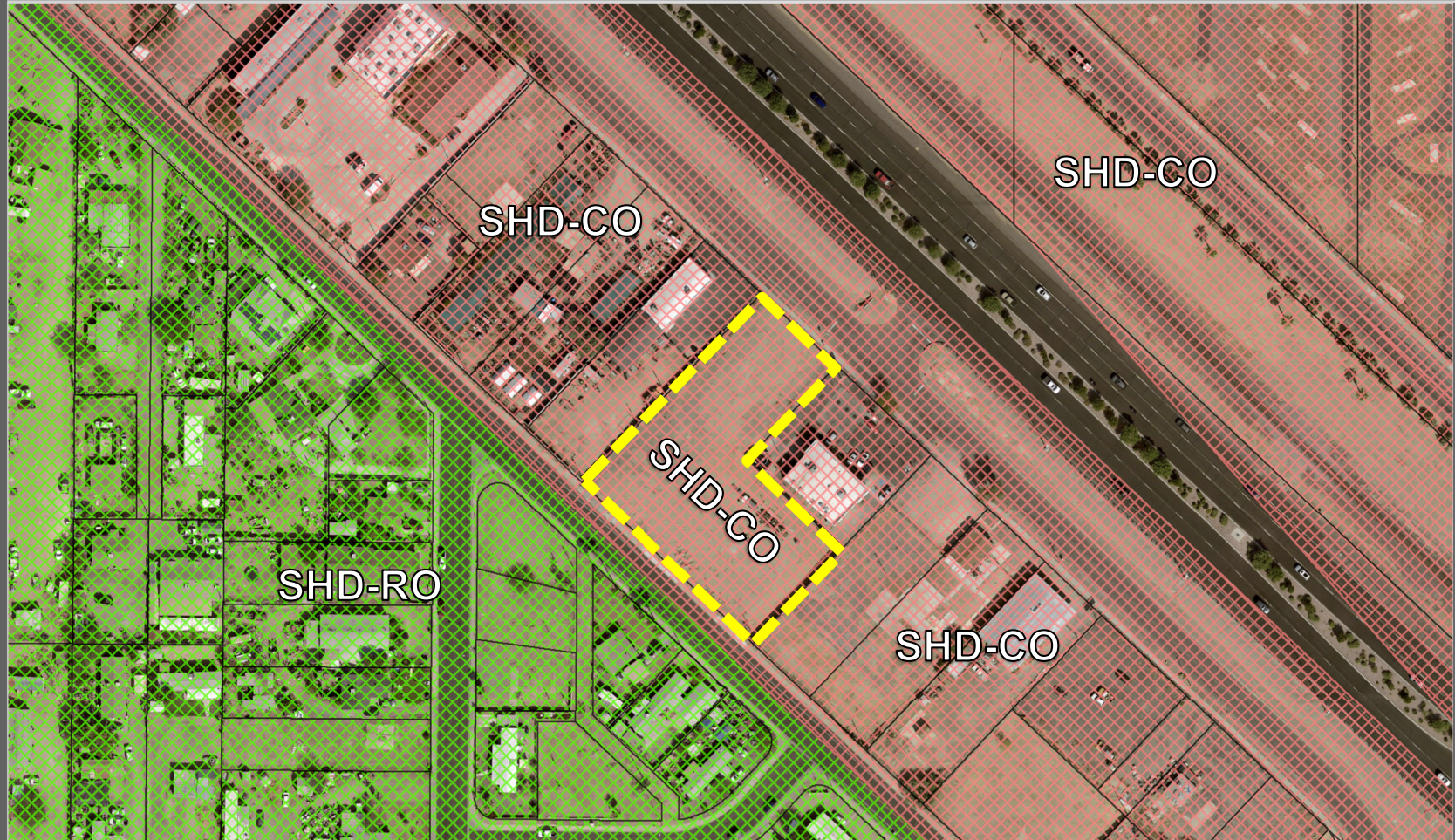


Fletcher St

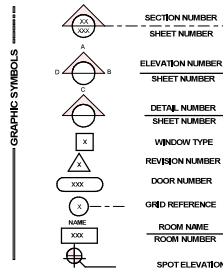
Market St

Grand Ave

FS20-799 VICINITY MAP



FS20-799 ZONING MAP



1. These drawings and specifications are the property and copyright of RLeporeArchitecture, LLC and shall not be reproduced or used for any other purpose except by written consent of RLeporeArchitecture, LLC.
2. Materials and workmanship shall be in accordance with the specifications, relevant federal, state and local governing authorities.
3. These drawings must not be scaled. Written dimensions take precedence and shall be verified by the contractor at the job site.
4. **Plan dimensions** given for the existing structure are from finished face. **Plan dimensions** given for new construction are from face of structure (sheathing or framing) shown as finished. **Vertical dimensions** are from finished surfaces.
5. The drawings shall be read in conjunction with structural and mechanical drawings, electrical and other consultants drawings, and specifications and with any other written instructions or sketches as may be issued during the course of the project. Any discrepancy shall be reported to the General Contractor & RLeporeArchitecture, LLC before proceeding with any work.

DEFERRED SUBMITTALS

THE FOLLOWING IS A LIST OF DEFERRED AND/OR SEPARATE SUBMITTALS:

Pre-Fabricated Wood Truss Design
Fire Sprinkler Design
Fire Alarm Design

Emergency Responder Radio Coverage (ERRC)

ERRC Survey Test required as well as possible installation.
ERRC Survey Test to be conducted prior to C of Q.

Emergency Responder Radio Coverage (ERRC) (FCI 51)

The ERRC requirements apply and the Initial RFR Survey Test shall be completed prior to the issuance of the C of Q on all buildings that satisfy any one of the following characteristics:

- Buildings that are three or more stories above finished grade.
- The total building area is 10,000 square feet (929 sqm) or more.
- Only large buildings (over 10,000 sq ft) are required to have a radio tower. Buildings with small buildings (under 10,000 sq ft) are not required to have a radio tower.

Buildings with initial drafting on low or ineffective glass.

Wiring with low-level glass.

When covering and strength levels are not consistent with the established minimum signal strength level requirements.

The ERRC test is required for all buildings. A radio booster shall be installed. For additional information visit the Surprise Fire-Marshall website.

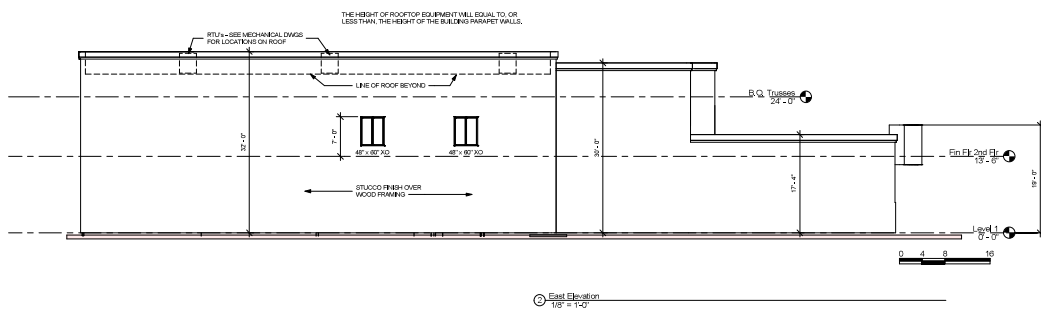
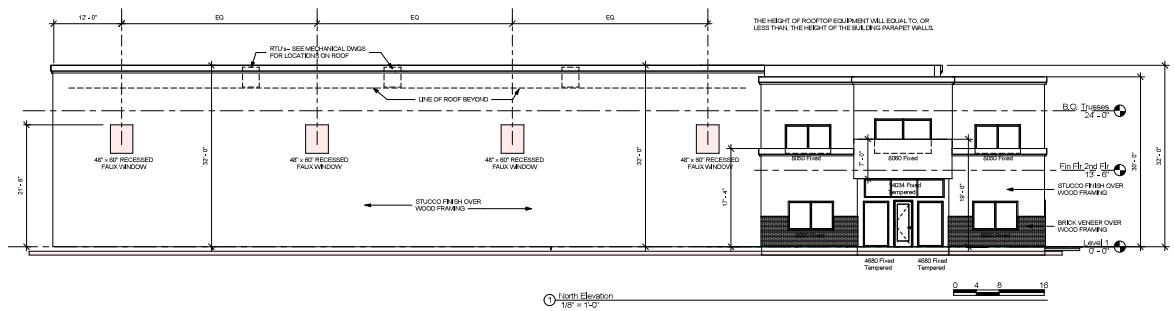
Shaughnessy Promenade

GSN General Structural Notes
S-1.0 Foundation Plan
S-2.0 1st Floor Shear Wall Plan
S-3.0 2nd Floor Shear Wall Plan
S-4.0 Floor Framing Plan
S-5.0 Upper Roof Framing Plan
SD1 Structural Details
SD2 Structural Details
SD3 Structural Details

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Swimming Pool and Spa Code (ISPSA)
- 2017 National Fire Protection Association (NFPA)



- **Cover Sheet**



No.	Revision	Date

RLeporeArchitecture, LLC

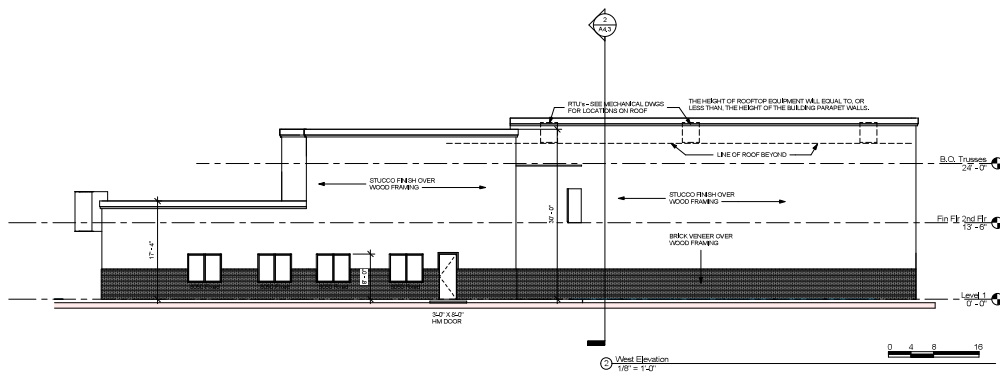
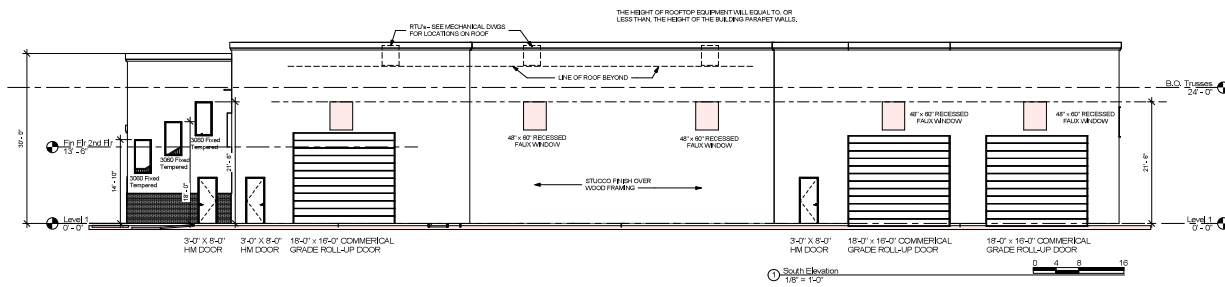
13440 North 44th Street, #2031
Phoenix, Arizona 85032
602.318.0100 RLeporeArchitecture@gmail.com



Shaughnessy Promenade

12723 West Grand Avenue
Surprise, Arizona 85374
Case Number: F520-799

Exterior Elevations
A3.1



No.	Revision	Date

RLeporeArchitecture, LLC

13440 North 44th Street, #2031
Phoenix, Arizona 85032
602.318.0100 RLeporeArchitecture@gmail.com



Shaughnessy Promenade

12723 West Grand Avenue
Surprise, Arizona 85374
Case Number: F520-789

Exterior Elevations

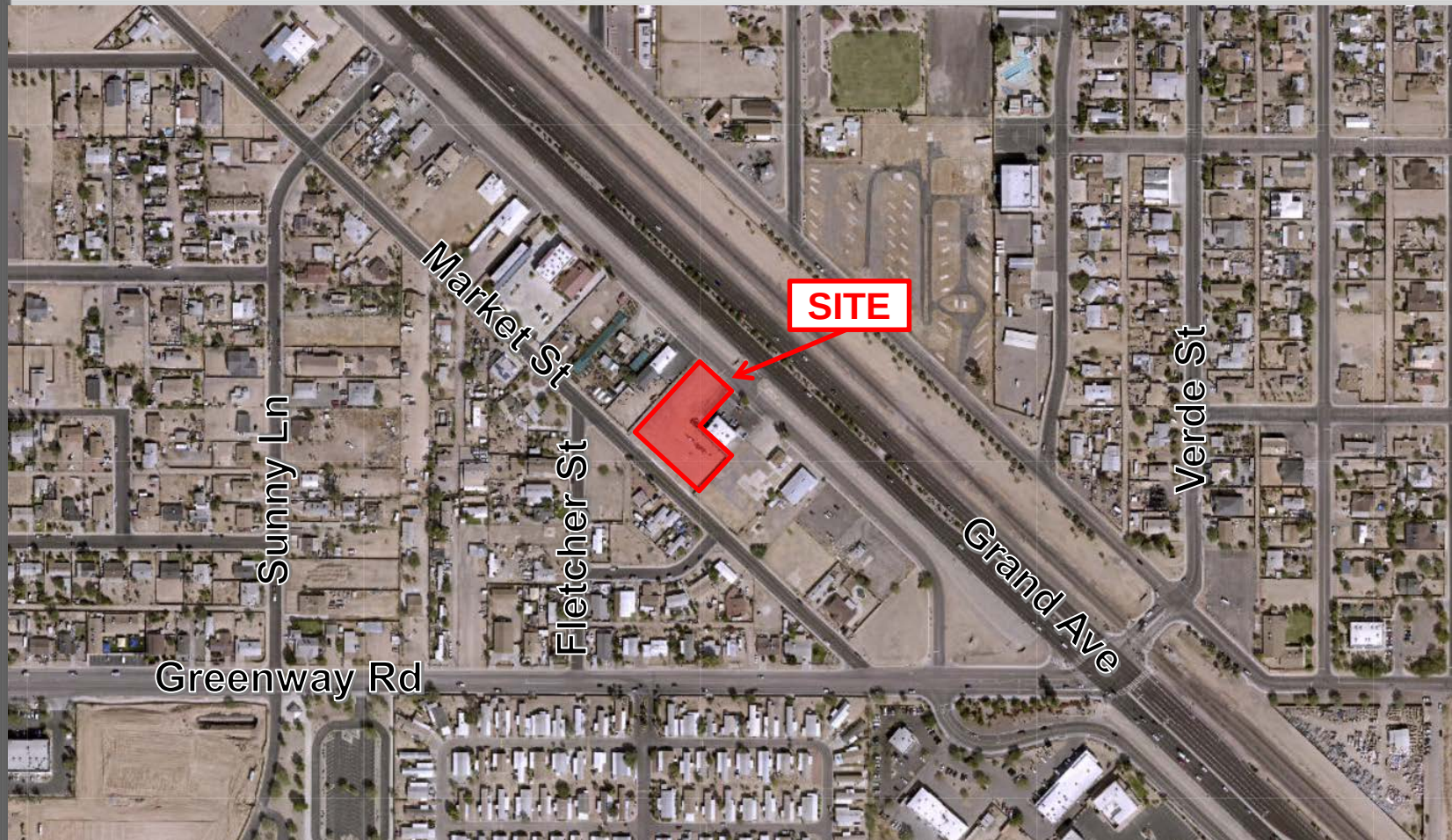
A3.2



FS20-799

Shaughnessy Promenade

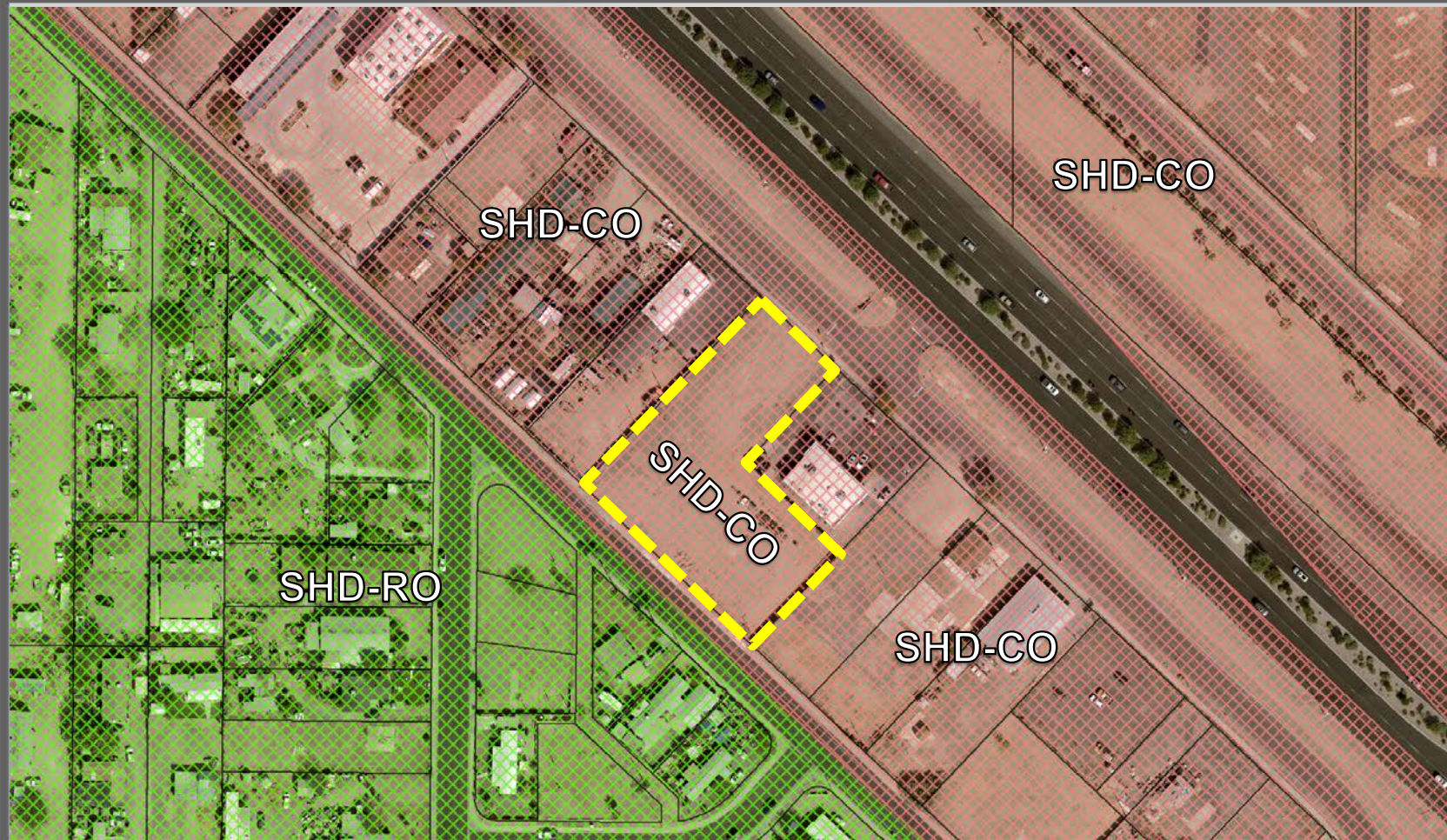
Planning & Zoning Commission
January 6, 2022



FS20-799 VICINITY MAP

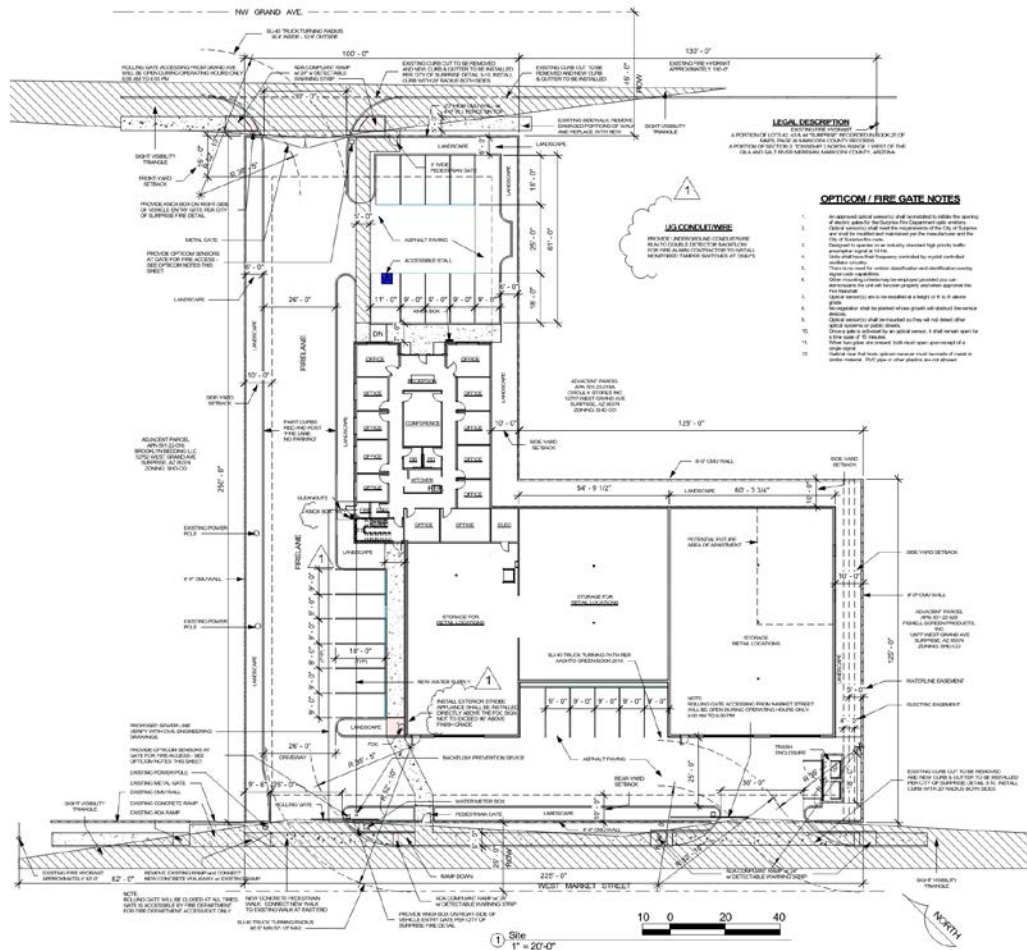


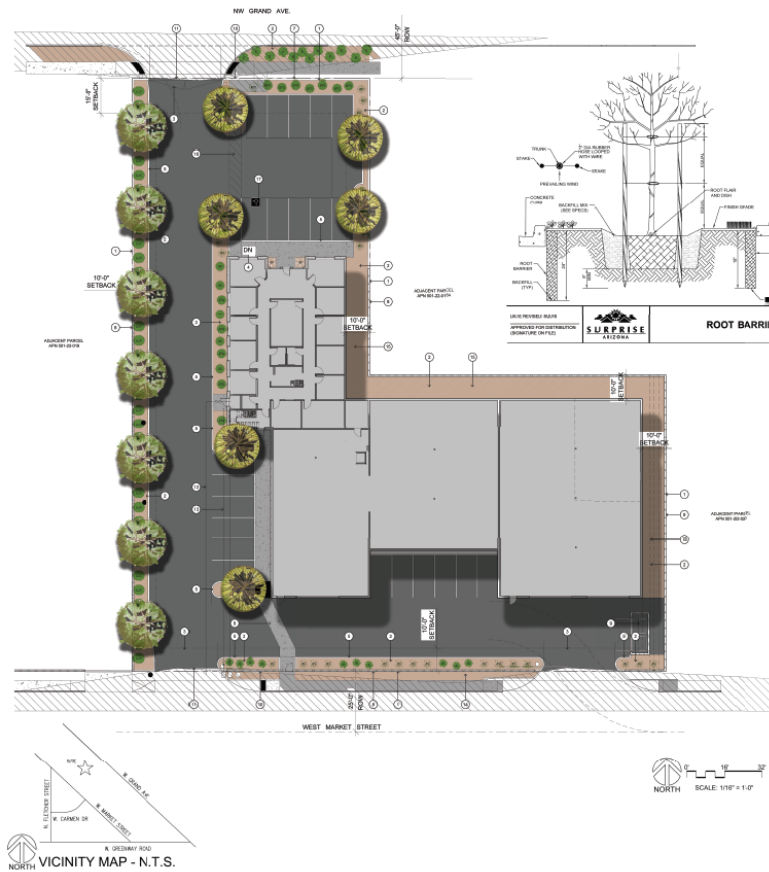
FS20-799 VICINITY MAP



FS20-799 ZONING MAP

FS20-799 SITE PLAN





NOTES

1. ALL TREE ROOT BARRIERS MUST BE 4" HIGH.
2. PRELIMINARY TREE ROOT BARRIER SHALL BE ADJUSTED TO STRUCTURAL REQUIREMENTS OF EACH TREE.
3. PRELIMINARY TREE ROOT BARRIER SHALL BE ADJUSTED TO STRUCTURAL REQUIREMENTS OF EACH TREE.
4. PRELIMINARY TREE ROOT BARRIER SHALL BE ADJUSTED TO STRUCTURAL REQUIREMENTS OF EACH TREE.
5. TREE ROOT BARRIER SHALL BE A MINIMUM OF 4" HIGH AND 4" WIDE.
6. TREE ROOT BARRIER SHALL BE A MINIMUM OF 4" HIGH AND 4" WIDE.

TREE ROOT BARRIER

8-14

PLANTING KEY NOTES

1. PROPERTY LINE / RIGHT OF WAY LINE.
2. 2" DECOMPOSED GRANITE @ MINIMUM 2" DEPTH IN ALL NON-TURF LANDSCAPE AREAS.
3. SIGHT VISIBILITY TRIANGLE PER CITY STANDARDS.
4. ADA ACCESSIBLE RAMP.
5. CONCRETE CURB. SEE CIVIL PLANS.
6. 9" 4" CONCRETE SIDEWALK.
7. 2" 2" HEIGHT C.I. U. WALL W/ 4" 2" OF WROUGHT IRON ON TOP. SEE SITE PLAN.
8. 9" 4" C.I. WALL. SEE SITE PLAN.
9. TRASH ENCLOSURE. SEE SITE PLAN.
10. 30" PEDESTRIAN GATE. SEE SITE PLAN.
11. METAL VEHICLE GATE. SEE SITE PLAN.
12. PROPOSED SEWER LINE. SEE CIVIL PLANS.
13. EXISTING OVERHEAD ELECTRIC LINE.
14. 2.5' 5' 5' AREA BETWEEN THE WALL AND BUILDING ALONG THE SOUTHEAST SIDE HAS BEEN PREVIOUSLY AGREED TO BE EXEMPT FROM LANDSCAPE REQUIREMENTS.
15. ACCESSIBLE ROUTE/PAIS. SEE SITE PLAN.
16. ACCESSIBLE PARKING SPACE. SEE SITE PLAN.

TREE ROOT BARRIER

TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR VALES.

SIGHT DISTANCE

SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-51. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW TRIANGLE AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4-51 AND 4-52. TREES, SHRUBS, AND OTHER LANDSCAPES ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED BRANCHES, LEAVES, NEEDLES OR OTHER FOLIAGE ARE NOT BELOW 8 INCHES OR ABOVE 84 INCHES, PER SURPRISE DETAIL 4-51.

TREES

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
DESERT MUSEUM	Cercium Desert Museum	24" BOX	6
ARIZONA MESQUITE	Prosopis juliflora	24" BOX	7

PALMS

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
SAGO	Cycas revoluta	15 GAL	2

SHRUB

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TOODAWILLIEA	Boerhaavia Torreyi	5 GAL	13
LITTLE-LEAF CORDIA	Cordia alliodora	5 GAL	28

ACCENTS

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
DESERT SPOON	Dasylirion wheeleri	5 GAL	5
DESERT YUCCA	Yucca brevifolia	5 GAL	18
LILLY GRASS	Monstera sp. 'Allegria'	5 GAL	52

GROUNDCOVERS

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
OUTBACK SUNRISE EMB	Emmenanthe gilliesii	5 GAL	12
GOLD LANTANA	Lantana camara 'Gold'	5 GAL	10

INERT MATERIALS

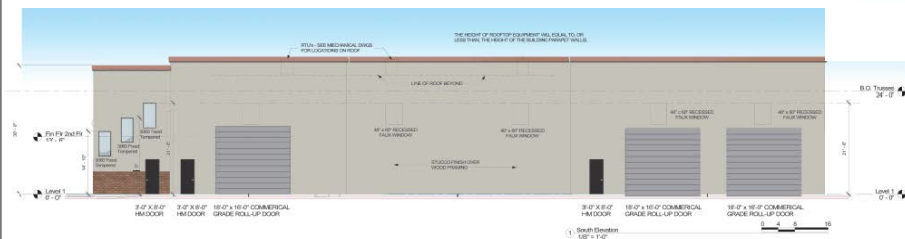
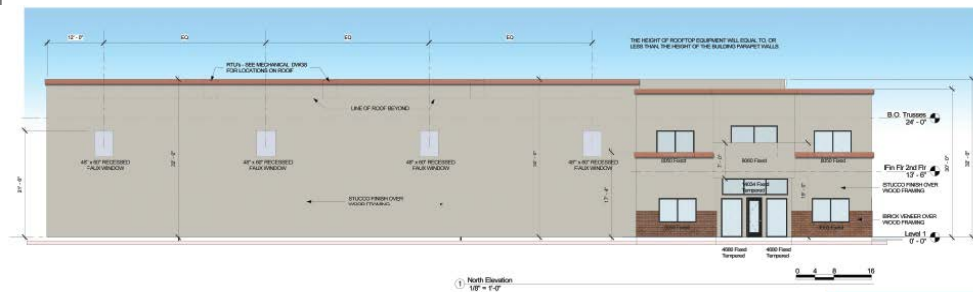
NAME	SELECTION	QTY.
10" SCREENED EGS (MINIMUM 2" DEPTH)	Madison gold	6,832 S.F.

Shapovalov Architects, LLC
17223 West Grand Avenue
Suite #201
Surprise, Arizona 85374
ph: 602.318.0100
Rshapovalov@shapovalov.com

An Office/Storage Project
Shapovalov Architects, LLC
17223 West Grand Avenue
Surprise, Arizona 85374

LANDSCAPE
PLAN
L-1

FS20-799 LANDSCAPE



FS20-799 ELEVATIONS



RECOMMENDATION

Approval subject to stipulations 'a' – 'f'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You