



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 2, 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 May 19, 2022 Planning and Zoning Commission Minutes. | None

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

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | Citywide | Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend the parking requirements for Warehouse/Distribution land use. Case FS22-0555. | Leslie Carnie
Community
Development |
| 3. | District 1 | Consideration and action pertaining to a Zone Change of approximately 199.21 acres from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3), located west of 155 th Avenue and north of Jomax Road. Case FS21-828 | Trevor Fleetham
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 4. | District 3 | Consideration and action regarding the Preliminary Plat entitled "Preliminary Plat Unit Q – Phase 3 – Toll at Prasada". Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS21-710. | Trevor Fleetham
Community
Development |
| 5. | Citywide | Consideration and action pertaining to the approval of written procedures to provide effective, early, and continuous public participation in the development and major amendment of the 2040 General Plan Update from | Jason Moquin
Community
Development |

all socioeconomic and geographic areas within the City of Surprise; Resolution #2022-52.

- | | | | |
|----|----------|--|--|
| 6. | Citywide | Consideration and action to nominate and appoint a member of the Planning and Zoning Commission to serve as a General Plan Advisory Group member and to designate an alternative member. | None

Jason Moquin
Community
Development |
|----|----------|--|--|

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

Consideration and action to recess into executive session for discussion and consultation for legal advice with the City's attorneys pertaining to Case No. FS20-829, pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Wednesday, May 25, 2022 @ 8:00 A.M.

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: June 2, 2022 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Consideration and action to approve or disapprove the May 19, 2022 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the May 19, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 05-19-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 19, 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 May 19, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Director of Community Development; Lloyd Abrams, Assistant Director of Community Development; Chris Sexton, Current Planner; Leslie Carnie, Current Planner; Trever Fleetham, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

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.

Jason Persons – Surprise, AZ – Conveyed concerns regarding proposed development, growth in rural areas, and rezoning. *(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.

Chair Bash advised published agenda Item 2, Case FS21-890 Site Plan, did not require a public hearing and would therefore be reordered to be heard as the first item on the regular agenda for items not requiring a public hearing. Updated agenda item numbers have been reflected in the minutes below.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the May 5, 2022 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the May 5, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding the PAD Amendment for Surprise Farms South PAD, Parcels 19 and 20, generally located at the southeast corner of Bell and Citrus Roads. FS21-905

Chris Sexton presented item 2 to the Commission.

Chair Bash opened the public hearing.

Connie Riche – Surprise, AZ – Conveyed traffic concerns and the need for additional traffic signals should traffic in the area increase as a result of the proposed plan.

William Molner – Surprise, AZ – Conveyed concerns of increased traffic and congestion in the area.

Dianna Stumph – Surprise, AZ – Conveyed questions and concerns regarding building composition, rental parameters, occupancy, housing type, project timeline, construction traffic and potential impacts on infrastructure, crime rate, property taxes and property value.

Jerry Keith – Surprise, AZ – Conveyed questions regarding the unknown housing type and concerns with high density.

Henry Parisi – Surprise, AZ – Conveyed concerns with high density housing, small tract homes, recession, unoccupied housing possibility, development justification, increased crime, the overall look and fit with the area.

William Bruni – Surprise, AZ – Conveyed concerns with crime, community impacts, and perception of developers.

Jack Towers – Surprise, AZ – Conveyed concerns with potential school needs and additional funding as a result of high-density housing in the area and building height.

Dave Keil – Surprise, AZ – Conveyed questions and concerns with discrepancy in density proposed, increased school traffic in the area, vehicle count and rentals.

Hearing no additional requests, Chair Bash closed the public hearing.

Taylor Earl, Attorney with Earl & Curley and Scott Phillips of Carefree Partners were present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Commercial acreage changes
- PAD documents/underlying PAD
- Density/acreage
- High density housing need
- General Plan
- Commercial space location
- Elevators
- Schools in the area and effects on transportation
- Traffic impacts and accessibility
- Parcel/proposed zoning placement
- Conversion of commercial to residential
- Zone changes
- Justification for proposed commercial changes
- Ingress/egress
- Road frontage
- Business needs

Commissioner Keating made a motion to recommend approval of the PAD Amendment for Surprise Farms South PAD subject to stipulations “a” and “b”. Motion failed for lack of a second.

Vice Chair Sartor made a motion to recommend disapproval of the PAD Amendment for Surprise Farms South PAD in order to maintain current commercial zoning. Commissioner Rosenbaum seconded the motion. Motion to recommend disapproval of the PAD Amendment passed with 5 votes in favor. Commissioner Keating voted against.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change for approximately 57.53 acres from Rural Residential (RR) to Residential High Density (R-3) located on the southwest corner of Happy Valley Rd. and 147th Ave. Case FS22-0101

Leslie Carnie presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Forward thinking
- High density residential

Vice Chair Sartor made a motion to recommend approval of the Zone Change for approximately 57.53 acres from Rural Residential (RR) to Residential High Density (R-3), subject to stipulations ‘a’ through ‘d’ as memorialized in the staff report. Commissioner Chapman seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 1 – Consideration and action regarding the Site Plan for Rancho Mercado Parcel A8. Case FS21-890.

Chris Sexton presented item 4 to the Commission.

Chuck Gideon, Senior Engineer with Bowman Engineering was present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Rental property
- Product progression
- Garage attachments
- Site amenities

Vice Chair Sartor made a motion to approve the Site Plan for Rancho Mercado Parcel A8 subject to stipulations “a” through “j”. Commissioner Chapman and Commissioner Smith simultaneously seconded the motion. Motion passed with 6 votes in favor.

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Village Parcel 2.1” dated March 21, 2022, a property generally located west of the intersection of Deer Valley Road and Grand Avenue. Case FS21-473

Trever Fleetham presented item 5 to the Commission.

Vice-Chair Sartor made a motion to approve the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Village Parcel 2.1” subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

Item 6 – District 1 – Consideration and action regarding the Site Plan for Surprise Farms South Multi-Family Residential Parcel 19. FS21-905

Taylor Earl with Earl & Curley asked the item to be withdrawn as a result of the Commission’s vote on Item 2.

No vote was required for this action. The item was withdrawn as requested.

Item 7 – District 5 – Consideration and action pertaining to the Preliminary Plat entitled “Gehan at Surprise Center” dated April 5, 2022, a property generally located at the southwest corner of Luke Parkway and Litchfield Road. Case FS22- 0192

Chris Sexton presented item 7 to the Commission.

Scott Phillips of Carefree Partners was present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Setbacks

Commissioner Rosenbaum made a motion to approve the Preliminary Plat for “Gehan at Surprise Center” dated April 5, 2022, subject to stipulations “a” through “d”. Commissioner Chapman seconded the motion. Motion passed with 6 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 Rosenbaum made a motion to adjourn, Commissioner Smith seconded the motion. All voted in favor.

Meeting adjourned at 7:23 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: June 2, 2022 Contact Person: Leslie Carnie
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend the parking requirements for Warehouse/Distribution land use. Case FS22-0555.

Motion:

I move to recommend **approval** of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to amend parking requirements for Warehouse/Distribution land use.

Background:

Upon review of the LDO adapted in 2021, it was determined that the current parking requirements for Warehouse/Distribution are more restrictive than surrounding cities. The proposed amendment to the LDO would make our requirements more consistent with conventional parking standards.

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 – FS22-0555 LDO ZTA for Warehouse Parking – Staff Report
2. 01 – F22-0555 LDO ZTA Warehouse Parking– Leg. Edit
3. 02 - FS22-0555 LDO ZTA for Warehouse Parking - Narrative

4. 03 – FS22-0555 ZTA for LDO Warehouse Parking – Citizen Participation
 5. FS22-0555 LDO ZTA Warehouse Parking- Presentation
-

ZONING TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0555

Project Name: Zoning Text Amendment for Process Changes

Council District: Citywide

Meeting Date: June 02, 2022

Planner: Leslie Carnie

Applicant: City of Surprise

Request: Zoning Text Amendment to the Surprise Land Development Ordinances to modify the parking requirements for the Warehouse/Distribution land use.

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

Support/Opposition: Members of the community who participated in the outreach meeting support the amendment.

Staff Recommendation: Staff recommends the Commission recommend **approval** of FS22-0555 to the Mayor and City Council

PROJECT DESCRIPTION:

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) in an effort to make the parking requirements for the Warehouse/Distribution more consistent with conventional parking standards.

BACKGROUND:

Upon review of the current LDO adapted in 2021, it was determined that the requirements for the Warehouse/Distribution parking are more restrictive than those in surrounding cities. This amendment would alleviate the restrictive requirements and allow them to be more conducive to common parking standards.

ANALYSIS AND DISCUSSION:

Recent developer concerns regarding the current parking requirements for the Warehouse/Distribution land use, prompted staff to conduct a study of the parking requirements in peer cities. In doing so, staff found that the requirements set forth in the LDO are far more restrictive than those of other cities. Currently, the requirement in the LDO for the Warehouse/Distribution land use is 1 space per 600 sf of Gross Floor Area (GFA).

The following are examples of the Warehouse/Distribution parking requirement in neighboring cities:

- **City of Goodyear**

- Warehouse or Distribution Facility: 1 space per 1,000 sf GFA (for the first 10,000 sf) plus 1 space per 5,000 sf GFA (remaining sf) plus 1 space per 300 sf of Office area.

- **City of Avondale**

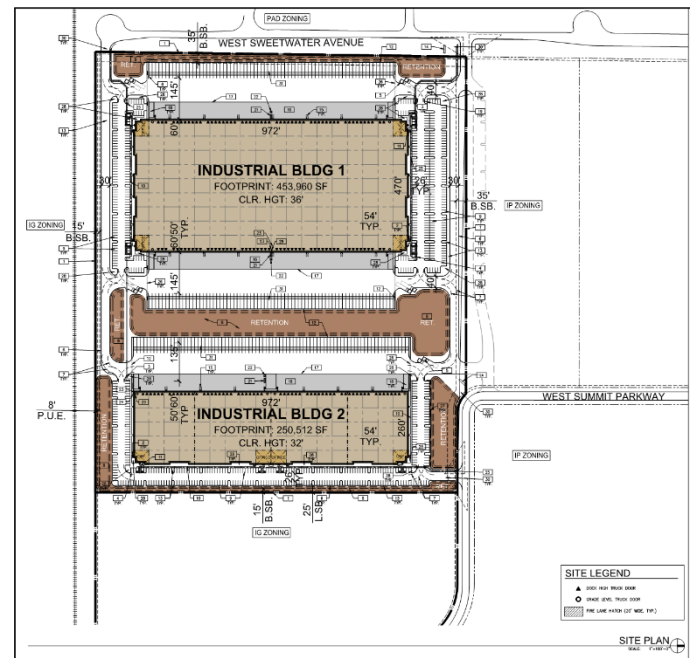
- Warehousing and Storage: 1 space per 500 sf GFA (for the first 10,000 sf) plus 1 space per 5,000 sf GFA (remaining sf) and Maximum spaces allowed 1 space per 300 sf GFA (for the first 10,000 sf) plus 1 space per 3,000 sf GFA (remaining sf)

- **City of Chandler**

- Warehousing: 1 space per 500 sf GFA (for the first 10,000 sf) plus 1 space per 5,000 sf GFA (remaining sf) plus 1 space per 250 sf of Office GFA.

This zoning text amendment would change the Warehouse/Distribution parking requirements to **1 per 1,000 sf GFA (for first 10,000 sf) plus 1 per 5,000 sf GFA plus 1 per 250 sf of Office GFA**. Below is a comparison of both the current and proposed parking standards using a current project undergoing a Site Plan review.

PARKING REQUIREMENTS	SPACES
Current: 1 space per 600 sf GFA	1174
Proposed: 1 per 1,000 sf GFA (for first 10,000 sf) plus 1 per 5,000 sf GFA plus 1 per 250 sf GFA (office)	550



The necessary revisions to the LDO to achieve these changes are outlined below:

Table 107-4c Parking Standards	
Uses	Min Off-street Parking spaces
Feed and Tack Sales	1 per 400 sf GFA
Fleet-Based Services	TBD by Parking Study with Site Plan
Food Manufacturing & Processing	1 per 1,500 sf GFA
Freight Depot/Distribution Center	1 per 1,500 sf GFA
Grain Processing; including Milling, Drying, Storage	1 per 1,500 sf GFA
Laundry, Dry Cleaning: Bulk Operation (Pick-Up & Delivery)	1 per 1,500 sf GFA
Machine Shop, Welding Shop	1 per 1,000 sf GFA
Manufacturing and Fabrication	1 per 1,500 sf GFA
Manufactured Home Portable Buildings, Oversized and Recreational (RV) Vehicles Sales and Service	1 per 375 sf GFA of sales and service building
Mining and Mineral Extraction	1 per 300 sf GFA of office and covered sales areas plus ancillary uses
Plant Nursery (Growing Facility & Wholesale)	1 per 1,000 sf growing area plus 1 per 400 sf GFA of sales and service building
Printing Plant (commercial scale)	TBD by Parking Study with Site Plan
Recycling, Collection Facility	TBD by Parking Study with Site Plan
Recycling, Processing Facility	TBD by Parking Study with Site Plan
Research Facility – Laboratory and Testing Facility	1 per 1,500 sf GFA
Sand and Gravel Operation	1 per 300 sf GFA of office and covered sales areas plus ancillary uses
Sanitary Landfill, Solid Waste Facility	TBD by Parking Study with Site Plan
Stone Product Curing, Fabrication	1 per 1,500 sf GFA
Taxidermist	TBD by Parking Study with Site Plan
Tile, Roofing & Waterproofing Production	1 per 1,500 sf GFA
Truck Stop (full service & repair permitted)	1 per 500 sf GFA , including service bays and retail areas
Vehicle Towing & Impound Lot	1 per 300 sf GFA of sales and service building
Warehouse/Distribution	1 per 600 sf GFA 1 per 1,000 sf GFA (for first 10,000 sf) plus 1 per 5,000 sf GFA (remaining sf) plus 1 per 250 sf GFA for Office area (shell buildings to be calculated at 15%)
Water Aquifer Recharge/Storage Facility	TBD by Parking Study with Site Plan

CITIZEN PARTICIPATION:

A community outreach meeting was held at City Hall on May 11, 2021 at 6 p.m. with virtual attendance available via WebEx. There were two members of the public in attendance, one in person and one WebEx. Both participants were in support of the proposed amendments.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The subject request is consistent with the Surprise General Plan 2035.

SUMMARY:

This proposed Zoning Text Amendment to the Land Development Ordinances (LDO) will change the parking requirements for the Warehouse/Distribution land use from 1 space per 600 sf GFA to 1 per 1,000 sf GFA (for first 10,000 sf) plus 1 per 5,000 sf GFA plus 1 per 250 sf of Office GFA.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Zoning Text Amendment request to the City Council.

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:

00 Staff Report
01 ZTA Legislative Edit
02 Narrative
03 Citizen Participation Report
PPT

PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

Table 107-4c Parking Standards	
Uses	Min Off-street Parking spaces
Feed and Tack Sales	1 per 400 sf GFA
Fleet-Based Services	TBD by Parking Study with Site Plan
Food Manufacturing & Processing	1 per 1,500 sf GFA
Freight Depot/Distribution Center	1 per 1,500 sf GFA
Grain Processing; including Milling, Drying, Storage	1 per 1,500 sf GFA
Laundry, Dry Cleaning: Bulk Operation (Pick-Up & Delivery)	1 per 1,500 sf GFA
Machine Shop, Welding Shop	1 per 1,000 sf GFA
Manufacturing and Fabrication	1 per 1,500 sf GFA
Manufactured Home Portable Buildings, Oversized and Recreational (RV) Vehicles Sales and Service	1 per 375 sf GFA of sales and service building
Mining and Mineral Extraction	1 per 300 sf GFA of office and covered sales areas plus ancillary uses
Plant Nursery (Growing Facility & Wholesale)	1 per 1,000 sf growing area plus 1 per 400 sf GFA of sales and service building
Printing Plant (commercial scale)	TBD by Parking Study with Site Plan
Recycling, Collection Facility	TBD by Parking Study with Site Plan
Recycling, Processing Facility	TBD by Parking Study with Site Plan
Research Facility – Laboratory and Testing Facility	1 per 1,500 sf GFA
Sand and Gravel Operation	1 per 300 sf GFA of office and covered sales areas plus ancillary uses
Sanitary Landfill, Solid Waste Facility	TBD by Parking Study with Site Plan
Stone Product Curing, Fabrication	1 per 1,500 sf GFA
Taxidermist	TBD by Parking Study with Site Plan
Tile, Roofing & Waterproofing Production	1 per 1,500 sf GFA
Truck Stop (full service & repair permitted)	1 per 500 sf GFA , including service bays and retail areas
Vehicle Towing & Impound Lot	1 per 300 sf GFA of sales and service building
Warehouse/Distribution	1 per 600 sf GFA 1 per 1,000 sf GFA (for first 10,000 sf) plus 1 per 5,000 sf GFA (remaining sf) plus 1 per 250 sf GFA for Office area (shell buildings to be calculated at 15%)
Water Aquifer Recharge/Storage Facility	TBD by Parking Study with Site Plan

Land Development Ordinance Zoning Text Amendment

Narrative – FS22-0555

PROJECT DESCRIPTION

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO). In an effort to make the parking requirements more consistent with conventional parking standards, this proposal would alter the parking requirements for the Warehouse/Distribution land use.

Currently, the parking requirement for Warehouse/Distribution is 1 space per 600 sf of Gross Floor Area (GFA). This amendment would change that requirement to 1 per 1,000 sf GFA (for first 10,000 sf), plus 1 per 5,000 sf GFA (for the remaining sf), plus 1 per 250 sf of Office GFA.

Citizen Participation Report

Land Development Ordinance Zoning Text Amendment

May 11, 2022 – FS22-0555

PROJECT DESCRIPTION

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO). In an effort to make the parking requirements more consistent with conventional parking standards, this proposal would alter the parking requirements for the Warehouse/Distribution land use.

ADVERTISING

The meeting was advertised in the Surprise Independent on Wednesday, May 04, 2021 and the Daily News Sun on Wednesday, April 27, 2021.

MEETING DESCRIPTION

The meeting was held at City Hall on May 11, 2021 at 6 p.m. with virtual attendance available via WebEx.

ATTENDANCE

There were two members of the public in attendance via WebEx or in-person during the duration of the meeting. They were both in support of this amendment.

State of Arizona:

County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona group publisher of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
04/27/22, 05/04/22

Sworn to and subscribed before me this 4th Day of May, A.D., 2022



Charlene Bisson

Ad Caption: FS22-0555

Ad Number: 535699

Total Cost:\$384.00

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

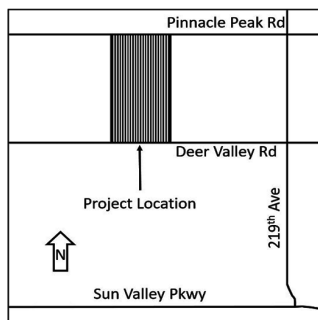
Please be advised that RVI Planning and Landscape Architecture, on behalf of Triangle Partners, LLC, will host a Neighborhood Meeting to discuss the project referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Kyle Barichello, RVI, 480.586.2358, kbarichello@rviplanning.com
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

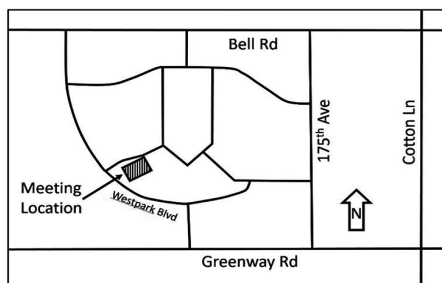
NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, May 25, 2022
TIME: 6:00 PM
LOCATION: Western Peaks Elementary School – Media Center
18063 W Surprise Farms Loop S, Surprise, AZ 85388
ONLINE ACCESS: <https://bit.ly/3LzRfIn>
MEETING ID: 873 5007 2946
PASSCODE: 472857
CALL IN: 1-669-900-6833

PROJECT LOCATION



MEETING LOCATION



PROJECT DESCRIPTION:

A Rezone of approximately 320 gross acres generally located west of 225th Avenue and north of Deer Valley Road from Rural Residential (RR) to Residential Low Density (R-1), Residential High Density (R-3), and Community Commercial (C-2). Case # FS22-0344.

Publish: Surprise Independent, May 4, 2022, Daily Independent, May 6, 2022/536518

ZONING TEXT AMENDMENT NEIGHBORHOOD MEETING

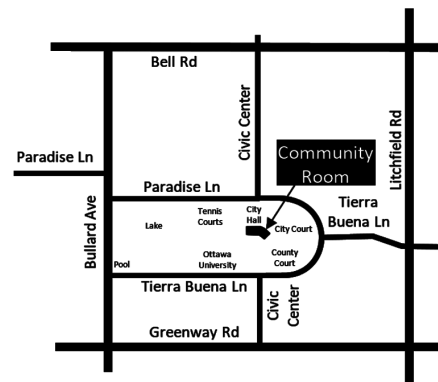
Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Zoning Text Amendment (ZTA) to the Land Development Ordinances (LDO) referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, we are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

Applicant: City of Surprise
City of Surprise Planner: Leslie Carnie; 623-222-3153; leslie.carnie@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, May 11, 2022
TIME: 6:00 PM
PHYSICAL LOCATION: City of Surprise
Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374

MEETING LOCATION



Join from the meeting link

<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=mebd52818ec5a7fe9baf266e5417289e3>

Join by meeting number

Meeting number (access code): 2485 506 4915
Meeting password: NMzfp4itU57

Join by phone

+1-408-418-9388 United States Toll
+1-602-666-0783 United States Toll (Phoenix)

PROJECT DESCRIPTION:

A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend the parking requirements for Warehouse/Distribution use, Case # FS22-0555.

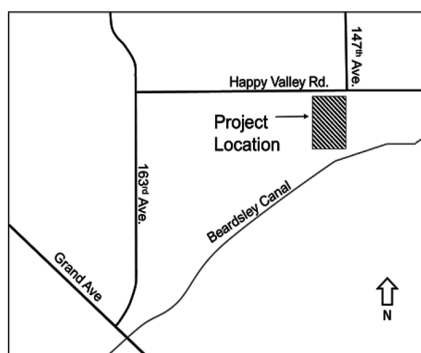
Publish: Daily Independent, April 27, 2022, Surprise Independent, May 4, 2022/535699

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission and the City Council will hold Public Hearings at the request of Joe Walsh, relating to the proposed rezone of 57.8 gross acres from Rural Residential (RR) zoning to High Density Residential (R-3) (case FS22-0101).

APNs: 503-69-003E & 503-69-003F

Project Location:



Planning and Zoning Commission

Date: May 19, 2022
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

At these meetings any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost. Contact Leslie Carnie with the City of Surprise at 623-222-3153 or leslie.carnie@surpriseaz.gov for additional information.

Publish: Daily Independent, May 2, 2022, Surprise Independent, May 4, 2022/536429

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

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

Applicant: George Pasquel, (602) 230-0600, George@witheymorris.com
City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In Person

DATE: **Tuesday, May 10, 2022**
TIME: 6:00 PM
LOCATION: Holiday Inn Express
16540 N Bullard Ave
(Desert Cactus)

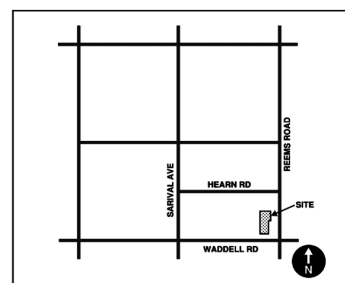
Virtual

Tuesday, May 10, 2022
6:00 PM
Virtual Meeting Link URL:
<https://us02web.zoom.us/j/87810424606?pwd=bmVwRE5iUGVQNCtNQXdETWRMTUFAUT09>

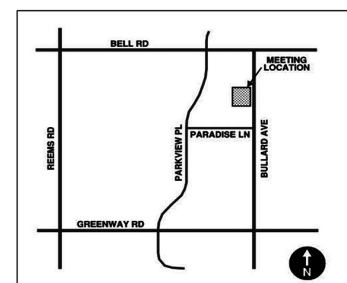
OPTIONAL DIAL-IN NUMBER:
+1 (669) 900-9128

MEETING ID: 878 1042 4606
PASSCODE: 138603

Project Location



Meeting Location



PROJECT DESCRIPTION:

Towne Storage facility Conditional Use Permit with Site Plan. The request is to construct a new single story, climate controlled self-storage facility on 3.5 acres vacant lot located north of Waddell and east of Reems Road in the Waddell Square center. Surprise Planning Case FS22-0020.

Publish: Daily Independent, April 21, 2022, Surprise Independent, May 4, 2022/534987



S U R P R I S E

A R I Z O N A

Planning & Zoning Commission

June 2, 2022

Land Development Ordinance

Zoning Text Amendment

FS22-0555



Background

Upon Review of the current Land Development Ordinance (LDO) it was determined that the parking requirement for the Warehouse/Distribution land use is more restrictive than surrounding cities.

We are requesting approval of an LDO text amendment that will make the parking requirements more consistent with conventional parking standards.





Research

- **City of Goodyear**

- Warehouse or Distribution Facility: 1 space per 1,000 sf GFA (for the first 10,000 sf) plus 1 space per 5,000 sf GFA (remaining sf) plus 1 space per 300 sf of Office area.

- **City of Avondale**

- Warehousing & Storage: 1 space per 500 sf GFA (for the first 10,000 sf) plus 1 space per 5,000 sf GFA (remaining sf) and Maximum spaces allowed 1 space per 300 sf GFA (for the first 10,000 sf) plus 1 space per 3,000 sf GFA (remaining sf)

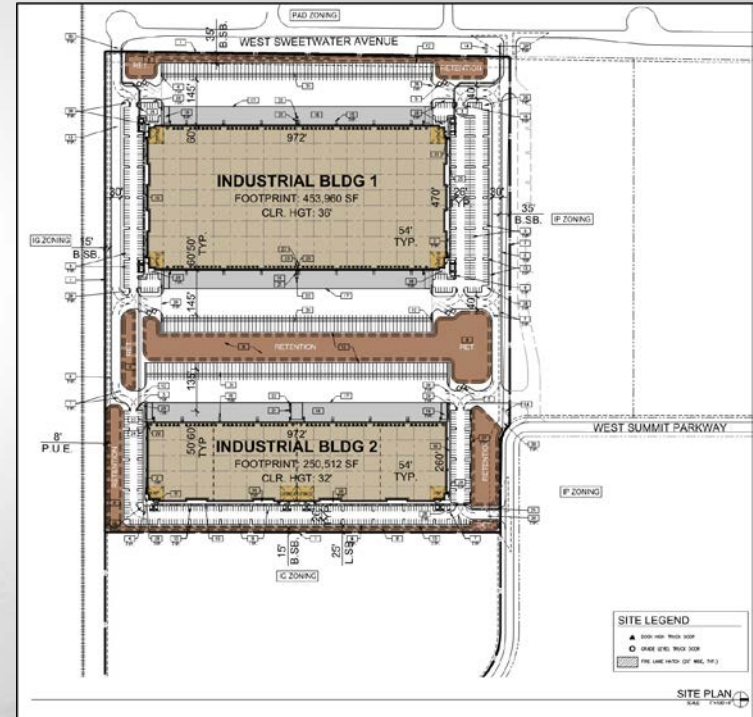
- **City of Chandler**

- Warehousing: 1 space per 500 sf GFA (for the first 10,000 sf) plus 1 space per 5,000 sf GFA (remaining sf) plus 1 space per 250 sf of Office area.

Research

Summit Business Park FS22-0551

PARKING REQUIREMENTS	SPACES
Current : 1 space per 600 sf GFA	1174
Proposed: 1 per 1,000 sf GFA (for first 10,000 sf) plus 1 per 5,000 sf GFA plus 1 per 250 sf GFA (office)	550



* This project is a shell building. Office space was calculated at 15%

Legislative Edit

CHAPTER 107

DESIGN AND DEVELOPMENT REGULATIONS

ARTICLE 4 – PARKING AND LOADING REGULATIONS

- Change the parking requirements for Warehouse/Distribution from
 - 1 per 600 sf GFA to
 - 1 per 1,000 sf GFA (for first 10,000 sf) plus
 - 1 per 5,000 sf GFA (remaining sf) plus
 - 1 per 250 sf GFA for Office area (shell buildings to be calculated at 15%)

Table 107-4c Parking Standards	
Uses	Min Off-street Parking spaces
Feed and Tack Sales	1 per 400 sf GFA
Fleet-Based Services	TBD by Parking Study with Site Plan
Food Manufacturing & Processing	1 per 1,500 sf GFA
Freight Depot/Distribution Center	1 per 1,500 sf GFA
Grain Processing; including Milling, Drying, Storage	1 per 1,500 sf GFA
Laundry, Dry Cleaning; Bulk Operation (Pick-Up & Delivery)	1 per 1,500 sf GFA
Machine Shop, Welding Shop	1 per 1,000 sf GFA
Manufacturing and Fabrication	1 per 1,500 sf GFA
Manufactured Home Portable Buildings, Oversized and Recreational (RV) Vehicles Sales and Service	1 per 375 sf GFA of sales and service building
Mining and Mineral Extraction	1 per 300 sf GFA of office and covered sales areas plus ancillary uses
Plant Nursery (Growing Facility & Wholesale)	1 per 1,000 sf growing area plus 1 per 400 sf GFA of sales and service building
Printing Plant (commercial scale)	TBD by Parking Study with Site Plan
Recycling, Collection Facility	TBD by Parking Study with Site Plan
Recycling, Processing Facility	TBD by Parking Study with Site Plan
Research Facility – Laboratory and Testing Facility	1 per 1,500 sf GFA
Sand and Gravel Operation	1 per 300 sf GFA of office and covered sales areas plus ancillary uses
Sanitary Landfill, Solid Waste Facility	TBD by Parking Study with Site Plan
Stone Product Curing, Fabrication	1 per 1,500 sf GFA
Taxidermist	TBD by Parking Study with Site Plan
Tile, Roofing & Waterproofing Production	1 per 1,500 sf GFA
Truck Stop (full service & repair permitted)	1 per 500 sf GFA, including service bays and retail areas
Vehicle Towing & Impound Lot	1 per 300 sf GFA of sales and service building
Warehouse/Distribution	1 per 1,000 sf GFA (for first 10,000 sf) plus 1 per 5,000 sf GFA (remaining sf) plus 1 per 250 sf GFA for Office area (shell buildings to be calculated at 15%)
Water Aquifer Recharge/Storage Facility	TBD by Parking Study with Site Plan



Citizen Participation

Neighborhood Outreach Meeting:

- When: May 11, at 6 p.m.
- Where: City Hall & WebEx
- Attendance: 2 members of the public
- Feedback: In support of the amendment



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: June 2, 2022

Contact Person: Trever Fleetham

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Zone Change of approximately 199.21 acres from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3), located west of 155th Avenue and north of Jomax Road. Case FS21-828

Motion:

I move to recommend approval of the proposed Zone Change to the City Council subject to stipulations 'a' through 'h' as outlined in the staff report.

Background:

The applicant, on behalf of the collective owners, requests a Zone Change of approximately 199.21 acres from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3) to accommodate future single-family and multi-family residential developments, on property generally located west of 155th Avenue and north of Jomax Road.

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 - FS21-828 Nobella Rezone - Staff Report 060222 PZ
2. 01 - FS21-828 Nobella Rezone - Vicinity Map

3. 02 - FS21-828 Nobella Rezone - Current Zoning Map
 4. 03 - FS21-828 Nobella Rezone - Proposed Zoning Map
 5. 04 - FS21-828 Nobella Rezone - Narrative Document
 6. 05 - FS21-828 Nobella Rezone - Citizen Participation Report
 7. 06 - FS21-828 Nobella Rezone - Affidavit of Site Posting
 8. 07 - FS21-828 Nobella Rezone - Luke AFB Comments
 9. FS21-828 - Nobella Rezone - Presentation
 10. 08 - FS21-828 Nobella Rezone - Combined Citizen Emails 052422 - Redacted
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS21-828**

Project Name: Nobella Rezone

Council District: 1 – Acacia

Meeting Date: **June 2, 2022**

Planner: Trever Fleetham, AICP

Owner: Multiple

Applicant: Wendy Riddell with Berry Riddell, LLC

Request: Zone Change from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3).

Site Location: Generally west of 155th Avenue and north of Jomax Road.

Site Size: 199.21 acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS21-828** to the City Council, subject to stipulations 'a' through 'h'.

30 **Project Description:**

31 The applicant, on behalf of the collective owners, requests a Zone Change of approximately 199.21
32 acres from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density
33 (R-3) to accommodate future single-family and multi-family residential developments, on property
34 generally located west of 155th Avenue and north of Jomax Road.

35
36 **Background:**

37
38 **November 3, 1988:** The subject properties were annexed into the City of Surprise under Ordinance
39 88-24.

40
41 **September 2, 2021:** Staff met with the applicant to discuss the project during a regularly scheduled
42 Concept Review meeting under CR21-453.

43
44 **October 14, 2021:** The applicant filed a related request for a Zone Change from RR to R-2 and R-3
45 under case FS21-828, the subject case.

46
47 **May 4, 2022:** The applicant held a neighborhood outreach meeting to discuss the project.

48
49 **Neighborhood Meeting Summary:**

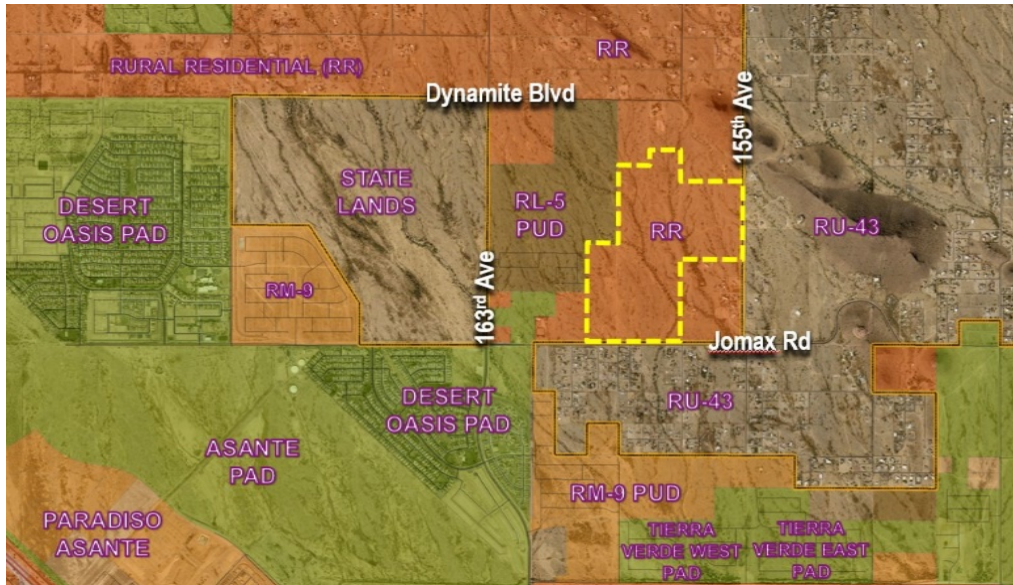
50 The applicant held a neighborhood outreach meeting on May 4, 2022 that was properly advertised
51 per the requirements of the LDO. The meeting took place in-person and was available virtually via
52 Zoom. During this meeting, residents from the vicinity expressed their concerns regarding traffic,
53 density, drainage, impact on nearby rural areas, infrastructure, and more. See the attached Citizen
54 Participation Report for a detailed summary of the meeting.

55
56 **Analysis and Discussion:**

57 The subject properties, which encompass nearly 200 gross acres, are currently zoned Rural
58 Residential (RR). The applicant requests to rezone approximately 143.64 acres to Residential Medium
59 Density (R-2) and approximately 55.57 acres to Residential High Density (R-3) to accommodate a
60 combination of single-family and multi-family developments.

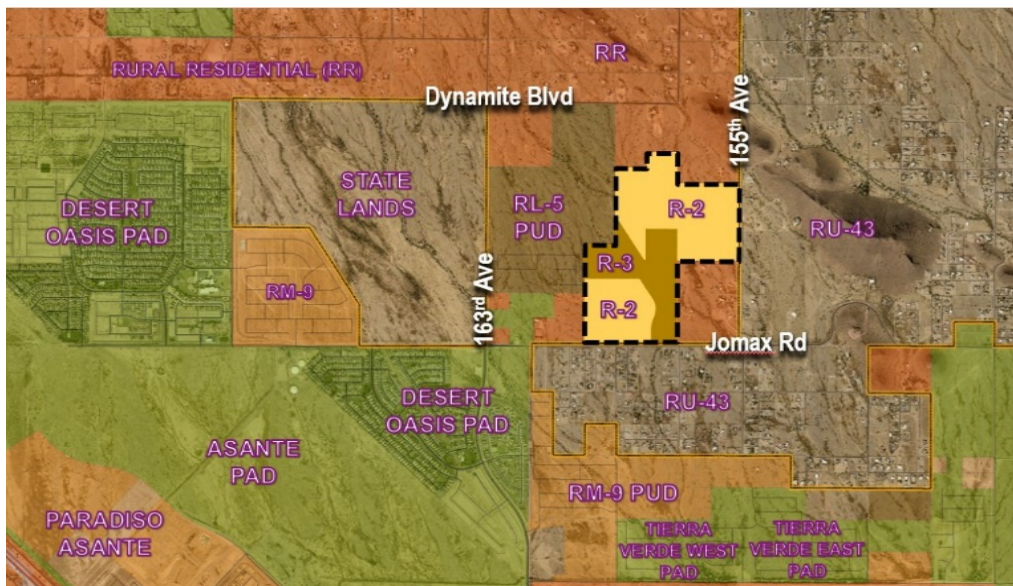
61
62 The existing and proposed zonings are shown below.
63
64
65
66
67
68
69
70

Existing Zoning



RL-5 PUD	RR	RR
RL-5 PUD	RR	Maricopa County (RU-43)
Maricopa County (RU-43)	Maricopa County (RU-43)	RR

Proposed Zoning



71
72
73
74
75

Development Plan:

The applicant's intent is to develop the property with a diversity of housing products to include traditional single-family, single-family for rent, and build for rent product types. The current conceptual plan identifies traditional single-family detached homes with lot widths ranging from 48-60 foot-wide lots. The single-family for rent and build for rent products are proposed to be two-story, some with third-story elements.

Development Standards:

The proposed residential projects will be developed per the development standards for the R-2 and R-3 zoning districts within the Surprise Land Development Ordinance (LDO) and Planning & Engineering Design Standards (PEDS).

The following table depicts the R-2 Development Standards per Lot Category as depicted in the LDO.

Table 106-2d - Residential Medium Density (R-2) Zoning district				
Lot Categories	A ⁴	B ⁴	C	D
General Plan Compatibility	Urban	Suburban	Suburban	Suburban
Lot Area (sf)	3,500-4,949	4,950-7,999	8,000-11,999	≥12,000
Min Lot Width (sf)	40	45	70	80
Min. Front setback ¹ (ft)	10	12	12	15
Max. Front setback (ft)	25	25	25	30
Min. Rear setback ¹ (ft)	10	15	20	20
Min. Side setback ¹ (ft)	5 & 7 ²	5 & 8 ²	5 & 10	10
Min. Street side setback ¹ (ft)	10	10	10	10
Max. Bldg. Height (ft)	35	35	35	35
Open space (% of gross acres of residential development) ³	25%	20%	20%	20%
Notes: 1. <i>Garage</i> face and embellishments shall be <i>setback</i> a minimum of twenty feet (20') measured from any opposing property line, except rear <i>alley</i> loaded <i>garages</i> , which shall be <i>setback</i> nine feet (9') from <i>alley</i> edge line. 2. May be reduced to 0' <i>setback</i> for <i>Single-family dwellings</i> as <i>attached building</i> and separated by a <i>common wall</i> along the property line. End units must maintain the larger <i>setback</i> 3. The City requires <i>open space</i> on a subdivision or development site basis rather than on a <i>lot-by-lot</i> basis. Subdivisions with more than one lot category will provide the higher percentage of open space. 4. Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.				

At the time of this report, the applicant proposes approximately 479 dwelling units within the R-2 portion of the project. The total number of units and lot sizes will be determined during the preliminary plat process. At the time of Preliminary Plat, the project will be reviewed against the requirements of the LDO and the Planning and Engineering Design Standards (PEDS). This project shall provide a minimum of 20% open space area and meet the amenity requirements as listed in the PEDS.

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

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

The applicant proposes approximately 418 dwelling units within the R-3 portion of the project. At the time of this report, the applicant has not established the total number of units, this will be determined at the time of Site Plan review. At the time of Site Plan review, the project will be reviewed against the requirements of the LDO and the Planning and Engineering Design Standards (PEDS).

Density

The narrative and conceptual plans submitted by the applicant as part of this rezoning request propose a range of densities throughout the development. Within the areas requested to be zoned Residential Medium Density (R-2), the conceptual plans include parcels proposed to be medium/low density (MLD) at a rate of 3-4 DU/Ac, and medium density (MD) at a rate of 4-5 DU/Ac. The Residential High Density (R-3) areas are proposed to include densities of up to 14 DU/Ac. The combined overall gross density of the proposed project is 4.5 DU/Ac.

Open Space & Amenities

The subject site is traversed by a large wash which is proposed to be incorporated into a large linear park amenity for the development. This centralized greenbelt is proposed to include various opportunities for outdoor recreation and community gathering. Trails, gardens, sports courts, dog parks, play structures and more are anticipated to be incorporated into this central open space. An overall trail system is planned to provide linkages from the residential areas to this space, as well as additional pocket parks and open spaces dispersed throughout the development. A total of nearly 20 acres of open space is conceptualized at this time.

Utility and Services Table:

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At this time, the applicant is proposing a mixture of single-family residential developments ranging from 3.5-4.5 DU/Ac, and multi-family residential developments with densities no greater than 14 DU/Ac, and an overall gross density of 4.5 DU/Ac. The applicant has located the multi-family parcels near the center of the development, and provided open space areas, to meet the transition requirements of the General Plan. As such, the proposed Zone Change demonstrates consistency with this land use category.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa Water District, Maricopa County Department of Transportation (MCDOT) and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

The applicant, City of Surprise and MCDOT are still working collectively to find roadway solutions for Jomax Road, 159th Avenue, and 155th Avenue. As stipulated below, these details must be finalized prior to preliminary plat approval.

Summary:

The proposed Zone Change from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3) is consistent with the Surprise General Plan 2035 and will be developed under the provisions of the LDO.

Findings:

- The proposed Zone Change is consistent with the Surprise General Plan 2035.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS21-828** to the City Council, subject to stipulations 'a' through 'h' as outlined below:

- a. Development and use of the site shall be consistent with the rezone narrative entitled "Rezoning Narrative Nobella", prepared by Berry Riddell LLC dated April 18, 2022.
- b. Volume 2 of the City-coordinated SPA 2 North Water Master Plan will need to be complete prior to the approval of any preliminary plats. The results of this master plan will inform the water requirements of the Nobella project and any necessary modifications to the project master plan.
- c. The recommendations and requirements within the SPA 2 North Water Master Plan will need to be documented within a development agreement specific to the property. The development agreement will need to precede or accompany the preliminary plat on the City Council agenda.
- d. Applicant must submit proof of payment for sewer treatment capacity with final plat submittals.
- e. Applicant shall pay to the City with its application for approval of a final subdivision plat within the Project the applicable Interceptor Buy-In Fee required by the SPA 2 Sewer Interceptor Agreement (MCR 20090350621). The applicable fee shall be calculated by the City at the time application for final plat approval is made and payment of the fee shall be a condition for approval and recordation of the plat.
- f. As a condition of Preliminary Plat approval, the master developer will be responsible for finalizing the details of the required right-of-way and roadway infrastructure improvements needed for Jomax Road, 159th Avenue, and 155th Avenue. These details must include right-of-way widths, and roadway classifications, and must be agreeable to both the City of

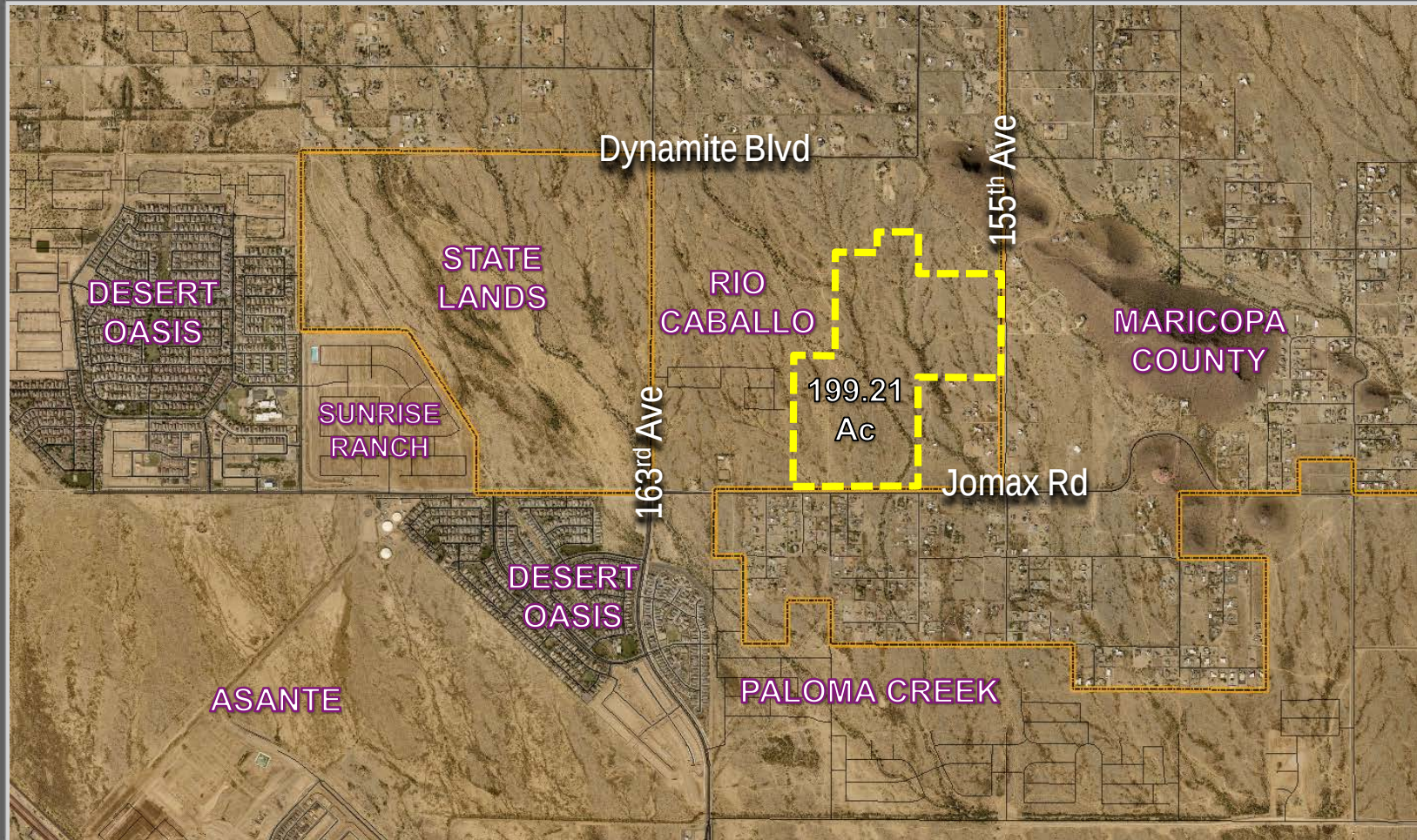
181 Surprise and the Maricopa County Department of Transportation (MCDOT). The master
182 developer will also work with the City and Maricopa County to complete any annexations
183 necessary for dedication and construction of these roadways and related infrastructure.
184

- 185 g. The subject rezoning is conditioned upon and will not become effective until a final plat has
186 been approved by the City Council and recorded that creates parcel boundaries that match
187 the zoning boundaries created by the rezoning.
188
- 189 h. Non-compliance with the stipulations of approval of this case will be treated as a violation in
190 accordance with the applicable provisions of the Surprise Municipal Code.
191

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

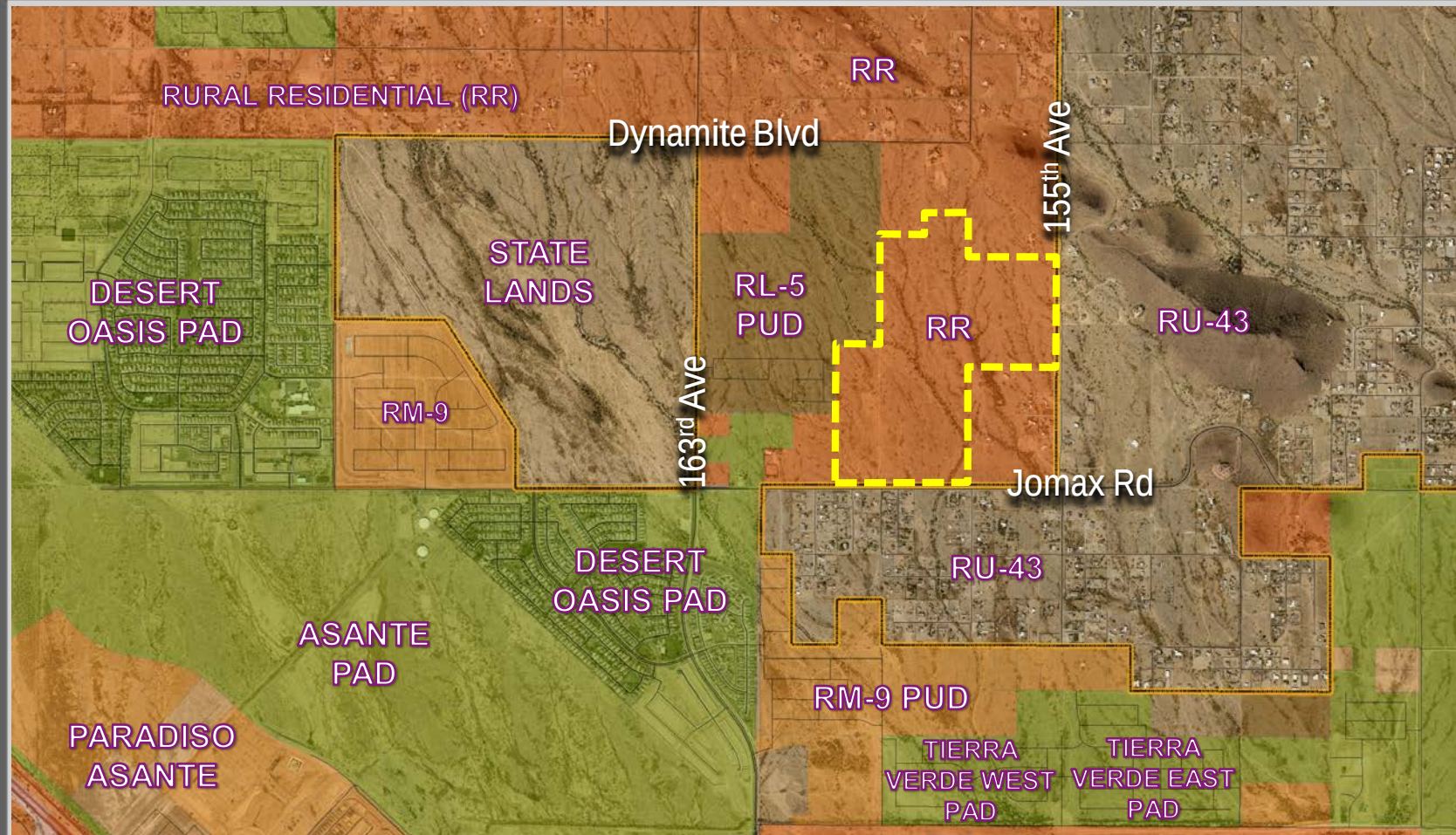
194 **Attachments:**

195
196 01 Vicinity Map
197 02 Current Zoning Map
198 03 Proposed Zoning Map
199 04 Narrative Document
200 05 Citizen Participation Report
201 06 Affidavit of Posting
202 07 Luke AFB Comments
203 PPT

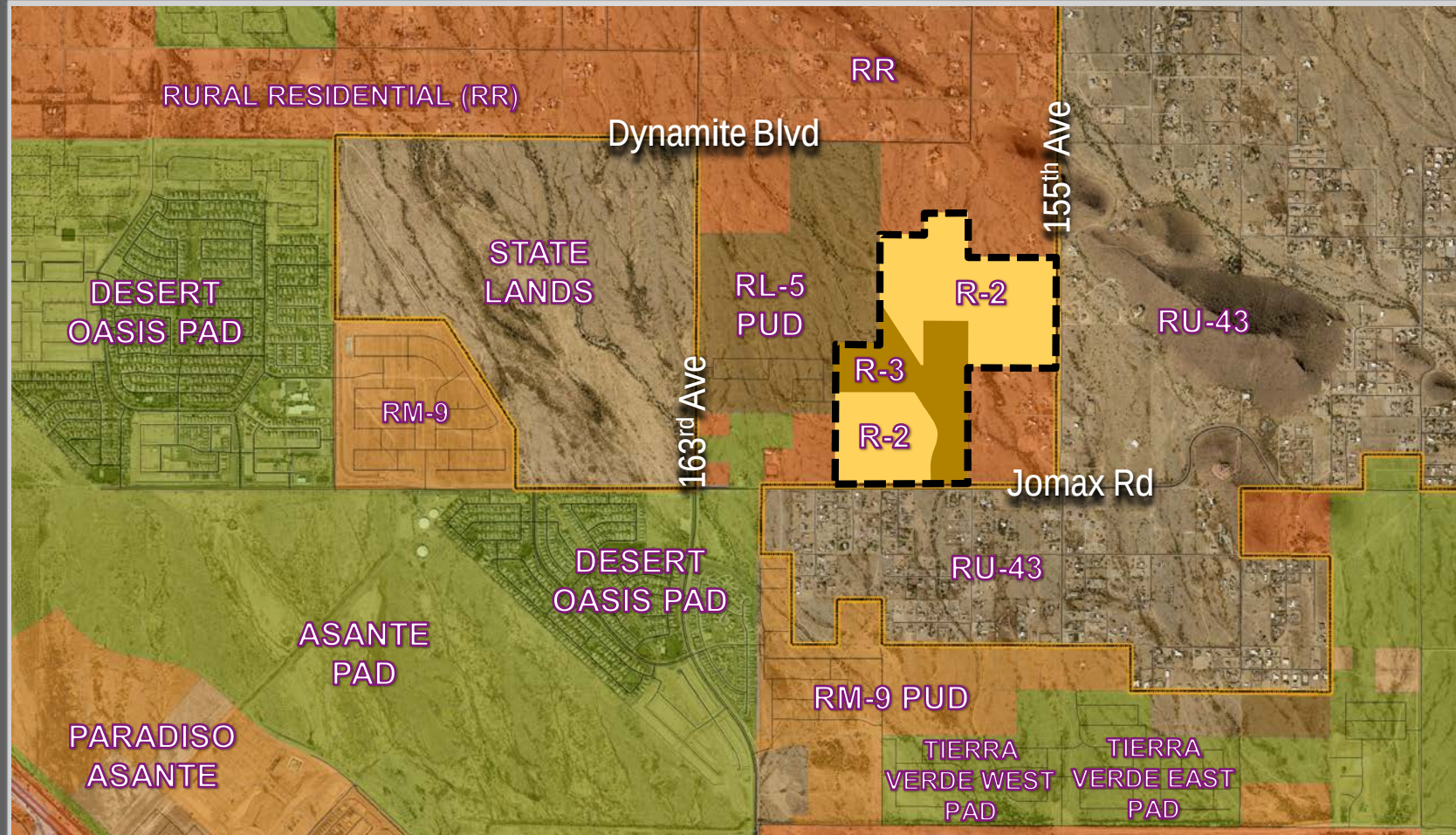


VICINITY MAP





EXISTING ZONING MAP



PROPOSED ZONING MAP

Rezoning Narrative

Nobella

Approx. 2,000 Feet East of the NEC of 163rd Avenue and Jomax Road

FS21-828

Submitted: October 1, 2021
2nd Submittal: February 23, 2022
3rd Submittal: April 18, 2022

Prepared for:

Hines
2375 East Camelback Road, Suite 150
Phoenix, Arizona 85016

DEVELOPMENT TEAM

DEVELOPER

Hines
Brandon Dillingham
2375 East Camelback Road, Suite 150
Phoenix, Arizona 85016

LAND USE ATTORNEY

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Scottsdale, Arizona 85251

LAND PLANNER

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Scottsdale, Arizona 85251

ENGINEER

Kimley-Horn
Jayme Thoma PE, CFM
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020

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C. Development Plan.....	5
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E. Infrastructure.....	6
F. Conclusion.....	7

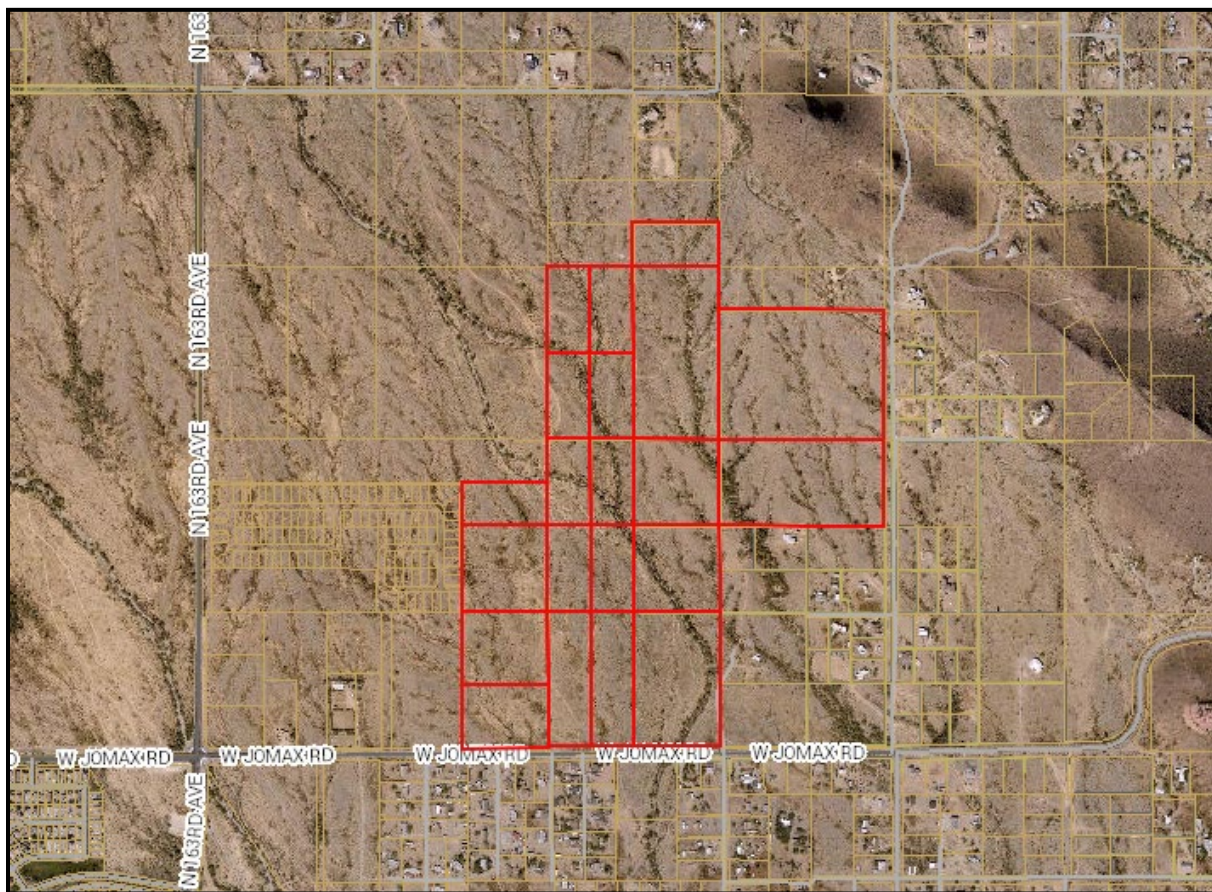
EXHIBITS

Gross Legal Description	A
Context Map.....	B
Existing Zoning Map	C
Proposed Zoning Map.....	D
General Plan Land Use Map.....	E
Conceptual Land Use Plan	F

REQUEST

The purpose of this request is to seek a rezoning from RR (Rural Residential) to R-2 (Residential Medium Density) and R-3 (Residential High Density) for an approximate +/- 199.21-gross-acre site located approximately one-quarter mile east of the northeast corner of 163rd Avenue and Jomax Road (the "Site") in the City of Surprise. As shown in the aerial below, the Site currently is undeveloped desert land.

Context Aerial



The Site is bounded on the west by the +/- 187-acre Rio Caballo PAD which requested approximately 700 lots. To the north, across Dynamite Road, are large-lot residential homes. To the east, adjacent to the Site and across 155th Avenue, are large lot residential homes in Surprise and Maricopa County's jurisdictions. To the south, across Jomax Road, are large lot residential homes in Maricopa County's jurisdiction.

CONSISTENCY WITH GENERAL PLAN

As proposed, Nobella complies with the City of Surprise 2035 General Plan land use Character Area of Neighborhood. The Neighborhood Land Use Character Area supports a range of residential development including rural, suburban, and urban development types. The Suburban Neighborhoods Development Type allows for a diverse variety of housing options with densities ranging from 2-8 du/ac for varying income levels. The overall density for the proposal is approximately 4.48 du/ac and is compatible with the Suburban Neighborhoods Development Type.

The General Plan's Anticipated Growth Map shows where growth is likely and encouraged to occur within the City. The Site is located within the 163rd Corridor Growth Area. The 163rd Avenue Corridor Growth Area is designated as a growth area that should include a full range of housing opportunities. Note that a which encourages diverse housing types.

DEVELOPMENT PLAN

The intent is to develop a unique community that provides a diversity of housing products including traditional single-family, single-family for rent, and build for rent product types. As shown on the Conceptual Land Use Plan, the Site has been divided into several land use parcels that depict the proposed zoning and density for each parcel. The overall density for the Site has been calculated at approximately 4.48 du/ac.

The traditional single-family detached homes will have minimum 48-foot-wide lots, with larger, 50- to 60-foot-wide lots envisioned as well. The proposed single-family for rent and build for rent products are proposed to be two-story, some with third-story elements.

Access into the Site is from the proposed 159th Avenue alignment extending south from Dynamite Road to Jomax Road. The proposed east-west street, Pinnacle Vista Drive, will meander through the Site providing access to 155th Avenue traveling south to Jomax Road. Given that the 155th Avenue alignment dead-ends to the north, the intent is not to annex or dedicate the northern portion of the alignment that is not adjacent to the Site. While there is no intent to annex or dedicate, an all-weather surface will be provided for the northern portion of the 155th Avenue alignment that is not adjacent to the Site.

OPEN SPACE

Much thought and care has gone into the open space design for the Site to ensure residents have a rich and fulfilling lifestyle at Nobella. Both natural and usable open space will be provided. The landscape within the community will be easily recognized through its use of dedicated tree types both in neighborhoods and streets. The unique landscape

patterning in Nobella will have an immediately understandable vibe and feeling upon entering. Additionally, the site is traversed by a large wash and a unique pedestrian greenbelt. The greenbelt seamlessly blends drainage into a large linear park amenity for the residents. Opportunities anticipated include a unique overlook, extensive looped walking/running trail, butterfly gardens, ecological water harvesting learning, shade structures, sport courts, rolling hill with a unique slide, multifunctional lawn, dog park, lighting, and health-oriented play structures. Linked to the greenbelt will be a community wide soft trail system and several of the parcels include passive pocket parks. All these elements will enhance the community and create an identity and dedication to a healthy lifestyle.

INFRASTRUCTURE

Water

The City of Surprise is the service provider and owns and operates the public water distribution system. In order to adequately serve the public welfare, it is necessary to provide two independent connection points to the subject property. As such, the primary connection will be to an existing 16-inch water line on Jomax Road and a secondary connection via a proposed 12-inch water line connection in Pinnacle Vista Drive. A 12-inch waterline is proposed to connect into the existing 16-inch water line in Jomax as the project is located on the eastern boundary of the City's service area.

This project is located in the Special Planning Area (SPA) 2 and included in the *Integrated Water Master Plan Water Resources Update, dated June 2015*. Water for the site will be supplied by the Desert Oasis Water Supply Facility (WSF) located on Jomax Road, west of Desert Oasis Boulevard. WSF will be provided water via an offsite well that is currently being coordinated with the City of surprise.

Wastewater

The project is located within Service Area 7 of the SPA 2 with the SPA 2 Wastewater Treatment Plant (WWTP) ultimately serving the wastewater flows from the project. The City of Surprise is the service provider and owns and operates the WWTP facility located in the southwest corner of the intersection between the Pinnacle Peak Road and 155th Avenue Alignment.

The project ultimately sewers east in Jomax Road and south in the 155th Avenue alignment to the WWTP south of the site. The offsite sewer is proposed to be a 10-inch sewer line that connects to an existing stubbed 12-inch sewer line approximately 4,300 feet south of

Jomax Road.

Grading & Drainage

The project drainage concept proposes to convey onsite runoff through residential streets to surface storage basins that provide storage volume for the 100-year, 2-hour design storm, pursuant to the *City of Surprise Engineering Development Standards, dated August 2016* (EDS), Section 5.9. Storage basins will discharge via bleed lines to adjacent washes. In the event of a storm in excess of the design storm, the site will be designed to allow excess flows to be safely conveyed through to ultimate historic outfalls. The proposed project will demonstrate compliance with the EDS and the *Drainage Design Manual for Maricopa County, Volumes I and II* (DDM).

Offsite flow approaches the site from the north and west boundaries. The flows are then routed through the site, in maintained existing channels or proposed channels, and then discharged at historic discharge locations. There are three Federal Emergency Management Agency (FEMA) mapped washes with floodplains and floodways, the west wash, the central wash and the east wash. A Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) for the west wash will be submitted to Maricopa County Flood Control District (MCFCD) and FEMA for approval. The central and east washes will not be disturbed.

Right-Of-Way Improvements

Street roadway cross sections shall conform to the EDS standard street sections. There are four infrastructure roadways that are proposed to be developed as a part of the project, Jomax Road, Pinnacle Vista Drive, 155th Avenue, and 159th Avenue. The development team will continue to work with the City of Surprise and the Maricopa County Department of Transportation (MCDOT), to complete the necessary dedications and construction of roadways and related infrastructure.

CONCLUSION

This request is to rezone an approximate 199.21-gross-acre Site from RR (Rural Residential) to R-2 (Residential Medium Density) and R-3 (Residential High Density). As identified throughout this narrative, the proposal meets the required findings outlined in City of Surprise Zoning Ordinance. This development will bring a number of positive benefits to the community including synergy with surrounding developments, the addition of quality residences to the housing stock, and an increase in property values.

EXHIBIT A
Gross Legal Description

**LEGAL DESCRIPTION
JOMAX ZONING
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA**

April 18, 2022
Job No. P5951
Page 1 of 2

A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 31 BEARS NORTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 2,691.57 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 659.86 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 07 MINUTES 06 SECONDS EAST, A DISTANCE OF 76.00 FEET TO A POINT ON A LINE 76.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, A DISTANCE OF 659.75 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, ALSO BEING THE BEGINNING OF A LINE 76.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 377.55 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 468.75 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 30 MINUTES 34 SECONDS, A DISTANCE OF 135.07 FEET;

THENCE NORTH 73 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 217.98 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 531.25 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 42 MINUTES 06 SECONDS A DISTANCE OF 34.32 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 36 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 29.79 FEET;

THENCE NORTH 83 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF 80.05 FEET;

THENCE SOUTH 48 DEGREES 07 MINUTES 04 SECONDS EAST, A DISTANCE OF 29.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A CHORD BEARING OF SOUTH 75 DEGREES 51 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 257.03 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 531.25 FEET, THROUGH A CENTRAL ANGLE OF 27 DEGREES 59 MINUTES 54 SECONDS, A DISTANCE OF 259.60 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 61 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, WITH A CHORD

BEARING OF SOUTH 71 DEGREES 11 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 145.63 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 468.50 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 55 SECONDS, A DISTANCE OF 146.22 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 37.03 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,319.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 197,711 SQUARE FEET OR 4.539 ACRES, MORE OR LESS.





NTS

E. LINE SW 1/4
SEC.31, T.5N, R.1W.

FOUND 3"
BCHH
S.W.C. SEC.31
T.5N., R.1W.

S89°58'11"E 659.75'

N89°59'40"E 377.55'

N0°07'06"E
76.00'

659.86'

1319.61'

N89°58'11"W 2691.57'

W. JOMAX ROAD

POINT OF BEGINNING

FOUND 3"
MARICOPA COUNTY BCHH
S.1/4 SEC.31, T.5N., R.1W.

MATCHLINE - SHEET 2



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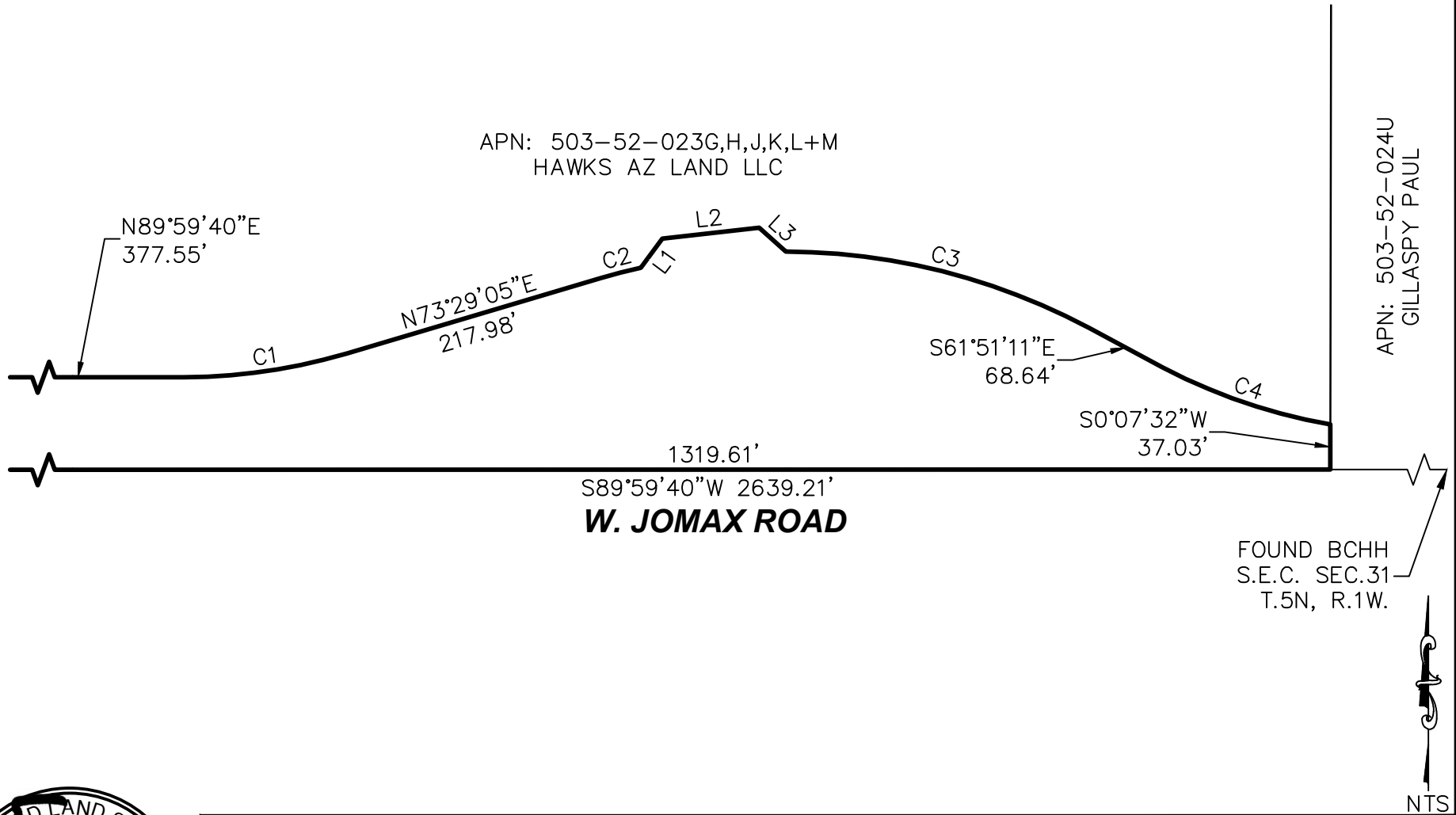
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JOMAX ZONING
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING:	5951_JOMAX ZONING.DWG			
JOB#	P5951	SCALE:	NTS	SHT: 1 OF 3
DRAFTER:	TLH	CHK:	ELS	DATE: 4/18/22

MATCHLINE - SHEET 1



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JOMAX ZONING
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING:	5951_JOMAX ZONING.DWG			
JOB#	P5951	SCALE:	NTS	SHT: 2 OF 3
DRAFTER:	TLH	CHK:	ELS	DATE: 4/18/22

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N36°24'29"E	29.79'
L2	N83°39'44"E	80.05'
L3	S48°07'04"E	29.34'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	16°30'34"	468.75'	135.07'	N81°44'22"E 134.60'
C2	3°42'06"	531.25'	34.32'	N75°20'08"E 34.32'
C3	27°59'54"	531.25'	259.60'	S75°51'50"E 257.03'
C4	17°52'55"	468.50'	146.22'	S71°11'44"E 145.63'



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JOMAX ZONING
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING:	5951_JOMAX ZONING.DWG			
JOB#	P5951	SCALE:	NTS	SHT: 3 OF 3
DRAFTER:	TLH	CHK:	ELS	DATE: 4/18/22

**LEGAL DESCRIPTION
NORTH ZONING R2
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA**

April 18, 2022
Job No. P5951
Page 1 of 1

A PORTION OF THE EAST HALF OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 31 BEARS SOUTH 89 DEGREES 59 MINUTES 40 SECONDS, A DISTANCE OF 2,639.21 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,725.44 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, A DISTANCE OF 1,319.85 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, A DISTANCE OF 660.10 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 35 SECONDS WEST, A DISTANCE OF 659.97 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 19 SECONDS WEST, A DISTANCE OF 660.15 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 28.54 FEET;

THENCE NORTH 33 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 1,011.54 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 77.27 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 05 SECONDS EAST, A DISTANCE OF 1,137.60 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 43 SECONDS EAST, A DISTANCE OF 660.42 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 330.14 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 660.53 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 660.39 FEET;

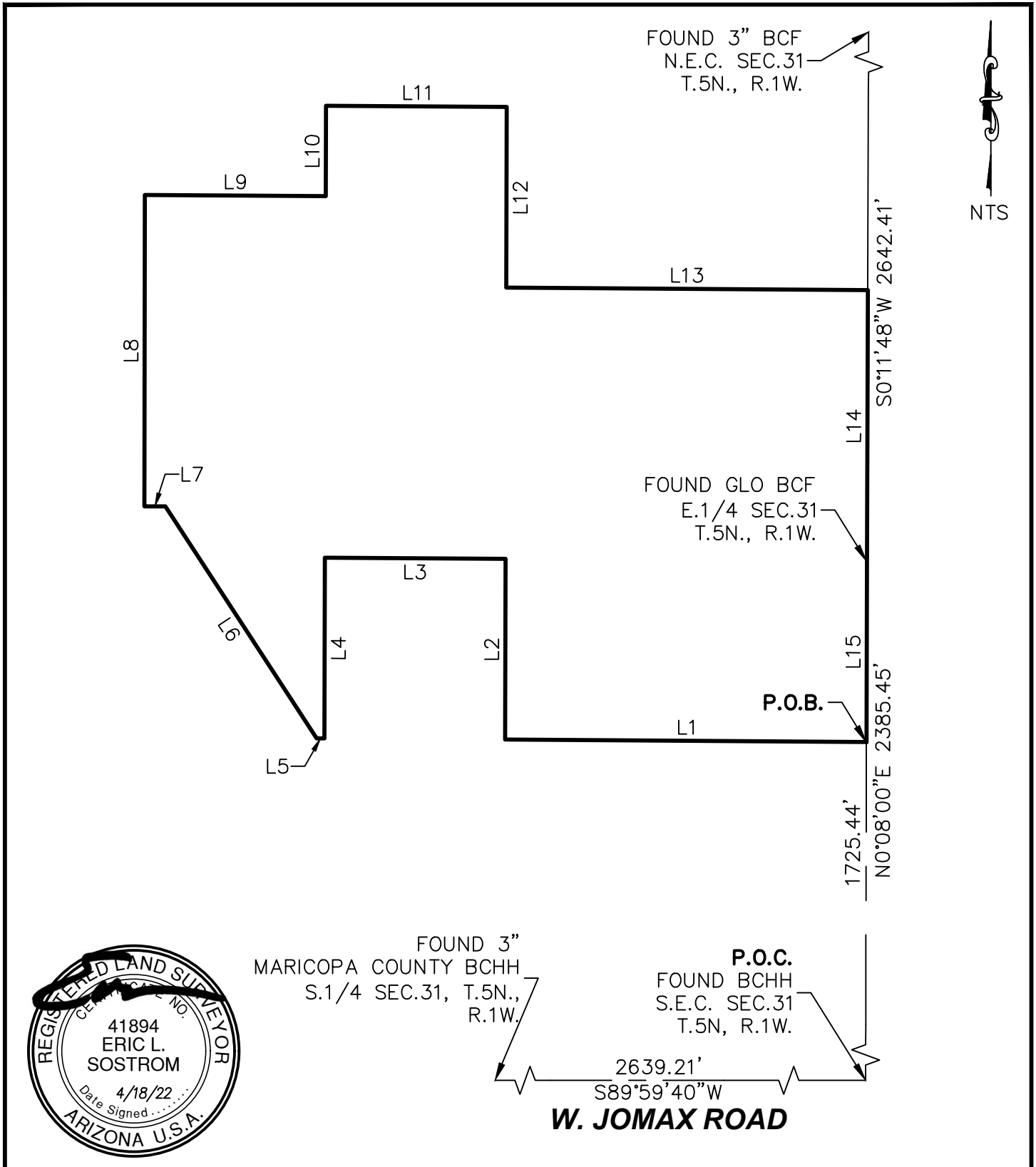
THENCE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,320.62 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE OF 990.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 660.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,277,881.14 SQUARE FEET OR 98.2066 ACRES, MORE OR LESS.





FOUND 3"
MARICOPA COUNTY BCHH
S.1/4 SEC.31, T.5N.,
R.1W.

P.O.C.
FOUND BCHH
S.E.C. SEC.31
T.5N, R.1W.

2639.21'
S89°59'40"W
W. JOMAX ROAD

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NORTH ZONING R2
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING:	5951_NORTH ZONING R2.DWG		
JOB#	P5951	SCALE:	NTS
		SHT:	1 OF 2
DRAFTER:	TLH	CHK:	ELS
		DATE:	4/18/22

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°35'50"W	1319.85'
L2	N0°07'32"E	660.10'
L3	N89°35'35"W	659.97'
L4	S0°07'19"W	660.15'
L5	N90°00'00"W	28.54'
L6	N33°05'50"W	1011.54'
L7	N89°52'55"W	77.27'
L8	N0°07'05"E	1137.60'
L9	S89°36'43"E	660.42'
L10	N0°08'16"E	330.14'
L11	S89°37'00"E	660.53'
L12	S0°09'27"W	660.39'
L13	S89°36'26"E	1320.62'
L14	S0°11'48"W	990.90'
L15	S0°08'00"W	660.01'



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NORTH ZONING R2
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING: 5951_NORTH ZONING R2.DWG

JOB# P5951 SCALE: NTS SHT: 2 OF 2

DRAFTER: TLH CHK: ELS DATE: 4/18/22

**LEGAL DESCRIPTION
SOUTH ZONING R2
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA**

April 18, 2022
Job No. P5951
Page 1 of 2

A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 31 BEARS NORTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 2,691.57 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 76.00 FEET THE BEGINNING OF A LINE 76.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 AND THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 659.75 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 06 SECONDS EAST, A DISTANCE OF 1,264.48 FEET

THENCE SOUTH 89 DEGREES 47 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,196.63 FEET;

THENCE SOUTH 33 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 175.50 FEET;

THENCE SOUTH 11 DEGREES 54 MINUTES 10 SECONDS WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 33 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 78 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 28.28 FEET;

THENCE S.33°05'50"E., A DISTANCE OF 197.33 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHERLY ALONG SAID CURVE, HAVE A RADIUS OF 460.00 FEET, THROUGH A CENTRAL ANGLE OF 51 DEGREES 44 MINUTES 15 SECONDS, A DISTANCE OF 415.37 FEET;

THENCE SOUTH 18 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 92.37 FEET;

THENCE SOUTH 63 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 18 DEGREES 21 MINUTES 50 SECONDS WEST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 27 DEGREES 47 MINUTES 17 SECONDS EAST, A DISTANCE OF 28.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 05 DEGREES 10 MINUTES 06 SECONDS WEST, A CHORD DISTANCE OF 179.29 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 06 MINUTES 43 SECONDS, A DISTANCE OF 180.13 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 36 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 29.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WITH A CHORD BEARING OF SOUTH 75 DEGREES 20 MINUTES 08 SECONDS WEST, A CHORD DISTANCE OF 34.32 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 531.25 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 42 MINUTES 06 SECONDS, A DISTANCE OF 34.32 FEET TO A POINT OF TANGENCY;

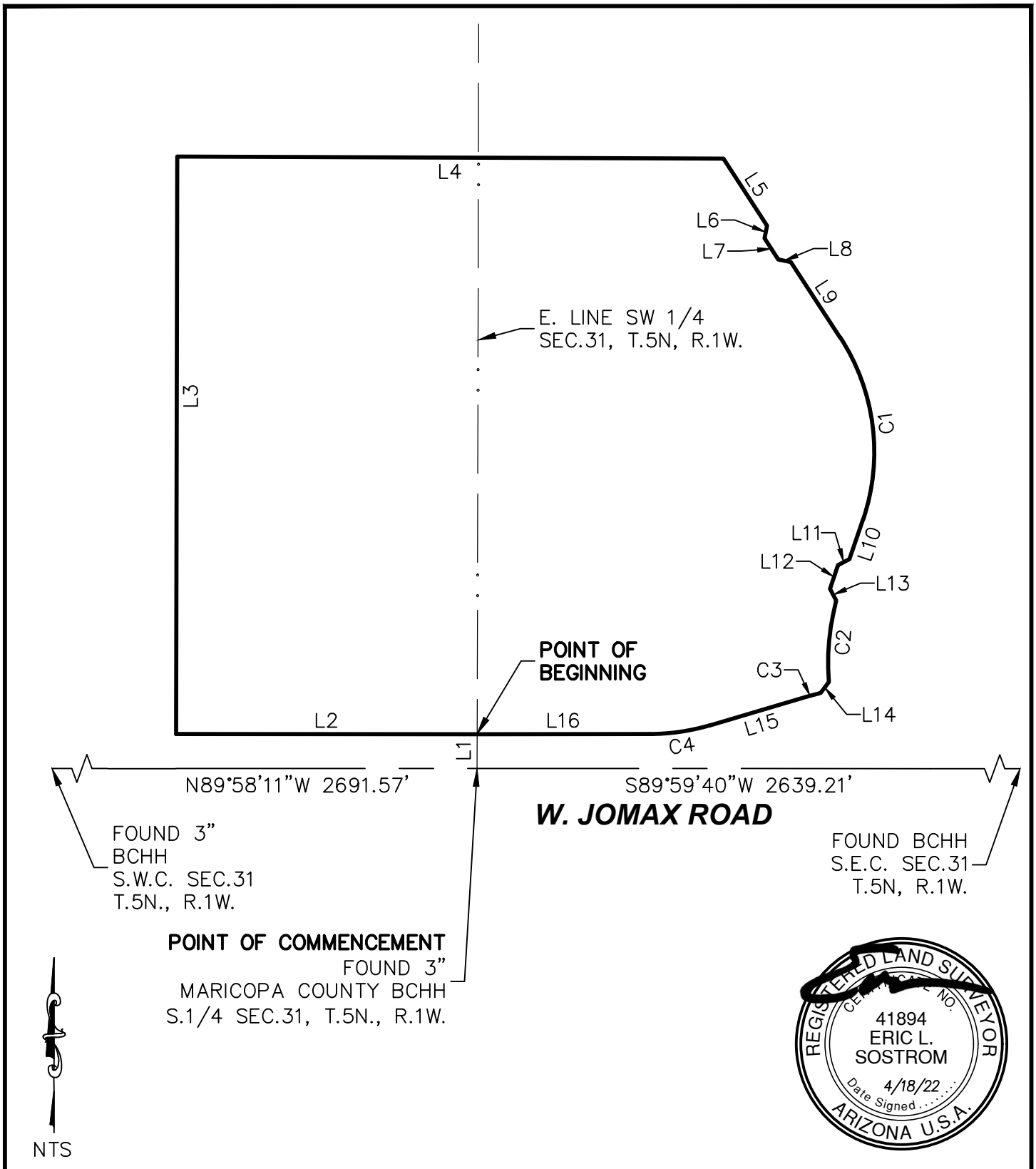
THENCE SOUTH 73 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 217.98 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 468.75 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 30 MINUTES 34 SECONDS, A DISTANCE OF 135.07 FEET TO A POINT OF TANGENCY AND THE BEGINNING OF A LINE 76.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 377.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,785,100 SQUARE FEET OR 40.980 ACRES, MORE OR LESS.





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SOUTH ZONING R2
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING:	5951_SOUTH ZONING R2.DWG		
JOB#	P5951	SCALE:	NTS
		SHT:	1 OF 2
DRAFTER:	TLH	CHK:	ELS
		DATE:	4/18/22



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°01'49"E	76.00'
L2	N89°58'11"W	659.75'
L3	N0°07'06"E	1264.48'
L4	S89°47'55"E	1196.63'
L5	S33°05'50"E	175.50'
L6	S11°54'10"W	28.28'
L7	S33°05'50"E	55.00'
L8	S78°05'50"E	28.28'
L9	S33°05'50"E	197.33'
L10	S18°38'25"W	92.37'
L11	S63°38'25"W	28.28'
L12	S18°21'50"W	55.00'
L13	S27°47'17"E	28.98'
L14	S36°24'29"W	29.79'
L15	S73°29'05"W	217.98'
L16	S89°59'40"W	377.55'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	51°44'15"	460.00'	415.37'	S7°13'42"E 401.41'
C2	19°06'43"	540.00'	180.13'	S5°10'06"W 179.29'
C3	3°42'06"	531.25'	34.32'	S75°20'08"W 34.32'
C4	16°30'34"	468.75'	135.07'	S81°44'22"W 134.60'



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SOUTH ZONING R2
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING: 5951_SOUTH ZONING R2.DWG

JOB# P5951 SCALE: NTS SHT: 2 OF 2

DRAFTER: TLH CHK: ELS DATE: 4/18/22

**LEGAL DESCRIPTION
ZONING R3
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA**

April 18, 2022
Job No. P5951
Page 1 of 2

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 2,639.21 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,319.61 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, A DISTANCE OF 37.03 FEET TO THE **POINT OF BEGINNING**, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, WITH A CHORD BEARING OF NORTH 71 DEGREES 11 MINUTES 44 SECONDS WEST, A CHORD DISTANCE OF 145.63 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 468.50 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 55 SECONDS, A DISTANCE OF 146.22 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 61 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 68.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A CHORD BEARING OF NORTH 75 DEGREES 51 MINUTES 50 SECONDS WEST, A CHORD DISTANCE OF 257.03 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 531.25 FEET, THROUGH A CENTRAL ANGLE OF 27 DEGREES 59 MINUTES 54 SECONDS, A DISTANCE OF 259.60 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 48 DEGREES 07 MINUTES 04 SECONDS WEST, A DISTANCE OF 29.34 FEET;

THENCE SOUTH 83 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 80.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, WITH A CHORD BEARING OF NORTH 05 DEGREES 10 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 179.29 FEET;

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 06 MINUTES 43 SECONDS, A DISTANCE OF 180.13 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 27 DEGREES 47 MINUTES 17 SECONDS WEST, A DISTANCE OF 28.98 FEET;

THENCE NORTH 18 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 55.00 FEET;

THENCE NORTH 63 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 18 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 92.37 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 460.00 FEET, THROUGH A CENTRAL ANGLE OF 51 DEGREES 44 MINUTES 15 SECONDS, A DISTANCE OF 415.37 FEET TO A POINT OF TANGENCY;

THENCE NORTH 33 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 197.33 FEET;

THENCE NORTH 78 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 33 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 55.00 FEET;

THENCE NORTH 11 DEGREES 54 MINUTES 10 SECONDS EAST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 33 DEGREES 05 MINUTES 50 SECONDS WEST, A DISTANCE OF 175.50 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 55 SECONDS WEST, A DISTANCE OF 1,196.63 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 06 SECONDS EAST, A DISTANCE OF 738.21 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS EAST, A DISTANCE OF 659.86 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 05 SECONDS EAST, A DISTANCE OF 512.84 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 77.27 FEET;

THENCE SOUTH 33 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 1,011.54 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.54 FEET;

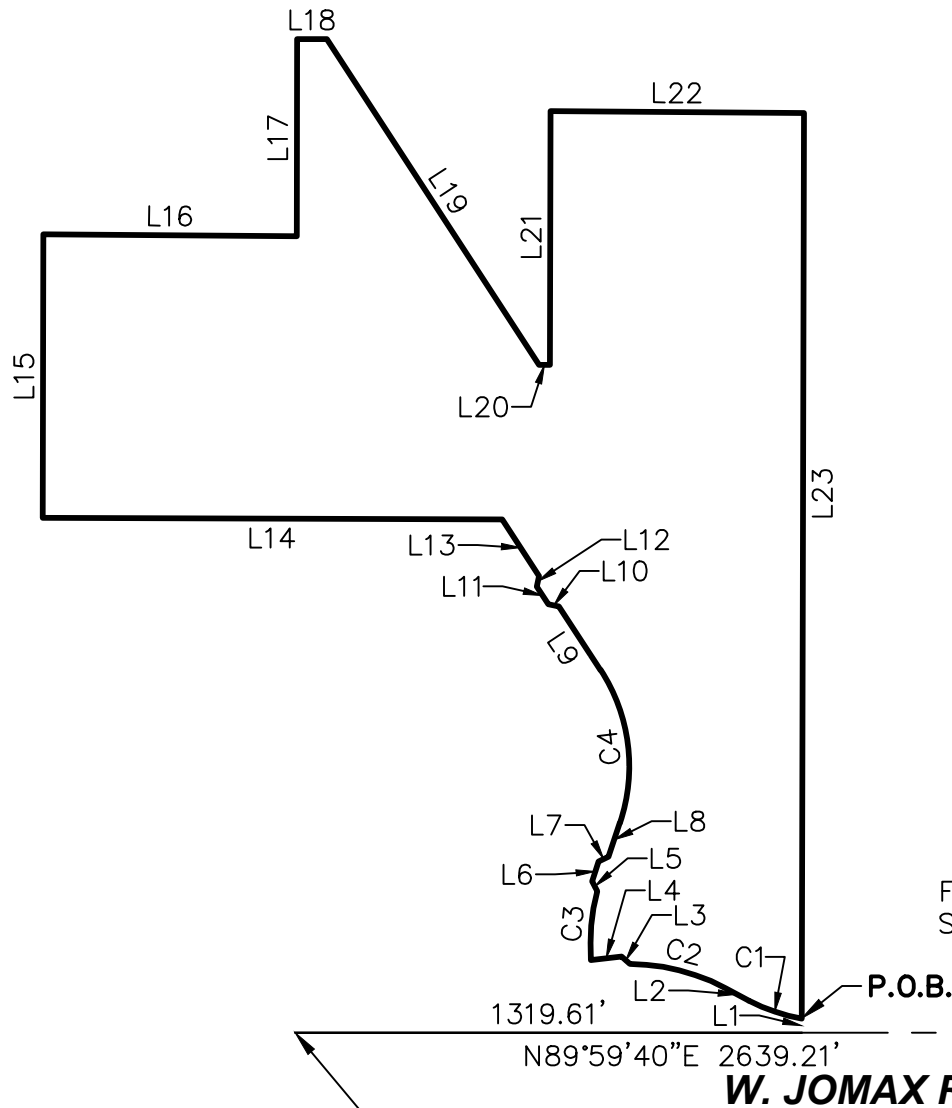
THENCE NORTH 00 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 660.15 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 659.97 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 2,357.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,417,486 SQUARE FEET OR 55.498 ACRES, MORE OR LESS.





FOUND BCHH
S.E.C. SEC.31
T.5N, R.1W.

P.O.B.

POINT OF COMMENCEMENT
FOUND 3"
MARICOPA COUNTY BCHH
S.1/4 SEC.31, T.5N., R.1W.



RICK
ENGINEERING COMPANY

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

ZONING R3

HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING: 5951_ZONING R3.DWG

JOB# P5951 SCALE: NTS SHT: 1 OF 2

DRAFTER: TLH CHK: ELS DATE: 4/18/22

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°07'32"E	37.03'
L2	N61°51'11"W	68.64'
L3	N48°07'04"W	29.34'
L4	S83°39'44"W	80.05'
L5	N27°47'17"W	28.98'
L6	N18°21'50"E	55.00'
L7	N63°38'25"E	28.28'
L8	N18°38'25"E	92.37'
L9	N33°05'50"W	197.33'
L10	N78°05'50"W	28.28'
L11	N33°05'50"W	55.00'
L12	N11°54'10"E	28.28'

LINE TABLE		
LINE	DIRECTION	LENGTH
L13	N33°05'50"W	175.50'
L14	N89°47'55"W	1196.63'
L15	N0°07'06"E	738.21'
L16	S89°35'34"E	659.86'
L17	N0°07'05"E	512.84'
L18	S89°52'55"E	77.27'
L19	S33°05'50"E	1011.54'
L20	N90°00'00"E	28.54'
L21	N0°07'19"E	660.15'
L22	S89°35'35"E	659.97'
L23	S0°07'32"W	2357.92'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	17°52'55"	468.50'	146.22'	N71°11'44"W 145.63'
C2	27°59'54"	531.25'	259.60'	N75°51'50"W 257.03'
C3	19°06'43"	540.00'	180.13'	N5°10'06"E 179.29'
C4	51°44'15"	460.00'	415.37'	N7°13'42"W 401.41'



22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

ZONING R3

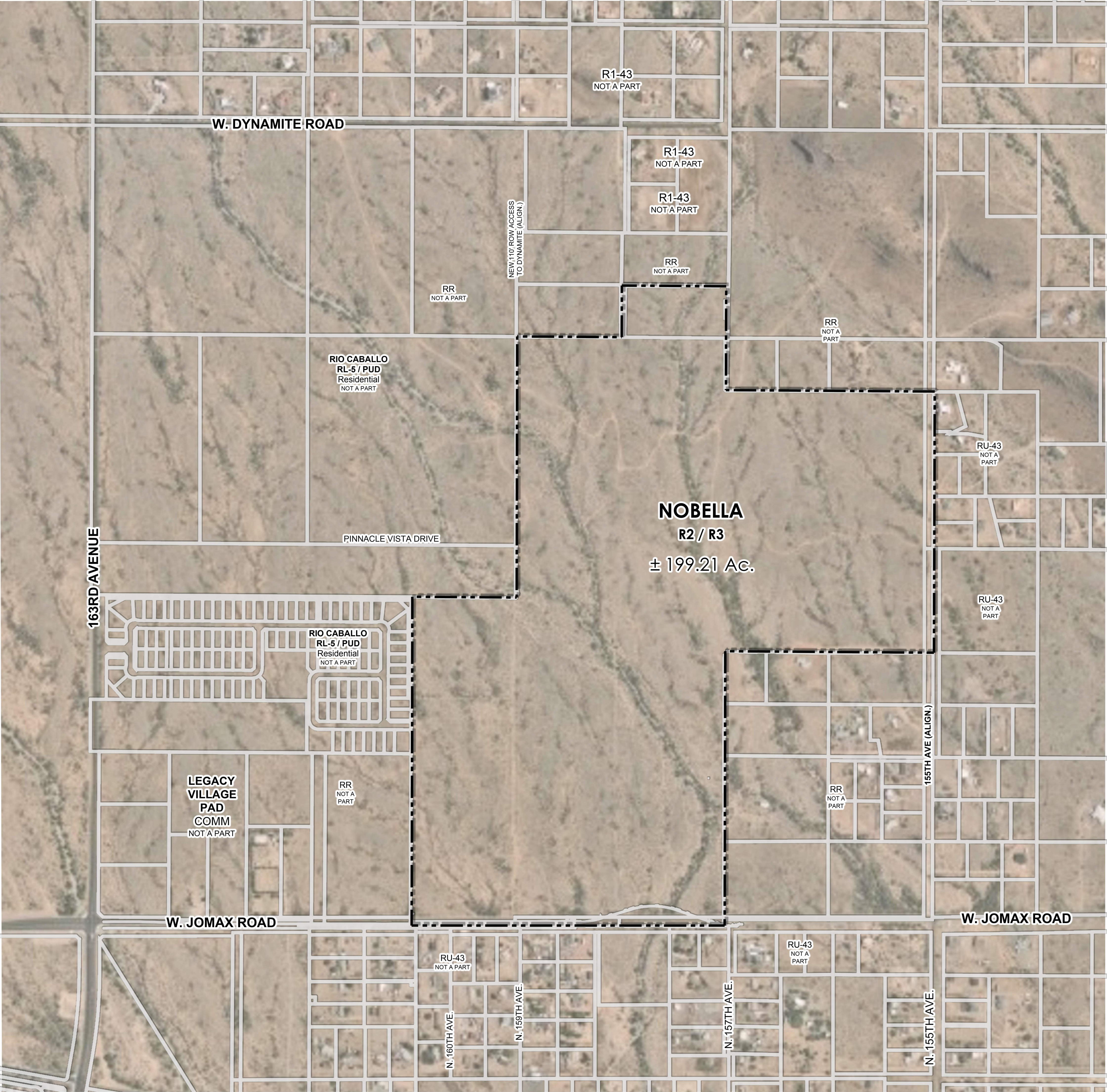
HAWK'S ASSEMBLAGE
SURPRISE, ARIZONA

DRAWING: 5951_ZONING R3.DWG

JOB# P5951 SCALE: NTS SHT: 2 OF 2

DRAFTER: TLH CHK: ELS DATE: 4/18/22

EXHIBIT B
Aerial Vicinity Map



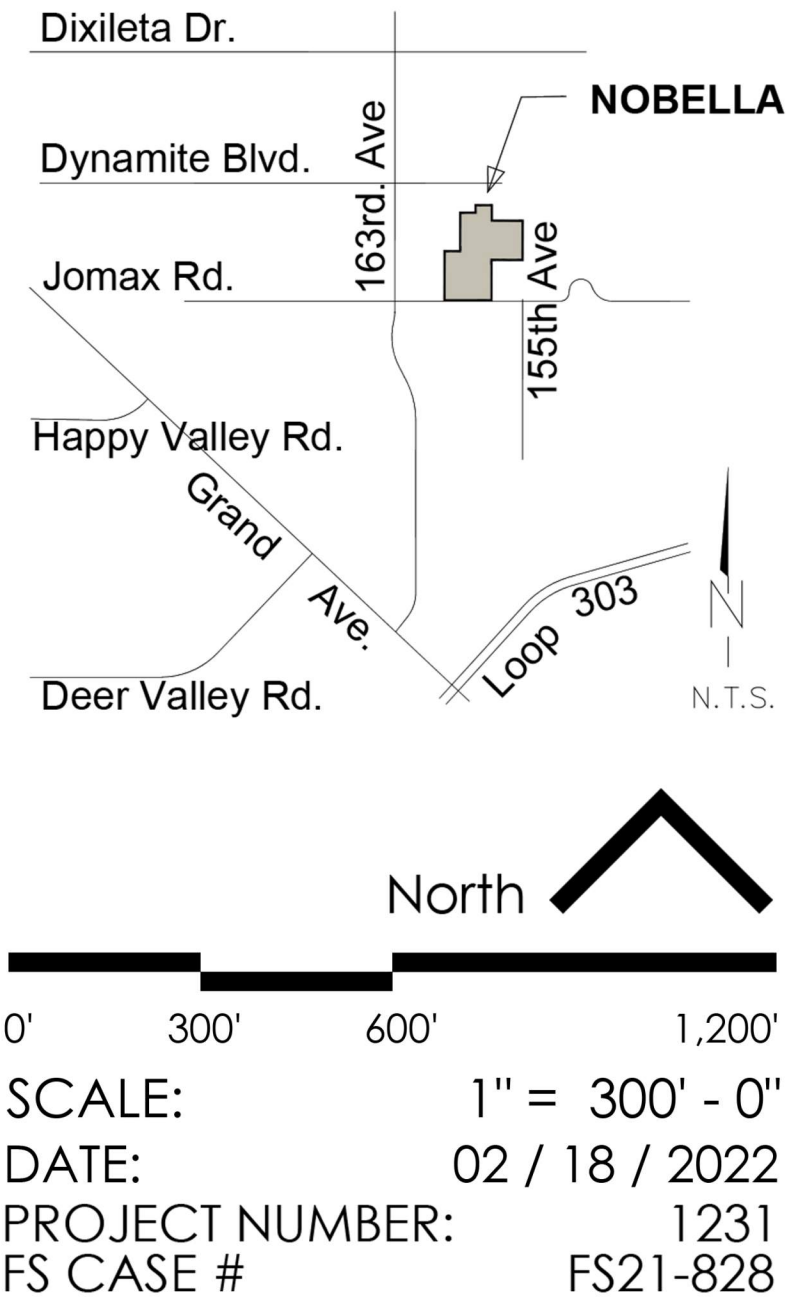
CONTEXT MAP

PROJECT DATA	
GROSS ACRES	+/- 199.21 Acres
EXISTING CONDITION	UNDEVELOPED DESERT
GENERAL PLAN DESIG.	NEIGHBORHOOD
EXISTING ZONING	RR
PROPOSED ZONING	R-2 (+/- 143.64 Acres)
	R-3 (+/- 55.57 Acres)

LEGEND

PROJECT BOUNDARY

VICINITY MAP



DEVELOPER:

Hines

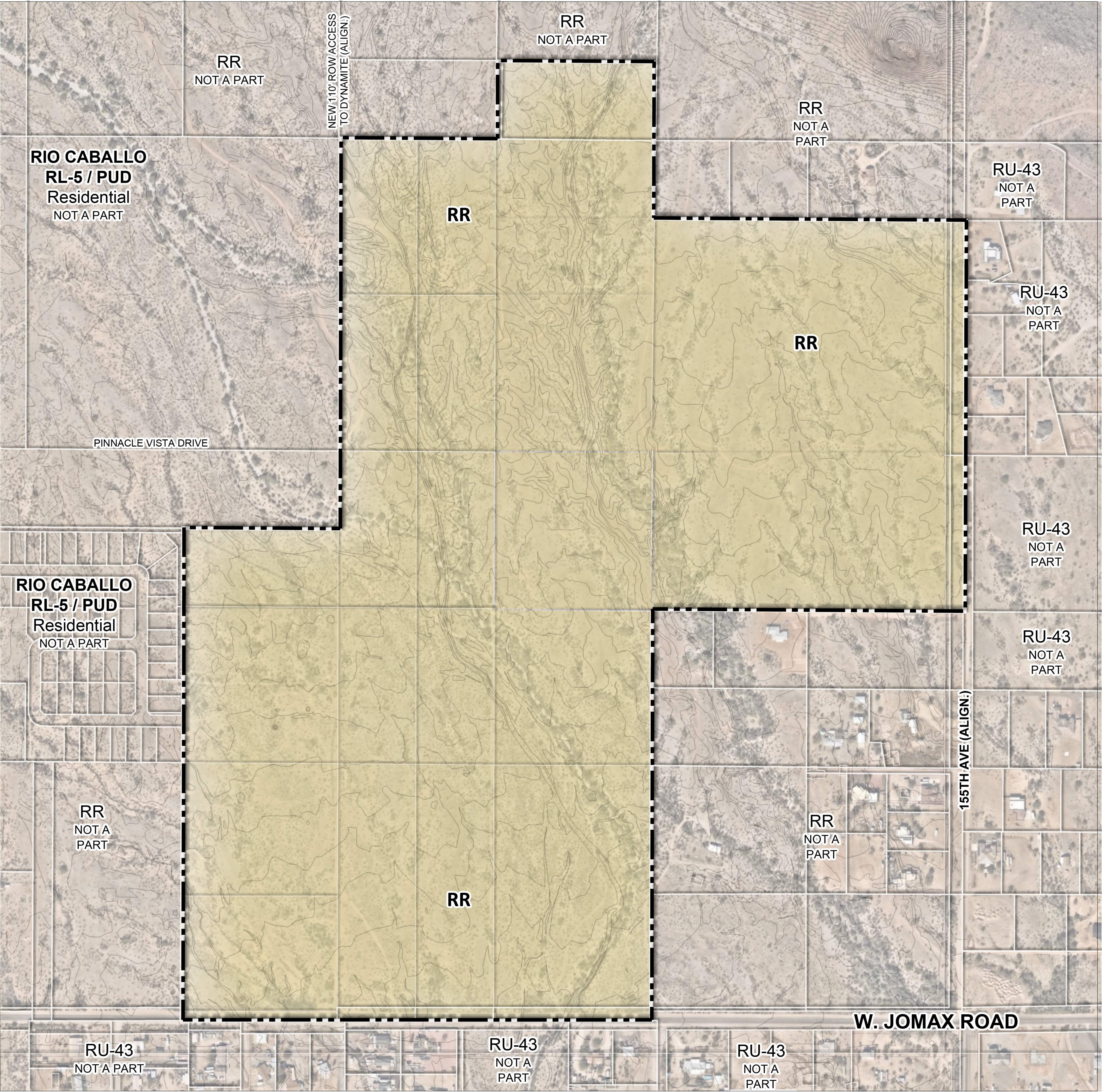
Brandon Dillingham, Managing Director
2375 E. Camelback Road, Suite 150
Phoenix, Arizona 85016
brandon.dillingham@hines.com
602.385.4000

PLANNER:

SCAPEGOAT
DESIGN STUDIO

Jason N. Hadley, Principal
4026 N. Miller Road, Suite 100
Scottsdale, Arizona 85251
jhadley@scapegoatds.com
480.999.4400

EXHIBIT C
Existing Zoning Map



EXISTING ZONING MAP

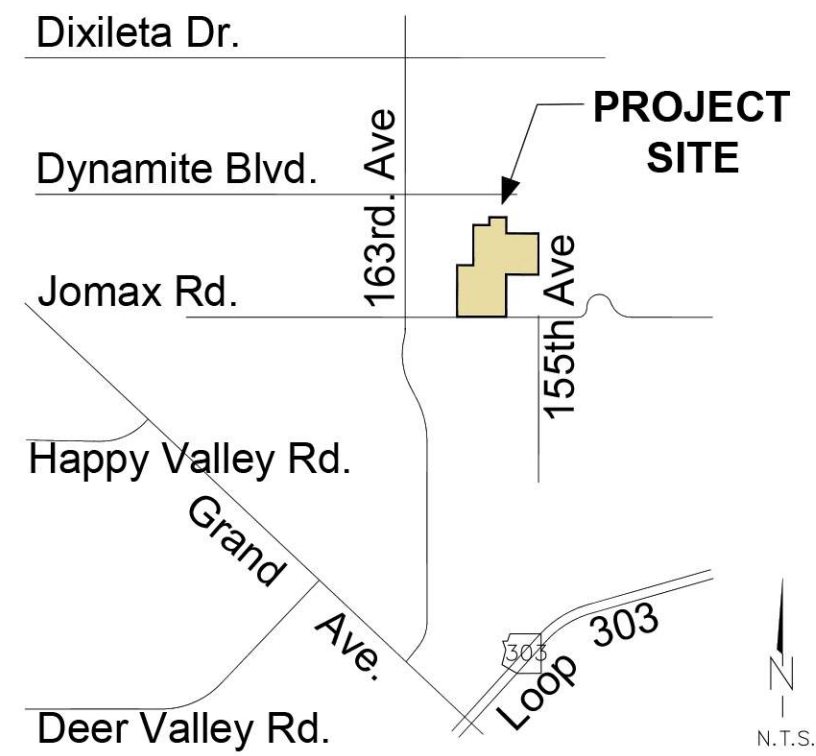
PROJECT DATA	
GROSS ACRES	+/- 199.21 Acres
EXISTING CONDITION	UNDEVELOPED DESERT
GENERAL PLAN DESIG.	NEIGHBORHOOD
EXISTING ZONING	RR
PROPOSED ZONING	R-2 (+/- 143.64 Acres)
	R-3 (+/- 25.25 Acres)

LEGEND

RR (RURAL RESIDENTIAL)

PROJECT BOUNDARY

VICINITY MAP



0'200'400'800'

North

1" = 200' - 0"

SCALE:1" = 200' - 0"

DATE:02 / 14 / 2022

PROJECT NUMBER:1231

FS CASE #FS21-828

DEVELOPER:

Hines

Brandon Dillingham, Managing Director
2375 E. Camelback Road, Suite 150
Phoenix, Arizona 85016
brandon.dillingham@hines.com
602.385.4000

PLANNER:

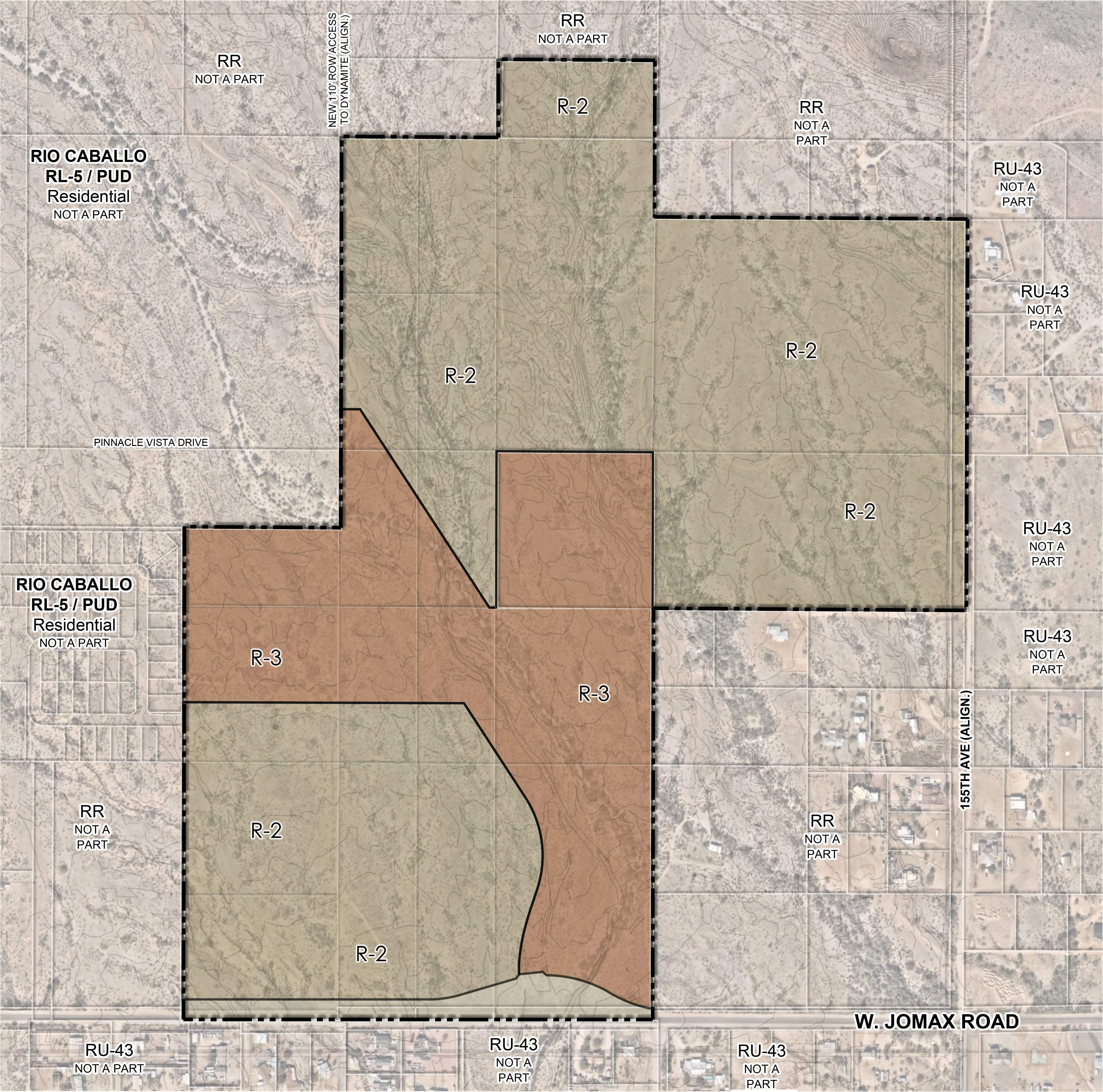
SCAPEGOAT
DESIGN STUDIO

4026 North Miller Road Suite 100
Scottsdale, Arizona 85251
Telephone: 480.999.4400
www.SCAPEGOATDESIGN.com

Jason N. Hadley, Principal
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jhadley@scapegoatds.com
480.999.4400

EXHIBIT D

Proposed Zoning Map



PROPOSED ZONING MAP

PROJECT DATA	
GROSS ACRES	+/- 199.21 Acres
EXISTING CONDITION	UNDEVELOPED DESERT
GENERAL PLAN DESIG.	NEIGHBORHOOD
EXISTING ZONING	RR
PROPOSED ZONING	R-2 (+/- 143.64 Acres)
	R-3 (+/- 55.57 Acres)

LEGEND

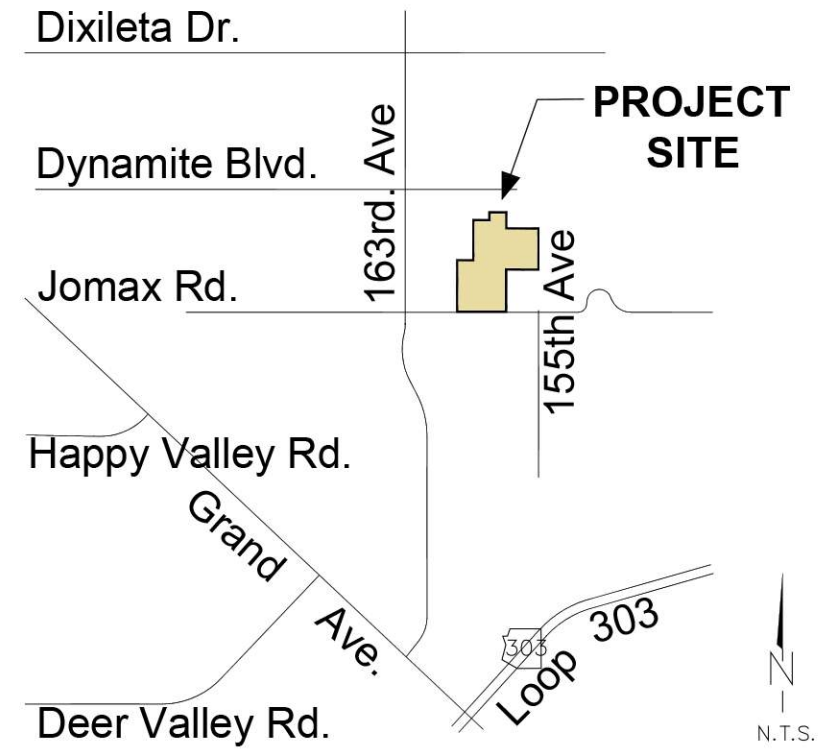
RR (RURAL RESIDENTIAL)

R-2 (MEDIUM / MEDIUM - LOW DENSITY RESIDENTIAL)

R-3 (MEDIUM - HIGH DENSITY RESIDENTIAL)

PROJECT BOUNDARY

VICINITY MAP



North

0'200'400'800'

SCALE: 1" = 200' - 0"

DATE: 02 / 14 / 2022

PROJECT NUMBER: 1231

FS CASE # FS21-828

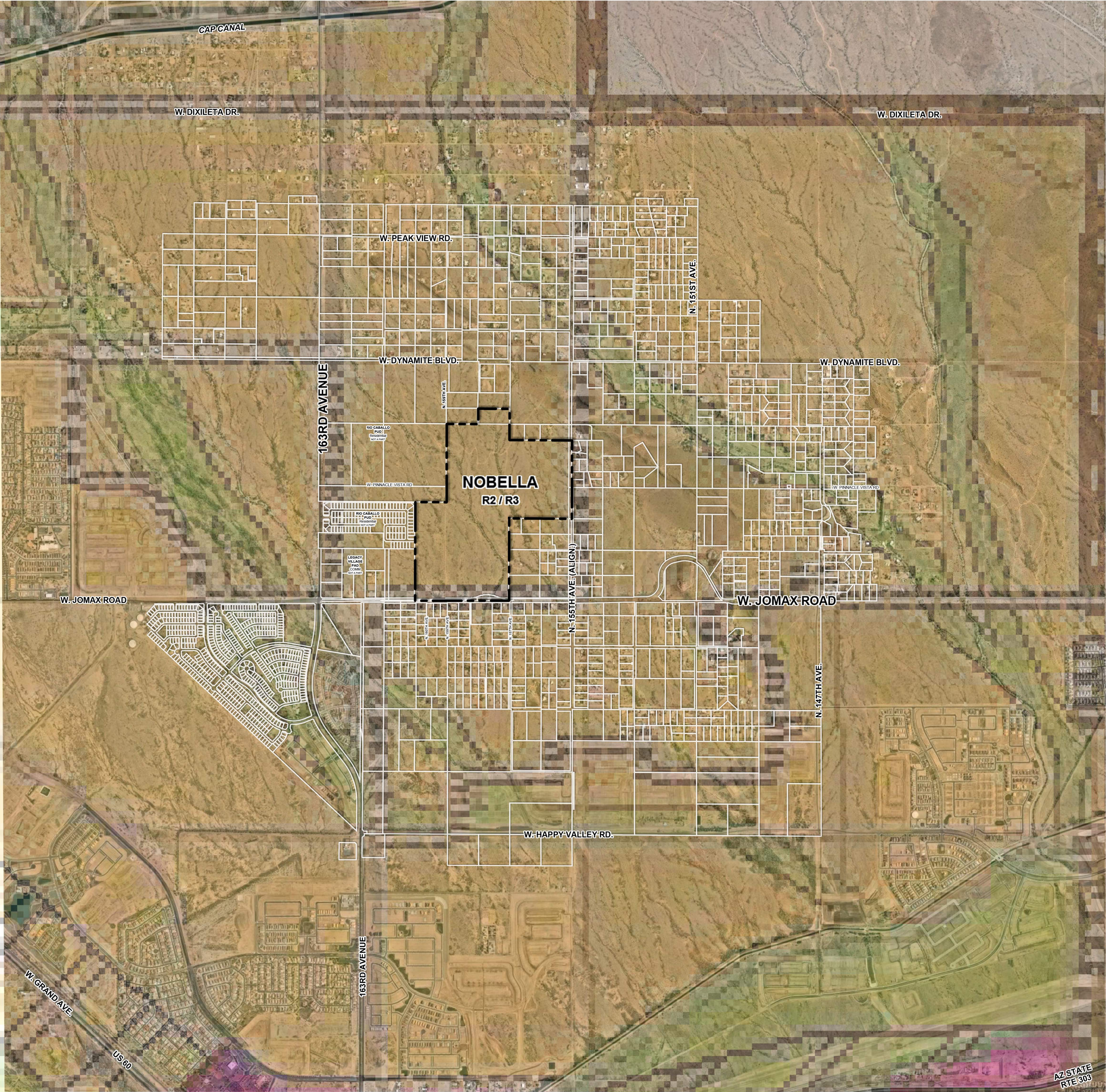
DEVELOPER:

Brandon Dillingham, Managing Director
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Phoenix, Arizona 85016
brandon.dillingham@hines.com
602.385.4000

PLANNER:

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EXHIBIT E
General Plan Land Use Map



NOBELLA

Surprise, Arizona

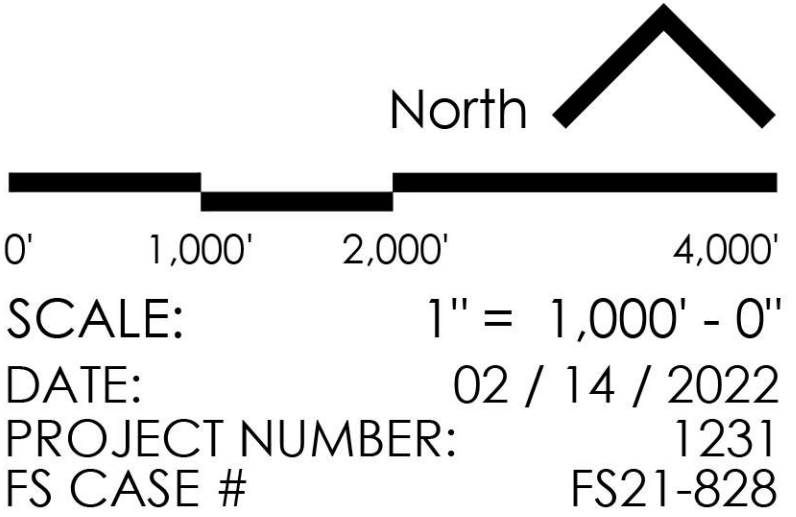
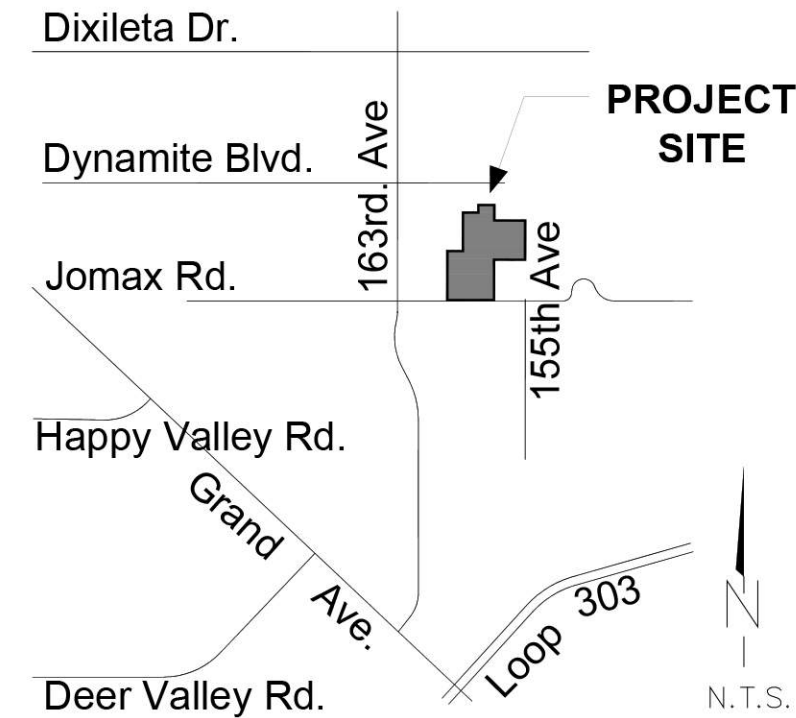
CITY OF SURPRISE

GENERAL PLAN 2035: LAND USE MAP

PROJECT DATA	
GROSS ACRES	+/- 199.21 Acres
EXISTING CONDITION	UNDEVELOPED DESERT
GENERAL PLAN DESIG.	NEIGHBORHOOD
EXISTING ZONING	RR
PROPOSED ZONING	R-2 (+/- 143.64 Acres)
	R-3 (+/- 55.57 Acres)

LEGEND			
Character Areas	Sub Areas	Features	Circulation
Neighborhood - Rural - Suburban - Urban	Luke Compatibility District	Planning Area	Freeway
Commerce & Office - Mixed Use: Residential - Mixed Use: Commercial - Regional Commercial - Commercial Office	Scenic Lands Development	Aux 1 Noise Contours	Parkway
Employment - Business Park - Industrial	Surprise Center District	Luke AFB Noise Contours	Major Arterial
Open Space	Surprise Heritage District	Canals	Minor Arterial
	Transit Oriented Development District	Military	BNSF Rail
	Aggregate Resource Areas	Existing Community Commercial	
		Public Facility	
		Mining	

VICINITY MAP



DEVELOPER:

Hines

Brandon Dillingham, Managing Director
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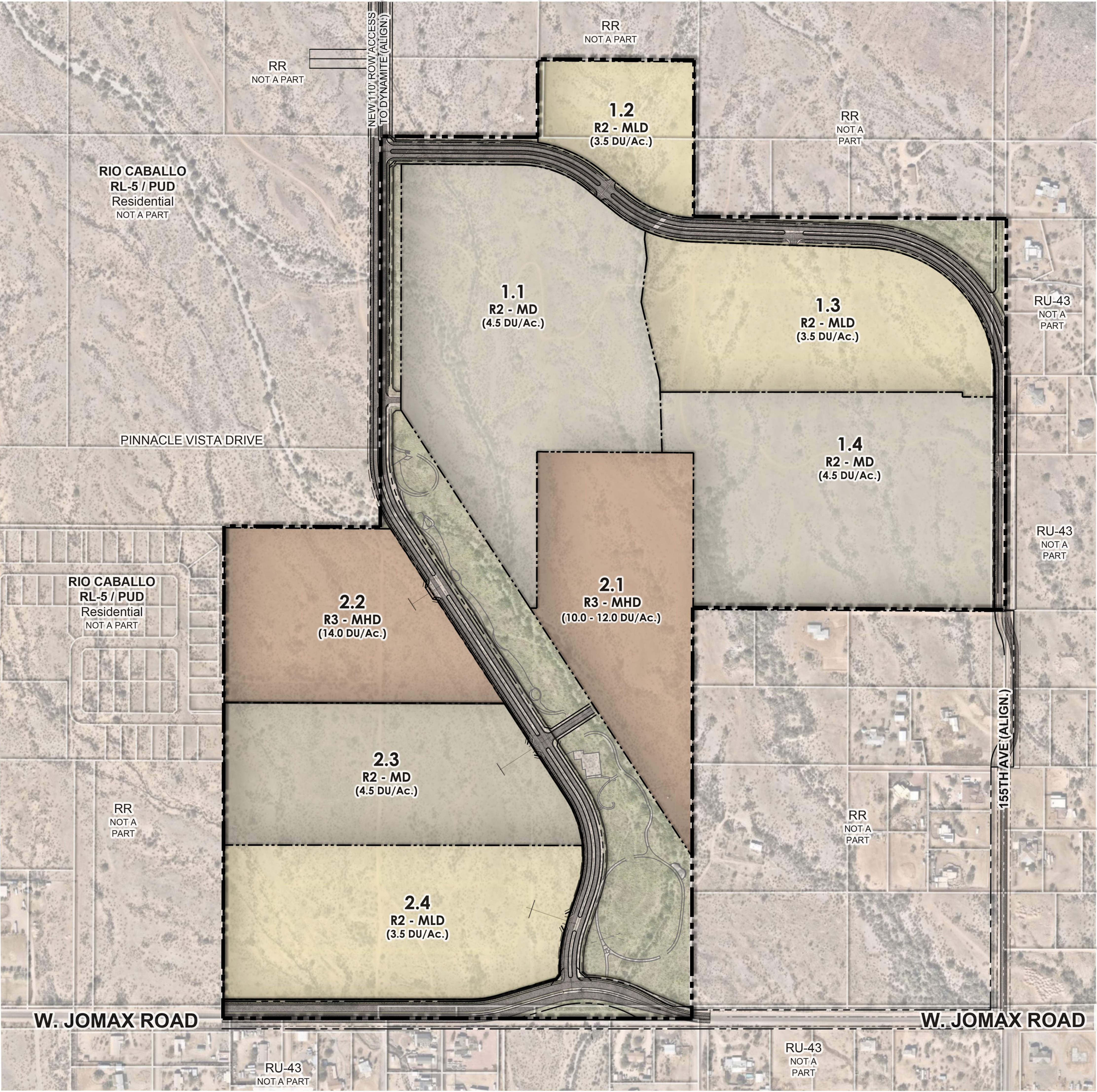
PLANNER:



SCAPEGOAT
DESIGN STUDIO

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Scottsdale, Arizona 85251
jhadley@scapegoatds.com
480.999.4400

EXHIBIT F
Conceptual Land Use Plan

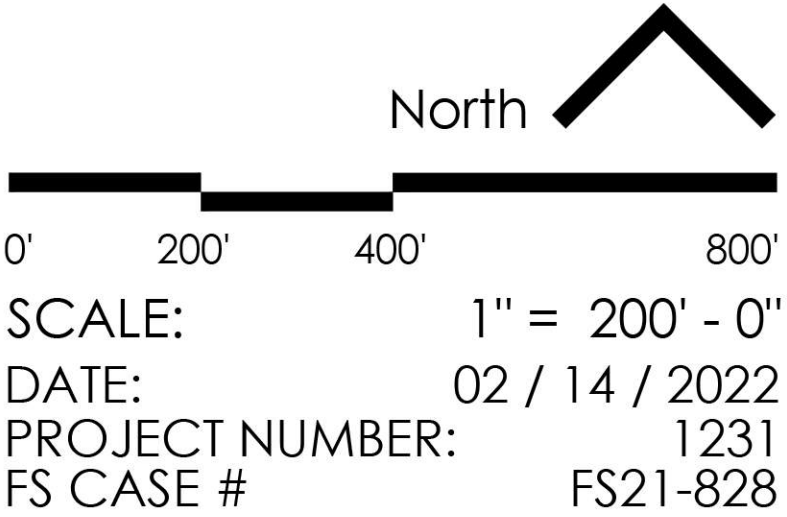
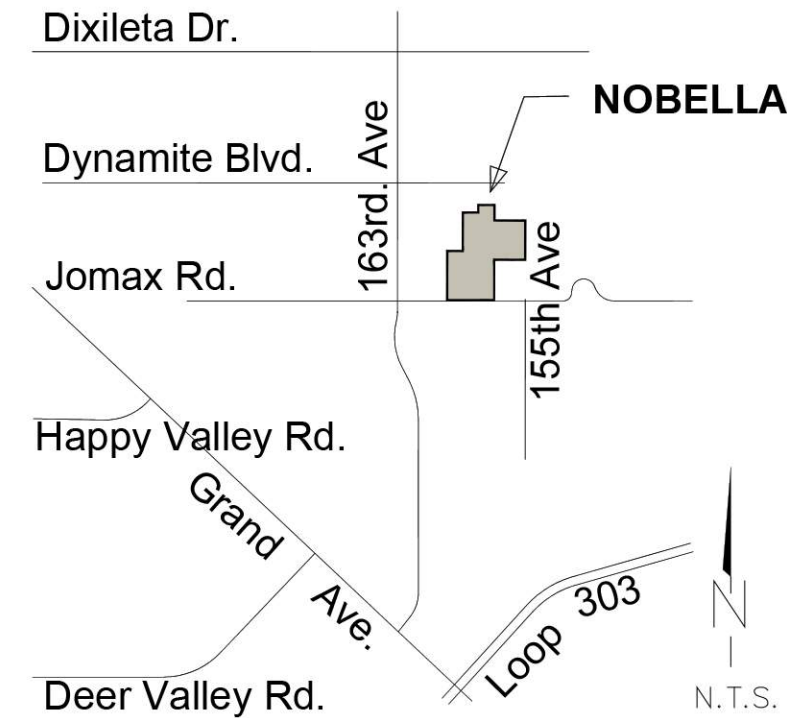


CONCEPTUAL LAND USE PLAN

PROJECT DATA	
GROSS ACRES	+/- 199.21 Acres
EXISTING CONDITION	UNDEVELOPED DESERT
GENERAL PLAN DESIG.	NEIGHBORHOOD
EXISTING ZONING	RR
PROPOSED ZONING	R-2 (+/- 143.64 Acres)
	R-3 (+/- 55.57 Acres)

LEGEND			
	R2	MEDIUM / LOW DENSITY	RESIDENTIAL (3.0 - 4.0 DU/AC.)
	R2	MEDIUM DENSITY	RESIDENTIAL (4.0 - 5.0 DU/AC.)
	R3	MEDIUM / HIGH DENSITY	RESIDENTIAL (6.0 - 8.0 DU/AC.)
	R3	MEDIUM HIGH DENSITY	RESIDENTIAL (12.0 - 14.0 DU/AC.)
		COMMUNITY OPEN SPACE	
		PROJECT BOUNDARY	

VICINITY MAP



DEVELOPER:

Hines

Brandon Dillingham, Managing Director
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602.385.4000

PLANNER:

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DESIGN STUDIO

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480.999.4400

Citizen Participation Report

Located east of the northeast corner of 163rd Avenue
and Jomax Road

May 6, 2022

Prepared for:

Hines
2375 East Camelback Road, Suite 150
Phoenix, AZ 85016

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Elyse DiMartino, Planner
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251

PROPOSAL

This Citizen Participation Plan (“CPP”) is being provided in association with a request to rezone approximately 199.21 acres located east of the northeast corner of 163rd Avenue and Jomax Road (the “Site”) from RR (Rural Residential) to R-2 (Residential Medium Density) and R-3 (Residential High Density) to allow for a new residential development.

The CPP provides information regarding our notification techniques and processes for reaching out to residents, interested persons, etc., to get feedback on the proposal.

PUBLIC NOTIFICATION TECHNIQUES

Methods for reaching out to interested parties may include the following:

- Door-to-door outreach;
- Open house/neighborhood meetings;
- Follow up meetings if needed;
- Individual meetings with residents, business, and community stakeholders;
- Email and telephone correspondence;
- Sign postings; and,
- Any other means of notification as required by the City of Surprise Planning Division.

PARTIES AFFECTED BY APPLICATION

The Site is undeveloped desert land. The Site is bounded on the west by the +/- 187-acre Rio Caballo PAD site which requested approximately 700 residential lots to be developed by Pulte Homes. To the north, across Dynamite Road, are large-lot residential homes. To the east, adjacent to the Site and across 155th Avenue, are large lot residential homes in Surprise and Maricopa County’s jurisdictions. To the south, across Jomax Road, are large lot residential homes in Maricopa County’s jurisdiction.

We believe that the Site will be a positive addition to the area and will provide additional housing and services for the City of Surprise.

CITIZEN PARTICIPATION, ISSUES, CONCERNS AND PROBLEMS

April 6, 2022 – Meeting with Stakeholders

Prior to the launch of our official outreach, we were able to reach out to neighborhood leaders that lived north of the site. Given that we had previous relationships with a few of the residents, we were able to meet with them in a casual setting to discuss the strengths and concerns of the project. The meeting was held on April 6th, 2022, at a resident’s home. This allowed us to sharpen our focus when reaching out to the notification area neighbors. They expressed concerns about regional traffic issues at 163rd Avenue and Grand Avenue, as well as their concerns about water and flooding. They were also in support of private landowner’s rights to develop land.

April 18, 2022 – Door-to-Door Outreach

We completed multiple passes of door knocking to engage with residents in the notification area. These neighbors included both Surprise and Maricopa County citizens. For each home that was accessible, a

direct contact was attempted. There were a few addresses that were inaccessible due to agricultural fencing or gates. We were able to connect with residents and discuss the intended project as well as field their comments of both support and concern. Some residents were aware of the project, and others were informed for the first time because of our contact. At the neighbor's doors, we were able to share a brief presentation on a tablet, as well as answer questions. The questions included: start/completion date, regional traffic concerns, road widening, land use, horse issues, density concerns, flooding, water use, as well as a few comments regarding current neighbors and their issues with noise and home businesses. Neighbors also had questions about the rezoning process in general, and we were able to educate them on how the process works and how to participate in it as a neighbor.

April 19, 2022 – Sign Postings and Notification Letters

Notification signs were posted on the site on April 19, 2022, with the neighborhood meeting information. City staff sent out a mailer with the neighborhood meeting information and published a legal ad in the newspaper as well.

May 4, 2022 – Neighborhood Meeting

The neighborhood meeting was held on May 4, 2022, at the Willow Canyon High School Library. This meeting was held both in person and virtually. The leadership team gave a presentation on the project as well as answered specific questions during a discussion forum at the end. We also had team members hosting the chat where questions could be asked and answered, both in the room and online. Neighbors who signed in and provided their contact information will now be updated as new project information emerges. The questions and comments at the meeting covered the following topics: traffic delays at 163rd Avenue and Grand Avenue, crime, traffic Studies, density, run off water, business motivations, land sales, project timeline, apartments, environmental studies, wildlife, perimeter fencing, property values, traffic flow, section 8 housing, rental properties, road additions (making a new road at 156th or 157th Avenue), why the name was chosen, equestrian trails, history of Hines company, city obligations on water and sewer, school capacity, and follow up/next steps as it pertains to meetings.

Nearly all questions were able to be answered on site, though some questions will require follow up and additional information.

A complete list of questions asked in person and in the virtual meeting chat were compiled.

Following the meeting, we engaged with neighbors who requested follow up and exchanged information to continue communication. More information will be provided regarding the intended placement and usage of roads. As the applicant, we intend to address the concerns raised at the meeting by working with the neighbors and the city to provide the most appropriate and beneficial solution to each.

Ongoing Communication and Engagement

Throughout the lifespan of this project, our team has been available by phone and email to answer questions and to facilitate communication. We have also made available time to sit and follow up in person with any person or group wanting to express their input on the project. We have received emails for neighbors requesting more information on topics such as alternate road additions and traffic patterns, as well as lot size and setback and border design.

Hines Nobella Virtual Neighborhood Meeting Registration		
	Name	Email Address
1.	Tom Bilsten (Development team)	[REDACTED]
2.	Marcella Cork	[REDACTED]
3.	Nicki Osborne	[REDACTED]
4.	Jim Carlson	[REDACTED]
5.	Corey Harbison	[REDACTED]
6.	Tyler Werth	[REDACTED]
7.	Atkims Martinez	[REDACTED]
8.	Randall Andrus	[REDACTED]
9.	Pixie Zagarrigo	[REDACTED]
10.	Elaine Woods	[REDACTED]
11.	Aaron S.	[REDACTED]
12.	Rich Cohen	[REDACTED]
13.	Kathy Johnson	[REDACTED]
14.	Berry Shemer	[REDACTED]
15.	Michael Arp	[REDACTED]
16.	Rick Padelford	[REDACTED]

Neighborhood Meeting

May 4, 2022

Sign-in Sheet

Print Name	Address	Phone	Email
R. Markowski			
TITLEY			
Alvin Shepard			
Melissa Padelford			
W. Bon Pool			
Brian & Brenda Carr			
Trent + Melissa Fenzl			
TREVER FURTHMAN			
Lloyd Abrams			
KEN SHIPLEY			
Jenny Downs			
Tiffanie Burrey			
Steve & Sue			
Colman Brown			
Jim Butkiewicz			
Brian Jantz			
Greg & Kari Wynn			
Amanda Wern			

Neighborhood Meeting

May 4, 2022

Sign-in Sheet

Print Name	Address	Phone	Email	Done
IRENE TARBELL				
Melanie Shortle				
JIM APPELO				
Marcelino Sainz				
CAROL BARR				
JOHN PADEFOR				
Aleisha Stefani				
Paul GILASPY				
Mike McHugh				
Lori McHugh				
Kayla Brown				
SHARON WILSON				
LOREN WILSON				
PAULINA MOMKA				

Neighborhood Meeting

May 4, 2022

Sign-in Sheet

Print Name	Address	Phone	Email
Jason Persons			
* Stephanie Holland *			
Jim Holland			
Kathy Apthorp			
Kim Weaver			
Lisa & Kirk Reese			
Kyle Winer			
Arnon Sanchez			
Shaun Callaway			
Pia Nielsen			

Neighborhood Meeting

May 4, 2022

Sign-in Sheet

Print Name	Address	Phone	Email
BARBARA W. KELIE			
Daniel / Cynthia Suarez			
Kathy Hadrien			
Brad & Patty Allan			
JOHN BURREY			
Leticia Sanchez			
Matthew Cone			
Dor Gadbehene			
Blair Ball			
MARK LANGRISH			

AFFIDAVIT OF POSTING

Application No: FS21-828
Applicant Name: Berry Riddell
Location: NWC 155th Ave and Jomax
Date Site Posted: 05/16/22

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

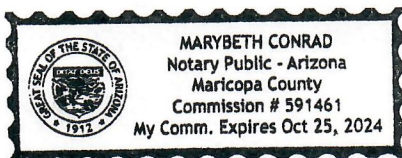
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett 5/16/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 05/16/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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

Notice of Public Hearing

City of Surprise

In-Person and Virtual Neighborhood Meeting

In-Person Meeting:

Date: May 4, 2022

Time: 6:00 P.M.

Location: Willow Canyon High School - Library
17901 West Lundberg Street
Surprise, AZ 85388

Planning & Zoning

Date: June 2, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual

Register in advance for this meeting:

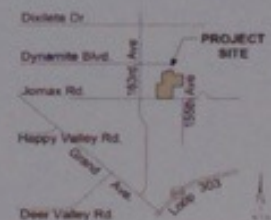
https://us02web.zoom.us/join/zoom/register/tZModu-orj4oHdP9avpkmAjl9ttjod836n_I

Case number: FS21-828

Request: A Rezone of approximately 199.21 gross acres generally located west of 155th Avenue and north of Jomax Road from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3).

Please call to confirm dates: 623-222-3011 Surpriseaz.gov

VICINITY MAP



May 16, 2022 at 10:58:49 AM



Notice of Public Hearing

City of Surprise

In-Person and Virtual Neighborhood Meeting

In-Person Meeting:

Date: May 4, 2022

Time: 6:00 P.M.

Location: Willow Canyon High School - Library
17901 West Lundberg Street
Surprise, AZ 85388

Virtual

Register in advance for this meeting:

https://us02web.zoom.us/join/ztModu-0rj4oHdP9avpkmAjL9ttjod836n_I

Planning & Zoning

Date: June 2, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS21-828

Request: A Rezone of approximately 199.21 gross acres generally located west of 155th Avenue and north of Jomax Road from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3).

Please call to confirm dates: 623-222-3011 Surpriseaz.gov

VICINITY MAP



May 16, 2022 at 11:02:23 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual Neighborhood Meeting

In-Person Meeting:

Date: May 4, 2022

Time: 6:00 P.M.

Location: Willow Canyon High School - Library
17901 West Lundberg Street
Surprise, AZ 85388

Planning & Zoning

Date: June 2, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual

Register in advance for this meeting:

https://us02web.zoom.us/join/ztModu-0rj4oHdP9avpkmAjl9ttjod836n_1

Case number: FS21-828

Request: A Rezone of approximately 199.21 gross acres generally located west of 155th Avenue and north of Jomax Road from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3).

Please call to confirm dates: 623-222-3011 Surpriseaz.gov

VICINITY MAP



May 16, 2022 at 10:39:25 AM



Notice of Public Hearing

City of Surprise

In-Person and Virtual Neighborhood Meeting

In-Person Meeting:

Date: May 4, 2022

Time: 6:00 P.M.

Location: Willow Canyon High School - Library
17901 West Lundberg Street
Surprise, AZ 85388

Planning & Zoning

Date: June 2, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual

Register in advance for this meeting:

https://us02web.zoom.us/join/1ZModu-orj4oHdP9avpkmAjL9ttjod836n_I

Case number: FS21-828

Request: A Rezone of approximately 199.21 gross acres generally located west of 155th Avenue and north of Jomax Road from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3).

Please call to confirm dates: 623-222-3011 Surpriseaz.gov

VICINITY MAP



May 16, 2022 at 10:37:29 AM

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS21-828 Nobella - New Digital Submittal 10.14.21
Date: Tuesday, October 19, 2021 9:44:30 AM

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Nobella Application. This application is to develop a unique community with an overall 4.48 du/ac that provides a diversity of housing products including traditional single-family, single-family for rent, and build for rent product types on nearly 200 acres. The site is located on the northeast corner of 163rd Avenue and Jomax Road in Surprise, AZ. It is approximately 3.6 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 inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark James

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>

Sent: Thursday, October 14, 2021 3:59 PM

To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Greg Welch <greg.welch@surpriseaz.gov>; Ibeth - USPS <lbeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynn Greene (Wickenburg SD) <lgreene@wusd9.org>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber

<raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities)
<Rovell.Foggy@libertyutilities.com>; Vern Wolfley - MAG <vwolfley@azmag.gov>; Victor.Schaum
<Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS21-828 Nobella - New Digital Submittal 10.14.21

Good afternoon,

Attached please find the **application** and **rezone narrative** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores
Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3244 Direct

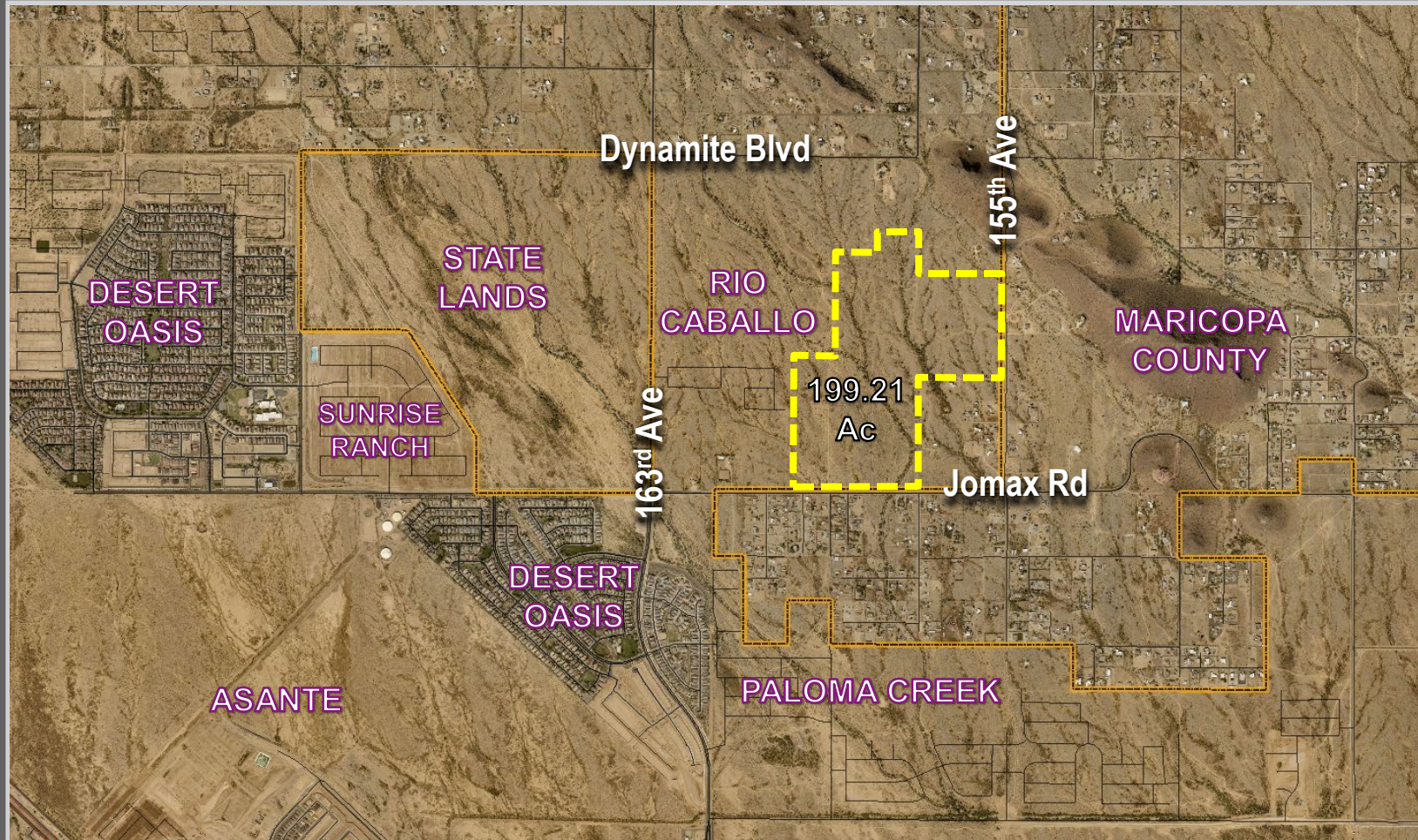
This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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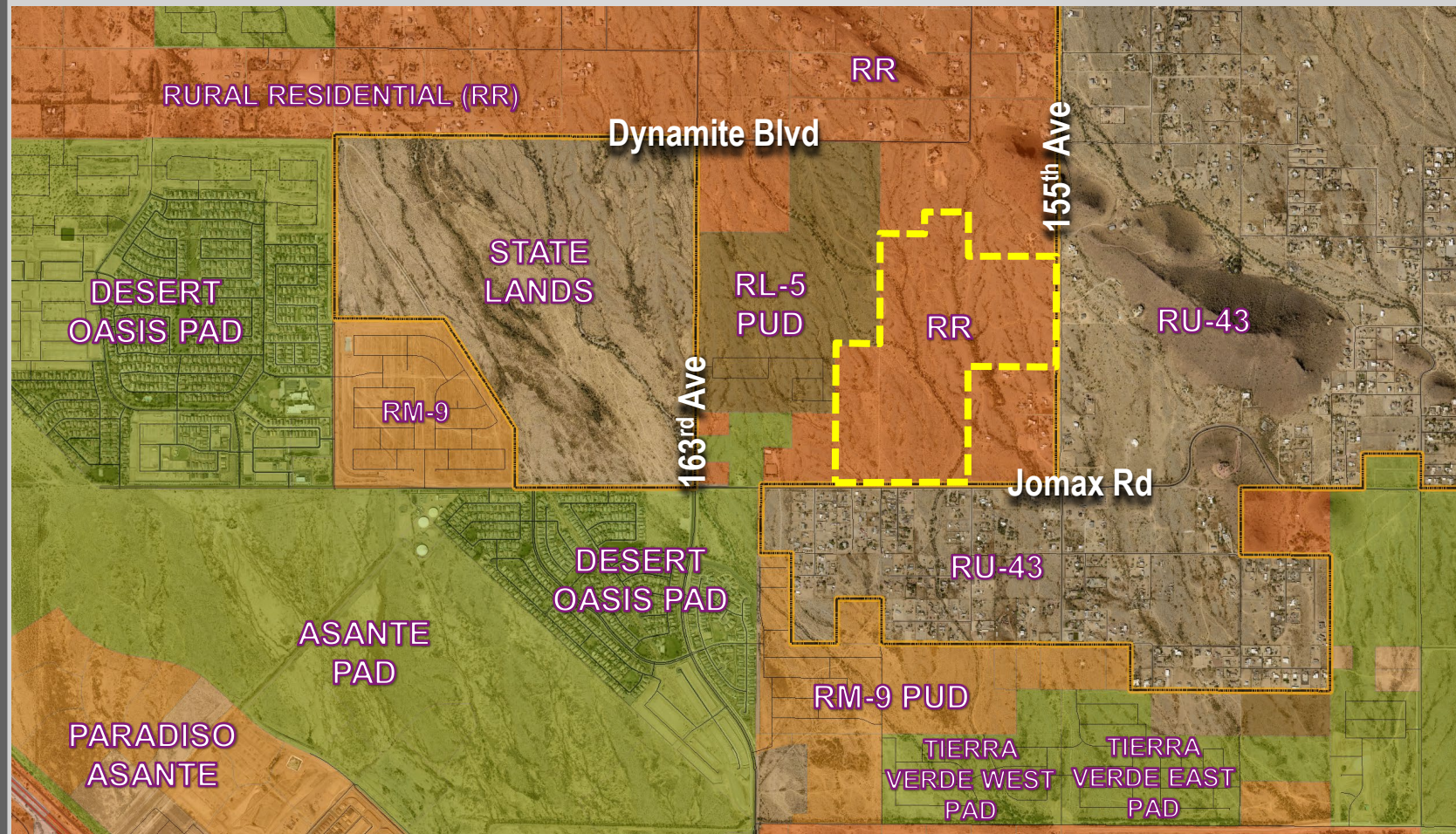
FS21-828

Nobella Rezone

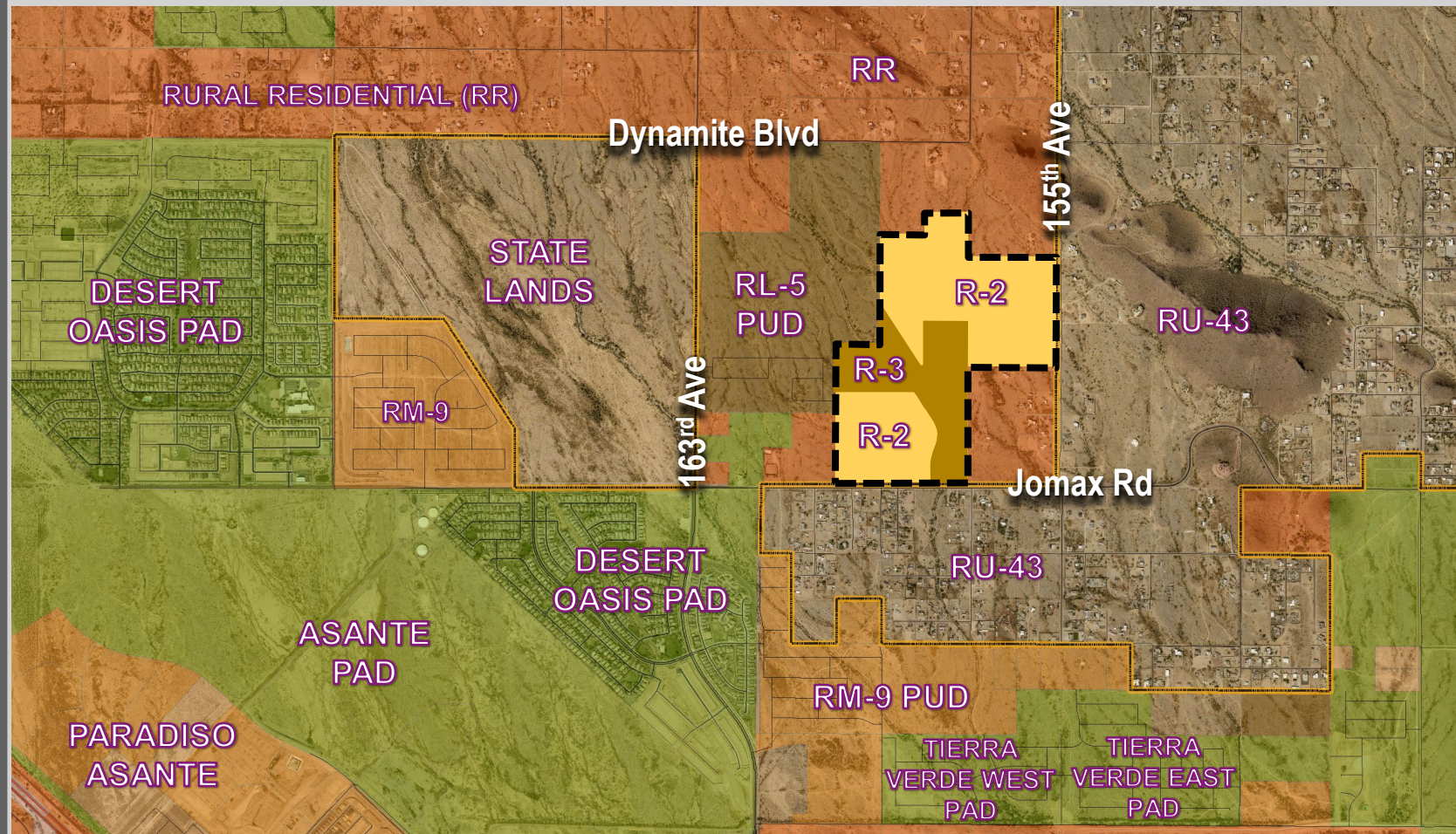
Planning & Zoning Commission
June 2, 2022



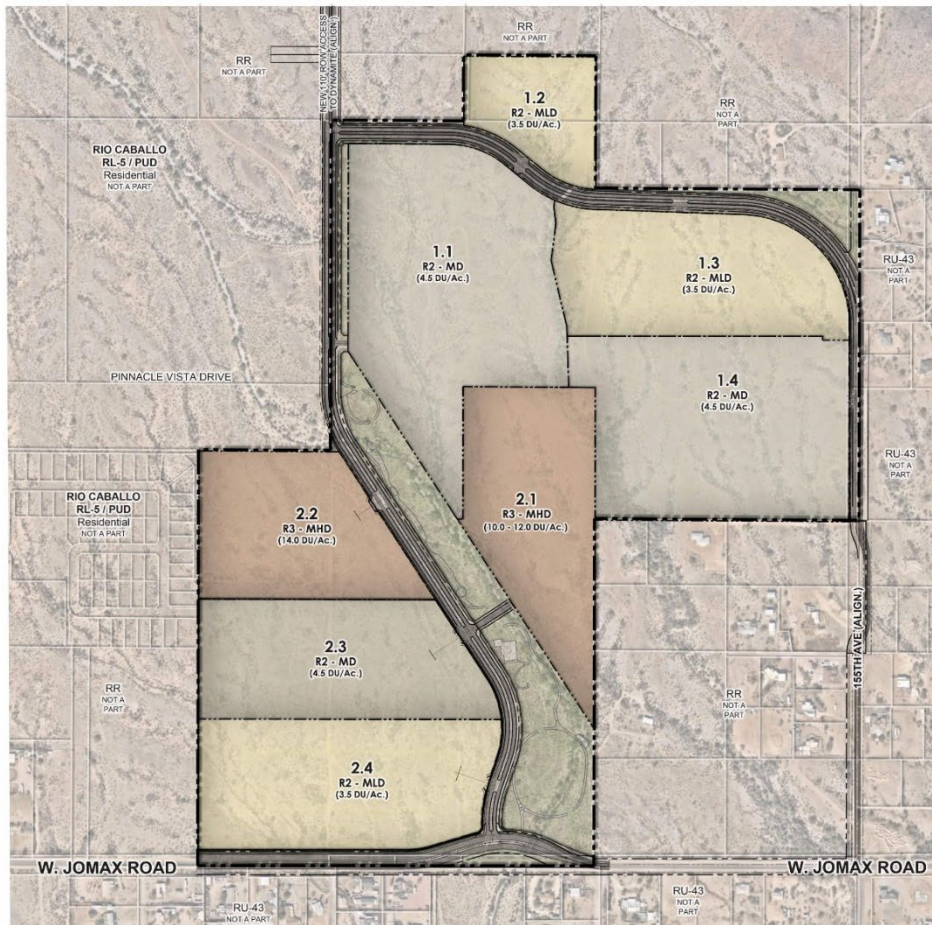
VICINITY MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP



NOBELLA

Surprise, Arizona

CONCEPTUAL LAND USE PLAN

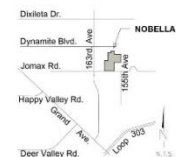
PROJECT DATA

GROSS ACRES	+/- 199.21 Acres
EXISTING CONDITION	UNDEVELOPED DESERT
GENERAL PLAN DESIG.	NEIGHBORHOOD
EXISTING ZONING	RR
PROPOSED ZONING	R-2 (+/- 143.64 Acres)
	R-3 (+/- 55.57 Acres)

LEGEND

R2	MEDIUM / LOW DENSITY	RESIDENTIAL	(3.0 - 4.0 DU/AC.)
R2	MEDIUM DENSITY	RESIDENTIAL	(4.0 - 5.0 DU/AC.)
R3	MEDIUM / HIGH DENSITY	RESIDENTIAL	(6.0 - 8.0 DU/AC.)
R3	MEDIUM HIGH DENSITY	RESIDENTIAL	(12.0 - 14.0 DU/AC.)
	COMMUNITY OPEN SPACE		
	PROJECT BOUNDARY		

VICINITY MAP



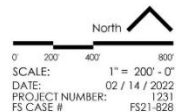
DEVELOPER:

Hines

Brandon Dillingham, Managing Director
2375 E. Camelback Road, Suite 150
Phoenix, Arizona 85016
brandon.dillingham@hines.com
602.385.4000

PLANNER:

Jason N. Hadley, Principal
4026 N. Miller Road, Suite 170
Scottsdale, Arizona 85251
jhadley@scapegoats.com
480.999.4400



CONCEPTUAL LAND USE



NOBELLA

SURPRISE, ARIZONA

CONCEPTUAL LOTTING PLAN

PROJECT DATA

GROSS ACRES +/- 199.21 Acres
 EXISTING CONDITION UNDEVELOPED DESERT
 GENERAL PLAN DESIG. NEIGHBORHOOD
 EXISTING ZONING RR
 PROPOSED ZONING R-2 (+/- 138.68 Acres)
 R-3 (+/- 55.57 Acres)

LEGEND

R2	MEDIUM / LOW DENSITY	RESIDENTIAL	(3.0 - 4.0 DU/AC.)
R2	MEDIUM DENSITY	RESIDENTIAL	(4.0 - 5.0 DU/AC.)
R3	MEDIUM / HIGH DENSITY	RESIDENTIAL	(6.0 - 8.0 DU/AC.)
R3	MEDIUM / HIGH DENSITY	RESIDENTIAL	(12.0 - 14.0 DU/AC.)
	COMMUNITY OPEN SPACE		
	COMMUNITY TRAIL		
	PROJECT BOUNDARY		
	PRIMARY ENTRY		

SITE DATA

PARCEL	GROSS AREA (Ac.)	ZONING	LOTS / UNITS PROVIDED	LOT SIZE	DENSITY (DU/AC.)	O.S. REQUIRED (Ac.)
1.1	31.11	R2 - MD	118	48' X 115'	3.79	6.22
1.2	7.90	R2 - MLD	15	60' X 120'	1.90	1.38
1.3	18.77	R2 - MLD	74	53' X 120'	4.05	3.75
1.4	25.34	R2 - MD	111	48' X 115'	4.38	5.07

TOTAL	83.12 Ac.		320		3.85 DU/AC.	16.42 Ac.
2.1	18.28	R3 - MHD	180	--	9.55	.62
2.2	16.97	R3 - MHD	238		14.00	.82
2.3	19.08	R2 - MLD	82	48' X 115'	4.30	3.82
2.4	21.93	R2 - MLD	77	60' X 120'	3.51	4.39

TOTAL	76.28 Ac.		577		7.54 DU/AC.	9.65 Ac.
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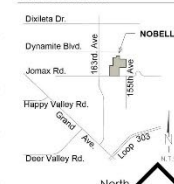
R-2	124.15		479		3.86 DU/AC.	24.83
R-3	35.25		418		11.86 DU/AC.	1.44

TOTAL	159.40 Ac.		897		6.63 DU/AC.	26.27 Ac.
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GROSS DENSITY

ROW	19.91					
O.S.	19.90					
TOTAL	199.21 Ac.	R2 / R3	897		4.50 DU/AC.	

VICINITY MAP



DEVELOPER:

Hines
 Brandon Dillingham, Managing Director
 2375 E. Camelback Road, Suite 150
 Phoenix, Arizona 85016
 brandon.dillingham@hines.com
 602.385.4000

PLANNER:

G Jason N. Hadley, Principal
 4026 N. Miller Road, Suite 100
 Scottsdale, Arizona 85251
 jhadley@scapagatds.com
 480.999.4400

SCALE: 1" = 200' - 0"
 DATE: 02 / 16 / 2022
 PROJECT NUMBER: 1231
 CASE FILE: CR-21-453

CONCEPTUAL LOTTING



NOBELLA

SURPRISE, ARIZONA

CONCEPTUAL OPEN SPACE PLAN

PROJECT DATA

GROSS ACRES	+/- 199.21 Acres
EXISTING CONDITION	UNDEVELOPED DESERT
GENERAL PLAN DESIG.	NEIGHBORHOOD
EXISTING ZONING	RR
PROPOSED ZONING	R-2 (+/- 138.68 Acres)
	R-3 (+/- 55.57 Acres)

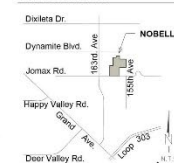
LEGEND

	COMMUNITY OPEN SPACE
	COMMUNITY TRAIL
	PROJECT BOUNDARY

SITE DATA

PARCEL	GROSS AREA (Ac.)	ZONING	O.S. REQUIRED (%)	O.S. REQUIRED (Ac.)	O.S. PROVIDED (Ac.)	O.S. PROVIDED (%)
1.1	31.11	R2 - MD	20%	6.22	7.31	24%
1.2	7.90	R2 - MLD	20%	1.58	4.07	52%
1.3	18.77	R2 - MLD	20%	3.75	3.47	19%
1.4	25.34	R2 - MD	20%	5.07	5.37	22%
TOTAL	83.12 Ac.			16.62 Ac.	20.56 Ac.	24%
2.1	18.28	R3 - MHD (150 S.F./DU)		.82	2.80	--
2.2	16.97	R3 - MHD (150 S.F./DU)		.82	10.70	--
2.3	19.08	R2 - MD	20%	3.82	4.68	25%
2.4	21.93	R2 - MLD	20%	4.39	6.61	30%
TOTAL	76.26 Ac.			9.65 Ac.	24.79 Ac.	32%
R-2	124.15		20%	24.83	31.85	26%
R-3	35.29		(150 S.F./DU)	1.44	12.90	--
TOTAL	159.40 Ac.			26.27 Ac.	45.35 Ac.	28%
ROW	19.91					
O.S.	19.90				19.90	
TOTAL	199.21 Ac.	R2 / R3		26.27 Ac.	65.25 Ac.	32%

VICINITY MAP



DEVELOPER:

Hines

Brandon Dillingham, Managing Director
2375 E. Camelback Road, Suite 150
Phoenix, Arizona 85016
brandon.dillingham@hines.com
602.385.4000

PLANNER:

G Jason N. Hadley, Principal
4026 N. Miller Road, Suite 100
Scottsdale, Arizona 85251
jhadley@scapegoats.com
480.999.4400

0' 200' 400' 800'
SCALE: 1" = 200' - 0"
DATE: 02 / 16 / 2022
PROJECT NUMBER: 1231
CASE FILE: CR-21-453

CONCEPTUAL OPEN SPACE



OUTREACH

Neighborhood Meeting: May 4, 2022

- Concerns:
 - Traffic
 - Density
 - Drainage
 - Adjacency to/ impact on nearby rural residential
 - Infrastructure

Outside Agencies Review

- Applicant will continue to work with City & MCDOT on roadway improvement solutions



RECOMMENDATION

Staff recommends the P&Z Commission Recommend Approval to the Mayor and City Council, subject to stipulations 'a' - 'h'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

From: [REDACTED]
To: [Aly Cline](#); [Patrick Duffy](#); [Mayor](#); [Jack Hastings](#); [Chris Judd](#); [Ken Remley](#); [Roland Winters](#); [Trever Fleetham](#); [Planning and Zoning Comments](#)
Subject: Proposed Rezoning for Case Number FS21-828
Date: Friday, May 20, 2022 1:42:31 PM

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

Re: Case Number FS21-828

To the Mayor, City Council, City Planner and Planning & Zoning Commission:

I oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

I am for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards and urban area, “R3 definition: “The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan” (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

As a resident within 300 ft of the proposed development, who uses N 155th Ave. as my main road to get home, I also personally object to the private road being turned into an annexed piece of property of the City of Surprise to use as an access point in and out of this proposed development. We have been told this is a matter of "public safety" for Surprise to take over this private road and pave it, but I think that is a weak excuse to gain control over private property. If the City of Surprise needs to address matters of public safety, we should focus our attention on the real issues inhibiting safe traffic flow on the only two main arteries that you can take to get to the area if you're coming from east of the 303: Grand Ave/163rd Rd and Happy Valley Rd (which is unfortunately located in Peoria and Surprise causing even more bottle necking with infrastructure improvements). Have you actually tried recently to drive these roads from 7a-9a or 2p-5p?? These roads are constantly involved in traffic accidents and they were not created with future growth such as what is happening in this area in mind. And heaven forbid you have to try to get home if there is a major incident affecting traffic; for example, there were two separate shootings (Peoria and Sun City) last summer, and my 3 year old toddler and I were trapped for FOUR HOURS in our car, in triple digits, trying to figure out how to get home from Fry's in Peoria (normally an 18 minute drive)! Happy Valley was

backed up to Lake Pleasant Pkwy, and any roads leading to Bell or Grand were moving at a snails pace because of police barricades. I won't go into the poorly designed Jomax and 163rd intersection as I know others have brought everything I have said up before including this intersection, and there seems to be no agenda to improve upon these things. Instead, you would rather focus on turning streets like 155th into a paved road for a development under the pretense of "public safety". It's laughable. If you don't have to actually live here.

In conclusion, I will also add that the City of Surprise seems to be lacking any real vision with their city planning. I can drive to Carefree or Cave Creek, Fountain Hills, Scottsdale, Wickenburg, Peoria or Anthem, for examples, and know I am in these distinct areas by visual landmarks. Surprise? Not really the case, unless I am *maybe* by the stadiums. Other than that I literally do not know for sure if I am in Surprise, Sun City, or Sun City West because it is all endless developments crammed onto increasingly claustrophobic feeling parcels. There is no community feel (particularly in my area which I believe is considered SPA2): no locally owned neighborhood cafes, no historic throwbacks to cherish today (see Cave Creek Rd. for example), little in the way of quality parks for families (i.e. refer to Anthem or Paloma Parks), community centers (see Peoria's Copper Hills Church and Performing Arts Center), unique shopping experiences (I'm not talking about Fry's and Walmarts)....I could go on with a variety of more interesting concepts to include in your city plans. Honestly, the best thing going for this area to make it a neighborhood with real character, are the food trucks that come in now to feed all of the construction workers, and the neighborhoods like mine with custom homes on one-acre parcels.

I used to work in an advertising agency for over a decade, and we would send out to vendors a "request for proposal" (RFP), maybe you're familiar? Our RFPs would have strict criteria that needed to be met and that was outlined on the RFP sent to each vendor. If they sent proposals in that didn't meet that criteria they wouldn't even get a call back. Here's a novel thought, why don't you send out RFPs to developers asking for better ideas than the rinse & repeat, crowded tract home developments that have a token playground and dog park? Can you ask for something a bit more "wow" worthy, perhaps?

People want space out here and we want the wide open, dark skies with no street lights at night. We want to ride our horses, or UTVs. We want the peace and quiet to enjoy the unique beauty of living in rural Arizona, while being close to city amenities, that we worked hard to obtain.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Aleisha Stefani

Enjoying a peaceful life at: 

From: [REDACTED]
To: [Jack Hastings](#); [Planning and Zoning Comments](#); [Aly Cline](#); [Chris Judd](#); [Ken Remley](#); [Mayor](#); [Patrick Duffy](#); [Roland Winters](#); [Trever Fleetham](#)
Subject: Case Number FS21-828
Date: Sunday, May 22, 2022 10:28:00 PM

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

Case Number FS21-828

We just moved in the area, husband and wife and our three boys. We love living in a rural area. Our kids are 7,4 and 2.

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: *"The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan"* (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

From: [REDACTED]
To: [Aly Cline](#); [Patrick Duffy](#); [Mayor](#); [Jack Hastings](#); [Chris Judd](#); [Ken Remley](#); [Roland Winters](#); [Trever Fleetham](#); [Planning and Zoning Comments](#)
Subject: Re: Case Number FS21-828
Date: Monday, May 23, 2022 9:37:44 AM

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

To whom it may concern:

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

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Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Angela Taylor Surprise Resident

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Monday, May 23, 2022 9:04:12 PM

From: Barbara J. Balgaard [REDACTED]
Sent: Sunday, May 22, 2022 4:15 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood contrasts with the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

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Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Barbara J. Balgaard
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Monday, May 23, 2022 9:01:49 PM
Attachments: [image001.png](#)

From: Brad Raph [REDACTED]
Sent: Monday, May 23, 2022 8:33 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

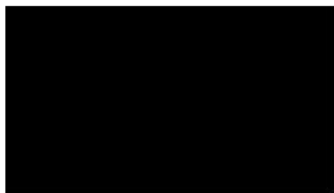
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“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

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Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,



Bradley Raph



From: [Jackie Moucheron](#) on behalf of [Skip Hall](#)
To: [Lloyd Abrams](#); [Mike Gent](#)
Subject: FS21-828
Date: Monday, May 23, 2022 9:25:11 AM

Lloyd, please see the below email for your records.

Skip

From: charlene kroening [REDACTED]
Sent: Friday, May 20, 2022 6:36 PM
To: Skip Hall <Skip.Hall@surpriseaz.gov>
Subject:

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

Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards and urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Charlene Kroening

Sent from Char

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: rezoning
Date: Monday, May 23, 2022 9:10:18 PM

From: Clyde Gilbreth [REDACTED]
Sent: Sunday, May 22, 2022 11:39 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: rezoning

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

PLEASE READ .We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, *“R3 definition: “The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan” (Surprise Municipal codes: Sec 106-2.4-106.2.5)* This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone. This area is growing fast than traffic will allow . With only 2 ways in and out traffic already bad and getting worse daily .Two lane roads are not enough for the amount of traffic now . and that intersection at 163/jomax is very poorly planned and already obsolete . thank for your time .

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:08:01 AM

From: Coley Frerck [REDACTED]
Sent: Tuesday, May 17, 2022 9:01 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, *"R3 definition: 'The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan' (Surprise Municipal codes: Sec 106-2.4-106.2.5)* This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Concerned Citizen

Sent from my iPhone

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trevor Fleetham](#)
Subject: FW: Enough with high density- PLEASE
Date: Friday, May 20, 2022 8:10:20 AM

From: Daniel Evans [REDACTED]
Sent: Tuesday, May 17, 2022 7:02 PM
To: Aly Cline <Aly.Cline@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Trevor Fleetham <Trevor.Fleetham@surpriseaz.gov>; Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Enough with high density- PLEASE

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

You guys are out of control with this high density housing. Enough with the non-sense already. You are going to lose this town to a population you don't want moving in. You can call it luxury all you want, but in 10 years you're going to be wondering why the crime has gotten so bad in surprise.

WAKE UP.

It's zoned for small business. Keep it that way.

Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: *"The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan"* (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Sent from my iPhone

From: [Lloyd Abrams](#)
To: [Trever Fleetham](#); [Jason Moquin](#)
Subject: Fwd: rezoning issues
Date: Tuesday, May 24, 2022 6:52:31 AM

Trever please add to the case file.

Thank you

From: [REDACTED]
Subject: FW: rezoning issues
Date: 23 May 2022 20:57
To: "Lloyd Abrams" <Lloyd.Abrams@surpriseaz.gov>, "Jason Moquin" <Jason.Moquin@surpriseaz.gov>

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

Danny and Dorothy Willows

Attention Lloyd /Jason,

I am not sure if you are the right person to contact about plans to rezone an area in Surprise near 163rd Ave. (West of N 155 Ave and North of Jomax, and south of Dynamite) Presently the roads are so busy they can not handle anymore local traffic. The area has become so congested with traffic, especially on 163rd and Grand. There were 3 accidents, that I saw, on 163rd within one month last winter because of the traffic. Going NW on Grand and wanting to turn on 163rd we have had to wait for 5 green lights to get through. Developments in this area should not be allowed unless the road system is improved greatly with more access out of the area.

If you are not involved with this issue would you please forward my email to someone that is involved.

Thank you,

Danny and Dorothy Willows

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Aly Cline](#); [Patrick Duffy](#); [Mayor](#); [Jack Hastings](#); [Chris Judd](#); [Ken Remley](#); [Roland Winters](#); [Trever Fleetham](#); [Planning and Zoning Comments](#)
Subject: FS21-828 case number
Date: Saturday, May 21, 2022 10:12:21 AM

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards and urban area, “R3 definition: “The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan” (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
David Beiler

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Monday, May 23, 2022 9:04:35 PM

From: Deb Doherty [REDACTED]
Sent: Saturday, May 21, 2022 10:25 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Cc: [REDACTED]
Subject: Re: Case Number FS21-828

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

To whom it may concern:

We greatly oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan. We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value: "There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership." Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone. Again, the planning and zoning commission should not approve this proposed rezoning. Sincerely,

Doherty family, Surprise, AZ

Sent from my iPhone

From: Ashley Labhart on behalf of Planning and Zoning Comments
To: Trever Fleetham
Subject: FW: STOP THE BUILDING AND REZONING PLEASE!
Date: Monday, May 23, 2022 9:11:23 PM

From: DIANA JOHNSON [REDACTED]
Sent: Friday, May 20, 2022 1:19 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: RE: STOP THE BUILDING AND REZONING PLEASE!

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

Actually both! This is particular but we are being overwhelmed with housing developments that are threatening our rural way of life, our water supply and our wildlife!



Sent from [Mail](#) for Windows

From: [Planning and Zoning Comments](#)
Sent: Friday, May 20, 2022 8:20 AM
To: [DIANA JOHNSON](#)
Subject: RE: STOP THE BUILDING AND REZONING PLEASE!

Hello Ms. Johnson,

Thank you for providing comments via the Planning and Zoning Comments email. In order to ensure this is routed to

the correct location, will you please let me know if you want this comment acknowledged as feedback for a non-agenda item on a specific Planning and Zoning meeting agenda or if this is in reference to a current case that the comment needs to be added to.

Will you please let me know?

Thank you,

Ashley Labhart
Planning and Zoning Commission Secretary
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374

From: DIANA JOHNSON [REDACTED]
Sent: Wednesday, May 18, 2022 6:49 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: STOP THE BUILDING AND REZONING PLEASE!

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

It is time to put a halt to the rezoning and building housing development after housing development in the 163rd Ave/Jomax areas. Many of us moved to this area because it is rural, we have horses and livestock and our State Land as well as 1 acre plus land has been rezoned to death.

Our roads cannot handle the increased traffic and our water wells cannot handle the overload of people using this valuable resource that when it dries up NONE of us will prosper.

Enough money has been made in this area, it is time to stop the insanity of build, build and build more. We have previously attended meetings where these concerns were made only to be totally ignored. It is time to represent the people of this area and not the greedy.

Please stop the incessant building and rezoning our valuable land and way of life!

Diana Johnson

Sent from [Mail](#) for Windows

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Rezoning Surprise
Date: Friday, May 20, 2022 8:08:55 AM

From: Dodge Marshall [REDACTED]
Sent: Thursday, May 19, 2022 9:04 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Rezoning Surprise

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

Re: Case Number FS21-828

I am opposed to the rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

I do not oppose developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

I own livestock and feel that the rezoning impacts my property.
“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, “*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan"* (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Maureen "Dodge" Marshall
[REDACTED]
[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:06:25 AM

From: donald Afflerbach [REDACTED]
Sent: Thursday, May 19, 2022 9:06 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Re: Case Number FS21-828

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

Re: Case Number FS21-828 We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan. We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value: "There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership." Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone. Again, the planning and zoning commission should not approve this proposed rezoning. Sincerely, Don & Michele Afflerbach

[Sent from Yahoo Mail on Android](#)

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:07:33 AM

From: Liz Ott [REDACTED]
Sent: Wednesday, May 18, 2022 6:09 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

Hello,

I vehemently oppose rezoning 199.21 acres of RR land to R2 or R3.

The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which completely goes against the well established Surprise General Plan.

I support developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) - it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value: "There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5).

This is clearly NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

To rezone this area as proposed is an insult to the community who supports the Surprise General Plan. If this rezoning passes, it will directly impact the neighborhood and put a tremendous strain on all existing infrastructure.

I ask you not to approve this rezoning.

Sincerely,

Elizabeth Ott

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: R3 and R4 rezoning
Date: Monday, May 23, 2022 9:01:30 PM

From: Helen [REDACTED]
Sent: Monday, May 23, 2022 1:31 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: R3 and R4 rezoning

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

Planning and Zoning Commission

Re: Case Number FS21-828

Dear Sirs and Madams:

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

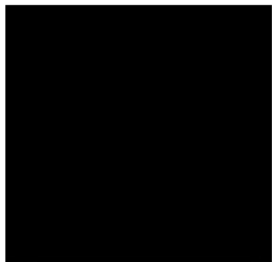
Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5)*" This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Helen and Conrad Cauthen
Saguaro View

Helen Cauthen



[Redacted text line]

[Redacted text line]

[Redacted text line]

[Redacted text line]

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[Redacted text line]

[Redacted text line]

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[Redacted text line]

[Redacted text line]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case # FS21-828
Date: Monday, May 23, 2022 9:10:31 PM

From: [REDACTED]
Sent: Saturday, May 21, 2022 10:22 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case # FS21-828

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

I was so disappointed to learn the Planning and Zoning Commission of the City of Surprise was considering rezoning rural residential acreage to medium and high density property. Currently, with all the development happening in the Phoenix Metro area, especially the Northwest Valley, and with the talk of impending water shortages, I can't believe this is even up for discussion. It seems politicians in Arizona, from state level to local, are in denial that there are any problems at all with encouraging more industries and more people to move here. There are not enough natural resources or infrastructure ready to handle this growth. Arizonans are already dealing with crowded roads and areas with few detours to accommodate drivers when accidents occur on major arteries that are the main link between communities. These accidents are occurring more and more frequently and causing massive delays. Adding more people to the area than originally planned is just going to worsen the situation.

I hope the City of Surprise Planning and Zoning Commission shows foresight and common sense when deciding on the rezoning of this property. This is a chance to be proactive in dealing with the water challenges and traffic congestion we now face and which will continue in the future. Please do not rezone these 200 acres and alter the Surprise General Plan.

Sincerely,
J. Heeren

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Monday, May 23, 2022 9:04:50 PM

From: Jan Luster [REDACTED]
Sent: Saturday, May 21, 2022 10:55 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

I oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

I am for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Janice Luster
[REDACTED]
[REDACTED]
[REDACTED]

From: [Chris Boyd](#)
To: [Bob Wingenroth](#)
Cc: [Trever Fleetham](#); [Jason Moquin](#); [Lloyd Abrams](#)
Subject: RE: Zoning
Date: Monday, May 9, 2022 8:41:15 AM

Bob,

Trever from our team will reach out to him this morning.

Thank You,

Chris Boyd
Community Development Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-3230

-----Original Message-----

From: Bob Wingenroth <Bob.Wingenroth@surpriseaz.gov>
Sent: Friday, May 6, 2022 9:41 AM
To: Chris Boyd <Chris.Boyd@surpriseaz.gov>
Subject: FW: Zoning

Happy Friday Chris!

Hey, could you or one of your Team members please assist this Resident?

Thanks,

Bob

-----Original Message-----

From: Jason Persons [REDACTED]
Sent: Thursday, May 5, 2022 6:13 AM
To: Bob Wingenroth <Bob.Wingenroth@surpriseaz.gov>
Subject: Zoning

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

Hello bob

I am writing you because I don't seem to get any help or shall I say and responses from others. My neighbors and I don't know where to go, we are very concerned with the amount of building in our area. We are zoned rural and we moved here for that reason but lately they have been rezoning every piece of land around us to build higher density properties. We are horse people with land and off road vehicles who moved out of the city for a more wide open and quiet life style. Now the city of surprise is putting the city on top of us in the country and we're being pushed out.

We love the area and the land around us. Some have been here for centuries and are now being forced to make a decision on whether to move or sell the things they love.

All we ask is that we're heard, we are residents already in place and surely that should mean something, we know

developments are part of a growing city and we get that but please develop to the area. Don't put high density with rentals properties in a zoned rural area, that make no sense to us.

Please help us be heard..

[REDACTED]

We're specifically concerned with the proposed development on 163 and jomax and west of 155th

Thank you
Jason persons

From: [REDACTED]
Subject: [Trever Fleetham](#)
Date: Rezone
Sunday, May 1, 2022 7:14:23 PM

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

Good evening

I'm writing on behalf of my neighbors and myself.

We are getting fed up with this rezoning around us to put in tract housing. We moved to a rural area for that exact reason which was to escape the busy city and traffic that we work in all day.

Our area was zoned rural residential but all the land around us is being rezoned it seems like daily.

When you the planner look at these proposals to have new developments with high density that surrounds rural areas stop to think about us that live here.

We don't want to live in a crowded city area or I would live in it already.

We're off of jomax and 147

The open land for outdoor activities and the wild life are being taken away, we lost 2 neighbors already because of the high population coming in.

Not to mention the substation on our street to accommodate these new developments. It's almost like we don't matter and the money is worth more than the people that reside here already.

We are sick of it ...please hear us

Thank you

Jason persons

From: [REDACTED]
Subject: Jack Hastings; Aly Cline; Chris Judd; Ken Remley; Mayor; Patrick Duffy; Roland Winters; Trever Fleetham
Date: Re: Case Number FS21-828
Tuesday, May 17, 2022 7:47:08 PM

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards and urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Jeanette Aguilar

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Monday, May 23, 2022 9:04:19 PM

From: Jeff Titley <[REDACTED]>
Sent: Sunday, May 22, 2022 3:50 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which is in conflict with the Surprise General Plan. In addition, Arizona's Private Property Protection Act (2006) prevents municipalities from altering zoning to encourage density.

We support developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority.

- The perimeter of the development, where it directly interfaces with the existing neighborhood, should have much larger lots for a seamless transition. The proposed density is not an appropriate transition.
- The "green space" area between the existing homes and the development does not provide enough breathing space. Additional open space needs to be provided for a better transition between the two distinct areas.

Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: *"The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan"* (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

In addition, the City of Surprise has yet to intelligently implement a traffic plan for the existing residents and future residents of the developments along 163rd Avenue. North bound 163rd Avenue clearly has no logical thought between Grand Avenue and Jomax. It transitions from multiple lanes to a single lane several times. The developments along 163rd Avenue should be providing more than enough revenue to provide for a well thought out traffic plan, yet all we have is the right turn lanes provided by the individual developments.

Public Safety is also a consideration. The Public Safety Master Plan, developed in 2017, pointed out numerous deficiencies in Public Safety. This plan, although thorough, didn't predict the explosive growth of this area, only compounding the inadequacy of Public Safety in this area.

Water is also a consideration in our community. Yet every development features large green spaces that require irrigation. This proposed development is no different. We live in the desert. Desert spaces should be planned for these areas. It is consistent with the surrounding area and it is better for our environment.

The planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Jeffrey M. Titley

[REDACTED]

[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:08:29 AM

From: Jim Apthorp [REDACTED]
Sent: Tuesday, May 17, 2022 7:16 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

Dear Planning & Zoning,

Re: Case Number FS21-828

I oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

I am for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, *“R3 definition: “The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan” (Surprise Municipal codes: Sec 106-2.4-106.2.5)* This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Jim Apthorp

[REDACTED]
[REDACTED]
[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: City of Surprise Planning & Zoning - Case #FS21-828
Date: Friday, May 20, 2022 8:09:14 AM
Importance: High

From: Joan T [REDACTED]
Sent: Wednesday, May 18, 2022 2:01 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: City of Surprise Planning & Zoning - Case #FS21-828
Importance: High

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

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium- or high-density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low-density, single-family residences are best for the area and best for Surprise, per the General Plan (Pg 84), where it states home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, “*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan"* (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, **the planning and zoning commission should not approve this proposed rezoning.**

Sincerely,

Joan Thielbar
[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:08:12 AM

From: JOLEEN SCHULTZ [REDACTED]
Sent: Tuesday, May 17, 2022 8:02 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Re: Case Number FS21-828

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, *"R3 definition: 'The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan' (Surprise Municipal codes: Sec 106-2.4-106.2.5)* This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Joleen schultz
Sent from my iPhone

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Monday, May 23, 2022 9:02:29 PM

From: Jen Jennings [REDACTED]
Sent: Sunday, May 22, 2022 5:17 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Cc: [REDACTED]
Subject: Re: Case Number FS21-828

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

To whom it may concern, We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan. We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value: "There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership." Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone. Again, the planning and zoning commission should not approve this proposed rezoning. Sincerely,

Joy Jennings
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:08:22 AM

From: Julie Rossignol [REDACTED]
Sent: Tuesday, May 17, 2022 7:33 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, *"R3 definition: 'The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan' (Surprise Municipal codes: Sec 106-2.4-106.2.5)* This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Julie Rossignol

From: [Skip Hall](#)
To: [Lloyd Abrams](#)
Subject: Fwd: New Development
Date: Friday, May 6, 2022 9:18:59 AM

FYI

From: [REDACTED]
Subject: New Development
Date: 05 May 2022 11:40
To: "Roland Winters" <Roland.Winters@surpriseaz.gov>, "Skip Hall" <Skip.Hall@surpriseaz.gov>

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

Hello,

I am writing to you as a concerned citizen of Surprise. The developments that are going up around us cause for a great deal of concern. This affects our wildlife as well as all the people in the surrounding communities. How do we stop this? I understand money is of concern to many, but this is at the mercy of the citizens. We attended the meeting on May 4th and it seems as though our voice was not heard. This needs to stop somewhere before all the land is gone. I would appreciate a response to this.

Thank you!
Justine Persons

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:06:53 AM

From: Justine Persons [REDACTED]
Sent: Wednesday, May 18, 2022 9:56 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5)*" This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Thank You,
Justine Persons

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:06:36 AM

From: Kami Willis [REDACTED]
Sent: Wednesday, May 18, 2022 2:12 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

Dear Sir / Madam:

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value: "There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan"* (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Kami Willis-Frerck

[REDACTED]

[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:08:38 AM

From: Kathy Apthorp [REDACTED]
Sent: Tuesday, May 17, 2022 7:09 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

Dear Planning & Zoning,

Re: Case Number FS21-828

I oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

I am for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, “*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5)* This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Kathy Apthorp

[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:06:45 AM

From: Kevin Knowles [REDACTED]
Sent: Wednesday, May 18, 2022 1:26 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

Hello To whom it may concern,

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, *“R3 definition: “The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan” (Surprise Municipal codes: Sec 106-2.4-106.2.5)* This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed

rezoning.

Sincerely,

Kevin Knowles

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case number FS21-828
Date: Friday, May 20, 2022 8:06:08 AM

From: Lucy Matamoros [REDACTED]
Sent: Thursday, May 19, 2022 6:01 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case number FS21-828

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

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:
"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5)*" This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Lucia Matamoros
[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Please read URGENT
Date: Friday, May 20, 2022 8:08:46 AM

From: Luis Garcia [REDACTED]
Sent: Thursday, May 19, 2022 5:53 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Please read URGENT

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

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:
"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5)*" This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Luis Garcia

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Friday, May 20, 2022 8:07:32 AM

From: Melinda Myers [REDACTED]
Sent: Wednesday, May 18, 2022 5:48 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, “R3 definition: “The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan” (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely, Melinda Rodeck

--

Melinda Jane Myers
[REDACTED]

From: [REDACTED]
To: [Aly Cline](#); [Patrick Duffy](#); [Jack Hastings](#); [Chris Judd](#); [Ken Remley](#); [Roland Winters](#); [Trever Fleetham](#); [Planning and Zoning Comments](#)
Subject: Case Number FS21-828
Date: Friday, May 20, 2022 1:50:32 PM

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

Re: Case Number FS21-828

I as well as many others oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: 'The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan' (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

The planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Pete Archibald

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Zoning Changes
Date: Friday, May 20, 2022 8:09:02 AM

From: Phyllis Strobel [REDACTED]
Sent: Thursday, May 19, 2022 7:53 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Zoning Changes

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

Re: Case Number FS21-828 We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan. We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value: "There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership." Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone. Again, the planning and zoning commission should not approve this proposed rezoning. Sincerely,

--

Phyllis Strobel
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Aly Cline](#); [Patrick Duffy](#); [Mayor](#); [Jack Hastings](#); [Chris Judd](#); [Ken Remley](#); [Roland Winters](#); [Trever Fleetham](#); [Planning and Zoning Comments](#)
Subject: Zoning changes to 155th ave
Date: Friday, May 20, 2022 5:35:13 PM

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

To whom It may concern,

I live off of 155 and own horses. I moved here because of that, now you want to ruin all that by allowing zone changes.

Traffic is horrible now on 163rd. There are already subdivisions going up that have been approved which will make it so much worse and now you want to add more!

There will be no place left to ride or bike or even enjoy a walk into the desert.

I'm appalled that you are doing this for the money and mo concern for us that live here.

Pia H Nielsen

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828 We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Pl
Date: Monday, May 23, 2022 9:05:12 PM

From: Prxdigy x [REDACTED]
Sent: Sunday, May 22, 2022 1:38 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828 We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Pla...

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

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: AZ has property protection rights
Date: Friday, May 20, 2022 8:09:22 AM

From: Rich Cohen [REDACTED]
Sent: Wednesday, May 18, 2022 7:56 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: AZ has property protection rights

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

This is absurd
Enough is enough

When is the last time you or your family has had to turn onto 163rd from grand? Or even worse onto grand from 163rd ave? It's a nightmare

We purchased where we did because the land was zoned the way it was
Please Stop changing zoning from rural residential.
I intend on following closely and posting all campaign contributors and receivers of funds from this builders who lives in Gilbert and could care less about the nightmare of traffic we are dealing with and more importantly ruining our rural residential lifestyle

The property protection rights we have are being violated

The neighbors have all come together and wrote this unifying message

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan"* (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Thank you for taking your time to read this

Rich Cohen

From: [REDACTED]
To: [Jack Hastings](#); [Planning and Zoning Comments](#); [Aly Cline](#); [Chris Judd](#); [Ken Remley](#); [Mayor](#); [Patrick Duffy](#); [Roland Winters](#); [Trevor Fleetham](#)
Subject: Re: Case Number FS21-828
Date: Tuesday, May 17, 2022 9:37:10 PM

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, “*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5)* This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Robby McLellan

[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Monday, May 23, 2022 9:02:16 PM

From: Robin Jennings [REDACTED]
Sent: Sunday, May 22, 2022 5:22 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Re: Case Number FS21-828

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

To whom it may concern,

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan. We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value: "There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership." Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5) This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone. Again, the planning and zoning commission should not approve this proposed rezoning. Sincerely,

Robin Jennings
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Case Number FS21-828
Date: Monday, May 23, 2022 9:04:25 PM

From: Robin Markowski [REDACTED]
Sent: Sunday, May 22, 2022 3:26 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case Number FS21-828

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which is in conflict with the Surprise General Plan. In addition, Arizona's Private Property Protection Act (2006) prevents municipalities from altering zoning to encourage density.

We support developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority.

- The perimeter of the development, where it directly interfaces with the existing neighborhood, should have much larger lots for a seamless transition. The proposed density is not an appropriate transition.
- The "green space" area between the existing homes and the development does not provide enough breathing space. Additional open space needs to be provided for a better transition between the two distinct areas.

Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, "*R3 definition: "The R-3 zoning district reflects the urban development type and is allowed in the neighborhood character area in accordance with the General Plan" (Surprise Municipal codes: Sec 106-2.4-106.2.5)*" This is NOT an urban area, and this proposed rezoning should not be considered on that fact alone.

In addition, the City of Surprise has yet to intelligently implement a traffic plan for the existing residents and future residents of the developments along 163rd Avenue. North bound 163rd Avenue clearly has no logical thought between Grand Avenue and Jomax. It transitions from multiple lanes to a single lane several times. The developments along 163rd Avenue should be providing more than enough revenue to provide for a well thought out traffic plan, yet all we have is the right turn lanes provided by the individual developments.

Public Safety is also a consideration. The Public Safety Master Plan, developed in 2017, pointed out numerous deficiencies in Public Safety. This plan, although thorough, didn't predict the explosive growth of this area, only compounding the inadequacy of Public Safety in this area.

Water is also a consideration in our community. Yet every development features large green spaces that require irrigation. This proposed development is no different. We live in the desert. Desert spaces should be planned for these areas. It is consistent with the surrounding area and it is better for our environment.

The planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Roberta Markowski

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Aly Cline](#); [Patrick Duffy](#); [Mayor](#); [Jack Hastings](#); [Chris Judd](#); [Ken Remley](#); [Roland Winters](#); [Trever Fleetham](#); [Planning and Zoning Comments](#)
Subject: Re: Case Number FS21-828
Date: Saturday, May 21, 2022 3:35:10 PM

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

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

Multi-family zoning districts do not promote neighborhood health and property values. R3 is geared towards an urban area, “R3 definition: ”The R-3 zoning district reflects the urban development type and is allowed in the neighborhood

***character area in accordance with the General Plan” (Surprise
Municipal codes: Sec 106-2.4-106.2.5)***

**This is NOT an urban area, and this proposed rezoning
should not be considered on that fact alone.**

**Again, the planning and zoning commission should not
approve this proposed rezoning.**

**Sincerely,
Sheryl Harris**

From: [REDACTED]
To: [Jack Hastings](#); [Planning and Zoning Comments](#); [Aly Cline](#); [Chris Judd](#); [Ken Remley](#); [Mayor](#); [Patrick Duffy](#); [Roland Winters](#); [Trever Fleetham](#)
Subject: Re: Case Number FS21-828
Date: Tuesday, May 17, 2022 9:38:49 PM

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

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

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“There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership.”

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Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Sunni McLellan
[REDACTED]

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: Delivery Status Notification (Failure)
Date: Monday, May 23, 2022 9:05:59 PM
Attachments: [icon.png](#)

From: Susan Maestas [REDACTED]
Sent: Sunday, May 22, 2022 12:32 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Fwd: Delivery Status Notification (Failure)

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

----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Sun, May 22, 2022 at 11:32 AM
Subject: Delivery Status Notification (Failure)
To: [REDACTED]



Message not delivered

There was a problem delivering your message to pandzcomments@surpriseaz.com.
See the technical details below.

[LEARN MORE](#)

The response was:

The recipient server did not accept our requests to connect. Learn more at <https://support.google.com/mail/answer/7720> [surpriseaz.com 208.90.188.186:

timed out]

----- Forwarded message -----

From: Susan Maestas [REDACTED]
To: pandzcomments@surpriseaz.com

Cc:

Bcc:

Date: Thu, 19 May 2022 09:42:17 -0700

Subject: Case # FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

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Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Susan Maestas

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: No rezoning
Date: Monday, May 23, 2022 9:05:21 PM

From: Tom Porter [REDACTED]
Sent: Sunday, May 22, 2022 1:26 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: No rezoning

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

Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

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Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,
Tom Porter and Family

From: [Ashley Labhart](#) on behalf of [Planning and Zoning Comments](#)
To: [Trever Fleetham](#)
Subject: FW: FS21-828
Date: Monday, May 23, 2022 9:01:15 PM

From: Veronica Ott [REDACTED]
Sent: Monday, May 23, 2022 2:05 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject:

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

Re: Case Number FS21-828

We oppose rezoning 199.21 acres of RR land to R2 or R3. This is a horrible thing to do to the Sonoran desert. There are plenty of places you can scrape and build. We have saguaros here. You can't get the Sonoran desert back. Please, for God sake reconsider. The existing neighborhood is in contrast to the proposed development to add medium or high density, multi-family residential units, which goes against the Surprise General Plan.

We are for developments that have well thought out transitional zones, and that keep the character of the established neighborhood a priority. Low density, single family residences are best for the area and best for Surprise per the General Plan (pg 84) where it states that home ownership (not multi-family rentals) is proven to have the best association with neighborhood health and property value:

"There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between home ownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater home ownership."

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Again, the planning and zoning commission should not approve this proposed rezoning.

Sincerely,

Veronica Ott



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: June 2, 2022

Contact Person: Trever Fleetham

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action regarding the Preliminary Plat entitled "Preliminary Plat Unit Q – Phase 3 – Toll at Prasada". Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS21-710.

Motion:

Motion to approve the Preliminary Plat entitled "Preliminary Plat Unit Q – Phase 3 – Toll at Prasada" subject to stipulations "a" through "d" as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for Unit Q Phase 3 of the Toll at Prasada project. The proposed Preliminary Plat contemplates 31 standard lots consisting of three (3) lot products. Unit Q was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

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 - FS21-710 Toll at Prasada Unit Q Phase 3 Preliminary Plat - Staff Report - 060222 PZ
2. 01 - FS21-710 Toll at Prasada Unit Q Phase 3 Preliminary Plat - Vicinity Map

3. 02 - FS21-710 Toll at Prasada Unit Q Phase 3 Preliminary Plat - Case Map
 4. 03 - FS21-710 Toll at Prasada Unit Q Phase 3 Preliminary Plat - Preliminary Plat
 5. 04 - FS21-710 Toll at Prasada Unit Q Phase 3 Preliminary Plat - Landscape Plans
 6. FS21-710 Toll at Prasada Unit Q Phase 3 Preliminary Plat - 060222 PZ Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-710

Project Name: Toll at Prasada Unit Q Phase 3 Preliminary Plat

Council District: 3 - Mesquite

Meeting Date: June 2, 2022

Planner: Trever Fleetham, AICP

Owner: Toll Prasada, LLC

Applicant: Aaron Insco of Toll Bros, Inc.

Request: Preliminary Plat for Toll at Prasada Unit Q Phase 3 in the Prasada PAD

Site Location: Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

Lot Yield: 31

Area: 8.01 acres

Density: 3.87 DU/Ac.

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

Support/Opposition: None known

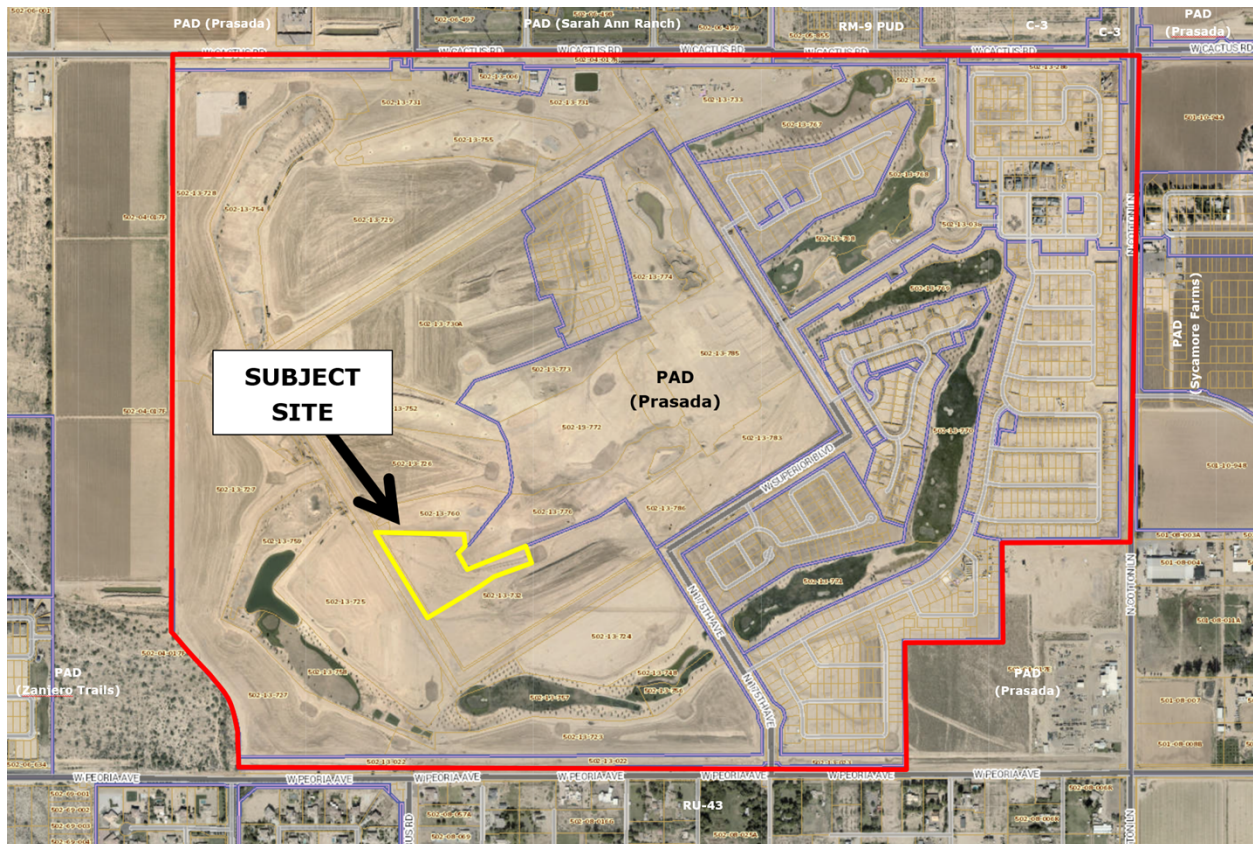
Staff Recommendation: **Approve**, subject to stipulations 'a' through 'd'

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for Unit Q Phase 3 of the Toll at Prasada project. The proposed Preliminary Plat contemplates 31 standard lots consisting of three (3) lot products. Unit Q was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

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



BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

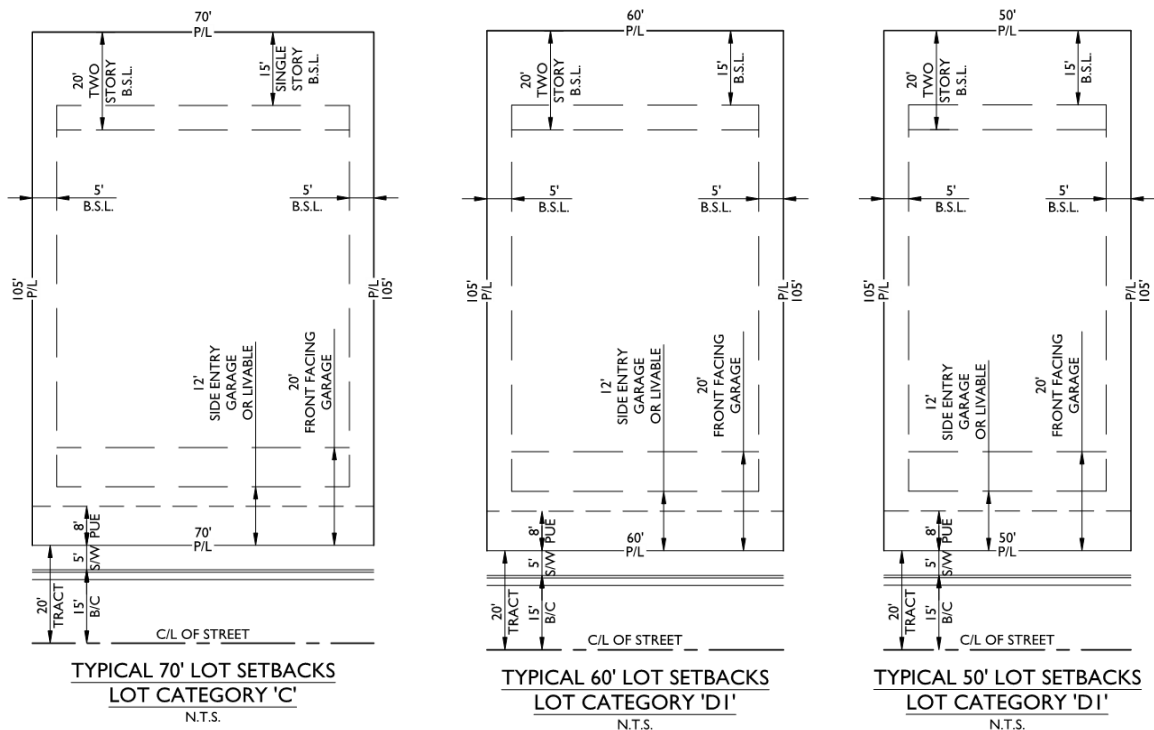
August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

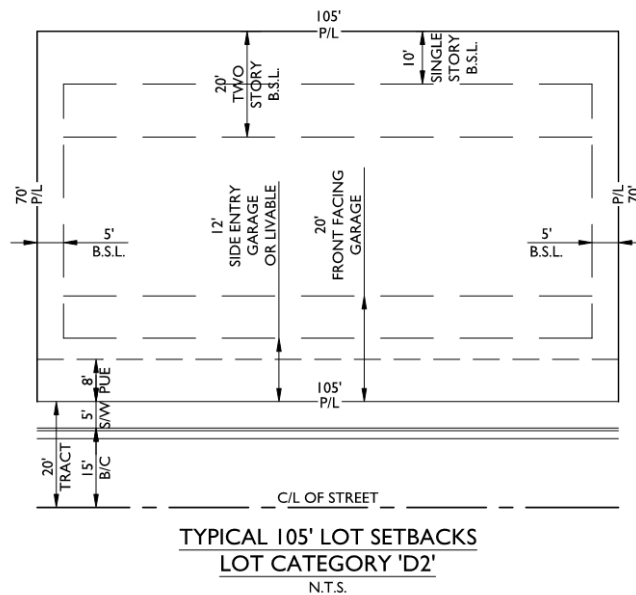
September 13, 2021: The applicant filed for Preliminary Plat approval for Unit Q Phase 3 under case FS21-710, the subject case.

March 17, 2022: The applicant filed for Block Plat approval of Unit Q Phase 3 to separate the condominiums from the single family residential under case FS22-0387.

ANALYSIS AND DISCUSSION:

The proposed subdivision anticipates three (3) Lot Categories. These include Lot Category C, two (2) configurations of Lot Category D1, and Lot Category D2. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.





Primary access to this subdivision will be on Point Loma Drive via Hailey Avenue, which will also provide access to Unit Q Phase 2 and the Unit Q Phase 3 Condos. There is a secondary emergency access point within this subdivision at the northwest corner onto Grand Haven Boulevard.

The subject site has frontage to the golf course and will also have 0.5 acres of passive open space.

The subject site is currently contained within APN 502-13-732A, which is the entirety of the planned Unit Q Phase 3 of Toll at Prasada. This unit is also planned for condominium units located just south of the subject preliminary plat. As these two housing products follow different entitlement processes, the parcel must be split in order to separate the single family residential from the condominiums. The applicant has submitted for a lot split to achieve this under case FS22-0387.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

108 **CONFORMANCE WITH ADOPTED PLANS:**

109
110 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
111 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
112 or more, provided appropriate transitions are made between the various Neighborhood types
113 included within the character area. At 3.87 DU/Ac, the project most closely aligns with the Suburban
114 Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the
115 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral
116 to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance
117 offered by the GDC.

118
119 **REVIEWING AGENCIES:**

120
121 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
122 Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included
123 in the routing of this case. These agencies also indicate no objections.
124

125 **Summary:**

126
127 The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other
128 applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the
129 request and expressed no concerns.
130

131 **Findings:**

- 132
133 • The proposed Preliminary Plat is consistent with the Surprise General Plan.
134 • The proposed Preliminary Plat is consistent with the Prasada PAD.
135 • The reviewing agencies have indicated no objections.
136

137 **Recommendation:**

138
139 Based on the findings noted above, staff recommends the Commission **approve** the subject
140 Preliminary Plat request, subject to stipulations 'a' through 'd' as outlined below:
141

- 142 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
143 "Preliminary Plat Unit Q – Phase 3 – Toll at Prasada", prepared by EPS Group, and
144 received 04/14/2022.
145
146 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada –
147 Unit Q Phase 3 – Preliminary Plat Landscape Plans", prepared by Greey Pickett, and
148 received 03/22/2022.
149
150 c. No final plats for the subject property will be approved prior to the approval of the
151 associated lot split being reviewed under case FS22-0387.

- 152
153 d. Non-compliance with the stipulations of approval of this case will be treated as a
154 violation in accordance with the applicable provisions of the Surprise Municipal Code.
155

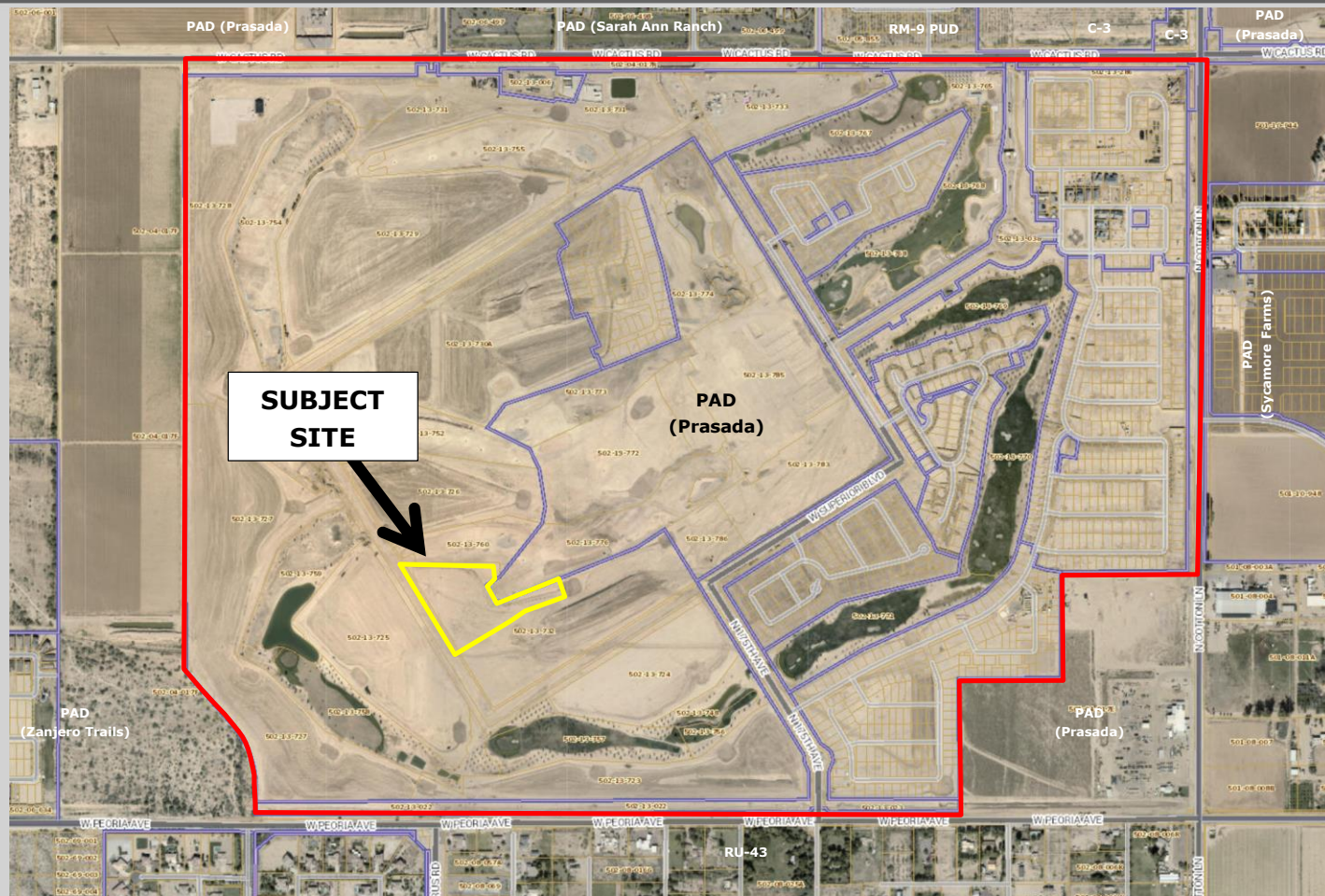
156 However, should the Commission wish to deny the request, the Commission should make its own
157 findings and base its decision on those alternative findings.
158

159 **Attachments:**
160

- 161 01 Toll at Prasada Unit Q Phase 3 Vicinity Map
162 02 Toll at Prasada Unit Q Phase 3 Case Map
163 03 Toll at Prasada Unit Q Phase 3 Preliminary Plat
164 04 Toll at Prasada Unit Q Phase 3 Preliminary Landscape Plans

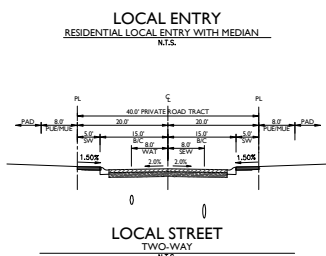


FS21-710 Vicinity Map



FS21-710 Case Map

A detailed site plan map of Unit Q Phase 3 (Single Family). The map shows a residential development with a central area labeled "UNIT Q PHASE 3 (SINGLE FAMILY)". Surrounding streets include "N. COTRUS RD. ALIGNMENT", "W. DANFORTH BLVD.", "W. SPRINGWOOD BLVD.", "W. HAWKWOOD BLVD.", and "W. DANFORTH BLVD. ALIGNMENT". The map also shows "N. COTRUS RD. ALIGNMENT" and "W. DANFORTH BLVD. ALIGNMENT". A north arrow is located in the bottom right corner, and the scale is indicated as "N.T.S." (Not To Scale).



27-701007.0000

CERTIFICATE NUMBER

11/14/2018

WATER	EPCOR WATER
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET 1	CS01	COVER SHEET
SHEET 2	DT01	LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 3	PR01	PRELIMINARY PLAT
SHEET 4	TB01	DATA TABLES

The map shows the project site as a shaded area within T.3 N. R.2 W. SEC. 22 and SEC. 23. W. CACTUS RD. runs along the top and right sides of the site, and N. COTTON LN. runs along the bottom. A north arrow and a scale bar are also present.

DEVELOPER: TOLL BROTHERS 8767 E VIA DE VENTURA, SUITE 390 SCOTTSDALE, AZ 85258 TEL: (602) 999-5684 CONTACT: AARON INSCO	CIVIL ENGINEER: BPS GROUP, INC. 1130 N. ALMA SCHOOL RD, SUITE 120 MESA, AZ 85201 TEL: (480) 503-2250 FAX: (480) 503-2258
--	---

A.P.N.	502-13-732
EXISTING GENERAL PLAN: EXISTING ZONING:	NEIGHBORHOOD CHARACTER AREA PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)
GROSS AREA:	+/- 8.014 ACRES
NET AREA:	+/- 8.014 ACRES
PRIVATE STREET TRACT AREA:	+/- 1.292 ACRES
LOT AREA:	+/- 5.726 ACRES
TRACT/OPEN SPACE:	+/- 0.496 ACRES

TOLL AT PRASADA LOT & DENSITY TABLE						
Development	Acreage	Lot Yield	Net Density	Case #	Case Type	
A	32.75	14	4,387 DUAC	P518-265	FINAL	
B	42.89	23	4,727 DUAC	P518-262	FINAL	
D	21.59	9	4,102 DUAC	P518-289	FINAL	
F	17.62	49	2,784 DUAC	P518-471	FINAL	
G	18.91	81	4,212 DUAC	P518-502	FINAL	
H	1.77	277	4,727 DUAC	P518-548	Final Plan	
Use A, Use B, D5212						
Use A	NIC	-2	4,314 DUAC	P521-811	Re-Plan	
F	34.10	114	4,727 DUAC	P520-484	FINAL	
G	27.10	114	4,727 DUAC	P520-484	FINAL	
N	15.81	64	4,096 DUAC	P520-586	FINAL	
Q (PHS)	1.498	8	1,340 DUAC	P520-719	FINAL	
Q (PTT)	17.257	134	10,523 DUAC	P520-720	FINAL	
Q (PTT)	13,133.88	8	1,340 DUAC	P520-186	Final Plan	
Q (PHS, D5212)	8.0140	31	3,868 DUAC	P521-710	Preliminary	
Q (PHS) (D5212)	7.4230	84	11,254 DUAC	P522-0153	FINAL	
G	18.5650	80	4,310 DUAC	P521-541	FINAL	
H	13.587	60	4,493 DUAC	P521-542	FINAL	
K	20.130	9	4,493 DUAC	P521-791	FINAL	
J	42.310	176	4,174 DUAC	P521-853	FINAL	
K	13.440	32	2,282 DUAC	P521-757	FINAL	
H	4.9950	18	4,493 DUAC	P521-761	FINAL	
J	26.4900	124	4,363 DUAC	P522-0176	FINAL	
Total	405.46	1851	452 DUAC			

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

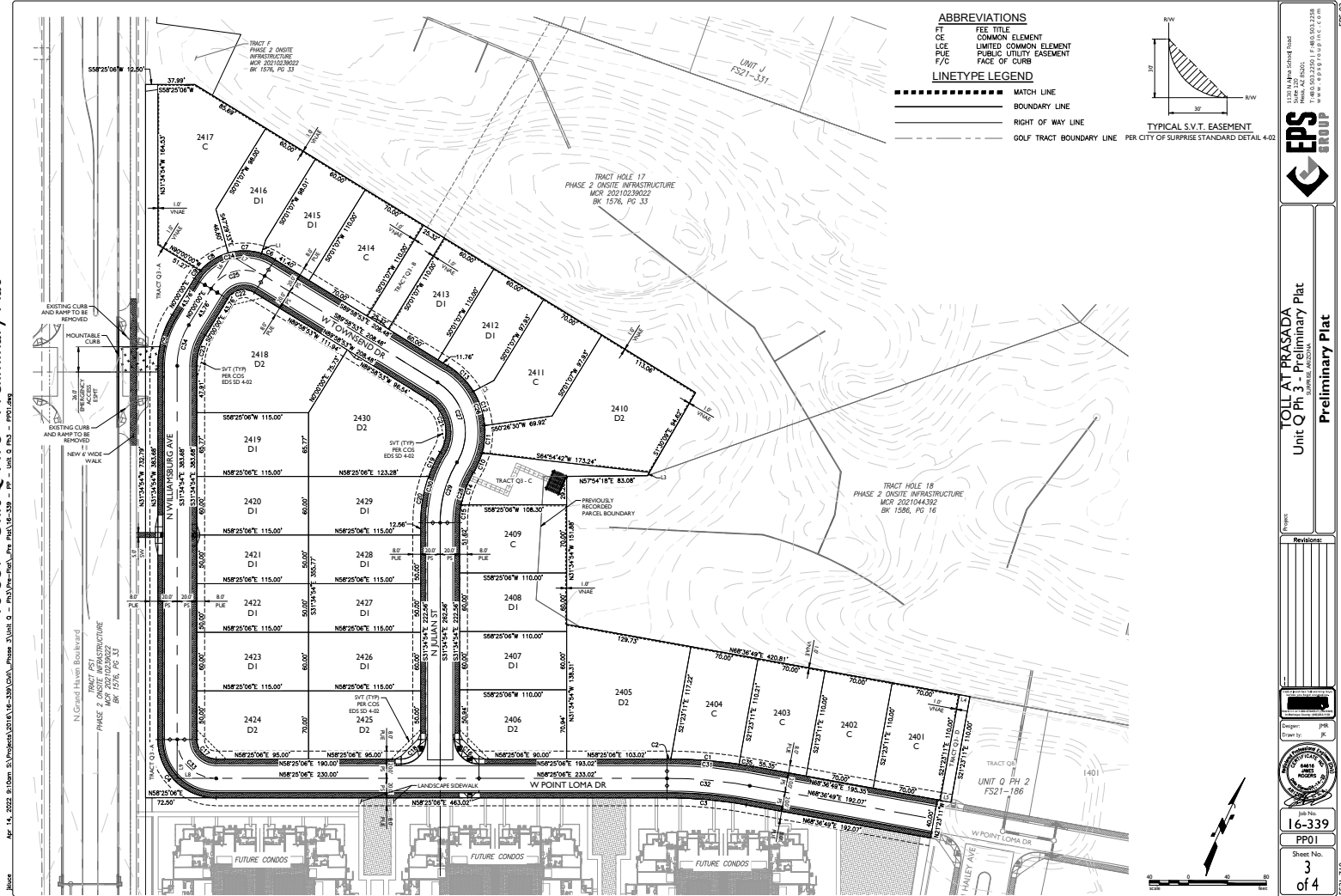
1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE DETERMINED BY THE CITY PLAT.
3. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS. THE AREA PLANTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF CHICAGO AND THEREFORE SHALL HAVE AN ASSURED WATER SUPPLY PURSUANT A.S. 5-15-76.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE INTERSECTION VIEW TRIANGLE SHALL BE MAINTAINED AND NO OBSTRUCTIONS MUST BE OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT TRIANGLE PROVIDED THEY DO NOT OBSCURE VISION. NEEDS. OTHER OTHER POLLAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FSI 7-587 & FSI 6-400.

Index

Development Standard C - FS16-400Development Standard D1 - FS17-50Development Standard D2 - FS17-5

16-339 - Unit Q Ph 3 - Preliminary Plat



16-339 - Unit Q Ph 3 - Preliminary Plat

Apr. 14, 2022 8:10am S:\Projects\2016\16-339\2016_Prelim\16-339_Prelim.dwg User: g. j. j. - Job: 16-339 - 16-339

16-339

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	70.41'	500.00'	70.35'	0.09°49'05"
C2	2.91'	500.00'	2.91'	0.09°16'52"
C3	81.85'	400.00'	81.75'	0.10°11'42"
C4	94.25'	40.00'	84.85'	0.09°00'00"
C5	55.12'	100.00'	54.43'	0.1°14'54"
C6	15.17'	40.00'	15.13'	0.4°37'21"
C7	34.38'	60.00'	34.30'	0.3°51'18"
C8	34.42'	40.00'	34.00'	0.7°53'00"
C9	10.04'	40.00'	10.00'	0.09°35'30"
C10	21.54'	80.00'	21.47'	0.5°32'34"
C11	28.70'	80.00'	28.55'	0.20°33'18"
C12	37.28'	80.00'	36.94'	0.26°41'53"
C13	37.52'	80.00'	37.15'	0.26°51'18"
C14	35.86'	100.00'	35.67'	0.20°32'44"
C15	48.48'	100.00'	48.45'	0.10°39'19"
C16	31.42'	20.00'	28.38'	0.09°00'00"
C17	31.42'	20.00'	28.38'	0.09°00'00"
C18	31.42'	20.00'	28.38'	0.09°00'00"
C19	37.68'	140.00'	37.64'	0.11°17'45"
C20	48.39'	140.00'	48.15'	0.1°48'19"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C21	42.01'	40.00'	36.34'	0.09°33'07"
C22	31.42'	20.00'	28.38'	0.09°00'00"
C23	33.07'	60.00'	32.66'	0.1°34'54"
C24	94.27'	60.00'	84.87'	0.09°00'00"
C25	62.84'	40.00'	56.58'	0.09°00'00"
C26	125.01'	80.00'	112.68'	0.09°33'07"
C27	93.76'	60.00'	84.51'	0.09°33'07"
C28	14.34'	40.00'	13.67'	0.1°18'00"
C29	45.21'	120.00'	44.41'	0.1°18'00"
C30	76.08'	140.00'	75.14'	0.1°18'00"
C31	88.97'	500.00'	88.85'	0.1°11'43"
C32	85.41'	480.00'	85.30'	0.1°11'43"
C33	62.83'	40.00'	56.57'	0.09°00'00"
C34	44.02'	80.00'	43.54'	0.1°34'54"
C35	88.97'	500.00'	88.85'	0.1°11'43"

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.26'	S14°28'15"E
L2	32.98'	S37°01'17"W
L3	3.98'	N01°30'09"W
L4	11.08'	S08°36'49"W
L5	11.08'	N08°36'49"E
L6	40.81'	N00°00'00"E
L7	40.81'	S08°58'13"E
L8	40.80'	N08°27'06"E
L9	40.80'	N01°34'54"W

LOT AREA TABLE				
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY	
2401	7,700	0.1768	C	
2402	7,700	0.1768	C	
2403	7,701	0.1768	C	
2404	7,702	0.1814	C	
2405	14,997	0.3443	D2	
2406	7,716	0.1772	D2	
2407	6,600	0.1515	D1	
2408	6,600	0.1515	D1	
2409	7,690	0.1765	C	
2410	15,938	0.3669	D2	
2411	8,797	0.2020	C	
2412	6,681	0.1534	D1	
2413	6,600	0.1515	D1	
2414	7,700	0.1768	C	
2415	6,591	0.1513	D1	
2416	7,603	0.1688	D1	
2417	13,836	0.3176	C	
2418	13,941	0.3200	D2	
2419	7,564	0.1738	D1	
2420	6,900	0.1584	D1	
2421	5,750	0.1320	D1	
2422	5,750	0.1320	D1	
2423	6,900	0.1584	D1	
2424	7,964	0.1828	D2	
2425	7,964	0.1828	D2	
2426	4,700	0.1084	D1	
2427	5,750	0.1320	D1	
2428	5,750	0.1320	D1	
2429	7,029	0.1614	D1	
2430	13,305	0.3100	D2	

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT Q3 - A	LANDSCAPE, OPEN SPACE, WATER EASEMENT, EMERGENCY ACCESS	12076	0.277	
TRACT Q3 - B	LANDSCAPE, OPEN SPACE, SEWER EASEMENT	2786	0.064	
TRACT Q3 - C	LANDSCAPE, OPEN SPACE	5536	0.127	
TRACT Q3 - D	LANDSCAPE, OPEN SPACE	1219	0.028	
TRACT Q3 - PH	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	78081	1.792	

Parcel Table		
UNIT NAME	AREA (SF)	AREA (AC)
UNIT Q3 (ENGL FAMILY)	349167.17	8.014

13750 N. 19th Avenue, Suite 100
Denver, CO 80238
Phone: 303.555.2250 | Fax: 303.555.2251
www.epsengr.com

TOLL AT PRASADA
Unit Q Ph 3 - Preliminary Plat
DATE: 04/14/2022
Data Tables

Project: 16-339
Revision: 1
Design: JPB
Drawn by: JPB

Job No: 16-339
Sheet No: TB01
4 of 4

16-339

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE LANDSCAPE PLANS

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE PROVIDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO COMPLETE THE WORK OF THE DESIGN DRAWING.

2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING ANY ORDER. ALL CLARIFICATIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR TO THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL.

2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT PIPING RANS, AFTER FIELD VERIFICATION, DETECTING POINT OF CONNECTION, METER LOCATION AND SIZE.
3. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED LAYOUT OF THE PIPING.
4. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SPECIFICATIONS, NOTES, DETAILS, AND SPECIFICATIONS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING ARCHITECTURE OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CUTTING AND PATCHING OF ANY MATERIALS REQUIRED FOR THE INSTALLATION OF THE PIPING.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR PAVING INSTALLATION ACCORDING TO THE BIDDING SPECIFICATIONS.
8. THE CONTRACTOR SHALL COMPLY AS PER MANUFACTURER'S SPECIFICATIONS, CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE PIPING, INTAKE PVC MANHOLE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SPECIFICATIONS.
10. ALL VALVE FLOWS SHALL BE EXCEED MANUFACTURER'S SPECIFICATIONS.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DEFECTS WITHIN THE FINAL GRADE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DEFECTS WITHIN THE FINAL GRADE.
13. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES AT THE WATER METERS AND TAN VALVE BOXES IN DISCREET GARDEN AREAS (TYPICAL).

[illegible]

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: AARON INSCO

LANDSCAPE ARCHITECT/PLANNER:
GREEY I PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:
EPS GROUP
1130 N Alma School Road, Suite 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR REQUIREMENTS, THE CONTRACTOR SHALL CONTACT THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS CLARIFICATION BEFORE PROCEEDING FURTHER.

THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION DOCUMENTS AND PERMITS, COPIES AND ORIGINALS, ON-SITE. THE CONTRACTOR SHALL PROVIDE BARRELS AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT TO THE LANDSCAPE ARCHITECT AND THE OWNER AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT TO THE LANDSCAPE ARCHITECT AND THE OWNER AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS BEFORE WORK BEGINS ON THE PROJECT. THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY CHANGES TO THE PROJECT PRIOR TO BEGINNING WORK.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS, UTILITIES, AND ADJACENT PROPERTIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REGULATIONS PRIOR TO THE PROJECT.

THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS WORK PRIOR TO INSTALLATION.

THE CONTRACTOR SHALL MAINTAIN PROTECTIVE MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND ALL DAMAGES INCURRED UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS OR OTHER AMBILITIES. DUE TO THE ACTION OF THE CONTRACTOR, ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, WALLS OR OTHER AMBILITIES, OR DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCH GRADES, LOT/LINE AND ELEVATIONS OF ADJACENT LANDSCAPE WORK BY OTHERS, INITIAL AND FINAL.

[illegible]

ANGULAR GRANITE RP-RAP

1. INSTALL GRANITE RP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS [TYPICAL]. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE GRADE ABOVE ALL FROM ALL STRUCTURES, REVIEW ENGINEERS' PLAN FOR DRAINAGE.

FIRST GRADING SHALL BE IN THE DIRECTION OF THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE PLANNING AND GRADING FOR THIS PROJECT INCLUDING THE FOLLOWING:

- A) ALL TYPES OF EXISTING AND PROPOSED DRAINAGE TO BE MAINTAINED TO THE POSITIVE GRADE TRANSITION IN LANDSCAPE AREA.
- B) REPAIRING AND PLACING "OFF-SITE" MINUS TOPSOIL IN THE FOLLOWING AREAS:
 - 1) TURF AND ANNUAL AREAS (2" DEPTH).
 - 2) PLANTER AREAS (4" DEPTH).
 - 3) PLANTER AREAS (4" DEPTH).

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CAUSE UNCONTROLLED ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- A) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - 1) COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CAUSE MATERIAL, LOCATE A SUITABLE LOCATION ON SITE NEARBY. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
- B) FIRST GRADE OF ALL PLANNING AREAS TO BE 1" BELOW ADJACENT PAVING UNLESS OTHERWISE NOTED.

REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADES AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS IN THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNLOADING GROUND PLANE. IMPAIRED WITH OBSTRUCTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS IN THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNLOADING GROUND PLANE.

1. ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL

[illegible]

LANDSCAPE PLANS

WALL PLAN
LANDSCAPE PLANS
PLANTING DETAILS
LANDSCAPE SPECIFIC

NOTE:
Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

NOTE:
a.All irrigation systems will be installed with purple pipe.
b.The Landscape and Irrigation design will comply with City of Surprise EDSper Chapter 8.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT Q3 - A	PASSIVE OPEN SPACE, WATER EASEMENT, EMERGENCY	12076	0.277
TRACT Q3 - B	PASSIVE OPEN SPACE, SEWER EASEMENT	2786	0.064
TRACT Q3 - C	PASSIVE OPEN SPACE	5526	0.127
TRACT Q3 - D	PASSIVE OPEN SPACE	1219	0.028
TRACT Q3 - PS1	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	78081	1.792

GREY|PICKETT
architecture | community design
714 e viation drive suite 205
scottsdale, arizona 85257
P. 480.409.0009 F. 480.609.0068



66419
LOGAN S
SOWERS

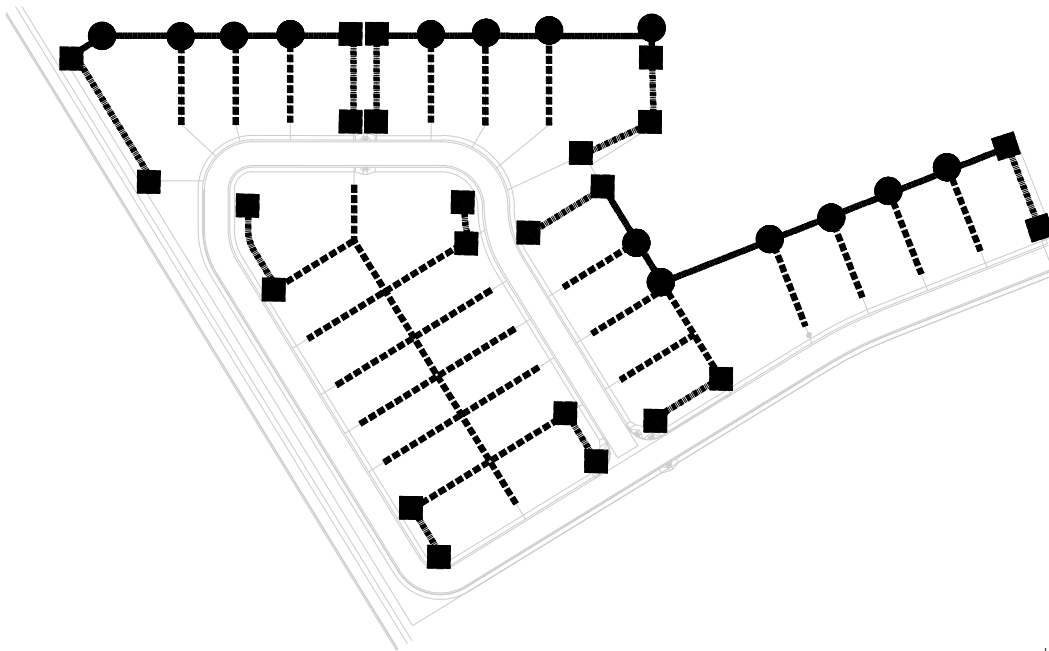
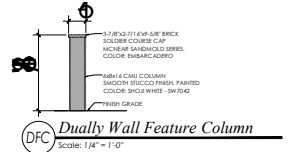
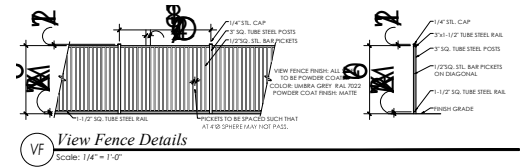
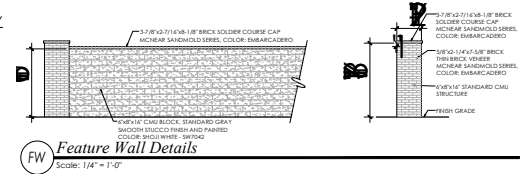
STERLING GROVE
UNIT Q PHASE 3
PRELIMINARY PLAT
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

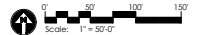
PROJECT
TOL2
SCAL
N
ISSUED FOR
REVIEW
DRAWN BY
TEA
DATE
03.14.20
DRAWING

LO.0

- WALL LEGEND UNIT Q PH.3 SINGLE FAMILY
- 4" DUALY WALL (2,885 LF)
 - FEATURE WALL (1,035 LF)
 - FULL VIEW FENCE (1,165 LF)
 - DUALY WALL COLUMN (14)
 - FEATURE WALL COLUMN (23)



UNIT Q PH3 WALL PLAN



STERLING GROVE
UNIT Q PHASE 3
PRELIMINARY PLAN
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REVISIONS:

PROJECT #:
TOL2019

SCALE:
AS SHOWN

ISSUED FOR:
REVIEW

DRAWN BY:
TEAM

DATE:
03.14.2022

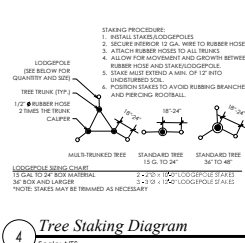
DRAWING:
WALL PLAN

SHEET:
L1.1

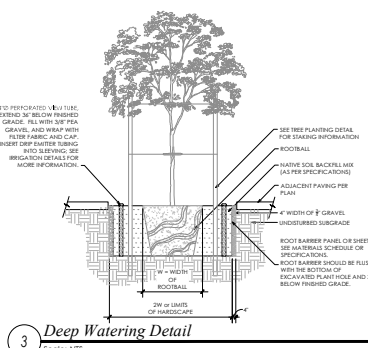
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PS21-710

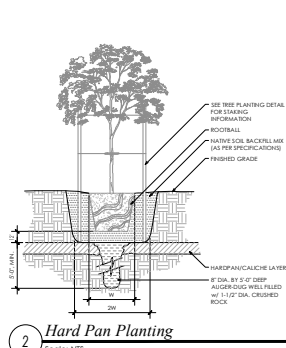




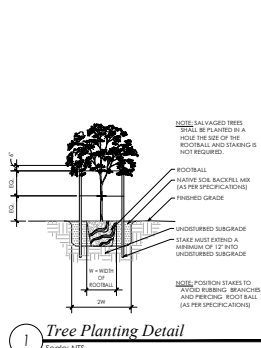
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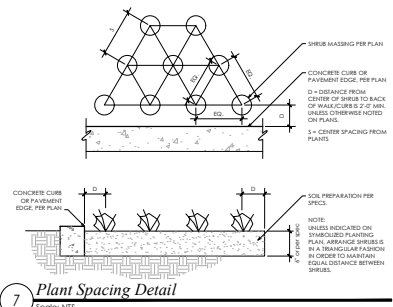
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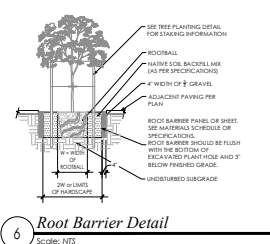
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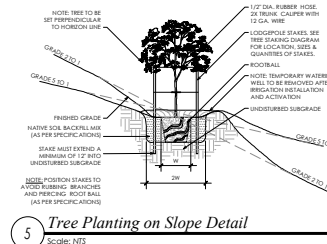
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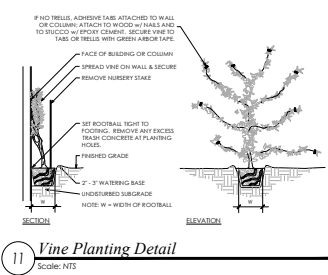
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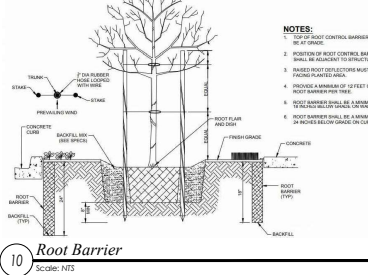
6 Root Barrier Detail
Scale: NTS



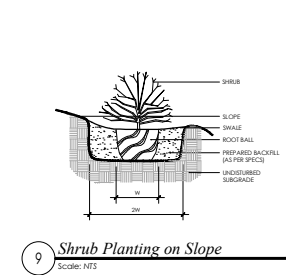
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Scale: NTS



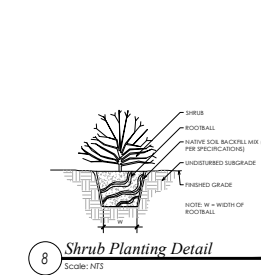
11 Vine Planting Detail
Scale: NTS



10 Root Barrier
Scale: NTS



9 Shrub Planting on Slope
Scale: NTS



8 Shrub Planting Detail
Scale: NTS

GREY PICKETT
landscape architecture community design
1101 E. UNIVERSITY AVENUE, SUITE 100
TULSA, OK 74106
P: 405.459.0009 F: 405.459.0048

Toll Brothers
AMERICA'S LUXURY HOME SHOPPER

STERLING GROVE
UNIT Q PHASE 3
PRELIMINARY PLAN
SURPRISE, ARIZONA

REVISIONS:

PROJECT #: TOL249
SCALE: NTS
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 03.14.2022
DRAWING: LANDSCAPE DETAILS

SHEET:
L7.1
PAGE: 04 OF 05
FS21-710



S U R P R I S E
A R I Z O N A

Planning and Zoning Commission

June 2, 2022

Toll at Prasada

Unit Q Phase 3 Preliminary Plat

FS21-710

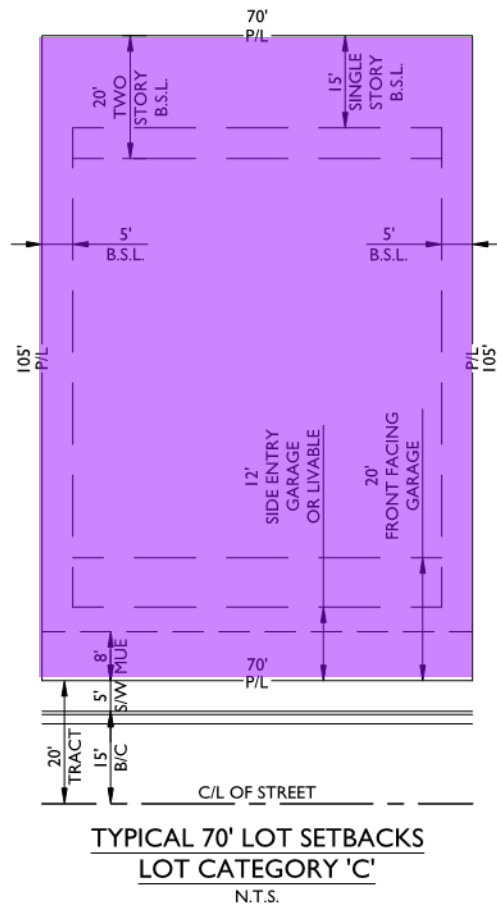


FS21-710 Vicinity Map

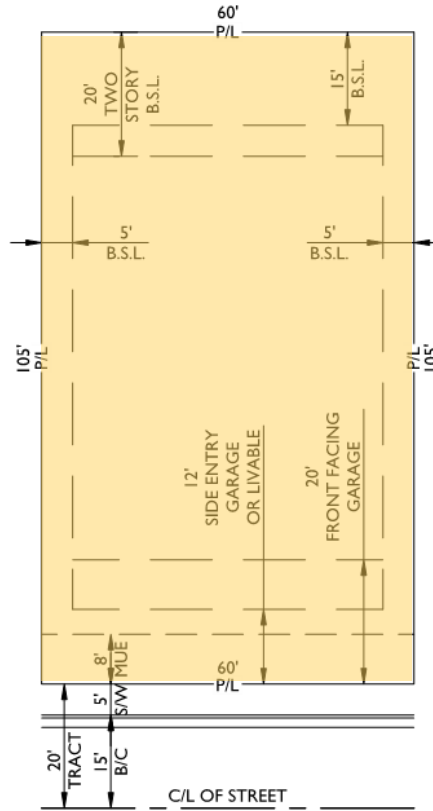


Sterling Grove Master Plan

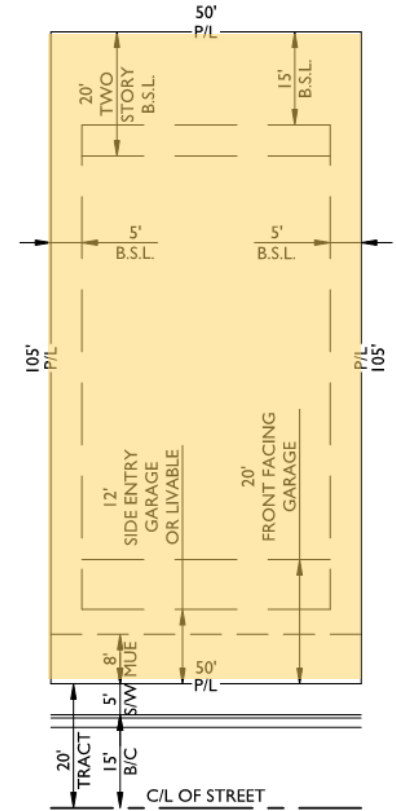




FS21-710 Unit Q Phase 3 Preliminary Plat



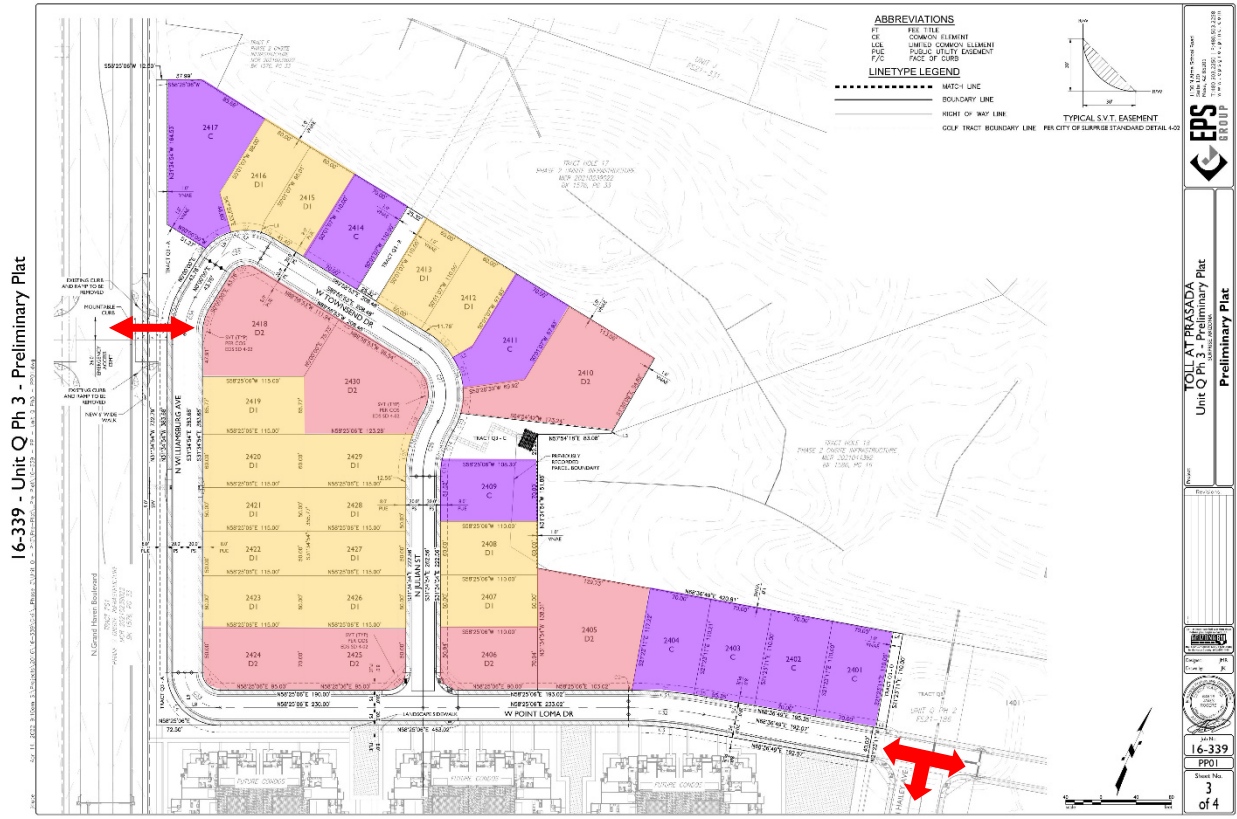
TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.



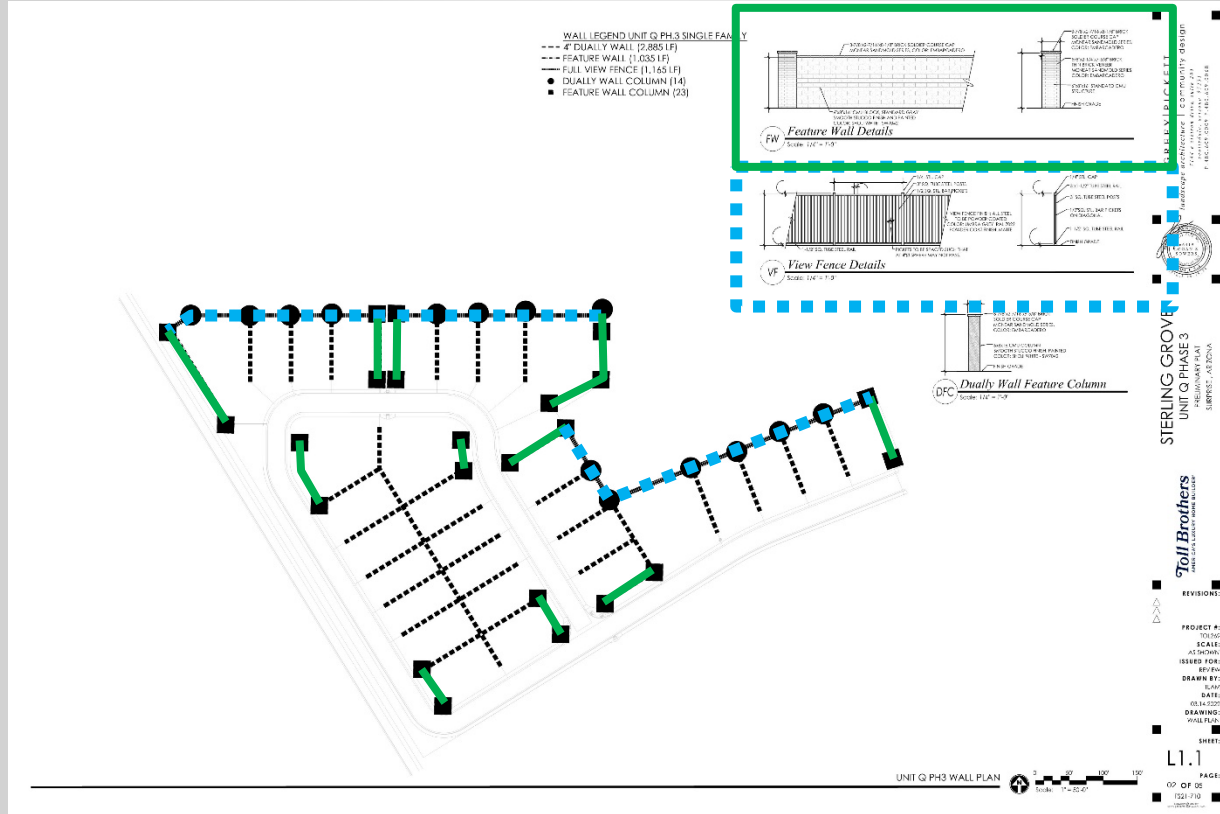
TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.

FS21-710 Unit Q Phase 3 Preliminary Plat

FS21-710 Unit Q Phase 3 Preliminary Plat



FS21-710 Unit Q Phase 3 Landscape



Staff Recommendation:

Approve subject to stipulations 'a' through 'd'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: June 2, 2022

Contact Person: Jason Moquin, Planning Manager

Submitting Department: Community Development District: Citywide

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the approval of written procedures to provide effective, early, and continuous public participation in the development and major amendment of the 2040 General Plan Update from all socioeconomic and geographic areas within the City of Surprise; Resolution #2022-52.

Motion:

I move to recommend approval of the 2040 General Plan Communication Plan to the City Council.

Background:

The General Plan is a comprehensive guide to the city's future growth and development. Arizona State Law requires every city and county in Arizona to prepare a General Plan to address growth. The State Law also requires the General Plan to be updated every 10 years. The previous Surprise General Plan was adopted by City Council and ratified by a vote of the citizens in 2013. The proposed General Plan is projected to be completed by 2023 and go before a citizen vote in 2024.

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 - FS22-0648 General Plan 2040 Communication Plan Staff Report - 060222 PZ
2. 01 - 2040 General Plan Communication Plan

General Plan Amendment (Communication Plan)

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0648

Project Name: General Plan 2040 Communication Plan

Council District: Citywide

Meeting Date: June 2, 2022

Planner: Jason Moquin

Applicant: City of Surprise

Request: Approval of the Community Outreach & Participation Plan for the Surprise General Plan 2040 Update

PROJECT DESCRIPTION:

As part of the process to comprehensively update the Surprise General Plan, this Community Outreach and Participation Plan (COPP) was created to outline how the public will be engaged throughout the development of the updated plan. Various outreach goals, communication tools, and techniques are identified within the COPP to engage the general public, key stakeholders, staff, and Council in the planning process.

BACKGROUND:

The General Plan is a comprehensive guide to the city's future growth and development. Arizona State Law requires every city and county in Arizona to prepare a General Plan to address growth. The State Law also requires the General Plan to be updated every 10 years. The previous Surprise General Plan was adopted by City Council and ratified by a vote of the citizens in 2013, and amended in 2015. The proposed General Plan update is projected to be completed by 2023 and go before a citizen vote in 2024.

As part of this update effort, A.R.S. §9-461.06(C)(1) requires municipalities to adopt written procedures to provide effective, early, and continuous public participation in the development and major amendment of general plans from all socioeconomic and geographic regions of the municipality. The proposed Community Outreach and Participation Plan will ensure compliance with applicable State Law and provide for effective public participation throughout the planning process.

ANALYSIS AND DISCUSSION:

Michael Baker International, the consultant procured to spearhead the General Plan update effort, in collaboration with City staff, crafted this Community Outreach and Participation Plan (COPP). This COPP identifies the key audience and stakeholders, outlines the proposed engagement approaches and goals for these efforts, and details the techniques that will be used to conduct outreach.

The General Plan affects the entire community as a whole. As such, outreach efforts must target all facets that make up Surprise's diverse community. The COPP has identified residents, community service organizations, neighborhood/homeowner associations, faith communities, school districts & education networks, healthcare groups, and youth organizations as crucial groups that the planning team will seek participation from. Stakeholders identified include the following:

- City Council, Board, and Commission Members
- Surprise Regional Chamber of Commerce
- Major employers and business leaders
- Landowners and community developers
- Luke Air Force Base
- Public utilities
- Arizona State Land Department
- Federal and State Agencies

These community members and stakeholders will be vital to the crafting of an effective General Plan update.

This outreach and participation plan includes a phasing of the overall General Plan update that is broken out into four key efforts: "Recognize", "Enrich", and "Achieve", with the fourth effort "Engage" intertwined throughout the life of the project. Goals of the public participation include concerted efforts to collectively inform, consult, involve, collaborate, and empower community members and stakeholders.

Outreach techniques identified in the COPP to be utilized throughout the planning process include a General Plan Advisory Group (GPAG), Planning & Zoning Commission and City Council work sessions, an awareness campaign, community workshops, optional targeted workshops, digital engagement, and media releases.

SUMMARY:

The Community Outreach and Participation Plan details the ways in which the planning team will engage the Surprise community and key stakeholders throughout the General Plan Update process. The strategic techniques, goals, and efforts identified within this plan will help to ensure that the Surprise General Plan 2040 is effective in guiding the future development of this City in a way the community desires.

Attachments:

83 01 Community Outreach and Participation Plan
84 PPT



Community Outreach & Participation Plan

**Surprise General Plan 2040 Update
June 2, 2022 Planning and Zoning Commission**

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INTRODUCTION

The purpose of this Community Outreach and Participation Plan (COPP) is to outline how the public will be engaged during the development of the City of Surprise General Plan 2040 Update. To comply with A.R.S § 9.461.06, various outreach goals, communication tools, and techniques are identified to engage the general public, key stakeholders, staff, and council in the planning process. The International Association of Public Participation (IAP2) has developed the following pillars for effective public participation:

CORE VALUES FOR PUBLIC PARTICIPATION

1. Public participation is based on the belief that those who are affected by a decision have a right to be in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

Understanding the socioeconomics of Surprise is vital for effective public engagement within this unique community. According to the 2020 American Community Survey 5-Year Estimates:

- 24.9% of residents are under age 18
- 22.6% of residents are age 25-44
- 23.1% of residents over age 65
- 12.9% of residents have a disability
- 83.0% are White alone and 20.2% are Hispanic or Latino by ethnicity
- 92.0% have a high school degree or higher and 29.2% have a bachelor's degree or higher
- The average household size is 2.76
- 2020 Median household income is \$71,192

Surprise's demographic profile describes a community of predominantly educated middle-aged families and seniors. Transportation and literacy will not be barriers for

many Surprise residents but families with children and long commute times may make it challenging for much of the community to effectively participate in traditional weekday outreach initiatives. Greater turnouts may occur on weekends depending on youth sports/extracurricular schedules due to the community's strong family orientation. The higher education levels may also lead to greater depths of information being desired from the community to achieve meaningful outreach. As a more tech savvy/connected community that

has limited time, families in Surprise may also support online and virtual engagement options. Conversely, the more elderly age cohorts may prefer printed and in person engagement over virtual methodologies. Further, with 12.9% of the population living with a disability, more intentional accommodation and outreach may be needed to engage this population, for example equitable access to project materials and public meeting spaces.

THE PUBLIC

This section identifies the key audience for the General Plan 2040 Update inclusive of the general public and stakeholders:

Community Members

Surprise's diverse community is defined not only by individual residents but also by larger groups within the community. The planning team of the General Plan will seek out the following:

- Residents
- Community Service Organizations
- Neighborhood/Homeowner Associations
- Faith Communities
- School Districts & Education Networks
- Healthcare Groups
- Youth Organizations

Stakeholders

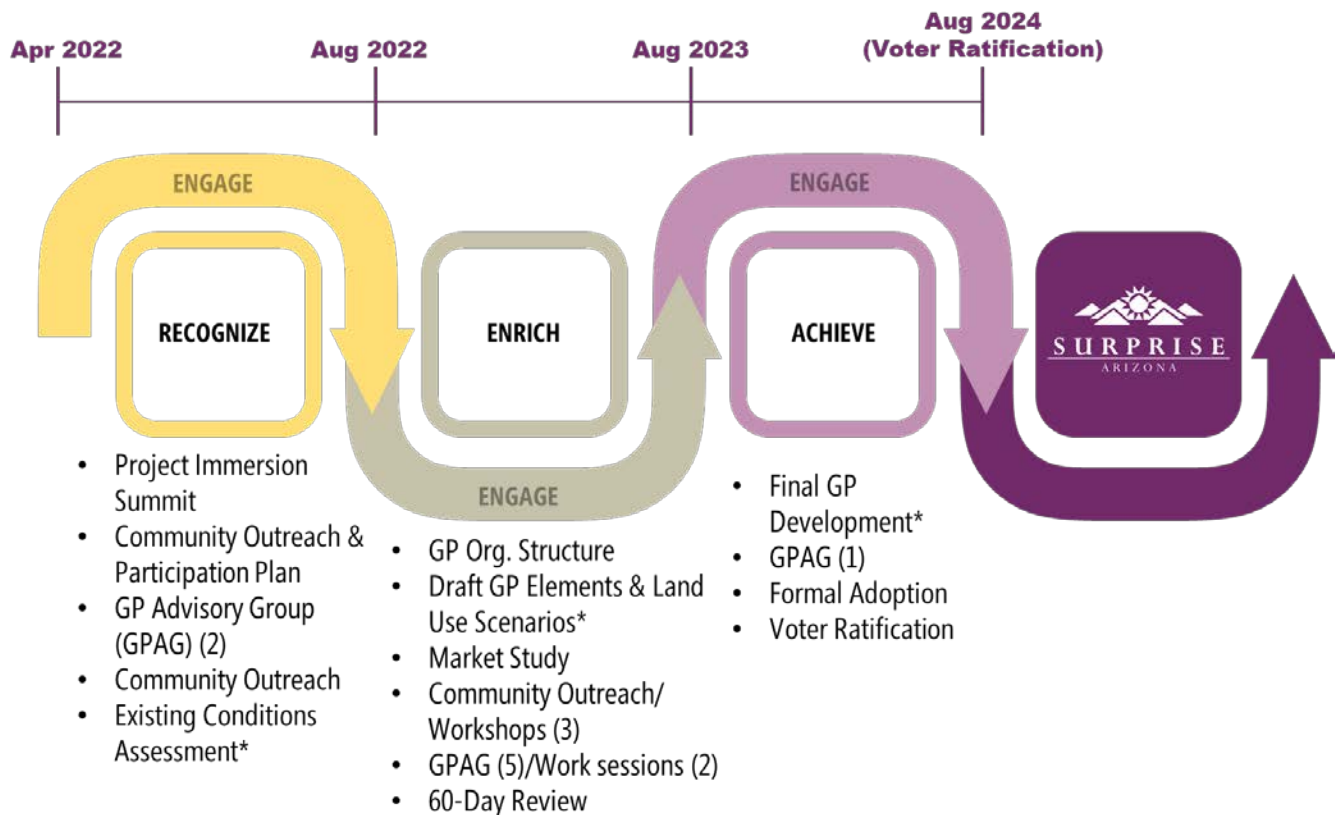
Stakeholders are identified as groups or individuals involved in the decision-making process within the community or those whose support is critical to the success of the General Plan implementation. These stakeholders are also associated with a field of expertise that will enhance the broad range of perspectives. Stakeholders identified include:

- City Council, Board, and Commission Members
- Surprise Regional Chamber of Commerce
- Major Employers and Business Leaders
- Landowners and Community Developers
- Luke Air Force Base (Auxiliary Airfield #1)
- Public Utilities
- Arizona State Land Department
- Federal and State Agencies

ENGAGEMENT APPROACHES & GOALS

Throughout this process, community and stakeholder involvement will be supplemented with an array of engagement techniques that are outlined in the next section. The ultimate intent of this approach is to gain input to inform the decisions of the planning team, City staff, as well as appointed and elected officials who all play a key role in the facilitation of this General Plan 2040 Update effort.

As mandated by State Statutes, once the final draft is completed, the General Plan undergoes a formal 60-day review period, before receiving a Planning & Zoning Commission recommendation, followed by City Council Adoption. With Council adoption, the General Plan is then sent to voters to be ratified. Currently, it is anticipated ratification of the General Plan will be conducted as part of the Primary Election held in August of 2024. The overall phasing of the project is broken out into four key efforts: “Recognize”, “Enrich”, and “Achieve”, with the fourth effort “Engage” intertwined throughout the life of the project as outlined below:



Using IAP2’s spectrum of participation detailed below, the “Engage” effort facilitated during each phase of the project process will seek to collectively inform, consult, involve, collaborate and empower community members as well as stakeholders.

Public Participation Goal	Inform	Consult	Involve	Collaborate	Empower
	To provide the public with balanced and objective information to assist them in understanding the problems alternatives and or solutions	To obtain public feedback on analysis alternatives and or decision	To work directly with the public throughout the process to ensure the public issues and concerns are consistently understood and considered	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution	To place final decision making in the hands of the public
Promise to the Public	We will keep you informed	We will keep you informed listen to and acknowledge concerns and provide feedback on how public input influence the decision	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public feedback influenced the decision	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to maximum extent possible	We will implement the General Plan as ratified by the public

The following provides an overview of the Public Participation Goals relative to specific General Plan Objectives within each phase of the project.

PHASE 1: Recognize	
Participation Goal	Direct General Plan Objective
INFORM & INVOLVE	- How a General Plan's policies and goals guide future growth - How residents' needs will change as the community matures - The planning process and 2024 vote - How should the City grow in the future and how will those changes affect the City
PHASE 2: Enrich	
Participation Goal	Direct General Plan Objective
INFORM & COLLABORATE	Inform the public of the draft plan and policies, how the feedback was used to develop the plan and policies, and determine if there are any changes desired
PHASE 3: Achieve	
Participation Goal	Direct General Plan Objective
CONSULT	Address 60-Day public review comments and prepare the final draft of the General Plan
CONSULT	Conduct two (2) State-mandated Planning Commission Public Hearings and one (1) City Council Public Hearing for formal adoption
EMPOWER	August 2024 Election for Plan Ratification by Voters

ENGAGEMENT TECHNIQUES

A wide range of outreach techniques that will be utilized throughout the planning process for the General Plan are further outlined below:

General Plan Advisory Group (GPAG)

The General Plan Advisory Group (GPAG) will be defined with the assistance of City staff and/or Council direction to include involved stakeholders from the Surprise community. Stakeholders may include residents, business owners, or select public/private agency representatives. Generally, members of the Michael Baker Team will meet with the GPAG at key project milestones to seek guidance, review findings and/or plans, and prepare for public meetings or outreach events. The Michael Baker Team will meet with this group up to eight times throughout the General Plan process.

Planning & Zoning Commission & City Council Touch Points

As the key regulatory bodies who approve the General Plan before it is ratified by the public, the City Council and Planning & Zoning Commission will be involved throughout the development of the General Plan. Through three key milestones of the project, City Council and the Planning & Zoning Commission will have individual or joint work sessions to provide additional input to the General Plan in conjunction with the project phases. These come in addition to an initial introductory Council Meeting and Planning & Zoning Commission Meeting at the start of the project, as well as additional work sessions leading up to the Commission & Council adoption process.

Awareness Campaign

Visual Identity & Branding

The Michael Baker Team will design and launch an awareness campaign about the General Plan 2040 Update effort. The campaign will include subtasks such as creating a visual identity and brand (name, logo, and tagline) to provide a clear understanding of the project and its purpose and differentiate the General Plan process from other City initiatives.

Project Website

The campaign will also include a standalone website presence that will become the heart of the planning process communications.

Print & Social Media

Through coordination with the City of Surprise Marketing & Communication Department, Print and Social media tools will also be employed utilizing established City channels (i.e. Facebook, Instagram, Twitter, Nextdoor, *Surprise Progress* (Quarterly Magazine), and automatic email alerts to promote opportunities for engagement and to distribute project information and meeting notices. Michael Baker will formulate public announcements associated with specified project surveys, deliverables, and meetings for use by Marketing & Communication staff to utilize and post for the project.

Community Workshops

The Michael Baker Team will prepare for and facilitate three (3) rounds of public workshops associated with the General Plan Update planning process. All workshops will be coordinated with other concurrent large scale planning efforts throughout the General Plan Development to ensure consistent and efficient outreach. While in-person workshops are planned to be conducted over the course of the project, necessary safety precautions will be encouraged based on current issues at that time as a result of the continuously evolving pandemic and in-person efforts may be adapted on an as-needed basis. Each round of public workshops includes an in-person and virtual workshop to allow residents the opportunity to participate in the General Plan Update process in a manner that best suits their preferences and availability. The final format and agenda for each round of workshops, along with meeting announcements for advertising and distribution, will be decided in collaboration with Staff. All draft materials will be carefully reviewed with City Staff prior to their dissemination. The following descriptions outline the general approach and anticipated focus for each round of workshops:

Round 1 Community Workshops: Public Kick off & Visioning

Michael Baker will facilitate a public project kick-off and community vision validation workshop. The information gained as part of this workshop will help to refresh or amend the existing General Plan vision statement and primary themes expressed in the current General Plan.

Round 2 Community Workshops: Scenario Review & Goal Setting

The Michael Baker Team will facilitate the second workshop to present and review the General Plan findings as discovered during the first round of community workshops and solicit input on each scenario plan developed. Targeted land uses and housing, motorized and non-motorized circulation, job types and composition, and parks, trails and open spaces will be reviewed in detail. Draft Goal statements will also be shared for comment and validation.

Round 3 Community Workshops: Administrative General Plan Draft Review

The Michael Baker Team will conduct an Open House style meeting for the public review and comment of the Draft General Plan Update.

Target Workshops (*Optional*)

Michael Baker will coordinate the application of optional Target Workshops. These may include meetings during the day at schools and/or retirement villages and senior centers making the process more accessible to populations who are less likely to participate otherwise. In addition, these workshops can also be facilitated as pop-up events, held at popular community events and locations throughout the City. Examples of the educational and interactive exhibits that could be conducted in Target Workshops include Project Overview Posters, Prioritization Bucket Game, Vision Board, and Children's Activities.

Digital Engagement

Michael Baker will utilize select digital engagement platforms to ensure broad and robust participation during the update process. Online surveys and mapping tools will be used to provide an opportunity for community members to review and refine proposed plan content remotely and through common devices including personal computers, tablets, and smartphones. In congruence with the three rounds of workshops, there will be three virtual workshops and online surveys (as needed) made available to the public.

Media Releases

Prior to each phase of outreach, media releases will be prepared and distributed by the City to local media. City staff may consider a special briefing for media before the start of Phase 1 to inform local reporters of the General Plan process and provide key messages.



General Plan 2040 Community Outreach & Participation Plan

Planning & Zoning Commission
June 2, 2022

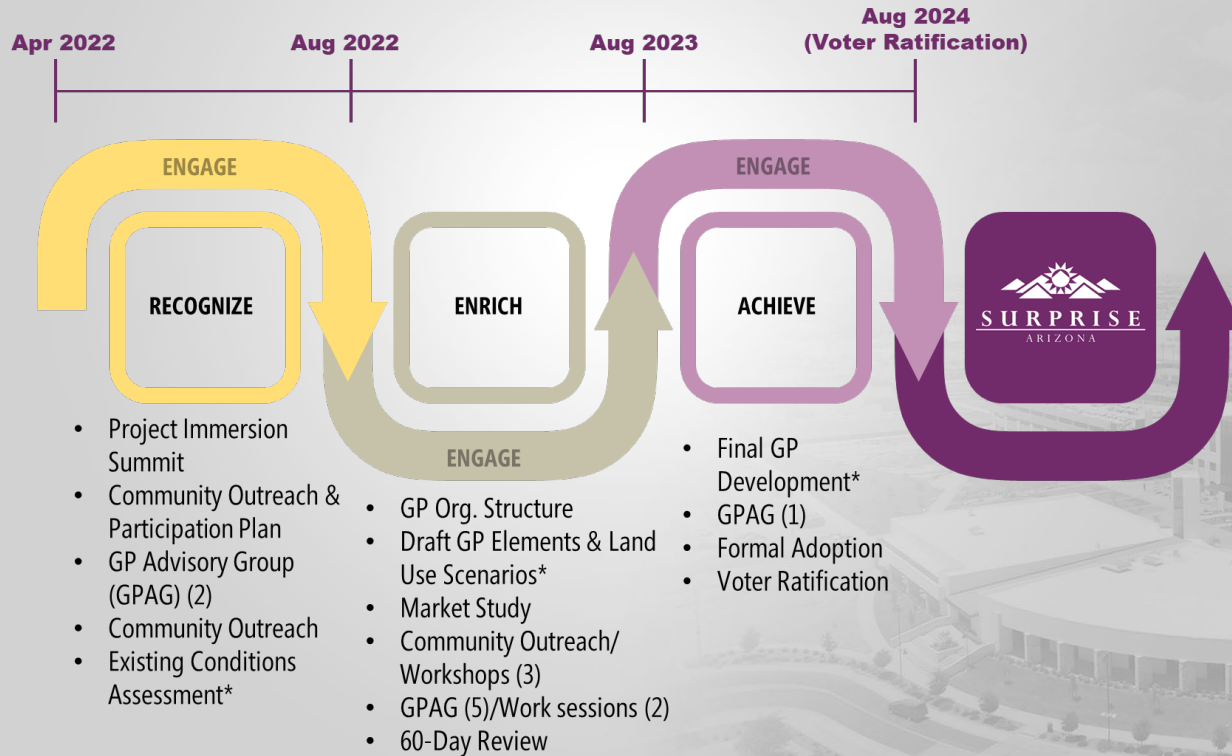
COMMUNITY MEMBERS

- Residents
- Community Service Organizations
- Neighborhood/Homeowner Associations
- Faith Communities
- School Districts & Education Networks
- Healthcare Groups
- Youth Organizations

STAKEHOLDERS

- City Council, Board, and Commission Members
- Surprise Regional Chamber of Commerce
- Major Employers and Business Leaders
- Landowners and Community Developers
- Luke Air Force Base (Auxiliary Airfield #1)
- Public Utilities
- Arizona State Land Department
- Federal and State Agencies

KEY EFFORTS



PARTICIPATION GOALS

- Inform
- Consult
- Involve
- Collaborate
- Empower

PARTICIPATION GOALS

- Phase 1: Recognize
 - Inform & Involve
- Phase 2: Enrich
 - Inform & Collaborate
- Phase 3: Achieve
 - Consult & Empower

ENGAGEMENT TECHNIQUES

- General Plan Advisory Group (GPAG)
- P&Z and City Council Workshops
- Awareness Campaign
- Community Workshops
- Target Workshops (Optional)
- Digital Engagement
- Media Releases

AWARENESS CAMPAIGN

- Visual Identity & Branding
- Project Website
- Print & Social Media

COMMUNITY WORKSHOPS

- Round 1: Public Kick-off & Visioning
- Round 2: Scenario Reviewing & Goal Setting
- Round 3: Administrative General Plan Draft Review

NEXT STEPS





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: June 2, 2022

Contact Person: Jason Moquin, Planning Manager

Submitting Department: Community Development District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to nominate and appoint a member of the Planning and Zoning Commission to serve as a General Plan Advisory Group member and to designate an alternative member.

Motion:

- (1) I move to nominate and appoint to represent the Planning and Zoning Commission on the General Plan Advisory Group.
 - (2) I move to nominate and appoint to represent the Planning and Zoning Commission as an alternate on the General Plan Advisory Group.
-

Background:

The General Plan is a comprehensive guide to a city's future growth and development. Arizona State Law requires every city and county in Arizona to prepare a General Plan to address growth. The State Law also requires the General Plan to be updated every 10 years. The previous Surprise General Plan was adopted by the City Council and ratified by a vote of the citizens in 2013. The proposed General Plan is projected to be completed by 2023 and go before a citizen vote in 2024.

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:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 2, 2022

Contact Person: Ellen VanRiper, DEPUTY CITY
ATTORNEY

Submitting Department: Community Development District: Internal

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to recess into executive session for discussion and consultation for legal advice with the City's attorneys pertaining to Case No. FS20-829, pursuant to A.R.S. § 38-431.03(A)(3).

Motion:

I move to adjourn to executive session for legal advice in regard to Case No. FS20-829.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
