



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 17, 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 March 03, 2022 Planning and Zoning Commission Minutes. | None

Donna Bunch
Community
Development |
|----|----------|--|---|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Consideration and action regarding a rezone from Rural Residential (RR) to Community Commercial (C-2) for approximately 10.66 gross acres generally located west of the intersection of Grand Avenue and Happy Valley Road. Case FS21-619. | None

Trevor Fleetham
Community
Development |
| 3. | District 1 | Consideration and action regarding the Conditional Use Permit with Site Plan for QuikTrip. Case FS21-135. | Chris Sexton
Community
Development |
| 4. | District 3 | Presentation and action pertaining to a Major Zoning Amendment to the Greer Ranch PAD to change the land use designation of Parcel 22 from Commercial to Residential High Density for the development of an attached and detached multi-family rental community on the northeast corner of Peoria Avenue and Sarival Avenue. FS21-681. | Chris Sexton
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- 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: March 7, 2022 at 12:45 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: March 17, 2022

Contact Person: Donna Bunch, Administrative
Specialist - Senior

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 March 03, 2022 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the March 03, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 03-03-22 PZ MIN

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 03, 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 March 03, 2022.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd provided a presentation update to the Commission on commercial land status, covered data requested from the previous 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.

Ekemini Anako – Surprise, AZ – Conveyed their request for developments along Bullard Avenue, specifically on Young Street, to allow more commercial and mixed-use. (*Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.*)

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the February 17, 2022, Planning and Zoning Commission Minutes.

Vice Chair Sartor made a motion to approve the February 17, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 4 – Consideration and action regarding the Site Plan for Surprise Crossing Ace Hardware. Case FS21-790.

Chris Sexton presented item 2 to the Commission.

The Commission discussed the following:

- Ideal development for the city
- Benefit to the community

Vice Chair Sartor made a motion to approve the Site Plan for Surprise Crossing Ace Hardware entitled “Ace Hardware”, subject to stipulations “a” through “e”. Commissioner Holland and Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:14 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: March 17, 2022 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action regarding a rezone from Rural Residential (RR) to Community Commercial (C-2) for approximately 10.66 gross acres generally located west of the intersection of Grand Avenue and Happy Valley Road. Case FS21-619.

Motion:

Motion to recommend approval of the rezone from Rural Residential (RR) to Community Commercial (C-2) subject to stipulations 'a' through 'b' as outlined in the staff report.

Motion to recommend denial of the rezone from Rural Residential (RR) to Community Commercial (C-2).

Background:

The subject request involves a rezone from Rural Residential (RR) to Community Commercial (C-2) for approximately 10.66 gross acres generally located west of the intersection of Grand Avenue and Happy Valley Road. The request is speculative in nature as there is no planned development at this time.

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 - FS21-619 Grand Ave & Happy Valley Rezone - Staff Report - 031722 PZ
 2. 01 - FS21-619 Grand Ave & Happy Valley Rezone - Vicinity Map
 3. 02 - FS21-619 Grand Ave & Happy Valley Rezone - Existing Zoning Map
 4. 03 - FS21-619 Grand Ave & Happy Valley Rezone - Proposed Zoning Map
 5. 04 - FS21-619 Grand Ave & Happy Valley Rezone - Zoning Document
 6. 05 - FS21-619 Grand Ave & Happy Valley Rezone - Affidavit of Site Posting
 7. 06 - FS21-619 Grand Ave & Happy Valley Rezone - Citizen Participation Report Redacted
 8. FS21-619 Grand Ave & Happy Valley Rezone Presentation
-

REZONE

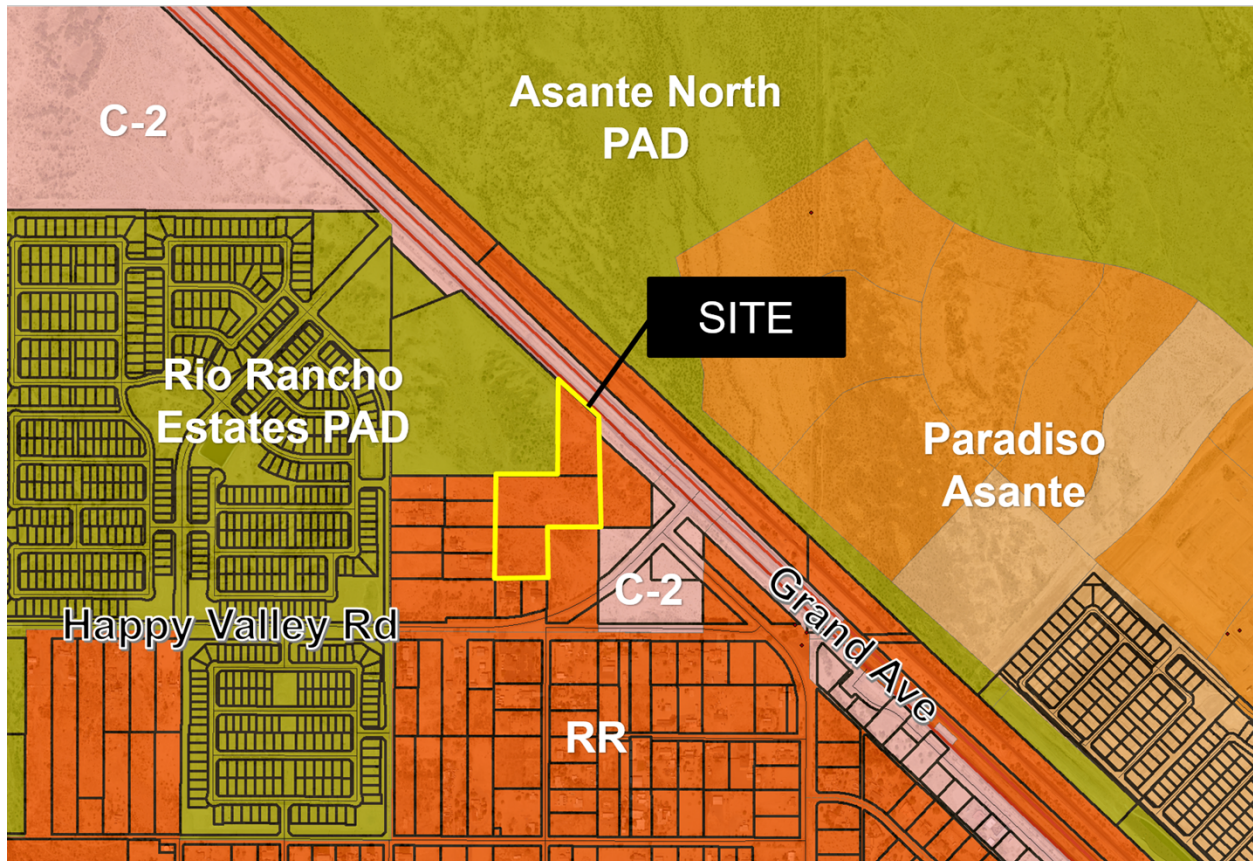
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS21-619**
2
3 **Project Name:** Grand Ave & Happy Valley Rezone
4
5 **Council District:** 1 – Acacia
6
7 **Meeting Date:** **March 17, 2022**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** Tung Tran
13
14 **Applicant:** Tung Tran
15
16 **Request:** Rezone approximately 10.66 gross acres from Rural Residential (RR)
17 to Community Commercial (C-2)
18
19 **Site Location:** Generally located west of the intersection of Grand Avenue and
20 Happy Valley Road
21
22 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
23
24 **Support/Opposition:** See Citizen Participation Report
25
26 **Staff Recommendation:** Staff has no recommendation

27 **Project Description:**
28

Tung Tran requests approval of a rezone from Rural Residential (RR) to Community Commercial (C-2) for approximately 10.66 acres generally located west of the intersection of Grand Avenue and Happy Valley Road. Parcels included are APN's 503-73-040J, 503-73-040M, and 503-73-040T. This request is speculative in nature in that the owner/applicant does not wish to develop the property, only rezone.

Surrounding Land Zoning:



Background:

December 8, 2007: The Mayor and City Council approved Ordinance 07-52, annexing the subject properties.

May 13, 2021: A Concept Review meeting was held for the current proposal under Case CR21-192.

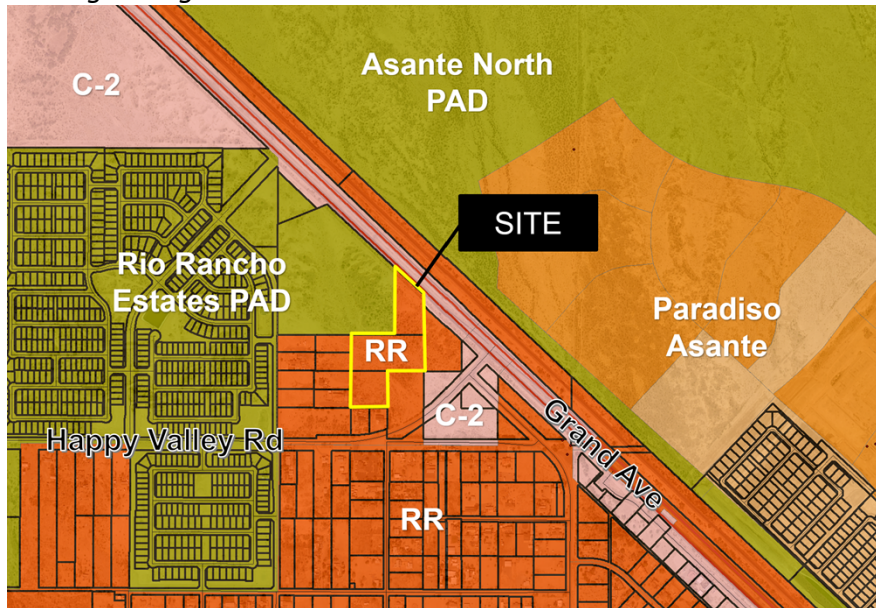
August 11, 2021: The applicant submitted for a rezone under Case FS21-619, the subject case.

January 5, 2022: The applicant held a Citizen Participation Meeting for the subject case.

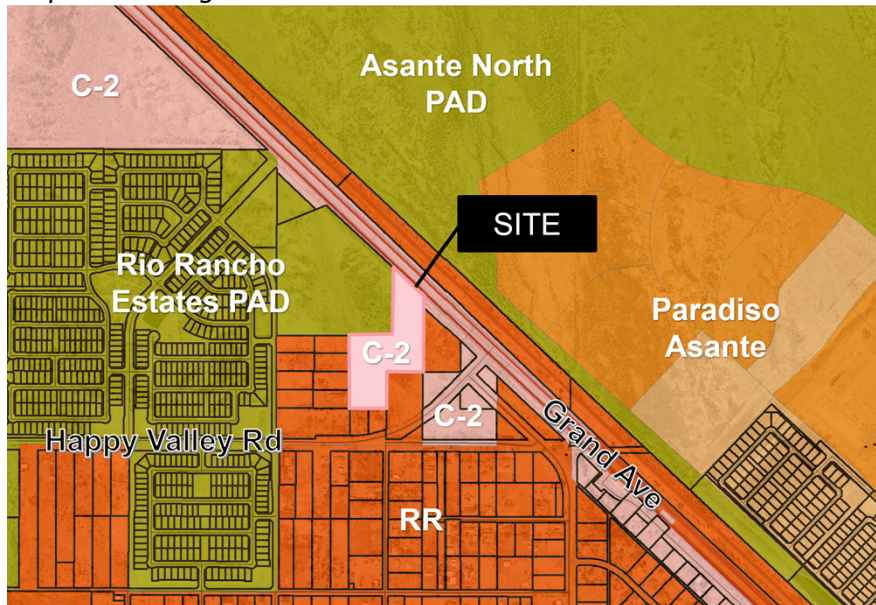
Analysis and Discussion:

The applicant wishes to rezone the subject properties from Rural Residential (RR) to Community Commercial (C-2) in order to make them more marketable to a buyer who wishes to construct a commercial development. The applicant has no plan for development as part of this proposal, making it a speculative rezone. As such, staff is unable to confirm compliance with the Land Development Ordinances, and other applicable development standards.

Existing Zoning



Proposed Zoning



Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject properties as lying within the Neighborhood Character Area, as well as the Transit Oriented Development Overlay. As such, the subject request is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Department of Transportation, and Arizona Department of Transportation were included in the routing of this case. These agencies also indicate no objections.

Citizen Participation:

The applicant held a Citizen Participation Meeting on January 5th, 2022 at 6 p.m. at the Asante Preparatory Academy. One resident was in attendance and had multiple questions and concerns. The summary of this meeting is included in the attached Citizen Participation Report.

Staff also received a phone call on December 12, 2021 from a nearby property owner who had questions but no definitive support/opposition.

Summary:

The proposed speculative rezone is consistent with the Surprise General Plan 2035, but staff is unable to confirm compliance with the LDO and Surprise Municipal Code. As such, staff is not providing a recommendation to the Commission.

Findings:

- The proposed rezone is consistent with the Surprise General Plan 2035
- Staff is unable to confirm compliance with the criteria set forth in the Surprise Municipal Code
- The reviewing agencies have indicated no objections to the request

Possible Motions:

Recommend approval to the City Council subject to the following stipulations 'a' through 'b':

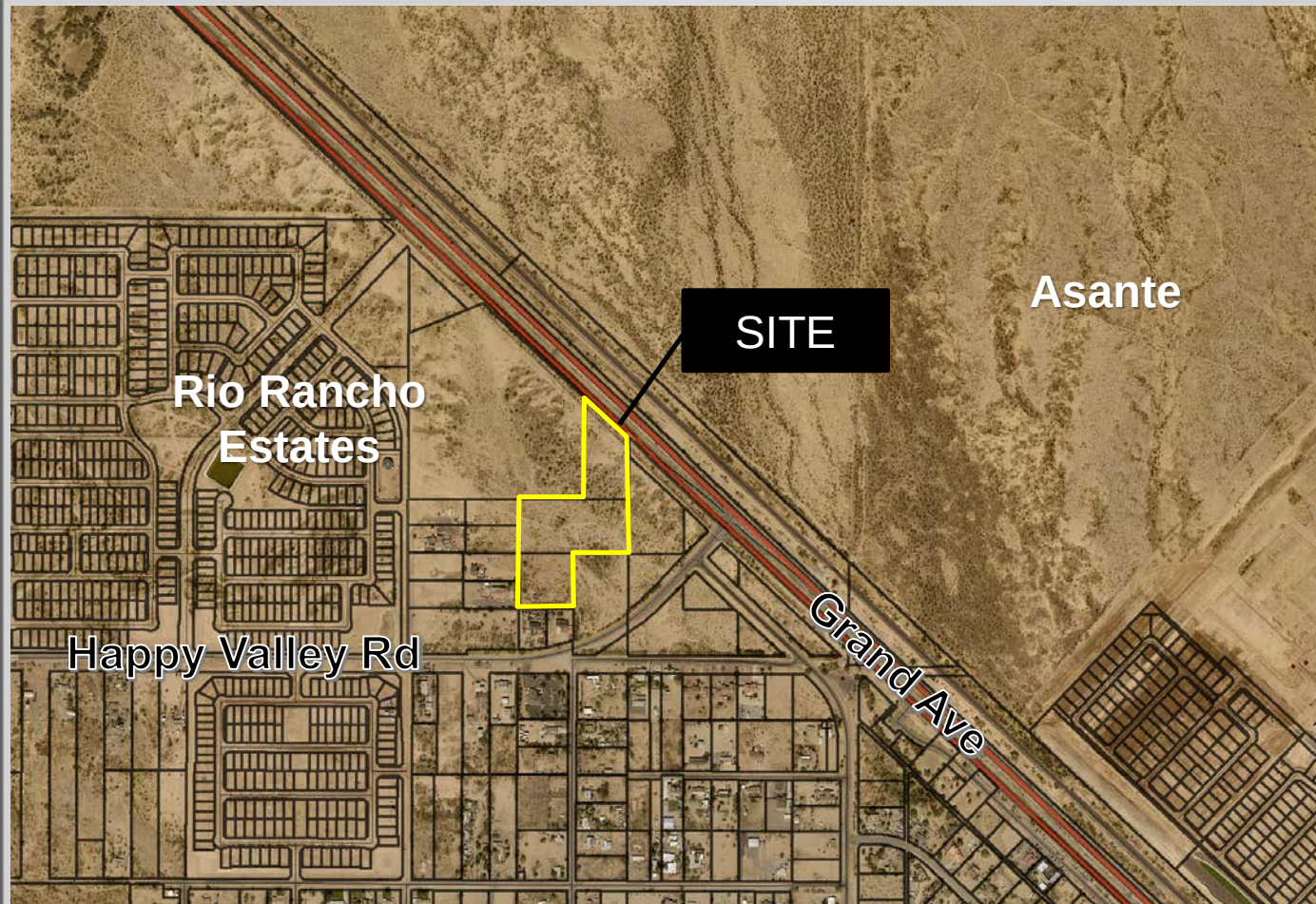
99 a. Prior to the City recording a final plat or approving a site plan or building permit within
100 the property, the applicant shall provide the City with a Notice of Payment from Austin
101 Ranch LLC., that the Sewer Buy-in Fee, as applicable, all as described in the Austin Ranch
102 Supplemental Development Agreement (Citrus Road South Sewer Overlay Agreement),
103 has been paid.

104
105 b. Non-compliance with the stipulations of approval of this case will be treated as a violation
106 in accordance with the provisions of Article XIV of the Surprise Unified Development
107 Code.

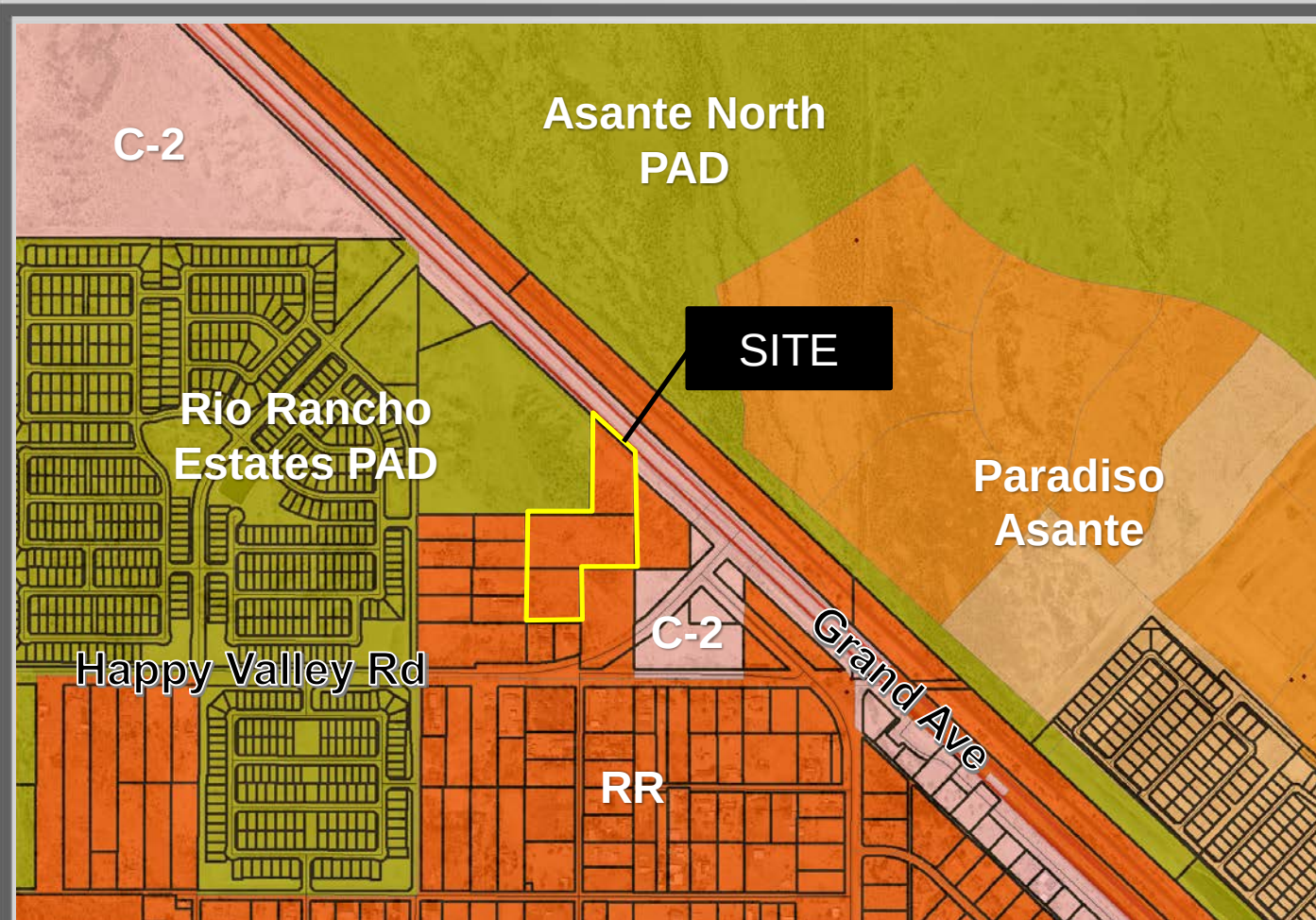
108
109 Recommend denial to the City Council.

110 **Attachments:**

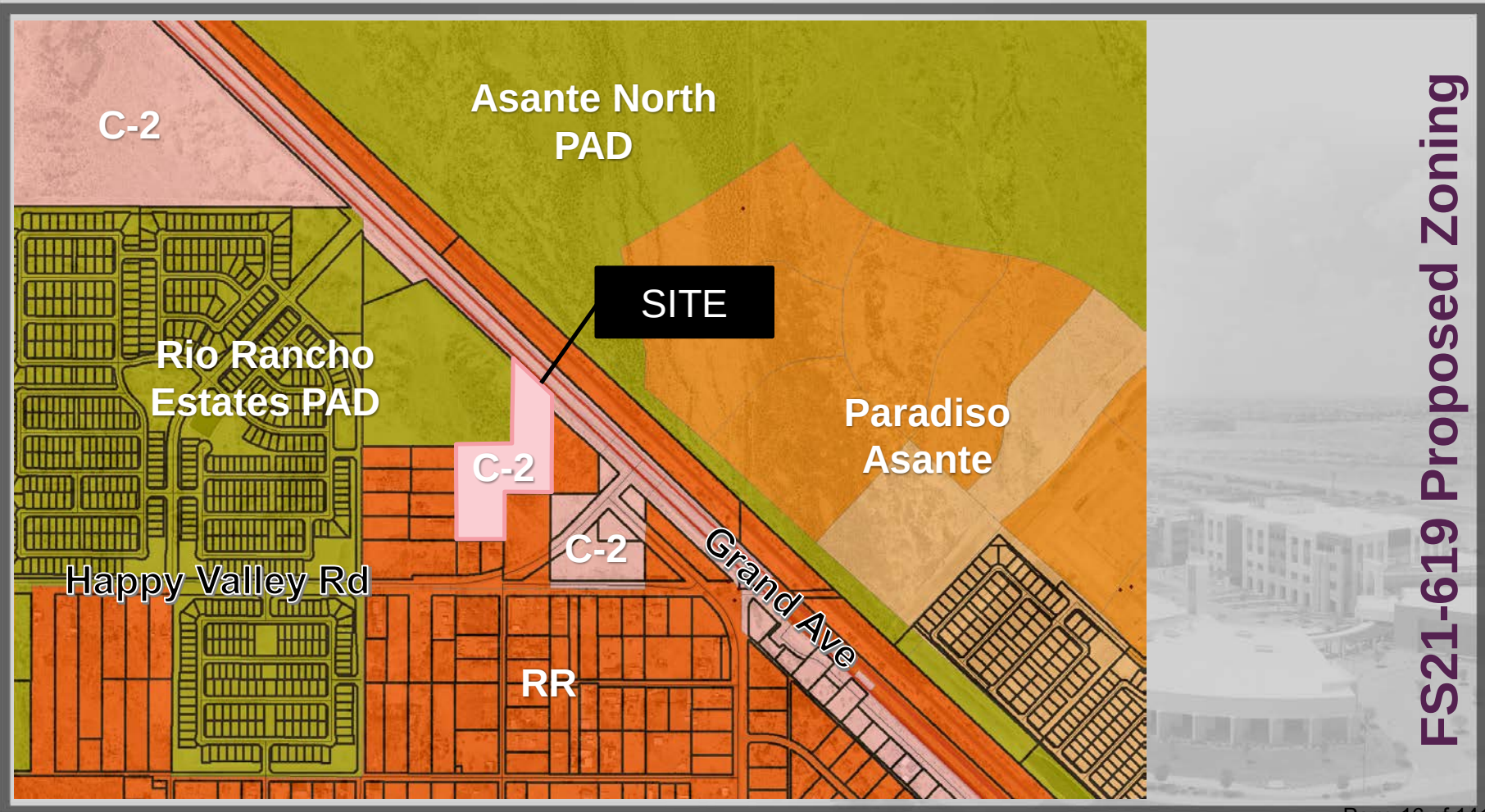
111
112 01 Vicinity Map
113 02 Existing Site Zoning
114 03 Proposed Site Zoning
115 04 Zoning Document
116 05 Affidavit of Site Posting
117 06 Citizen Outreach Report



FS21-619 Vicinity Map



FS21-619 Existing Zoning



US 60/GRAND AVE AND HAPPY VALLEY ROAD REZONING

Case # FS21-619

Zone Change from RR (Rural Residential) to C-2

10.66 Gross Acres

Southwest of US 60/Grand Ave and Happy Valley Road Surprise, Arizona

Prepared by: Tung Minh Tran

Submitted To: City of Surprise, Arizona

Revised: November 29, 2021

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Applicant/Owner:

Tung Minh Tran

johntran789@yahoo.com

17942 W. San Juan Ave

Litchfield Park, Arizona 85340

(909) 524-7374

Location and Introductions:

A Vicinity Map is shown on page 4 illustrating the properties located southwest of US 60/Grand Ave and Happy Valley Road.

Tung Minh Tran proposes that the properties shown in **Exhibit A** be rezoned to C-2. The subject properties are also adjacent to another parcel that is zoned C-2 along with other parcels with RR and PAD zoning. The subject properties are within the Neighborhood Character Area of the Surprise General Plan 2035 with a TOD (Transit Oriented Development) overlay. This proposal is purely speculative in nature and the applicant/owner does not intend to develop or build any structures on the subject properties. The applicant/owner wishes to cooperate with City of Surprise in following the Surprise General Plan 2035.

Exhibit B depicts a map of existing zoning of the subject properties and the adjacent PAD, RR and C-2 parcels. The adjacent land uses are as follows:

North

- | | | |
|-----------------|-----------|-------------|
| • A T & S F R/R | RR parcel | 12.33 Acres |
|-----------------|-----------|-------------|

East

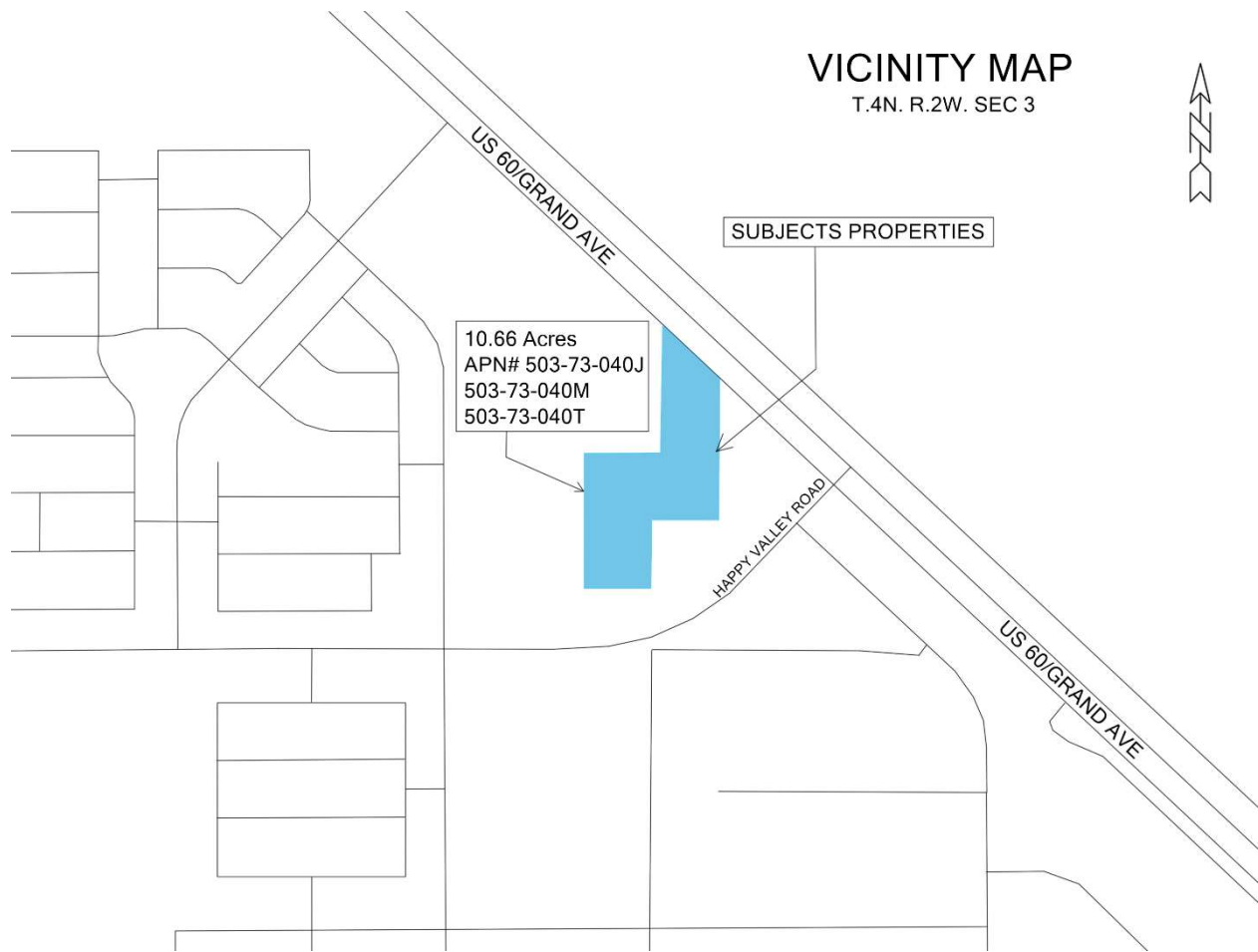
- | | | |
|---|-----------|------------|
| • Price Jon J TR/Wolfswinkel D TR/AEED S/S TR | RR parcel | 3.18 Acres |
|---|-----------|------------|

South

- | | | |
|---------------------------|------------|------------|
| • US & CA Investments LLC | C-2 Parcel | 1.37 Acres |
|---------------------------|------------|------------|

West

- | | | |
|--------------------|------------|-------------|
| • Summer Winds LLC | PAD parcel | 20.42 Acres |
|--------------------|------------|-------------|



Description of Request:

Applicant requests approval of a Zone Change (Case # FS21-619) for 10.66 gross acres from RR to C-2. **See Exhibit B for current zoning for subject properties and surrounding parcels. See Exhibit E, Exhibit F and Exhibit G for legal description of the subject properties.** The subject properties are within the Neighborhood Character Area of the Surprise General Plan 2035 with a TOD (transit Oriented Development) overlay. It is the intent of this rezoning request to provide an area for small business to locate along the US 60/Grand Ave corridor. Considering that the adjacent parcels are zoned either PAD or they are already C-2 it would fit the local zoning for this request. There is a housing development being constructed on the adjacent property north of the subject properties this area is within the TOD. It would not only benefit the city to approve this request but also the residents that will live within the new housing development. With the potential to open small convenience store, banks, restaurants, or fast-food establishments it would be of great conveniences to the residents to utilize.

If Surprise approves this request it would both conform to the Surprise General Plan 2035 and assist in advancing future developments. With the rezoning request approved many small businesses that fits the TOD guidelines will be attracted to the local area. With the local area having high foot traffic that would benefit not only the establishments in the area, but the residents as well since they will not have to travel far to purchase their daily necessities.

The results of the subject properties Zone Change would be:

- Subjects will be in conformance with the adopted Surprise General Plan 2035
- The future development will occur in a manner that is consistent with the surrounding PAD and C-2 parcels
- The Zone Change will be able to integrate and align with adjacent parcels

Conformance with the adopted Surprise General Plan 2035

As stated on the 37th page of the Surprise General Plan 2035 a Neighborhood Character Area can have a mix of small commercial businesses that orients itself with the surrounding residence. Shown on the 47th page of the Surprise General Plan 2035 there is the potential to have full-service grocery stores, drug stores, personal services, and convenience uses. The Zone Change will assist with the high density within the area which the Surprise General Plan 2035 is expecting to be 2-8 DU/AC. Having nearby services will allow the population to grow evenly along the planned area. This Zone Change is consistent with the Surprise General Plan 2035.

Ingress/Egress/Access:

The ingress/egress/access to the subject properties will be:

1. South of the parcel 503-73-040T towards Happy Valley Road. Refer to the second page of **Exhibit D**
2. From the southeast corner of 503-73-040M is a 30' easement from the parcel towards Happy Valley Road. Reference Docket 3673-page 304 parcel no. 1
3. From the center of the western border of 503-73-040T is a 20' easement for ingress/egress towards Happy Valley Road. Reference document 90-291997.
4. From the southeast corner of 503-73-040T is a 20' easement from the parcel towards Happy Valley Road. Reference document 90-89211
5. North of the parcel 503-73-040J towards US 60/Grand Ave there will be a 60' Access according to ADOT.

Transportation Planning and Traffic Engineering

1. Dedicate 60' of access along North of 503-73-040J for construction of road towards US 60/Grand per ADOT.

Drainage and Solutions

Future developers, builders or owners who intend to perform any work on the properties shall be the ones responsible for grading and the construction for any drainage that the city requires.

Exhibit A

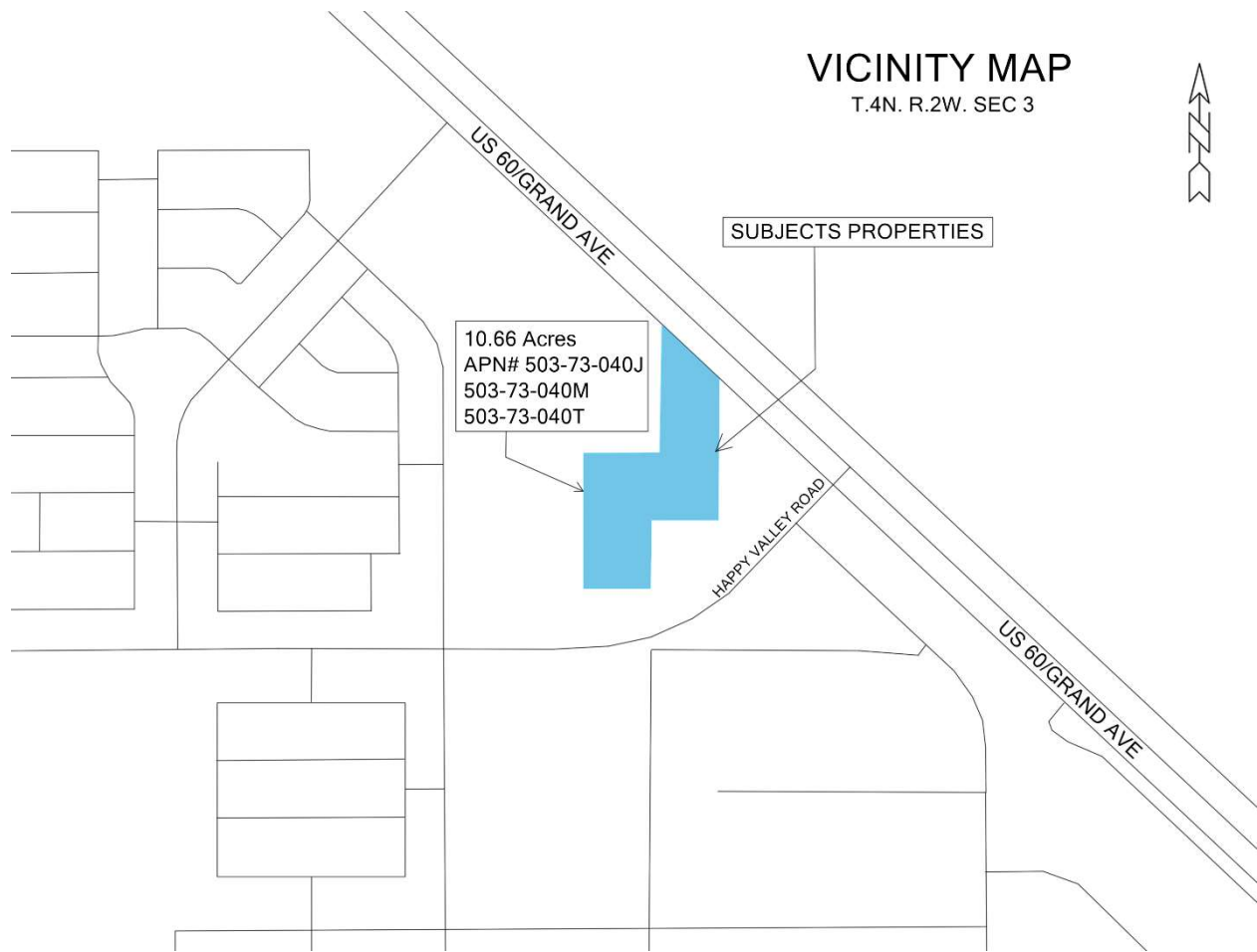
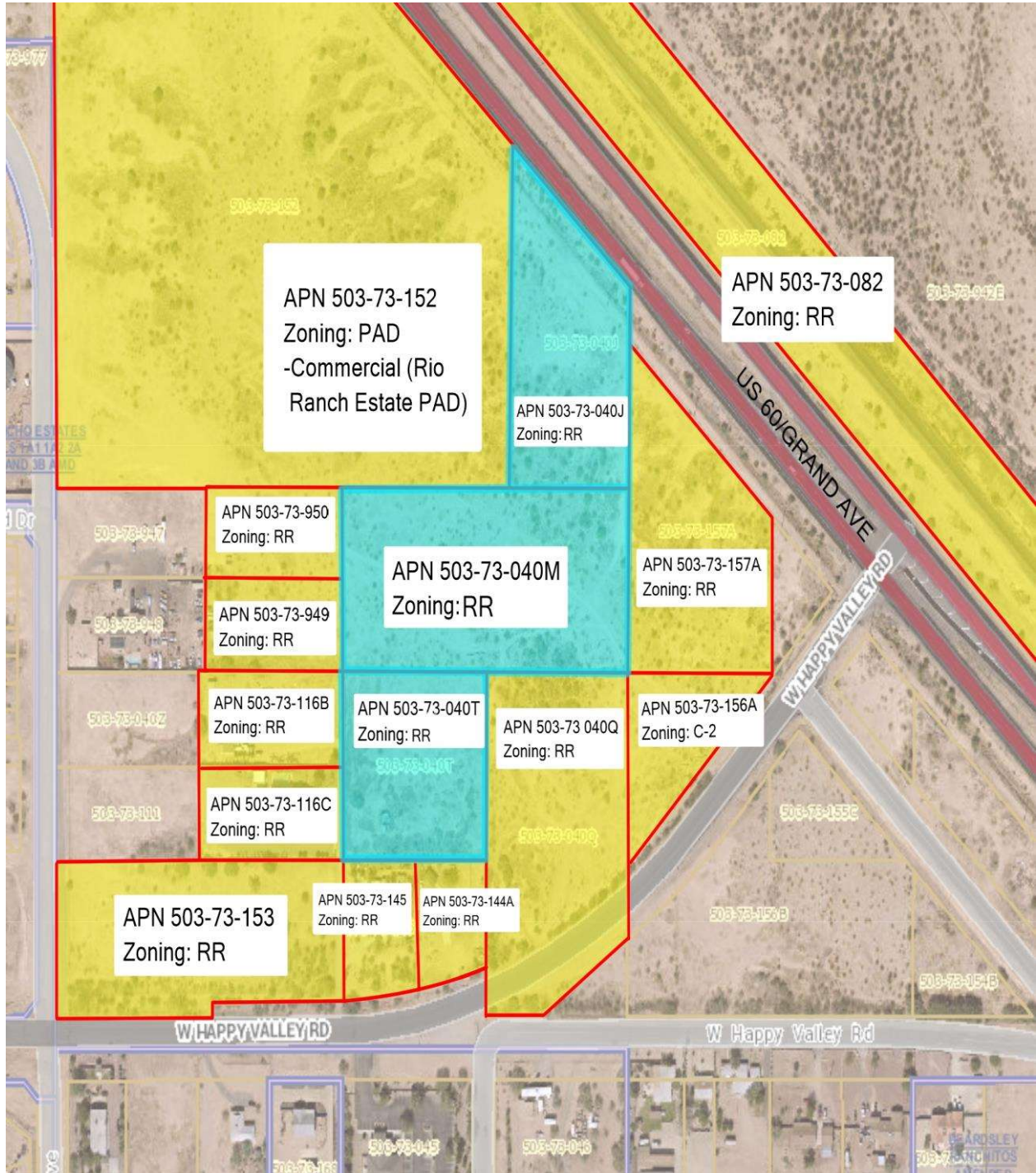
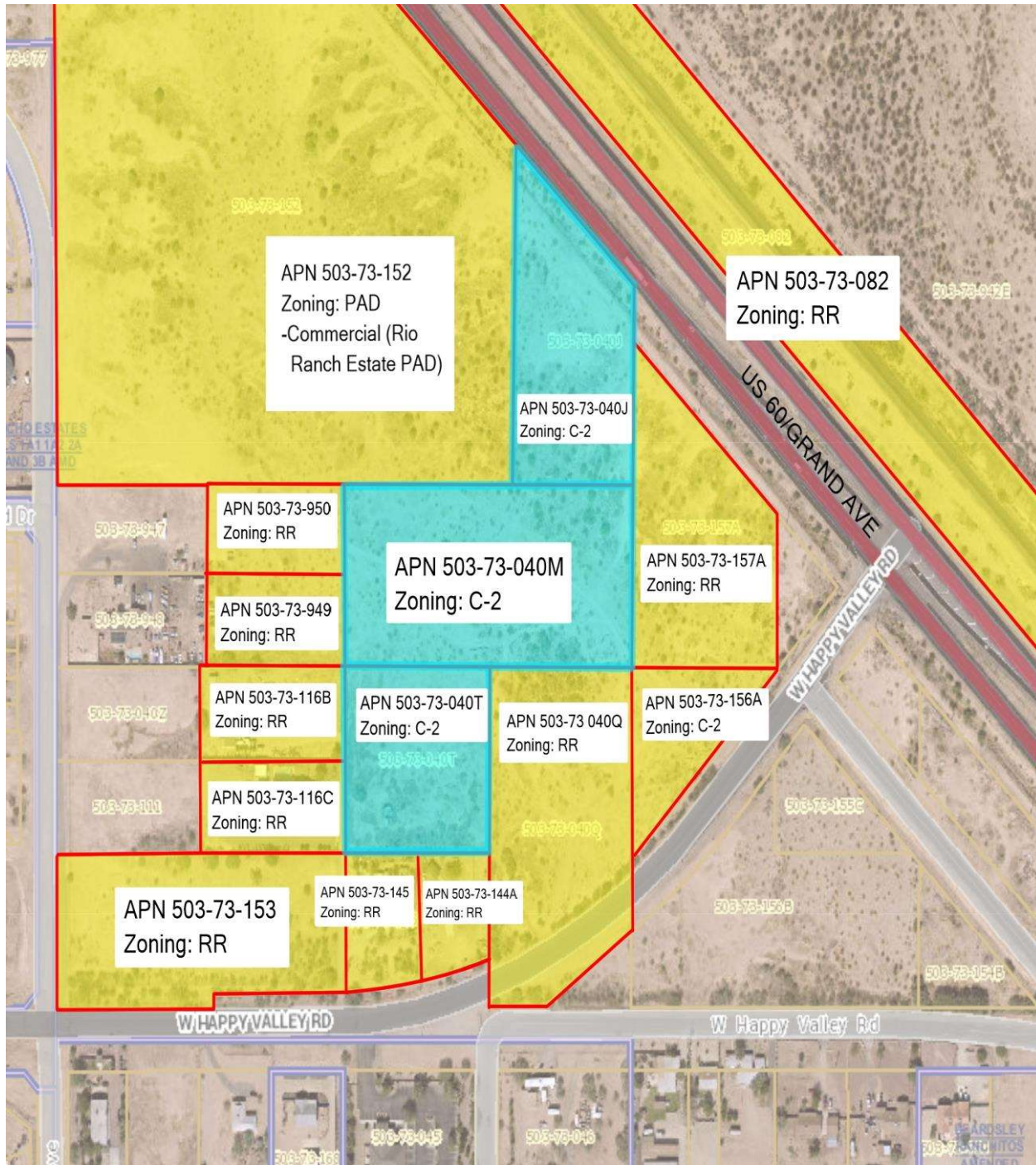


Exhibit B

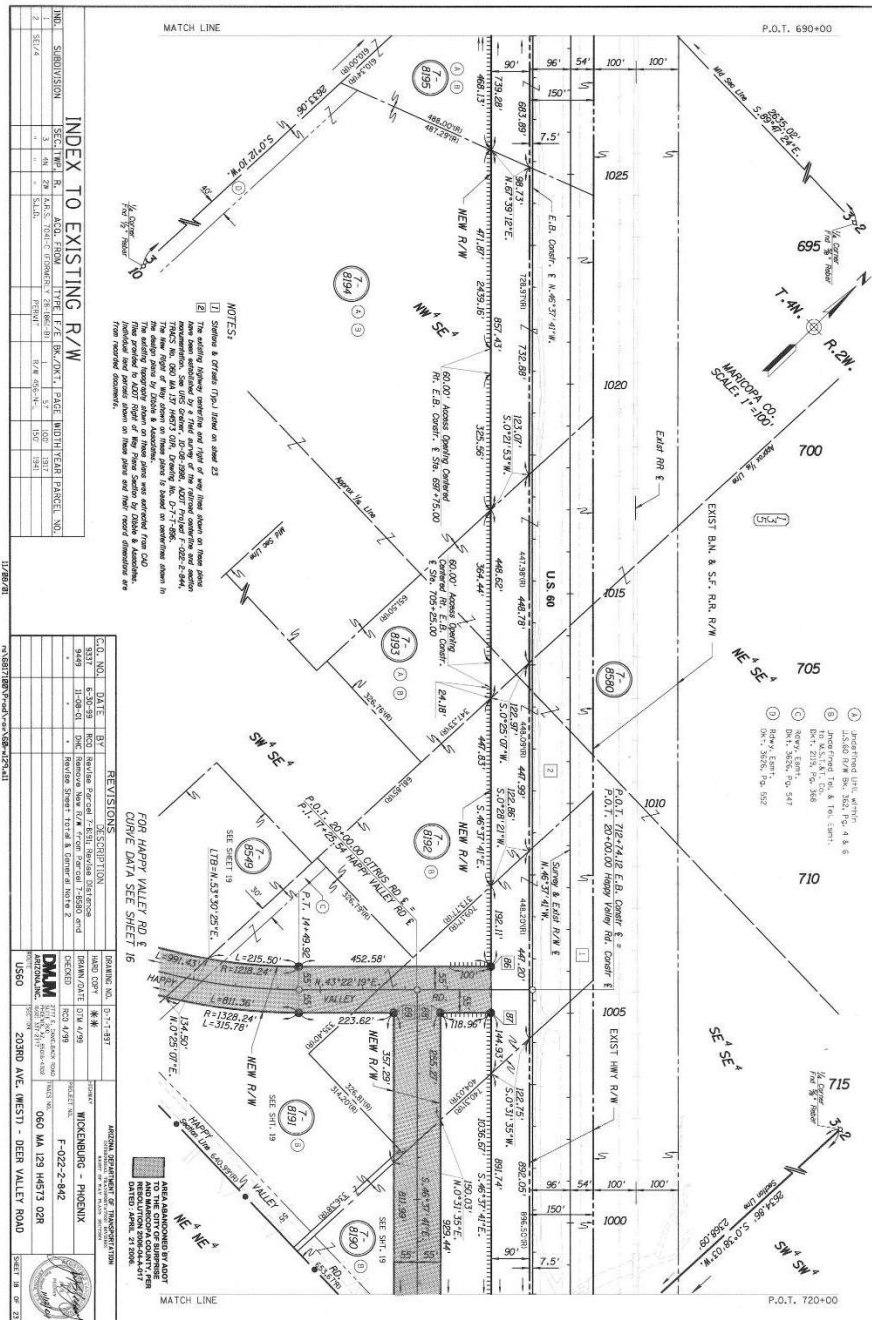
Existing Zoning Map



Proposed Zoning Map



ADOT Access Map



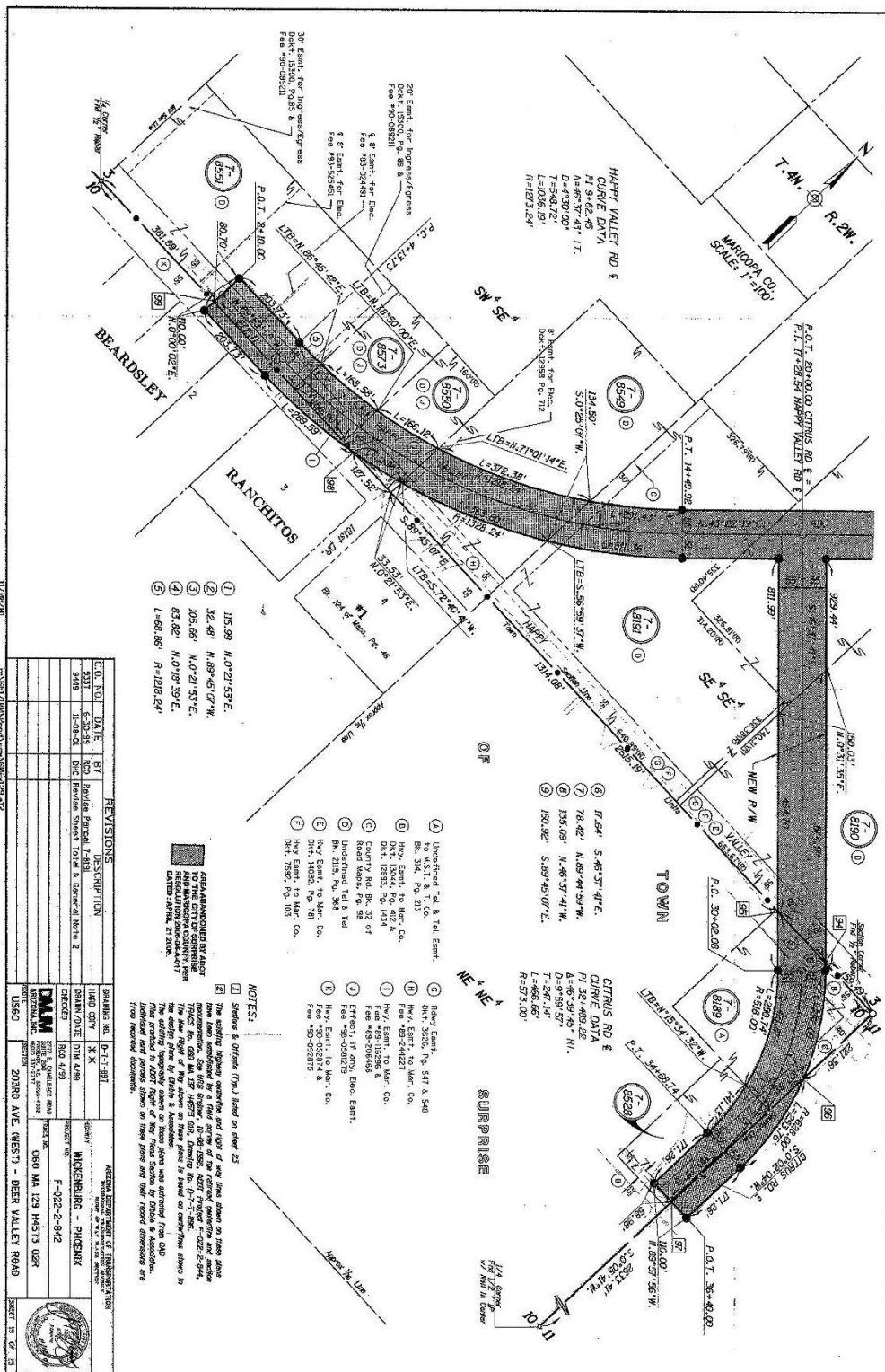


Exhibit E

Legal Description 503-73-040J

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING SOUTH OF THE PRESENT U. S. HIGHWAY 60, 70 AND 89 (ALSO KNOWN AS GRAND AVENUE) RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID RIGHT-OF-WAY LINE WHICH BEARS NORTH 0 DEGREES 32 MINUTES WEST 134.40 FEET AND NORTH 47 DEGREES 20 MINUTES WEST 1792.79 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE CONTINUE NORTH 47 DEGREES 20 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE 447.98 FEET TO A POINT WHICH BEARS SOUTH 47 DEGREES 20 MINUTES EAST 1343.93 FEET FROM THE INTERSECTION OF THE NORTH-SOUTH MIDLINE OF SAID SECTION 3 AND SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 0 DEGREES 30 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER 651.50 FEET TO A POINT;

THENCE NORTH 89 DEGREES 20 MINUTES 45 SECONDS EAST 326.76 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 3;

THENCE NORTH 0 DEGREES 31 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE 347.33 FEET TO SAID HIGHWAY RIGHT-OF-WAY LINE AND TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO STATE OF ARIZONA, IN WARRANTY DEED, IN RECORDING NO. 99-1059991 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR, MARKING THE SOUTHEAST CORNER OF SAID SECTION 3, BEING SOUTH 0°38'03" WEST 2634.86 FEET FROM A 5/8" REBAR, MARKING THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE EAST LINE OF SAID SECTION 3, NORTH 0°38'03" EAST 136.06 FEET TO THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 60 (WICKENBURG - PHOENIX HIGHWAY);

THENCE ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, NORTH 46°37'41" WEST 1787.24 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY AND THE POINT OF BEGINNING;

THENCE ALONG SAID EAST LINE, SOUTH 0°25'07" WEST 122.97 FEET TO A LINE PARALLEL WITH AND 90.00 FEET SOUTHEASTERLY OF SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 46°37'41" WEST 24.18 FEET TO A POINT HEREINAFTER CALLED POINT "A";

THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 46°37'41" WEST 60.00 FEET TO A POINT HEREINAFTER CALLED POINT "B";

THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 46°37'41" WEST 364.44 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY;

THENCE ALONG SAID WEST LINE, NORTH 0°21 '53" EAST 123.07 FEET TO SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE;

THENCE ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 46°37'41" EAST 448.78 FEET TO THE POINT OF BEGINNING;

THERE SHALL BE NO RIGHT OR EASEMENT OF ACCESS TO THE LIMITED ACCESS HIGHWAY TO BE CONSTRUCTED OVER AND UPON THE RIGHT OF WAY DESCRIBED ABOVE, PROVIDED HOWEVER, THAT ACCESS SHALL BE PERMITTED TO SAID U.S. HIGHWAY 60 BETWEEN THE ABOVE SAID POINT "A" AND POINT "B".

TITLE NO.: AZ-FWSX-IMP-N/A-1-21-80210593

TOGETHER WITH ANY UNDERLYING INTEREST IN AND TO THAT PORTION OF SAID U.S. HIGHWAY 60 WHICH LIES WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2SE1/4) OF SAID SECTION 3.

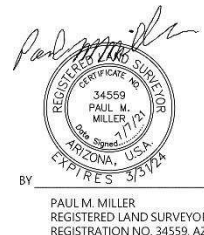


Exhibit F

Legal Description 503-73-040M

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP FOUR (4) NORTH RANGE TWO (2) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING SOUTH OF THE PRESENT U.S. HIGHWAY 60, 70 AND 89 RIGHT-OF-WAY (ALSO KNOWN AS GRAND AVENUE) DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION THREE (3);

THENCE NORTH 0 DEGREES 32 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION THREE (3), A DISTANCE OF 134.40 FEET;

THENCE NORTH 47 DEGREES 20 MINUTES WEST ALONG THE RIGHT-OF-WAY OF SAID U. S. HIGHWAY, A DISTANCE OF 1,792.79 FEET;

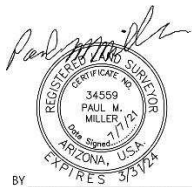
THENCE SOUTH 0 DEGREES 31 MINUTES EAST 347.33 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE SOUTH 89 DEGREES 20 MINUTES 45 SECONDS WEST 653.52 FEET;

THENCE SOUTH 0 DEGREES 31 MINUTES 30 SECONDS EAST 332.77 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 40 SECONDS EAST 653.58 FEET;

THENCE NORTH 0 DEGREES 31 MINUTES 334.52 FEET TO THE TRUE POINT OF BEGINNING.



BY

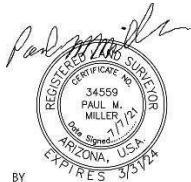
PAUL M. MILLER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ.

Exhibit G

Legal Description 503-73-040T

LEGAL DESCRIPTION

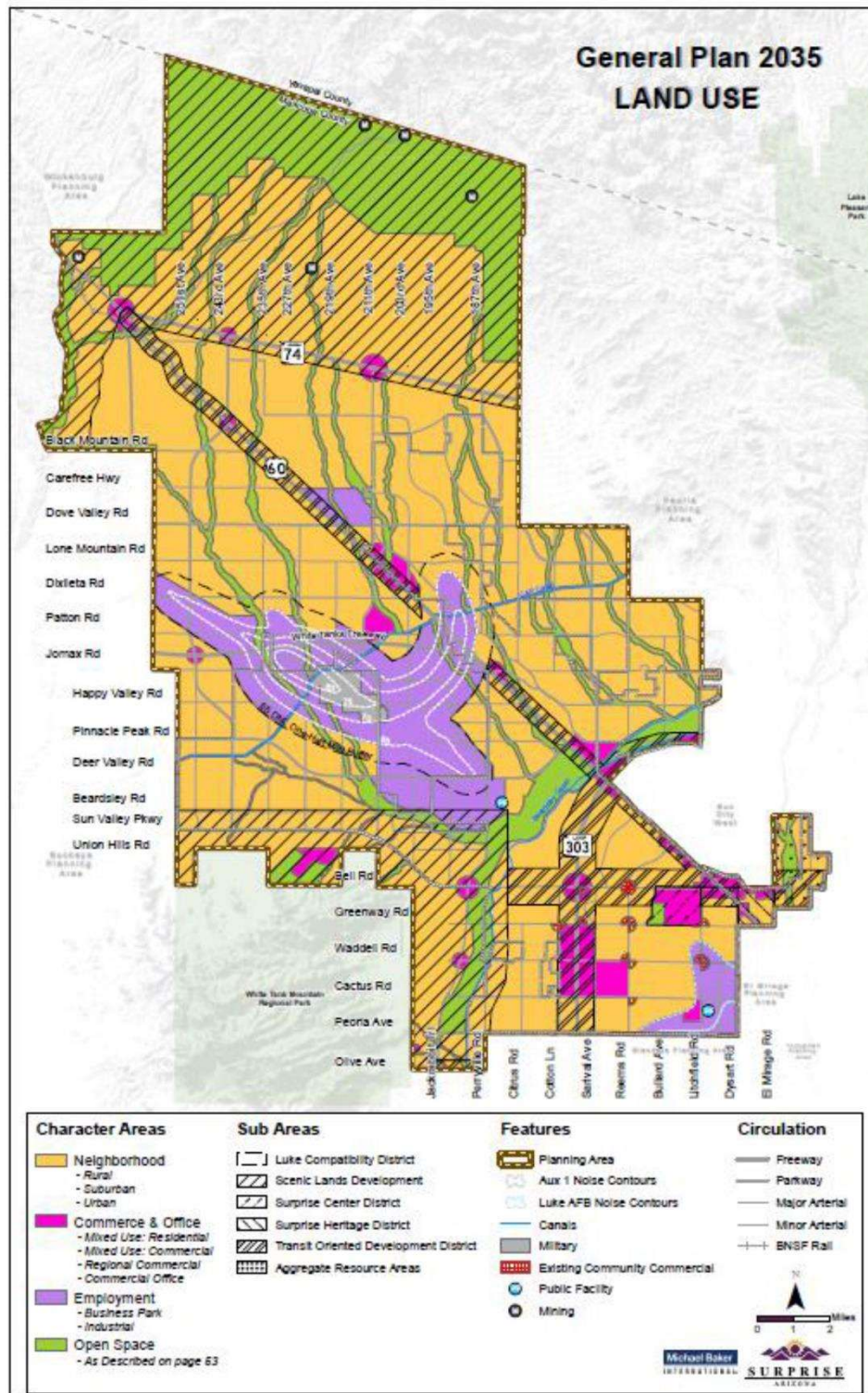
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BY

PAUL M. MILLER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ.

Surprise General Plan 2035



AFFIDAVIT OF POSTING

Case Number FS21-619
Project Name: US-60 / GRAND AVE. AND HAPPY VALLEY ROAD REZONING
Project Location: US-60 / GRAND AVE. AND HAPPY VALLEY ROAD
~~Date Site Posted:~~ LOCATION AND DATE UPDATE: FEB. 24 / 2022

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

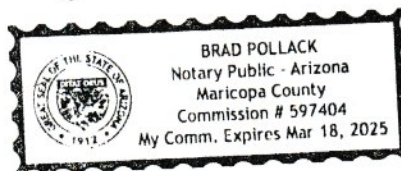
Tung Jian
Owner/Applicant Signature

Feb/25/2022
Date

This instrument was acknowledged before me this 25 day of Feb,
2022 by Tung Jian

[Signature]
Notary Public

My Commission Expires:



of Public Hearing City of Surprise

Planning and Zoning

Date: MARCH 17/2022

Time: 6:00 PM

Location: 16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374

City Council

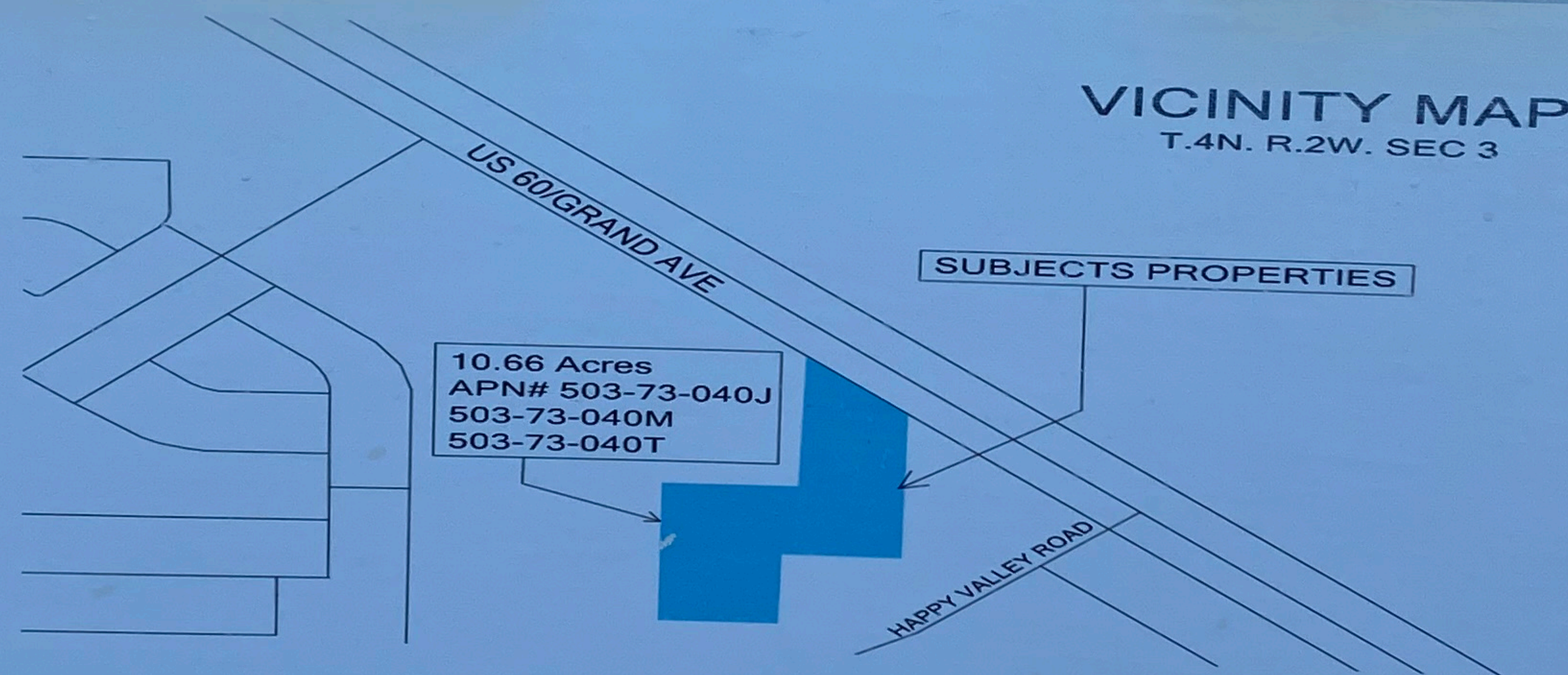
Date: APRIL 05, 2022

Time: 6:00 PM

Location: 16000 N CIVIC CENTER PLAZA
SURPRISE AZ 85374

Dr
387

ng Minh Tran
ge from RR to C-2
040M, 040T
owner has no intent on
ange is SPECULATIVE in



more information, call:
623-222-3011

Surpriseaz.gov

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 05, 2022

Time: 6:00PM

Location: 23251 N. 166th Dr
Surprise AZ, 85387

Planning and Zoning

Date: MARCH 17/2022

Time: 6:00 PM

Location: 16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374

City Council

Date: APRIL 05, 2022

Time: 6:00 PM

Location: 16000 N CIVIC CENTER PLAZA
SURPRISE AZ 85374

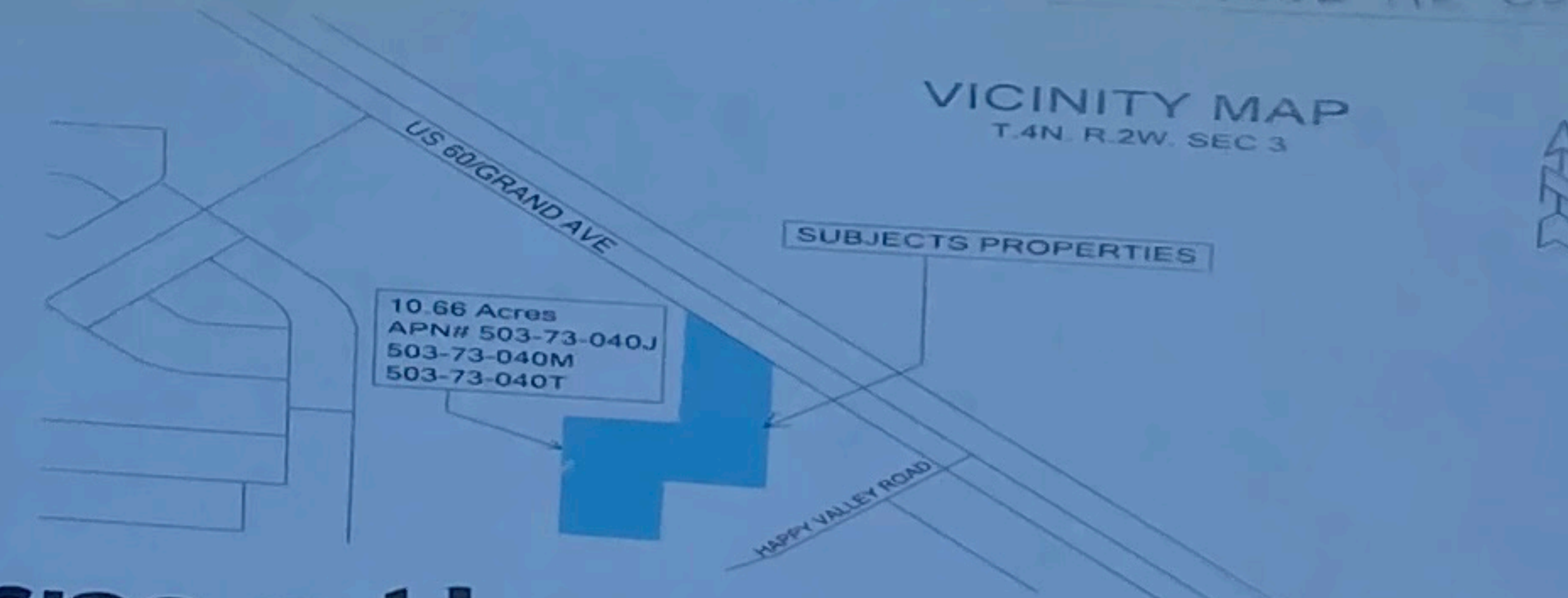
Case #: FS21-619

Individual/ Owner: Tung Minh Tran

Requests: Zone change from RR to C-2

APN #: 503-73-040J, 040M, 040T

NOTES : Individual/Owner has no intent on
building this zone change is SPECULATIVE in
nature



For more information, call:
623-222-3011

Surpriseaz.gov

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 05, 2022

Time: 6:00PM

Location: 23251 N. 166th Dr
Surprise AZ, 85387

Planning and Zoning

Date: March / 17 / 2022

Time: 6:00 PM

Location: 16000N. CIVIC CENTER PLAZA
SURPRISE. AZ 85374

City Council

Date: APRIL / 05 / 2022

Time: 6:00 PM

Location: 16000N. CIVIC CENTER PLAZA
SURPRISE. AZ 85374

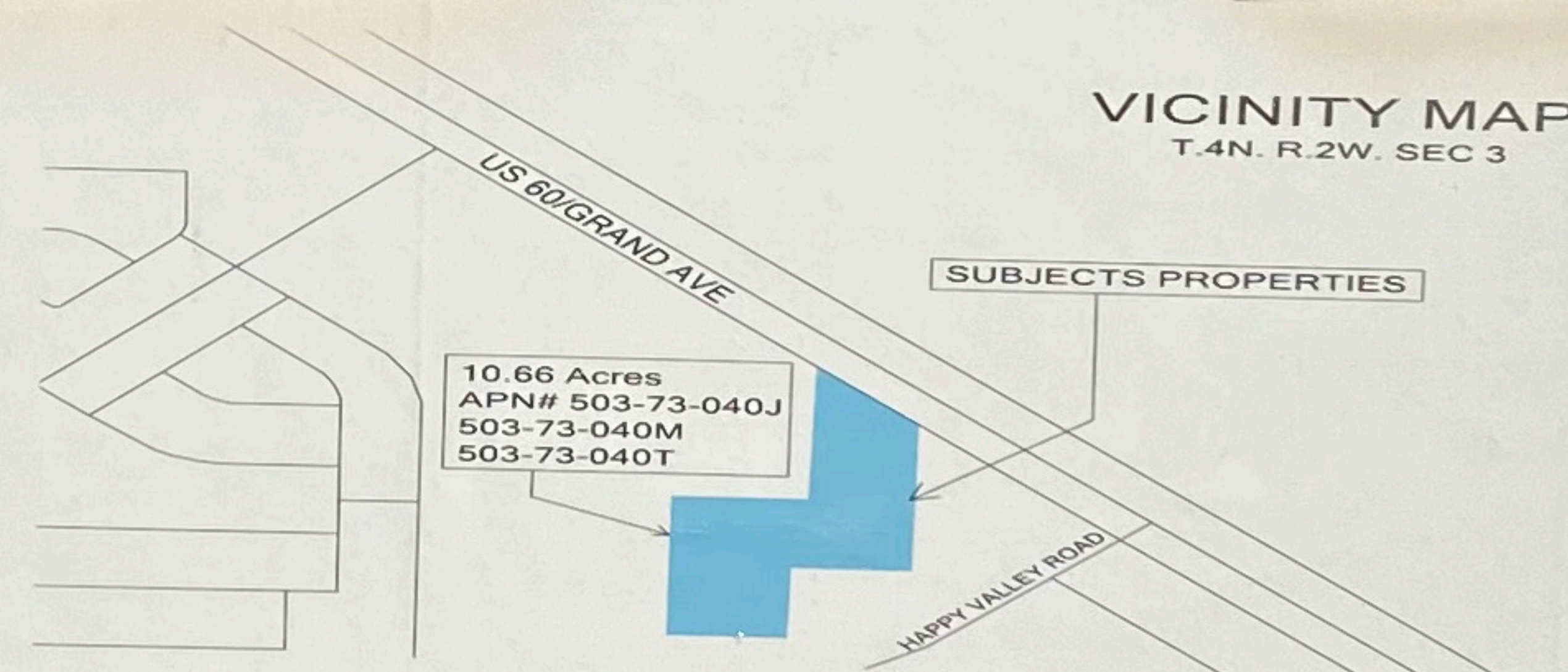
Case #: FS21-619

Individual/ Owner: Tung Minh Tran

Requests: Zone change from RR to C-2

APN #: 503-73-040J, 040M, 040T

NOTES : Individual/Owner has no intent on building this zone change is SPECULATIVE in nature



For more information, call:
623-222-3011

Surpriseaz.gov

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 05, 2022

Time: 6:00PM

Location: 23251 N. 166th Dr
Surprise AZ, 85387

Planning and Zoning

Date: March/17/2022

Time: 6:00 PM

Location: 16000 N CIVIC CENTER PLAZA
SURPRISE AZ, 85374

City Council

Date: APRIL/05/2022

Time: 6:00 PM

Location: 16000 N CIVIC CENTER PLAZA
SURPRISE AZ 85374

Case #: FS21-619

Individual/ Owner: Tung Minh Tran

Requests: Zone change from RR to C-2

APN #: 503-73-040J, 040M, 040T

NOTES : Individual/Owner has no intent on
building this zone change is SPECULATIVE in
nature



For more information, call:

623-222-3011

Surpriseaz.gov

Tung Minh Tran
Zoning Case FS21-619
Citizens Participation Plan
January 5, 2022

Background

The City of Surprise requires that the applicant (Tung Minh Tran) performs a citizen participation plan to continue with the zone change application. The goal of the citizen participation review is to:

Ensure that the applicant receives and understand the input given by the surrounding citizens so that the applicant may be able to utilize the information given to the applicant to mitigate any real or perceived concerns the surrounding community may have.

Ensure that the surrounding property owners and the community has an adequate understanding about the process and the potential impact it may have while allowing the chance to work with the applicant to resolve any concerns during the process of the zone change.

This also allows the citizens and community to have an open form of communication with the applicant while allowing the applicant the chance to meet with any interested citizens and property owners, city staff and any officials throughout the application review process.

The primary goal of the citizen review process is not to complete a consensus on all application but rather to encourage the applicant to be good neighbors, taking the input of the surrounding community and its citizens.

Tung Minh Tran Citizen Participation Plan & Report

The area the applicant is applying for a zone change has 10.66 gross acres of vacant land is identified as Assessor Tax Parcel 503-73-040J, 040M and 040T. the purpose of the zone change is to follow the City's General Plan 2035 which shows that the properties are located within the TOD (Transit Oriented Development) Zone which is intended to be used as a commercial area.

We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the Planning and Zoning Division in the form of a public notice to the following, where applicable:
 - The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date
City initiated
 - For the applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and

legislative matters, all real property owners within a 300 feet radius, the city shall send copies of the notice by mail, no less than 7 days prior to meeting
City initiated

Site Posting

The site was posted on December 19, 2021, to alert any interested citizens and stakeholders of the applicants upcoming meeting held on January 5, 2021. The photographs of the signs and affidavit are attached at **Tab 1**. The signs do not have the anticipated Planning and Zoning Commission and the City Council hearings date and will be updated as the applicant is informed.

Participation Report

After the notices were sent by staff and the site was posted, the applicant received several phone calls of concern regarding the rezoning case. We held the meeting at the Asante Prep. Academy School located 23251 N. 166th Drive in Surprise at 6:00PM. During the meeting there were a total of 1 attendee. The sign-in sheet is attached to **Tab 2**. City Staff Lloyd Abrams and Trever Fleetham. The discussion topics included:

- What would be built on the properties and its uses
- Traffic and roadways were the over-riding concern of the attendee
- Connections and access for the surrounding communities

Specific Discussion:

Only 1 attendee was present during the meeting name Ward Cure. The applicant did come into contact with several other citizens that lives on adjacent properties. Two individuals contacted the applicant by phone and were in support of the zone change claiming that it would increase their property value. Another adjacent property owner came into contact with the applicant while the applicant was posting the site and inquire about the zone change. Unfortunately they were unable to attend the meeting as such only Ward Cure was able to attend in person. Ward Cure voiced his concern for the change stated that his drive way will be obstructed by a road. We explained to him that the zone change was purely speculative and that if any road were to be built it would not block him, in fact it will give a ease of access since the road will be used by everyone on the west side of the subject properties.

Another point of concern by Ward Cure was the heavier flow of traffic that he thought would occur in the future. We explained to him that again this zone change was purely speculative in nature and that we don't intend to build and that his concern was unnecessary since the speculative road would mainly be used by locals.

Ward Cure also questioned about the use for the property assuming that the area was going to be a heavily commercial area. The applicant once again explain that the are of the residents will have a setback or buffer zone from the property as per Surprise ordinance which was reenforced by the city staff whom were present.

The final concern of Ward Cure was that he was going to have difficulty in regards to the easement he has to his property. The applicant and City staffs assured him that his access to his property was not going to be hindered but even potentially improved since there could a road built to allow the locals access to the future buildings in the area of the zone change. The applicant offered his contact information so that if Ward Cure had any other concerns he could get in contact with the applicant.

After our discussion, we believed that the participants we able to express their concerns, questions and input on the matter throughout the meeting thus the meeting ended. Smaller discussions occurred between Ward Cure and the City Staff. Afterward the City staff had a small discussion with the applicant about what would be the next step in the zone change process.

There has been no signs of contact since the meeting from Ward Cure or any of the other property owners with the week that followed. We have committed to work through many of the discussion points during the meeting and we will continue to follow up on any future comments if requested by the city. We have been working cooperatively with the City staff on the rezone request and will continue to work throughout the review process. If any citizens do reach out to us we will provide updates to the City staff with an amended report.

Tab 1





AFFIDAVIT OF POSTING

Case Number: FS21-619
Project Name: ZONE CHANGE
Project Location: HAPPY VALLEY AND US 60/GRAND AVE
Date Site Posted: DECEMBER 19, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

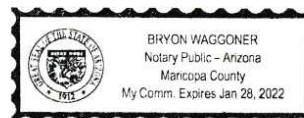
I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

Tung Tran Dec 20/2021
Owner/Applicant Signature Date

This instrument was acknowledged before me this 20 day of December,
20 21 by Tung Tran

[Signature]
Notary Public

My Commission Expires: Jan 28 2022



Tab 2

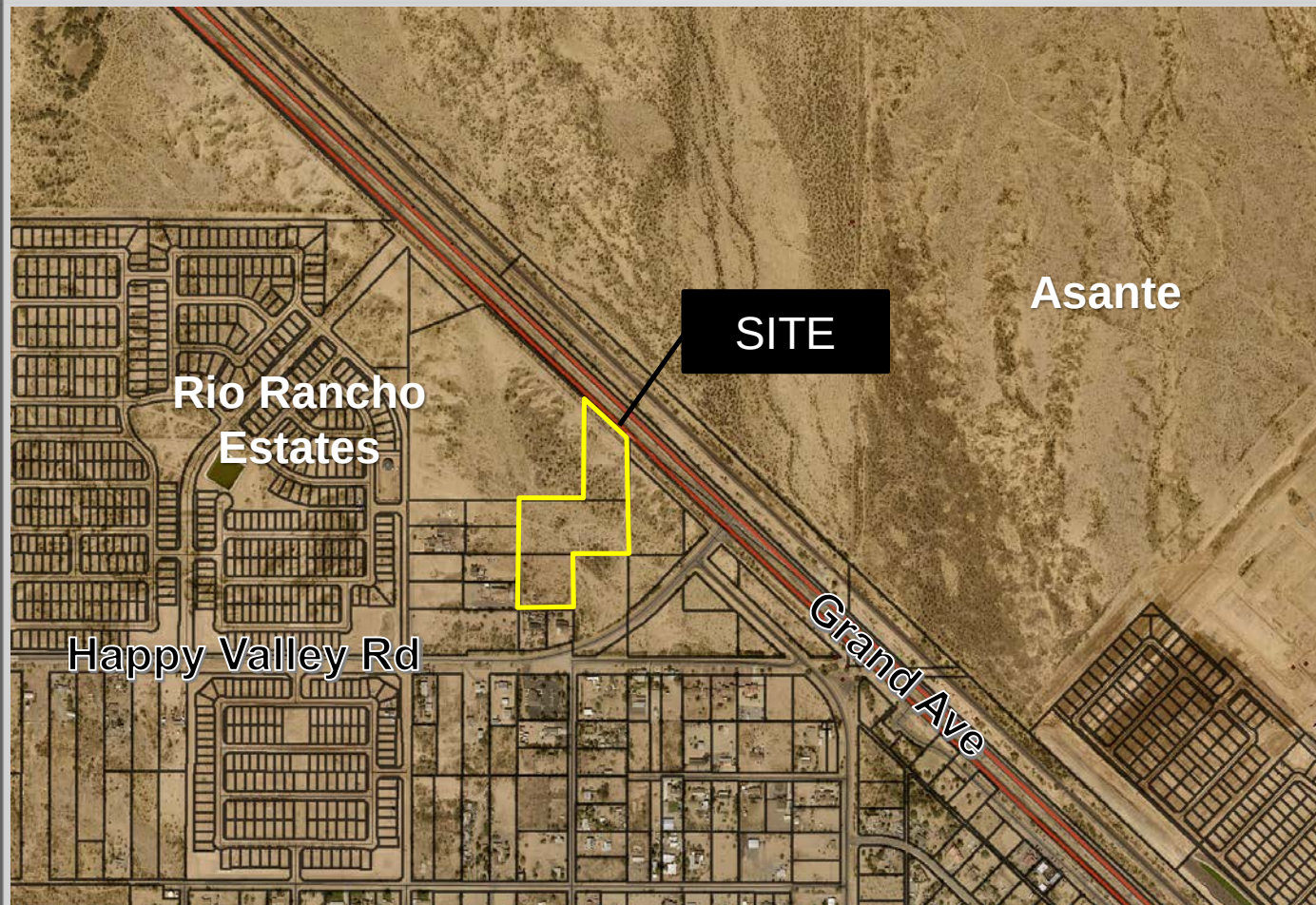


FS21-619

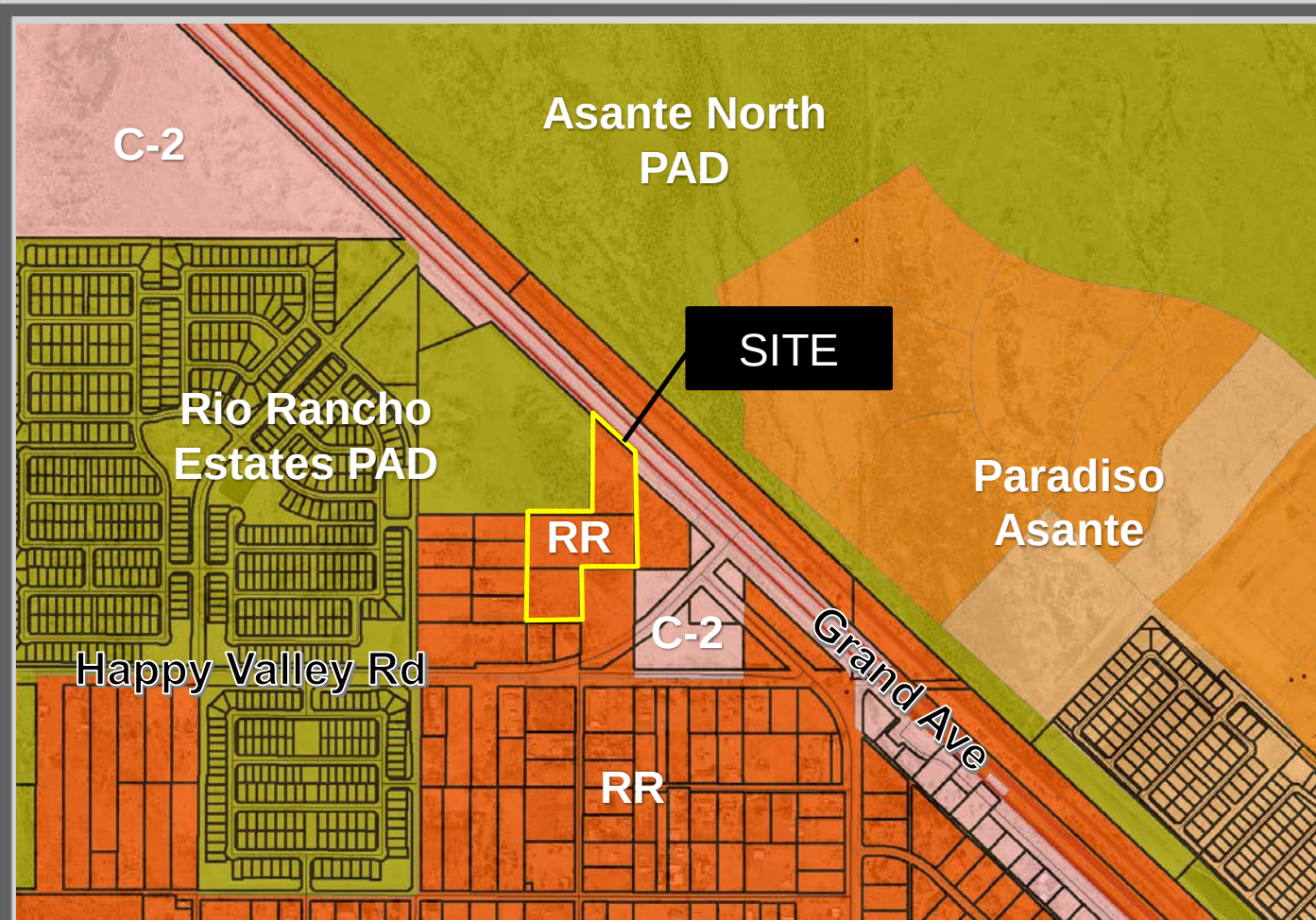
Grand Ave & Happy Valley Rezone

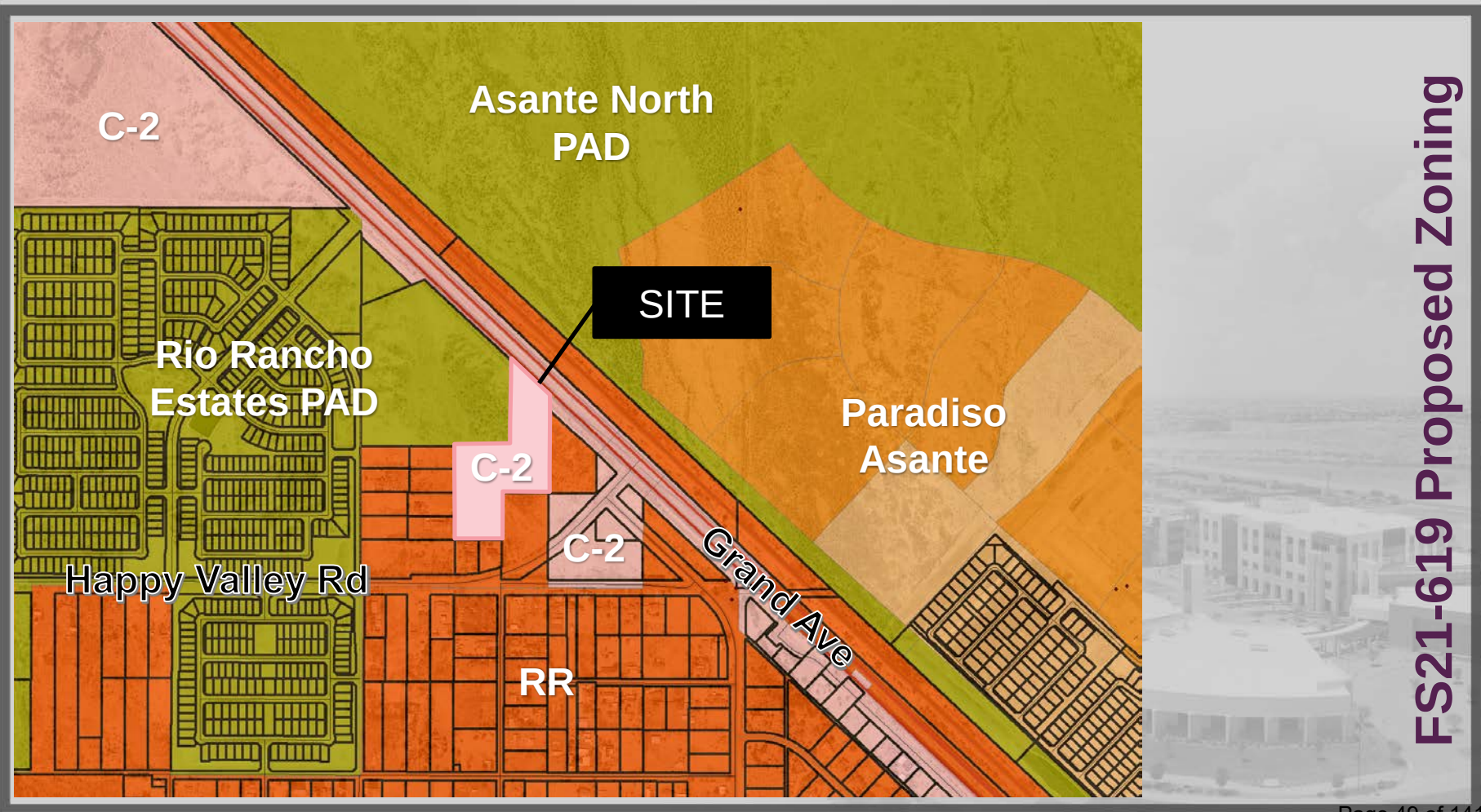
Planning & Zoning Commission

March 17, 2022



FS21-619 Vicinity Map





Outreach

- Citizen Participation Meeting 1/5/22
 - 1 member of public in attendance
 - Traffic/access concerns
- Staff received phone call on 12/12/21
 - Questions only

No Staff Recommendation

Motion Options

- Recommend approval to City Council subject to stipulations 'a' through 'b'
- Recommend denial to City Council



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: March 17, 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 Conditional Use Permit with Site Plan for QuikTrip. Case FS21-135.

Motion:

I move to approve the Conditional Use Permit with Site Plan for QuikTrip dated December 15, 2021, subject to stipulations “a” through “f” as memorialized in the staff report.

Background:

Daniel Chambers with QuikTrip Corporation requests approval for the construction of a 4,993 square foot convenience store with 6,555 square foot fuel facility. 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- FS21-135 Quik Trip - Staff report
2. 01 - FS21-135 QuikTrip - Vicinity Map
3. 02- FS21-135 QuikTrip - Zoning Map Map

4. 03 - FS21-135 QuikTrip - Site Plan
 5. 04 - FS21-135 QuikTrip - Landscape Plan
 6. 05 - FS21-135 QuikTrip - Elevations
 7. FS21-135 Quik Trip - Presentation
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-135

Project Name: QuikTrip

Council District: 1 – Acacia

Meeting Date: March 17, 2022

Planner: Chris Sexton

Owner: Bell Road and Loop 303, LLP

Applicant: Daniel Chambers, QuikTrip Corporation

Request: Conditional Use Permit and Site Plan for a 4,993 square foot convenience store with a 6,555 square foot fueling facility in Surprise Farms

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

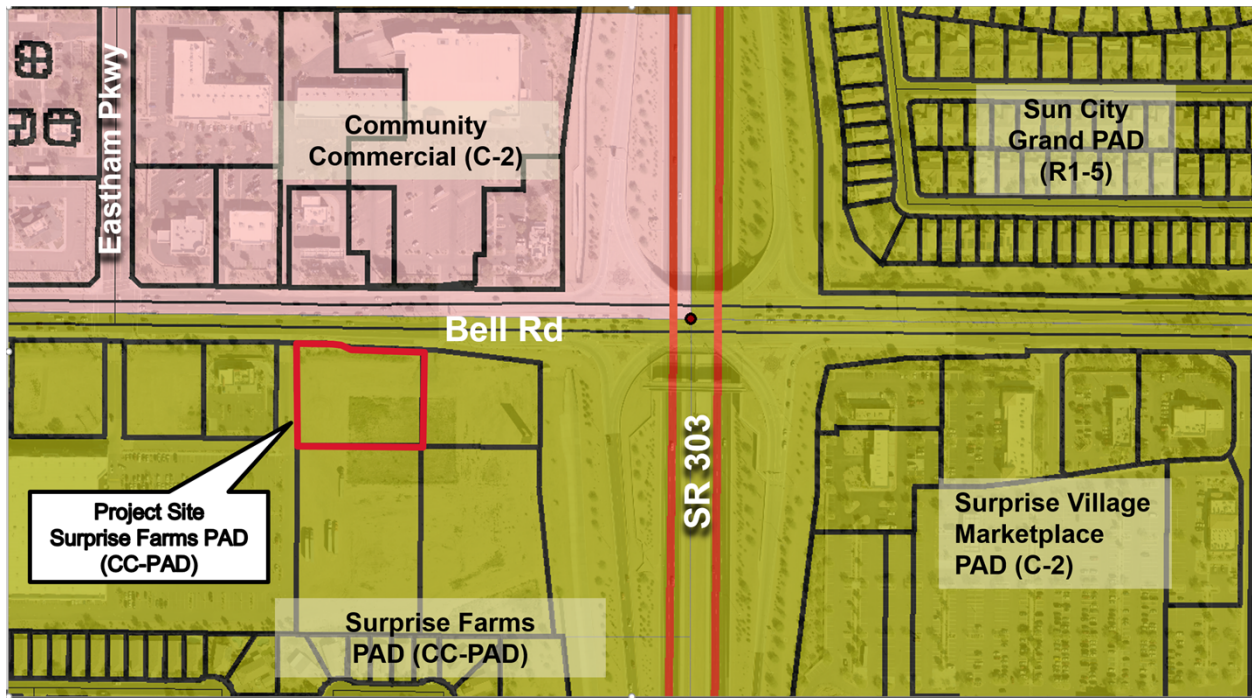
Site Size: Approximately 1.55 acres

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

Staff Recommendation: Staff recommends the Commission **approve** case FS21-135 subject to stipulations ‘a’ through ‘f’.

EXISTING ZONING:

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



Community Commercial C-2	Community Commercial C-2	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 of Surprise by the Mayor and City Council by Ordinance 84-03.

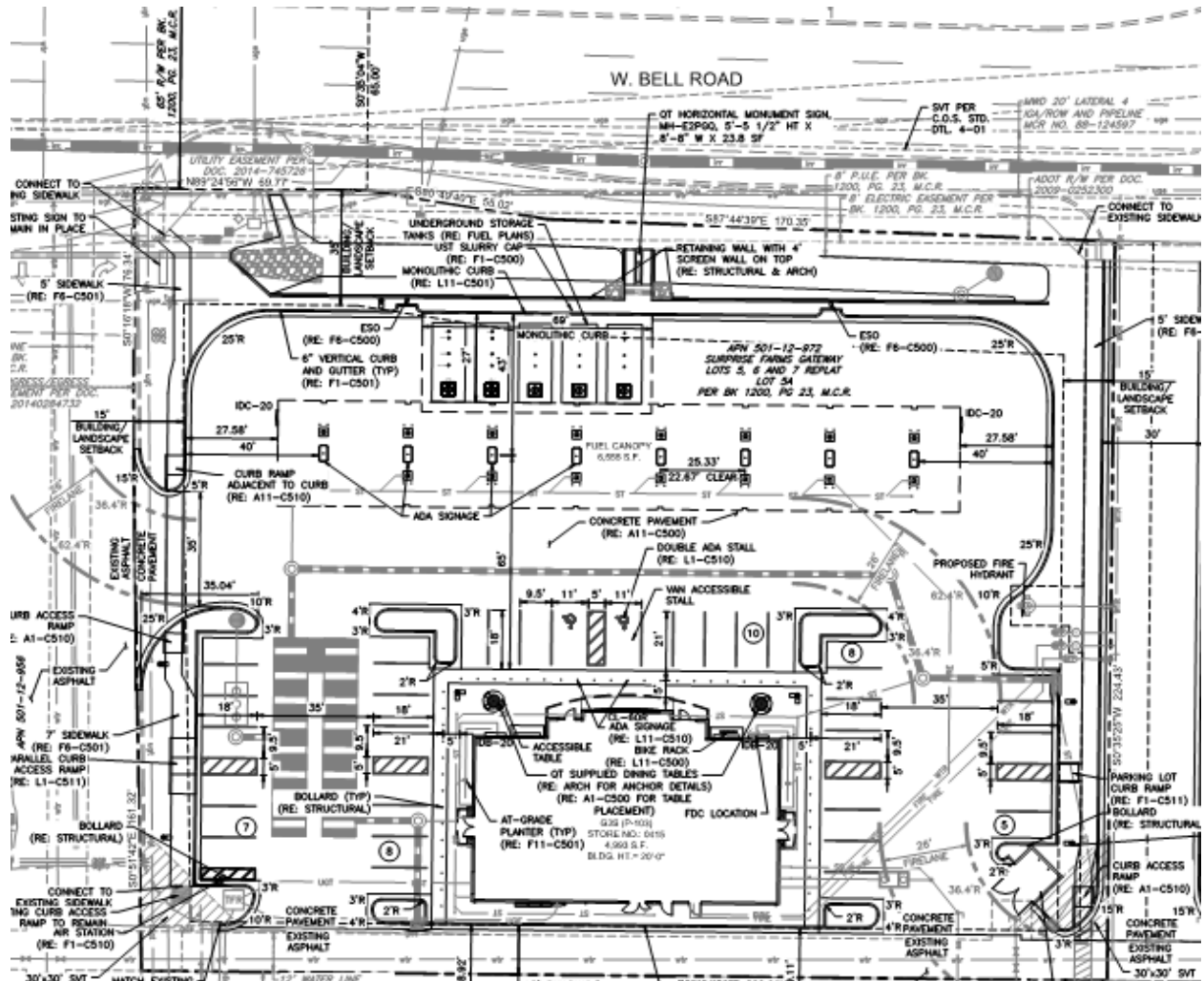
March 27, 1995: The City Council approved the original Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

October 8, 2020: A Concept Review meeting was held for the current proposal under case CR20-608.

February 18, 2021: The applicant filed a request for a Conditional Use Permit and Site Plan for the QuikTrip convenience store and fueling station, the subject project.

PROJECT DESCRIPTION:

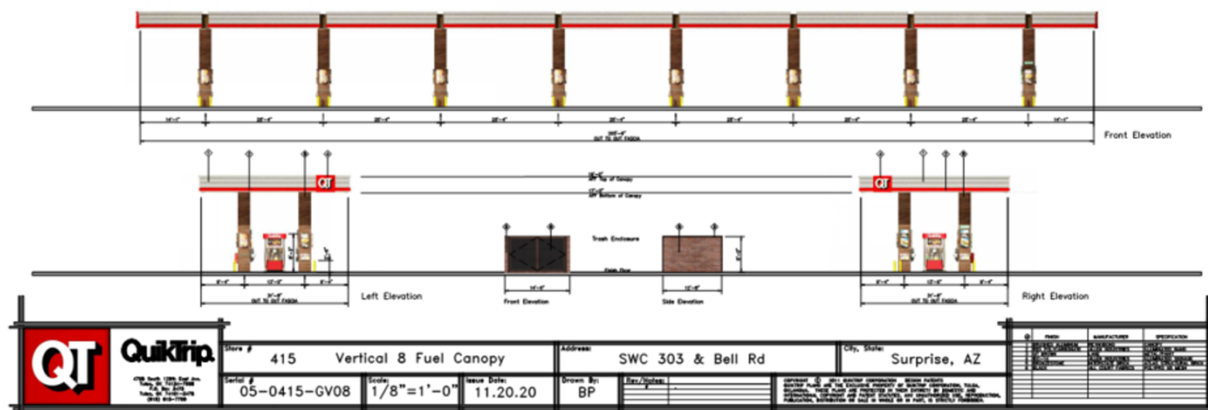
Daniel Chambers with QuikTrip Corporation, on behalf of Bell Road and Loop 303, LLP, requests approval of a Conditional Use Permit and Site Plan to allow for the construction of a new 4,993 square foot convenience store with a 6,555 square foot fueling facility located within the Surprise Farms PAD. The underlying zoning is Community Commercial (CC-PAD). The lot which is the subject of this submittal is part of an existing developed commercial center.



The subject site is a vacant pad, approximately 1.55 acres located near the southwest corner of State Loop 303 and Bell Road. The site is designed and oriented in a manner to facilitate pedestrian access both internally and to Bell Road. 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; therefore, no further improvements are warranted or proposed with this development. The project requires 20 on-

site parking spaces and 38 parking spaces are provided the north, east and west sides of the building and the westerly and easterly perimeters of the project site.





The proposed architecture will complement the area as it utilizes similar materials and design components as the ones used on the existing adjacent developments. The building, painted with similar earth tones, is designed with a flat roof with a cornice, metal awnings on three of the elevations and displays a strong, stone element on all elevations, similar to the stone on surrounding buildings.

94 **CONFORMANCE WITH ADOPTED PLANS:**

95 The Surprise General Plan 2035 shows the subject property as lying within the Commerce
96 and Office Character Area, which supports uses such as that proposed.
97

98 **REVIEWING AGENCIES:**

99 All City reviewing departments have reviewed the request and expressed no objections.
100 The subject Conditional Use Permit and Site Plan was also routed to the standard external
101 reviewing agencies, which provided no other comments.
102

103 **SUMMARY:**

104 Staff concludes the proposed Conditional Use Permit and Site Plan are consistent with the
105 manner and intent of the Commerce and Office Character Area in which it occupies. Approval
106 will allow the site to be developed in accordance with the requirements of the City of Surprise.
107

108 **FINDINGS:**

- 109
- 110 • The proposed Site Plan demonstrates compliance with the General Plan.
 - 111 • The proposed Site Plan demonstrates compliance with the Surprise Municipal Code
and applicable development standards of the City's Land Development Ordinance.
 - 112 • The proposed Site Plan demonstrates compliance with the Surprise Farms PAD.
 - 113 • The reviewing agencies have indicated no objections to the request.
114

115 **RECOMMENDATION:**

116 Based on the findings noted above, staff recommends the Commission **approve** the subject
117 case FS21-135, subject to stipulations 'a' through 'f'.

- 118 a. Development and use of the site shall be consistent with the Site Plan entitled "QuikTrip
119 No. 0145" consisting of one (1) sheet prepared by the WLB Group Inc. and received
120 December 15, 2021.
121
- 122 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "QuikTrip
123 No. 0145" consisting of six (6) sheets prepared by the WLB Group Inc., and received
124 December 15, 2021.
125
- 126 c. Building elevations shall be consistent with the Architectural Elevations entitled
127 "QuikTrip" consisting of one (1) sheet prepared by KDF Architecture and received
128 December 15, 2021.
129
- 130 d. This Conditional Use Permit is valid for one (1) year after approval by the Planning and
131 Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of
132 approval, unless construction commences prior to that date.
133

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.

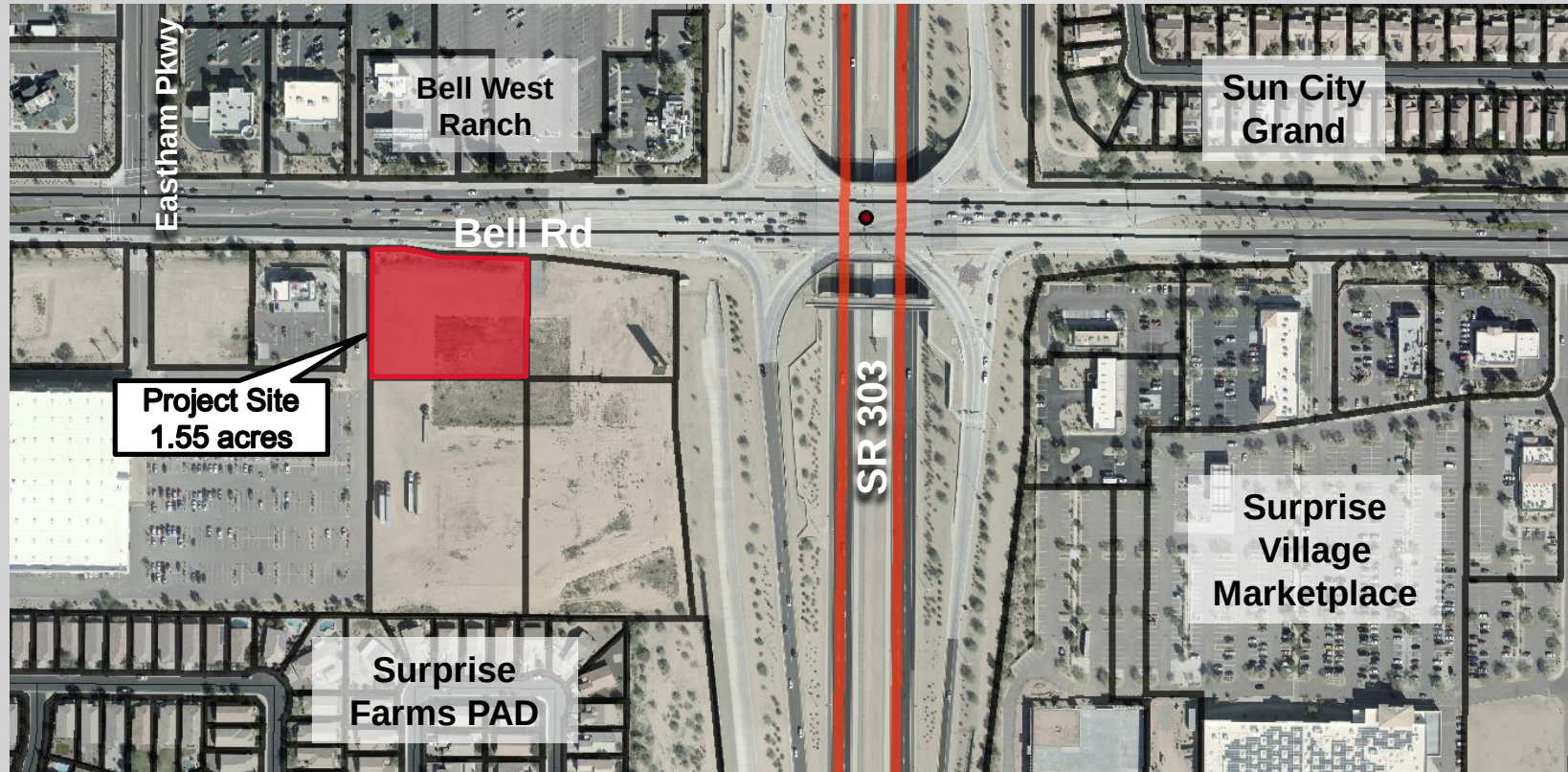
f. Provide a Public Safety Site Plan prior to Certificate of Occupancy.

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

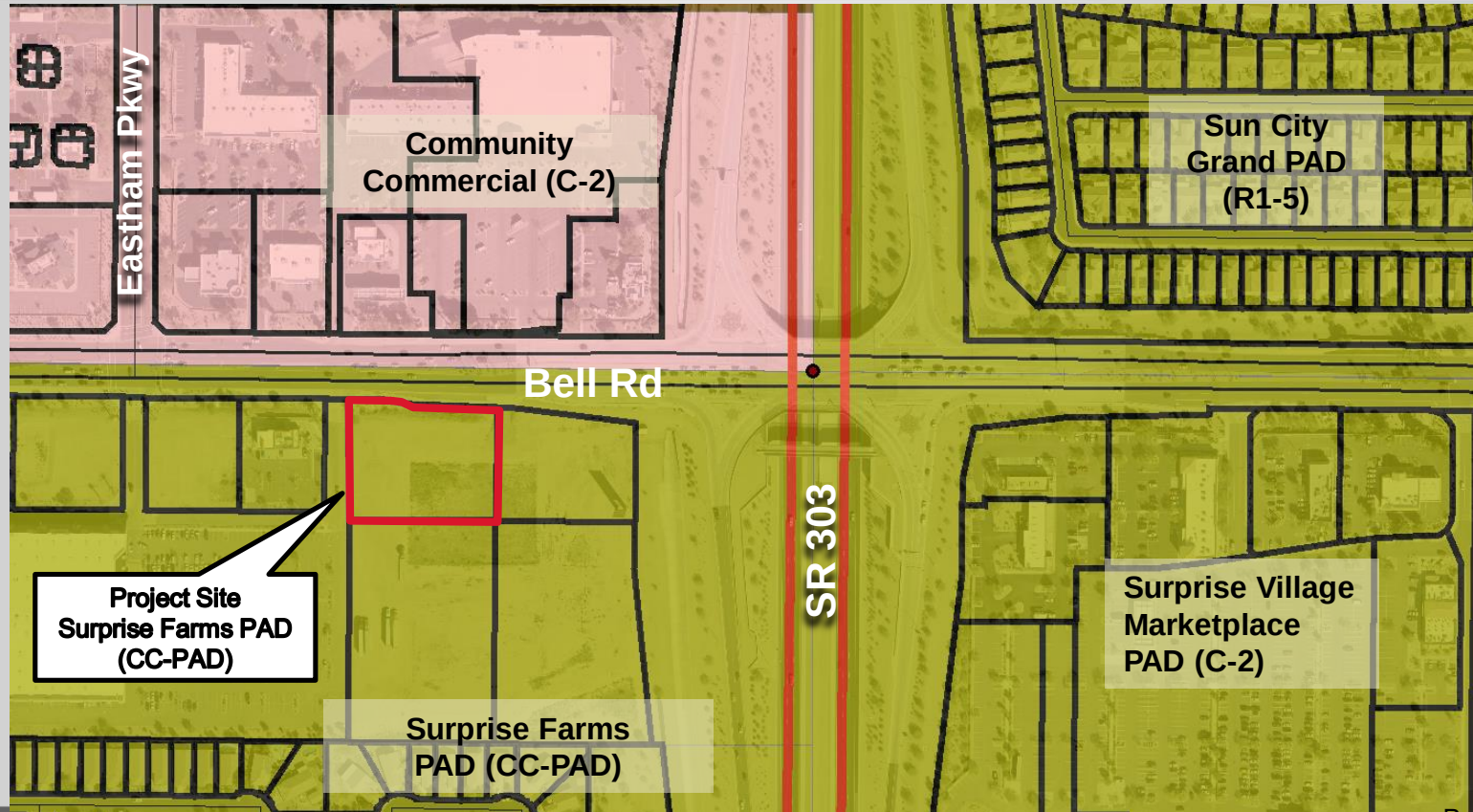
ATTACHMENTS:

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

VICINITY MAP

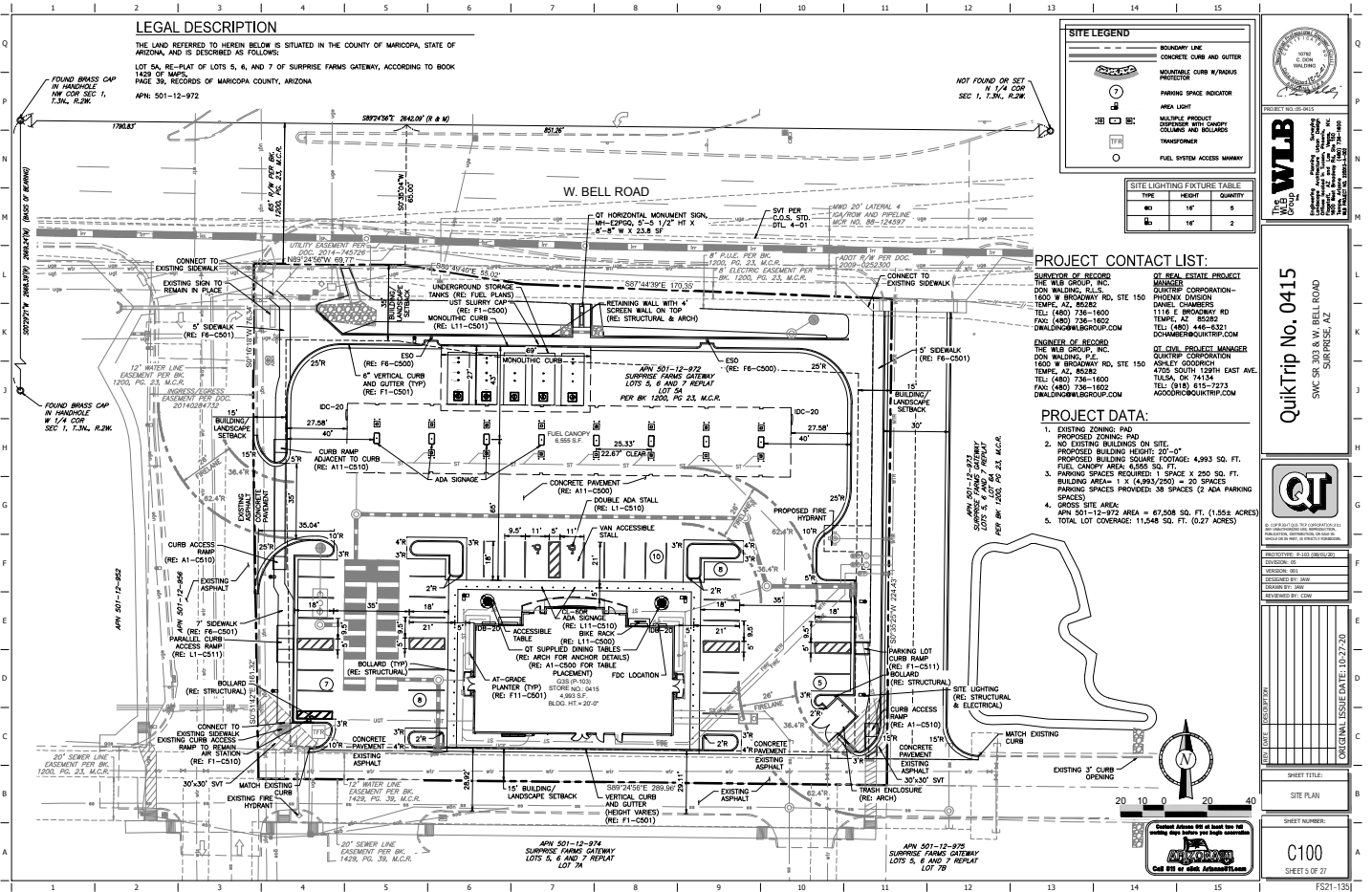


SURROUNDING ZONING



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 LOT 5A, RE-PLAY OF LOTS 5, 6, AND 7 OF SURPRISE FARMS GATEWAY, ACCORDING TO BOOK 1425 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA
 APN: 501-12-972



SITE LEGEND

BOUNDARY LINE	CONCRETE CURB & GUTTER
MONUMENT CURB & GUTTER	PROTECTOR
PARKING SPACE INDICATOR	AREA LIGHT
MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS	TRANSFORMER
FUEL SYSTEM ACCESS MANNING	

SITE LIGHTING FIXTURE TABLE

TYPE	HEIGHT	QUANTITY
NO	16'	6
BL	16'	2

PROJECT CONTACT LIST:

SURVEYOR OF RECORD:
 THE WLB GROUP, INC.
 1600 W BROADWAY RD, STE 150
 TULSA, OK 74116
 TEL: (480) 736-1600
 FAX: (480) 736-1602
 DWALING@WLBGROUP.COM

DT REAL ESTATE PROJECT MANAGER:
 QUINCY CORPORATION-
 PHOENIX DIVISION
 DANIEL CHAMBERS
 1116 E BROADWAY RD
 TULSA, OK 74116
 TEL: (480) 446-6321
 DCHAMBERS@QUINCYTRIP.COM

ENGINEER OF RECORD:
 DWYER GROUP, P.C.
 1600 W BROADWAY RD, STE 150
 TULSA, OK 74116
 TEL: (480) 736-1600
 FAX: (480) 736-1602
 ADWALING@WLBGROUP.COM

PROJECT DATA:

- EXISTING ZONING: PND
- PROPOSED ZONING: PND
- NO EXISTING BUILDINGS ON SITE.
- PROPOSED BUILDING HEIGHT: 20'-0"
- PROPOSED BUILDING SQUARE FOOTAGE: 4,993 SQ. FT.
- FUEL CANOPY AREA: 4,555 SQ. FT.
- PARKING SPACES PROVIDED: 1 SPACE X 250 SQ. FT. BUILDING AREA= 1 X (4,993/250) = 20 SPACES
- PARKING SPACES PROVIDED: 38 SPACES (2 ADA PARKING SPACES)
- GROSS SITE AREA: APN 501-12-972 AREA = 67,508 SQ. FT. (1.565 ACRES)
- TOTAL LOT COVERAGE: 11,248 SQ. FT. (0.27 ACRES)

WLB Group
 1600 W BROADWAY RD, STE 150
 TULSA, OK 74116
 TEL: (480) 736-1600
 FAX: (480) 736-1602
 DWALING@WLBGROUP.COM

QuikTrip No. 0415
 SMC 3030 S. W. BELL ROAD
 SURPRISE, AZ

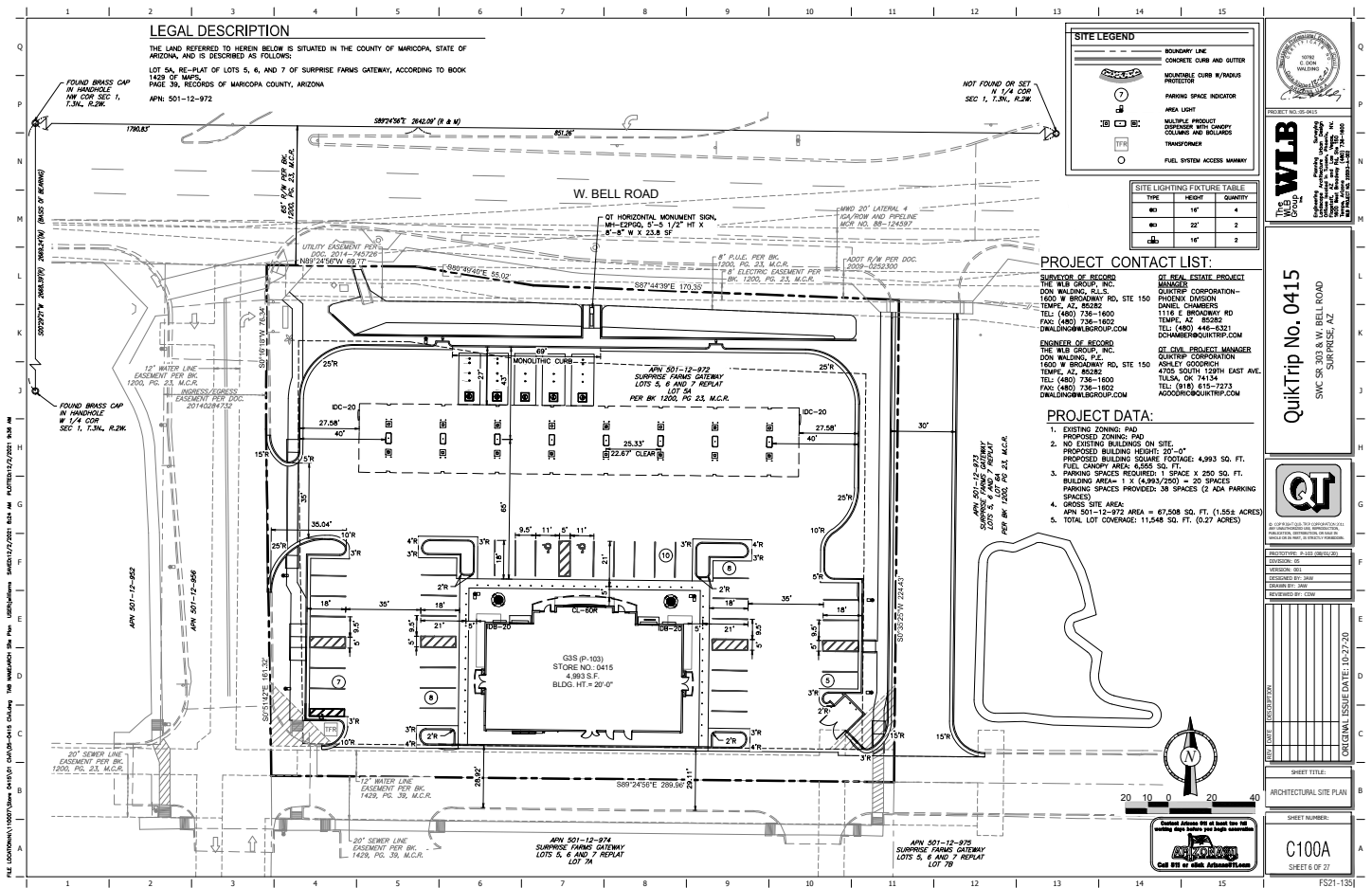
QuikTrip
 1116 E BROADWAY RD
 TULSA, OK 74116
 TEL: (480) 446-6321
 DCHAMBERS@QUINCYTRIP.COM

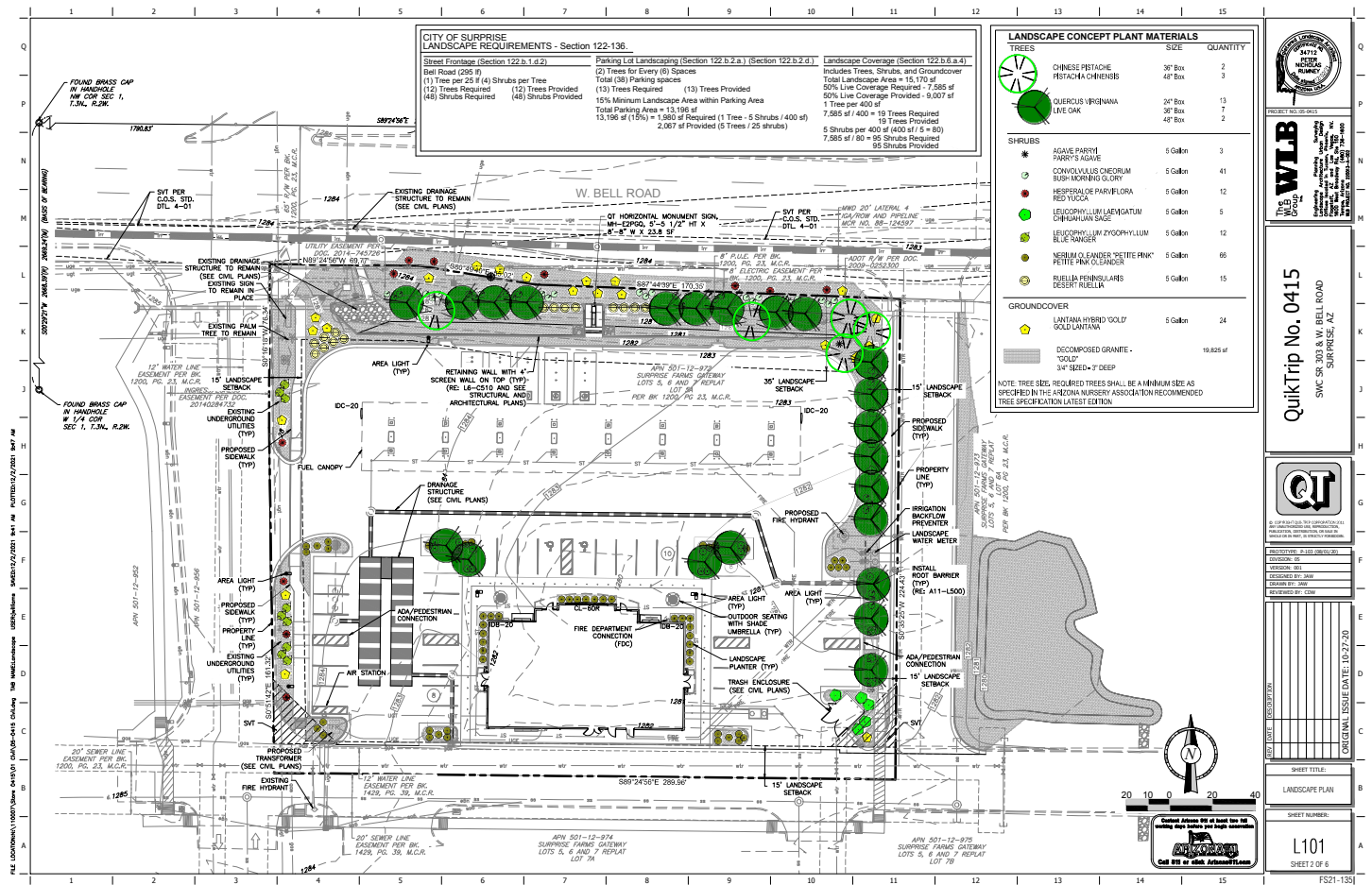
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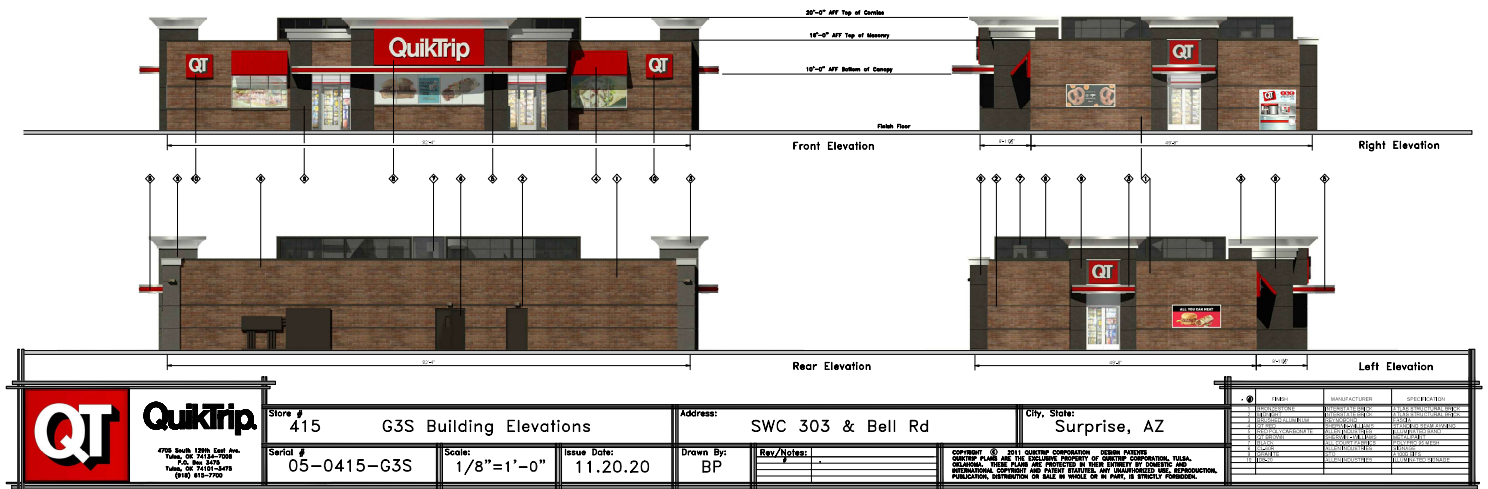
SHEET TITLE:
 SITE PLAN

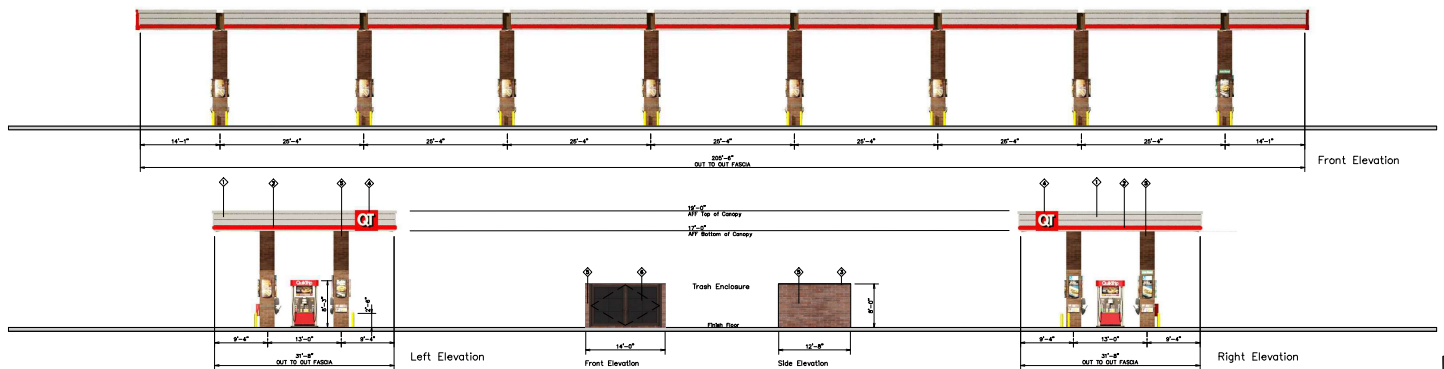
SHEET NUMBER:
 C100

SHEETS OF 37
 FS21-135









	Store #	415	Vertical 8 Fuel Canopy	Address:	SWC 303 & Bell Rd	City, State:	Surprise, AZ																											
	Serial #	05-0415-GV08	Scale:	1/8"=1'-0"	Issue Date:	11.20.20	Drawn By:	BP																										
4750 South 129th East Ave. Tempe, AZ 85284-7008 Phone: (480) 910-2000 (480) 910-7700								COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTED. QUIKTRIP, QUIKTRIP PLUS, AND THE QUIKTRIP PLUS LOGO ARE THE REGISTERED PROPERTY OF QUIKTRIP CORPORATION, TEMPE, ARIZONA. THESE PLANS ARE PROVIDED IN FULL ENTIRETY BY QUIKTRIP AND REPRODUCTION, COPIING AND/OR OTHER ACTIONS ARE PROHIBITED WITHOUT WRITTEN PERMISSION. PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.																										
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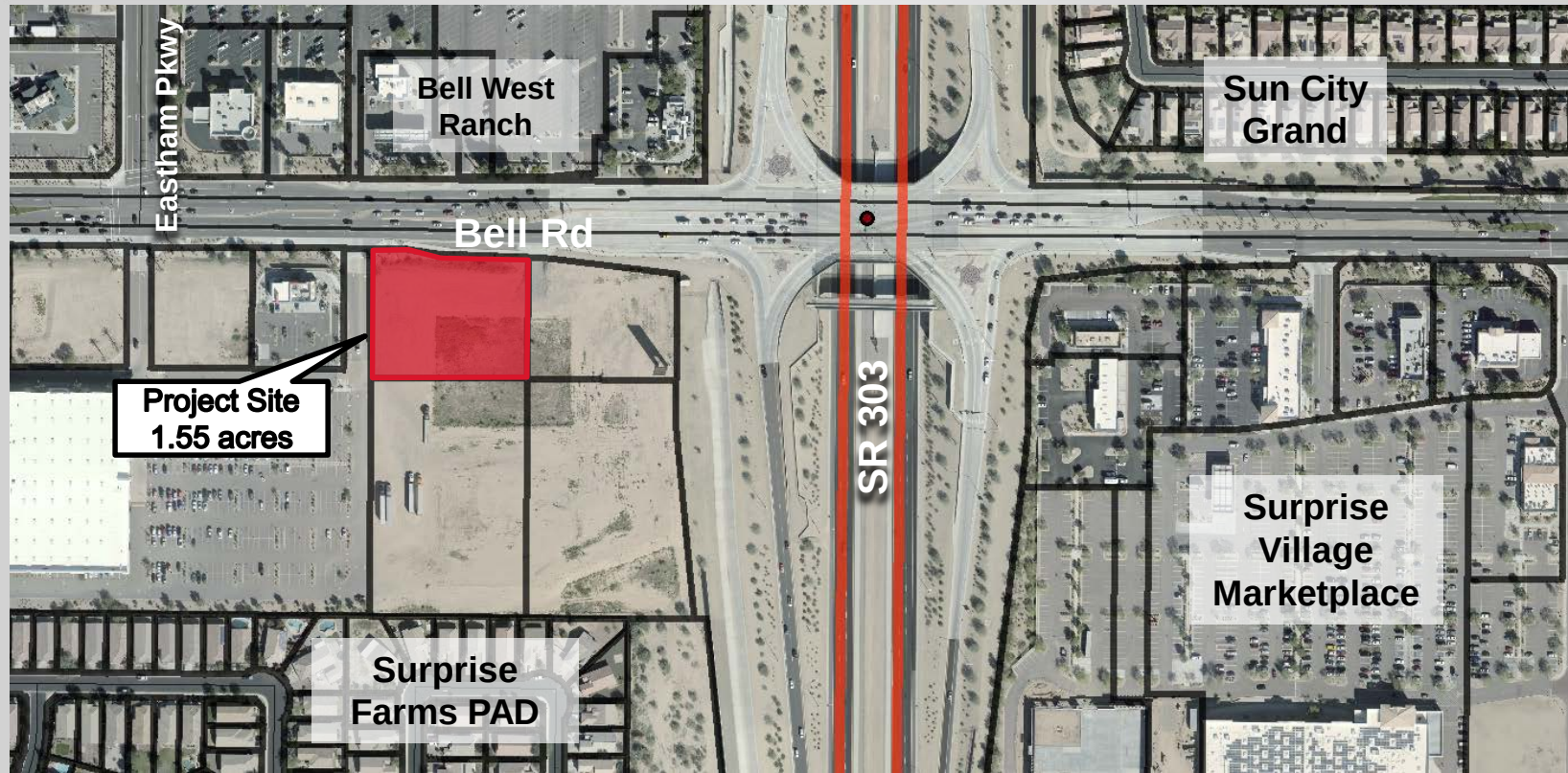
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ARIZONA

QuikTrip

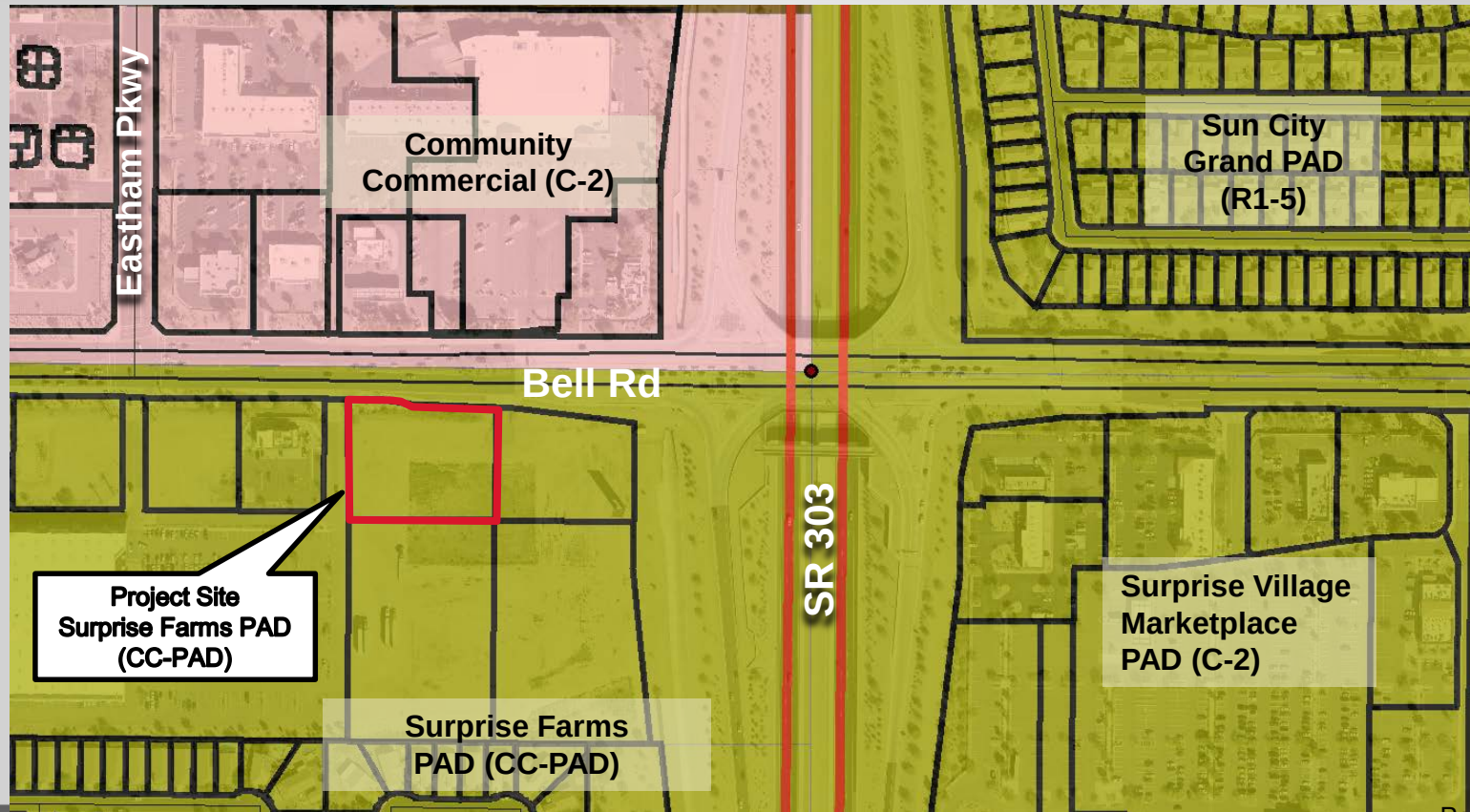
FS21-135 Conditional Use Permit with Site Plan

Planning & Zoning Commission – March 17, 2022

VICINITY MAP



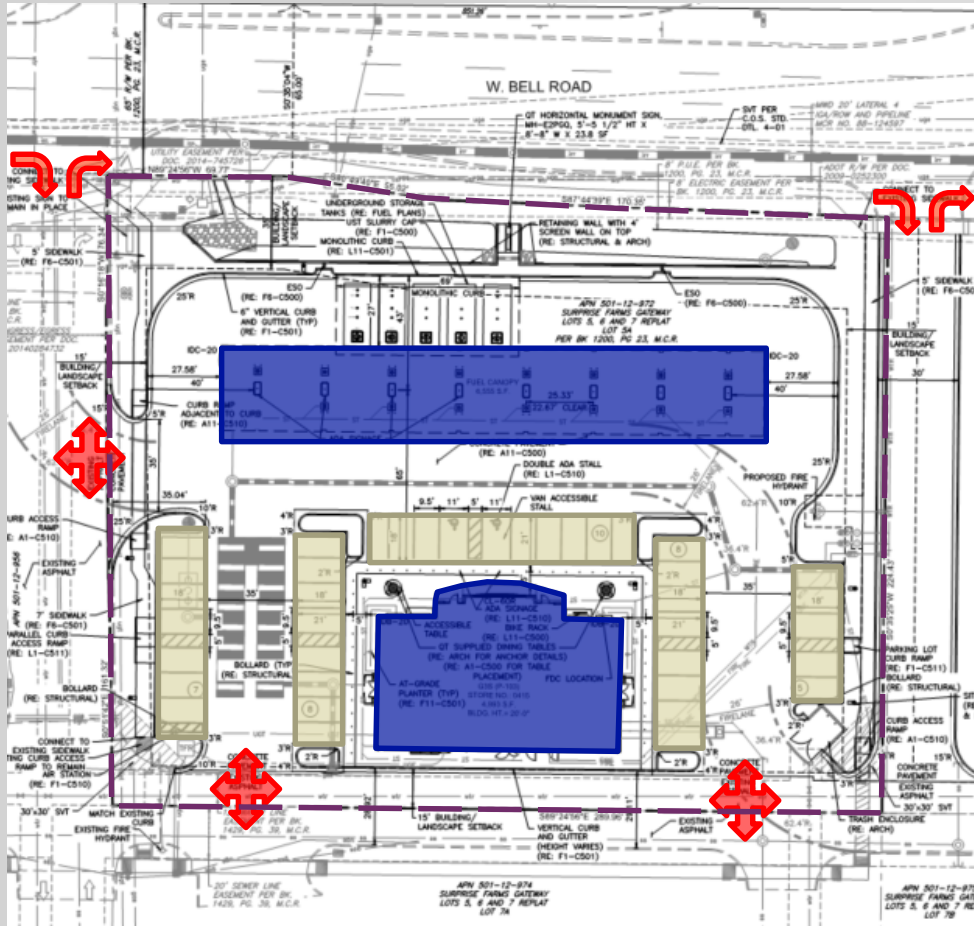
SURROUNDING ZONING



4,993 sq ft
building
6,555 sq ft
fueling facility

Parking:
20 Required
38 Provided,
2 ADA

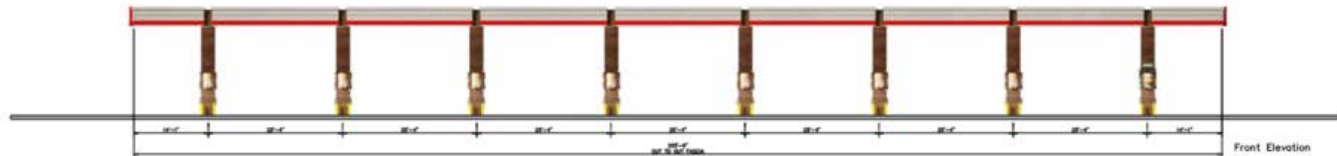
SITE PLAN



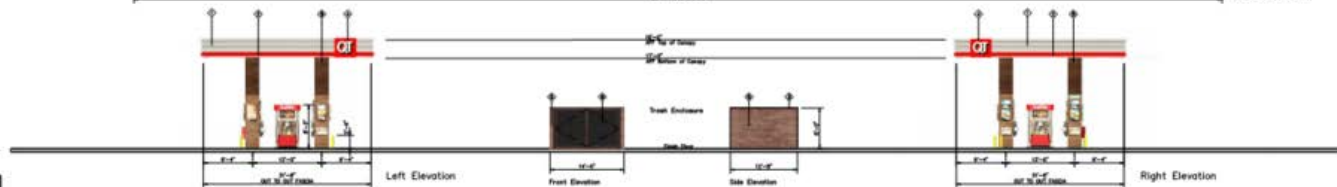
ELEVATIONS



ELEVATIONS



Front Elevation



Left Elevation

Front Elevation

Side Elevation

Right Elevation

	Store #	415	Vertical 8 Fuel Canopy	Address	SWC 303 & Bell Rd	City, State	Surprise, AZ						
	Serial #	05-0415-GV08	Scale	1/8"=1'-0"	Issue Date	11.20.20	Drawn By	BP					
<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>11.20.20</td> <td>1</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> </tbody> </table>								DATE	REVISION	DESCRIPTION	11.20.20	1	ISSUED FOR CONSTRUCTION
DATE	REVISION	DESCRIPTION											
11.20.20	1	ISSUED FOR CONSTRUCTION											

RECOMMENDATION:

Staff Recommendation:

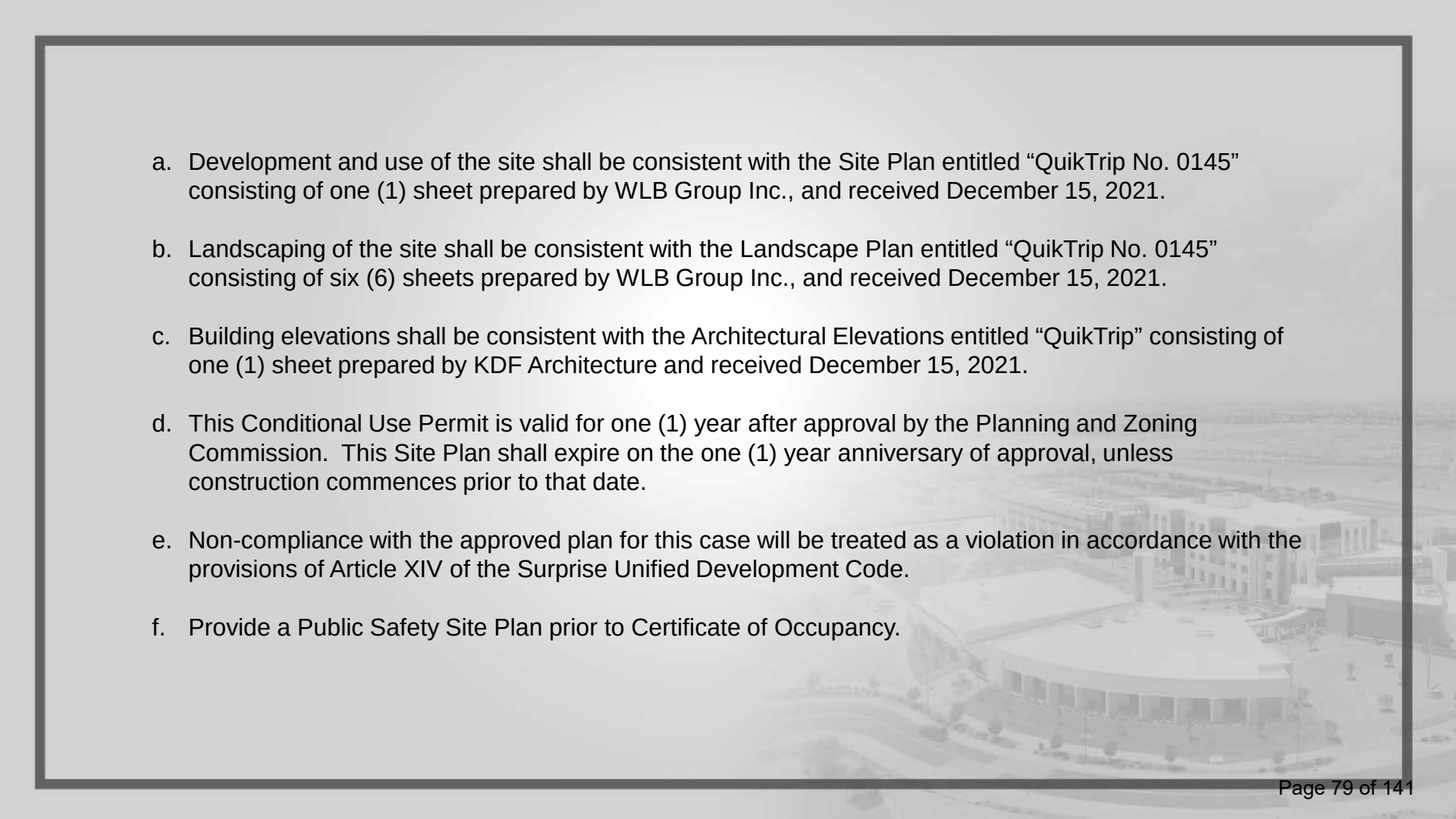
Approve subject to Stipulations 'a' through 'f'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “QuikTrip No. 0145” consisting of one (1) sheet prepared by WLB Group Inc., and received December 15, 2021.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “QuikTrip No. 0145” consisting of six (6) sheets prepared by WLB Group Inc., and received December 15, 2021.
 - c. Building elevations shall be consistent with the Architectural Elevations entitled “QuikTrip” consisting of one (1) sheet prepared by KDF Architecture and received December 15, 2021.
 - d. This Conditional Use Permit 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.
 - f. Provide a Public Safety Site Plan prior to Certificate of Occupancy.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: March 17, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Presentation and action pertaining to a Major Zoning Amendment to the Greer Ranch PAD to change the land use designation of Parcel 22 from Commercial to Residential High Density for the development of an attached and detached multi-family rental community on the northeast corner of Peoria Avenue and Sarival Avenue. FS21-681.

Motion:

I move to recommend approval of the Major Zoning Amendment to the Greer Ranch PAD to change the land use designation of Parcel 22 from Commercial to Residential High Density, subject to stipulations 'a' and 'b' as memorialized in the staff report.

Background:

Kyle Barchello of RVi Planning and Landscape Architecture is requesting approval of a Major Zoning Amendment to the Greer Ranch PAD to change the land use designation of Parcel 22 from Commercial to Residential High Density to allow for the development of approximately 114 bungalow style rental units on the northeast corner of Peoria Avenue and Sarival Avenue. The proposed zoning amendment also establishes development standards for the proposed multi-family development.

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 - FS21-681 - Bungalows on Peoria & Sarival - PADA - Staff Report
 2. 01 - FS21-681 - Bungalows on Peoria & Sarival - PADA - Vicinity Map
 3. 02 - FS21-681 - Bungalows on Peoria & Sarival - PADA - Zoning Map
 4. 03 - FS21-681 - Bungalows on Peoria & Sarival - PADA - Zoning Document
 5. 04 - FS21-681 - Bungalows on Peoria & Sarival - PADA - Luke AFB Comments
 6. 05 - FS21-681 - Bungalows on Peoria & Sarival - PADA - Citizen Participation Report Redacted
 7. 06 - FS21-681 - Bungalows on Peoria & Sarival - PADA - Affidavit of Posting
 8. FS21-681 - Bungalows on Peoria & Sarival - PADA - PowerPoint
-

ZONING AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-681

Project Name: Bungalows on Peoria and Sarival

Council District: 3 – Mesquite

Meeting Date: March 17, 2022

Planner: Sergio Angulo

Owner: Moreland Arizona Properties LLC

Applicant: Kyle Barchello with RVi Planning and Landscape Architecture

Request: Major Zoning Amendment to the Greer Ranch PAD to change the land use designation of Parcel 22 from Commercial to Residential High Density.

Site Location: Northeast corner of Peoria Avenue and Sarival Avenue.

Site Size: 12 acres (approx.)

Density(Net): 11.1 DU/Ac

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

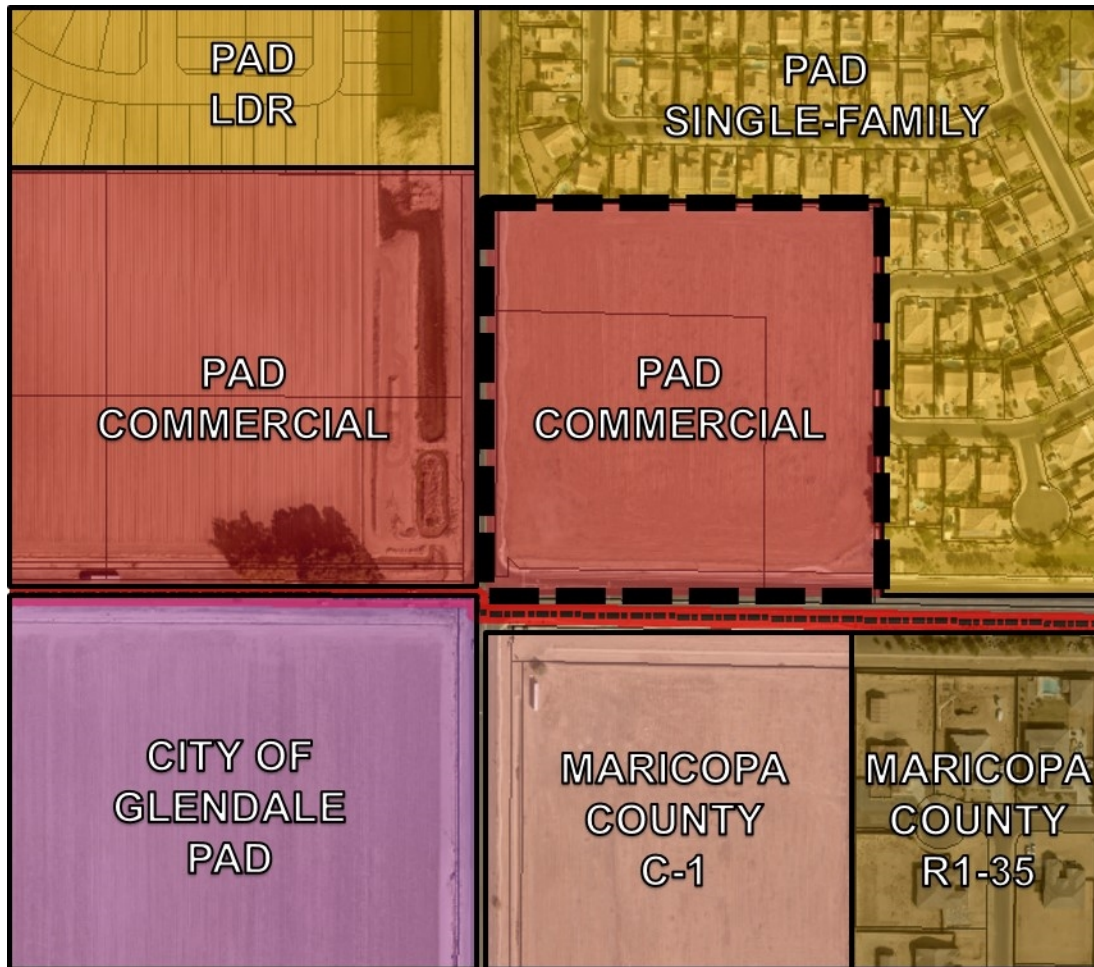
Support/Opposition: The applicant held two (2) neighborhood outreach meetings, the first on July 29, 2021 and the second on December 6, 2021.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council, case FS21-681, subject to stipulations 'a' and 'b'.

Project Description:

Kyle Barchello of RVi Planning and Landscape Architecture is requesting approval of a Major Zoning Amendment to the Greer Ranch Planned Area Development (PAD) to change the land use designation of Parcel 22 from Commercial to Residential High Density to allow for the development of approximately 114 bungalow style rental units. The subject site is approximately 12 acres and is located on the northeast corner of Peoria Avenue and Sarival Avenue.

Surrounding Land Zoning:



PAD – LDR	PAD – Single Family	PAD – Single Family
PAD – COM	PAD – COM	PAD – Single Family
City of Glendale PAD	County C-1	County R1-35

Background:

March 19, 2002: The Mayor and City Council approved the Greer Ranch PAD.

March 17, 2022 P&Z
Case: FS21-681
Major Zoning Amendment
Page 2 of 5

June 13, 2002: The subject property was annexed into the City of Surprise by the Mayor and City Council.

May 6, 2021: A Concept Review meeting was held for the current proposal under case CR21-172.

September 3, 2021: The applicant filed a request for a Major Zoning Amendment under case FS21-681, the subject case.

December 6, 2021: The applicant held a neighborhood meeting to discuss the project.

Neighborhood Outreach:

Prior to the applicant's formal submittal, the applicant held an unofficial neighborhood meeting on July 29, 2021. This meeting was attended by one neighbor who expressed his concerns regarding crime increase, decrease of property values, and management of the site. He also expressed his preference to single-family homes on the site rather than a multi-family project. City staff was not present at this meeting.

On December 6, 2021, the applicant held the required neighborhood meeting at Sonoran Heights Middle School. The meeting was properly advertised per the requirements of the LDO. During this meeting, residents from the vicinity attended to ask questions regarding access into the site and the ownership and management of the site. One of the attendees left a comment note expressing her opposition to this project.

Analysis and Discussion:

The subject property is zoned Planned Area Development (PAD) with a commercial land use designation in the Greer Ranch PAD. The applicant is requesting a major amendment to the Greer Ranch PAD to change the land use designation of the subject site from commercial to multi-family to allow for a bungalow-style rental community.

This zoning amendment also establishes a set of development standards for this multi-family development. The applicant is proposing standards that match the development standards established in the LDO under R-3 zoning.

Conformance with Adopted Plans:

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

Luke Air Force Base – Graduated Density Concept (GDC)

The subject site is located within the half-mile and 1-mile distance from the 65 LDN noise contours of the base. Per Luke's GDC, the maximum recommended density within this buffer area is 4 DU/Ac. Luke established the graduated density concept to encourage development that gradually increases residential density outside of legislated "high noise" and "accident potential zone" areas. Even though this project proposed a density of 11.1 DU/Ac, Luke took into consideration dwelling units that fell into this buffer zone of the overall Greer Ranch PAD. Including this proposed project, the density within this GDC zone will be 3.6 DU/Ac, making this project compliant with Luke's GDC recommendations.

Reviewing Agencies:

In addition to the standard city internal reviewing departments and Luke Air Force Base, the Maricopa Water District, and ADOT were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposed Major Zoning Amendment meets the requirements of the Surprise General Plan, the Greer Ranch PAD, and the Surprise LDO.

Findings:

- The proposed Major Zoning Amendment is consistent with the Surprise General Plan 2035.
- The proposed Major Zoning Amendment is consistent with Greer Ranch PAD.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS21-681** to the City Council, subject to stipulations 'a' and 'b' as outlined below:

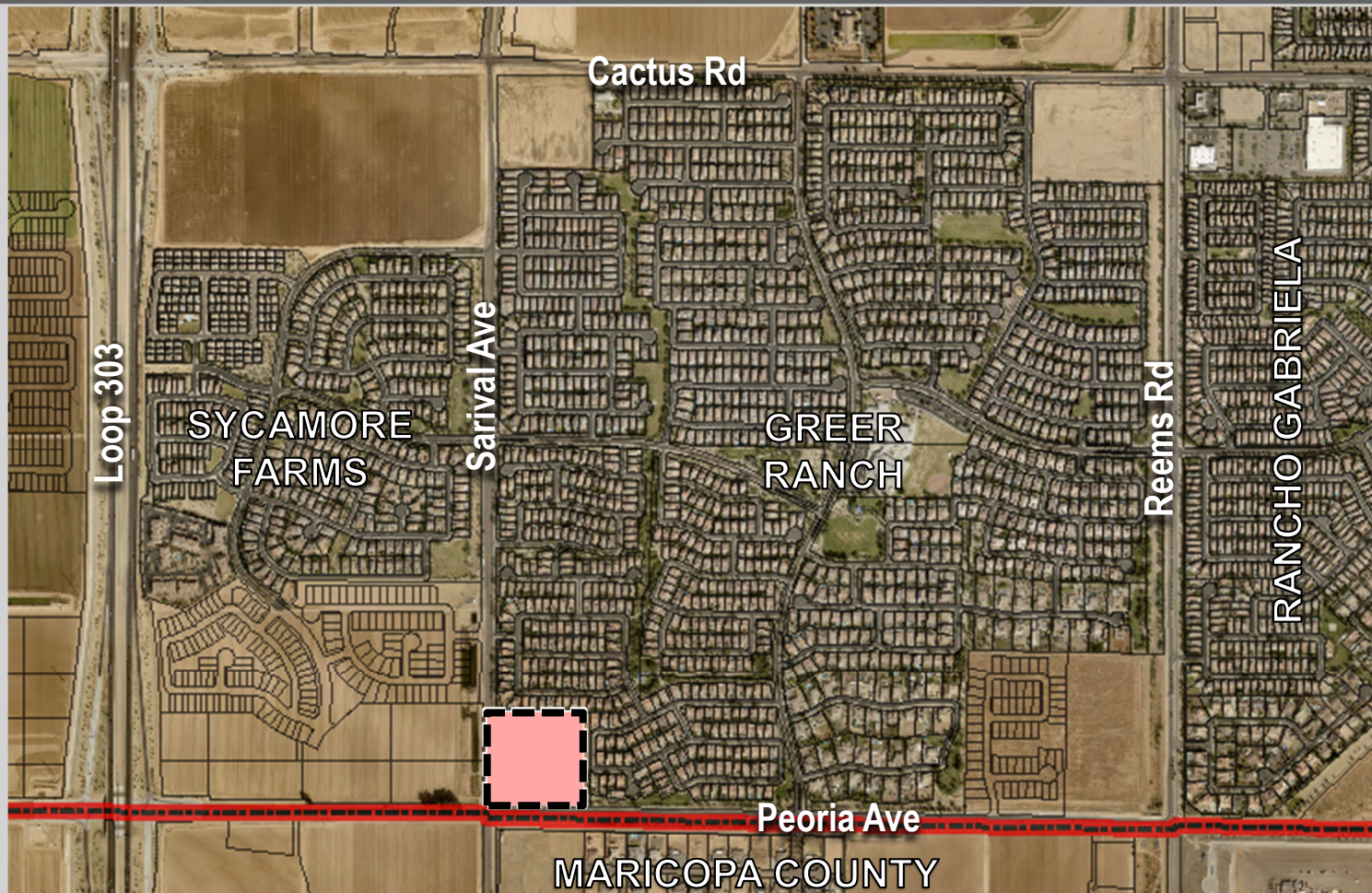
- a. Development and use of the site shall be in substantial conformance with the Zoning Amendment document entitled "Greer Ranch PAD Amendment No. 4 Bungalows on Peoria and Sarival", dated November 22, 2021.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

March 17, 2022 P&Z
Case: FS21-681
Major Zoning Amendment
Page 4 of 5

125	00 Staff Report
126	01 Vicinity Map
127	02 Zoning Map
128	03 Zoning Document
129	04 Luke AFB comments
130	05 Citizen Participation Report
131	06 Affidavit of Posting
132	PowerPoint Presentation



VICINITY MAP



VICINITY MAP

Original PAD



Proposed PAD



**EXISTING & PROPOSED
ZONING**



GREER RANCH
PAD Amendment No. 4
“Bungalows on
Peoria and Sarival”

10.23 Acre Parcel at the
NEC of Peoria Avenue and Sarival Avenue

Prepared for:
City of Surprise, Arizona
Case: FS21-681

November 22, 2021

GREER RANCH

PAD AMENDMENT No. 4

Developer:

Cavan Companies – Owner and Developer

Jon Hamel

15300 N. 90th Street. Ste. 200

Scottsdale, AZ 85260

Phone: (480)627-7000

jhamel@cavancompanies.com

Applicant/Land Planner

RVi Planning + Landscape Architecture

Mark Reddie/Kyle Barichello

120 S. Ash Ave. Suite 201

Tempe, AZ 85281

Phone: (480) 994-0994

mreddie@rviplanning.com/kbarichello@rviplanning.com

Engineer:

Hilgart Wilson

George Krall

2141 E. Highland Ave

Phoenix, AZ 85016

Phone: (602) 730-3814

GKrall@hilgartwilson.com

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BACKGROUND

This request is to amend the Greer Ranch Planned Area Development (PAD) to change the designation of Parcel 22 as denoted by the approved Land Use Plan from Commercial to R-3 Residential High Density to allow the development of an approximately 114-unit multi-family rental. The Subject Site consists of approximately 10.23 acres located at the northeast corner of Peoria and Sarival Avenues. The proposed PAD amendment includes Parcel 22 as shown on the existing land use plan within the Greer Ranch PAD, APN 501-40-005G. See **Figure 1: Vicinity Map**.

The Greer Ranch PAD master planned community was established in March 2002 (PAD01-117). The square mile development is bounded by Cactus Road, Peoria Avenue, Reems Road and Sarival Avenue. The PAD encompasses 586.2 acres and includes a mix of single-family residential densities, parcels planned for community shopping uses, private parks, an elementary school, a drainage channel for regional flood control, and an interlinking system of trails and open spaces all united by a common design theme. Since the Greer Ranch PAD was approved, it has undergone four amendments. The first amendment, PADA02-212, reconfigured Parcels 13 and 14 and changed Parcel 13's land use designation from single-family residential to commercial with a base zoning designation of C-2. The second amendment, PADA06-001, adjusted the setback requirements for certain lots within Parcel 19. The third amendment split Parcel 13 in half and changed one half of the parcel from commercial to single family residential. The fourth PAD amendment changed Parcel 9's designation from Commercial to Multi-Family zoning.

Table 1: Greer Ranch PAD Case History			
1	PAD01-117	Original PAD	Ordinance 02-14
2	PADA02-212	Modify Parcel 13 from Residential to Commercial	Ordinance 02-40
3	PADA06-001	Setback Revision	Admin. Approval
4	FS19-382	Modify Parcel Lines – Split Parcel 13 into two parcels	Ordinance 2019-25
5	FS19-093	Modify Parcel 9 from Commercial to Multi-family	Ordinance 2020-01

See **Figure 5: Original PAD, Proposed Amended PAD, & Proposed Land Use Plan**

SUBJECT REQUEST

This request is to amend the Greer Ranch PAD to rezone Parcel 22 from commercial to R-3 (PAD). The proposed change seeks to stimulate growth on the corner commercial parcel which has sat vacant since the original approval of the Greer Ranch PAD in 2001. No additional changes are requested per this PAD Amendment. See **Figure 4: Preliminary Land Use Plan**.

Changing the land use from commercial will increase the residential units by approximately 114 units from the current approved unit count for the Greer Ranch PAD of 1,728. The original Greer Ranch PAD entitlement (PAD01-117) allowed for approximately 1,664 single-family residential lots and has increased through the previous PAD amendments.

EXISTING & PROPOSED ZONING

The Greer Ranch PAD originally zoned this area for Community Commercial (CC-PAD). However, no multi-family zoning was included at the time of the approved PAD. With the most recent approved PAD amendment via FS19-093, Parcel 9 was changed from CC-PAD to Medium Density Residential (RM12-PAD) to facilitate the development of a single family for rent community. Since the approval of this amendment, the City of Surprise adopted their new Land Development Ordinance which updated the zoning categories and development standards. After discussion with City staff, the proposed request seeks to amend the current CC-PAD zoning to R-3-PAD to allow the development of approximately 114 units. See **Figure 5: Original PAD & Proposed/Amended Land Use Plan**.

EXISTING AND FUTURE COMMERCIAL ANALYSIS

As part of the PAD Amendment request, the development team considered many factors including existing adjacent land uses and existing commercial within Greer Ranch and near the subject site. The proposed multi-family bungalow development is an appropriate use for this site due to the surrounding land use patterns and will serve as an appropriate density transition from the existing residential development immediately to the north and east. Due to limited access and the size the proposed amended parcel, commercial development remains more viable on key transportation corridors like the 303 Freeway and Bell Road and nearby larger commercial centers where demand currently exists.

At the time of approval in 2001, all four corners of the Greer Ranch PAD were designated as commercial and all four corners remained vacant and unchanged until amended in 2019 and then again in 2020. Upon approval of the past PAD amendments, three commercial parcels (including the subject parcel 22) remain in the Greer Ranch PAD totaling approximately 45.8 acres (Parcels 1, 22 and 13b). The subject site is requesting modification to the commercial parcel at the southwest corner of the Greer Ranch community based on current market conditions for commercial development in this area. Upon removal of this 12-acre site, approximately 34 acres of commercial remains open for development within the Greer Ranch PAD.

Upon further analysis of the commercial land within the immediate vicinity, our research has shown that approximately 140 acres of commercially zoned land exists within a 1-mile radius of the site. These commercial locations include the vacant parcels immediately to the west of the subject site spanning from Sarival Avenue to the Loop 303, directly south across Peoria Avenue, and further east at the corner of Reems Road and Peoria Avenue. An additional approximately 800 acres of commercial exists within a 2-mile radius of the site, with a large portion of this commercial land near the Cactus Ave and Loop 303 interchange, prime for future development. See **Figure 11: Commercial Analysis**.

In summary, the selected areas included within our commercial analysis show that there is a significant amount of vacant commercial land near our site with better access to the Loop 303 Freeway and site access for future development.

DEVELOPMENT STANDARDS

The Greer Ranch PAD includes a Development Standards Table outlining the various development standards for each residential and commercial category within Greer Ranch. With the recent update and transition to the Surprise Land Development Code, the development standards for Parcel 22 are defined in the Table 2 below.

Table 2: Proposed Development Standards		
Development Standard	R-3 Zoning District	Providing
Net Density (du/ac)	8-11.9	8-11.9
Min. Setback to Arterial ROW (ft) ²	20	20
Min. Setback to Collector and Local ROW (ft) ²	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	10
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20
Max. Bldg. Height (ft) ¹	45	45
Open space (sf/du)	150	1,500

Notes:

1. The height of any structure, or portions thereof, shall not exceed thirty feet (30') in height measured at the setback line when adjacent to Single-family, Two-family, Three-family development parcels. The height of the accessory structure 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 height equal to the zoning
2. Setback may be reduced to 10' along Collector or Local right-of-way for units that open to the street and exclude a perimeter wall

The proposed rezoning and PAD amendment does not require any development standard modifications to the Surprise Land Development Ordinance or Planning and Engineering Design Guidelines and will follow the R-3 Zoning District standards as provided above.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan 2035: Foundation for the Future is primarily a set of goals and policies that forms a blueprint for physical development throughout the City of Surprise. The General Plan is a visionary document that is used as a basis for land use decisions and can be a key tool to improve the quality of life for residents. The General Plan designation for this site is Neighborhood Urban (8+ du/ac). See **Figure 2: General Plan Conformance**.

Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high-volume roadways/transit corridors, more intensive regional commercial centers, or employment areas. Urban neighborhoods are predominantly residential in nature and are characterized by a diverse mix of residential types; from small-lot to vertical multi-unit developments. The subject site will provide the following elements in alignment with the prescribed aesthetics and built form outlined in the General Plan including:

- All building heights should be appropriate in scale and transition in relation to surrounding developments

- All parking for multi-family buildings should be provided off-street and accommodated internally on site in covered parking clusters, or in garages or carports that are attached and integrated into the building architecture
- All single-family attached or multi-family buildings should have shallow to moderate front setbacks. Individual multi-family buildings shall also be separated by ample space for pedestrian walkways and landscaping.
- All residential development should include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development

Additionally, development of this site is consistent with the following goals and policies listed within the 2035 General Plan.

Land Use Element, Goal 1 *The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area.*

Response: The proposed development provides a diverse housing product and choice of lifestyle for individuals and families who want a simpler living arrangement and alternative housing option. The bungalows style development is an up-and-coming trend throughout the valley and there continues to be a high demand for this type of rental product. The proposed development contributes to the City of Surprise's desire for diversity of housing.

Land Use Element, Goal 6: *Provide high-quality housing in a range of residential densities and types.*

Currently, the Greer Ranch community is comprised by only single family detached homes except for the recently approved PAD amendment which provides the opportunity for a single family for rent community. The current density of the Greer Ranch community is 3.2 du/ac which is typical throughout the City of Surprise. However, as communities mature there is a need for different densities throughout the city due to the constraints of the current boundary limits and the need for diversity of housing options for residents of all demographic groups and lifestyle choices. The proposed development seeks to provide additional housing opportunities in this area that is consistent with the General Plan. The provided density allows for an adequate transition between the single-family community to the north and east, and additional housing and residences to support and drive demand for the vacant commercial properties nearby.

CONFORMANCE WITH THE LUKE AIR FORCE BASE GRADUATED DENSITY CONCEPT AREA

The proposed development includes a total of 114 units, for a net density of 3.1 du/ac. The Greer Ranch PAD is within the Luke Air Force Base (LAFB) Graduated Density Concept area which restricts development to an overall average maximum of 2 du/ac within a half-mile from the noise contours of the base and 4 du/ac density between a half-mile and 1-mile from the 65 LDN noise contours of the base. The subject property is located entirely between the half-mile

and 1-mile delineation. The applicant has developed a map with calculations to determine the maximum residential units permitted within the remaining vacant land at this location.

In accordance with the Graduated Density Concept (GDC), all the portions of the Greer Ranch PAD within the same half-mile to 1-mile delineation may be used in determining the maximum units for the site. A detailed analysis was prepared for the property, including a calculation of the acreage within each of the two density categories to determine a maximum unit count permitted.

Currently, the area encompasses 345 acres, and there is an existing total of 1,152 residential units within the area. The proposed amendment will add approximately 114 units bringing the total to 1,265 units at 3.6 du/ac within the ½ mile to 1 mile zone. Based on 4.0 du/ac, a maximum of 1,380 units is permitted per the policy and the proposed amendment is thus in conformance with the LAFB Graduated Concept Area requirements. This analysis was provided to the Luke Air Force Base Community Outreach Division for preliminary approval and was acknowledged as compliant with the current GDC standards. See **Figure 3: Greer Ranch Graduated Density Analysis**.

CONCEPTUAL DEVELOPMENT PLAN

The Peoria and Sarival Bungalows is a proposed detached and duplex luxury residential rental community comprised with approximately 114 single-story residential units. The plan includes a mix of 1-bedroom duplexes and 2-bedroom and 3-bedroom detached units with an overall net density of 11.1 du/ac. Each unit will include a private landscaped backyard in addition to an abundance of common open space.

The community will be gated and will include a central project amenity area at the primary entry with a community clubhouse/ leasing office, resort-style pool and spa, shaded gathering areas, fire pit, turf lawn, landscaped areas and/or other active and passive amenities for residents. Primary access to the site will include a full-access driveway on Peoria Avenue. The proposed plan will include a prominent entry feature with a landscaped median that creates a sense of arrival into the development. The entry leads to a distinctive leasing office/clubhouse building that establishes the overall theme and character for the development. Branching out from the primary entry, gates will provide security and a luxury feel as residents enter the community into a looped private driveway and parking areas.

The residential units are designed in a cluster configuration, with typically 4-8 units clustered around a common connected pedestrian courtyard area. Common amenities and open spaces are provided in central locations, including a linear spine through the center of the community, providing easy access for residents to the central amenity. Each unit will also include a private backyard with a shade tree for additional private outdoor space for residents.

The community features a central open space and amenity area with various active and passive recreational amenities. These amenities may include picnic areas, play structures, sport court, shade, seating, turf fields and enhanced landscaping for the use and enjoyment of all residents within the development. In addition to the central amenity, ample open space will be provided throughout the development and will include some active and passive amenities such as shade, seating, trails and enhanced landscaping. The proposed open space provided on site far

exceeds the required open space of 150 sq.ft./du as defined by the Zoning Ordinance which includes approximately 45% of the net area and approximately 1500 sq. ft./du. The proposed active open space is provided at approximately 30% of the net total open space.

Retention for the community may include a combination of surface storage and underground storage tanks. Parking will meet City requirements and will include a mix of shade canopies, enclosed garage parking and unshaded spaces for residents, with at least one covered or garage parking space provided for each unit.

Parcel 22 will be developed in the same manner as the other residential parcels in Greer Ranch. The perimeter theme walls will be compatible with the theme and character of Greer Ranch and will include common materials and colors, a cohesive landscape palette, and a subdivision entry monument will unify the aesthetics.

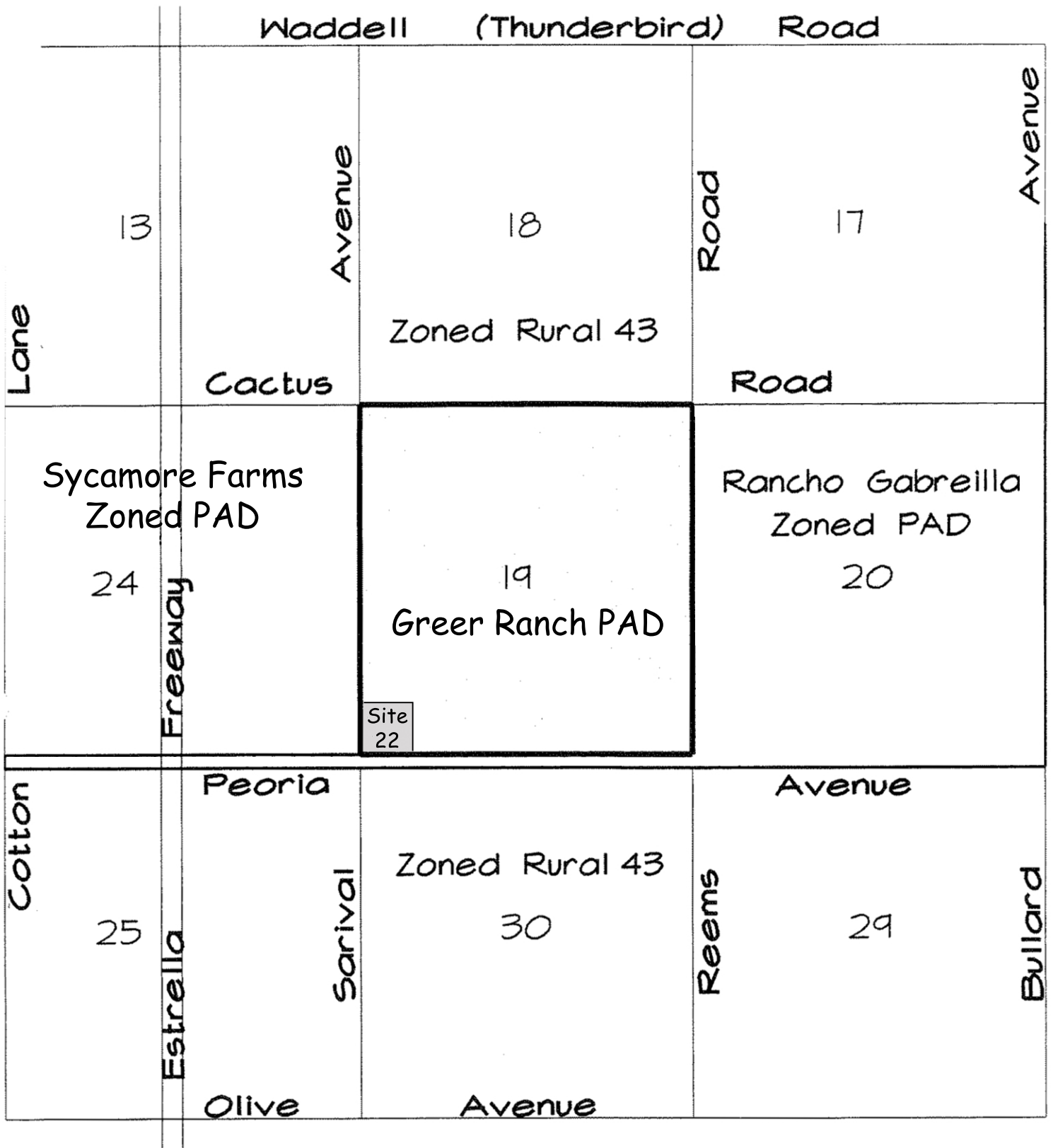
CONCLUSION

Changing Parcel 22 from its current commercial designation to R-3 PAD is compatible with the City's General Plan and the surrounding land uses in the immediate vicinity. The proposed bungalow style residential use is well-suited for this location as the commercial corner has remained vacant since 2001 and is becoming less viable given its proximity to approximately 800 acres of vacant commercial zoned parcels within the general 2-mile vicinity from the subject site. The conceptual development plan proposes ample buffering adjacent to the single-family development immediately adjacent and is in conformance with the City of Surprise General Plan and the Luke Air Force Base Graduated Density Concept area. Development of the proposed 114 units on this site will be in conformance with the design guidelines and development standards laid out in the Greer Ranch PAD as amended.

GREER RANCH

PAD Amendment No. 4

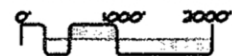
Exhibits



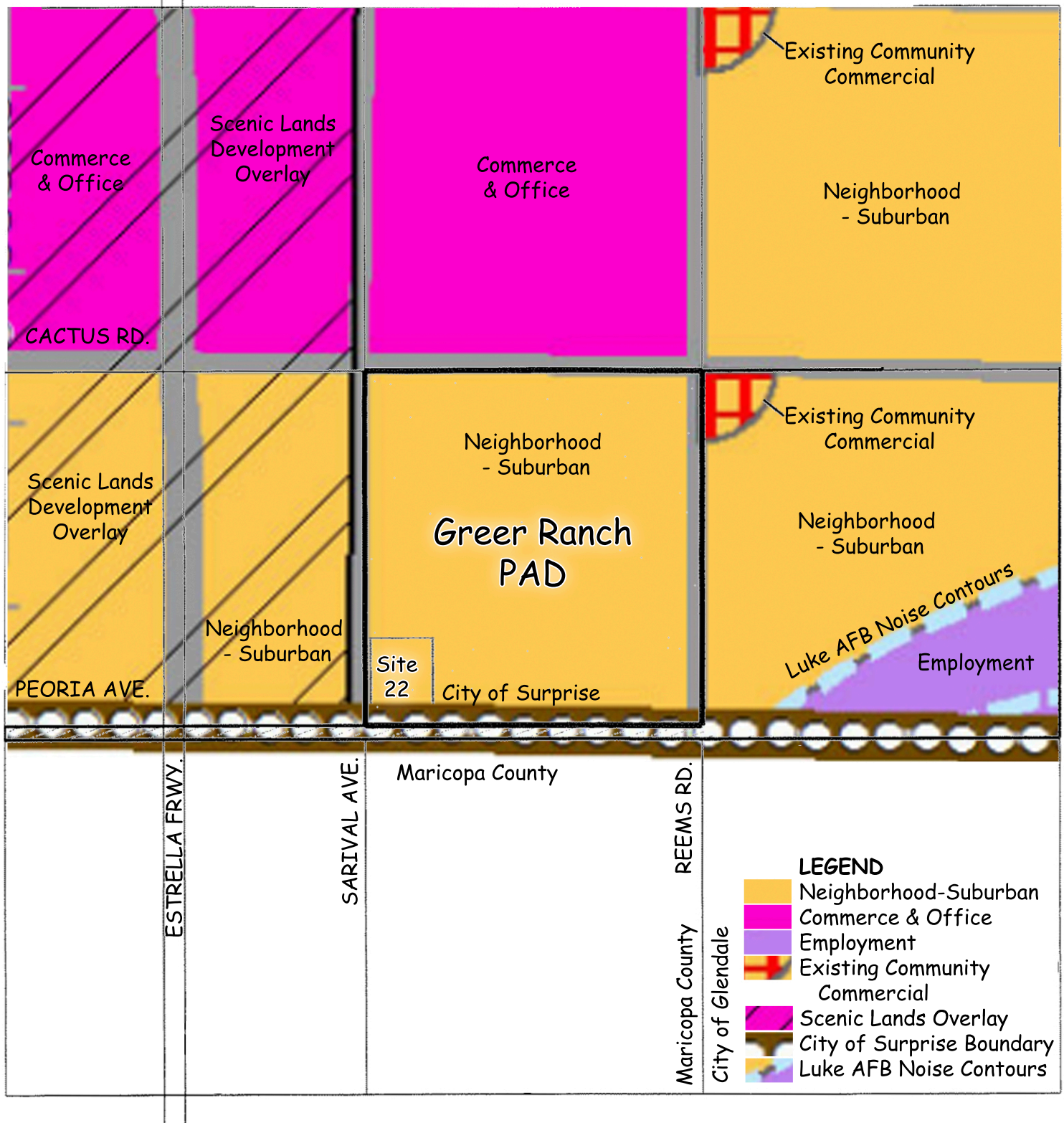
Greer Ranch



Figure 1: Vicinity Map



1" = 2000'
Job #2001.16
Date: 08.30.01

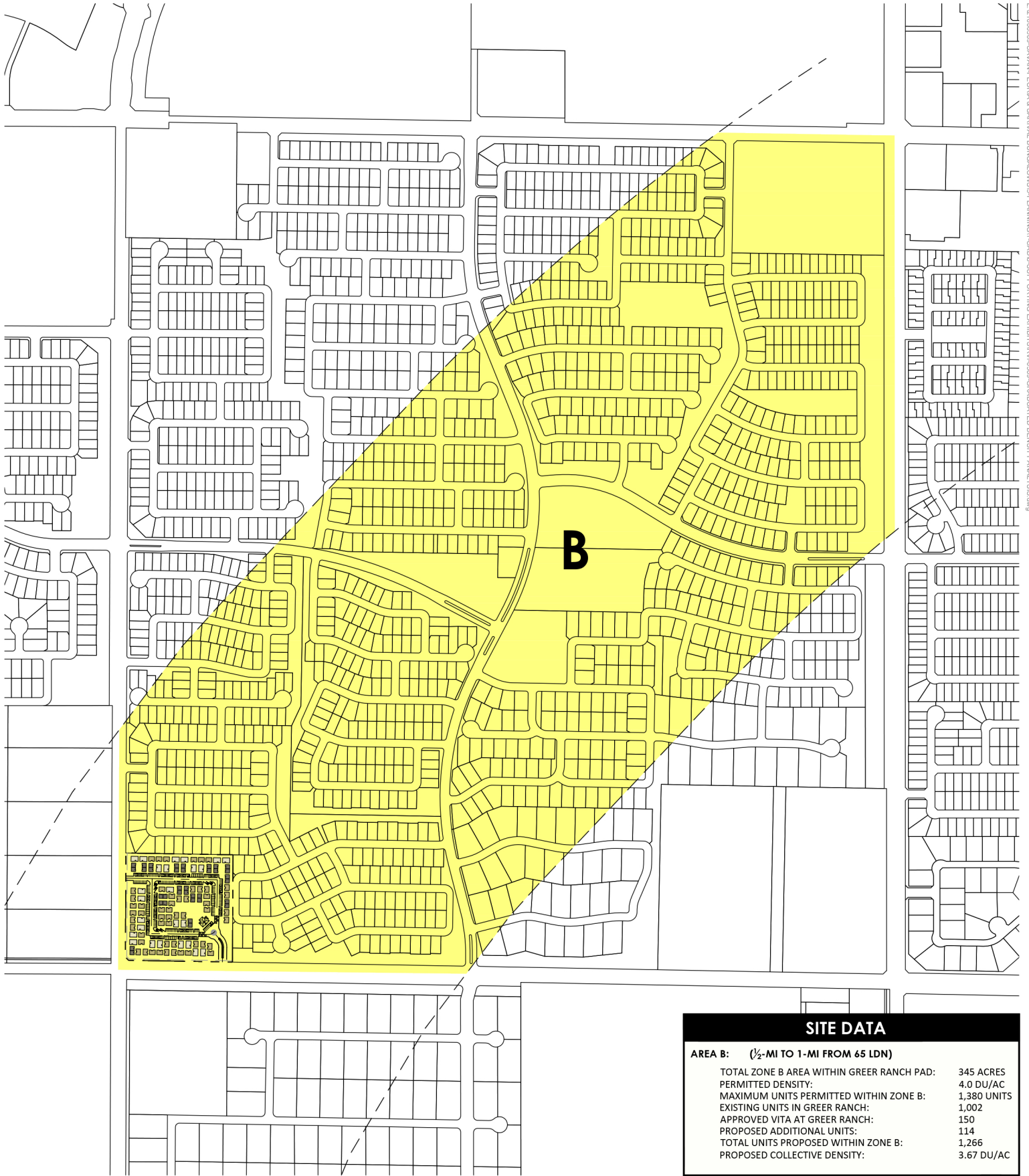


Greer Ranch



Figure 2: General Plan Land Use Map

0' 1000' 2000' 1" = 2000' Job #2001.16



Greer Ranch



Figure 3: Graduated Denisty Analysis

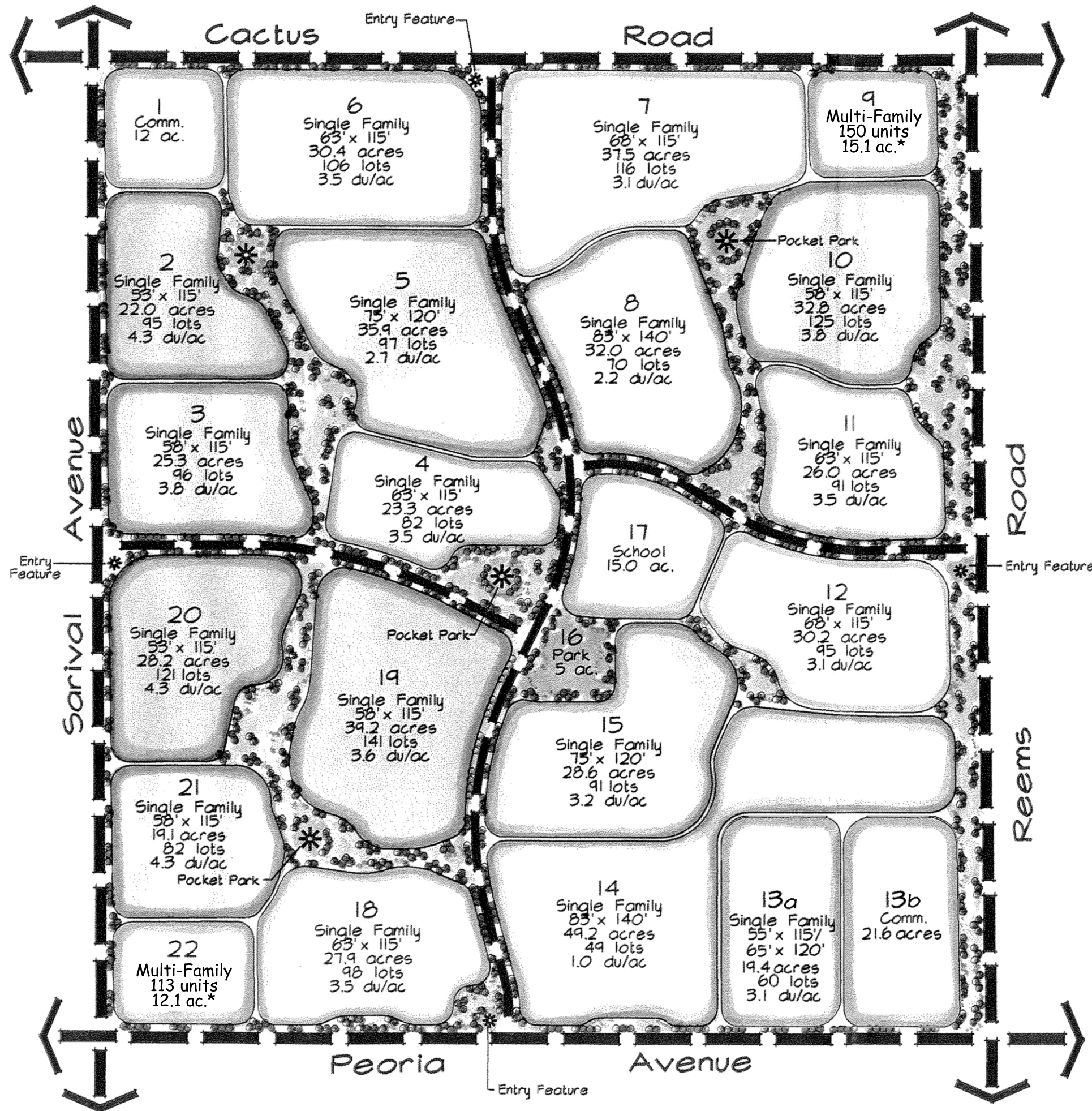
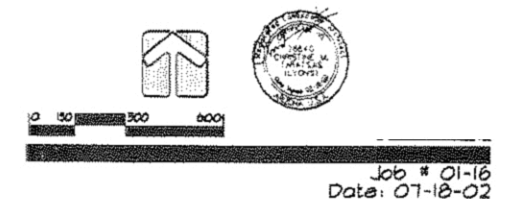


Figure 4: Preliminary Land Use Plan
Greer Ranch

Notes:

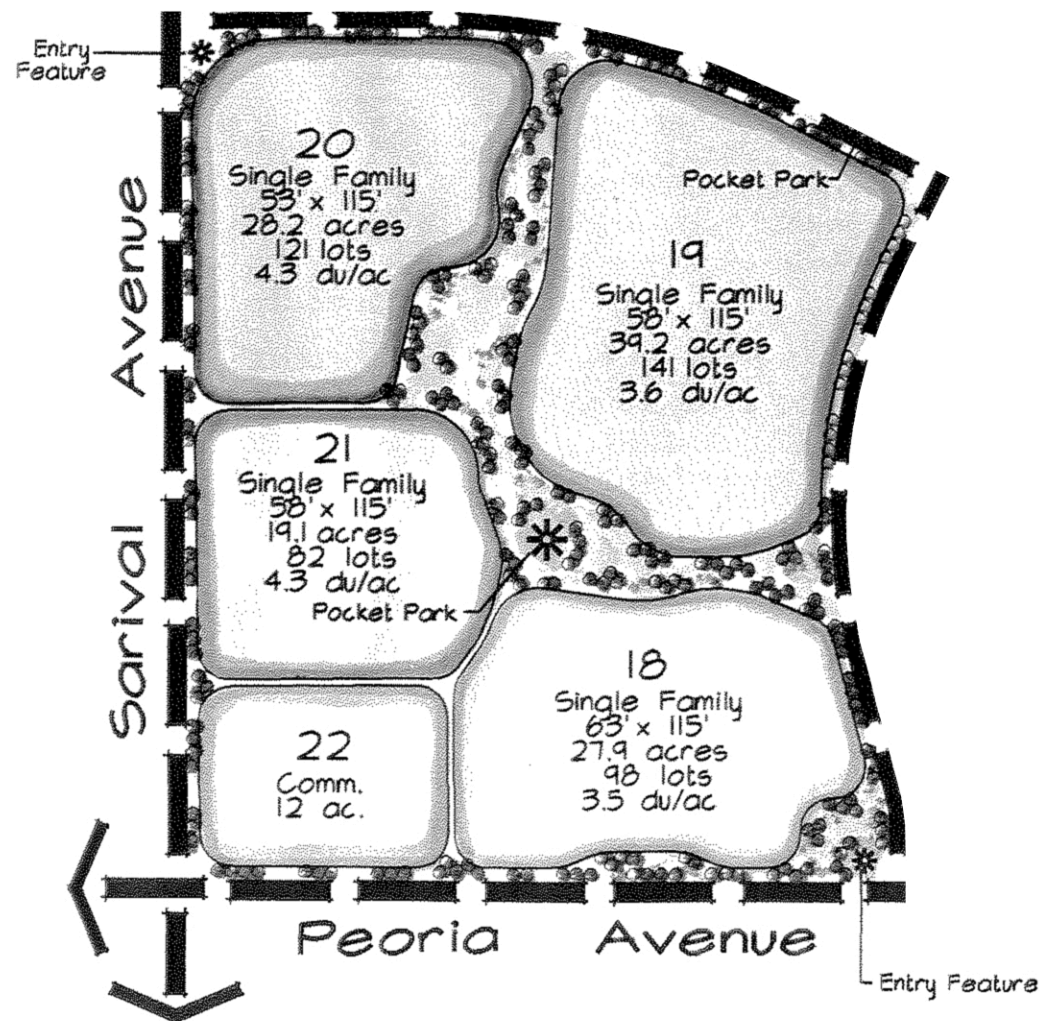
1. North open space equates to 26.4 acres or 10% of area. South open space equates to 19.0 acres or 9.8% of area (not including school and park). Total open space including school and park is 65.4 acres or 13.2%.
2. *Modified acreage reflects accurate acreage for the parcel. While neighboring parcel's acreages have not been modified to accommodate this change, the total PAD acreage remains the same.



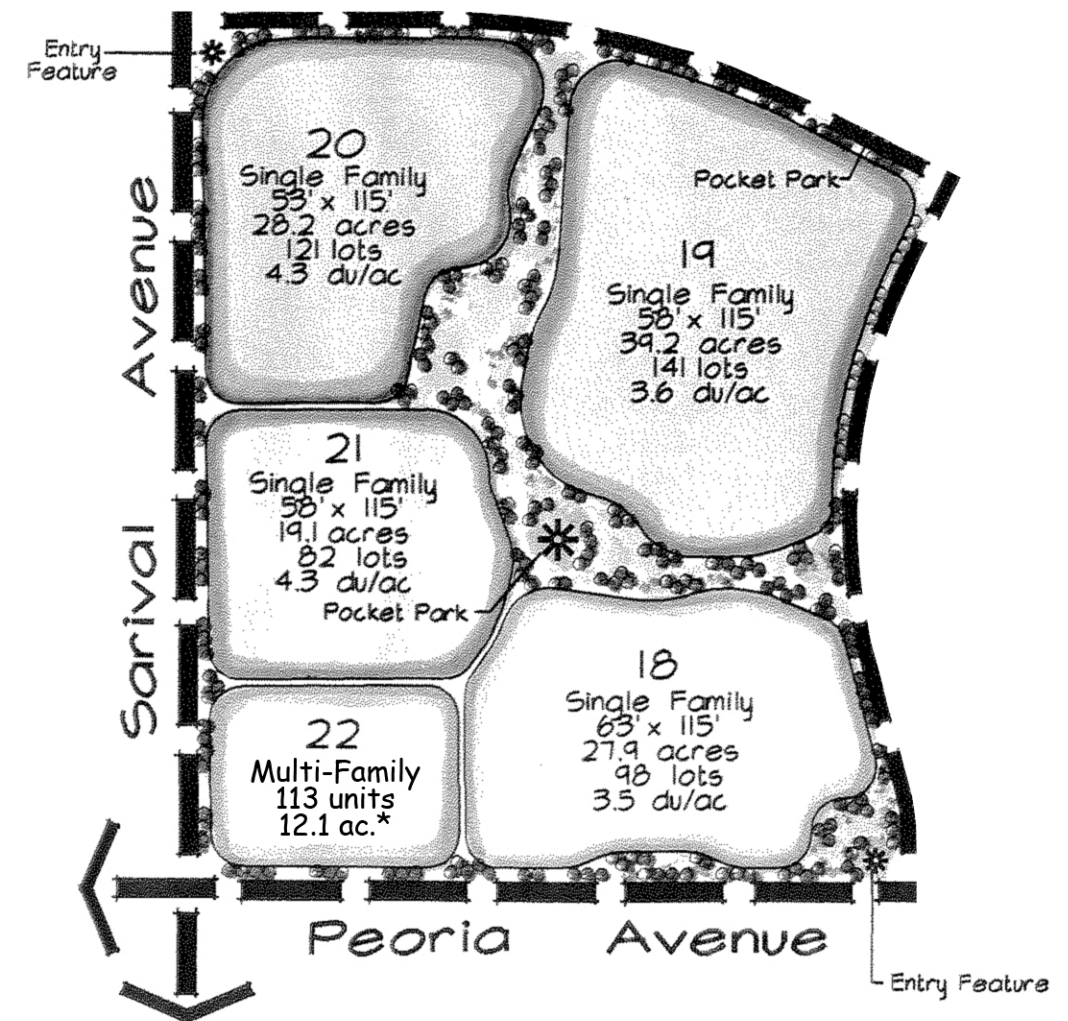
Greer Ranch

Figure 5: Original PAD & Proposed Land Use Plan

Original PAD



Proposed PAD



Note: *Modified acreage reflects accurate acreage for the parcel. While neighboring parcel's acreages have not been modified to accommodate this change, the total PAD acreage remains the same.

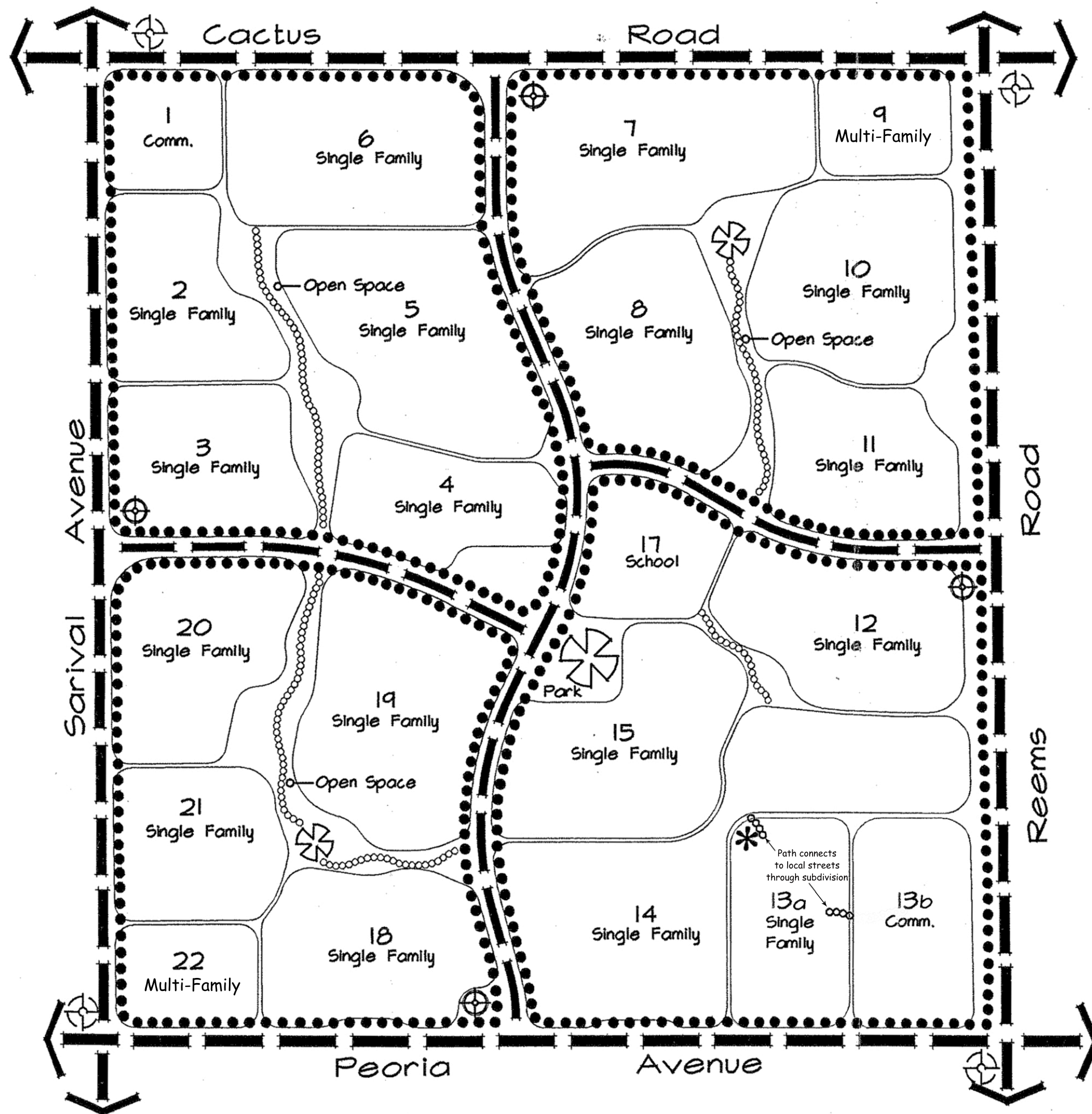
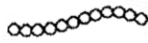


Figure 6: Master Trails Exhibit

Greer Ranch

Legend:

-  6' meandering concrete pedestrian sidewalk in landscape tracts adjacent to streets
-  8' meandering concrete pedestrian / bike path in linear open space
-  Pocket Park / Minor Pedestrian Nodal Area
-  Neighborhood Park / Major Pedestrian Nodal Area
-  Transit Stop
-  Future Transit Stop
-  * Conceptual Pedestrian Connection

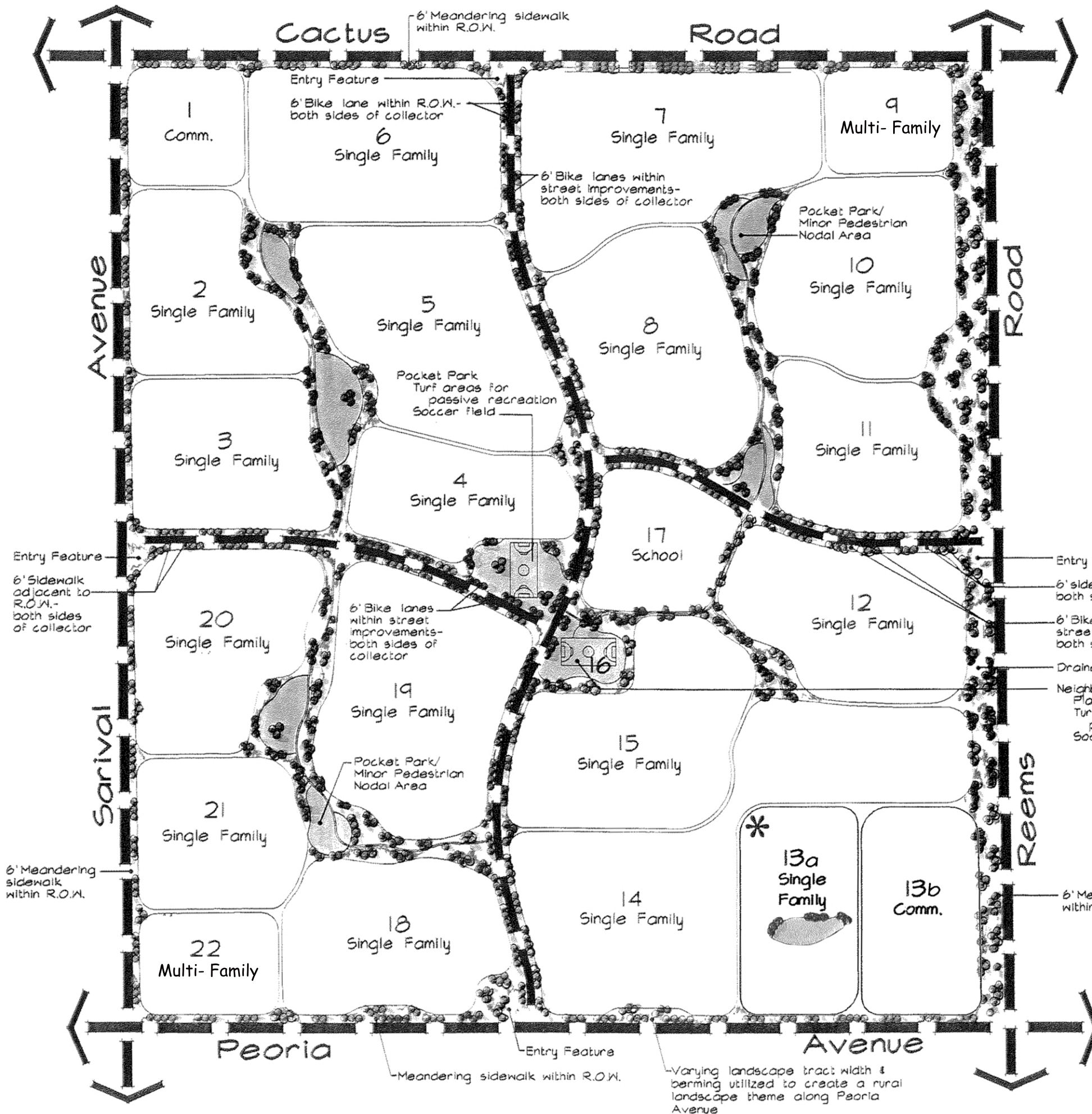
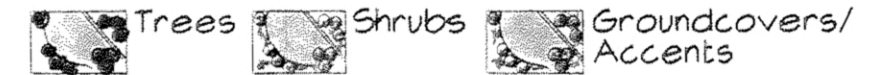


Figure 7: Master Landscape Exhibit

Greer Ranch



* Conceptual Pedestrian Connection



Job # 01-16
Date: 07-18-02

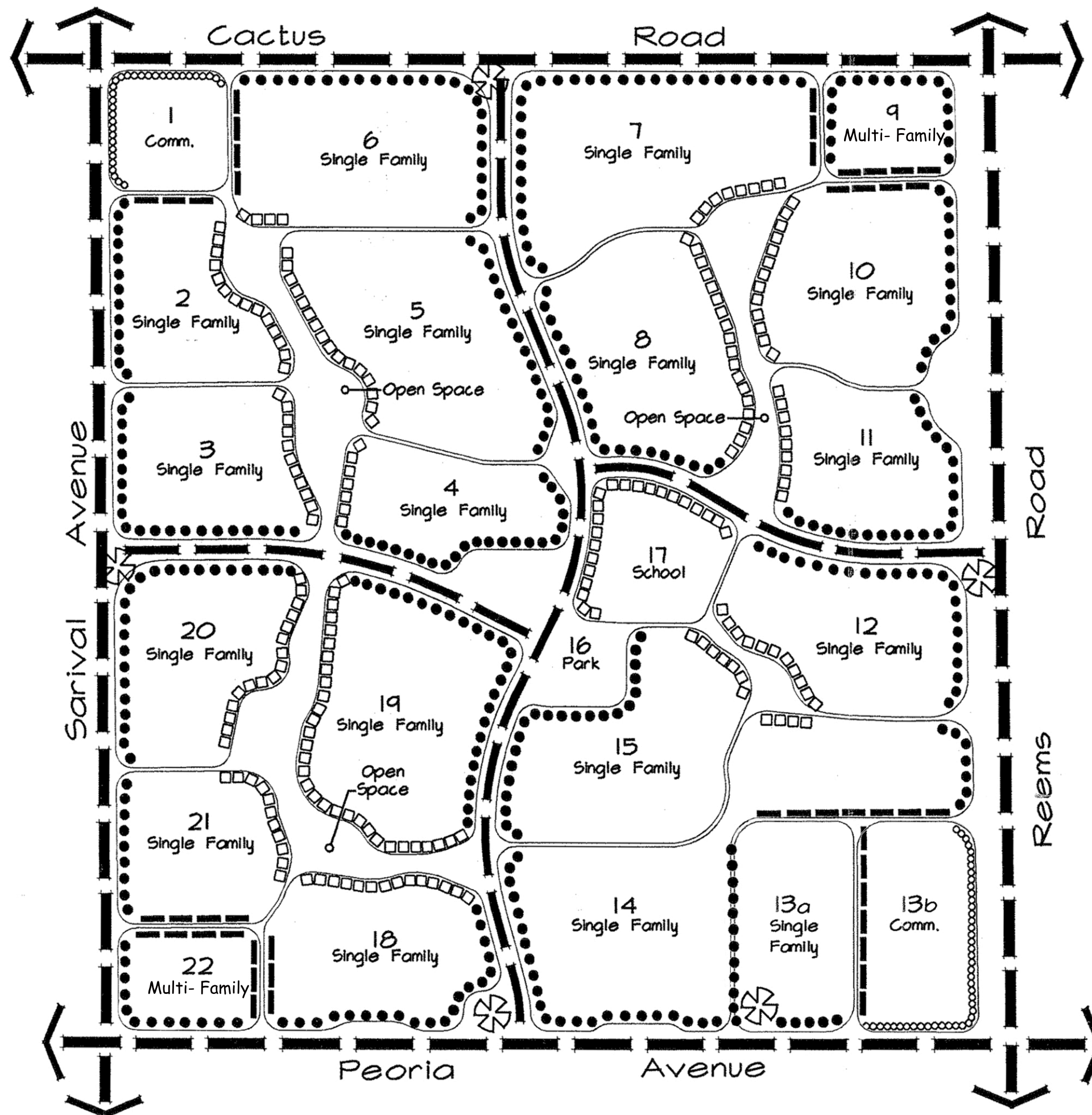
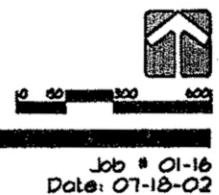


Figure 8: Master Signage & Wall Exhibit

Greer Ranch

Legend:

- View wall
- Theme wall
- ~~~~~ Low Commercial screening
i.e., low wall, berming and/
or landscape screen - some
uses may require additional
wall height
- — — — — Subdivision wall, 8' adjacent to commercial
- ✱ Entry feature



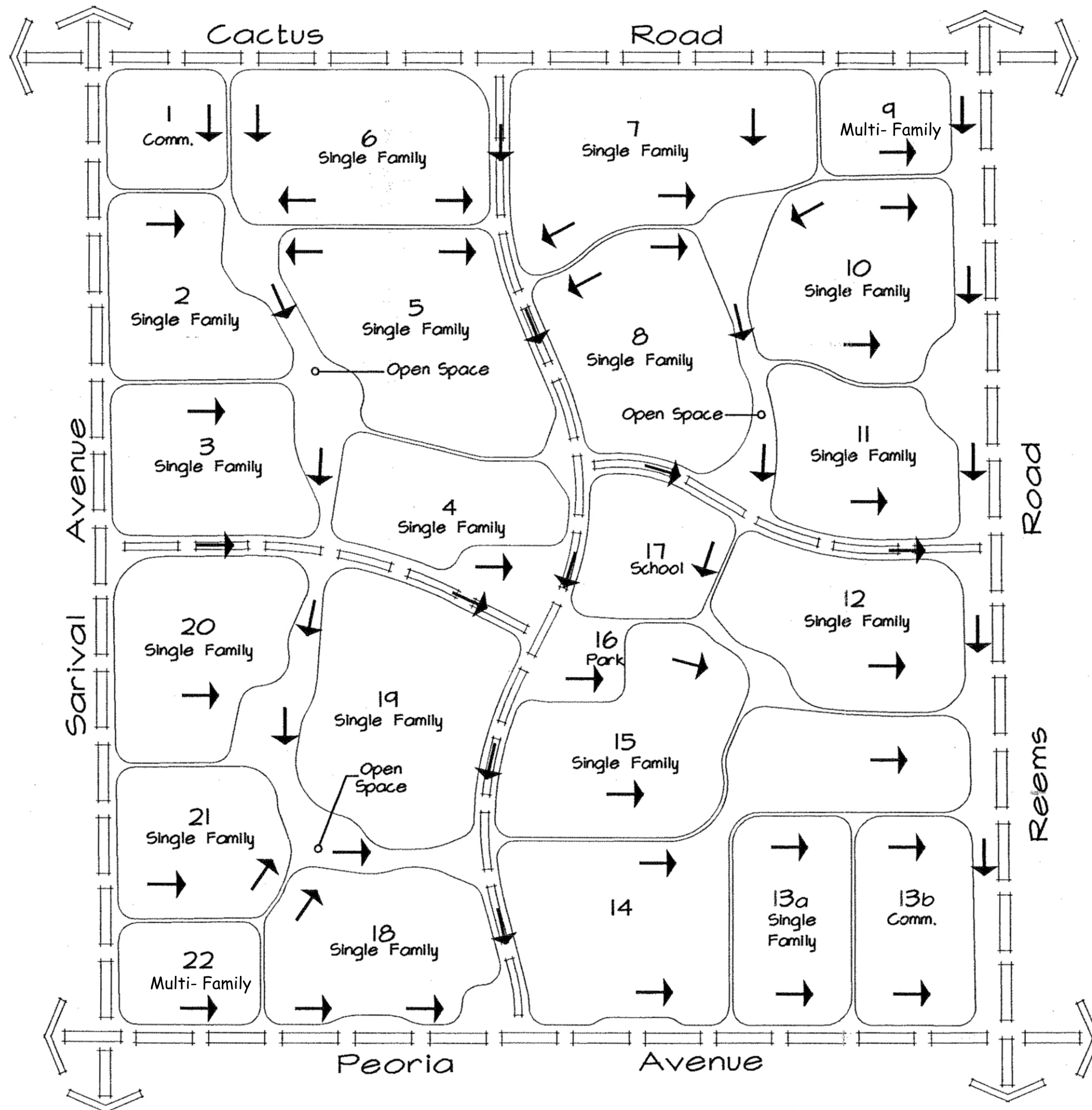


Figure 9: Master Drainage Exhibit

Greer Ranch

Legend:

→ Drainage Flow Arrow



Job # 01-16
Date: 07-18-02

Greer Ranch

Figure 10: Conceptual Site Plan

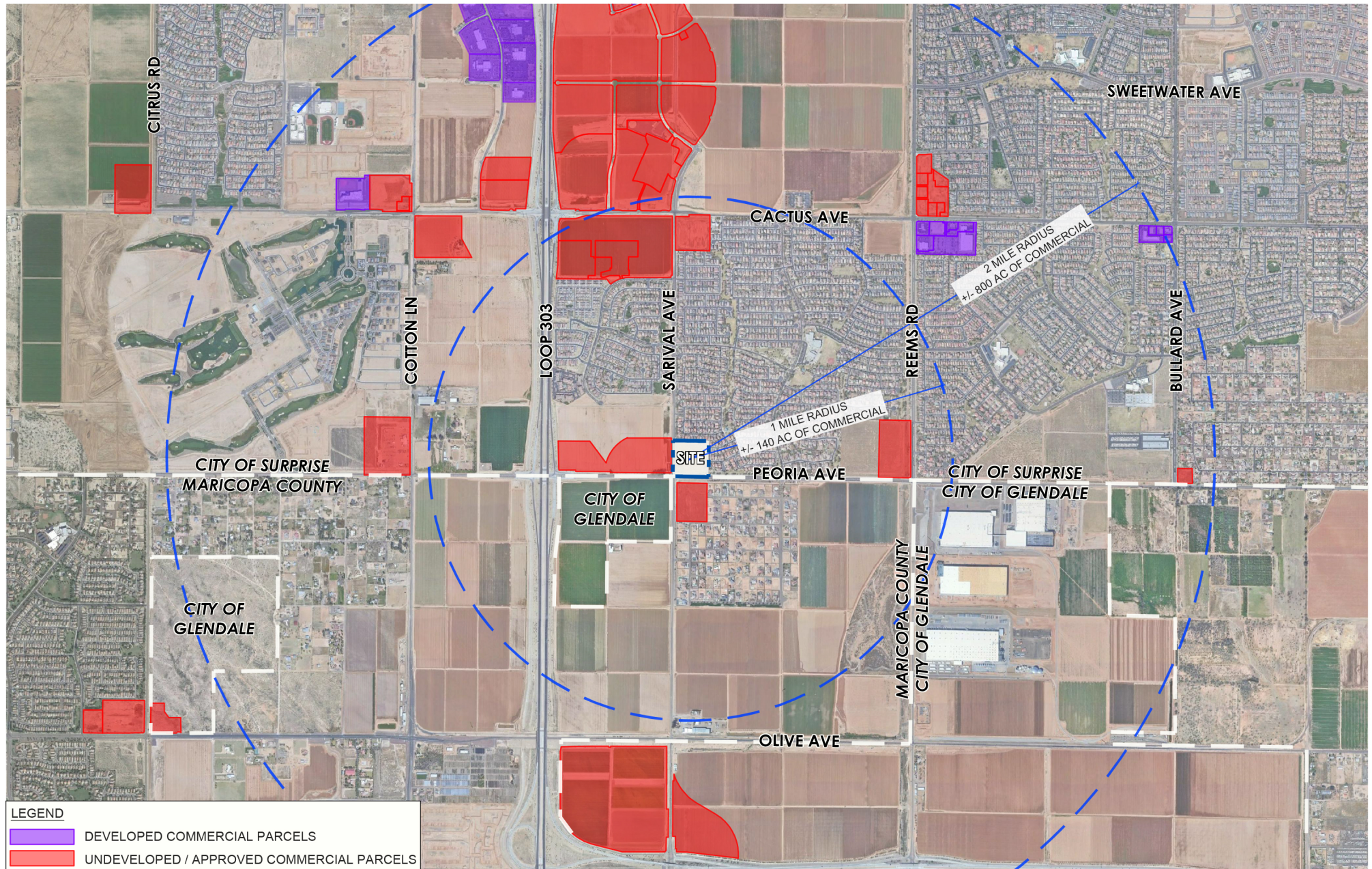
SITE PLAN DATA

GROSS AC.	12.0 AC OR 522,434.66 S.F.
NET AC.	10.2 AC OR 445,437.08 S.F.
APN#:	501-40-005G
EXISTING ZONING:	PAD
PROPOSED USE:	MULTI-FAMILY (PAD)
TOTAL # OF UNITS:	1 BEDROOM UNITS: 36 (32%) 2 BEDROOM UNITS: 53 (46%) 3 BEDROOM UNITS: 25 (22%) TOTAL UNITS: 114
DENSITY (NET):	11.1 DU/AC (NET)
PROPOSED BUILDING HEIGHT:	SINGLE STORY
OPEN SPACE REQUIRED:	150 SQ. FT. PER UNIT 114 UNITS x 150 = 17,100 SQ. FT.
OPEN SPACE PROVIDED:	44.3% OF NET (197,185.39 SQ. FT.) COMMON OPEN SPACE: 144,710.73 SQ. FT. (32.5%) PRIVATE OS (BACKYARDS): 52,474.66 SQ. FT. (11.8%)
LOT COVERAGE PROVIDED:	26.9% (NET) 1 BED- 36 x 676 SQ. FT. = 24,336 SQ. FT. 2 BED- 53 x 1,012 SQ. FT. = 53,636 SQ. FT. 3 BED- 25 x 1,355 SQ. FT. = 33,875 SQ. FT. GARAGES- 4 x 1,530 SQ. FT. = 6,120 SQ. FT. FARMHOUSE = 1,720 SQ. FT. TOTAL BUILDING AREA = 119,687 SQ. FT. (119,687/ NET SITE AREA= 26.9% LOT COVERAGE)
REQUIRED PARKING:	1 BED UNIT (1 SPACE PER UNIT) 36 2 BED UNIT (2 SPACES PER UNIT) 106 3 BED UNIT (2 SPACES PER UNIT) 50 GUEST SPACES (1 SPACE PER 5 UNITS) 23 FARMHOUSE (1 SPACE PER 250 SQ. FT.) 7 TOTAL REQUIRED PARKING 222
PROPOSED PARKING:	232 SPACES TOTAL INCL. 8 ACCESSIBLE SPACES INCL. 90 CANOPY SPACES INCL. 24 GARAGE SPACES



Greer Ranch

Figure 11: Regional Commercial Exhibit



From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, March 9, 2021 8:53 AM
To: Lorraine Nevarez
Cc: 56 FW/CIT Community Initiative
Subject: RE: CR21-172 Peoria & Sarival Bungalows - Luke AFB

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

Lorraine,

Thank you for the opportunity to provide comments on the Concept Review for Peoria & Sarival Bungalows. The site sits on approximately 10.2 acres of vacant land located on the NEC of Peoria Ave and Sarival Ave in Surprise AZ. The project is for 113 single-story detached & duplex residential rental units with a density of 11.6 du/ac. The site falls approximately .75 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 11.6 du/ac on the property does not meet the GDC; however, when using the Greer Ranch PAD to determine overall calculations, the proposed collective density will be 3.2 du/ac and thus meets the GDC guidelines.

The project, as described, should not have a negative impact on Luke AFB flight operations. However, Luke AFB reserves the right to review/comment on final plans submitted to Surprise. The site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, 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 would be essential to inform potential residents about Luke AFB operations.

Mark

Mark James

Planning Manager, Community Initiatives Team

Luke AFB AZ 85309

Office: 623-856-9981

DSN: 896-9981



CITIZEN PARTICIPATION PLAN

Bungalows on Peoria & Sarival

Surprise, AZ
January 7, 2021



Introduction

Every development application in the City of Surprise that requires a public hearing in shall be accompanied by a Participation Report designed to detail the results of their citizen participation effort prior to the notice of public hearing. The following sections document the public outreach as it relates to the Bungalows on Peoria & Sarival project.

Public Outreach

Two neighborhood meetings were held for this project between July and December of 2021. Notices for each meeting were mailed to residents and neighborhood associations fifteen (15) days prior to each meeting using a mailing list generated by the City of Surprise. Neighbor meetings were held at the following locations on the specified dates and times:

July 29, 2021

6:00 pm to 7:00 pm

Sonoran Heights Middle School

1405 N Greer Ranch Parkway

Surprise, AZ 85379

Sign-In sheet at **Exhibit A: July 29th Neighborhood Meeting Sign in Sheet**

December 6, 2021

6:00 pm to 7:00 pm

Sonoran Heights Middle School

1405 N Greer Ranch Parkway

Surprise, AZ 85379

Sign-In sheet at **Exhibit B: December 6th Neighborhood Meeting Sign in Sheet**

For the July 29th Neighborhood meeting, notifications were sent out by the applicant via first-class mail to all residents within 600' at least 15 days prior (Postmarked and delivered on July 6, 2021) to the scheduled date of the neighborhood meeting. The notification for the December 6th neighborhood meeting was prepared and mailed by the City of Surprise. Finally, the neighborhood meeting information was updated on the site posting at the Property fifteen (15) days in advance of each neighborhood meeting.

- Copy of notice letter and mailout information for the July 29th meeting attached at **Exhibit C: July 29 Neighborhood Meeting Notification**
- Site posting for December 6th meeting at **Exhibit D: December 6 Sign Posting Affidavit**

Summary of Neighborhood Outreach Efforts

Both neighborhood meetings were held within 1-mile of the subject site at the Sonoran Heights Middle School. The applicant introduced the project via a PowerPoint presentation and described the specifics of the project. Upon conclusion of the formal presentation, the applicant answered questions from the

attendee(s). The following section highlights the questions asked and the responses from the applicant at each neighborhood meeting.

Meeting #1:

At the July 29th meeting there was one person in attendance. One comment card was filled out, which can be seen in **Exhibit E: July 29th Neighborhood Meeting Comment Card**.

The meeting officially started at 6:00 PM. The project team discussed in detail the specifics of the project. The resident in attendance resided to the north of the proposed project and expressed concerns about several different things including:

- Crime
- Property values
- Whether the community was professionally managed
- Desire for single family homes
- Desire for 1-story homes
- The shared wall between the project and the residential properties to the north

The project team had an informal meeting with this resident and explained in detail how these items were going to be addressed. The team provided information relating to average rents, the logistics behind the maintenance and management of the community, amenities provided, demographics of the community, and lack of need in this location for commercial development. The team showed renderings of the rental units used throughout the community and the overall design of the site.

Through an informal back and forth, the project team was able to provide a much more in depth look at the specifics of the proposed project. The resident stayed for the entire hour allotted for the neighborhood meeting and the meeting commenced at 7:00 PM. The one resident in attendance seemed satisfied with the information that was provided but remained skeptical of the project in general. The project team provided our contact information and a few copies of the printed presentation for distribution to the neighborhood.

Meeting #2:

At the December 6th meeting there were 10 residents in attendance, with three more joining the meeting over a zoom call. Vice Mayor Duffy and two city staff members were also in attendance. One comment card was filled out, which can be seen in **Exhibit F: December 6th Neighborhood Meeting Comment Cards**.

Question: What is the average cost to live in this facility?

Answer: Rents are approximately \$1.70 per square foot, which means 1-bedroom units will be going for a little over \$1000 a month, 2-bedrooms in the \$1600s, and 3-bedrooms around \$2200 a month.

Question: Will electric vehicle charging stations be provided for residents?

Answer: The developer will be providing electrical connections that allow for the future installation of electric vehicle charging stations as electric vehicles become more prevalent. As the designers, we are heavily encouraging the developers to include more of these as we see a rise in electric vehicles.

Question: Why does the main entryway have to be onto Peoria Avenue?

Answer: The proposed location for the main entryway is the only location the city will allow full turn movements in and out of the site.

Question: Can a right turn lane be provided on Peoria Avenue into the site to prevent traffic from backing up? Peoria is already a very busy road.

Answer: Our Traffic Impact Analysis determined that Peoria Avenue is well within its capacity and is perfectly able to take on additional vehicles from this development. The traffic generated from this development is significantly less than what would be generated if it was developed as commercial, which it is currently zoned. On a typical weekday, the Development is estimated to generate 52 trips in the AM peak hour, 64 trips in the PM peak hour. Additionally, we are providing an secondary exit for residents onto Sarival Avenue.

Question: How will you prevent people from turning left onto Sarival Avenue?

Answer: There will be signage declaring the exit as right turn only.

Question: What if they just turn left anyway?

Answer: If further down the line it is deemed necessary, we could provide what we call a ‘pork chop’, which would force the driver to turn right. The reason this is not currently proposed is because it makes it more difficult for emergency vehicles to enter the site, which is the other purpose of this gate. Unfortunately, if people choose to literally break the law, we can’t prevent that.

Question: How do we know this development isn’t going to get sold off and degrade into a cheap, poorly run apartment complex?

Answer:

- All Bungalow developments are professionally managed by a company provides 24/7 access.
- To lease within this complex, a background check and credit report is run by the professional management company to better filter out future issues with renters.
- The professional management company maintains a high standard of regulations through the use of CC&R’s. Any violation of these rules and regulation subject the renters to eviction.
- This development is considered market rate which is typical of the median rents across the valley. By default, it is not considered low income and the entry level rents are comparable to many developments across the Phoenix Valley.
- Studies are showing that residents of these single family for rent products are renewing their leases 3 times more often than typical apartments. This means that while most apartment residents move after just a year, SFFR developers are seeing people regularly renew their leases for 3 and 4 years leaving more stability within the community.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the schedule public hearings. To date, no additional phone calls or email conversations have occurred as it relates to either application.

Project: Neighborhood Meeting – Bungalows on Peoria and Sarival

Location: Sonoran Heights Elementary School

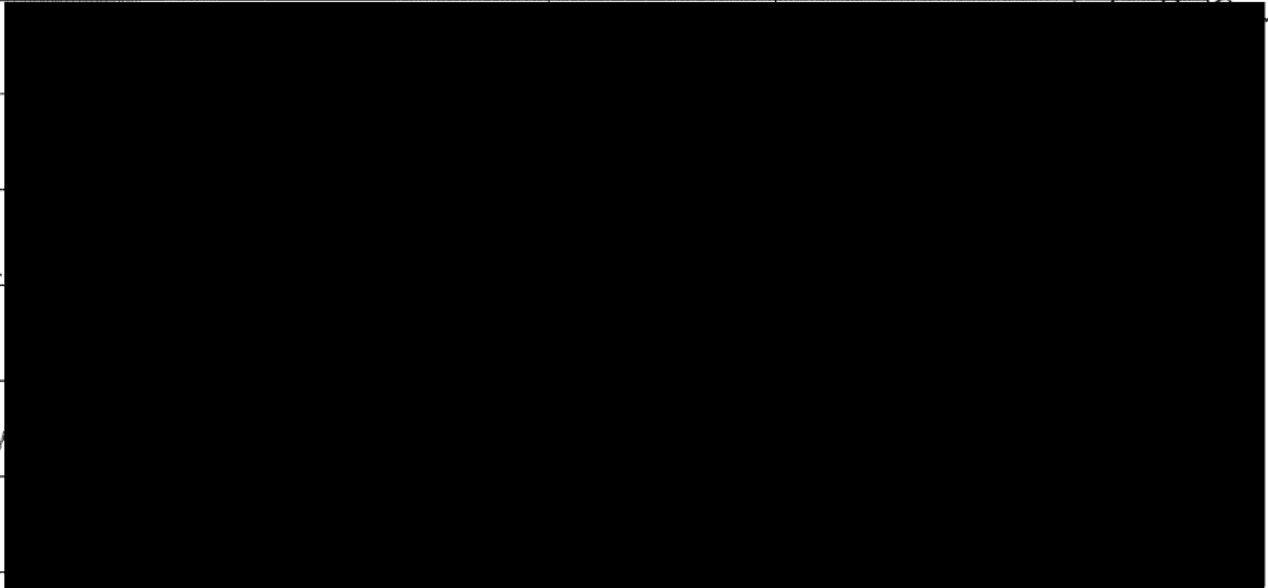
Date and Time: Thursday, July 29, 2021 – 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET				
NAME		ADDRESS	PHONE	EMAIL
1	DAVE GRACE			
2				
3				
4				
5				
6				
7				
8				
9				

Project: Neighborhood Meeting – Bungalows on Peoria and Sarival

Location: Sonoran Heights Elementary School

Date and Time: Monday December 6th, 2021 – 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET				
	NAME	ADDRESS	PHONE	EMAIL
1	Leon Schmeu			
2	Susan Draper			
3	Rene Kennell			
4	Martin Encinas			
5	Michelle Stoddard			
6	Dane Grace			
7				
8				
9				

Project: Neighborhood Meeting – Bungalows on Peoria and Sarival

Location: Sonoran Heights Elementary School

Date and Time: Monday December 6th, 2021 – 6:00 PM

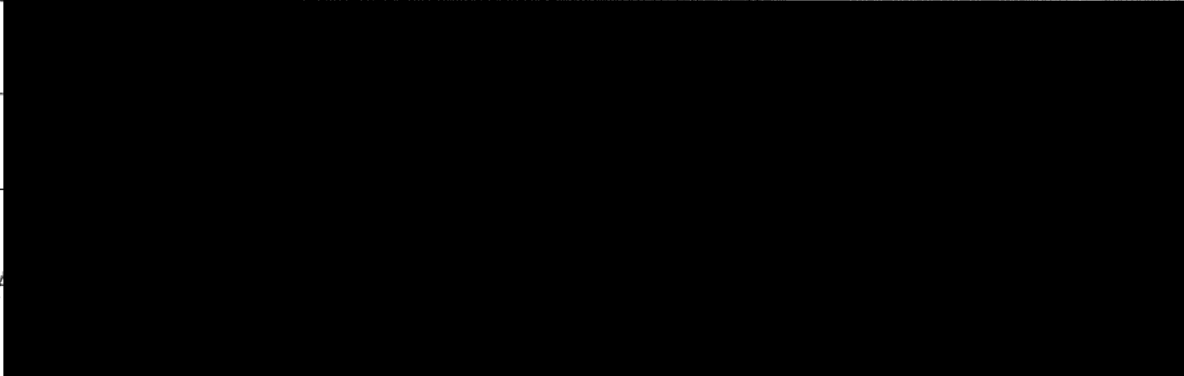
NEIGHBORHOOD MEETING SIGN-IN SHEET				
	NAME	ADDRESS	PHONE	EMAIL
10	Patrick Duffy			
11	Ugochika Okeke			
12	Elizabeth Richardson			
13	JASON MOQUIN			
14				
15				
16				
17				
18				



EXHIBIT D: JULY 29TH NEIGHBORHOOD MEETING MATERIALS

July 6, 2021

Bungalows on Peoria and Sarival Neighborhood Meeting Notification Letter

Dear Neighbor,

We are writing to inform you of a neighborhood meeting for a pending submittal request to the City of Surprise for a Planned Area Development (PAD) Amendment to the Greer Ranch PAD which will allow residential development on an approximate 10.23-acre vacant property located at the northeast corner of Peoria Avenue and Sarival Avenue, parcel number 501-40-005G within the City of Surprise.

The Bungalows on Peoria and Sarival is a proposed single-family detached and duplex luxury residential rental community comprised with approximately 113 single-story residential units. The plan includes a mix of 1-bedroom duplexes and 2-bedroom and 3-bedroom detached units with an overall approximate density of 11.0 du/ac. The project will include various lifestyle amenities and a lush landscape and open space plan that will offer a luxury residential rental community. Each unit will include a private landscaped backyard patio in addition to an abundance of common open space. The community will be gated and will include a central project amenity area at the primary entry with a leasing office, spa area, shaded gathering areas, fire pits, turf lawn, landscaped areas and/or other active and passive amenities for residents. See **Figure 1: Context Aerial** below:

Figure 1: Context Aerial



Neighborhood Meeting Time and Location

As a part of the City of Surprise's rezoning process, we will be holding a neighborhood meeting for neighbors of the property to speak with our development team and ask questions or voice your support and concerns. You are receiving this letter because you are within 600' of the proposed project. This will be the first of two neighborhood meetings held regarding this project. The information for the meeting is as follows:

Meeting: Bungalows on Peoria and Sarival Neighborhood Meeting

Location: Sonoran Heights Middle School, 11405 N Greer Ranch Parkway, Surprise, AZ 85379

Date: Thursday, July 29, 2021

Time: 6:00 PM

Upon arrival, there will be signs to help navigate you to the meeting room. Please be advised that future meetings and hearings before the City of Surprise Planning and Zoning Commission and Council have not yet been set. Additional notification letters will be provided in the coming months with information regarding the hearing time and location.

If you have any questions about this letter or the project itself, please contact me using the contact information below.

Kyle Barichello, RVi Planning + Landscape Architecture

Email: kbarichello@rviplanning.com

Phone: 480-586-2358

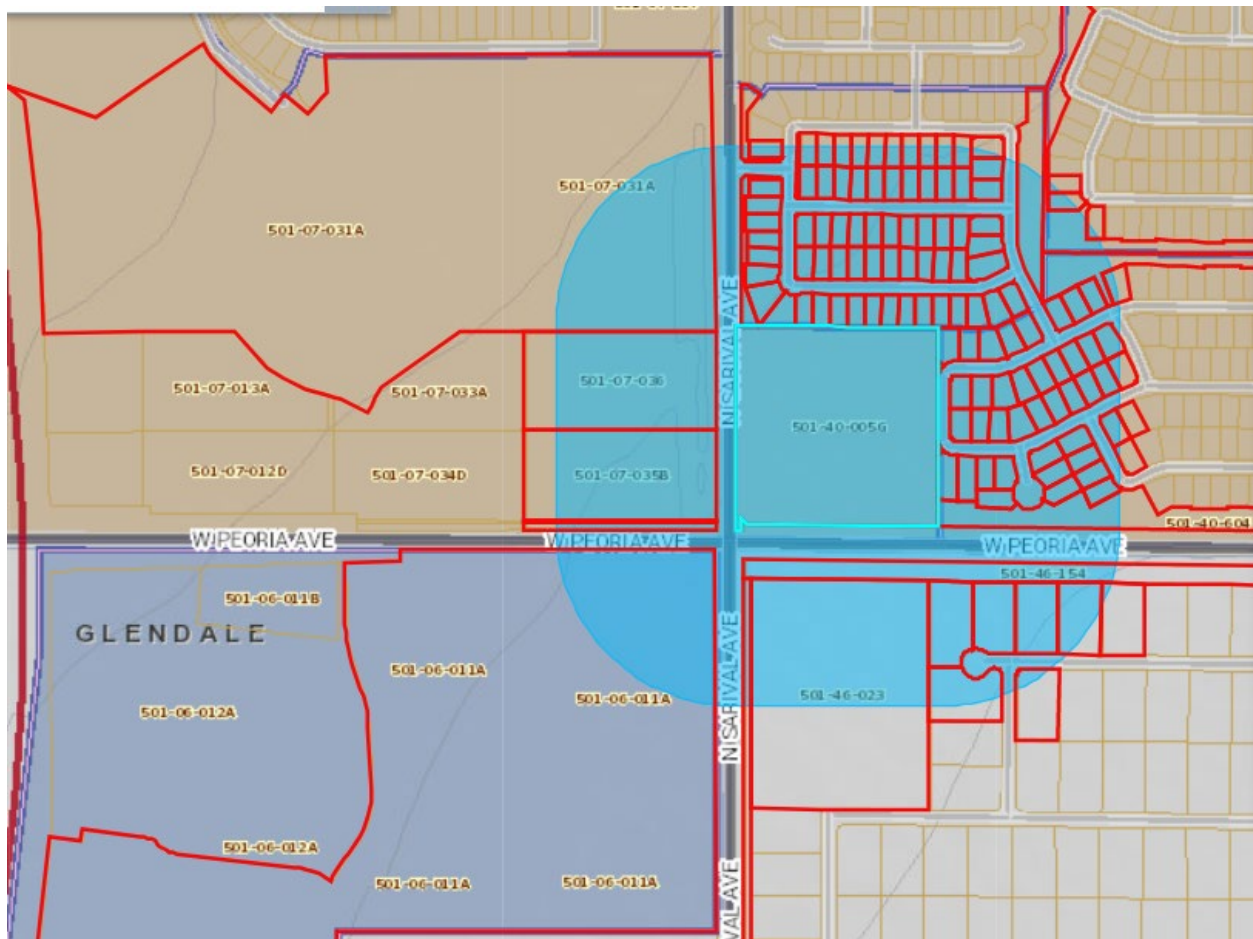
We look forward to meeting with you.

Sincerely,

Kyle Barichello
Project Manager
RVi Planning + Landscape Architecture

Maricopa County Assessors

600' Buffer Map



600' Buffer Mailout List

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
501-06-011A	DTD-DEVCO 7 LLC						
501-07-031A	TAYLOR MORRISON ARIZONA INC						
501-07-035A	TAYLOR TRUST FARMS LLC						
501-40-005G	MORELAND ARIZONA PROPERTIES LLC						
501-40-277	BURKS TIFFANY/BROOKS FRANCHELL R						
501-40-278	KIM SANG WOO/KUM SUN						
501-40-279	HORINE DENVER III/LINDA						
501-40-315	GREER RANCH SOUTH HOMEOWNERS						
501-40-316	DEFILLIPPIS SUSAN						
501-40-317	LINDZYLOU MANAGEMENT LLC						
501-40-318	BRUCE JAY						
501-40-319	BAKST SARAH/BLOOM LOUIS						
501-40-320	BATES JONATHAN						
501-40-321	CASEY SUZANNE/MURGIA JOSHUA						
501-40-322	POLIS MANHAL/ZINEH						
501-40-323	SWAN JEFFREY W/CAROL D						
501-40-324	GRACE LOWELL DAVID						
501-40-325	EGNOZZI ALEXANDRIA SOPHIA/URBANO IAN ANTHO						
501-40-326	PUDWILL MICHAEL JAMES						
501-40-327	BARTOLOMEY ALEXANDER ANTHONY						
501-40-328	KANE MARY JANE L						
501-40-329	KENNEL RENE/STEPHEN J						
501-40-330	LANGELLA DOMENICO/DOMINIQUE M						
501-40-331	WEST CRENSHAW STREET LLC						
501-40-332	SUN VISTA HOLDINGS LLC						
501-40-333	PRENOVOST NATHAN						
501-40-334	DOYLE RUTH/JEFF						
501-40-335	MAYBERRY EVA						
501-40-336	SNYDER JESSICA/LINDSAY JESSE						
501-40-337	HARRISON DANIEL/RICHARDSON CAROLYN						
501-40-338	VADNAL KOLTON						
501-40-339	DAVIS JOHN A/DIANE O TR						
501-40-340	VAN BUREN STEPHANIE ANN/DAVID						
501-40-341	GORJIDOOZ LIVING TRUST						
501-40-342	WAGNER RAYMOND SR/JANIS						
501-40-343	BREED WILLIAM/AMY						
501-40-344	PETROVAN SIMONA M/VASILE						
501-40-345	DALY THOMAS E						
501-40-346	AH4R PROPERTIES LLC						
501-40-349	CHITTICK DENNIS JEROME/GINGER						
501-40-350	PIMENTEL FRANCISCO R/VIRGINIA O						
501-40-351	PROGRESS RESIDENTIAL BORROWER 5 LLC						
501-40-352	BEALS QUENTON/TRACIE						
501-40-353	CUSTER TAYLOR/HESTER CODY						
501-40-354	TOLBERT-WARE VERONICA LYNN						
501-40-355	BROWN KEITH E						
501-40-356	MILLER ANGELA L						
501-40-357	PROCTOR JEFFREY M/ANDRIA K						
501-40-358	GRADILLAS CHRISTOPHER R/EVE S						
501-40-359	GOELLER SILKE H						
501-40-360	MENDOZA VIANCA/ACEVES LUIS R MENDOZA						
501-40-361	SOLDATI BRENT R/AIMEE A						
501-40-362	VITUMS SHARON						
501-40-363	RAMIREZ GEORGE/TERA						
501-40-364	VASQUEZ JENNIFER/RODRIGUEZ EDDIE M						
501-40-365	PLANKINTON JAMES						
501-40-366	WATSON THOMAS M/ELAINE S						
501-40-367	CAMPOS RODOLFO						
501-40-368	ALONSO ARMANDO JR/CARMEN						
501-40-370	SCHWENGLER MARIA TERESA						
501-40-371	RHOADES PRESTON W/ANDREA V						
501-40-373	PEREZ ANDRES A/SELINA E						

501-40-374 BAKER JOHN A
 501-40-375 SWEETALLA SCOTT DOUGLAS/MORRIS-SWEETALLA LYNN
 501-40-376 STURDIVANT DONAVAN/CUTTS REBECCA
 501-40-377 HOD LIVING TRUST
 501-40-378 WEST RALPH L/LORRI L
 501-40-379 FREESH BISHOP C/VEIRA I
 501-40-380 COLOMA KARINA L/VILLALTA MAURO R/ROSA A
 501-40-381 MCLEAN KEVIN/SHANNON
 501-40-382 ESCOBAR OSCAR O/FLOR DE MARIA
 501-40-398 GIBSON LARRY WAYNE/KRISTINA MARIE
 501-40-513 THURSTON MARY LOU
 501-40-514 CHIARIELLO KEVIN
 501-40-515 TRUFFIN KENNETH THEODORE/NANETTE MARIE
 501-40-516 KELTING RICHARD/MIHWA
 501-40-517 ROLL DONALD BRUCE/LAURA LYNN
 501-40-518 DIAZ JESUS ALVAREZ
 501-40-519 WISER JOHN
 501-40-520 AULT KRISTOPHER
 501-40-521 BECERRA RODOLFO/JUANA
 501-40-522 MELENDEZ ERNEST M/MOONYEEN A
 501-40-523 MILLER DERRIC
 501-40-524 BURNHEIMER JENNIFER N
 501-40-525 DAVIS DWRIGHT JEROME/JACQUELINE CLAIRE
 501-40-526 WENDT MICHAEL/TRACIE L
 501-40-527 AVILA VICTOR JR/SYLVIA
 501-40-528 SHIMY TRUST
 501-40-529 WALLACE JASON S/PATRICIA
 501-40-530 DANNA FRANK/LISA
 501-40-531 ALLEN DALE B
 501-40-533 ANTONIO Q GREEN AND KELLIE GREEN TRUST
 501-40-534 HUTCHISON CHARLES T/KORI K
 501-40-535 DANIEL WIESLAW/RENATA
 501-40-536 ANDREWS THOMAS L/CATHY
 501-40-537 CORONA RICHARD
 501-40-538 JOHNSON NICHOLAS J/SARAH L M
 501-40-539 CROSSLEY PAUL
 501-40-540 SCHRIVER COREY M/MICHELLE A
 501-40-541 SHOULDERS TYLER S
 501-40-542 FLOSMAN JOSEPH M
 501-40-543 MCKENZIE GARY WAYNE/TAMMIE
 501-40-544 HODEL ARTHUR L JR/JAINA E
 501-40-545 WILLIAMS BRIAN C/JENNIFER E
 501-40-546 KOPACHIK ERIK B
 501-40-547 MICHELLE MARTINEZ FAMILY TRUST
 501-40-548 VERESAN PETER JR
 501-40-549 GOLDEN ROSEMARY M
 501-40-550 BLIND LOVE LLC
 501-40-551 FRIELL ALLEN J/JENNIFER S
 501-40-552 JOHNSON ROBERT R/SANDRA K
 501-40-572 SHAW STEPHEN
 501-40-573 LANDEROS JOSE/PENNY
 501-46-023 KELLY MAC
 501-46-109 SINGH AMARDEEP
 501-46-110 TAMPIS DELIA G/DANILO I
 501-46-111 WALLACE MATTHEW
 501-46-112 LANE FAMILY TRUST
 501-46-113 TORNBERG CASEY C/PAIGE
 501-46-114 SALVUS FAMILY TRUST
 501-46-131 THOMPSON PATRICK A
 501-46-154 TWELVE OAKS ESTATES HOME OWNERS ASSOCIATION I

AFFIDAVIT OF POSTING

Application No: FS21-681
Applicant Name: RVI
Location: NEC Peoria Ave and Sarival Ave
Date Site Posted: 11/17/21

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

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

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

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

Meghan Liggett
Applicant/Representative Signature

11/17/21
Date

This instrument was acknowledged before me on 11/17/21, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public

10-25-24
My commission expires

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



COMMENT CARD

Bungalows on Peoria and Sarival
Neighborhood Meeting – July 29, 2021

DAVE GRACE

Name

Email Address

Phone Number

COMMENTS / CONCERNS:

NEED: MEETING SCHEDULES

INFORMATION ABOUT SIMILAR PROJECTS

COMMENT CARD

Bungalows on Peoria and Sarival
Neighborhood Meeting – December 6, 2021

Sheli Stoddard

Name

Stre

COMMENTS / CONCERNS:

I don't Not Approve of this project
Sorry!

AFFIDAVIT OF POSTING

Application No: FS21-681
Applicant Name: RVI
Location: NEC Peoria Ave and Sarival Ave
Date Site Posted: 02/21/22

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).

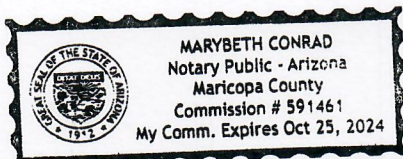
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It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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 02/21/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 02/21/22, 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

In-Person and Virtual

Neighborhood Meeting

Date: December 6, 2021

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
11405 N Greer Ranch Parkway

Planning & Zoning

Date: March 17, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: April 19, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

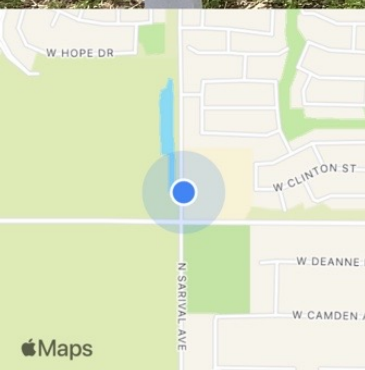
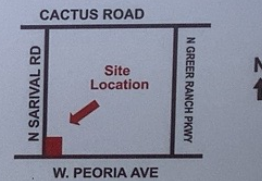
Virtual Meeting Link: <https://bit.ly/3oib3Wv>
Meeting ID: 865 9176 7816
Phone: +1 346 248 7799 US (Houston)

Case number: FS21-681

A Major Zoning Amendment to the Greer Ranch Planned Area Development (PAD) to change the land use designation of Parcel 22 of the Greer Ranch PAD, approximately 10.23 acres, from Commercial to Residential High Density R-3 to allow the development of a bungalow-style multi-family rental community.

Please call to confirm dates:
623- 222-3011

Surpriseaz.gov



N Sarival Ave

Surprise AZ 85379

+33.581510 -112.409492

Monday, February 21, 2022 at 10:01:37 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: December 6, 2021

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
11405 N Greer Ranch Parkway

Planning & Zoning

Date: March 17, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

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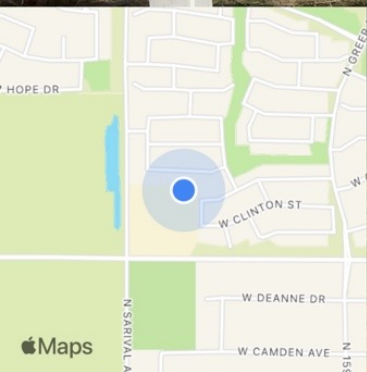
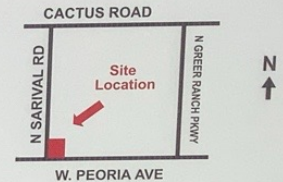
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Please call to confirm dates:
623- 222-3011

Surpriseaz.gov



16279 Crenshaw Dr
Surprise AZ 85379

+33.582083,-112.408651

Monday, February 21, 2022 at 10:01:21 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: December 6, 2021

Date: March 17, 2022

Date: April 19, 2022

Time: 6:00 P.M.

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Meeting ID: 865 9176 7816

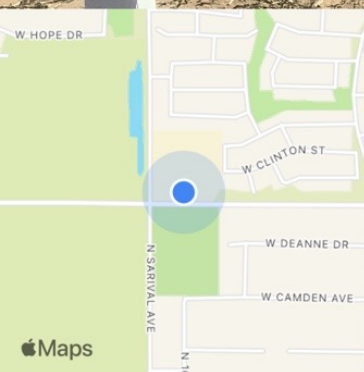
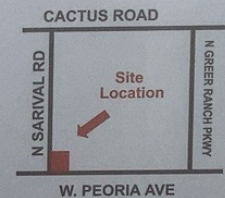
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Please call to confirm dates:
623- 222-3011

Surpriseaz.gov



16200-16240 W Peoria Ave

Surprise AZ 85379

+33-581018,-112.408473

Monday, February 21, 2022 at 9:55:28 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: December 6, 2021

Time: 6:00 P.M.

Location: Sonoran Heights Middle School
11405 N Greer Ranch Parkway

Planning & Zoning

Date: March 17, 2022

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City Council

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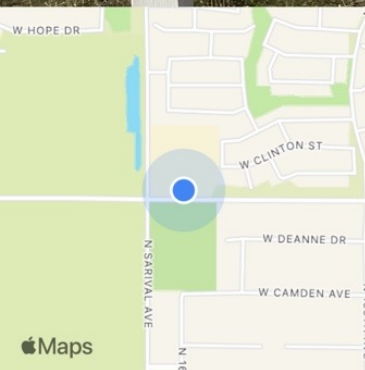
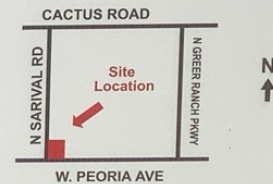
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Surpriseaz.gov



16200-16240 W Peoria Ave

Surprise AZ 85379

+33.580949,-112.408387

Monday, February 21, 2022 at 9:55:45 AM



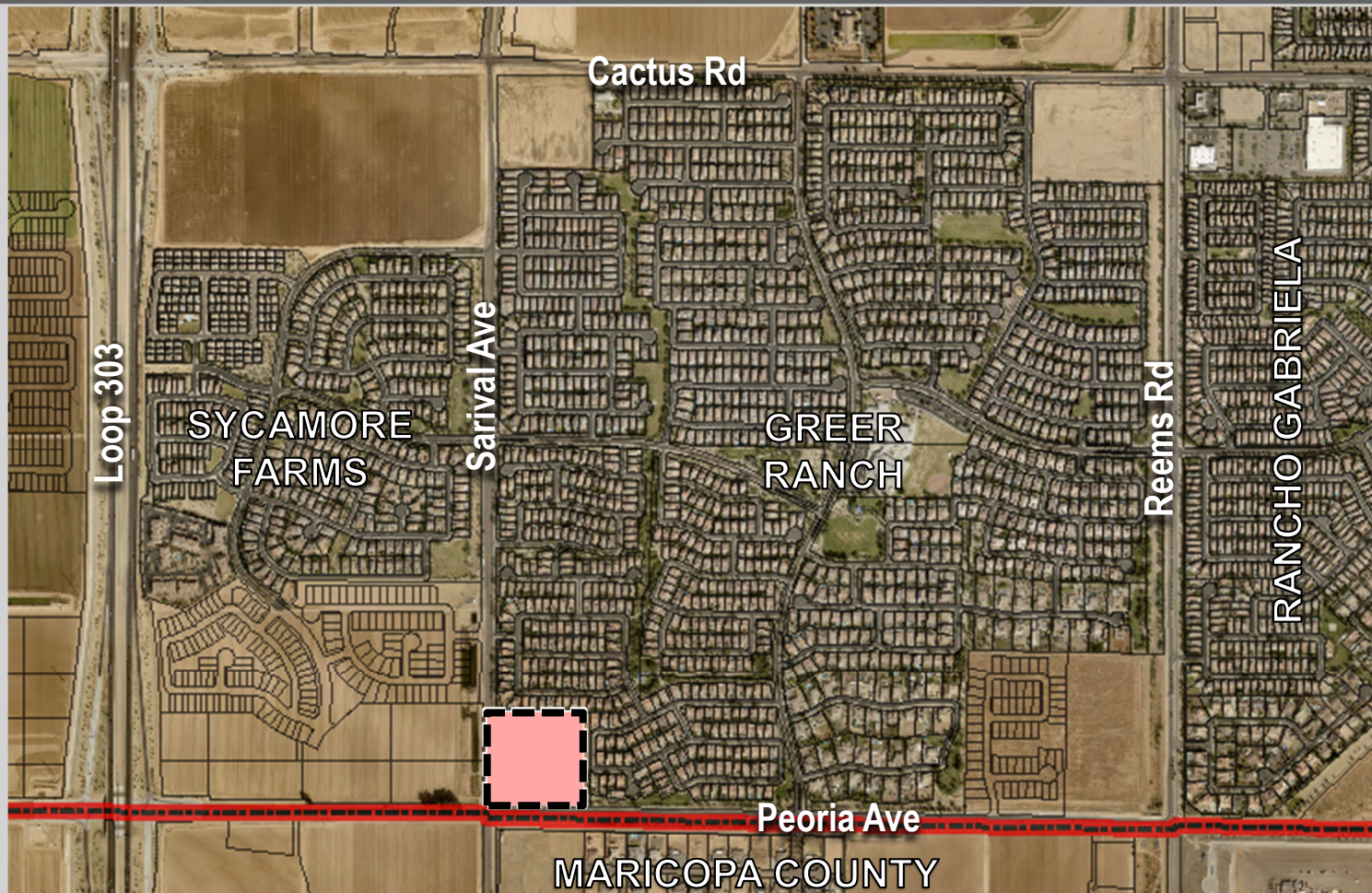
FS21-681

Bungalows on Peoria & Sarival

Major Zoning Amendment

Planning & Zoning Commission

March 17, 2022



VICINITY MAP



VICINITY MAP

Original PAD



Proposed PAD



**EXISTING & PROPOSED
ZONING**

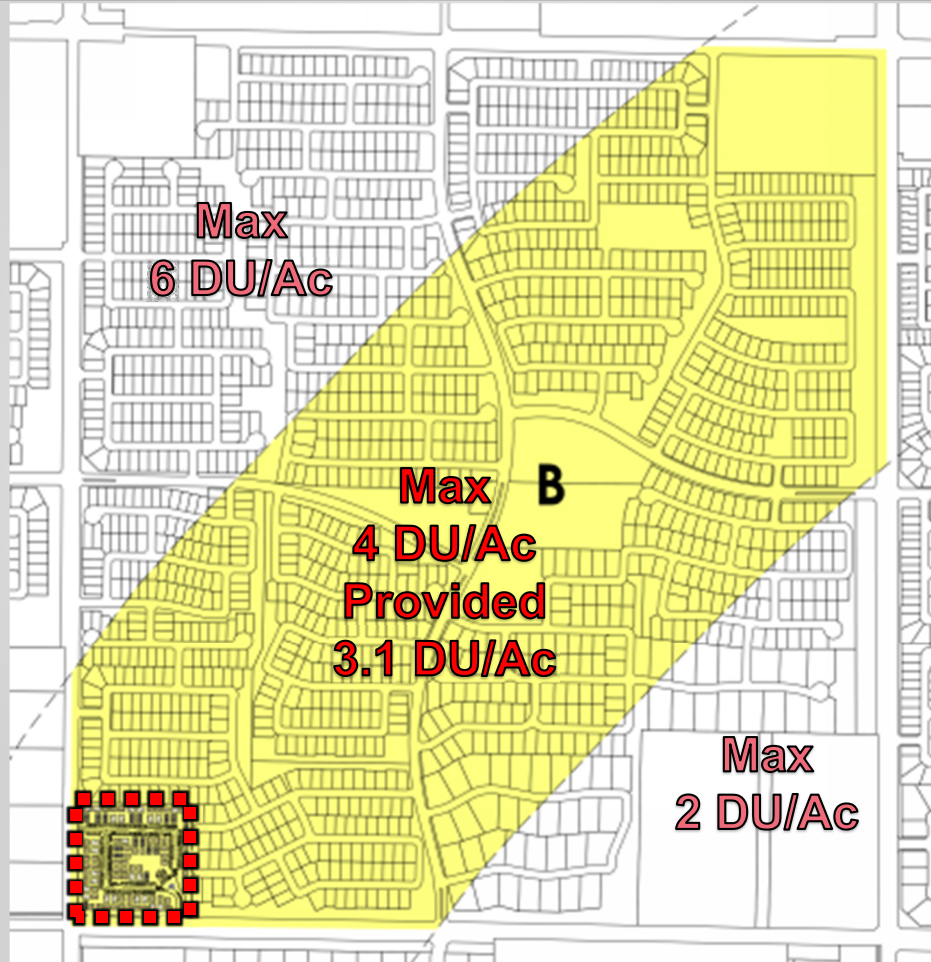
Table 2: Proposed Development Standards

Development Standard	R-3 Zoning District	Providing
Net Density (du/ac)	8-11.9	8-11.9
Min. Setback to Arterial ROW (ft) ²	20	20
Min. Setback to Collector and Local ROW (ft) ²	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	10
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20
Max. Bldg. Height (ft) ¹	45	45
Open space (sf/du)	150	1,500

Notes:

1. The height of any structure, or portions thereof, shall not exceed thirty feet (30') in height measured at the setback line when adjacent to Single-family, Two-family, Three-family development parcels. The height of the accessory structure 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 height equal to the zoning
2. Setback may be reduced to 10' along Collector or Local right-of-way for units that open to the street and exclude a perimeter wall

The proposed rezoning and PAD amendment does not require any development standard modifications to the Surprise Land Development Ordinance or Planning and Engineering Design Guidelines and will follow the R-3 Zoning District standards as provided above.



LUKE GRADUATED DENSITY CONCEPT



OUTREACH

Neighborhood Meeting (Unofficial): July 29, 2021

- Prior to Application Submittal
- Concerns
 - Crime Increase
 - Decrease of Property Values

Neighborhood Meeting: December 6, 2021

- Access from Peoria & Sarival
- Cost of Rent & Management



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