



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, January 20, 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 January 6, 2022 Planning and Zoning Commission Minutes. | None

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

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Consideration and action regarding the PAD Amendment for Surprise Farms South Planned Area Development (PAD). Case FS21-555 | Chris Sexton
Community
Development |
| 3. | 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:

- | | | | |
|----|------------|--|--|
| 4. | District 4 | Consideration and action regarding the Site Plan for Boomerang Capital Partners. Case FS21-518 | Chris Sexton
Community
Development |
| 5. | District 1 | Consideration and action regarding the Site Plan for AutoZone. Case FS21-556 | Chris Sexton
Community
Development |

- | | | | |
|----|------------|--|---|
| 6. | District 3 | Consideration and action regarding the Site Plan for Paradisi Central Amenity. Case FS21-510 | Chris Sexton
Community
Development |
| 7. | District 6 | Consideration and action regarding the Site Plan for Countryside Park. Case FS21-1035 | Trever Fleetham
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: January 10, 2022 at 3:30 PM

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 20, 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 January 6, 2022 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the January 6, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 01-06-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 6, 2022 / 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 January 6, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; 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 provided an update on separation requirements as a follow-up to the November 4, 2021 Planning and Zoning Commission meeting.

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 December 2, 2021 Planning and Zoning Commission Minutes.

Commissioner Keating made a motion to approve the December 2, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 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, Current Planner, advised the item is to be continued to the January 20, 2022 Planning and Zoning Commission meeting.

Commissioner Chapman made a motion to continue agenda item #2, case FS21-513, to the January 20, 2022 Planning and Zoning Commission meeting.

Vice Chair Sartor seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 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, Current Planner, presented item 3 to the Commission.

Commissioner Rosenbaum made a motion to approve the Site Plan entitled “Shaughnessy Promenade”, date received October 19, 2021, subject to stipulations “a” through “f” as memorialized in the staff report.

Vice Chair Sartor and Commissioner Chapman simultaneously seconded the motion. Motion passed with 6 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 Rosenbaum made a motion to adjourn, Commissioner Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:10 P.M.

Dennis M. 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 20, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the PAD Amendment for Surprise Farms South Planned Area Development (PAD). Case FS21-555

Motion:

Motion to approve the PAD Amendment for Surprise Farms South PAD subject to stipulations “a” and “b”.

Background:

The subject request involves a major PAD Amendment to the Surprise Farms Planned Area Development (PAD). The proposed amendment includes rezoning approximately 11-acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height.

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 FS21-555 Surprise Farms - South PAD - Staff Report

2. 01 FS21-555 Surprise Farms - South PAD Vicinity Map
 3. 02 FS21-555 Surprise Farms - South PAD Zoning Map
 4. 03 FS21-555 Surprise Farms - South PAD Existing Zoning Map
 5. 04 FS21-555 Surprise Farms - South PAD Proposed Zoning Map
 6. 05 FS21-555 Surprise Farms - South PAD - Affidavit of Site Posting
 7. 06 FS21-555 Surprise Farms - South PAD - Citizen Participation Report_Redacted
 8. FS21-555 Surprise Farms - South PAD Presentation
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-555

Project Name: Surprise Farms - South PAD

Council District: 1 - Acacia

Meeting Date: January 20, 2022

Planner: Chris Sexton, Planner II

Owner: Scott Phillips with Carefree Partners

Applicant: Manjula M Vaz with Gammage and Burnham PLC

Request: PAD Amendment to the Surprise Farms PAD, rezone approximately 11 acres from Commercial (C-2) to High Density Residential (HDR).

Site Location: Generally, on the southwestern corner of Bell Road and Citrus Road

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

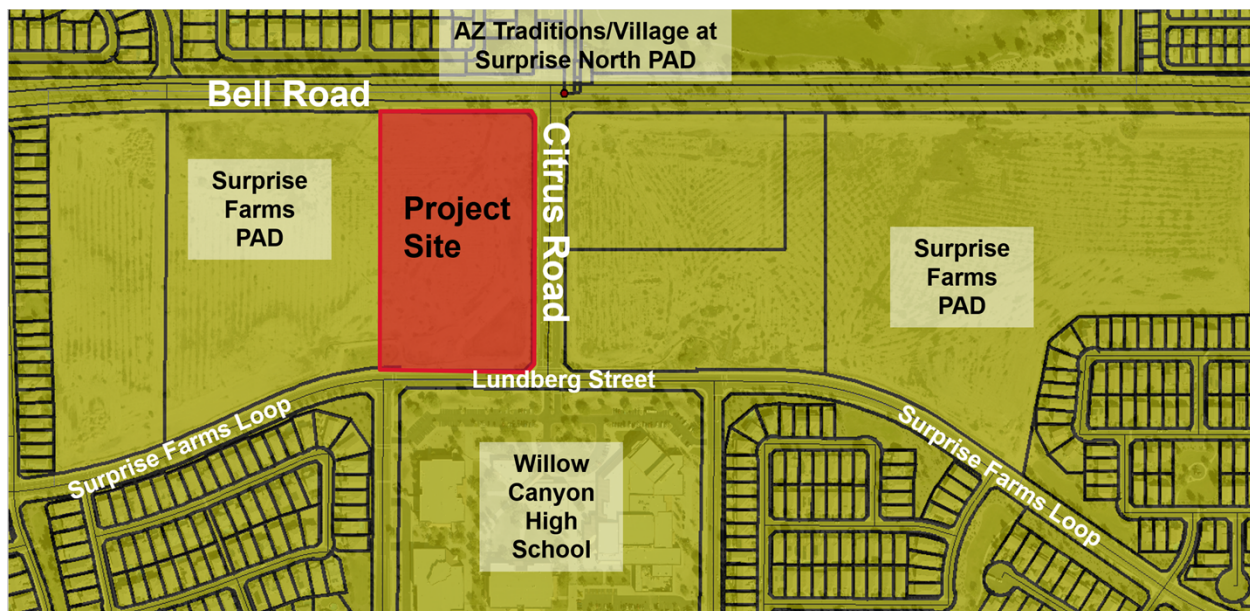
Support/Opposition: Correspondence regarding the project is attached

Staff Recommendation: Staff recommends the Commission **approve** the subject PAD Amendment, case FS21-555, subject to stipulations 'a' and 'b'.

Project Description:

Carefree Partners requests approval of a Major PAD Amendment to the Surprise Farms Planned Area Development (PAD). The proposed amendment includes rezoning approximately 11-acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR).

Surrounding Land Zoning:



PAD – Residential	PAD – Residential	PAD - Commercial
PAD – Residential	PAD – Commercial/Industrial	PAD – Residential
PAD – Residential	PAD – Willow Canyon High School	PAD – Residential

Background:

June 20, 1984: The subject parcel was annexed into the City under Ordinance 84-03.

March 27, 1995: The Mayor and City Council approved a PAD for Surprise Farms, under Case PADA95-003.

January 28, 1999: The Mayor and City Council approved administrative revisions, under Case PADA97-063.

March 24, 2004: The Mayor and City Council approved transportation revisions, under Case PADA03-283.

October 26, 2006: An administrative approval for the abandonment of Citrus Road under Case FS06-420.

July 15, 2008: The Planning and Zoning Commission approved a Comprehensive Sign Program for Surprise Farms Gateway, under Case PADA08-037.

May 23, 2008: An administrative approval to allow pet grooming as a land use, under Case PADA08-117.

April 30, 2009: An administrative approval for revisions to setbacks under Case PADA09-065.

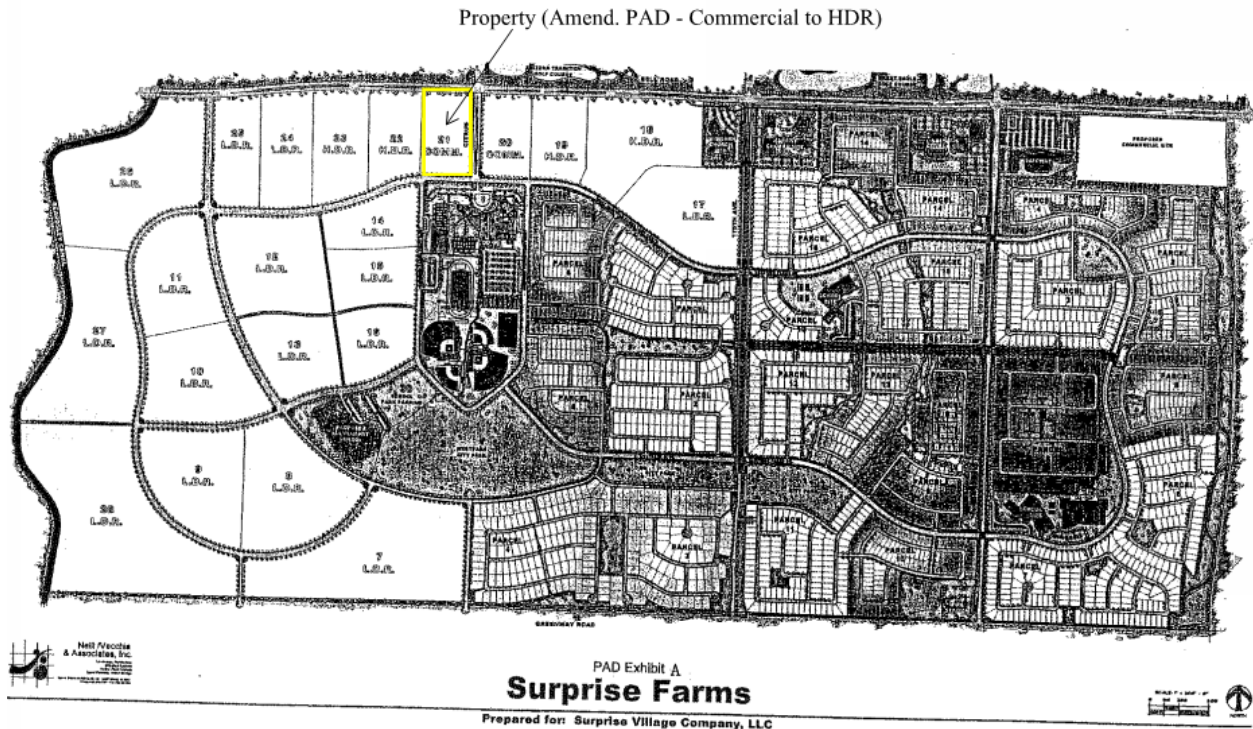
April 29, 2021: A Concept Review meeting was held for the current proposal under Case CR21-179.

July 23, 2021: The applicant submitted for a PAD Amendment for Carefree Partners under Case FS21-555, the subject case.

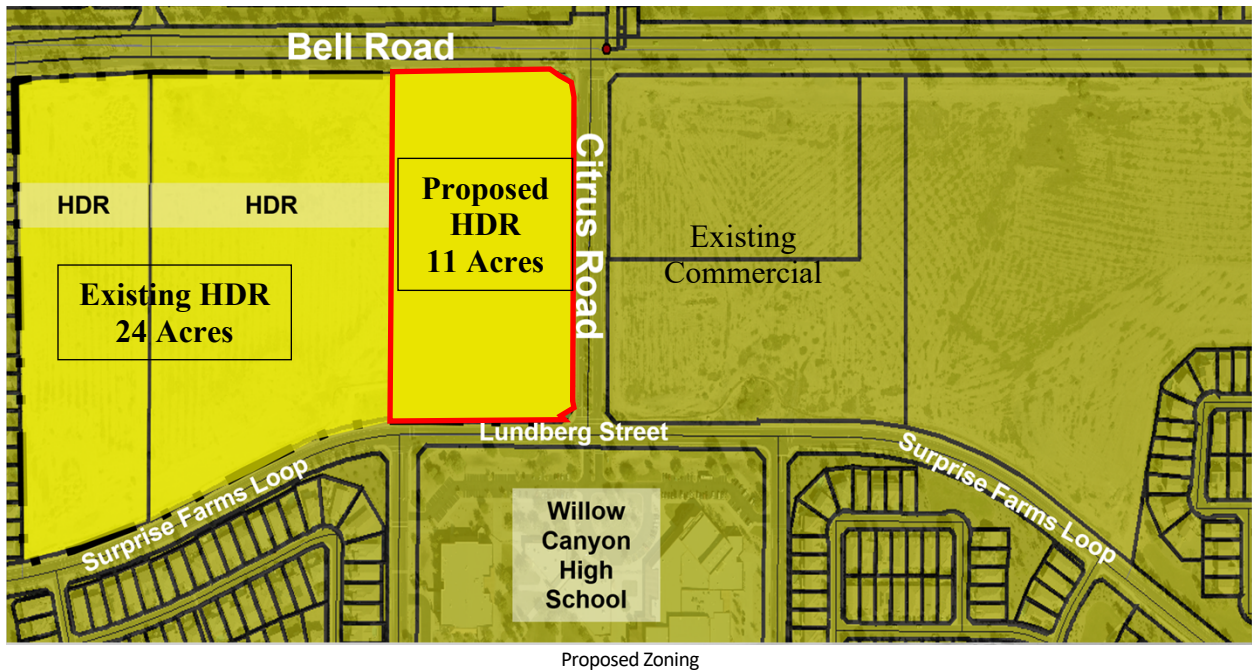
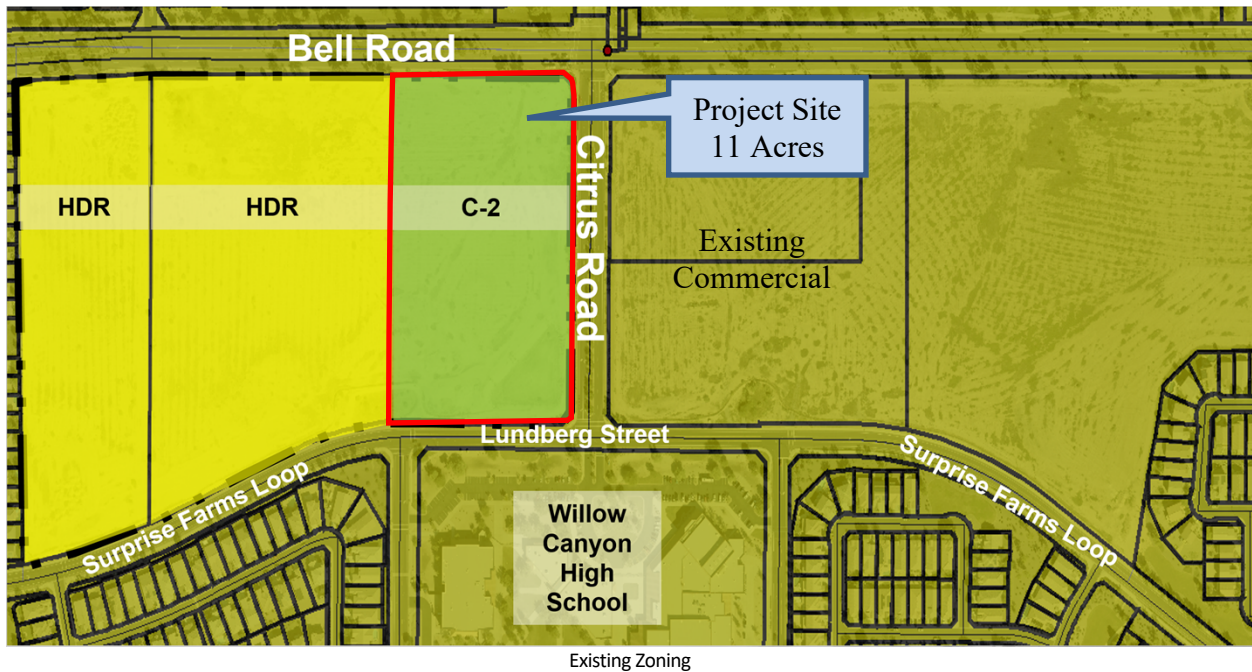
September 23, 2021: Carefree Partners held a Citizen Review meeting at the Canyon Ridge Elementary School media room located at 17359 W Surprise Farms Loop N in Surprise, AZ. A summary of the meeting has been included within the PAD Zoning Amendment document. There were approximately 35-40 residents from both the Surprise Farms and the Arizona Traditions master planned communities. In general, the residents brought forth concerns pertaining to density, traffic, water, impacts to the schools and the need for high end commercial. The developer and his team conveyed that the use of the 11-acres for commercial was just not viable as they have been unable to attract a quality tenant to the site and has had only serious interest from Circle K and self-storage facilities. Subsequent to the meeting, staff did receive several emails reiterating concerns pertaining to traffic, density and school impacts as well as correspondence supporting the use and reduction of commercial uses in the vicinity which are attached in the Citizen Outreach Report.

Analysis and Discussion:

The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the Surprise Farms Planned Area Development. This request is for the rezoning of Parcel 21, approximately 11 gross acres located at the southwest corner of Bell Road and Citrus Road from Commercial (C-2) to High Density Residential (HDR).



The subject property, Parcel 21 depicted above, totals approximately 11 acres and is adjacent to an parcels currently zoned High Density Residential (HDR) to the west and C-2 zoning to the east beyond Citrus Road. The proposal is to rezone the 11-acres from commercial to match the higher density of the 24-acre site adjacent to the west, which allows for 8 – 18 dwelling units to the acres and is master planned for a maximum of 432 units having a density of 18 du/ac. Overall, if approved, the combined 35-acre site would result in a 315-unit single-family rental project with a density of approximately 9.0 dwelling units per acre, which is far less than that originally planned.



The requested changes to the subject PAD will accommodate the development included in the concurrent Site Plan, a proposal to construct a 315-unit (approximately 9.0 dwellings per acre) single-family rental community, submitted under case, FS21-1001.

112 **Conformance with Adopted Plans:**

113
114 The Surprise General Plan 2035 shows the subject property as lying within the Urban and Transit
115 Oriented Development (TOD) Area and in the Neighborhood Character Sub Area. As such, the subject
116 request is consistent with the Surprise General Plan 2035.

117
118 **Reviewing Agencies:**

119
120 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
121 Maricopa Water District (MWD) was included in the routing of this case. MWD also indicated no
122 objections.

123
124 **Summary:**

125
126 Staff believe the proposed PAD Amendment is consistent with the manner and intent of the Surprise
127 Farms PAD, in which it occupies. If approved, the site will be allowed to be developed in accordance
128 with the requirements of the City of Surprise.

129
130 **Findings:**

- 131
132
 - The proposed PAD Amendment is consistent with the Surprise General Plan 2035.
 - 133 • The proposed PAD Amendment demonstrates compliance with the criteria set forth in the
 - 134 Surprise Farms PAD
 - 135 • The proposed PAD Amendment demonstrates compliance with the criteria set forth in the
 - 136 Surprise Municipal Code
 - 137 • The reviewing agencies have indicated no objections to the request.

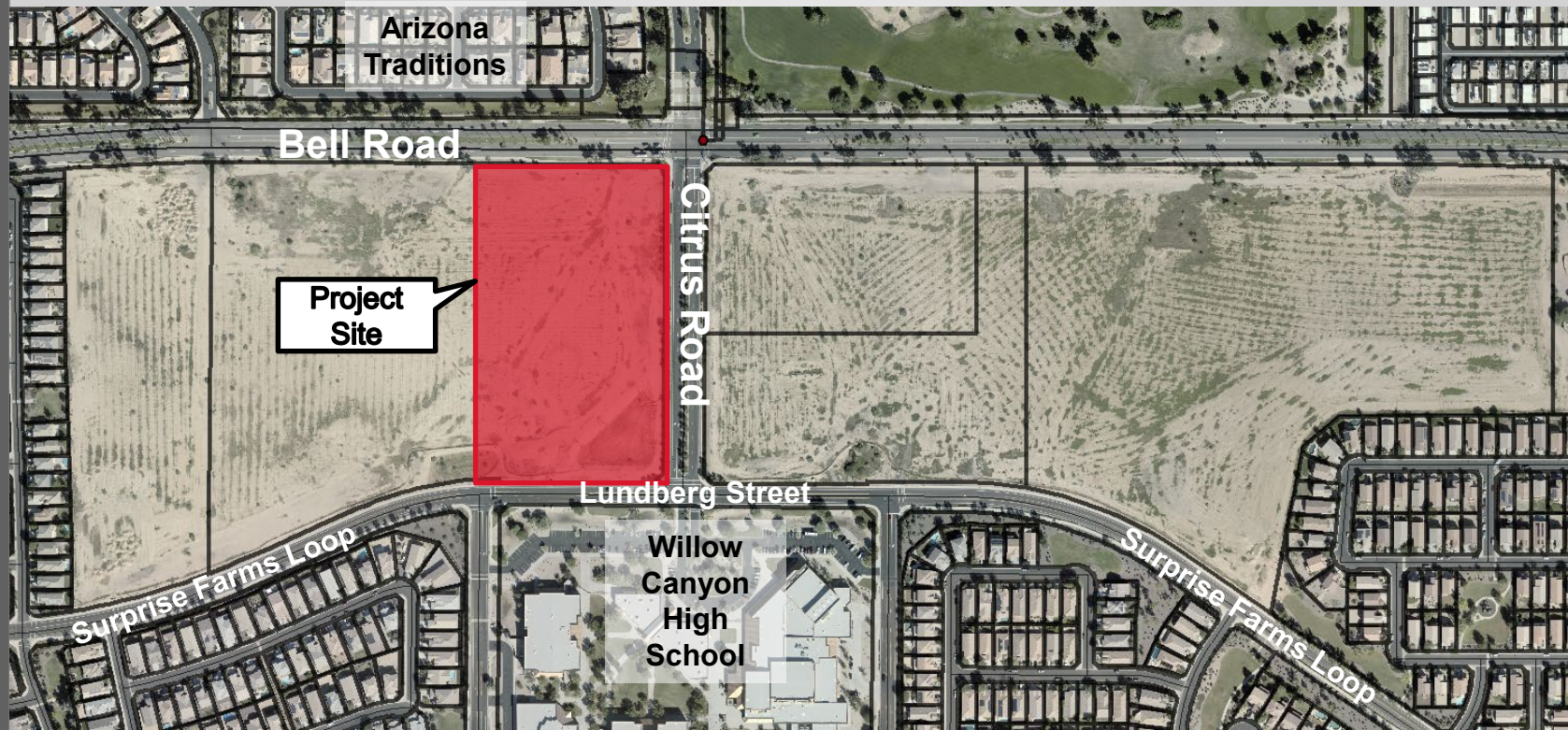
138 **Recommendation:**

139
140 Based on the findings noted above, staff recommends the Commission move to recommend
141 **approval** of the subject PAD Amendment, subject to stipulations 'a' and 'b' as outlined below:

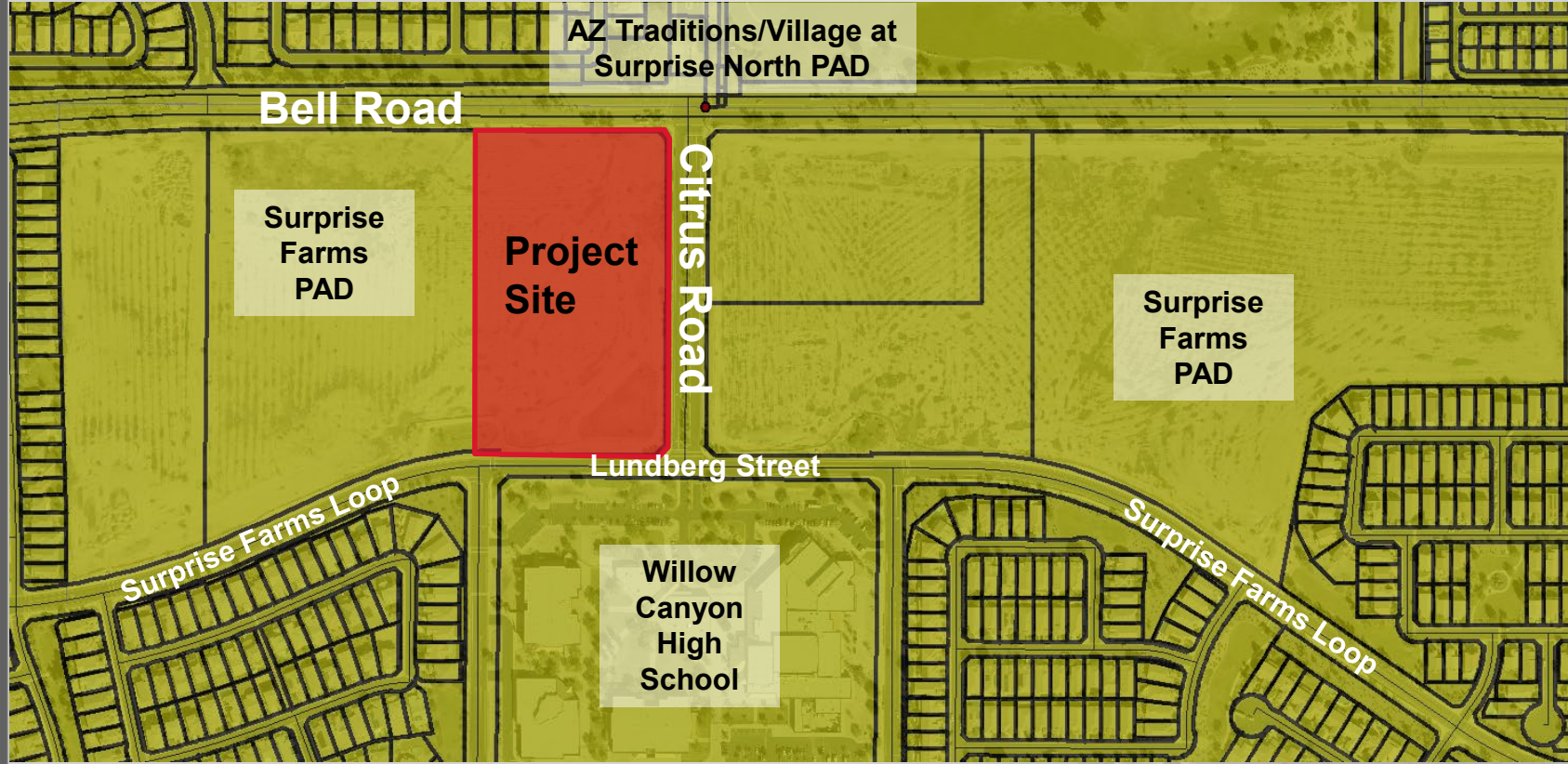
- 142
143 a. Development and use of the site shall be consistent with the narrative titled "Surprise
144 Farms – South PAD Amendment – FS21-555 dated October 11, 2021.
- 145
146 b. Non-compliance with the stipulations of approval of this case will be treated as a
147 violation in accordance with the applicable provisions of the Surprise Municipal Code.

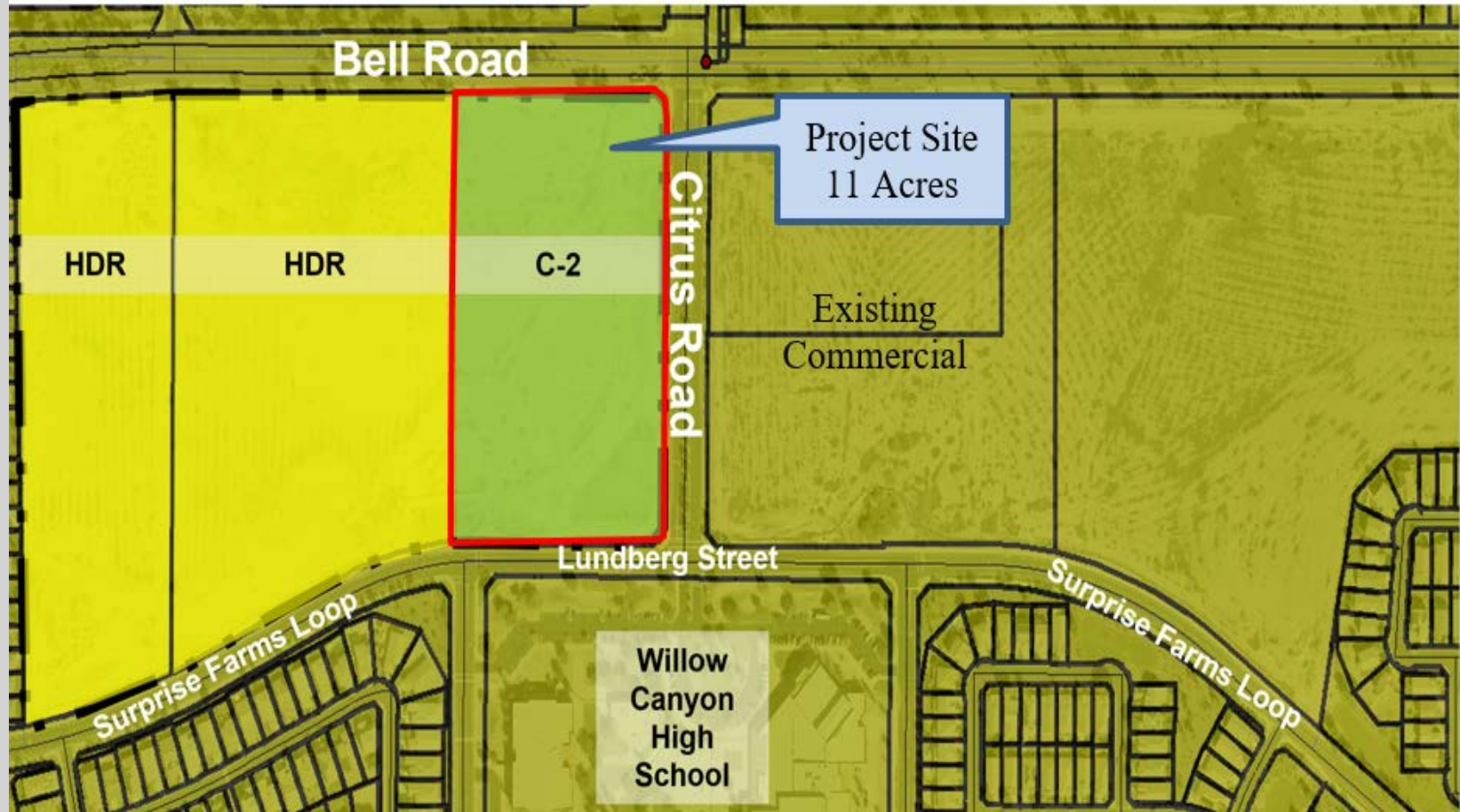
148
149 However, should the Commission wish to recommend **denial** the request, the Commission should
150 make its own findings and base its decision on those alternative findings.

152	<u>Attachments:</u>
153	
154	01 Vicinity Map
155	02 Zoning Map
156	03 Existing Site Zoning
157	04 Proposed Site Zoning
158	05 Affidavit of Site Posting
159	06 Citizen Outreach Report

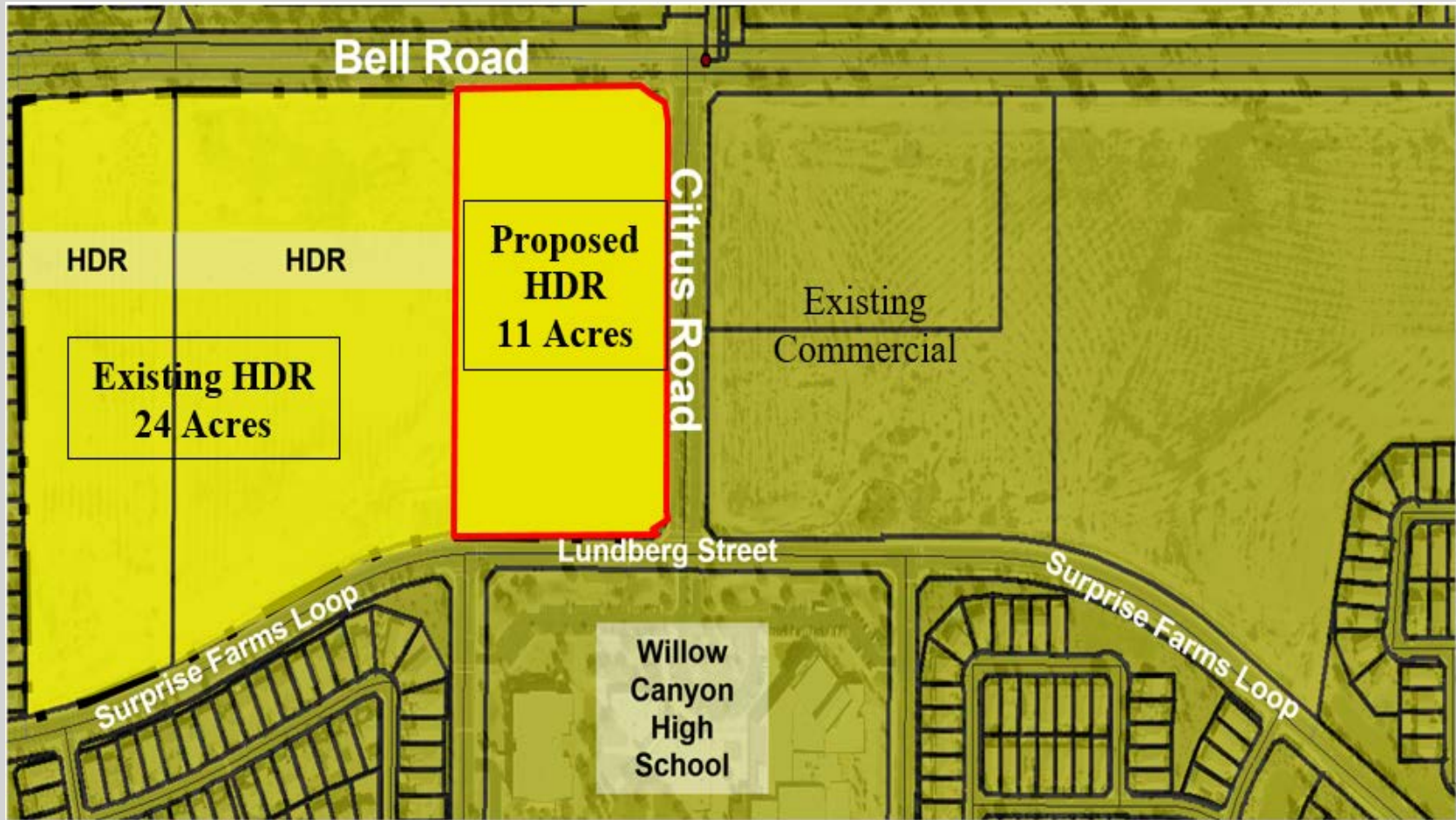


FS21-555 Vicinity Map





Existing Zoning



Proposed Zoning



AFFIDAVIT OF POSTING

Application No: F21-555
Applicant Name:
Location: Southwest corner of Bell Road and Citrus Road
Date Site Posted: September 7th, 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 9.7.2021
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 7th day of September, 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



AFFIDAVIT OF POSTING

Application No: FS21-555

Applicant Name: Gammage & Burnham

Location: SWC of Bell Rd and Citrus Rd

Date Site Posted: 01/04/22

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).

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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 1/4/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 01/04/22, 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

Planning & Zoning

Date: January 20, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Date: March 1, 2022

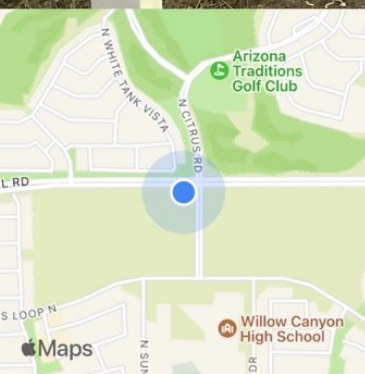
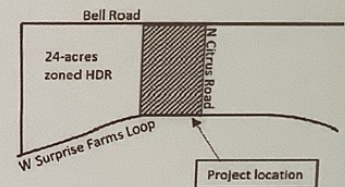
Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

Surprise Planning Case: FS21-555

Major Amendment to the Surprise Farms - South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height.

Please call to confirm dates:
623-222-3011



Jan 4, 2022 at 7:29:23 AM
N 33° 38' 19", W 112° 26' 41"
17901-17975 W Bell Rd
Surprise AZ 85388

Notice of Public Hearing City of Surprise

Planning & Zoning

Date: January 20, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Date: March 1, 2022

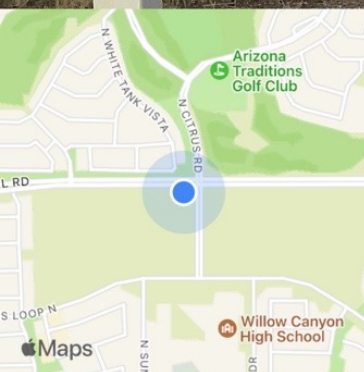
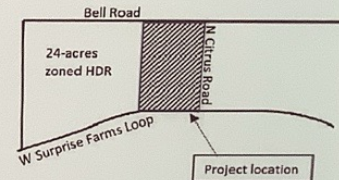
Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

Surprise Planning Case: FS21-555

Major Amendment to the Surprise Farms - South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height.

Please call to confirm dates:
623-222-3011



Jan 4, 2022 at 7:29:09 AM
N 33° 38' 19", W 112° 26' 41"
17901-17975 W Bell Rd
Surprise AZ 85388

Notice of Public Hearing City of Surprise

Planning & Zoning

Date: January 20, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Date: March 1, 2022

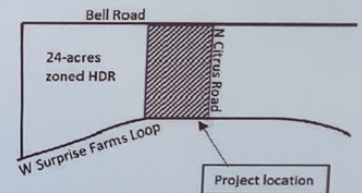
Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

Surprise Planning Case: FS21-555

Major Amendment to the Surprise Farms - South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height.

Please call to confirm dates:
623-222-3011



Jan 4, 2022 at 7:52:36 AM
N 33° 38' 11", W 112° 26' 44"
17956-17998 W Lundberg St
Surprise AZ 85388

Notice of Public Hearing City of Surprise

Planning & Zoning

Date: January 20, 2022

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

City Council

Date: March 1, 2022

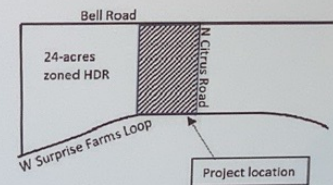
Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

Surprise Planning Case: FS21-555

Major Amendment to the Surprise Farms - South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height.

Please call to confirm dates:
623-222-3011



Jan 4, 2022 at 7:52:49 AM
N 33° 38' 11", W 112° 26' 44"
17956-17998 W Lundberg St
Surprise AZ 85388

SURPRISE FARMS
PLANNED AREA DEVELOPMENT AMENDMENT
CITY OF SURPRISE CASE NO. FS21-555
CITIZEN PARTICIPATION REPORT
DECEMBER 20, 2021

OVERVIEW

Sunbelt Holdings (“Applicant”) is proposing a Major Amendment (case no. FS21-555 or the “Application”) to the Surprise Farms – South Planned Area Development (PAD). The request is to rezone the east approximately 11 acres (“Property”) of a 35-acre site located at the immediate southwest corner of Bell Road and Citrus Road from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height (the “Project”).

Sunbelt Holdings conducted public outreach for the Application in accordance with Sec. 102-3 of the Surprise Land Development Ordinance (“LDO”). The purpose of this Citizen Participation Report is to document how the Applicant conducted citizen participation in accordance with the provisions of the LDO.

NEIGHBORHOOD MEETING

On September 7, 2021, two (2) double-sided Notice of Neighborhood Meeting / Public Hearing signs were installed on the Property (one perpendicular to Bell Road; one perpendicular to Citrus Road). The Notice of Neighborhood Meeting / Public Hearing signs included the following information: a brief description of the request; the Application case number; the name and contact information for the Applicant and City Planner assigned to the case; the date, time, location and attendance instructions for the hybrid neighborhood meeting, including a link to the Project website; a vicinity map of the in-person neighborhood meeting location; and a map of the Project / rezone area. The property was posted 16 days prior to the hybrid neighborhood meeting. The Affidavit of Posting and photographic evidence are attached at **Tab A**.

On or before September 8, 2021, City Staff sent a Notice of Neighborhood meeting by first class mail to property owners and City-registered homeowners associations within 300-feet of the Property. The Notice of Neighborhood Meeting included the following project information: a brief description of the request; the Application case number; the name and

contact information for the Applicant and City Planner assigned to the case; the date, time, location and attendance instructions for the hybrid neighborhood meeting, including a link to the Project website; a vicinity map of the in-person neighborhood meeting location; and a map of the Project / rezone area. The Notice of Neighborhood Meeting is attached at **Tab B**.

On September 8, 2021, and again on September 15, 2021, City Staff published a legal advertisement for the hybrid neighborhood meeting in the *Daily Independent* newspaper. The legal advertisement included the same information contained in the mailed Notice of Neighborhood Meeting. A copy of the legal advertisement is attached at **Tab C**.

HYBRID NEIGHBORHOOD MEETING

The Applicant hosted a neighborhood meeting for the Application on September 23, 2021 from 6:00 PM to 7:30 PM. As requested by City Staff, the meeting was a hybrid in-person and virtual format. The in-person meeting portion was held at the Canyon Ridge School – Media Center located at 17359 West Surprise Farms Loop North, and the virtual component was hosted via the Zoom conferencing platform.

Representatives from Sunbelt Holdings and Gammage & Burnham, PLC attended the in-person meeting and gave a formal presentation on the Application. The formal presentation consisted of an overview of the Property, a description of the Project (e.g. proposed density, height, amenities, access, parking, etc.), a summary of the rezoning request, and an overview of the next steps of the entitlement process. Following the formal presentation, there was an informal question and answer session with the in-person and virtual meeting attendees.

During the question and answer session, members of the development team responded to questions and concerns regarding the Property’s commercial viability and the regional demand for high-quality commercial uses, water availability, school capacity, availability of on-site amenities, site access and traffic, and guest parking. After the formal question and answer session, members of the development team had informal discussions with the community to address follow-up questions regarding the proposal.

Approximately 28 members of the public attended the in-person meeting, and approximately 14 members of the public attended the virtual meeting. The sign-in sheets from the in-person meeting and the registration report from the virtual meeting are attached to this Report at **Tab D**.

The day after the neighborhood meeting, the Project website was updated to include the neighborhood meeting presentation.

NEIGHBORHOOD MEETING FOLLOW UP

Following the neighborhood meeting, the Applicant's legal representative received several inquiries related to the Project. The nature of the inquiries included: school capacity, HOA dues, amenities, resident demographics, estimated rents, traffic signal improvements, traffic mitigation, plans for commercial uses, and construction dust mitigation. The Applicant's legal representative responded to all inquiries in a timely fashion via email and/or telephone call. To address inquiries regarding school capacity, the Applicant spoke with the Superintendent of the Dysart Unified School District. The Superintendent had no issues or concerns with school capacity for the Project.

City Staff separately received and responded to additional inquiries related to traffic, parking, construction timing, and electric vehicle charging.

In addition, Mr. Santos Jasso, the Community Manager for the Surprise Farms III HOA, asked the development team to present at a future meeting of the Surprise Farms III HOA. Prior to the November 18th meeting listed below, Mr. Jasso provided the Applicant's legal representative with a list of questions from the Board pertaining to the proposed unit mix and layout, open space and amenities, architectural themes, landscaping, and guest parking. The Applicant's legal representative responded to the Board's questions via email, and later confirmed a time to present to the Surprise Farms III HOA Board.

SURPRISE FARMS III HOA MEETING

On November 18, 2010, the development team attended the Surprise Farms III HOA Board Meeting. At the Surprise Farms HOA meeting, the Applicant's legal representative gave an informal in-person presentation to the Surprise Farms III HOA Board and community members in attendance. The presentation consisted of a brief overview of the Project and the rezoning request. The Applicant's legal representative responded to follow-up questions from the Board related to the inquiries noted above.

NOTICE OF PUBLIC HEARING

The Notice of Neighborhood Meeting / Public Hearing signs will be updated to include public hearing location(s), dates and times in accordance with Section 102-3.2.A(4) of the LDO.

City Staff is required to prepare and complete the Notice of Public Hearing mailing and legal advertisement in accordance with Section 102-3.2.A(1) through (3) of the LDO.

OTHER INQUIRIES / INVOLVEMENT

The Applicant's legal representative has responded to all inquiries received to date regarding the Application. Any future substantive inquiries received by the Applicant will be included in an addendum to this Report.

TAB A

AFFIDAVIT OF POSTING

Application No: F21-555
Applicant Name:
Location: Southwest corner of Bell Road and Citrus Road
Date Site Posted: September 7th, 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 9.7.2021
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 7th day of September, 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





TAB B

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Manjula Vaz on behalf of Gammage and Burnham PLC, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Manjula M Vaz, (602) 256-4461, MVAZ@GBLAW.COM
City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

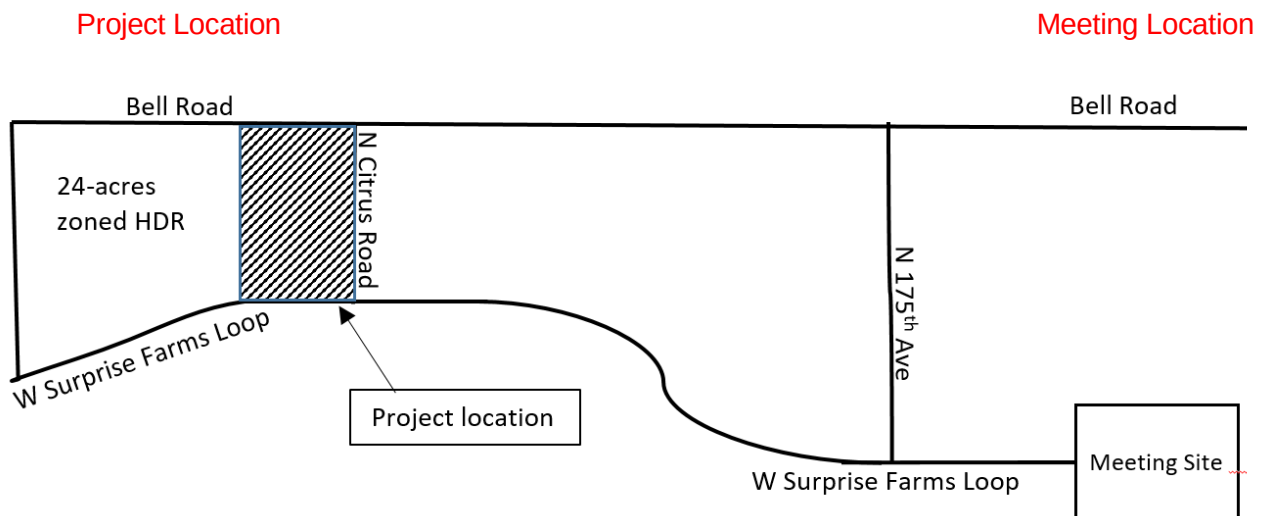
In Person

DATE: **Thursday, September 23, 2021**
TIME: 6:00 PM
LOCATION: Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North
Surprise, AZ 85388

Virtual

Thursday, September 23, 2021
6:00 PM
<https://www.gblaw.com/surprisefarmspad>

For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com



PROJECT DESCRIPTION:

Major Amendment to the Surprise Farms – South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height. Surprise Planning Case FS21-555.

TAB C

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Manjula Vaz on behalf of Gammage and Burnham PLC, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Manjula M Vaz, (602) 256-4461, MVAZ@GBLAW.COM

City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

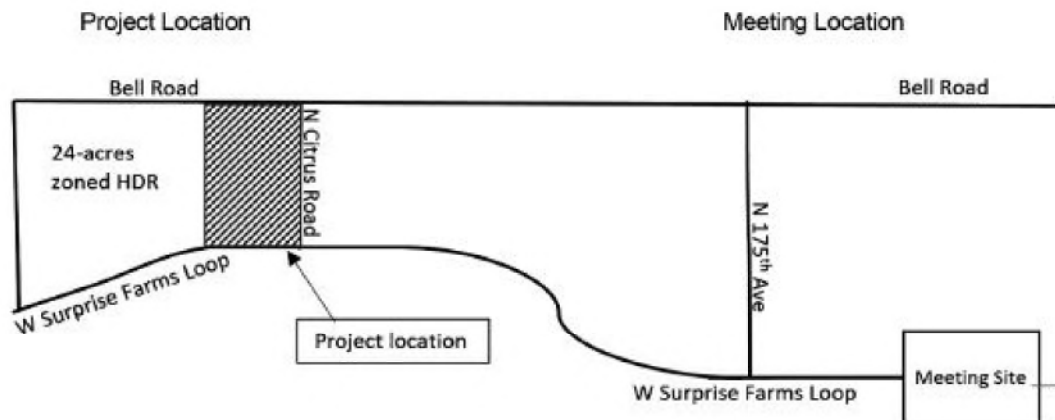
In Person

DATE: **Thursday, September 23, 2021**
 TIME: 6:00 PM
 LOCATION: Canyon Ridge School – Media Center
 17359 West Surprise Farms Loop North
 Surprise, AZ 85388

Virtual

Thursday, September 23, 2021
 6:00 PM
<https://www.gblaw.com/surprisefarmspad>

For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com



PROJECT DESCRIPTION:

Major Amendment to the Surprise Farms – South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height. Surprise Planning Case FS21-555.

Publish: Daily Independent, September 8, Surprise Independent, September 15, 2021/496053

TAB D

SURPRISE FARMS NEIGHBORHOOD MEETING

Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North, Surprise, Arizona 85388
September 23, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Steve Austin			
Margaret Schuster			
Sue Schultz			
Scott Schultz			
Kamie Ulery			
MJ TARDIF			
AL "			
DANNY MESSINA			
Charles & Karen Smith			
Deborah Sharakian			

SURPRISE FARMS NEIGHBORHOOD MEETING

Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North, Surprise, Arizona 85388
September 23, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Delila Bong	[REDACTED]	[REDACTED]	[REDACTED]
Gordon Gonzales	[REDACTED]	[REDACTED]	[REDACTED]
Santos Jasso	[REDACTED]	[REDACTED]	[REDACTED]
Bill + Linda Johnston	[REDACTED]	[REDACTED]	[REDACTED]
Joan + John Woodcock	[REDACTED]	[REDACTED]	[REDACTED]
Mike Zullo	[REDACTED]	[REDACTED]	[REDACTED]
JERRY + Kim RANIERI	[REDACTED]	[REDACTED]	[REDACTED]
MARY ANN MADDEN	[REDACTED]	[REDACTED]	[REDACTED]
ROSEANNE Odessky	[REDACTED]	[REDACTED]	[REDACTED]
Peter + Joyce	[REDACTED]	[REDACTED]	[REDACTED]

**SURPRISE FARMS
NEIGHBORHOOD MEETING**

Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North, Surprise, Arizona 85388
September 23, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Mike Rohlfing			
Mr. Lyn Cady			
Linda Wisocki			

**SURPRISE FARMS
NEIGHBORHOOD MEETING**

Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North, Surprise, Arizona 85388
September 23, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
A.J. Rozdilsky			

September 23, 2021 Hybrid Neighborhood Meeting - Virtual Attendee Report					
Attendee Name	Address	City	State	ZIP	
William Yockey		Surprise	AZ		
Ken Clark		Surprise	AZ		
Diana Warbeck		Surprise	AZ		
Janelle Forrester		Surprise	AZ		
Dana Hanson		Surprise	AZ		
David and Deborah Gentry		Surprise	AZ		
Harley Adams		Surprise	AZ		
Nicholas Cvetanovich		Surprise	AZ		
Julie Shelton-Mollo		Surprise	AZ		
Michael Adame		Surprise	AZ		
Paul Outlaw		Surprise	AZ		
Jeff Pfeifer		Surprise	AZ		
Steve Mitchell		Surprise	AZ		

From: Ashley Labhart
Sent: Wednesday, September 29, 2021 8:37 AM
To: Christina Sexton
Subject: FW: High Density Housing in Surprise Farms

Good morning Miss Chris,

I am not sure if Lloyd routed this to you or not, so am sending on to be safe so you can be sure it's included in the folder for this project as it pertains to citizen comments which will need to be included when preparing the files for CivicClerk. If you have questions regarding this, don't hesitate to let me know.

Thank you,
Ash~

From: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Sent: Wednesday, September 15, 2021 7:11 AM
To: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: RE: High Density Housing in Surprise Farms

FS21-555 Surprise Farms – South PAD

Ashley Labhart
Business Analyst
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Sent: Wednesday, September 15, 2021 6:08 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: High Density Housing in Surprise Farms

Yes, do you have the case number?

From: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Date: Tuesday, September 14, 2021 at 9:20 PM
To: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: RE: High Density Housing in Surprise Farms

Lloyd,

Is this Chris' current project for Surprise Farms? I want to route it the appropriate place.

Please advise.

Thank you,

Ashley Labhart
Business Analyst
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Mayor <Mayor@surpriseaz.gov>
Sent: Tuesday, September 14, 2021 11:19 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: FW: High Density Housing in Surprise Farms

Good morning! Please retain with this particular development file.

Thank you!

Jodi

From: suzq517 <[REDACTED]>
Sent: Tuesday, September 7, 2021 7:07 PM
To: Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: High Density Housing in Surprise Farms

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

Hello.

I currently live in Surprise Farms and was just made aware of a meeting for the proposed change from commercial to HDR for a section of land located at Bell and Citrus. The plan is to build 315 unit multi-family dwelling at that location.

With all due respect, please tell me that you have not lost your minds and that you all intend to vote against allowing this change.

There are so many reasons this proposal should be denied:

There is already an apartment complex being built directly across Citrus.

Willow Canyon High School is right there which presents multiple issues alone.

All of the schools are already overcrowded.

Bell Road is already overcrowded.

Surprise Farms Loop North is already overcrowded.

West Surprise is in desperate need of commercial businesses so this would be taking away valuable commercial space.

There is nothing local for these families to do.

Surprise is trying to increase its median income to attract better businesses and builders.

Please consider these reasons that I just typed, in no time at all, in addition to the many other reasons that exist which I am sure you are aware of. I know,, through conversations with City employees, that the City of Surprise is trying to increase its median income. Adding more high density housing is not the way to do that. In addition, the high density housing development proposal at Cotton and Waddell is right down the street. That proposal needs to be denied as well. West Surprise is simply not the proper location for these types of housing developments.

My family moved here over 14 years ago and was promised so many things in West Surprise. Shopping centers, movie theaters, restaurants, retail stores....all promised and not delivered. We need these types of businesses, not only on the West side of town, but in the City itself. I am tired of leaving the City every time I want a nice dinner or new shoes.

Now you want to take the space for potential business that are still desperately needed and add high density housing? Between the currently being built apartments, the proposal at Cotton and Waddell and now these right by my house, I am now ready to move.

It appears that the City simply does not care about its current residents and it's sad.

Thank you for your time and consideration.

Sue Schultz

[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone

From: [Dave and Deb Gentry](#)
To: [Christina Sexton](#)
Cc: [Roland Winters](#)
Subject: Planning Zone Case #: FS21-555
Date: Monday, November 8, 2021 3:22:45 PM

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

We are new residents of Surprise and reside at 16112 N. 181st Avenue. My wife, Deb, and I attended the virtual meeting concerning the new development on Citrus and Bell. The design and development plan have reduced our concerns about having a new development in the designated area, but we still have some issues we would like to bring to your attention.

Development of the open spaces adjacent to Bell Road is inevitable. In some ways a nicely cared for "townhouse type" area would be more attractive than the overgrown and trash strewn area we have now. Adding more people, cars, and trucks along this section of Bell and on Lundberg will create more congestion and additional safety risks for Willow Canyon High School. If you drive around Willow Canyon during periods when students are arriving and, especially, getting out of school, the bicycle lanes are blocked with parked cars as parents wait for their children. At times they will double park adding further congestion to those of us that live in Surprise Farms trying to get to Bell Road. If the exit from the new development is on Citrus or Lundberg, it will add a lot more traffic around the school. This would be even more problematic if the entrance onto Citrus is a right only turn because of the median. Cars would be forced to make a U-turn at the entrance to the school to access Bell Road. We do not like the idea of tearing out part of the Citrus Road median, but I do not see many other solutions other than using a Bell Road only entrance to the new development. I would hope the city will look carefully at the Willow Canyon situation. I encourage you to take the time to observe the traffic around dismissal time on Lundberg and Citrus.

In talks with the developer representatives, we have been assured that there will be plenty of parking for residents and guests. I am still not sure that this is true. Driving through Surprise Farms streets, there are many cars and trucks parked in the street. Garage and driveway space is not adequate for a fair number of families. I see no reason to believe that residents of this new development will be any different. If I am right, there will be overflow parked cars that will have to go somewhere. Will the city allow on street parking inside the development? I hope the developer/landlord for these rental properties has some way to assure those of us currently living here that this will not become a problem.

There is clear evidence that the US is heading toward more electric cars. Atlys trucks announced their electric truck manufacturing start up in Mesa. Rivian Motors has begun rolling trucks and SUVs off their assembly line in Normal, IL with 100,000 trucks already ordered by Amazon. (We moved to Surprise from Normal, IL, so we have watched Rivian's development closely.) Ford, GM, Chrysler, Audi, Volvo, BMW, Mercedes-Benz, Kia, Nissan, Porsche, Toyota, and Subaru have all announced electric development plans. I would hope the city would be encouraging the developer to incorporate recharging capabilities in each rental unit. Surprise has been very forward thinking when it comes to water conservation. I hope the Council will consider electric vehicle charging capabilities a necessity in any future development.

Thank you for your time considering our thoughts and concerns. We are excited to be residents of Surprise and look forward to many years in this community.

David and Deb Gentry
[REDACTED]

From: [Dave and Deb Gentry](#)
To: [Christina Sexton](#)
Subject: Re: Planning Zone Case #: FS21-555
Date: Friday, November 12, 2021 12:24:00 PM
Attachments: [image001.png](#)

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

Good afternoon, Ms. Sexton....

We have had an additional thought since our first communication with you about the projected residential development on the corner of Bell and Citrus and want to share it with you.

The tiny homes development just east of this projected development (Estonia, we think it is named) appears to be slow to have building completed, perhaps because of shortages of crews or shortages of building materials or possibly both. While not too unsightly, it is a safety and security matter to have them half built. It does appear that there are walls/gates that prevent people from wandering around.

These same concerns for unfinished construction, safety, and security are ones we have for the proposed high density residential area. Shortages of materials and crews are likely to continue. Would construction of this development get underway only to sit unfinished just as the Estonia one remains today. We have lived in Surprise for only four months, but have not observed much work going on at Estonia during that time.

If the development is indeed to be approved, then it would be our hope that construction does not begin in earnest until the shortages in materials and crews have significantly subsided thus allowing the project to be completed on time/in a timely manner.

Thank you for considering these other concerns we have newly shared.

Deborah (Deb) and David Gentry
[REDACTED]
[REDACTED]

On Tue, Nov 9, 2021 at 8:14 AM Christina Sexton <Christina.Sexton@surpriseaz.gov> wrote:

Good morning Mr. and Mrs. Gentry,

I am in receipt of your email.

Thank you for your comments regarding the Surprise Farms PAD Amendment project.

They are saved in the project file.

If you have any additional questions, please feel free to contact me.

Thank you again and have a great day.

Best,

Chris Sexton, Planner II

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise, AZ 85374

Office: 623.222.3134 | Fax: 623-222-3001



From: Dave and Deb Gentry <[REDACTED]>
Sent: Monday, November 8, 2021 3:23 PM
To: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Cc: Roland Winters <Roland.Winters@surpriseaz.gov>
Subject: Planning Zone Case #: FS21-555

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In talks with the developer representatives, we have been assured that there will be plenty of parking for residents and guests. I am still not sure that this is true. Driving through Surprise Farms streets, there are many cars and trucks parked in the street. Garage and driveway space is not adequate for a fair number of families. I see no reason to believe that residents of this new development will be any different. If I am right, there will be overflow parked cars that will have to go somewhere. Will the city allow on street parking inside the development? I hope the developer/landlord for these rental properties has some way to assure those of us currently living here that this will not become a problem.

There is clear evidence that the US is heading toward more electric cars. Atlys trucks announced their electric truck manufacturing start up in Mesa. Rivian Motors has begun rolling trucks and SUVs off their assembly line in Normal, IL with 100,000 trucks already ordered by Amazon. (We moved to Surprise from Normal, IL, so we have watched Rivian's development closely.) Ford, GM, Chrysler, Audi, Volvo, BMW, Mercedes-Benz, Kia, Nissan, Porsche, Toyota, and Subaru have all announced electric development plans. I would hope the city would be encouraging the developer to incorporate recharging capabilities in each rental unit. Surprise has been very forward thinking when it comes to water conservation. I hope the Council will consider electric vehicle charging capabilities a necessity in any future development.

Thank you for your time considering our thoughts and concerns. We are excited to be residents of Surprise and look forward to many years in this community.

David and Deb Gentry
[REDACTED]

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

From: [Christina Sexton](#)
To: [Stephen Chang](#); [Johnathan Futch](#)
Subject: RE: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555
Date: Wednesday, September 29, 2021 7:57:00 AM
Attachments: [image001.png](#)

Good morning Stephen and Johnathan,

I appreciate the response back and let the applicant know.

Best,

Chris

From: Stephen Chang <Stephen.Chang@surpriseaz.gov>
Sent: Tuesday, September 28, 2021 5:00 PM
To: Johnathan Futch <Johnathan.Futch@surpriseaz.gov>; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555

Thanks Johnathan. We can ask the PD to patrol and put up speed feedback signs.
Surprise Farms Loops North is a public street.

Stephen S. Chang, AICP
City of Surprise
Direct: 623-222-3136
Stephen.Chang@SurpriseAZ.gov

From: Johnathan Futch <Johnathan.Futch@surpriseaz.gov>
Sent: Tuesday, September 28, 2021 4:04 PM
To: Stephen Chang <Stephen.Chang@surpriseaz.gov>; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555

Only other option is to contact Sergeant Hall and have him put patrols in place for a little bit. We can discuss but we are limited if controlled by an HOA. Its private property.

Regards,

Johnathan Futch
Associate Civil Engineer
City of Surprise • Public Works Department
16000 N Civic Center Plaza, Surprise, AZ 85374
Direct (623) 222-6149

From: Stephen Chang <Stephen.Chang@surpriseaz.gov>
Sent: Tuesday, September 28, 2021 4:01 PM
To: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Cc: Johnathan Futch <Johnathan.Futch@surpriseaz.gov>
Subject: RE: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555

Hi Chris,

Our Fire department will not allow any speed bumps or humps to be installed on city streets because of the damage they may cause to fire trucks. Besides, on long stretches of road like Surprise Farms Loops, they are not very effective to control speeds because motorists will just speed up between the speed humps.

Johnathan, do you have any suggestions? Maybe we can bring this up at our Traffic Committee meeting?

Stephen S. Chang, AICP
City of Surprise
Direct: 623-222-3136
Stephen.Chang@SurpriseAZ.gov

From: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Sent: Tuesday, September 28, 2021 3:38 PM
To: Stephen Chang <Stephen.Chang@surpriseaz.gov>
Subject: FW: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555

Good afternoon Stephen,

We are working together on the rezone of the PAD (FS21-555) for Surprise Farms. Last Thursday night, I attended the developer-held neighborhood meeting. The applicant reached out to me today as he had an email from one of the residents who is asking for speed bumps or traffic calming devices along Surprise Farms Loop N. Please see email below.

Would you be the one to assist with this? If not, can you please point me to the correct person?

Thanks for your help, as always.

Best,

Chris Sexton, Planner II
City of Surprise|Community Development

16000 N. Civic Center Plaza | Surprise, AZ 85374

Office: 623.222.3134 | Fax: 623-222-3001



From: [REDACTED]

Sent: Tuesday, September 28, 2021 6:58 AM

To: Manjula M. Vaz <mvaz@gblaw.com>

Cc: Ellie Brundige <ebrundige@gblaw.com>; Dennis M. Newcombe <dnewcombe@gblaw.com>

Subject: Re: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent

Good Morning Manjula!

Yes i was one of the technical victims, unfortunately. I did try reaching out to Dennis after the meeting, and I'm just waiting for a team member to get back with me when it's convenient.

I just have two things i wanted to put out there. First, Yes! Build your houses and please don't allow for any smelly and noisy gas stations, or blighted strip malls, or unsightly storage facilities. I was told by Homes by Towne (our builder) that the entire area was zoned residential...i was upset to hear there were commercial lots. Get rid if them!

I live directly across from these lots. I don't know if any of my neighbors were in attendance, but i'd do know that a lot of the nay-sayers did not live anywhere close to the site. Whatever gets built, I will have to look at this for the rest of my life...so no businesses please.

Second, I would really, really like for the City, Developer, or HOA (or a collective of all three) to fund and build speed humps and more traffic calming devices along Surprise Farms Loop North. Especially near the high school. We have too many speeders on that street at ALL hours of the day, even as the children are walking home! I'd like to see speed humps in place BEFORE a family loses their child to these irresponsible drivers. I believe that more houses will mean even more speeders on that street and this is the perfect opportunity to put speed humps in place.

That's all I have with regards to your client's initiative. Please fell free to call me after 4 PM, evenings are fine too.

Thanks Manjula!

Jeff Pfeifer
[REDACTED]

On September 27, 2021 at 6:38 PM "Manjula M. Vaz" <mvaz@gblaw.com> wrote:

Dear Surprise Farm Neighbors,

Thank you for attending our virtual neighborhood meeting last Thursday regarding the proposed rezone of 11 acres at the southwest corner of Citrus and Bell Roads.

Unfortunately, we experienced some technical difficulties, and the virtual component of the meeting did not work as well as we had hoped.

Since several of you were unable to participate in the question and answer session during the meeting, I am happy to set up a call or virtual meeting to discuss the project and answer any questions you may have regarding the project. Please let me know if there is a convenient time for you to discuss the proposal.

Thank you for your time and understanding, and we appreciate your interest in the project.

Thank you,
Manjula

Manjula M. Vaz

Gammage & Burnham | [Profile](#)

602.256.4461 Direct

From: [REDACTED]
To: [Manjula M. Vaz](#)
Cc: [Elie Brundige](#); [Dennis M. Newcombe](#)
Subject: Re: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent
Date: Tuesday, September 28, 2021 6:58:17 AM

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I just have two things i wanted to put out there. First, Yes! Build your houses and please don't allow for any smelly and noisy gas stations, or blighted strip malls, or unsightly storage facilities. I was told by Homes by Towne (our builder) that the entire area was zoned residential...i was upset to hear there were commercial lots. Get rid if them!
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Manjula M. Vaz
Gammage & Burnham | [Profile](#)
602.256.4461 Direct

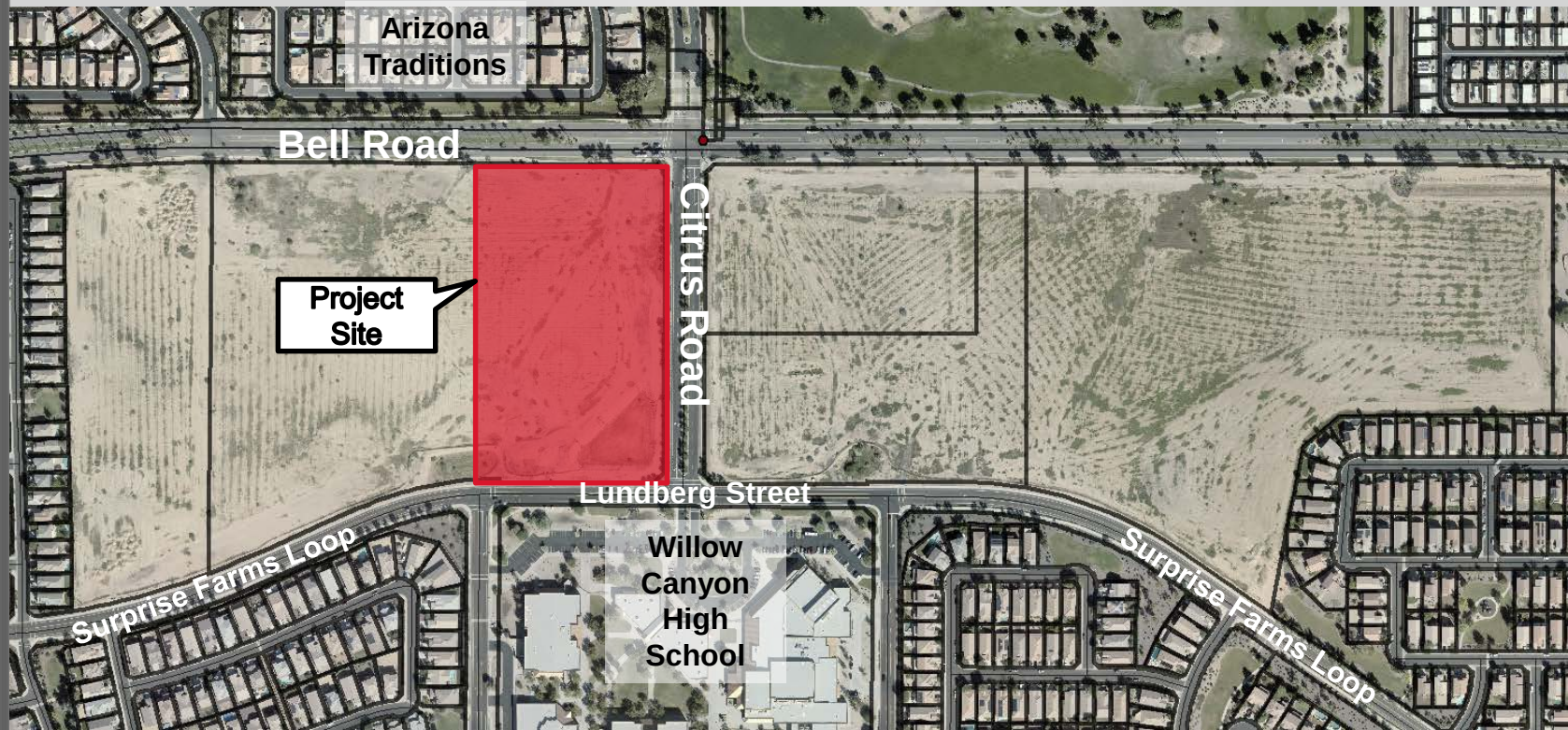


FS21-555

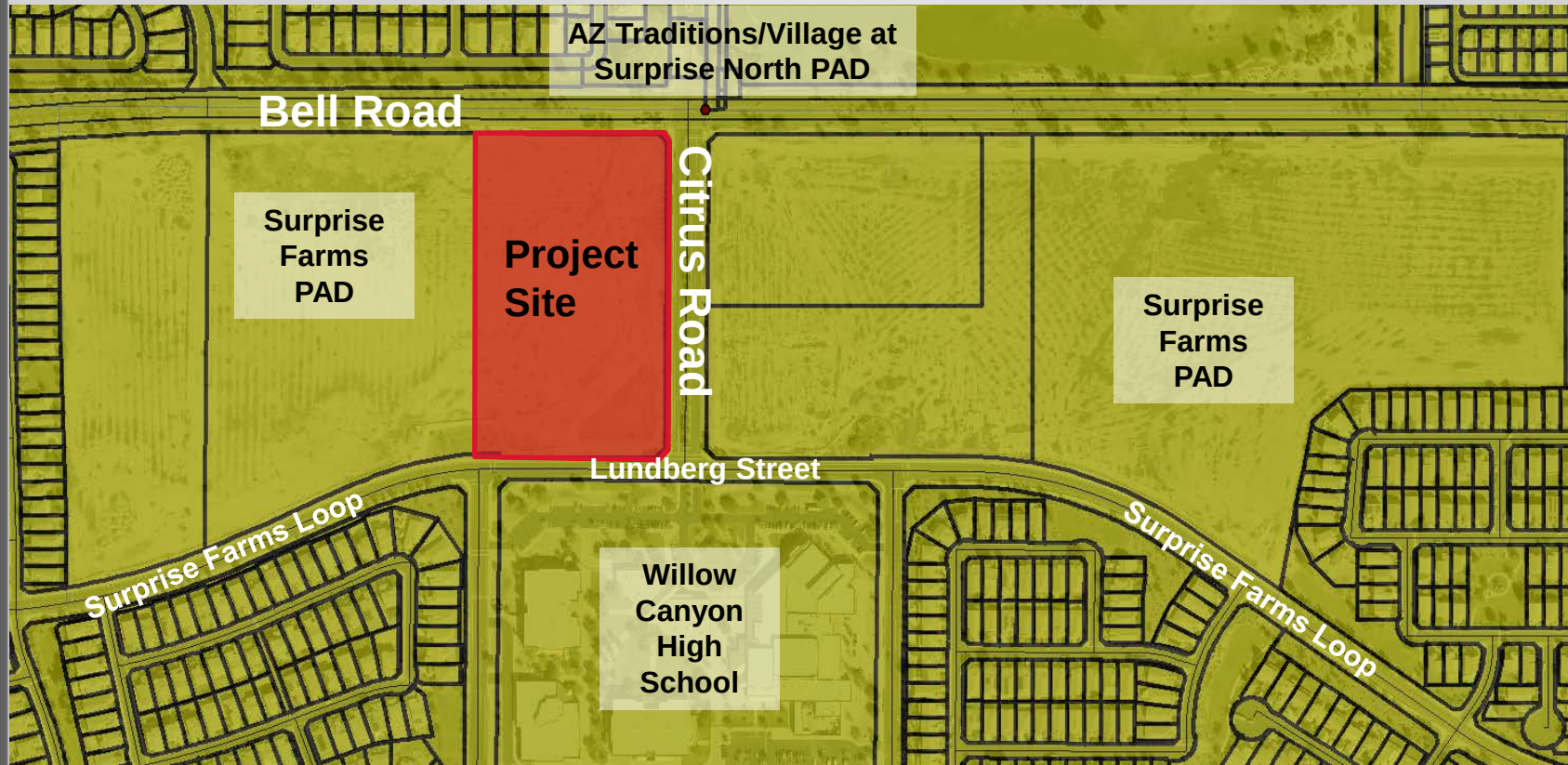
Surprise Farms – South PAD PAD Amendment

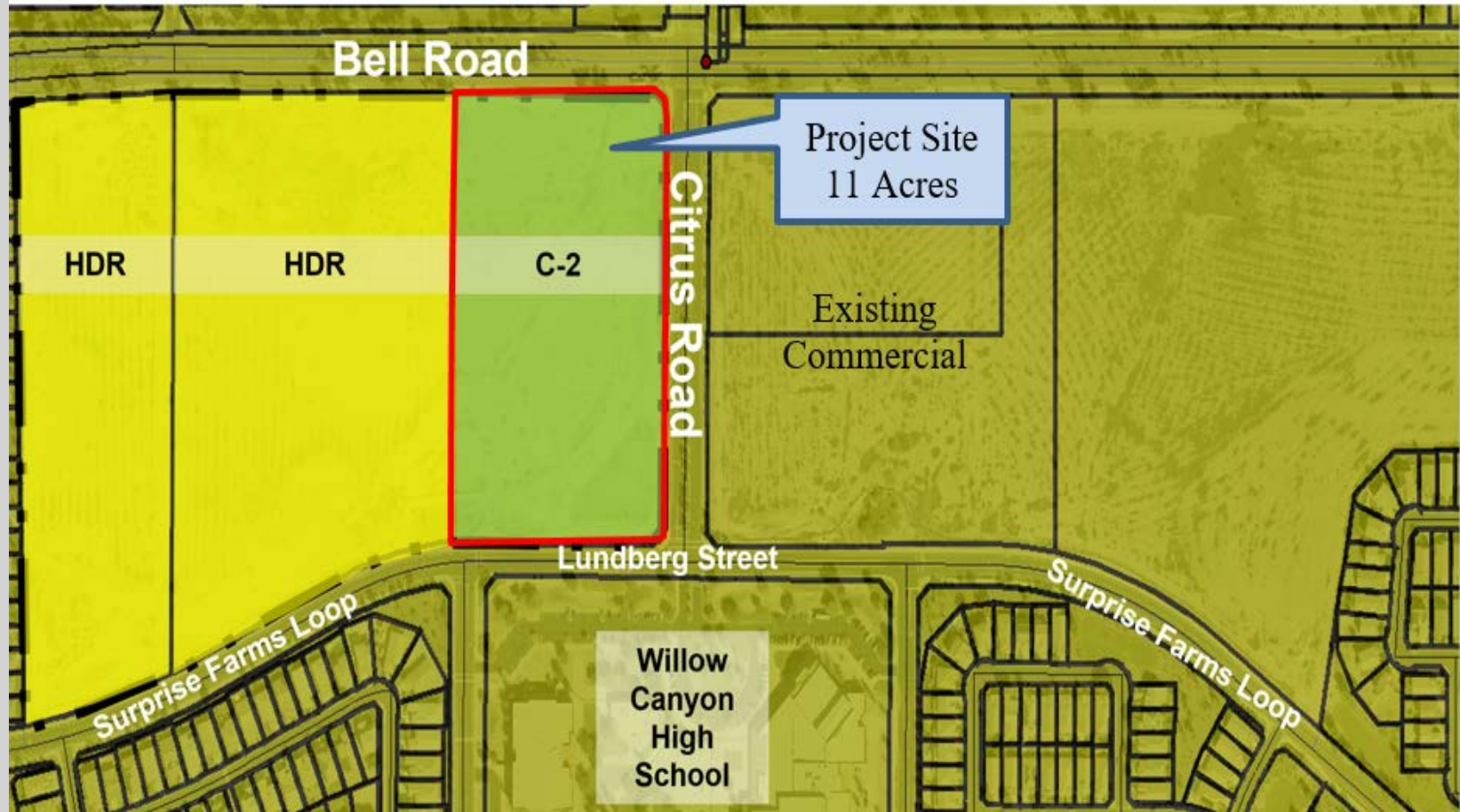
Planning & Zoning Commission

January 20, 2022

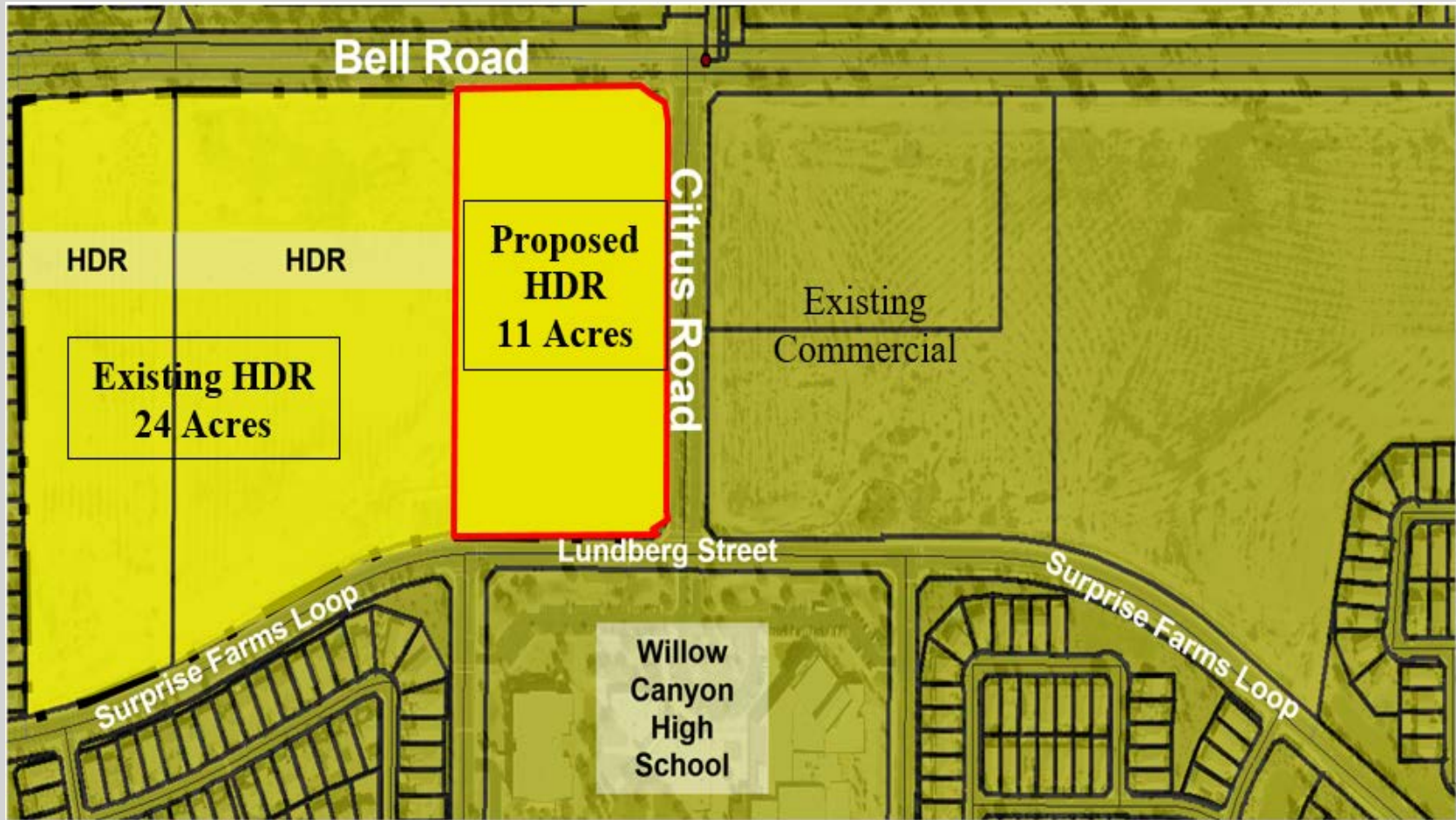


FS21-555 Vicinity Map





Existing Zoning



Proposed Zoning

Outreach

- Site posting, 300' mailers, newspaper publishings
- Citizen Participation Meeting 9/23
 - Members of public in attendance
 - Questions and opposition
- Staff has received additional comments

Staff Recommendation:

Recommend approval to City Council subject to stipulations 'a' and 'b'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: January 20, 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 recommend approval of 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 Site 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 20, 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:

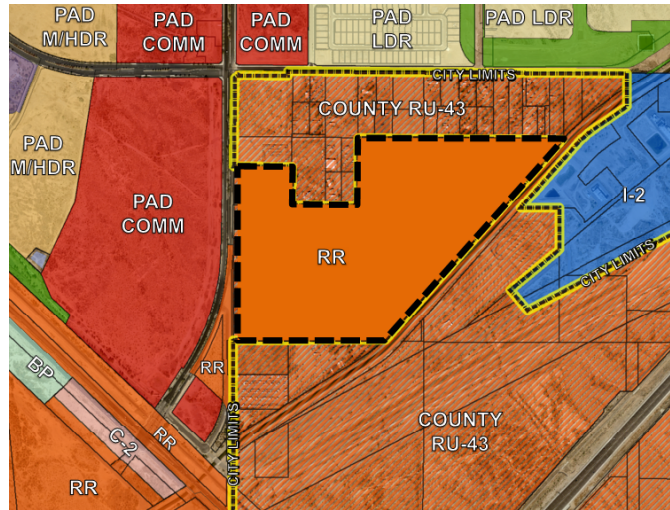
The applicant held a neighborhood outreach meeting on July 29, 2021 that was properly advertised per the requirements of the LDO. The meeting took place in-person and was available virtually via Go-To-Meeting. During this meeting, residents from the vicinity expressed their concerns regarding the proposed 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.

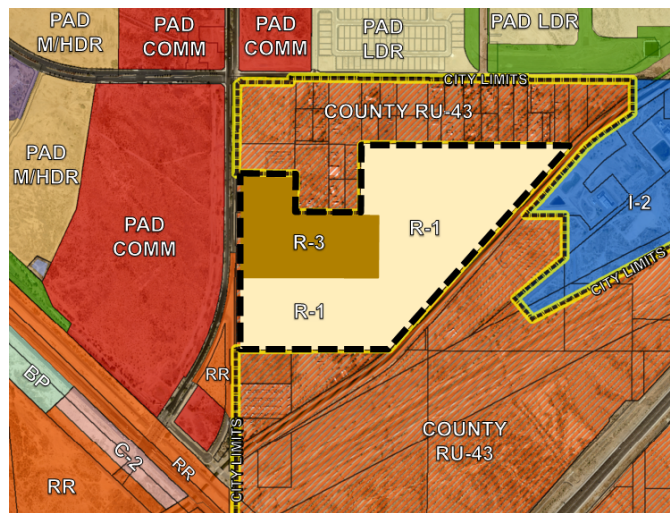
Following the annexation of the subject property, the applicant requests to rezone 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1) to accommodate a future single-family residential subdivision, and 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) to accommodate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

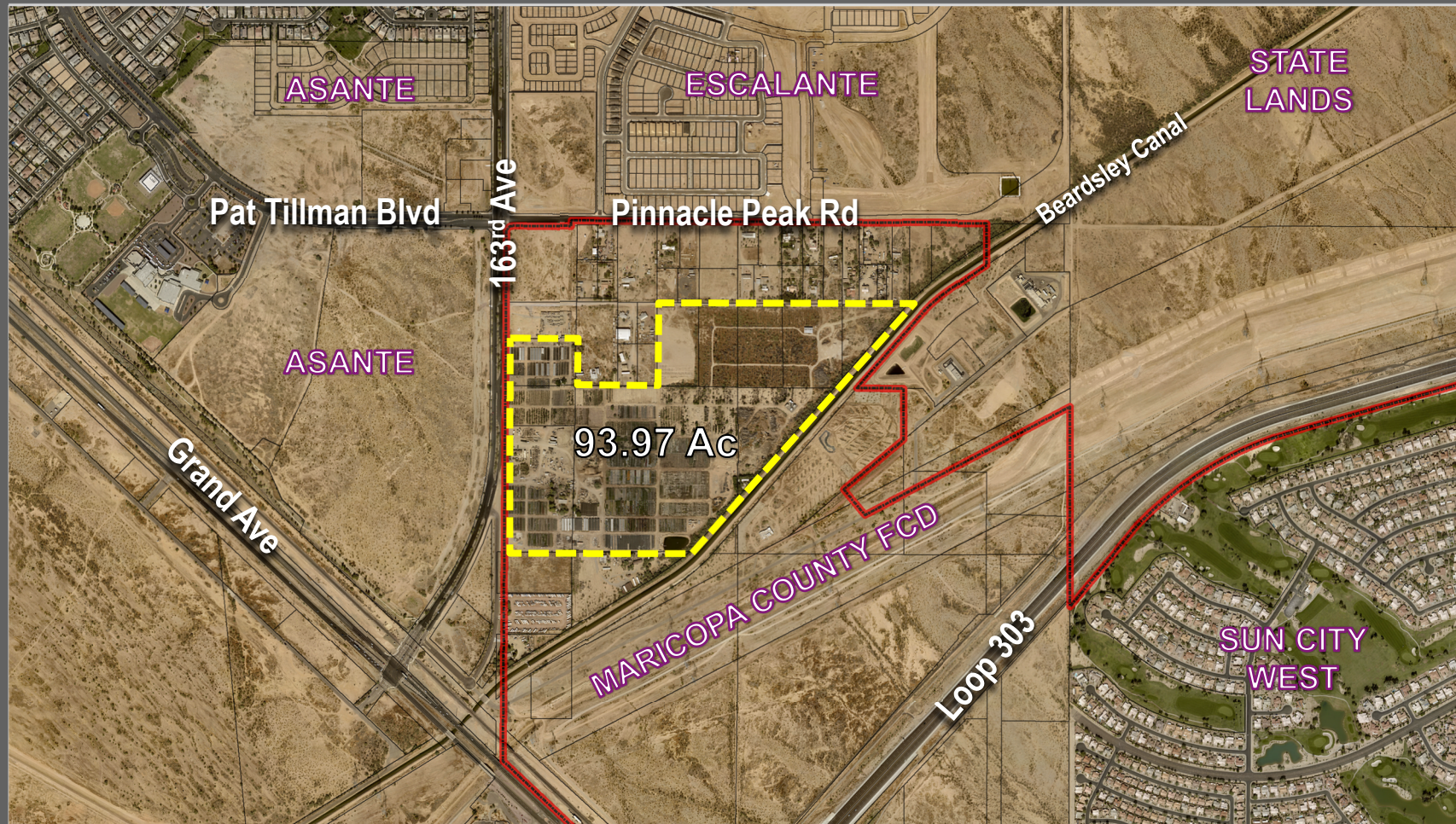
- a. Development and use of the site shall be consistent with the rezone narrative entitled "NEC 163rd Avenue and Grand Ave", prepared by EPS Group and dated October 1, 2021.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable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

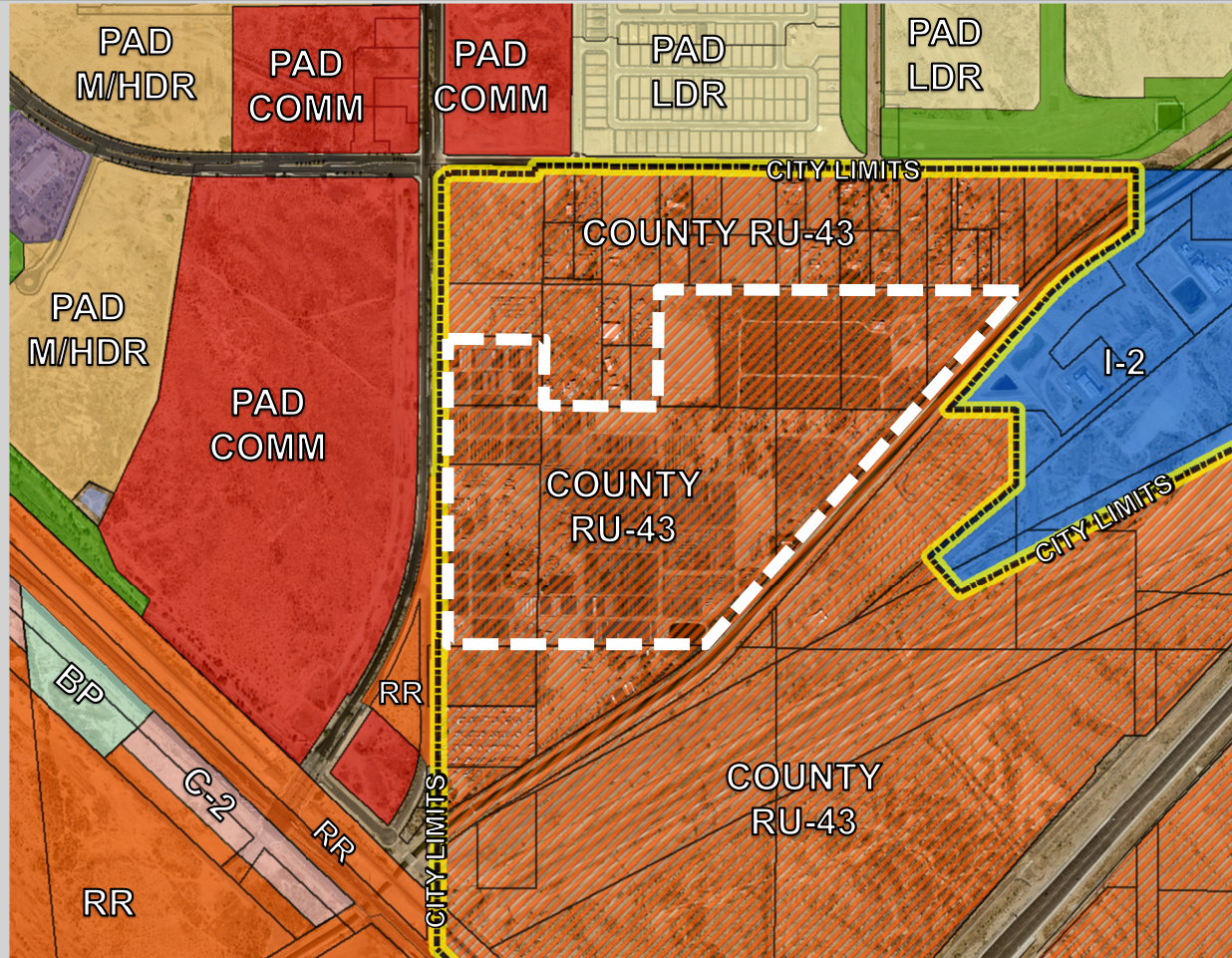
Attachments:

01 Vicinity Map

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

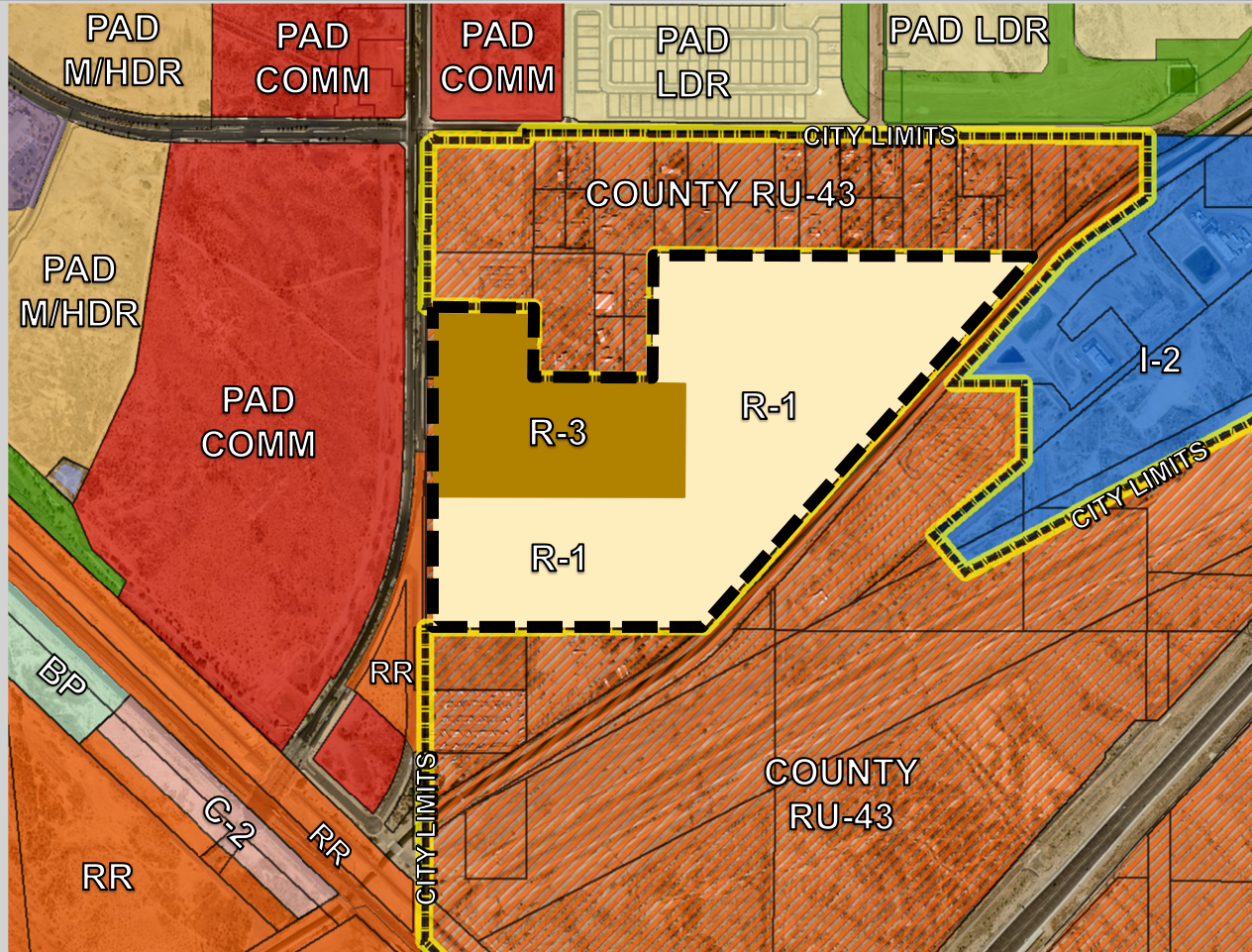


VICINITY MAP



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
jbilie@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

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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.

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)



Figure 1: Site Location Map

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.

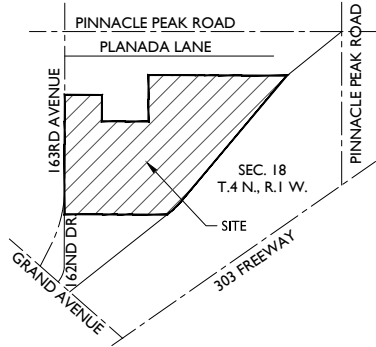
Appendix

- ❖ Appendix 1: Existing Site Zoning Exhibit
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APPENDIX 1



VICINITY MAP



NTS

PROJECT TEAM

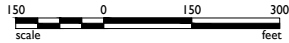
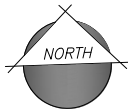
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@taaz.com

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



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



163RD & GRAND AVENUE

Maricopa County, Arizona

EXISTING ZONING EXHIBIT

Project

Revisions:



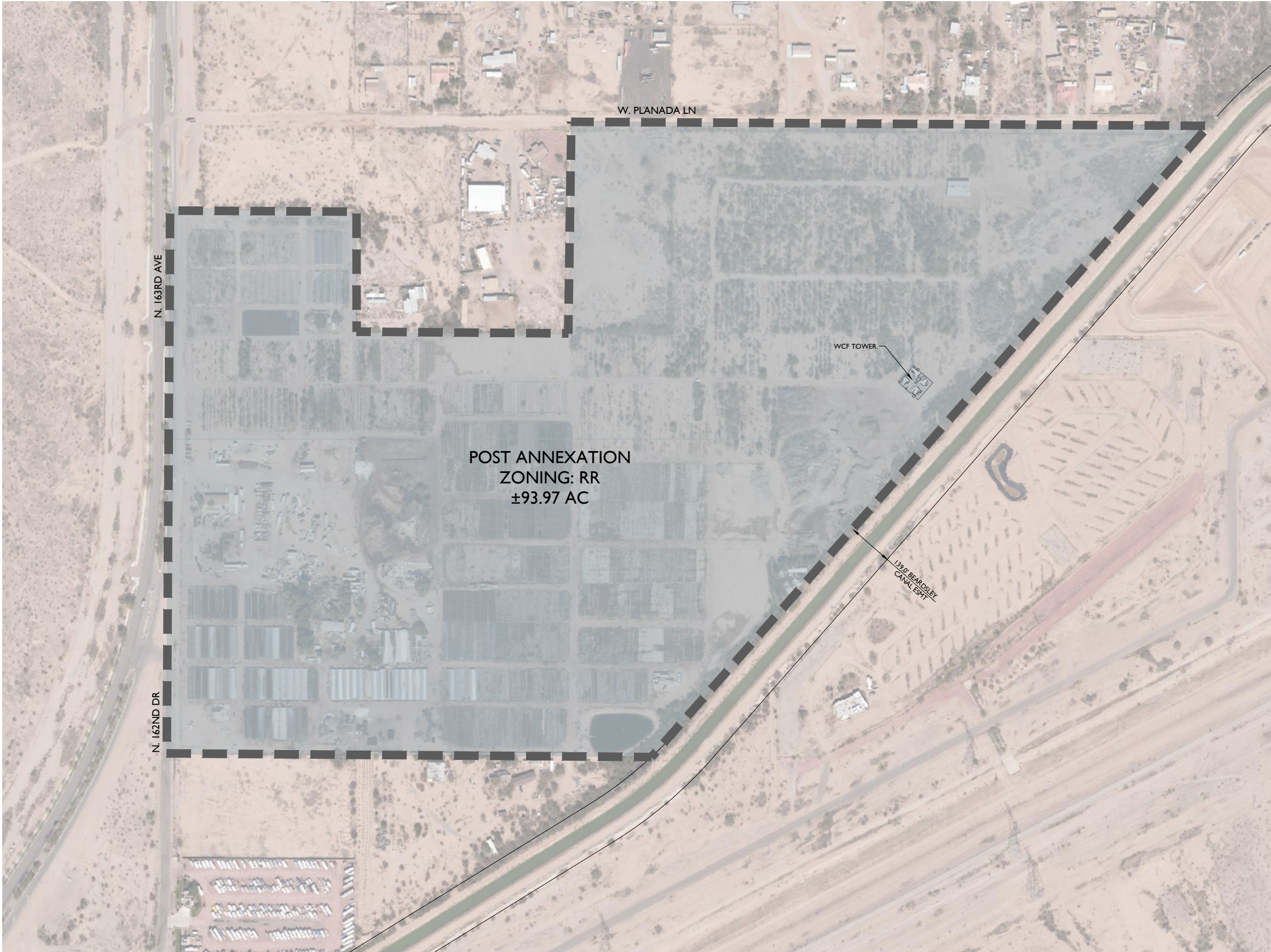
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Drawn by: NG

Preliminary
Not For
Construction
Or
Recording

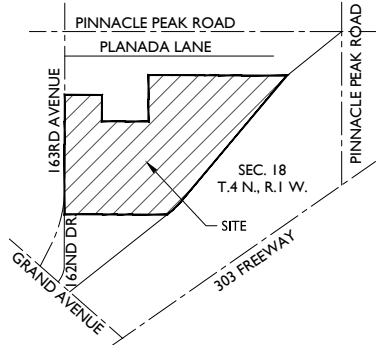
Job No.
21-0187

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1
of 01

APPENDIX 2



VICINITY MAP



NTS

PROJECT TEAM

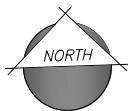
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@taaz.com

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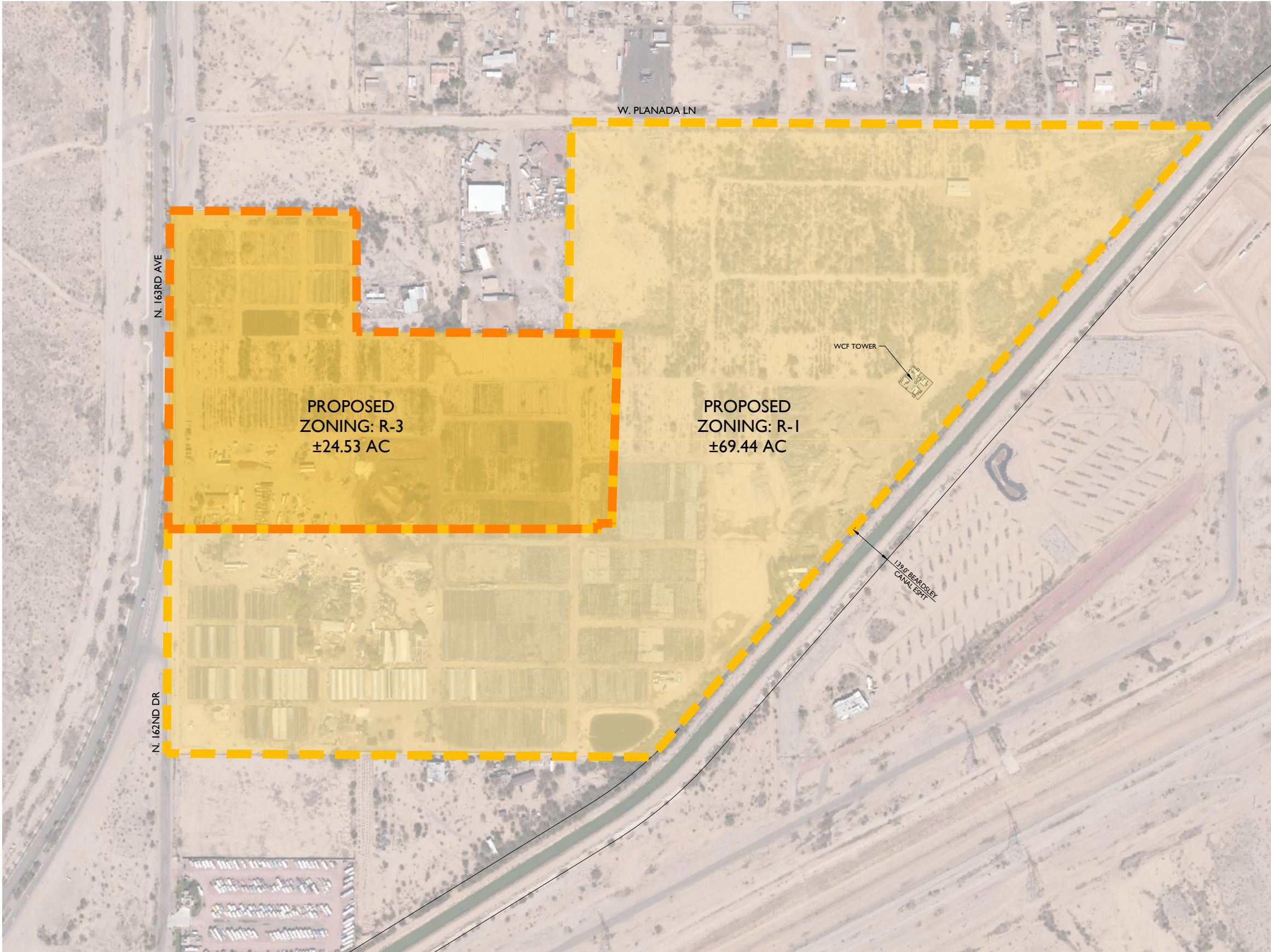
LAND USE ATTORNEY:
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701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

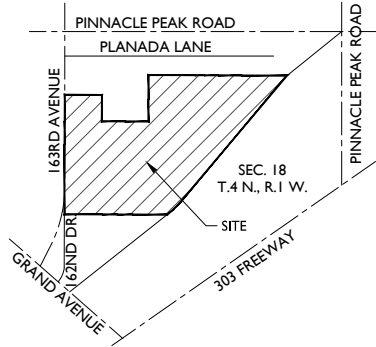
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EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET
MAX DENSITY:	5 DU/AC
R-1	12 DU/AC
R-3	



APPENDIX 3



VICINITY MAP



NTS

PROJECT TEAM

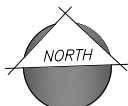
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@taaz.com

PLANNING & ENGINEERING:
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email: dan.auxier@epsgruoinc.com / josh.hannon@epsgruoinc.com

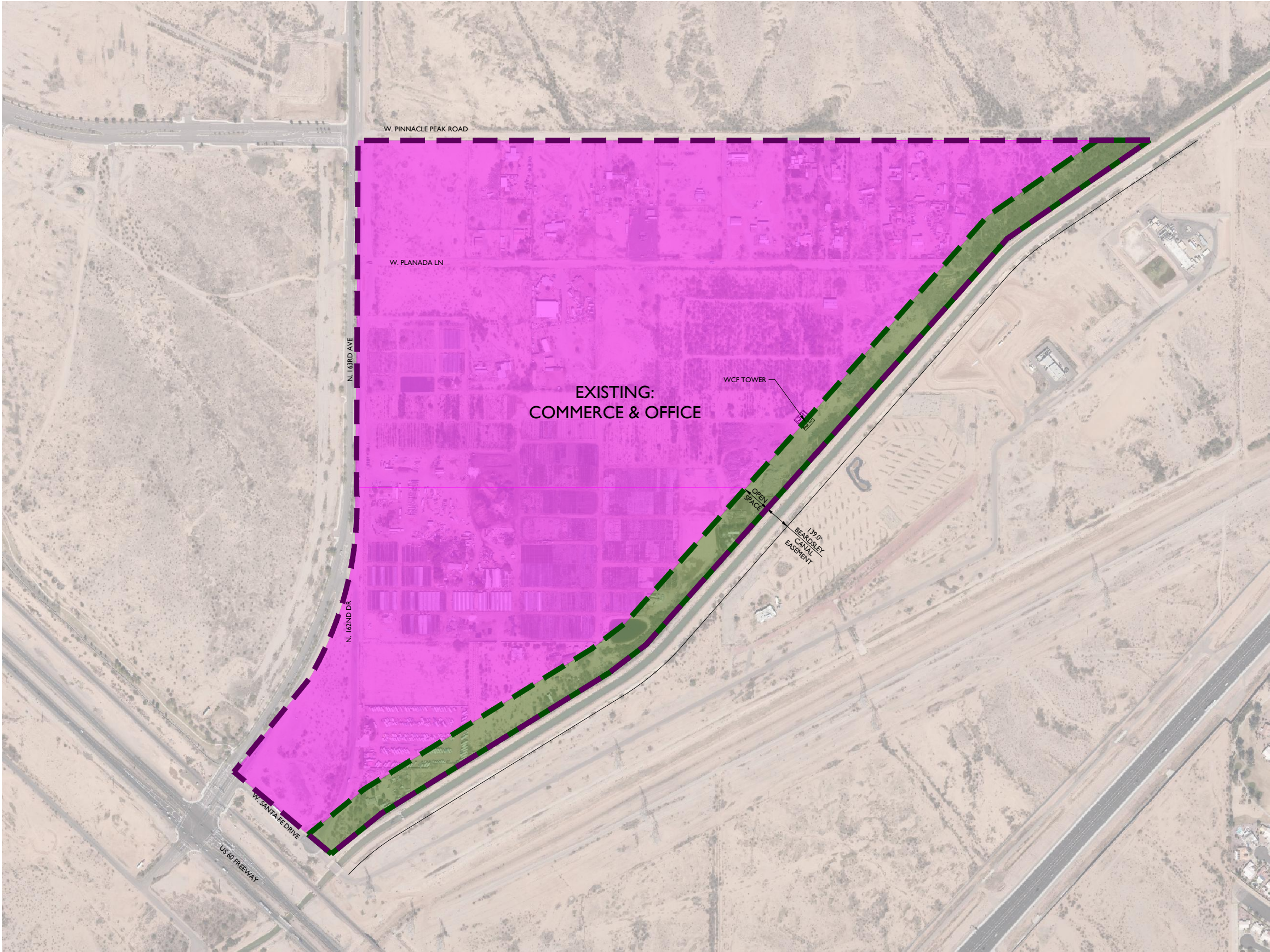
LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

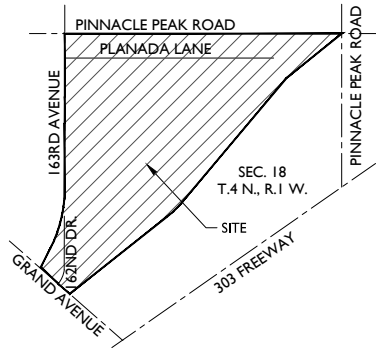
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EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
PROPOSED ZONING:	R1 & R-3
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET
MAX DENSITY:	5 DU/AC 12 DU/AC



APPENDIX 4



VICINITY MAP



NTS

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 HANNON
email: dan.auxier@epsgruoinc.com / josh.hannon@epsgruoinc.com

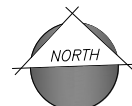
LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s): 503-57-003B, -004D, -004J, -005B, -005D, -005E, -005F, -006, -007F, -007G, -007H, -007J, -007K, -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



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



163RD & GRAND AVENUE

EXISTING GENERAL PLAN EXHIBIT

Project

Revisions:



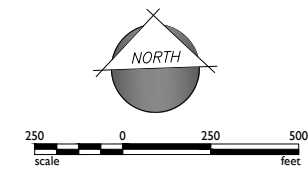
Designer: JH
Drawn by: NG

Preliminary
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Construction
Or
Recording

Job No.
21-0187

Sheet No.
1
of 01

APPENDIX 5



The map shows a section of land bounded by Pinnacle Peak Road to the north, Planada Lane to the south, 163rd Avenue to the west, and Pinnacle Peak Road to the east. A diagonal line represents the 303 Freeway. A dashed line represents Grand Avenue. A solid line represents 163rd Drive. The site is located on the east side of Planada Lane, between 163rd Avenue and Pinnacle Peak Road. The site is labeled 'SITE' and is situated within 'SEC. 18 T.4 N., R.1 W.'.



PROPERTY OWNER:
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CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7842
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c/o PAUL LAFFERTY
email: patty@tlaz.com

LAND USE ATTORNEY:
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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, -007K, -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
PROPOSED GENERAL PLAN EXHIBIT

Project:

Revisions:



Designer: JH
Drawn by: N

Preliminary
Not For
Construction
Or
Recording

Job No.
21-018

Sheet No.
1
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**.

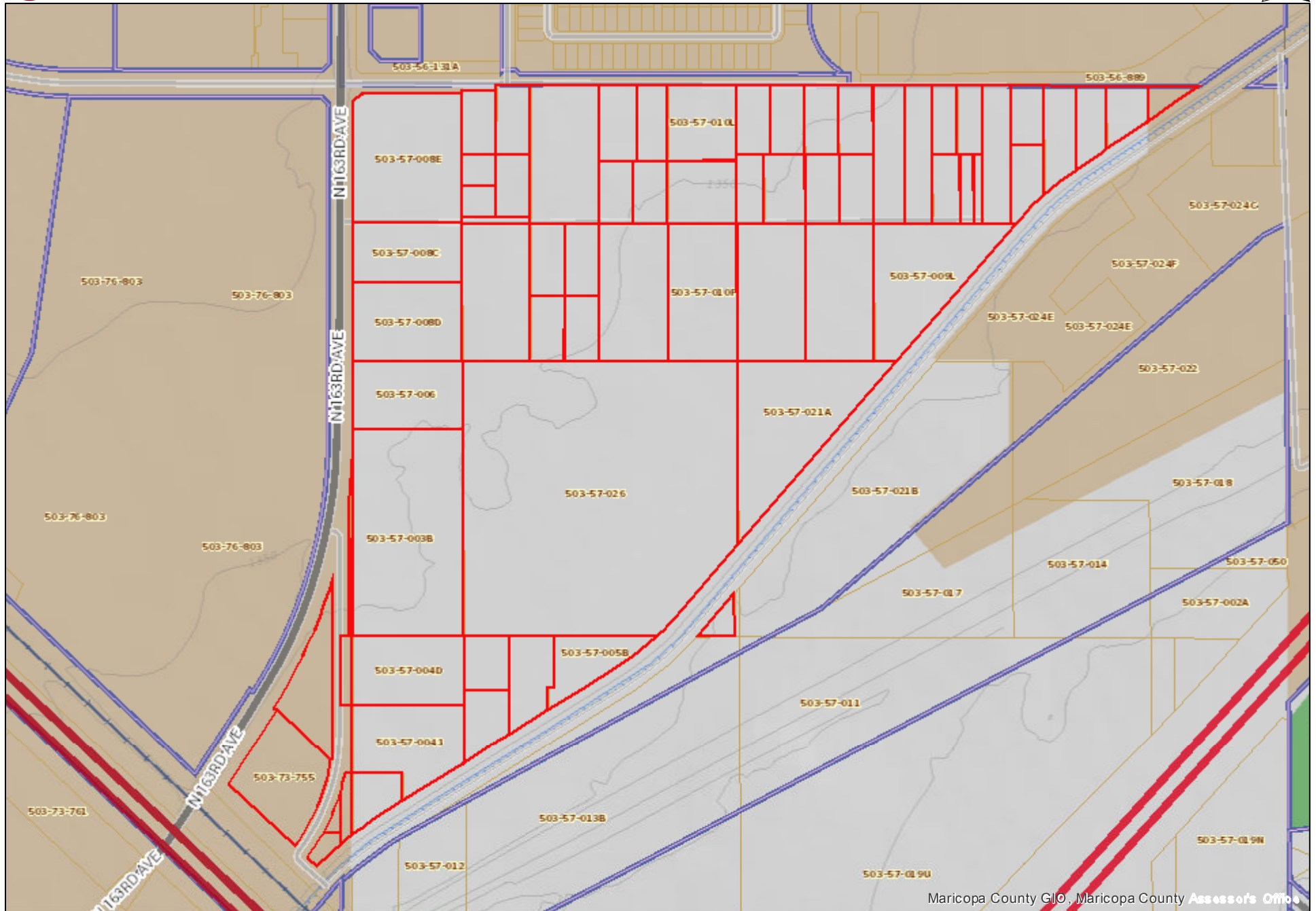
APPENDIX

- 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 Walter Wong 6/9/2021
Name (please print) Signature Date

Shirley Wong Shirley Wong 6/9/2021
Name (please print) Signature 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]
Assessor Parcel Number(s)

[Redacted]
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@epsgroupinc.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@epsgroupinc.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

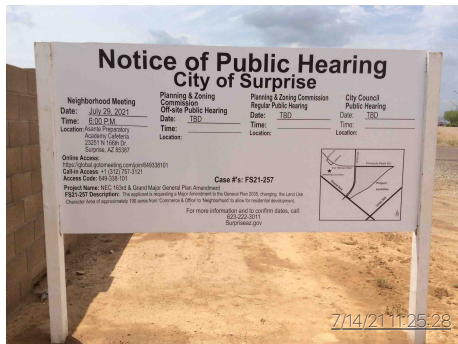
Phishing? Forward to Helpdesk or _Trouble ticket

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.

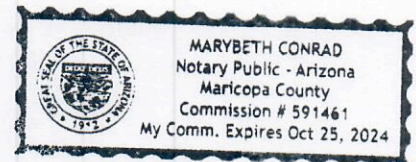
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 7-14-2021
Applicant/Representative Signature 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]

[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: 01/04/22

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 1/4/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 01/04/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Mary Beth 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 20, 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

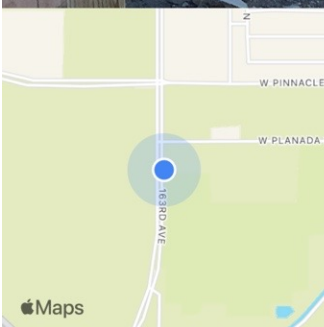
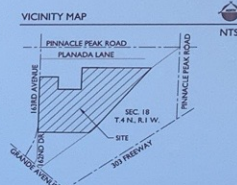
Project Name: NEC 163rd & Grand Major Annexation and Rezone

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



Jan 4, 2022 at 8:31:32 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 20, 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

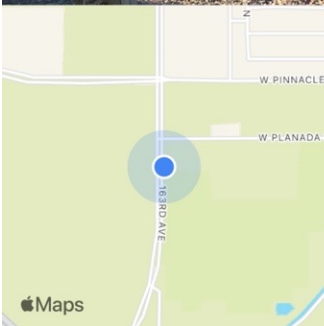
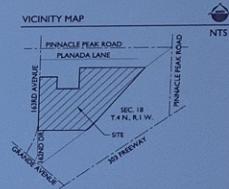
Project Name: NEC 163rd & Grand Major Annexation and Rezone

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



Jan 4, 2022 at 8:31:17 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 20, 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

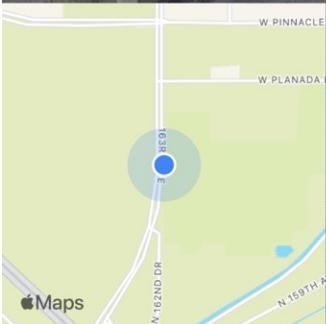
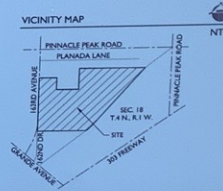
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For more information, call:
623-222-3011



Jan 4, 2022 at 8:28:32 AM
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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 20, 2022

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Surprise, AZ 85374

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Date: January 18, 2022

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16000 N Civil Center Plaza
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City Council Public Hearing (Approval/Denial)

Date: February 15, 2022

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16000 N Civil Center Plaza
Surprise, AZ 85374

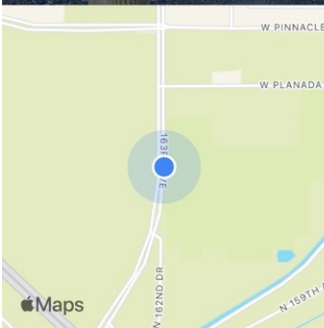
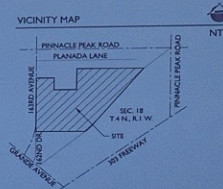
Project Name: NEC 163rd & Grand Major Annexation and Rezone

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

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For more information, call:
623-222-3011



Jan 4, 2022 at 8:28:16 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

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Surprise, AZ 85374

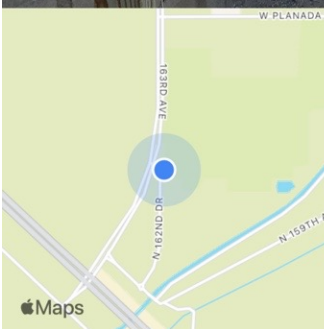
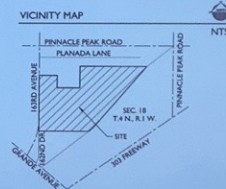
Project Name: NEC 163rd & Grand Major Annexation and Rezone

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For more information, call:
623-222-3011



Jan 4, 2022 at 8:24:35 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

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Surprise, AZ 85374

City Council Public Hearing (Discussion)

Date: January 18, 2022

Time: 6:00 P.M.

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Council Chambers
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Surprise, AZ 85374

City Council Public Hearing (Approval/Denial)

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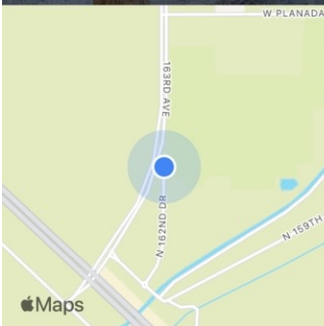
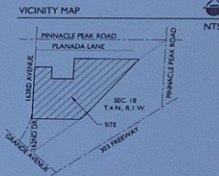
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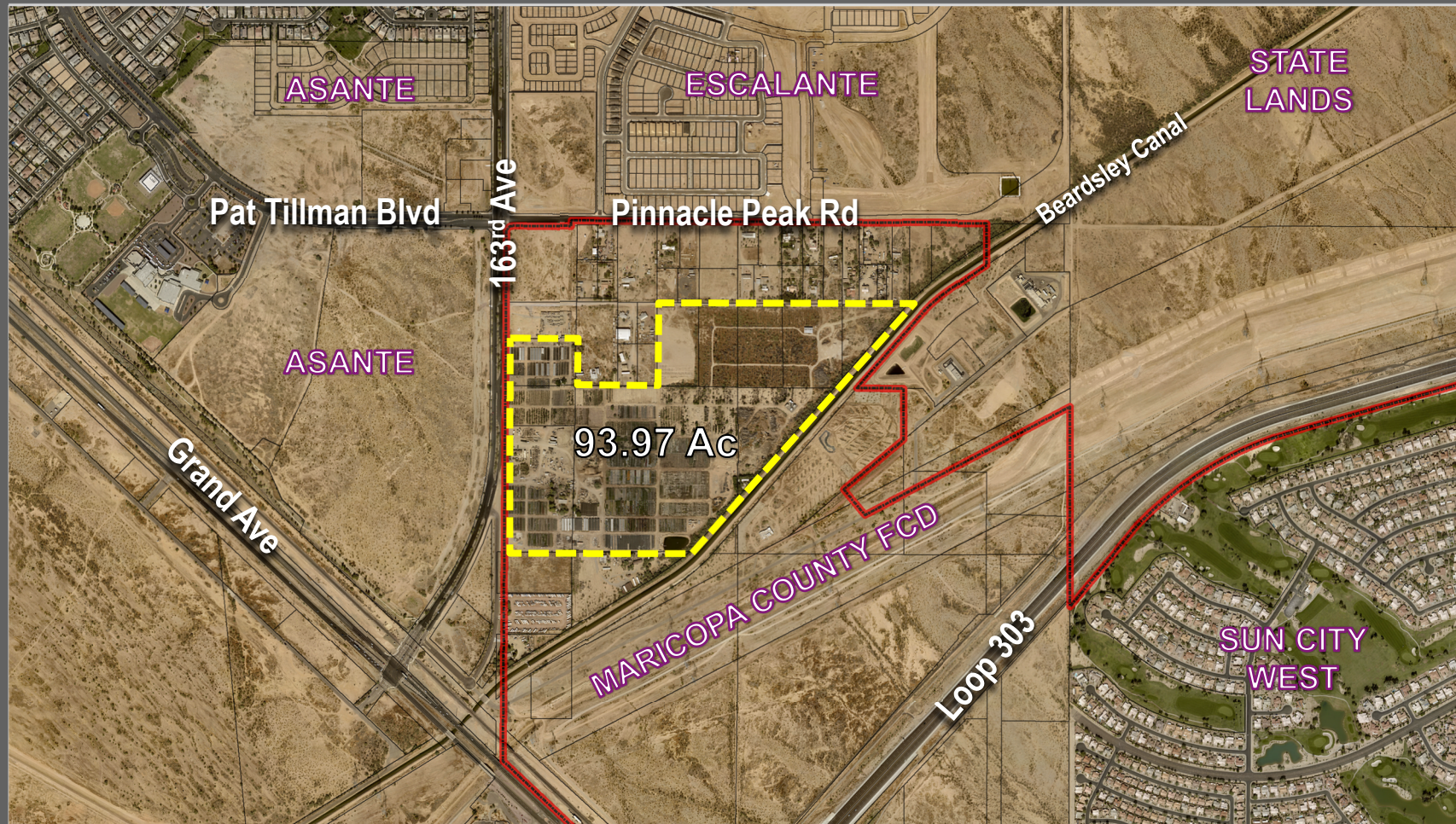
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N 162nd Dr
Surprise AZ 85387



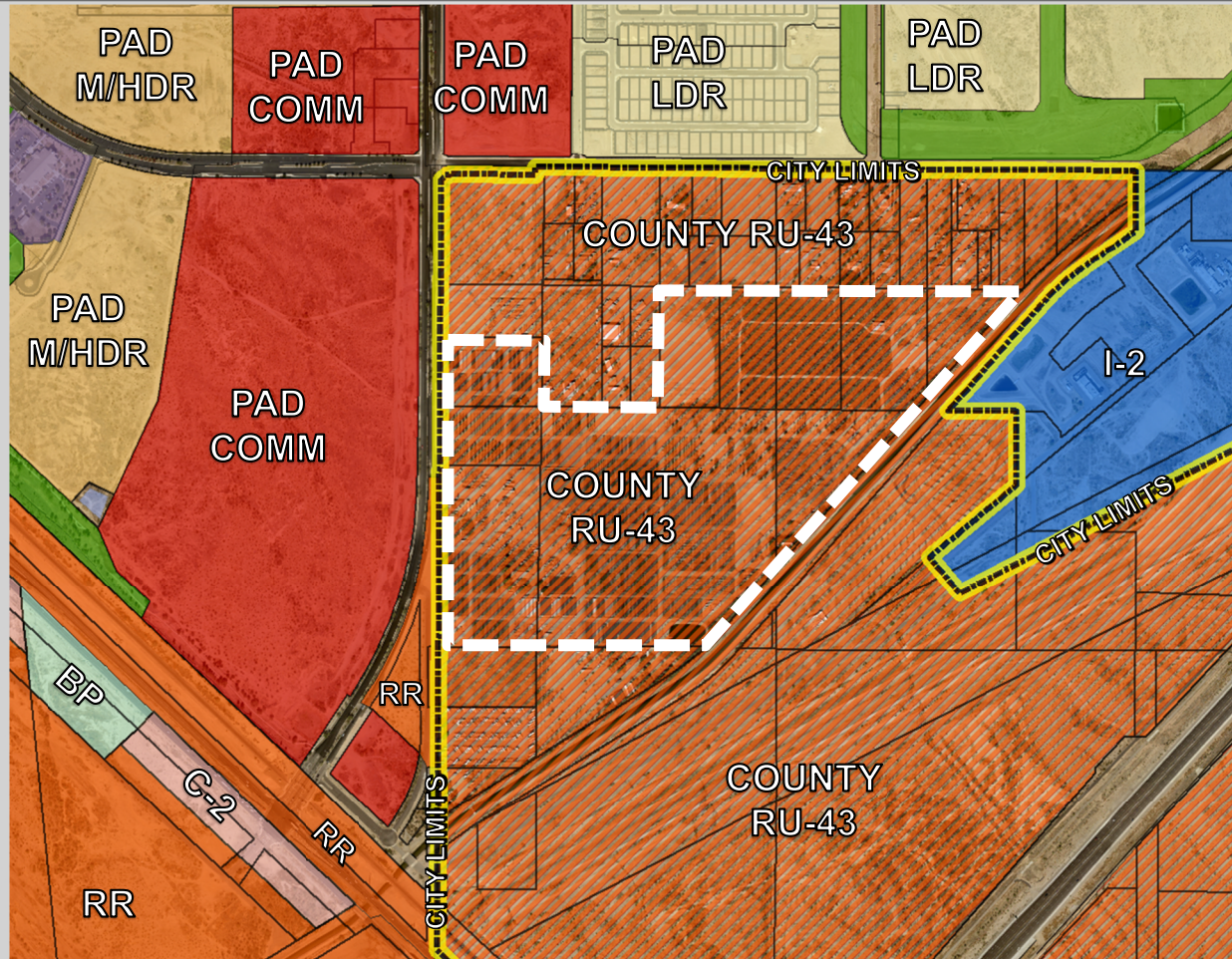
SURPRISE
ARIZONA

FS21-513
163rd Ave & Grand Ave
Rezone

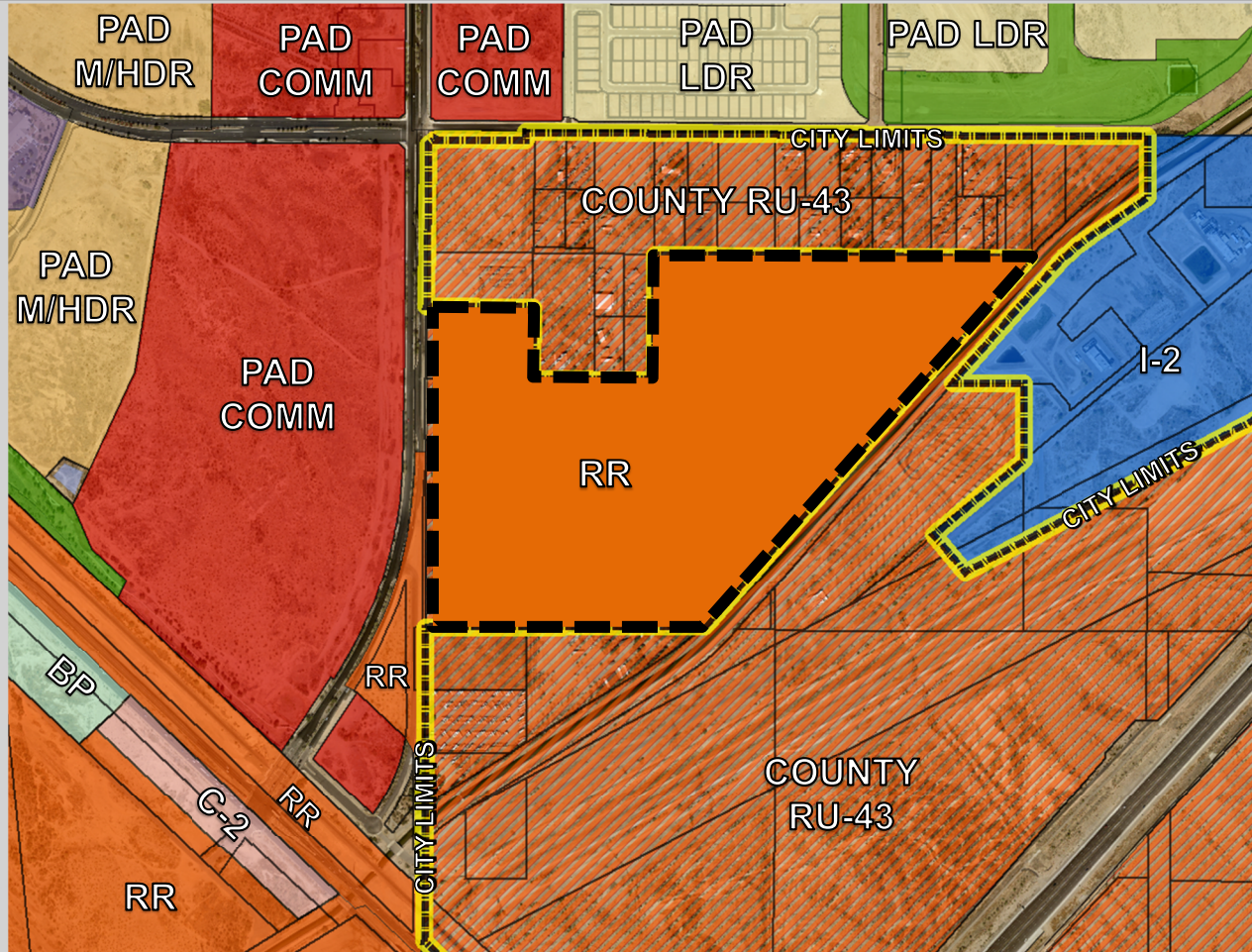
Planning & Zoning Commission
January 20, 2022

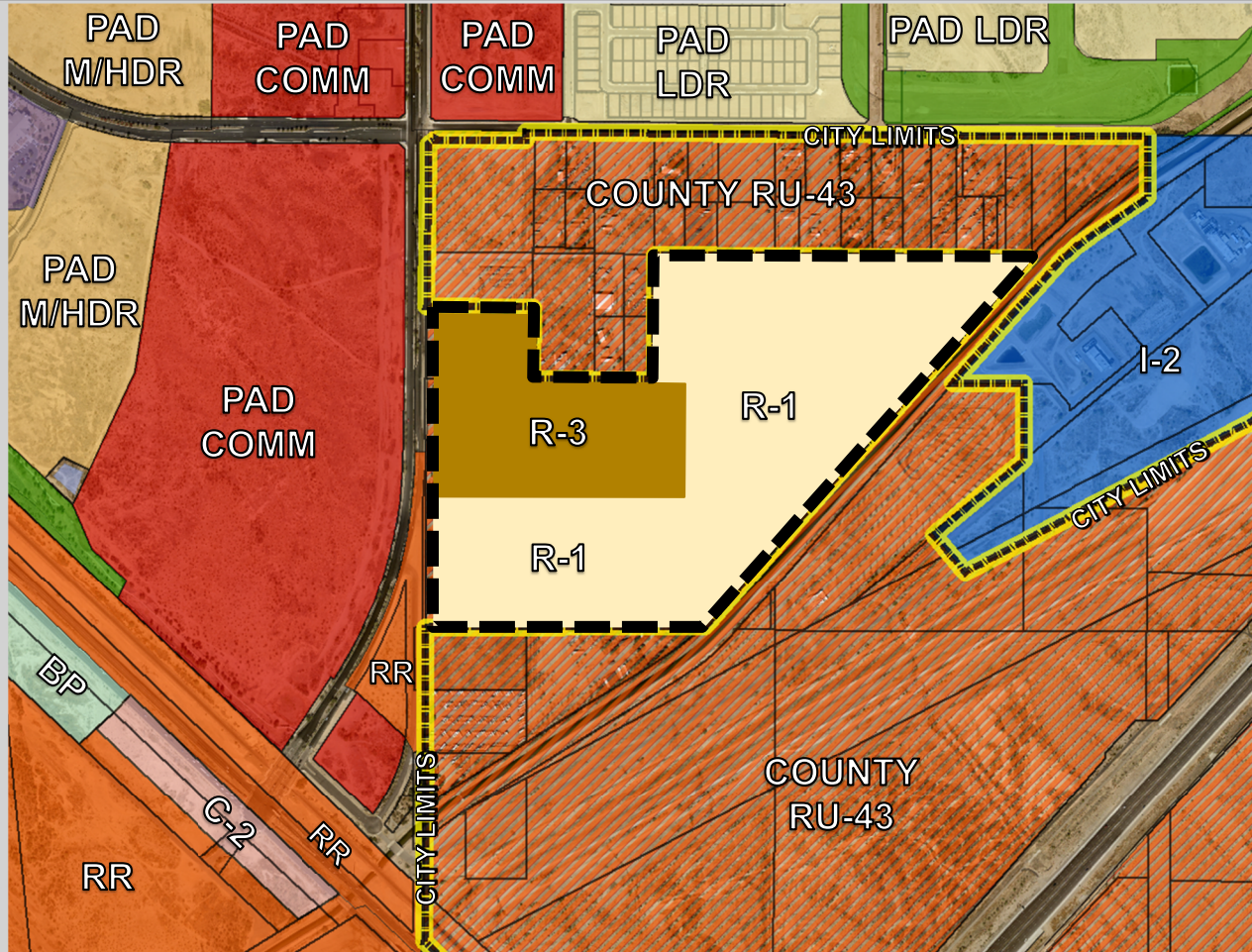


VICINITY MAP



EXISTING 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'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: January 20, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Site Plan for Boomerang Capital Partners. Case FS21-518

Motion:

Motion to approve the Site Plan for Boomerang Capital Partners subject to stipulations “a” through “e”.

Background:

Madeleine Clermont of Cotton Architecture and Design requests a Site Plan approval for the construction of an 11,900 square foot medical plaza on approximately 1.09 acres. The vacant parcel is located at the southwest corner of El Mirage and Bola Drive in the Surprise Heritage District (SHD-CO).

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 FS21-518 Boomerang Capital Partners - Staff Report.doc
2. 01 FS21-518 Boomerang Capital Partners - Vicinity Map
3. 02 FS21-518 Boomerang Capital Partners - Zoning Map
4. 03 FS21-518 Boomerang Capital Partners Medical Office Shell Building - Site Plan

5. 04 FS21-518 Boomerang Capital Partners Medical Office Shell Building - Landscape Plans
 6. 05 FS21-518 Boomerang Capital Partners Medical Office Shell Building - Elevations
 7. FS21-518 Boomerang Capital Partners - Presentation
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-518

Project Name: Boomerang Capital Partners Medical Office Shell Building

Council District: 4 - Mulberry

Meeting Date: January 20, 2022

Planner: Chris Sexton, Planner II

Owner: Boomerang United II, LLC

Applicant: Madeleine Clermont, Cotton Architecture + Design

Request: Site Plan approval for a 9,984 square foot medical office building

Site Location: Generally located at the southwest corner of Bola Drive and El Mirage Road

Site Size: Approximately 1.09 gross acres

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

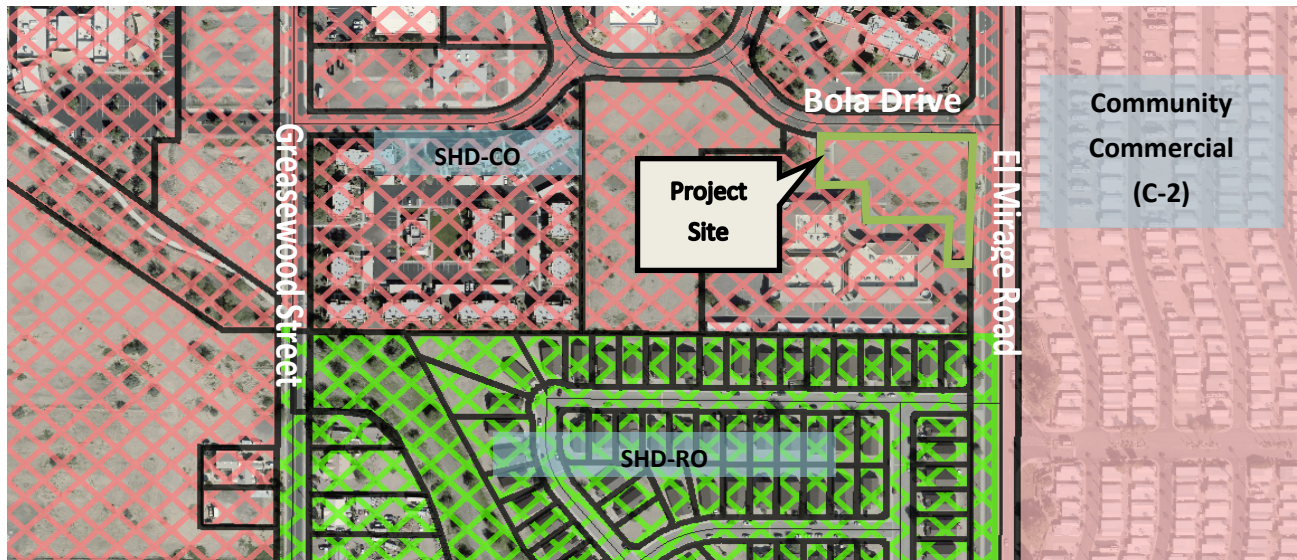
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Boomerang Capital Partners Medical Office Shell Building subject to stipulations 'a' through 'e'

PROJECT DESCRIPTION:

Madeleine Clermont with Cotton Architecture + Design, on behalf of Boomerang United II, LLC, seeks approval of a Site Plan to allow for the construction of a new 9,984 square foot medical office building for Boomerang Capital Partners Medical Office Shell Building located in the Surprise Heritage District Commercial Overlay.

EXISTING ZONING:

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



Surprise Heritage District-Commercial Overlay (SHD-CO)	Surprise Heritage District-Commercial Overlay (SHD-CO)	Community Commercial (C-2)
Surprise Heritage District-Commercial Overlay (SHD-CO)	Surprise Heritage District-Commercial Overlay (SHD-CO)	Community Commercial (C-2)
Surprise Heritage District-Residential Overlay (SHD-RO)	Surprise Heritage District-Residential Overlay (SHD-RO)	Community Commercial (C-2)

BACKGROUND:

December 6, 1960: The subject parcel was annexed into the City by Resolution 1960.

January 19, 2021: A Final Plat (Replat) was approved by City Council to correct a nonconforming lot split with Phase I and Phase II and future Phase III under FS20-140.

March 18, 2021: A Concept Review meeting was held for the current proposal under case CR21-060.

July 8, 2021: The applicant submitted for a Site Plan for a medical office building under case FS21-518.

ANALYSIS AND DISCUSSION:

The subject property lies at the southwest corner of Bola Drive and El Mirage Road. The zoning is Surprise Heritage District-Commercial Overlay (SHD-CO).

The proposal is to build a 9,984 square foot medical office building that meets both the required automobile and bicycle parking.

The proposed medical building is Phase II of the Desert Mirage Medical Plaza. Phase I encompasses the construction of three (3) medical office buildings located to the south and southwest of the adjacent parcel.

The project site is accessible via two point of access, with one from Bola Drive and the other being El Mirage Drive. Reciprocal ingress/egress and internal circulation is facilitated by private access easement and shared common drives with the development situated south of the proposed medical office building. Full roadway improvements along Bola Drive and El Mirage Road are existing; therefore, no further improvements are warranted with this development.

The architecture utilizes unifying common elements found throughout. Elevations reflect the use of stone and stucco and earth tone colors to be compatible with Phase I.

Landscaping is designed to complement the existing landscaping of the site with low water use trees, shrubs, and groundcover.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	El Mirage
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	Southwest Gas

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Site Plan was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the General Plan and Surprise Municipal Code. Approval will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed project demonstrates compliance with the General Plan.
- The proposed project demonstrates compliance with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission approve the subject Site Plan Case FS21-518, subject to stipulations 'a' through 'e'.

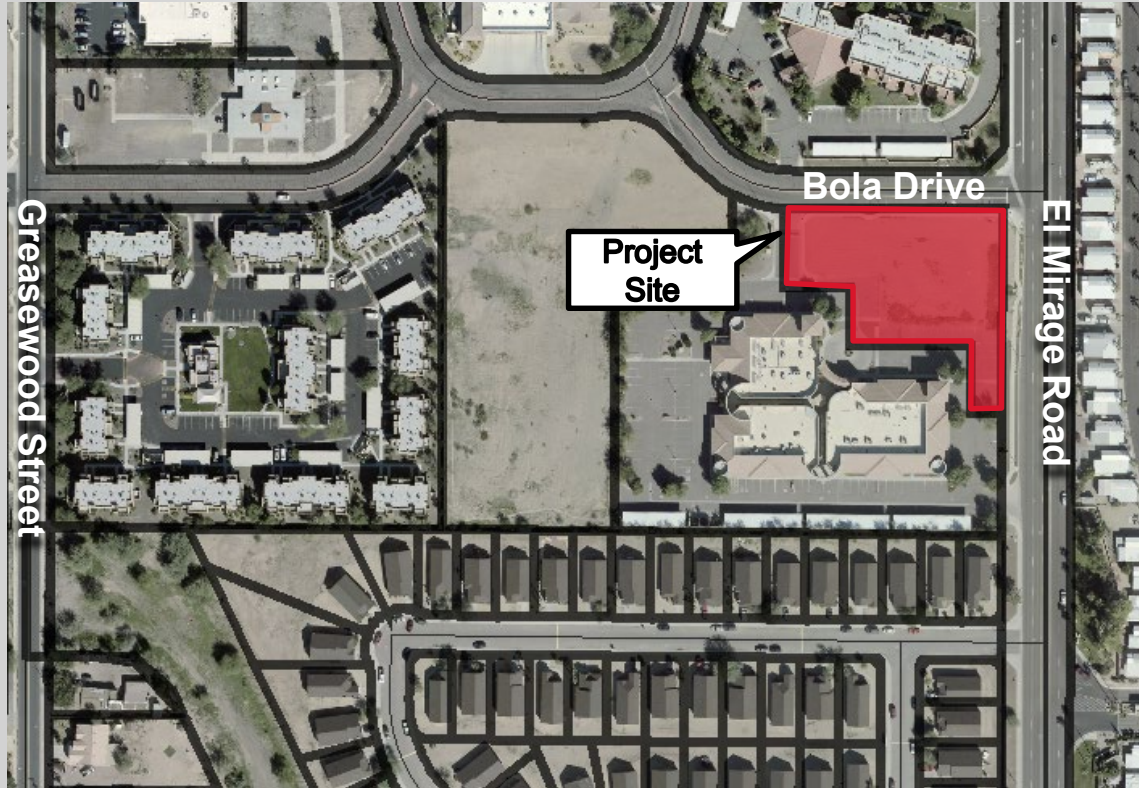
- a. Development and use of the site shall be consistent with the Site Plan entitled "Boomerang MOB Shell Building" consisting of one (1) sheet prepared by Cotton Architecture + Design and stamped received November 17, 2021.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Boomerang MOB Shell Building" consisting of ten (10) sheet prepared by Cotton Architecture + Design and stamped received November 17, 2021.
- c. Building elevations shall be consistent with the Elevations entitled "Boomerang MOB Shell Building" consisting of one (1) sheet prepared by Cotton Architecture + Design and stamped received November 17, 2021.
- d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

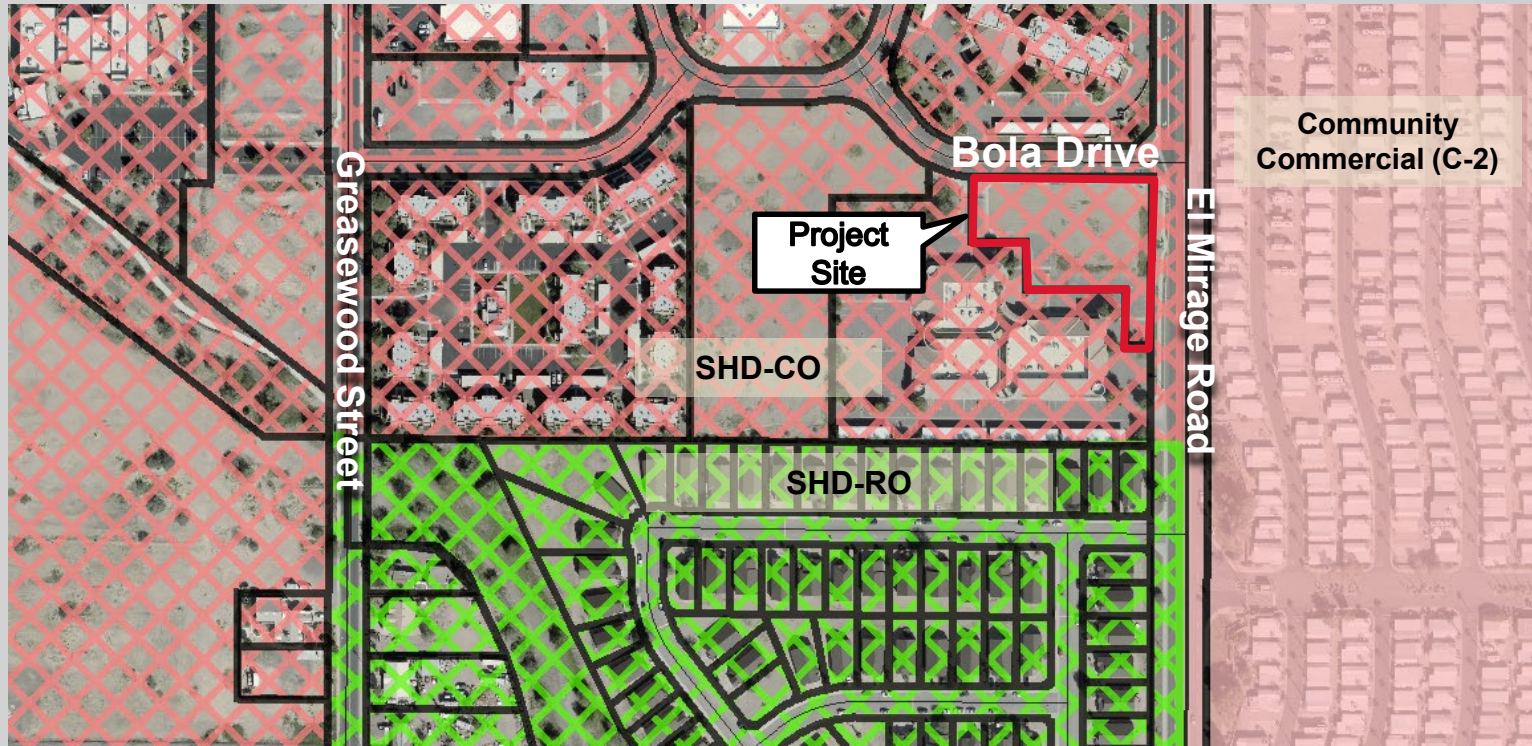
ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
PowerPoint

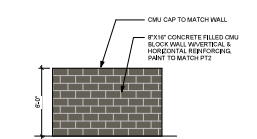
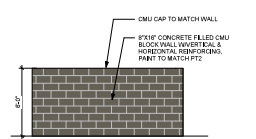
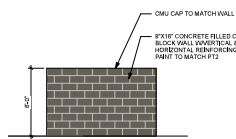
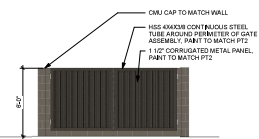
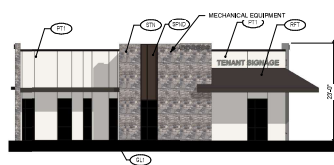
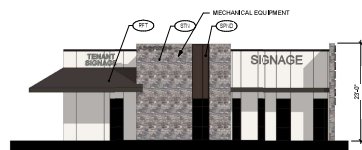
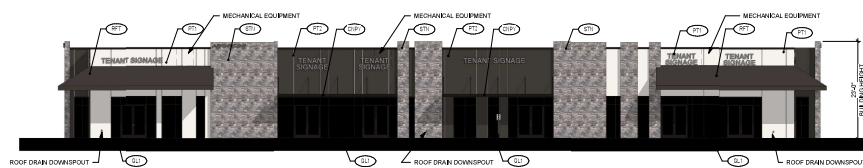
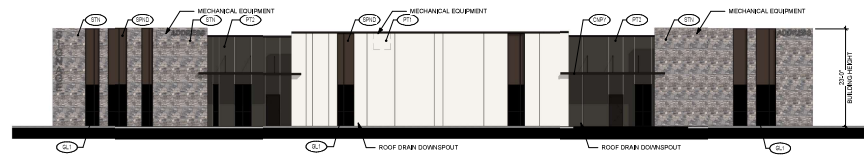
VICINITY MAP



SURROUNDING ZONING





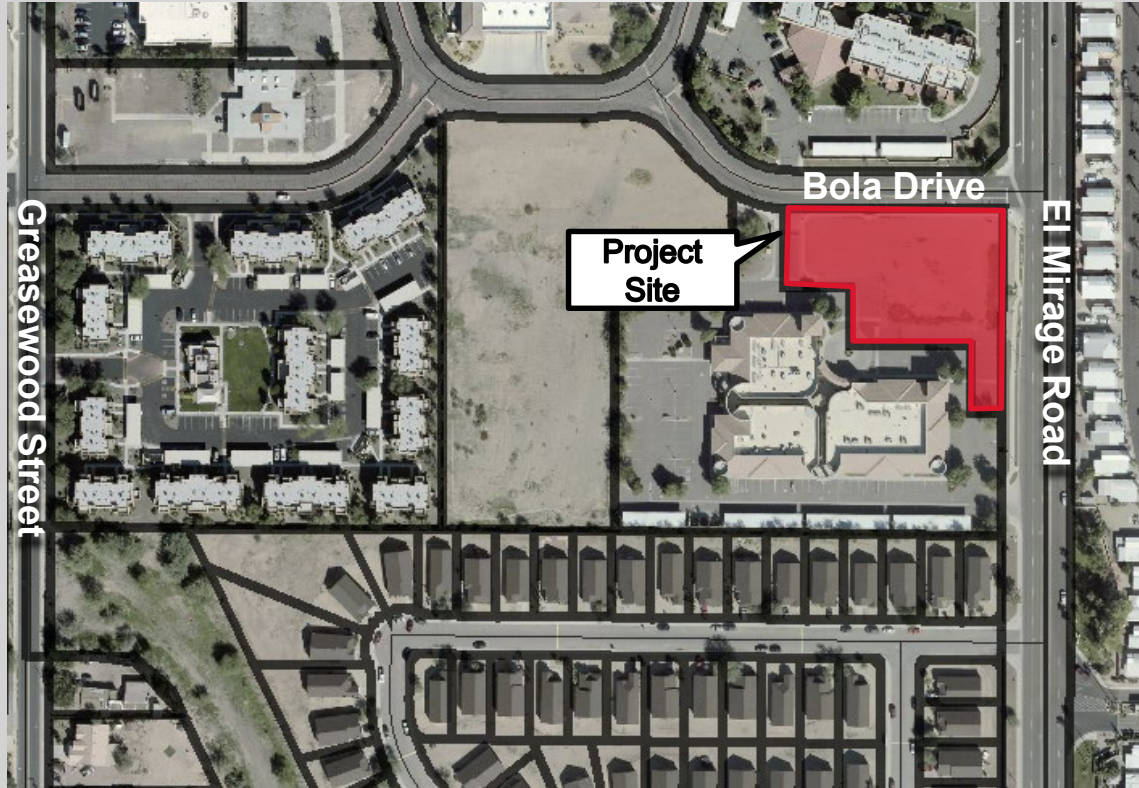




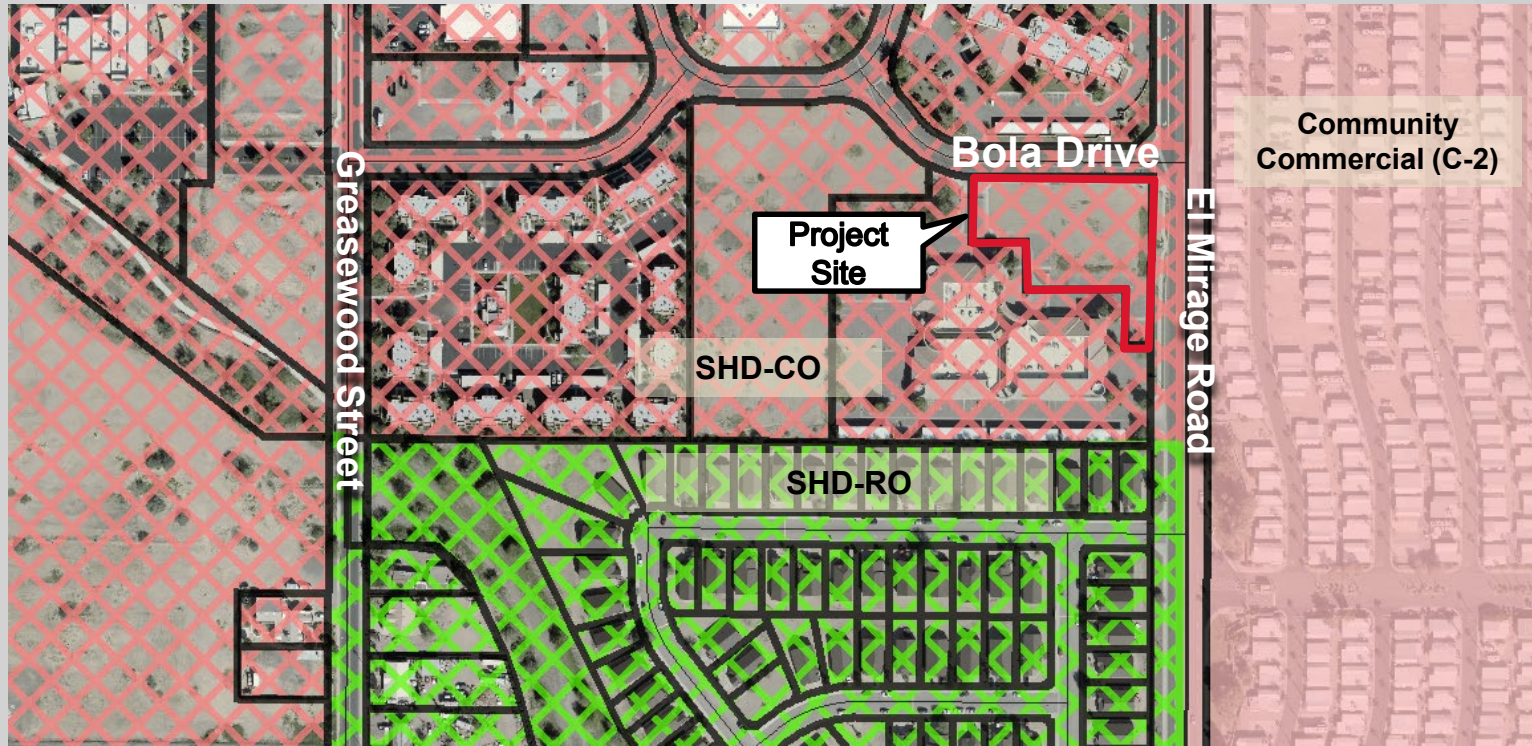
Boomerang Capital Partners - Site Plan FS21-518

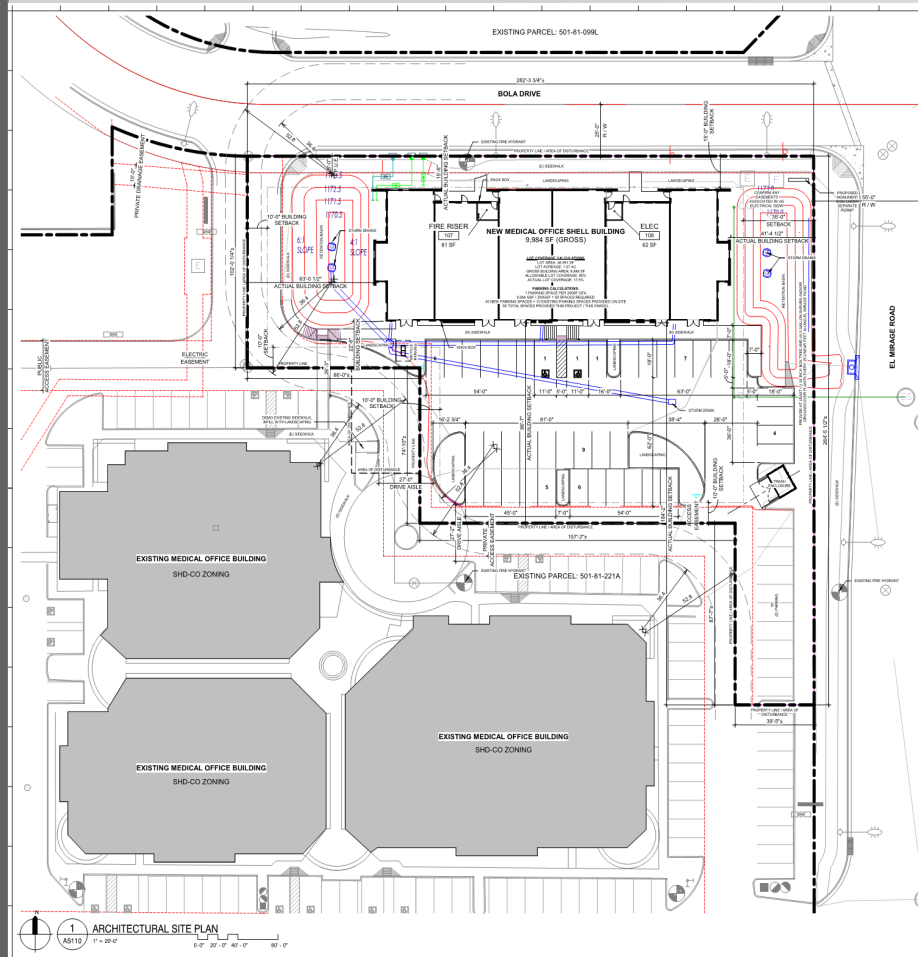
Planning & Zoning Commission – January 20, 2022

VICINITY MAP

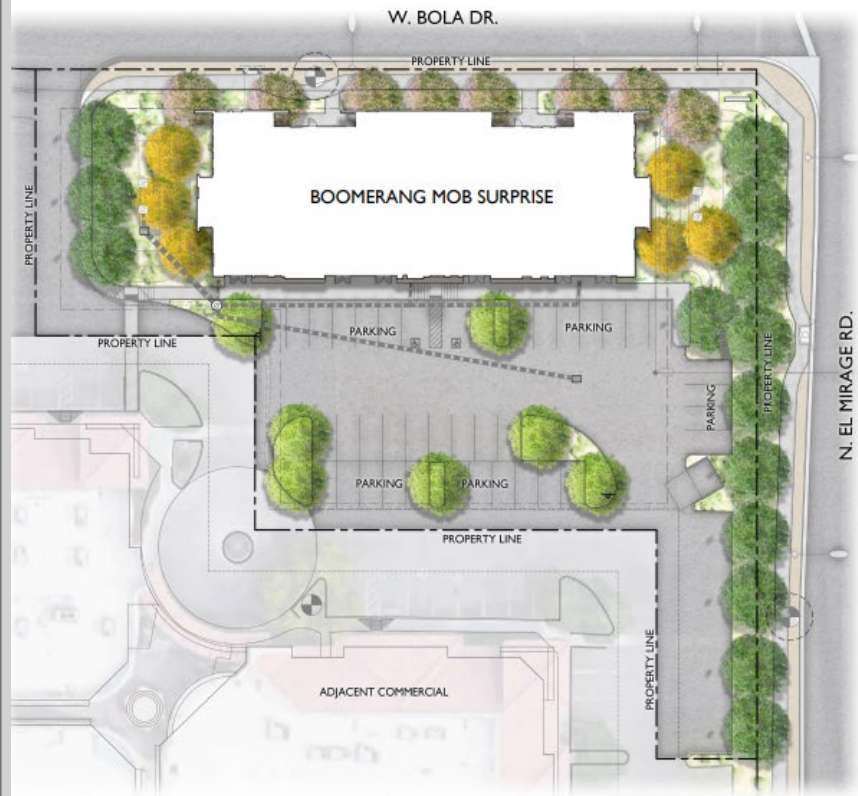


SURROUNDING ZONING





SITE PLAN



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
--------	-----------------	-------------	------

TREES

	<i>Acacia formosa</i> 'Sierra Sweet'	Pedunc Sweet Acacia	24" Box
	<i>Chilopsis linearis</i>	Desert Willow	24" Box
	<i>Persea graveolens</i>	Palo Verde	36" Box
	<i>Quercus virginiana</i>	Cathedral Live Oak	24" Box

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE
	Almond Alnus	5 Gal
	Desert Madroño	5 Gal
	Blue Bell	5 Gal
	Manzanita Grass Tree	5 Gal
	'Violeta' Eriogonum	5 Gal
	Scarlet Red Yucca	5 Gal
	Chaparral	5 Gal
	'Autumn Glow' Myrica	5 Gal
	Desert Ruscus	5 Gal
	Yellow Bell	5 Gal

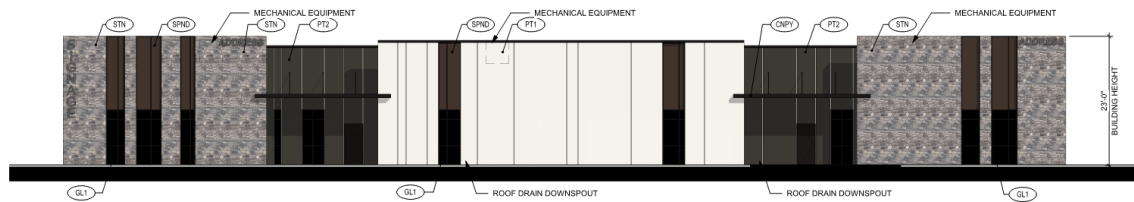
GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	Trailing Indigo Bush	1 Gal
	'Outback Sentinel'	1 Gal
	New Gold Lantana	1 Gal
	Trailing Purple Lantana	1 Gal

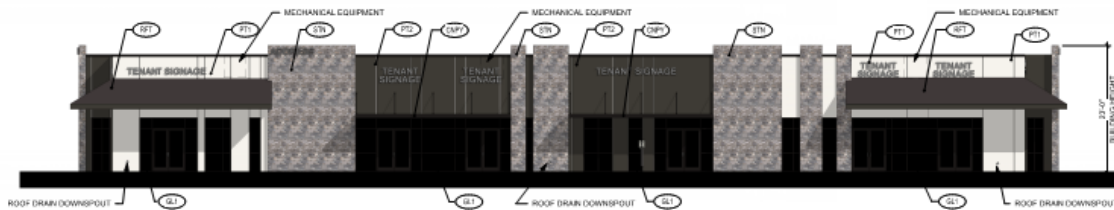
MATERIALS

	3/4" Screened 2" Depth, Min.
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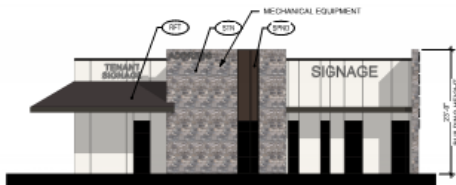
LANDSCAPE PLAN



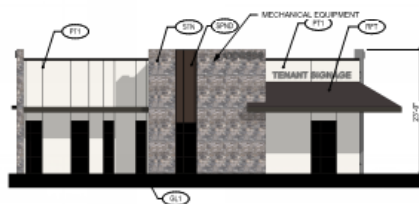
1 NORTH ELEVATION
AE202 3'-0" = 1'-0" 0'-0" 8'-0" 16'-0" 32'-0"



2 SOUTH ELEVATION
AE202 3'-0" = 1'-0" 0'-0" 8'-0" 16'-0" 32'-0"

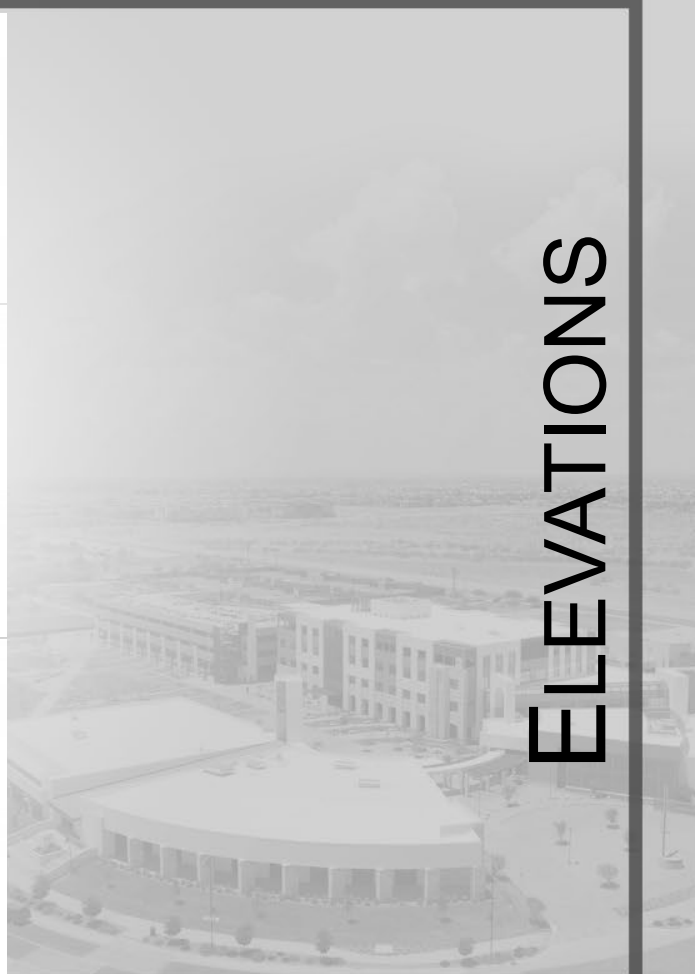


3 EAST ELEVATION
AE202 3'-0" = 1'-0" 0'-0" 8'-0" 16'-0" 32'-0"



4 WEST ELEVATION
AE202 3'-0" = 1'-0" 0'-0" 8'-0" 16'-0" 32'-0"

ELEVATIONS



RECOMMENDATION:

Staff Recommendation:

Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

a. Development and use of the site shall be consistent with the Site Plan entitled “Boomerang MOB Shell Building” consisting of one (1) sheet prepared by Cotton Architecture + Design and stamped received November 17, 2021.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Boomerang MOB Shell Building” consisting of ten (10) sheet prepared by Cotton Architecture + Design and stamped received November 17, 2021.

c. Building elevations shall be consistent with the Elevations entitled “Boomerang MOB Shell Building” consisting of one (1) sheet prepared by Cotton Architecture + Design and stamped received November 17, 2021.

d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: January 20, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Site Plan for AutoZone. Case FS21-556

Motion:

Motion to approve the Site Plan for AutoZone subject to stipulations “a” through “e”.

Background:

Trish Flower with Vertical Design Studios DBA Upward Architects requests a Site Plan approval of the construction of a 6,815 square foot building on approximately 1.34 acres. The vacant parcel is located at the southwest corner of Bell Road and Loop 303 in the Surprise Farms Planned Area Development (PAD).

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 FS21-556 Autozone - Staff report
2. 01 FS21-556 Autozone 6038 - Vicinity Map
3. 02 FS21-556 Autozone 6038 - Zoning Map
4. 03 FS21-556 - Autozone 6038 - Site Plan

5. 04 FS21-556 - Autozone 6038 - Landscape Plan
 6. 05 FS21-556 - Autozone 6038 - Elevations
 7. FS21-556 Autozone 6038 - Presentation
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-556

Project Name: Autozone #6038

Council District: 1 – Acacia

Meeting Date: January 20, 2022

Planner: Chris Sexton, Planner II

Owner: Bell Road and Loop 303, LLP

Applicant: Trish Flower, Vertical Designs, DBA Upward Architects

Request: Site Plan approval for a 6,815 square foot AutoZone retail building

Site Location: Generally, located at the southwest corner of Bell Road and SR 303 within the Surprise Farms Planned Area Development (“PAD”)

Site Size: Approximately 1.34 acres

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

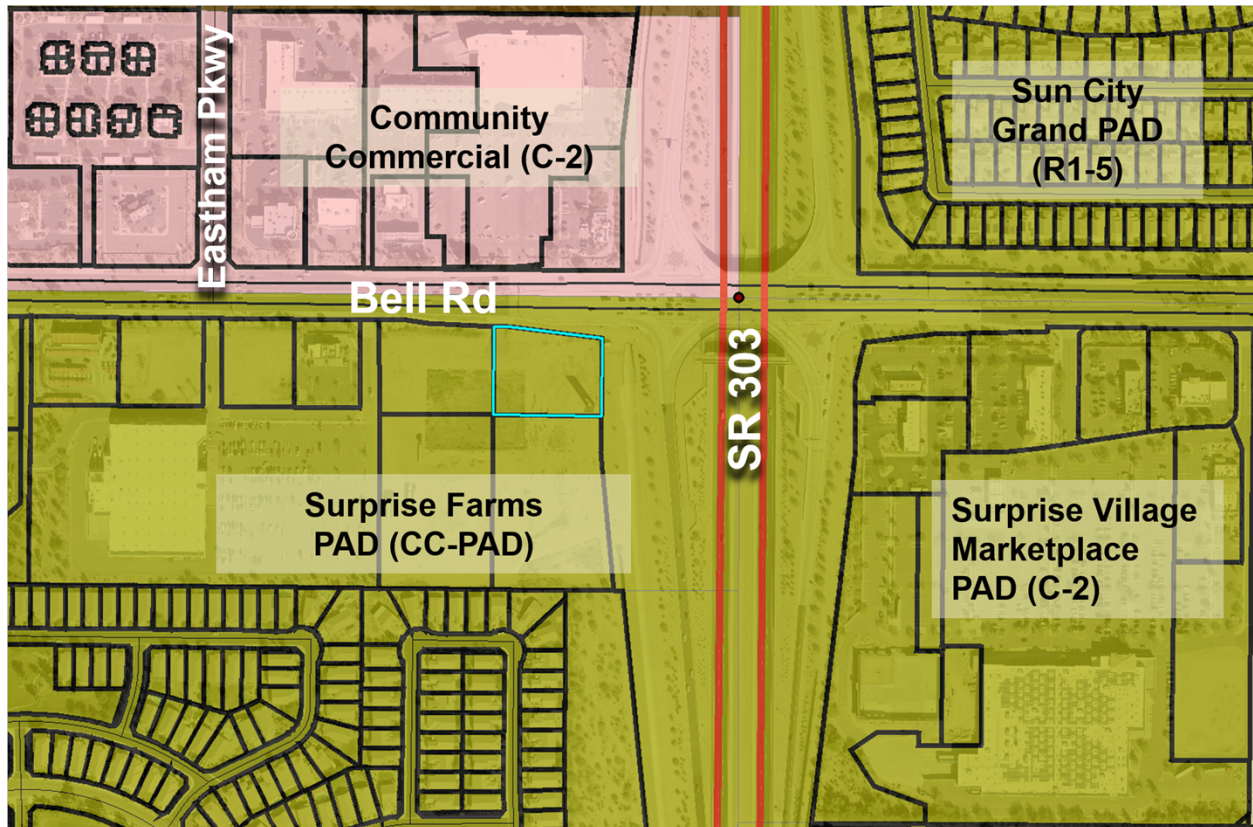
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for AutoZone located within the Surprise Farms PAD, subject to stipulations ‘a’ through ‘e’

PROJECT DESCRIPTION:

Trish Flower with Upward Architects, on behalf of Bell Road and Loop 303, LLP, seeks approval of a Site Plan to allow for the construction of a new retail building for AutoZone within the Surprise Farms PAD. Site improvements will include a 6,815 square foot shell building with paving, landscape, and pedestrian sidewalks.

EXISTING ZONING:

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



Community Commercial CC	Community Commercial CC	Sun City Grand PAD R1-5
Surprise Farms PAD CC-PAD	Surprise Farms PAD CC-PAD	Surprise Village Marketplace PAD C-2
Surprise Farms PAD CC-PAD	Surprise Farms PAD CC-PAD	Surprise Village Marketplace PAD C-2

BACKGROUND:

June 20, 1984: The subject parcel was annexed into the City by Ordinance 84-03.

March 27, 1995: The City Council approved the original Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

April 22, 2021: A Concept Review meeting was held for the current proposal under case CR21-150.

July 23, 2021: The applicant submitted for a Site Plan for a building at Surprise Farms Gateway under Case FS21-556, the subject case.

ANALYSIS AND DISCUSSION:

The subject property lies at the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD. The underlying land use is Community Commercial (CC-PAD). The lot which is the subject of this submittal is part of a shopping center anchored by WinCo foods, Wendy's restaurant, Starbucks, Abrazo Micro Hospital and a carwash facility.

The proposal is to build a 6,815 square foot commercial retail space that meets both the required automobile and bicycle parking. Shared access and parking agreements will continue to govern cooperation with all adjacent properties.

The site has been arranged to encourage pedestrian access both internally and to external points of connection. Vehicular access to the project site will be provided by driveways from Bell Road and internally through shared common drives. Full roadway improvements along Bell Road have been constructed, and will be utilized going forward with this development.

The architecture utilizes unifying common elements found throughout the site. Elevations reflect the use of stone, stucco, and steel to be compatible with the rest of the commerce center.

Landscaping is designed to complement the existing landscaping of the site with low water use trees, shrubs, and groundcover.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	Southwest Gas

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Site Plan was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Commerce and Office Character Area in which it occupies. Approval will allow the site to be developed in accordance with the requirements of the City of Surprise.

89 **FINDINGS:**

- 90 • The proposed Site Plan demonstrates compliance with the General Plan.
- 91 • The proposed Site Plan demonstrates compliance with the Surprise Municipal Code.
- 92 • The proposed Site Plan demonstrates compliance with the Surprise Farms PAD.
- 93 • The reviewing agencies have indicated no objections to the request.
- 94

95 **RECOMMENDATION:**

96 Based on the findings noted above, staff recommends the Commission approve the subject
97 Site Plan Case FS21-556, subject to stipulations 'a' through 'e'.

- 98 a. Development and use of the site shall be consistent with the Site Plan entitled
99 "Autozone 6038" consisting of one (1) sheet prepared by Vertical Design Studios and
100 stamped received November 22, 2021.
- 101 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
102 "Autozone 6038 – Surprise Farms Gateway" consisting of one (1) sheet prepared by
103 Design Ethic Landscape Architecture and stamped received November 22, 2021.
- 104 c. Building elevations shall be consistent with the Elevations entitled "Autozone #6038"
105 consisting of one (1) sheet prepared by Vertical Design Studios and stamped received
106 November 2, 2021.
- 107 d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
108 Commission. This Site Plan shall expire on the one (1) year anniversary of approval,
109 unless construction commences prior to that date.
- 110 e. Non-compliance with the approved plan for this case will be treated as a violation in
111 accordance with the provisions of Article XIV of the Surprise Unified Development
112 Code.

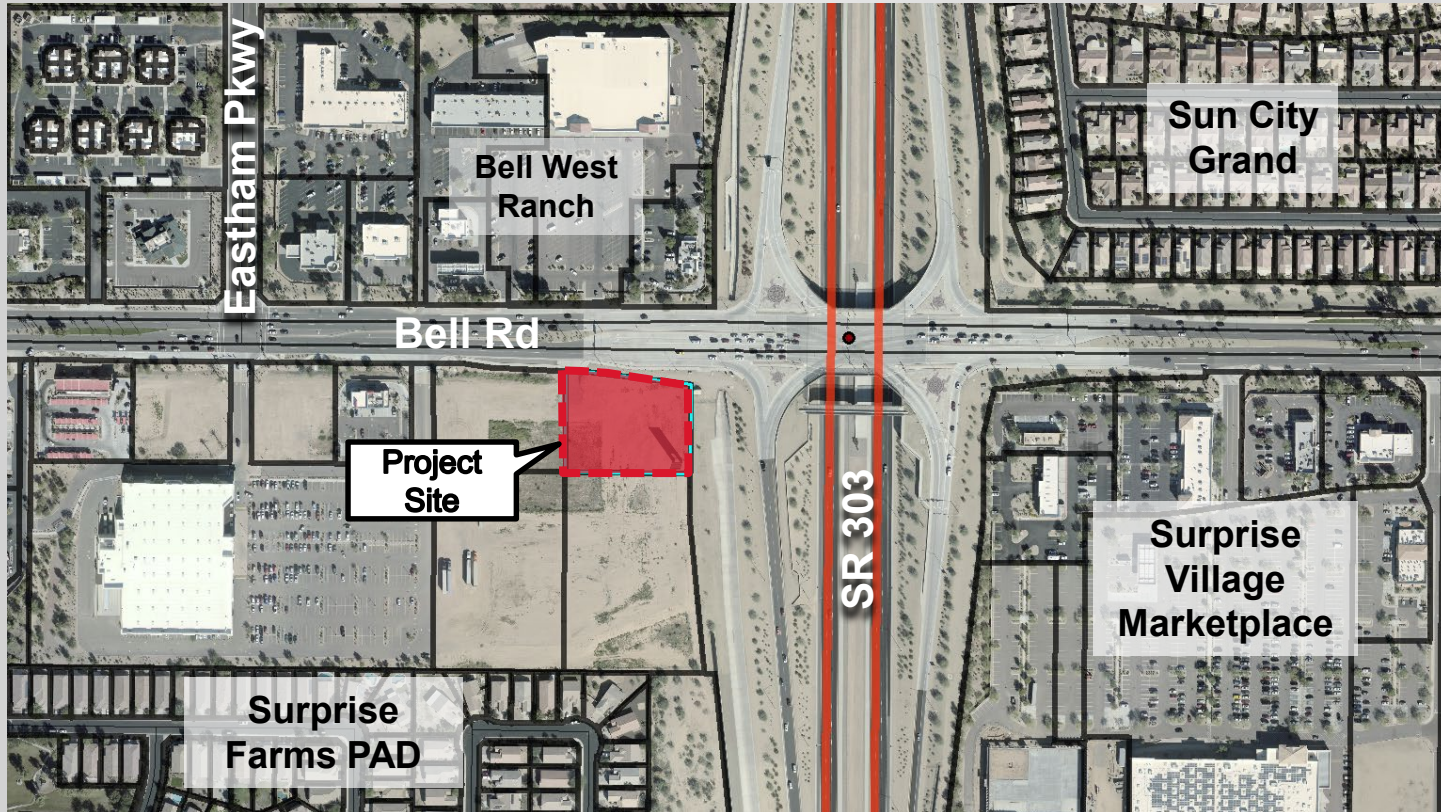
113 However, should the Commission wish to deny the request, the Commission should make
114 its own findings and base its decision on those alternative findings.

115

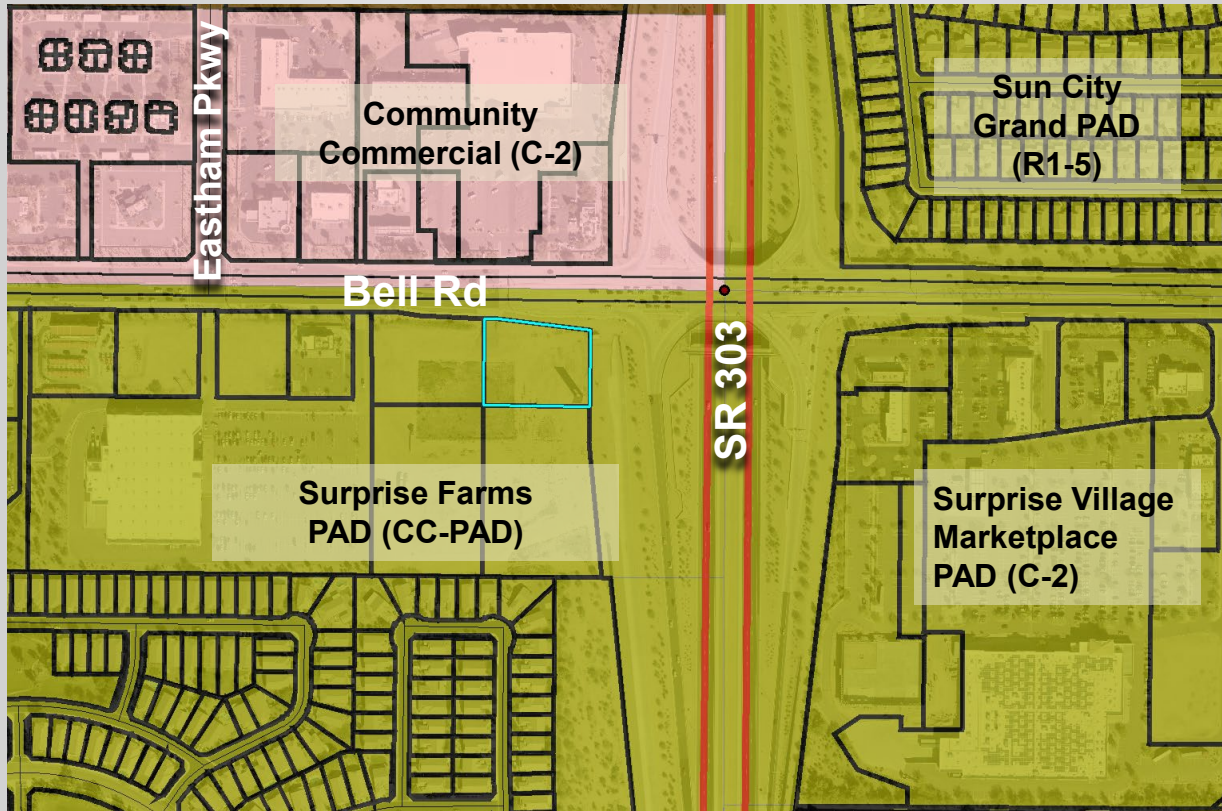
116 **ATTACHMENTS:**

117 01 Vicinity Map
118 02 Zoning Map
119 03 Site Plan
120 04 Landscape Plan
121 05 Elevations
122 PowerPoint

VICINITY MAP



SURROUNDING ZONING



ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SURPRISE, COUNTY OF MARICOPA, STATE OF ARIZONA, HERE DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
LOT 6A, REPLAT OF LOT 5, A & D OF SURPRISE FARMS GATEWAY, ACCORDING TO THE PLAT BY RECORDS AND OTHER OFFICE OF THE COUNTY OF MARICOPA, COUNTY OF MARICOPA, STATE OF ARIZONA, RECORDED IN BOOK 1420 OF MAPS, PAGE 93.

PARCEL NO. 2:
EASEMENTS SET FORTH IN CROSS CROSSBARS AGREEMENT RECORDED JULY 17, 2008 AS 2008-04345 OF OFFICIAL RECORDS, SECOND AMENDMENT RECORDED JULY 17, 2008 AS 2008-04345 OF OFFICIAL RECORDS AND THEREAFTER JULY 4, 2008 AS 2008-06471 OF OFFICIAL RECORDS.

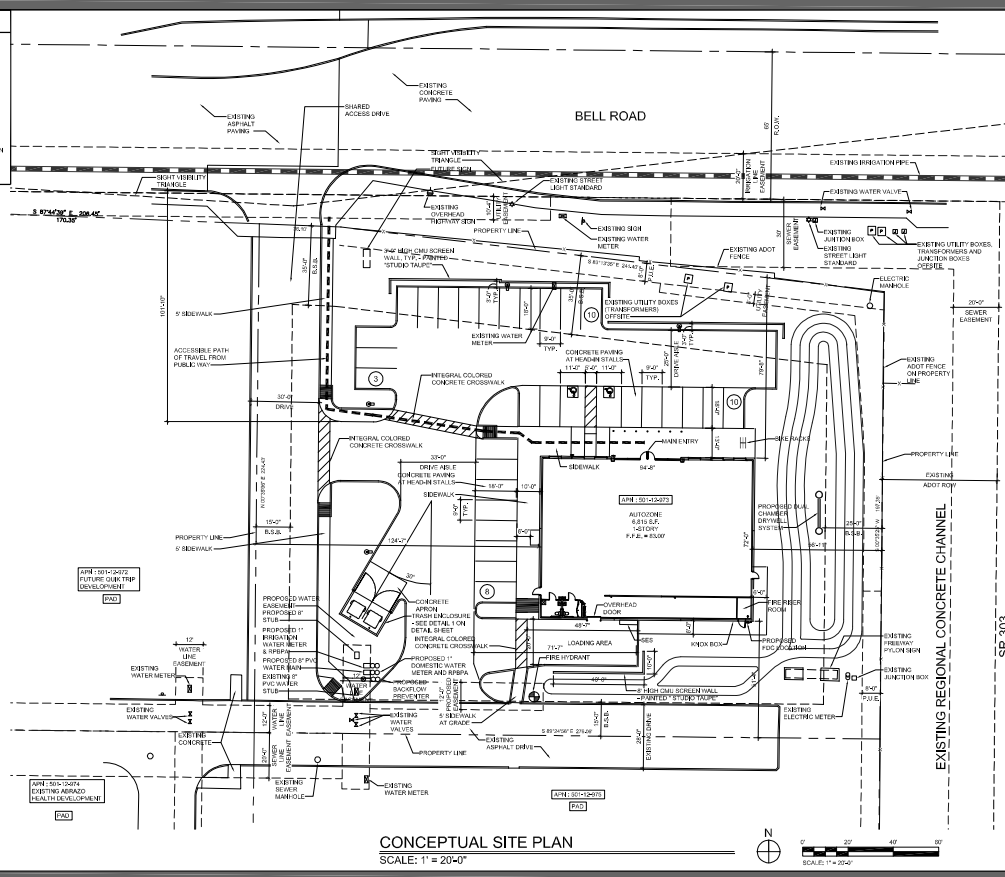
THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST ANNUAL TITLE INSURANCE COMPANY CONVEYANCE FOR TITLE INSURANCE NUMBER NQ58167845 DATED OCTOBER 16, 2009.

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SURPRISE, COUNTY OF MARICOPA, STATE OF ARIZONA, HERE DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
LOT 6A, REPLAT OF LOT 5, A PART OF SURPRISE FARMS GATEWAY, ACCORDING TO THE PLAT BY RECORDS BOOK 107 OF THE COUNTY OF MARICOPA, RECORDS BOOK 18 MARICOPA, PARCEL NO. 2, RECORDED AND PRERECORDED IN BOOK 1420 OF MAPS, PAGE 93.

PARCEL NO. 2:
EASEMENTS SET FORTH IN CROSS CROSSBARS AGREEMENT RECORDED JULY 11, 2008 AS 2008-043645 OF OFFICIAL RECORDS; SECOND AMENDMENT RECORDED JULY 13, 2008 AS 2008-043646 OF OFFICIAL RECORDS; AND PRERECORDED JULY 4, 2008 AS 2008-06471 OF OFFICIAL RECORDS.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST ANNUAL TITLE INSURANCE COMPANY CONVEYANCE FOR TITLE INSURANCE NUMBER NQ58167ISSUED DATE OCTOBER 16, 2009.



PARKING NUMBER		506.563 SF / 12.04 AC
ZONING		506.563 SF / 12.04 AC
SITE AREA		506.563 SF / 12.04 AC
BUILDING SQUARE FOOTAGE :		6,815 SF
FLOOR AREA COVERAGE :		11.6%
BUILDING HEIGHT :		21'-4" W/ EMBELLMENT AT 26'-4"
TYPE OF CONSTRUCTION :		V-B
<u>PARKING REQUIRED</u>		
PAD A	(6,815 / 400 = 17.03)	6,815 SF = 18
(1 PER 400 SF)		= 18
TOTAL PARKING REQUIRED:		18 SPACES
<u>PARKING PROVIDED:</u>		
PAD A		= 31
TOTAL PARKING PROVIDED:		31 SPACES
PARKING RATIO:		4.54 SPACES / 1,000 S.F.
ACCESSIBLE STALLS REQUIRED :		
ACCESSIBLE STALLS PROVIDED :		
Bike racks required :		2
Bike racks provided :		2

PARKING NUMBER		506.563 SF / 12.04 AC
ZONING		506.563 SF / 12.04 AC
SITE AREA		506.563 SF / 12.04 AC
BUILDING SQUARE FOOTAGE :		6,815 SF
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(1 PER 400 SF)		= 18
TOTAL PARKING REQUIRED:		18 SPACES
<u>PARKING PROVIDED:</u>		
PAD A		= 31
TOTAL PARKING PROVIDED:		31 SPACES
PARKING RATIO: 4.54 SPACES / 1,000 S.F.		
ACCESSIBLE STALLS REQUIRED :		2
ACCESSIBLE STALLS PROVIDED :		2
BIKE RACKS REQUIRED :		2
BIKE RACKS PROVIDED :		2

COTTAGE LANE

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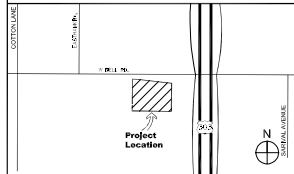
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THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW 6,815 S.F. AUTOZONE RETAIL STORE AT AND ASSOCIATED SITE WORK ON A 1.34-ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF BELL ROAD AND LOOP 360.

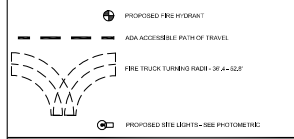
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PROPOSED FIRE HYDRANT

ADA ACCESSIBLE PATH OF TRAVEL

FIRE TRUCK TURNING RADIUS - 36'-4" = 32'-0"

PROPOSED SITE LIGHTS - SEE PHOTOMETRIC



ARCTECT
 VERTICAL DESIGN STUDIO, LLC
 480 EAST COUNTRY CENTER BLVD. SUITE 100
 PLYMOUTH, ARIZONA 85504
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 FAX:
 E-MAIL: info@verticaldesignstudio.com
 CONTACT: Trish Hager

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 FAX: 602.286.0090
 E-MAIL: jsewmon@optivuscivil.com
 CONTACT: Jeff Sewmon

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 FAX:
 E-MAIL: info@autotuneparts.com
 CONTACT: Mike Hager

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 CONTACT: Brandon Paul

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AUTOZONE #6038 SITE PLAN - SURPRISE FARMS GATEWAY

SWC Bell Road and Loop 303, Surprise, AZ

11.19.2021
PROJECT NO.: 21016



CASE # FS21-556 4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

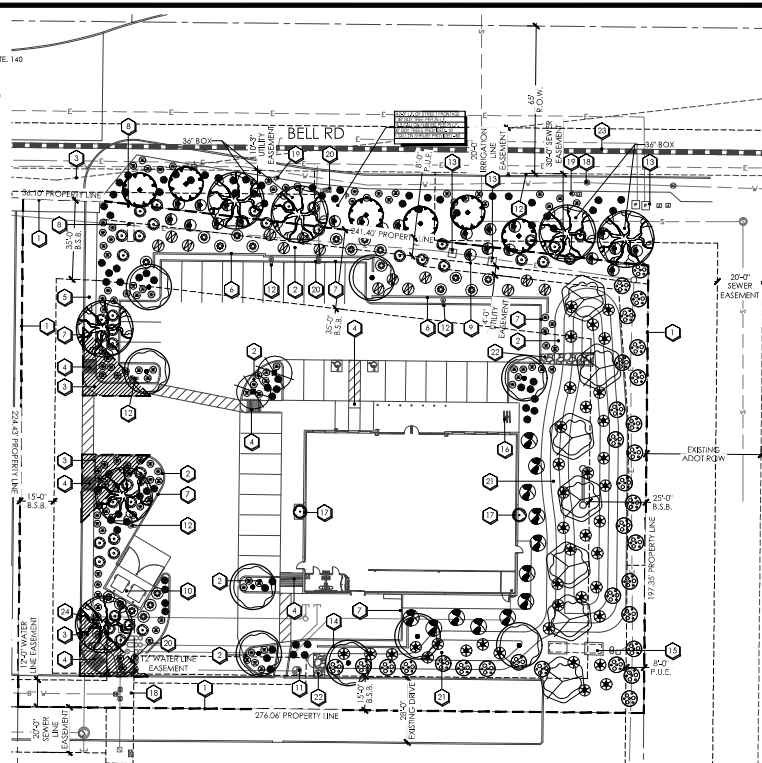
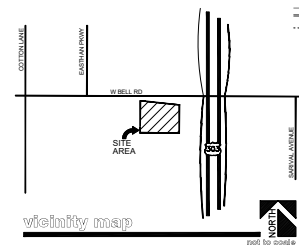
project consultants

VERTICAL DESIGN GROUP, LLC
4650 EAST COTTON CENTER BLVD, STE. 100
PHOENIX, AZ 85040
PROJECT CONTACT: TRISH FLOWER
PHONE: 602.753.5619
EMAIL: flower@upwardarcchitects.com

site data:	
ZONING:	PAD
NET SITE AREA:	1.34 AC / 58,563 S.F.
ON SITE LANDSCAPE:	20,667 S.F.
LANDSCAPE PERCENTAGE:	35.28%

city of surprise general notes

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF WATER RESOURCES' WATER CONSERVATION AND LAND MANAGEMENT DIVISION'S LANDSCAPE DESIGN APPROVED DWIR PLAN LBT 1.
- NO LANDSCAPED AREAS SHALL BE USED FOR THE PARKING OF VEHICLES OR STORAGE OF TOOLS OR DECKLAYS OF MATERIALS, SUPPLIES, OR MERCHANDISE.
- A LIST OF REQUIRED MATERIALS AND EQUIPMENT AS PROVIDED FOR ON THE APPROVED FINAL LANDSCAPE PLAN FOR ANY RESIDENTIAL PROJECT SHALL BE SUBMITTED TO THE CITY OF CHICAGO FOR PHASED DEVELOPMENT. FOR THE PARTICULAR PHASE, SHALL BE INSTALLED PRIOR TO THE BEGINNING OF ANY OCCUPANCY. PERMIT HOLDERS SHALL BE RESPONSIBLE FOR THE PROVISION OF SEVENTY PERCENT OF THE COST OF THE MATERIALS AND LABOR IN THE LANDSCAPING OF THE PROJECT. THE CITY OF CHICAGO SHALL PROVIDE THE TYPE AND FORMS AS PROVIDED IN CHAPTER 16.04 OF THE CITY CODE OF ORDINANCES. THE CITY OF CHICAGO SHALL PROVIDE A FINANCIAL GUARANTEE, NO INTEREST SHALL BE PAID BY THE CITY UNLESS SPECIFIC ARRANGEMENTS ARE MADE FOR SUCH INTEREST TO BE PAID BY THE CITY OF CHICAGO. (ORDINANCE 12-0000, 1997, ORD 64-248-003, 1986)
- THE CITY OF CHICAGO SHALL PROVIDE CITY STOPS OF SUPPLY. THE CITY OF CHICAGO SHALL PROVIDE STANDARD CITY SIZES 4-1/4 INCHES THROUGH 6 INCHES.
- ALL FIRE HYDRANT SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FREE FLOWING WATER, METER, OR VALVE.
ALL FIRE HYDRANT SHALL BE LOCATED 15 FEET FROM ANY COLLECTORS WHO ADHERE TO SUPPLY DEPTH 4-01, 8-01T VIBRATORY WITHIN THE CITY OF CHICAGO. THE CITY OF CHICAGO SHALL PROVIDE THE TYPE AND FORMS AS PROVIDED IN CHAPTER 16.04 OF THE CITY CODE OF ORDINANCES. THE CITY OF CHICAGO SHALL PROVIDE A FINANCIAL GUARANTEE, NO INTEREST SHALL BE PAID BY THE CITY UNLESS SPECIFIC ARRANGEMENTS ARE MADE FOR SUCH INTEREST TO BE PAID BY THE CITY OF CHICAGO. (ORDINANCE 12-0000, 1997, ORD 64-248-003, 1986)

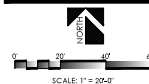
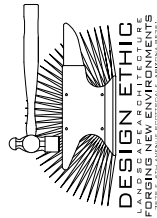


plant legend

	botanical name common name	emitters	size	qty
trees				
	ACACIA ANEURA MILCA	(1.5 @ 1.0 GPH)	80' X 6"	6
	PARINQUANA HYBRID DESERT MUSEUM [®] DESERT MUSEUM [®]	(1.5 @ 1.0 GPH)	24' X 6"	9
	BOUQUAINVILLEA PRAECOX PALO BREVE	(1.5 @ 1.0 GPH)	24' X 6"	7
	PROSTRA CHILENSE THORNLESS [®] THORNLESS CHILEAN MESQUITE	(1.5 @ 1.0 GPH)	24' X 6"	3
shrubs				
	BOUQUAINVILLEA "ROYAL PURPLE" ROYAL PURPLE BOUQUAINVILLEA		5 GAL.	2
	BOUQUAINVILLEA TORCH GLOW	(1 @ 1.0 GPH)	15 GAL.	20
	BOUQUAINVILLEA "ROSEINA" ROSEINA BOUQUAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	14
	LAUREA TRIDENTATA CRESCITO	(1 @ 1.0 GPH)	5 GAL.	12
	LEUCOPHYLLUM LAMNANGIANTE [®] LYNN'S LEGACY [®] LYNN'S LEGACY [®] LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	22
accents				
	MIMUS BURGESSII REGENS DEER GRASS		5 GAL.	40
	HEMEROCALLIS PARVIFLORA RED YUCCA	(1.0 GPH)	5 GAL.	79
	DASYLIRION WHEELERII DESERT SPIN	(1 @ 1.0 GPH)	5 GAL.	39
groundcover				
	LANTANA MONTEVIDENSIS PURPLE LANTANA		1 GAL.	114
	ACACIA REDOLENS DESERT CARPET		1 GAL.	30
inerts				

planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT TRIANGLE: MINIMUM MATURE PLANT HEIGHT IN THE SIGHT TRIANGLE IS 50 INCHES. ALL TREES WITHIN 5 FT TO BE MAINTAINED WITH A 45-DEGREE (10:1) CLEARANCE AT ALL TIMES.
- 4 ACCESSIBLE RAMP: SEE CIVIL ENG. PLANS.
- 5 SIDEWALK
- 6 SCREEN WALL: SEE ARCH. PLANS.
- 7 CURB: SEE CIVIL ENG. PLANS.
- 8 PROPOSED FUTURE MONUMENT SIGN
- 9 P.U.E. SEE CIVIL ENG. PLANS.
- 10 TRASH ENCLOSURE: SEE ARCHITECTS SEE PLAN.
- 11 FIRE HYDRANT - 5'-0" CLEAR OF ALL PLANT MATERIAL
- 12 SEE LIGHTING: SEE ARCH. PLANS.
- 13 EXISTING OFF SITE UTILITY BOXES
- 14 SCREEN WALL: SEE ARCH. PLANS.
- 15 EXISTING FREEWAY PYLON SIGN
- 16 BIKE RACKS: SEE ARCH. PLANS.
- 17 LANDSCAPE SCREEN FOR VINYL: SEE ARCH. PLANS.
- 18 EXISTING WATER VALVE
- 19 EXISTING STREET LIGHT
- 20 EXISTING WATER METER
- 21 STORMWATER RETENTION: SEE CIVIL ENG. PLANS.
- 22 RIP RAP: SEE CIVIL ENG. PLANS.
- 23 MWD IRRIGATION LINE
- 24 PROPOSED WATER EASEMENT: SEE CIVIL ENG. PLANS.



AUTO ZONE
SURREISE FARMS GATEWAY
LOOP 303 & BELL ROAD
SURREISE, AZ

PROJECT: _____

HEET TITLE: _____

JOB NO: 21-050
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 11.19.202
REVISED:

SHEET
L.01 of L.0
CASE NUMBER: ES21-556

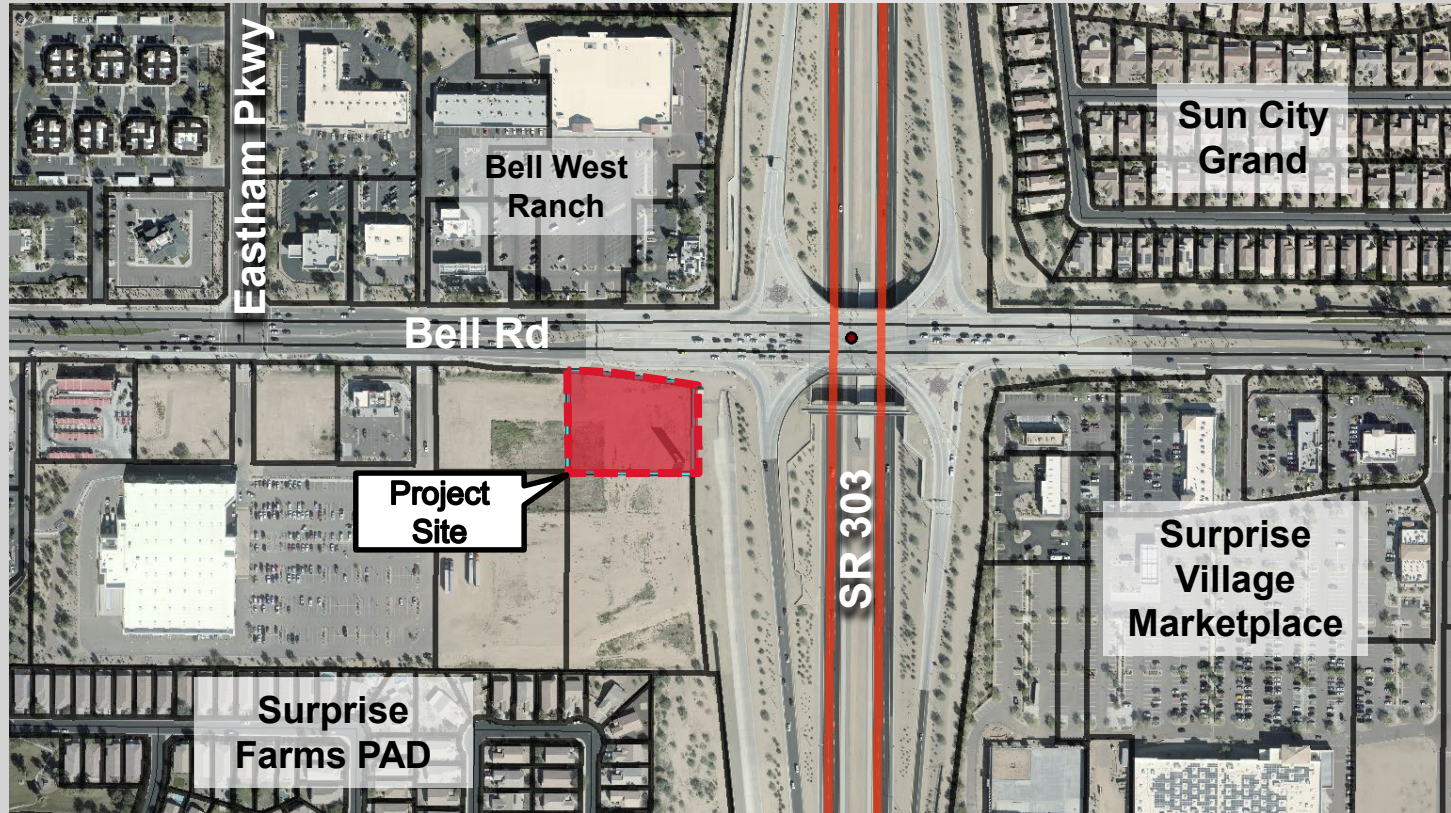




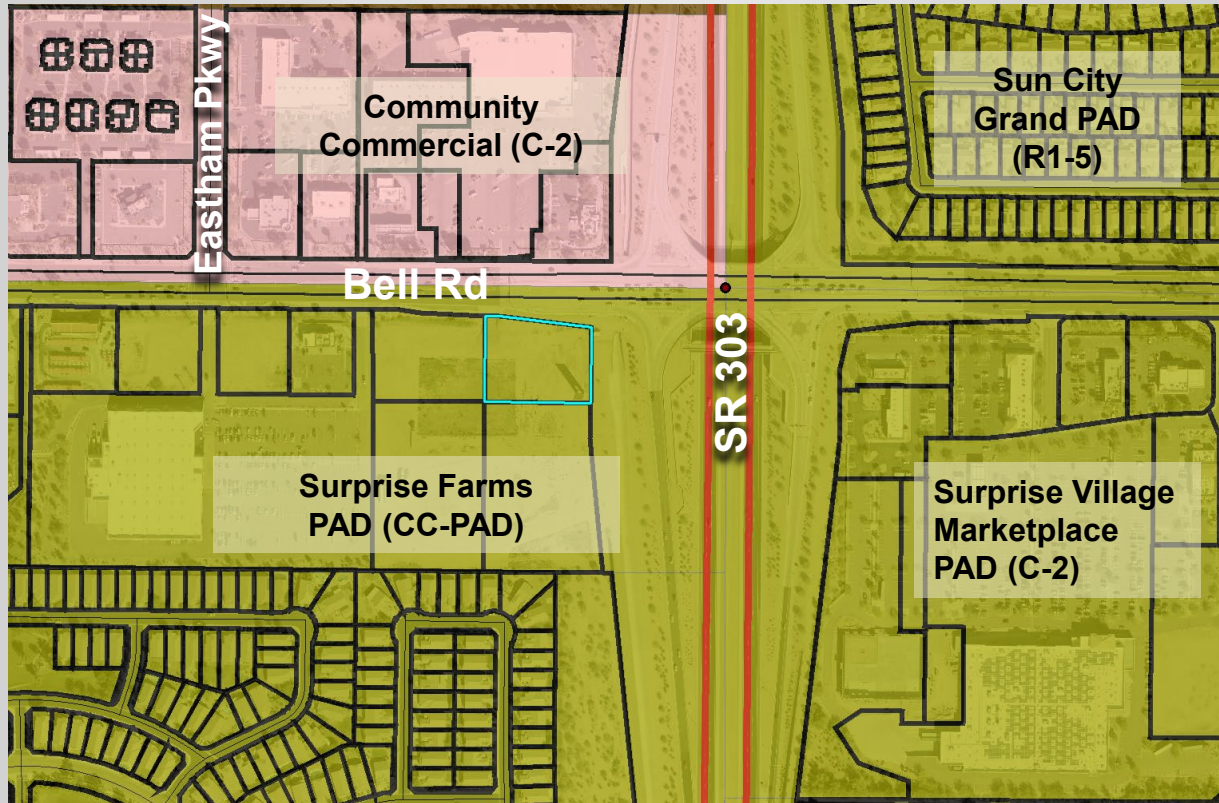
Autozone 6038 FS21-556 Site Plan

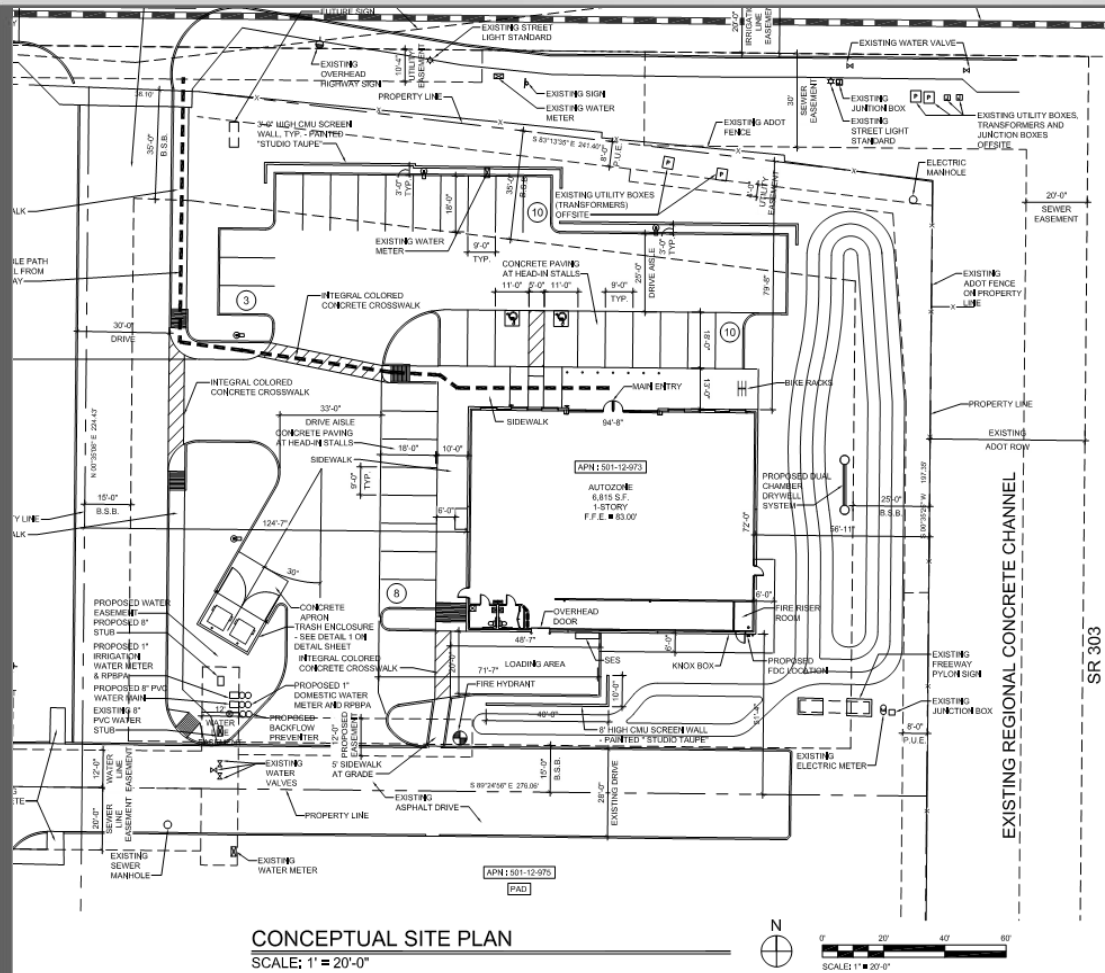
Planning & Zoning Commission – January 20, 2022

VICINITY MAP



SURROUNDING ZONING





CONCEPTUAL SITE PLAN
 SCALE: 1" = 20'-0"



EXISTING REGIONAL CONCRETE CHANNEL

SR 303

SITE PLAN

project consultants

VERTICAL DESIGN GROUP, LLC
4650 EAST COTTON CENTER BLVD, STE. 100
PHOENIX, AZ 85040
PROJECT CONTACT: TRISH FLOWER
PHONE: 602.753.5619
EMAIL: tflower@upwardarcchitects.com

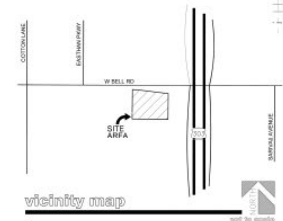
DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

site data:

ZONING:	PAD
NET SITE AREA:	1.34 AC / 58,563 S
ON SITE LANDSCAPE:	20,667 S
LANDSCAPE PERCENTAGE:	35.3%

city of surprise general notes

1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF WATER RESOURCES LAND REFORMATION GUIDELINES. PLANT MATERIAL SHALL BE SELECTED FROM THE APPROVED LIST.
2. NO LANDSCAPED AREAS SHALL BE USED FOR THE PARKING OF VEHICLES OR THE STORAGE OF MATERIALS OR OTHER MERCHANDISE.
3. ALL LANDSCAPING MATERIALS AND PLANTING ARE PROVIDED FOR ON THE APPROVED SITE LANDSCAPE PLAN FOR ANY RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT, OR IN THE CASE OF MASSIVE DEVELOPMENT, THE LANDSCAPE SHALL BE INSTALLED PRIOR TO THE BEGINNING OF ANY OCCUPANCY PERMIT.
4. THE LANDSCAPING SHALL BE MAINTAINED FOR A PERIOD OF FIFTY PERCENT OF THE COST OF THE MATERIALS AND LABOR IS TO BE MAINTAINED FOR A PERIOD OF FIFTY PERCENT OF THE TYPES AND FORMS AS PROVIDED IN CHAPTER 16.2.4 OF THE CITY CODE. IN THE EVENT THAT A CASH DEPOSIT IS MADE FOR THE PURPOSE OF A MAINTENANCE AGREEMENT, THE DEPOSIT SHALL BE FOR AN UNLESS SPECIFIC ARRANGEMENTS ARE MADE FOR SUCH INTEREST TO BE MAINTAINED FOR A PERIOD OF FIFTY PERCENT OF THE TYPES AND FORMS AS PROVIDED IN CHAPTER 16.2.4 OF THE CITY CODE. (Ord. 88-06-088, 1987, Code §§ 16-2.4, 16-2.5)
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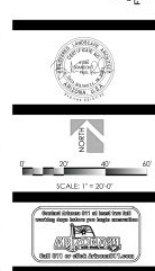


plant legend

	botanical name common name	eruiteris	size	city
trunks				
	ACACIA-AMERICA	(1.8 1.0 GPH)	36" BOX	6
	MULGA	(1.0 GPH)	36" BOX	6
	PARENDSIONA HYBRID	(1.8 1.0 GPH)	24" BOX	9
	DESERT MIMBIR	(1.8 1.0 GPH)	24" BOX	9
	DESERT MIMBIR	(1.8 1.0 GPH)	24" BOX	9
	PARANSONA PIRACOX	(1.8 1.0 GPH)	24" BOX	9
	PAU-REES	(1.8 1.0 GPH)	24" BOX	9
	PROSPERO CHILDS	(1.8 1.0 GPH)	24" BOX	9
	THORNLESS CHILDS	(1.8 1.0 GPH)	24" BOX	9
	THORNLESS CHILDS	(1.8 1.0 GPH)	24" BOX	9
fruits				
	BOUGAINVILLEA ROTAL PURPLE		5 GAL	2
	ROTAL PURPLE BOUGAINVILLEA		5 GAL	2
shrubs				
	BOUGAINVILLEA	(1.8 1.0 GPH)	13 GAL	30
	TORCH GLOW	(1.8 1.0 GPH)	13 GAL	30
	TORCH GLOW BOUGAINVILLEA	(1.8 1.0 GPH)	13 GAL	30
	BOUGAINVILLEA ROSENA	(1.8 1.0 GPH)	5 GAL	14
	BOUGAINVILLEA	(1.8 1.0 GPH)	5 GAL	14
	LARREA TRIDENATA	(1.8 1.0 GPH)	5 GAL	12
	CRESSOITE	(1.8 1.0 GPH)	5 GAL	12
	LEUCOPHYLLUM LAMNANIANI	(1.8 1.0 GPH)	5 GAL	22
	LYNN'S LEGACY	(1.8 1.0 GPH)	5 GAL	22
	LYNN'S LEGACY LEUCOPHYLLUM	(1.8 1.0 GPH)	5 GAL	22
accents				
	MULHBERGIA REGENS		5 GAL	40
	DEER GRASS		5 GAL	40
	HEPSELOIDE PAVLOVIA		5 GAL	39
	RED YUCCA	(1.8 1.0 GPH)	5 GAL	39
	DAISYBORN WHEELER	(1.8 1.0 GPH)	5 GAL	39
	DEERT SPON	(1.8 1.0 GPH)	5 GAL	39
groundcover				
	LARREA MONTEVIDEOS		1 GAL	114
	PURPLE LARREA		1 GAL	114
	ACACIA CAROLIN		1 GAL	30
	ACACIA REPLETES		1 GAL	30
inerts				

planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SECT VISIBILITY TRIANGLE: MAXIMUM MATURE TREE HEIGHT IN THE SECT VISIBILITY TRIANGLES IS 30 INCHES. ALL TREES WITHIN SVT TO BE MAINTAINED WITH A MINIMUM OF 10' CANOPY CLEARANCE AT ALL TIMES
- 4 ACCESSIBLE RAMP: SEE CIVIL ENGS. PLANS
- 5 SIDEWALK
- 6 SCREEN WALL: SEE ARCH. PLANS
- 7 CURB: SEE CIVIL ENGS. PLANS
- 8 PROPOSED FUTURE MONUMENT SIGN
- 9 P.U.E. SEE CIVIL ENGS. PLANS
- 10 TRASH ENCLOSURE: SEE ARCHITECTS SITE PLAN
- 11 FIVE FOOTING - 5'-0" CLEAR OF ALL PLANT MATERIAL
- 12 SITE LIGHTING: SEE ARCH. PLANS
- 13 EXISTING OFF SITE UTILITY BOXES
- 14 EXISTING WALL: SEE ARCH. PLANS
- 15 EXISTING FREEWAY PLYING SIGN
- 16 B&K RACKS: SEE ARCH. PLANS
- 17 LANDSCAPE SCREEN FOR VINES: SEE ARCH. PLANS
- 18 EXISTING WATER VALVE
- 19 EXISTING STREET LIGHT
- 20 EXISTING WATER METER
- 21 STORMWATER RETENTION: SEE CIVIL ENGS. PLANS
- 22 RWP: SEE CIVIL ENGS. PLANS
- 23 MWD IRRIGATION LINE



PROJECT:

JOB NO:

DATE:

DRAWN BY:

SUBMITTED:

REVISED:

21-0350

8. PAUL

11.19.2021

SHEET TITLE:

SHEET

AUTO ZONE

SURPRISE FARMS GATEWAY

LOOP 303 & BELL ROAD

SURPRISE, AZ

PRELIMINARY LANDSCAPE PLAN

L.01

of

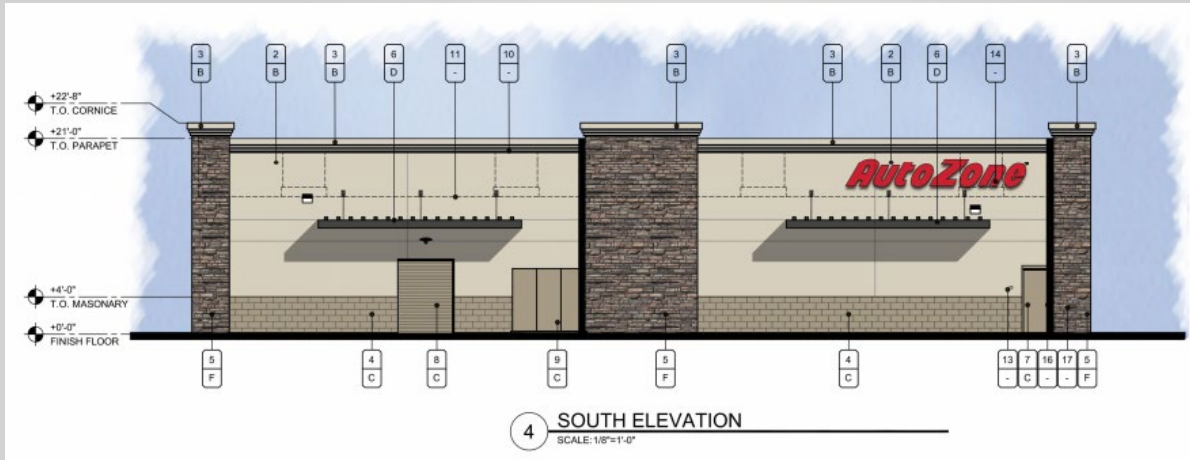
L.01

L.01 of L.01

LANDSCAPE PLAN

ELEVATIONS





ELEVATIONS

RECOMMENDATION:

Staff Recommendation:

Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Autozone 6038” consisting of one (1) sheet prepared by Vertical Design Studios and stamped received November 22, 2021.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Autozone 6038 – Surprise Farms Gateway” consisting of one (1) sheet prepared by Design Ethic Landscape Architecture and stamped received November 22, 2021.
 - c. Building elevations shall be consistent with the Elevations entitled “Autozone #6038” consisting of one (1) sheet prepared by Vertical Design Studios and stamped received November 2, 2021.
 - d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
 - e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: January 20, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Site Plan for Paradisi Central Amenity. Case FS21-510

Motion:

Motion to approve the Site Plan for Paradisi Central Amenity subject to stipulations “a” through “f”.

Background:

Shawn Byron with RVI Planning and Landscape Architects requests a Site Plan approval for the construction of the central amenity building for Sycamore Farms on approximately 2.12-acres. The vacant parcel is located within Tract F of Paradisi Parcel B at the southwest corner of 168th Lane and West Sierra Street located within the Sycamore Farms Planned Area Development (PAD).

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- FS21-510 Paradisi Major Site Plan - Staff Report
2. 01 FS21-510 Paradisi Major Site Plan - Vicinity Map
3. 02 FS21-510 Paradisi Major Site Plan - Zoning Map
4. 03 FS21-510 Paradisi Major Site Plan - Site Plan

5. 04 FS21-510 Paradisi Main Site Plan - Landscape Plan
 6. FS21-510 Paradisi Major Site Plan - Presentation
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-510

Project Name: Paradisi Major Site Plan

Council District: 3 - Mesquite

Meeting Date: January 20, 2022

Planner: Chris Sexton, Planner II

Owner: Taylor Morrison

Applicant: RVi Planning and Landscape Architecture

Request: Site Plan for the Amenity Center and Park

Site Location: Generally, southwest corner of 168th Lane and West Sierra Street

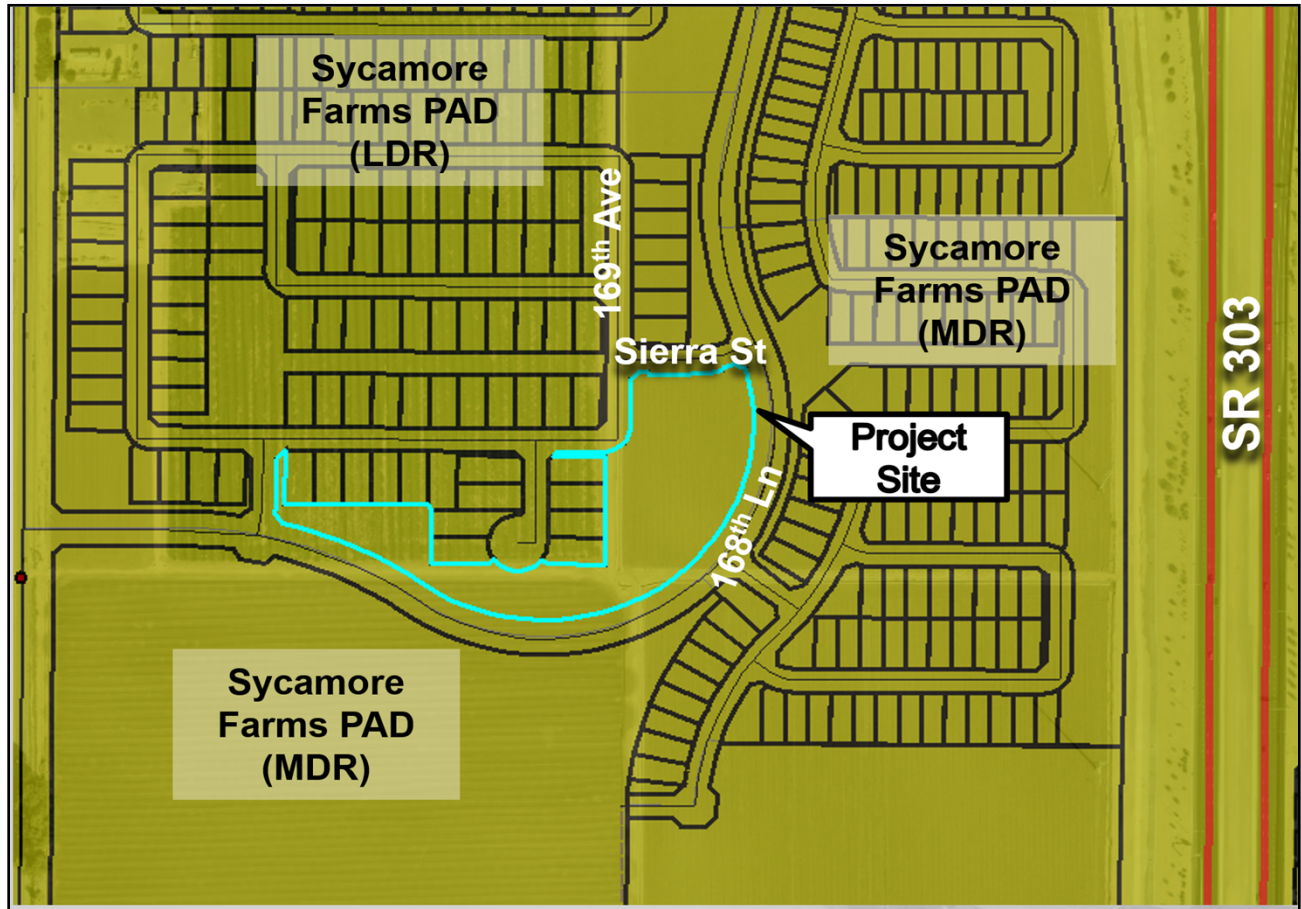
Site Size: Approximately 2.12 acres

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

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission move to approve case FS21-510, subject to stipulations 'A' through 'F'.

Surrounding Land Zoning:



PAD (LDR)	PAD (LDR)	PAD (MDR)
PAD (LDR)	PAD (LDR)	PAD (MDR)
PAD (MDR)	PAD (MDR)	PAD (MDR)

History:

July 22, 2004: The City Council approved the original Sycamore Farms PAD under case PAD03-153.

February 21, 2017: The City Council approved a Major Amendment to the Sycamore Farms PAD approving a variety of changes focusing in the northwest and southeast corners of the project under case FS16-231.

March 5, 2019: The City Council approved a Major Amendment to the Sycamore Farms PAD rezoning residential and commercial zoned properties under case FS18-554.

May 5, 2020: City Council approved a Preliminary Plat to subdivide the subject parcel into 711 lots and 63 tracts under case FS19-787.

April 6, 2021: City Council approved the Master Final Plat under case FS20-449.

May 4, 2021: City Council approved a Final Plat for Paradisi Parcel under case FS20-503.

June 10, 2021: A concept review meeting was held under case CR21-337.

July 6, 2021: The applicant submitted the project under case FS21-510.

September 7, 2021: The applicant submitted a minor PAD amendment for clarifications that were approved administratively.

November 5, 2021: Staff approved a request for a Home Product Review for Paradisi Parcel B under case FS21-403.

Project Description:

RVi Landscaping and Architectural Consulting on behalf of Taylor Morrison, requests approval of a Site Plan to allow for a new amenity center (community building) in a portion of Tract F of Paradisi Parcel B of the Sycamore Farms PAD. The vacant parcel is located southeast of the intersection of 168th Lane and West Sierra Street. The subject site is zoned PAD.

The amenity serves as a centralized recreational facility for a majority of the residential uses on the west side of the Sycamore Farms site called Paradisi.

The applicant proposes a 5,904 square foot clubhouse with 2,646 square feet of interior space and the remaining 3,258 square feet to be under a covered patio. Along with the community building, the amenity area will also feature a 3,325 square foot resort style pool, playground, amenity lawn, outdoor yoga lawn and a 755 square foot maintenance structure. The community building will be constructed as Ranch style architecture with board, batten, and stone material. The proposed open space and landscape meets the requirements of the Sycamore Farms PAD.

The site is to be accessed through (2) access points on 168th Lane. The parking is located in the southwesterly portion of the lot. The site proposes pedestrian connectivity from the residential lots to the open space tract as well as the existing and proposed sidewalks along 168th Lane, 169th Avenue and W Sierra Street. Additionally, the applicant proposes pedestrian access through the site by providing a pedestrian pathway that connects to the proposed sidewalks along 168th Lane, 169th Avenue and W Sierra Street.

The site proposes 27 parking spaces that are located along the south side of the property. Two (2) of those spaces are proposed to be handicap-accessible. The proposed parking complies with the LDO parking requirements.

The applicant also included a lighting photometric study with the application that meets the lighting requirements of the LDO.

Reviewing Agencies:

None of the reviewing agencies indicated any concerns over the request.

Summary:

The subject Site Plan meets the requirements of the Sycamore Farms PAD, in addition to other requirements as set forth in the LDO. All city reviewing departments have reviewed the request and offered no concerns. The project is well integrated with the Sycamore Farms PAD and advances the goals and policies as established in the currently approved General Plan.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan meets the provisions of the Sycamore Farms PAD and the Land Development Ordinance as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to approve case FS21-510, subject to stipulations 'a' through 'f.'

- a. Development and use of the site shall be consistent with the Site Plan entitled "Paradisi – Central Amenity" consisting of one (1) sheet prepared by Kimley Horn, and stamped received October 8, 2021.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Paradisi Central Amenity", consisting of fifteen (15) sheets prepared by RVI, and stamped received September 21, 2021.
- c. Building Architecture shall be consistent with the Elevations entitled "Paradisi Central Amenity", consisting of four (4) sheets prepared by Perlman Architects of Arizona, and stamped received October 8, 2021.
- d. The Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. The Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of Article XIV of the Surprise Municipal Code.
- f. Pool barrier shall comply with the City of Surprise Ordinance 2019-31, AG105.

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

149

150 **Attachments:**

151

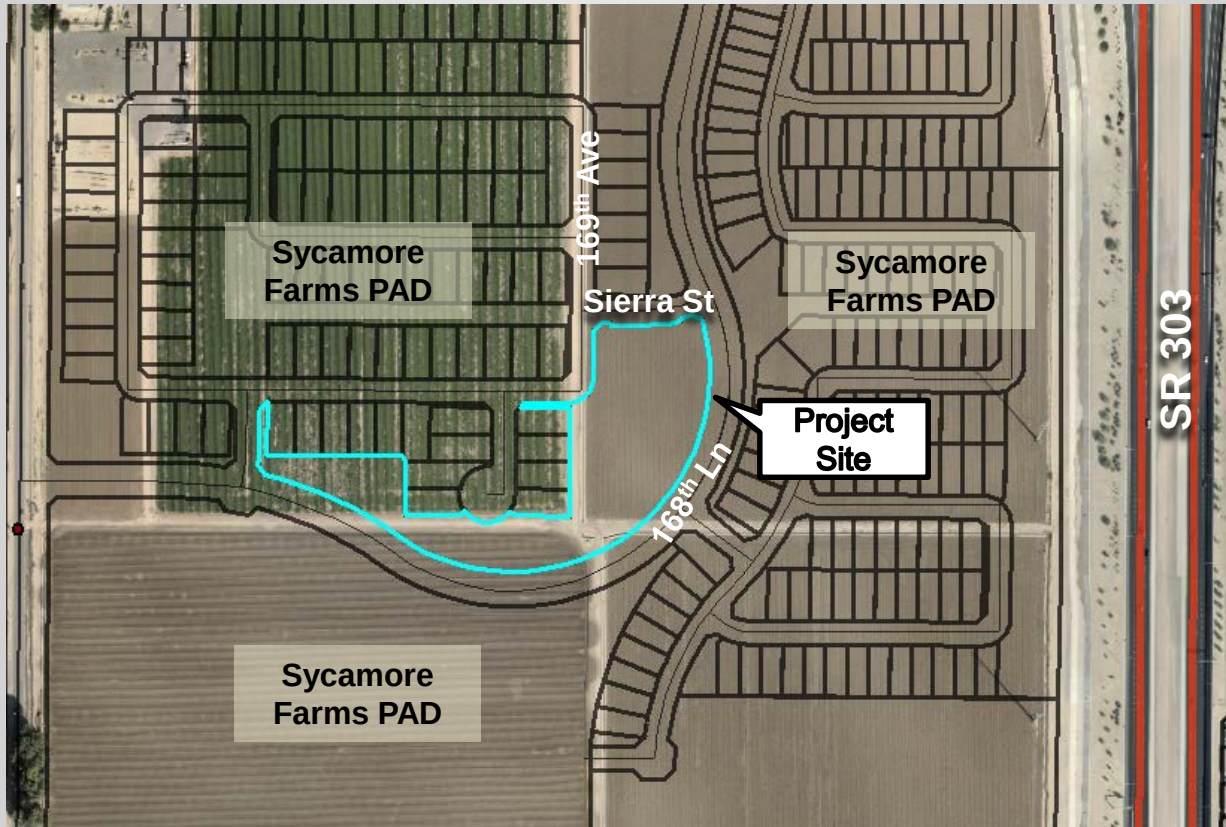
152 01 Vicinity Map

153 02 Zoning Map

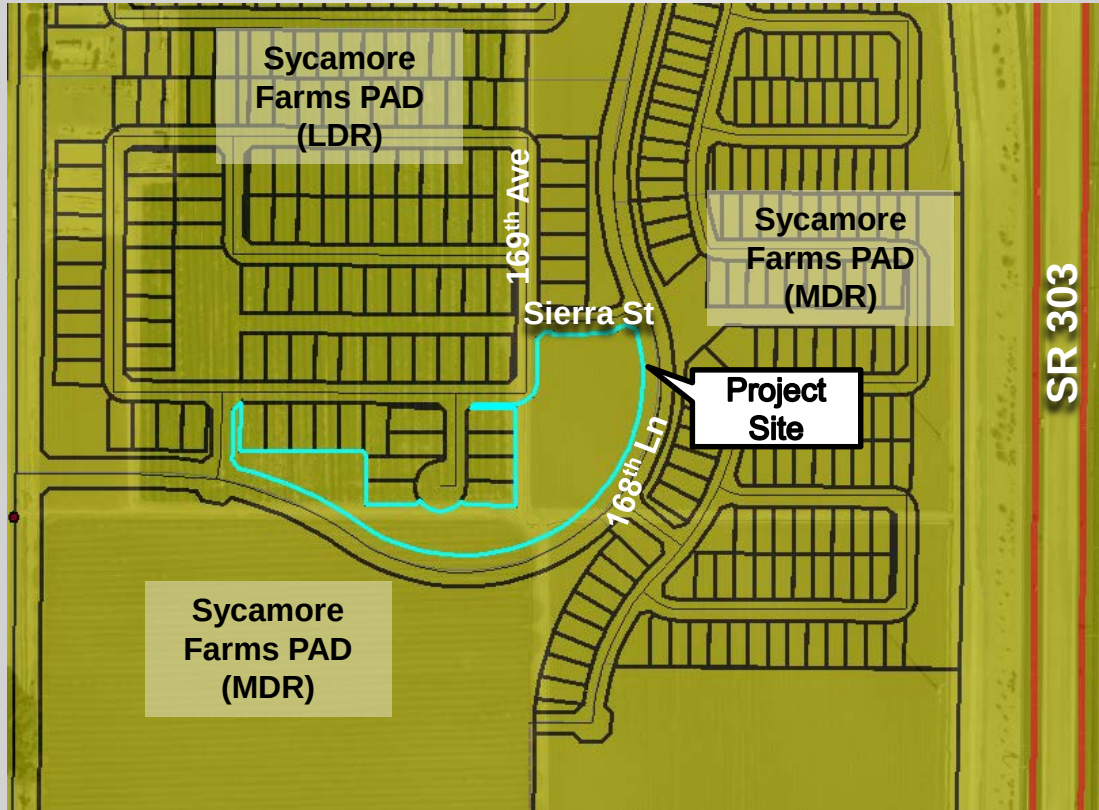
154 03 Site Plan

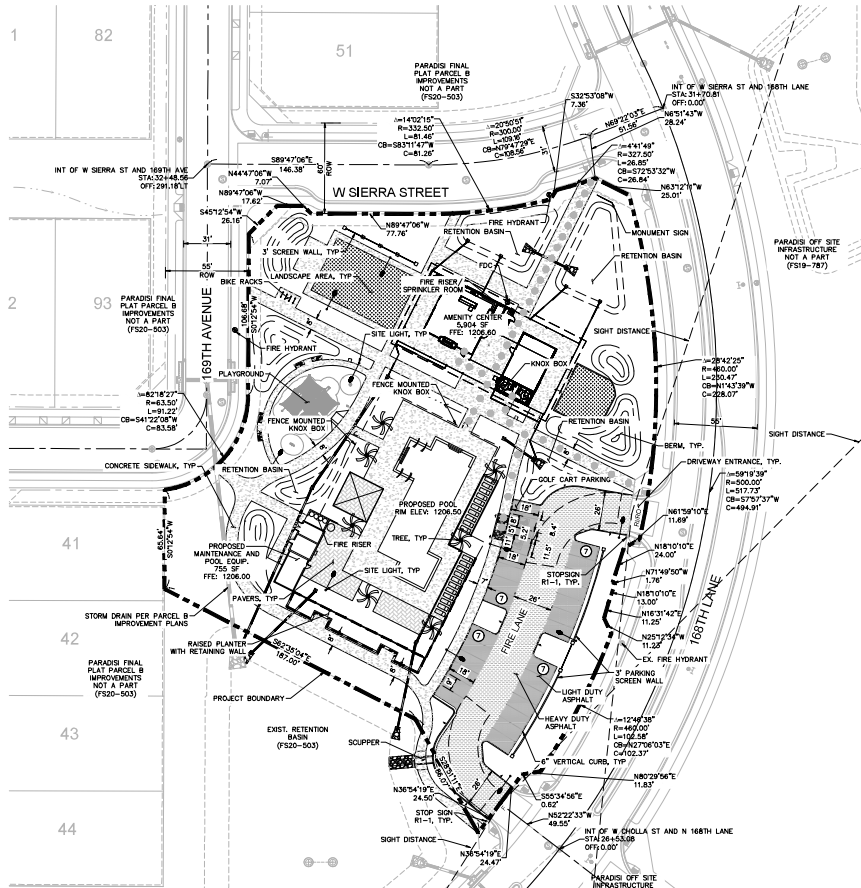
155 04 Landscape Plan

VICINITY MAP



SURROUNDING ZONING





- LEGEND**
- PROPR. PROPERTY LINE
 - RIGHT OF WAY LINE
 - STREET CENTERLINE
 - PARKING QUANTITIES
 - LIGHT DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - SV-40
 - FIRE TURNING RADIUS
 - 32.8' OUTSIDE
 - 36.4' INSIDE
 - ADA PATH / PEDESTRIAN CONNECTIVITY MARKER

- NOTES**
1. ALL DESIGNATED FIRE LINES SHALL HAVE CURB PAINTED RED WITH WHITE "NO PARKING" MARKINGS AND SIGNS SPACED APPROXIMATELY EVERY 100' PER CITY OF SURPRISE STANDARDS.
 2. SIGNS ARE APPROVED BY SEPARATE PERMIT.
 3. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
 4. PARKING WILL BE PAVED.
 5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 6. INTERNAL PEDESTRIAN PATHS WILL BE MINIMUM 5' WIDE SIDEWALK ADJACENT TO PARKING IS 7.5' WIDE.
 7. REFER TO SHEET 05 FIRE PRE-PLAN PUBLIC SAFETY SITE PLAN FOR FIRE DEPARTMENT ACCESS AND STORAGE.

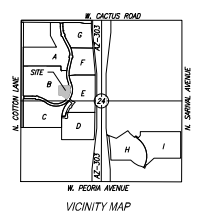
OWNER/DEVELOPER
TAYLOR MORRISON/ARIZONA, INC.
4800 N. SCOTTSDALE ROAD, SUITE 2200
SCOTTSDALE, AZ 85258
PHONE: (480) 408-5018
CONTACT: ANGELA CARMICHAEL

LANDSCAPE ARCHITECT
RV PLANNING
120 S. ASH AVE
TEMPE, AZ 85283
PHONE: (480) 994-5994
CONTACT: SHAWN BYRON

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
100 WEST SOUTHERN AVENUE, SUITE 131
MESA, ARIZONA 85210
PHONE: (480) 207-2867
CONTACT: JASON BURMA, PE

LAND SURVEYOR
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD, SUITE #1200
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7001
CONTACT: ADRIAN BURCHAM, PLS

ARCHITECT
PENMAN ARCHITECTS OF ARIZONA, INC.
4808 NORTH 24TH STREET, SUITE 100
PHOENIX ARIZONA 85018
PHONE: (480) 961-5900
CONTACT: KIM POWERS, LEED AP



SITE CALCULATIONS

SITE AREA (DISTURBANCE):	92,574 SF (2.124 ACRES)
COMMUNITY CENTER BUILDING AREA:	2,646 SF INTERIOR (3,258 SF EXTERIOR COVERED) 5,904 SF TOTAL
BUILDING HEIGHT:	25'-0"±
CONSTRUCTION TYPE:	V-B
ROOF TYPE:	STANDING SEAM METAL ROOF (SLOPED)
OCCUPANCY:	ASSEMBLY (A-2)
HAZARD:	LIGHT HAZARD
MAINTENANCE AND POOL EQUIP. AREA:	395 SF INTERIOR (360 SF EXTERIOR) 755 SF TOTAL
POOL AREA:	3,325 SF
TOTAL LOT COVERAGE:	3,258 SF / 92,574 SF = 3.52%
SITE LANDSCAPE:	46,297 SF / 92,574 SF = 50.02%
NET(A/C)	2,125
LOT AREA:	92,574 SF

PARKING CALCULATIONS
PARKING CALCULATIONS:
19 SPACES (1 SPACE PER 1,000 SF RECREATION AREA, 1 SPACE PER 300 SF POOL)

PARKING PROVIDED:
STANDARD: 25 SP
ACCESSIBLE: 2 SP
TOTAL: 27 SP

BICYCLE PARKING CALCULATIONS:
1 SPACE PER 15 VEHICLE SPACES
TOTAL PROVIDED: 27 SPACES/15 = 2 SPACES

ADMINISTRATIVE APPROVAL		
COMMUNITY DEVELOPMENT DIRECTOR	DATE:	
CIVIL ENGINEER	DATE:	

BASIS OF BEARINGS
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND GALT RIVER MCDONALD, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING: N001°25'4"E
SLOPED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION PARAMETERS AS FOLLOWS:
LATITUDE OF ORIGIN/CENTRAL PARALLEL: 33° 15' NORTH
LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
FALSE NORTHING: 1,000,000.00 FEET
FALSE EASTING: 2,000,000.00 FEET
SCALE AT CENTRAL PARALLEL: 1.000048 (EXACT)

BENCHMARK
2 INCH BRASS DISK WITH RAISED DATUM POINT, CAST: CITY OF SURPRISE BENCHMARK LOCATED ON TOP OF DRAINAGE SCULPTURE ON THE WEST SIDE OF SIERRA AVE. APPROX. 0.32 MI. NORTH OF PECORA AVE. ELEVATION: 1175.67 FT (NAVD 88)

FLOOD INFORMATION
ACCORDING TO THE FLOOD INSURANCE RATE MAP #040130604L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BUILDING INFORMATION
TYPE OF CONSTRUCTION PER IBC 2012: V-B FULLY SPRINKLERED
OCCUPANCY: ASSEMBLY (A-2)

GRAPHIC SCALE IN FEET
0 10 20 30 40 50 60

GRAPHIC SCALE IN FEET
0 10 20 30 40 50 60

PARADISI - CENTRAL AMENITY
SITE PLAN
SURPRISE, ARIZONA

Kimley-Horn
100 West Southern Avenue, Suite 100
Mesa, Arizona 85210
(480) 961-5900

DESIGNED	CUR	DRAWN	CUR	CHECKED	JMB
DATE:	09/13/2023	SCALE (P/PHONE)	SCALE (J/PHONE)	PROJECT NO.	110609042
DWG. NAME	69042SP.dwg	SHEET NO.	04	DATE	09/13/2023



LEGEND

1. Entry Sign
2. Community Building
3. Event Lawn
4. Playground
5. Swimming Pool
6. Accessible shower
7. Maintenance Building
8. Trash Enclosure
9. Fitness Building w/ Bathrooms
10. Yoga/fitness lawn



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviconsulting.com

SYCAMORE FARMS • SITE PLAN RENDERING

Surprise, AZ

June 29, 2021

19002272

Taylor Morrison

For illustrative purposes only. Subject to change without notice.

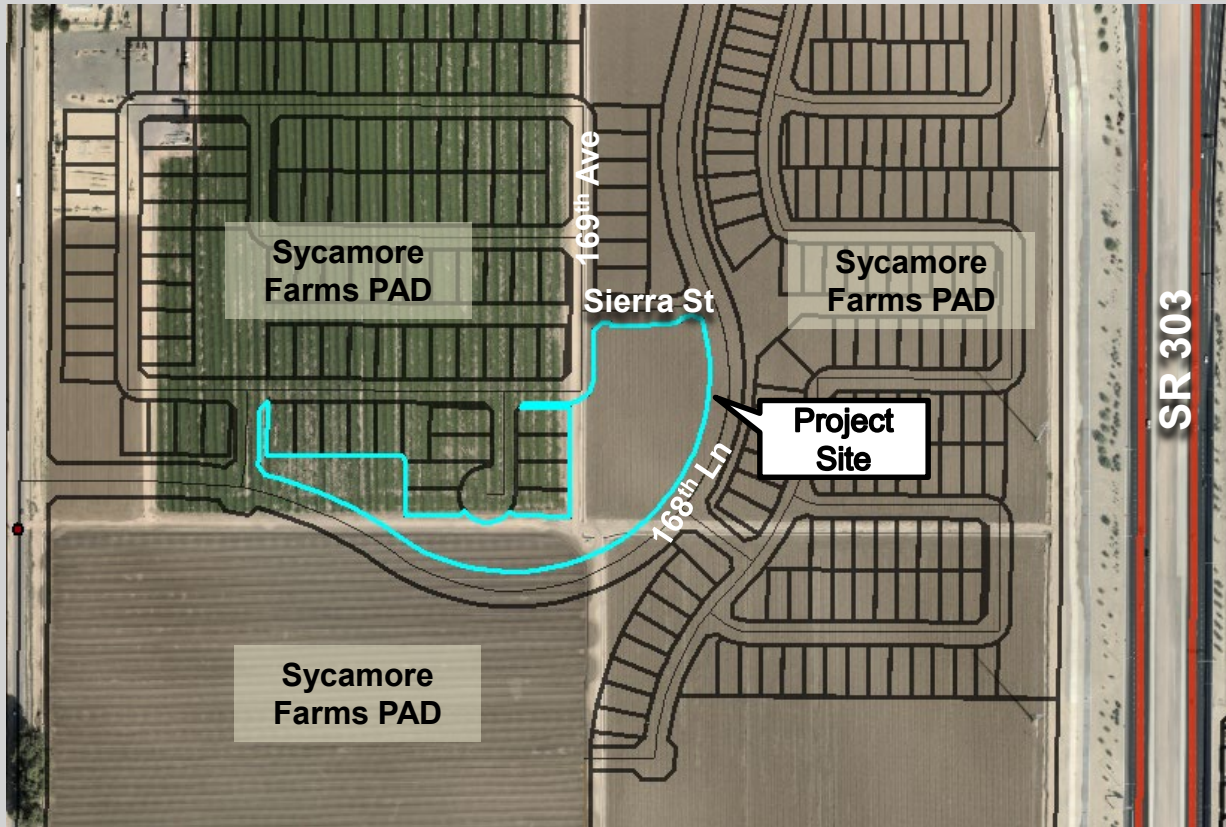
PAGE 1



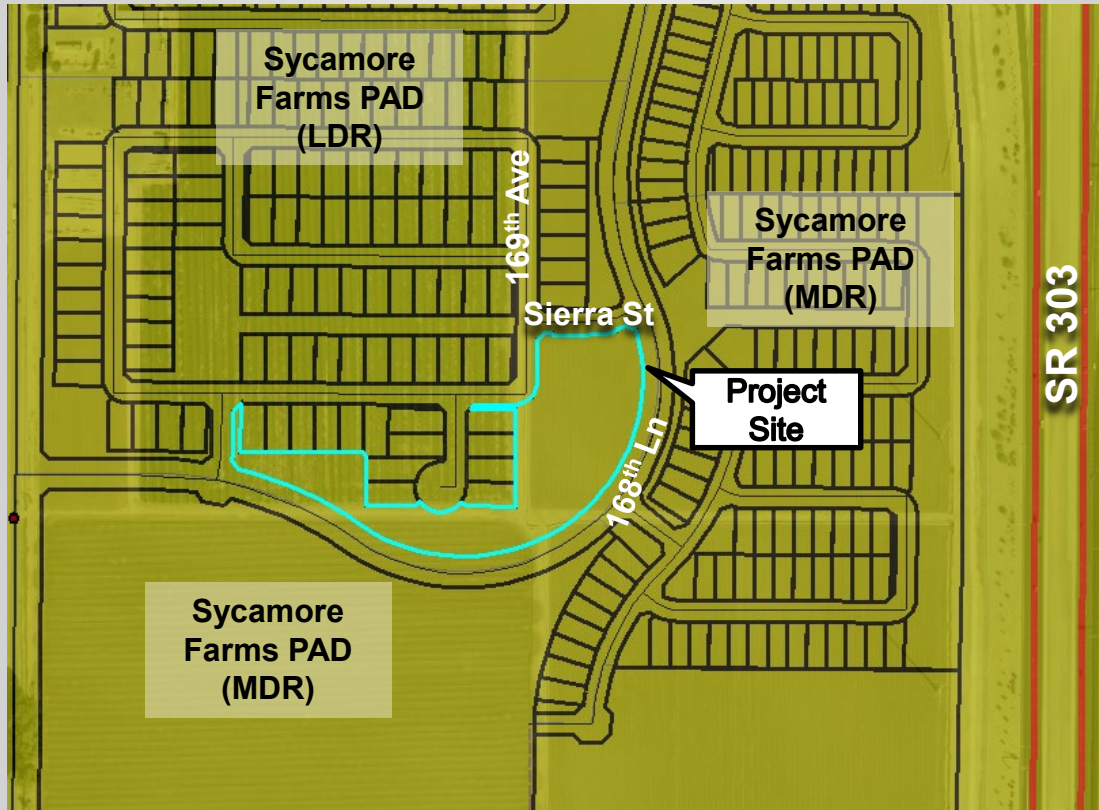
Paradisi Major Site Plan FS21-510

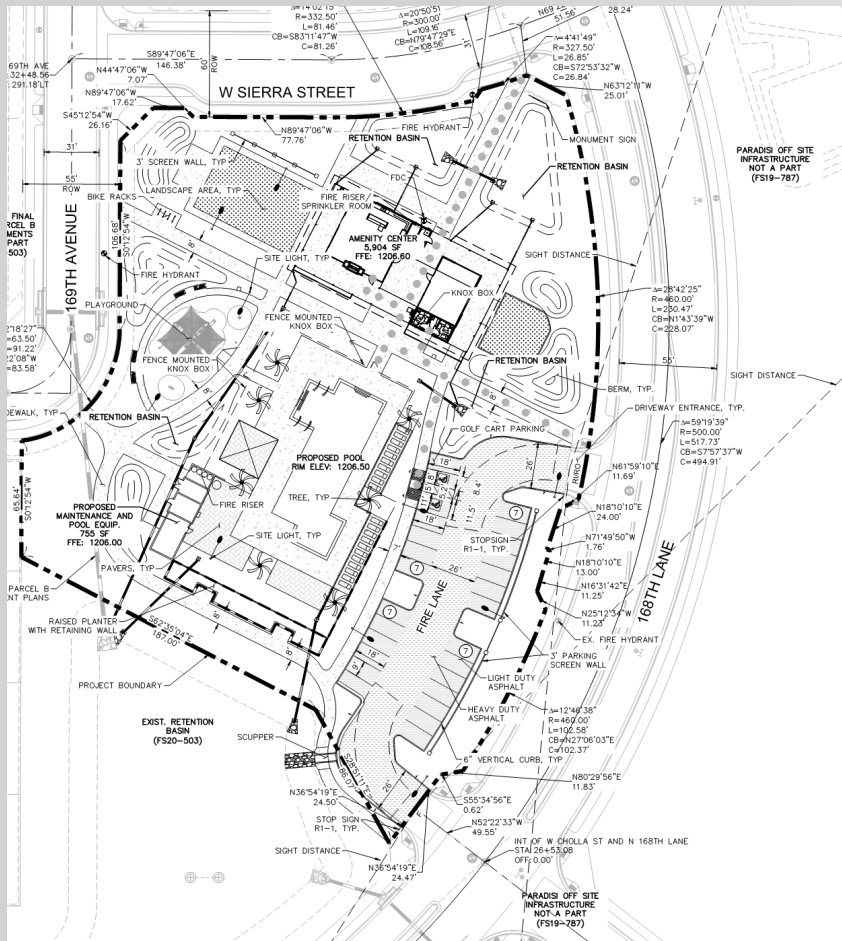
Planning & Zoning Commission – January 20, 2022

VICINITY MAP



SURROUNDING ZONING





SITE PLAN



LEGEND

1. Entry Sign
2. Community Building
3. Event Lawn
4. Playground
5. Swimming Pool
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SYCAMORE FARMS • SITE PLAN RENDERING

Surprise, AZ

June 29, 2021

19002272

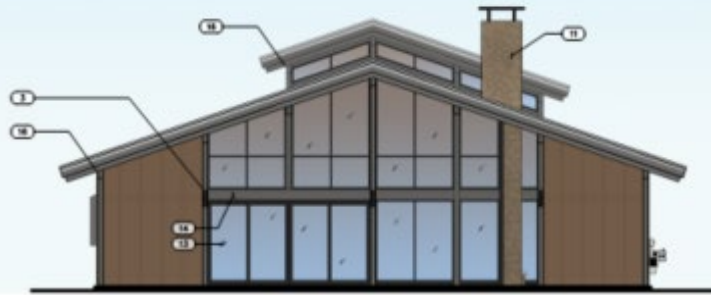
Taylor Morrison

100 N. Ash Avenue
Tampa, Arizona 86281
Tel: 480.396.0994
www.rvirendering.com

For illustration purposes only. Subject to change without notice.

PAGE 1

LANDSCAPE PLAN



Elevations - Left



Elevations - Right



Elevations – Partial Breezeway

CLUBHOUSE ELEVATIONS

RECOMMENDATION:

Staff Recommendation:

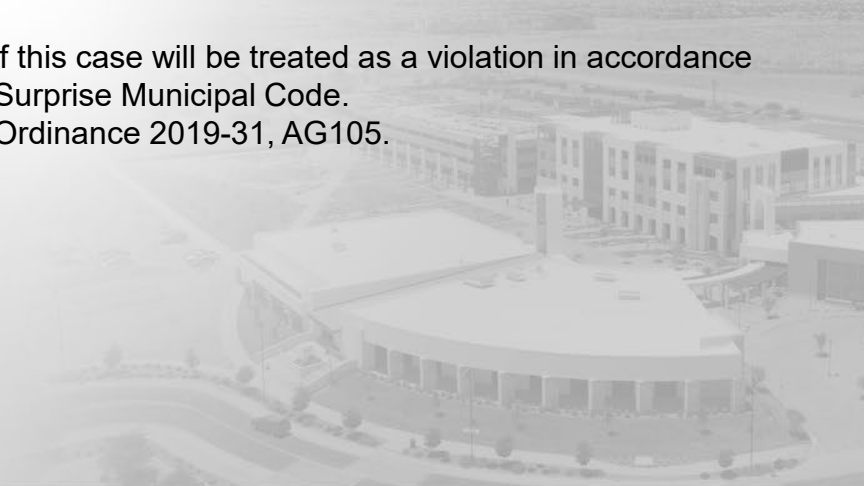
Approve subject to Stipulations 'a' through 'f'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Paradisi – Central Amenity” consisting of one (1) sheet prepared by Kimley Horn, and stamped received October 8, 2021.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Paradisi Central Amenity”, consisting of fifteen (15) sheets prepared by RVi, and stamped received September 21, 2021.
 - c. Building Architecture shall be consistent with the Elevations entitled “Paradisi Central Amenity”, consisting of four (4) sheets prepared by Perlman Architects of Arizona, and stamped received October 8, 2021.
 - d. The Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. The Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
 - e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of Article XIV of the Surprise Municipal Code.
 - f. Pool barrier shall comply with the City of Surprise Ordinance 2019-31, AG105.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: January 20, 2022 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Site Plan for Countryside Park. Case FS21-1035

Motion:

Motion to approve the Site Plan for Countryside Park subject to stipulations 'a' and 'b' as outlined in the staff report.

Background:

On December 15, 2020, the City Council approved resolution #2020-160. This included midyear funding for project P54170 in the amount of \$500,000 to begin a park design for a city-owned vacant parcel of land on the southwest corner of Greenway and Parkview Place for a multipurpose field youth sports complex. Additional funding was added to the project in the Fiscal Year 2022 process and a midyear amendment added American Rescue Plan Act Funding to the project.

The 8 acre project will have approximately 275,000 square feet of turf, which will be able to be conformed into a variety of sports fields to accommodate multiple league sports such as soccer, football and t-ball. The multipurpose field is designed to be flexible for play, facing either north/south or east/west. There is also space for two regulation-size soccer fields. The design also includes more than 400 parking spaces and a restroom building.

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 - FS21-1035 Countryside Park Site Plan - Staff Report - 012022 PZ
 2. 01 - FS21-1035 Countryside Park - Vicinity Map
 3. 02 - FS21-1035 Countryside Park - Site Plan
 4. FS21-1035 Countryside Park Site Plan Presentation
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-1035

Project Name: Countryside Park

Council District: 6 – Palo Verde

Meeting Date: January 20, 2022

Planner: Trever Fleetham, AICP

Owner: City of Surprise

Applicant: City of Surprise

Request: Site Plan for a multipurpose field youth sports complex

Site Location: Generally located at the southwest corner of Greenway and Parkview Place

Site Size: 8 acres (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 FS21-1035 subject to stipulations 'a' and 'b'.

Project Description:

On December 15, 2020, the City Council approved resolution #2020-160. This included midyear funding for project P54170 in the amount of \$500,000 to begin a park design for a city-owned vacant parcel of land on the southwest corner of Greenway and Parkview Place for a multipurpose field youth sports complex. Additional funding was added to the project in the Fiscal Year 2022 process and a midyear amendment added American Rescue Plan Act Funding to the project.

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north/south or east/west. There is also space for two regulation-size soccer fields. The design also includes more than 400 parking spaces and a restroom building.

Analysis:

Landscaping

The site is well landscaped, utilizing City-approved plants and meeting the minimum requirements of both the LDO and the PEDS. The table below shows the required landscaping and what will be provided.

CITY OF SURPRISE LANDSCAPE REQUIREMENTS

REQUIRED	PROVIDED
STREET FRONTAGE: 1 TREE / 4 SHRUBS PER 40 LF W GREENWAY RD: 820 LF = 21 TREES 84 SHRUBS	21 TREES 112 SHRUBS
PARKING ISLANDS: 1 TREE / 4 SHRUBS PER ISLAND 50 PARKING ISLANDS = 50 TREES 200 SHRUBS MEDIAN/WALKWAYS: 1 TREE PER 40 LF 1 SHRUB PER 5 LF 888 LF = 22 TREES 178 SHRUBS	70 TREES 283 SHRUBS 38 TREES 192 SHRUBS

Parking

The LDO requires 1 parking space per 1000 Gross Floor Area (GFA) of activity area for a Park, Recreation, and Open Lands use. With approximately 275,000 square feet of multipurpose turf area, the requirement for this development is 275 parking spaces. The proposal includes over 400 parking spaces, well exceeding the minimum requirement.

Access

The site will have three (3) different points of access. A full movement point of access is located on the west side to and from Greenway Road. An additional exit only onto Greenway is proposed further east on site. The third point of access is located at the southeast corner of the site to Parkview Place with both the western most access on Greenway Road and that of Parkview Place, shared with the school site to the south.

Lighting

The site lighting is designed to provide safety and security for the users of this park, while minimizing the impact on surrounding properties and the night sky. The proposed parking lot lighting is designed to taper light levels at the property lines and prevent light trespass onto adjacent properties. The sports field lighting will meet the LDO requirements and follow the applicable City codes regarding curfews.

Summary

The subject site plan meets the provisions of the Land Development Ordinances and all other applicable codes.

Recommendation:

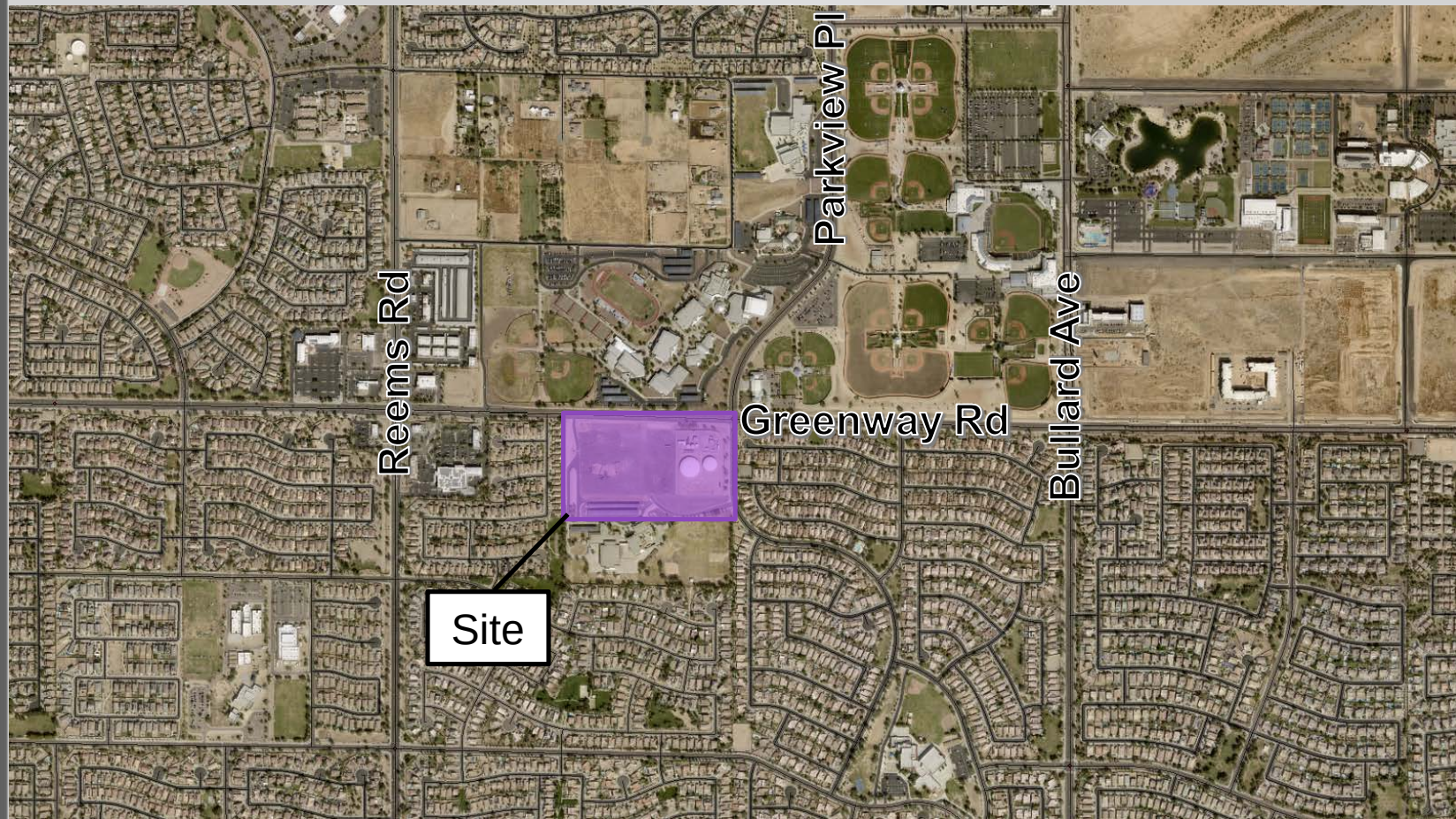
Based on the findings noted above, staff recommends the Commission move to **approve** case **FS21-1035**, subject to stipulations 'a' and 'b' as outlined below:

- a. Development of the site shall be in conformance with the applicable provisions of the Surprise Land Development Ordinances and Surprise Municipal Code.
- 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 **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 Vicinity Map
- 02 Site Plan



FS21-1035 Vicinity Map





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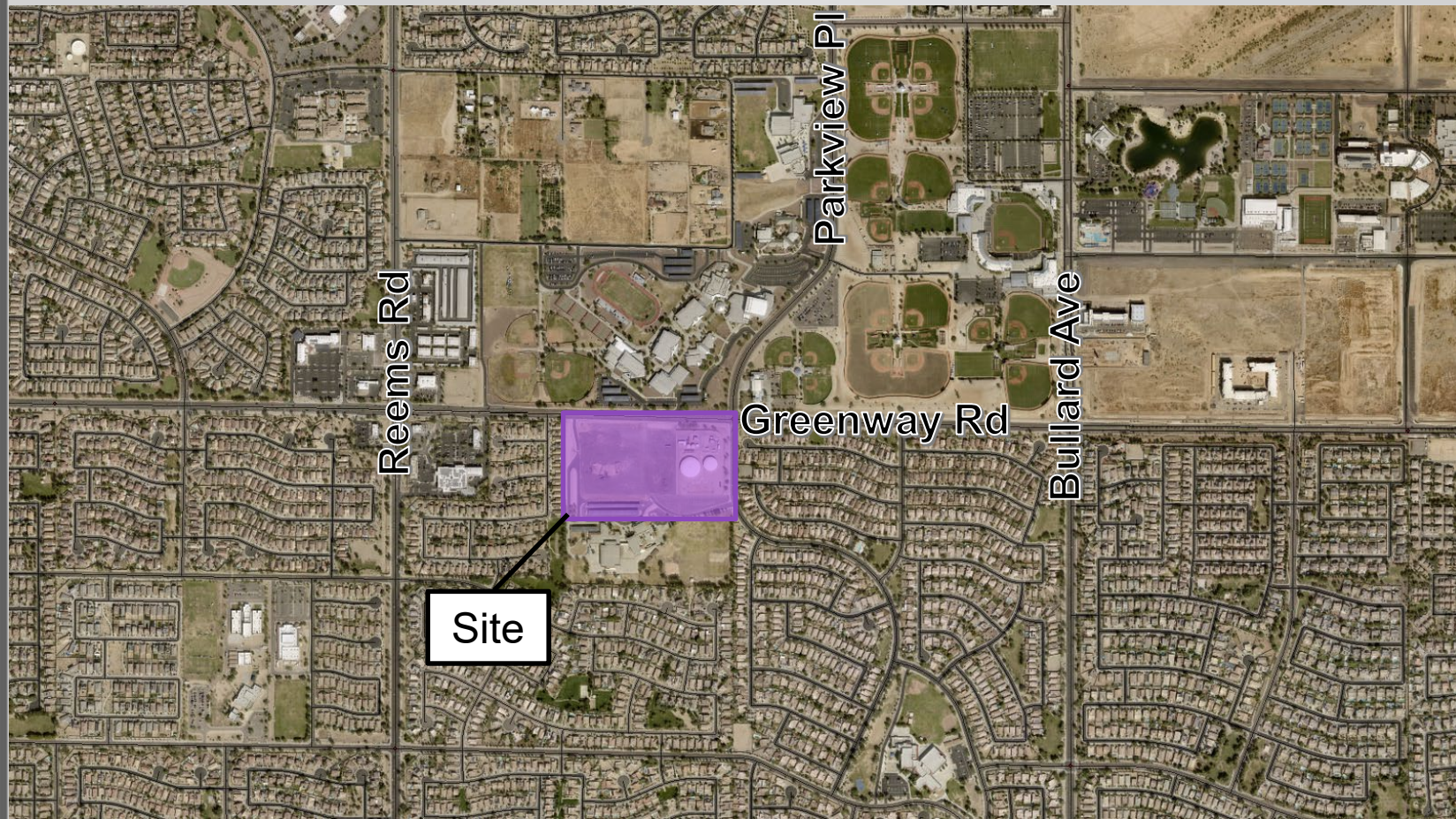
FS21-1035

Countryside Park

Site Plan

Planning & Zoning Commission

January 20, 2022



FS21-1035 Vicinity Map



FS21-1035 Site Plan

Staff Recommendation:

Approve subject to stipulations a & b



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You