



CITY OF SURPRISE
Planning and Zoning Commission Meeting
17161 W Bajada Rd
Surprise, AZ 85387
Thursday, February 2, 2023 @ 6:00 PM
DESERT OASIS ELEMENTARY SCHOOL

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

CALL TO THE PUBLIC:

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

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the January 19th, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 1 | Presentation and discussion pertaining to a Major General Plan Amendment to change approximately 3,588 acres from Neighborhood Character Area to Employment Character Area, generally located east of US-60/Grand Avenue and Black Mountain Road currently in unincorporated Maricopa County. Case FS22-0502. | None

Trevor Fleetham
Community
Development |
|----|------------|---|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items
- H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, January 26th, 2023 @ 11:00 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: February 2, 2023

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the January 19th, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the January 19th, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 01-19-23 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 19, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Kevin Sartor, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on January 19, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Leslie Carnie, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- General plan workshop on January 31st
- February 2nd P&Z meeting is off-site at Desert Oasis

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the December 15, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the December 15, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The vacant parcel is approximately 4.94 acres and generally located north of the intersection of 163rd Avenue and Grand Avenue. Case FS22-0207

Chris Sexton, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Hearing no requests, Chair Sartor closed the public hearing.

The Commission discussed the following:

- 163rd Avenue and Grand roadway improvement plan

Commissioner Keating made a motion to approve the rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2) subject to stipulations “a” and “b” as outlined in the staff report. Commissioner Chapman seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 6 – Consideration and action regarding a Conditional Use Permit and Site Plan for Angie’s Lobster convenience restaurant with a drive-through facility. Case FS22-0843

Leslie Carnie, Current Planner, presented item 3 to the Commission.

Chair Sartor opened the public hearing.

Hearing no requests, Chair Sartor closed the public hearing.

The Commission discussed the following:

- None

Vice Chair Holland made a motion to approve the Conditional Use Permit subject to stipulations “a” - “f”. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 4 – District 6 – Consideration and action regarding a Conditional Use Permit with Site Plan for Salad & Go at Cactus & Reems Road. Case FS22-0293.

Chris Sexton, Current Planner, presented item 4 to the Commission.

Chair Sartor opened the public hearing.

Hearing no requests, Chair Sartor closed the public hearing.

The Commission discussed the following:

- None

Commissioner Bash made a motion to approve the Conditional Use Permit with Site Plan subject to stipulations “a” - “e”. Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 6:16 p.m.

Kevin Sartor
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: _____
Alyssa Carpenter, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 2, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Presentation and discussion pertaining to a Major General Plan Amendment to change approximately 3,588 acres from Neighborhood Character Area to Employment Character Area, generally located east of US-60/Grand Avenue and Black Mountain Road currently in unincorporated Maricopa County. Case FS22-0502.

Motion:

N/A – Presentation and discussion only. No motion required.

Background:

Snell & Wilmer, LLP, on behalf of BNSF, is requesting the proposed Major General Plan Amendment to change the General Plan Character Area Land Use Designation from Neighborhood Character Area to Employment Character Area for approximately 3,588 acres to accommodate a future Regional Industrial Rail Facility. The subject site is currently in unincorporated Maricopa County generally situated between 211th Avenue and 235th Avenue to the east and west, and SR-74 and US-60/Grand Avenue to the north and south.

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 - FS22-0502 US-60 Black Mountain Major GPA - Staff Report 020223 Off-Site PZ
 2. 01 - FS22-0502 US-60 Black Mountain Major GPA - Vicinity Map
 3. 02 - FS22-0502 US-60 Black Mountain Major GPA - Major GPA Document
 4. 03 - FS22-0502 US-60 Black Mountain Major GPA - Outside Agency Comments
 5. 04 - FS22-0502 US-60 Black Mountain Major GPA - Citizen Participation Report
 6. 05 - FS22-0502 US-60 Black Mountain Major GPA - Affidavit of Site Posting
 7. FS22-0502 US-60 Black Mountain Major GPA - PowerPoint
-

MAJOR GENERAL PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0502

Project Name: US-60 Black Mountain Major General Plan Amendment

Council District: Future Council District 1, if annexed.

Meeting Date: February 2, 2023

Planner: Trever Fleetham, Senior Planner

Owners: BN Leasing Corporation

Applicant: Nick Wood with Snell & Wilmer, LLP

Request: Major General Plan Amendment to change the land use designation of approximately 3,588 acres from Neighborhood Character Area to Employment Character Area.

Site Location: Generally located east of US-60/Grand Avenue and Black Mountain Road.

Dwelling Units: N/A

Site Size: 3,588 acres (approx.)

Density: N/A

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

Support/Opposition: The applicant held neighborhood meetings on October 5, 2022 and October 19, 2022. Residents of the vicinity attended the meeting to ask questions and express their opinions on this project. A summary of these meetings is included in the attached Citizen Participation Report.

Staff Recommendation: N/A – No Action required.

Background:

41 **May 26, 2022:** Staff met with the applicant to discuss the project during a regularly scheduled
42 Concept Review meeting under CR22-0500.

43
44 **April 4, 2022:** The applicant filed a related request for a Major General Plan Amendment under case
45 FS22-0502, the subject case.

46
47 **October 5, 2022:** The applicant held a virtual neighborhood outreach meeting to discuss the project.

48
49 **October 19, 2022:** The applicant held an in-person neighborhood outreach meeting to discuss the
50 project.

51
52 **Citizen Outreach:**

53
54 As noted above, the applicant held an in-person and a separate virtual neighborhood outreach
55 meeting on October 19th and October 5th, 2022, respectively. These were advertised per state law
56 and requirements of the Surprise Land Development Ordinance (LDO). Residents from the vicinity
57 attended the meeting to learn about the project, ask questions, and provide feedback. Attendees
58 had questions and made comments regarding traffic, water, environmental concerns, and site
59 activities and uses. See the attached Citizen Participation Report for a full meeting summary.

60
61 While not specific to the subject Major General Plan Amendment, the City has also received over 850
62 letters from residents of Wittmann, Circle City, Mobile Gardens, Whispering Ranch, and Morristown
63 expressing their disinterest in being annexed into the cities of Surprise, Peoria, Buckeye, or
64 Wickenburg.

65
66 **Project Description:**

67
68 Snell & Wilmer, LLP, on behalf of BNSF, is requesting the proposed Major General Plan Amendment
69 to change the General Plan Character Area Land Use Designation from Neighborhood Character Area
70 to Employment Character Area for approximately 3,588 acres to accommodate a future Regional
71 Industrial Rail Facility. The general plan requires that any change in the Character Area Land Use
72 designation from Neighborhood to Commerce & Office or Employment on 640 or more acres be
73 processed as a major amendment.

74
75 Arizona Revised Statutes (ARS) § 9-461.06 states: "The adoption or readoption of or a major
76 amendment to the general plan shall be approved by affirmative vote of at least two-thirds of the
77 members of the governing body of the municipality. All major amendment to the general plan
78 proposed for adoption by the governing body of a municipality shall be presented at a public hearing
79 within twelve months of when the proposal is made."
80

Prior to the City Council hearing, ARS § 9-461.06 requires that planning commissions in municipalities having a population over 25,000 hold two (2) public hearings at different locations within the municipality. The second required planning commission hearing is scheduled for February 16, 2023.

In addition, ARS § 9-461.06 requires that a major general plan amendment be transmitted to outside agencies for review at least 60 days prior to when the general plan amendment hearing is noticed. Staff transmitted the amendment request to outside agencies on November 16, 2022 to comply with this requirement.

Analysis and Discussion:

The area that is being modified is approximately 3,588 acres and is generally located between 211th Avenue and 235th Avenue to the east and west, and SR-74 and US-60/Grand Avenue to the north and south. The entirety of the area covered in the proposed amendment is currently outside the City limits, though a small portion along 211th Avenue does abut the current municipal boundary. The amendment area includes vacant, undeveloped properties zoned RU-43 within Maricopa County.

The subject site is currently designated as Neighborhood Character Area, with two strips of Open Space traversing the site where major washes exist. The site is surrounded by similar land use designations to the north, east, and west. To the south, the subject site abuts another Employment Character Area also owned by BNSF. There is also a Transit Oriented Development (TOD) overlay district along US-60/Grand Avenue, located on the southwest side of the project area.

The applicant is seeking the Employment Character Area for the subject site to support a subsequent rezoning for the development of a "Regional Industrial Rail Facility." This facility is anticipated to include land uses such as warehousing, distribution, manufacturing, and other industrial type businesses that benefit from proximity and access to rail. The TOD overlay is proposed to remain unchanged.

The Open Space Character Areas that currently traverse the site are proposed to be changed to Employment Character Area as well to provide flexibility in site planning. At this time, drainage solutions have not been determined and therefore the future rerouting or changes to these washes is unknown. The development will, however, still be required to comply with the General Plan and Land Development Ordinance for required buffers and open space connections.

If successful, the applicant intends to follow up the subject Major General Plan Amendment with an application for Annexation and associated Zone Change. These subsequent applications will be required to be accompanied by reports and plans for development components such as water, wastewater, site design, and traffic that will provide additional details regarding how the site will be developed.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area. The application is requesting approval of a Major General Plan Amendment to change the land use designation of approximately 3,588 acres from Neighborhood to Employment Character Area. The proposed amendment complies with the requirements of the general plan for a major amendment.

Reviewing Agencies:

In addition to the standard city reviewing agencies, all agencies required to be notified by ARS § 9-461.06 were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request. The City of Peoria provided the following comments:

1. The proposed GPA appears to eliminate a Major Arterial alignment running east to west through the site. While the subject site is located four miles west of Peoria's Planning area, future development in the region will impact regional traffic patterns. We would therefore ask that the City of Surprise accommodate east/west connectivity in the region in a manner that aligns with Peoria's Circulation Plan as identified in the Peoria General Plan.
2. There are two ribbons of land that bisect the site, which are classified as *Open Space* in the Surprise General Plan. While the project narrative does not specifically indicate the removal of these two stretches of Open Space, the maps included with the narrative suggests the proposed GPA will eliminate these two reaches of Open Space in favor of the proposed land use designation. While the subject area falls outside of the Peoria Planning area, both the Surprise General Plan and the Peoria General Plan include language that seeks to preserve these regional open space opportunities. We feel these open space features are interconnected and should be preserved to the greatest extent possible. To that end, we would suggest that the mapping associated with this Major GPA keep the *Open Space* land use category intact as it passes through the site.

Summary:

Approval of this Major General Plan Amendment will facilitate the potential future development of a Regional Industrial Rail Facility.

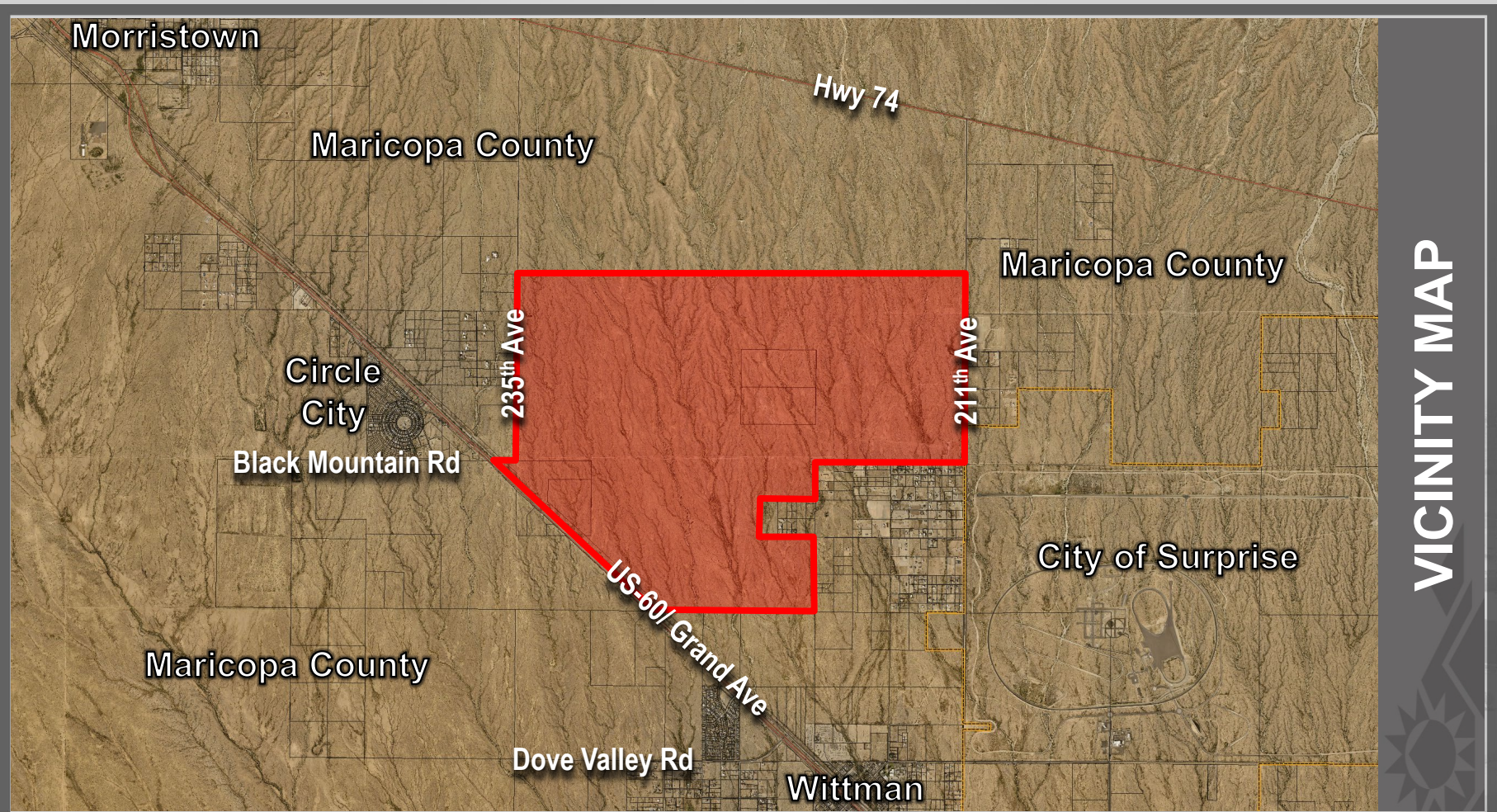
Findings:

- The proposed Major General Plan Amendment complies the requirements under ARS § 9-461.06.

Attachments:

01 Vicinity Map

165 02 General Plan Amendment Document
166 03 Outside Agencies Comments
167 04 Citizen Participation Report
168 05 Affidavit of Site Posting



VICINITY MAP

Submitted: November 11, 2022

Major General Plan Amendment – FS22-0502 US 60 Near the Black Mountain Road Alignment Project Narrative

Applicant

Snell & Wilmer, LLP
One East Washington Street, Suite 2700
Phoenix, AZ 85004-2556
Contact: Noel Griemsmann
Email: ngriemsmann@swlaw.com
Tel: (602) 382-6824

Project Introduction & Location

Snell & Wilmer LLP, on behalf of the Property Owner, submits this Major General Plan Amendment request for a proposed Regional Industrial Rail Facility (“RIRF”) on +/- 3,588 acres located on the north side of US 60 near the Black Mountain Road alignment. The site is currently undeveloped.

Description of Request

The purpose of this application is to change the City of Surprise General Plan 2035 Land Use map (“Map”) for the application area (as described in the application package) from its current “Neighborhood” designation to “Employment” to support subsequent rezoning and eventual development of a future integrated development focused on industrial rail facility oriented land uses, including warehousing, distribution, manufacturing and other “value added” industrial types of businesses, best defined as a “Regional Industrial Rail Facility.”

While the exact details of the future Regional Industrial Rail Facility (“RIRF”) are not yet determined, the overall concept is an integrated and secured industrial park like environment, allowing for various types of employers to establish facilities that meet their specific needs. End users will be attracted to the project by its unique relationship with rail facilities, allowing for functionality that is scalable to their specific needs while providing regional and national transportation reach.

In order to begin more comprehensive detailed planning efforts and for the submittal of future comprehensive rezoning application(s) for the RIRF, this Major General Plan amendment is required to establish a policy supporting the future land use of the amendment area.

Project Data	
Location	North side of US 60 near the Black Mountain Road alignment
Current Land Use	Undeveloped
Existing General Plan Character Area	Neighborhood
Proposed General Plan Character Area	Employment
Existing Zoning District	County RE-43
Site Area	+/- 3,588 acres

General Plan Evaluation Criteria

Because this is a request for more than 640 acres of change from “Neighborhood” to the “Employment” designation, the Major General Plan amendment criteria is triggered as per Chapter 6 of the General Plan (Page 230).

The General Plan identifies seven (7) specific evaluation criteria (Pages 230-231) that are to be considered for plan amendments. The following addresses those criteria.

1. Whether the proposed change is generally consistent with goals, objectives, and other elements of Surprise General Plan 2035.

A word search of the General Plan shows 102 uses of the word “employment” with specific emphasis on establishing a “jobs-housing balance” in the City (Land Use Element, Goal 2, Page 31) as well as a focused statement in the Economic Vitality Element that the “future of Surprise is tied to its ability to continue to secure and maintain a stable and diverse employment base.” Furthermore, the General Plan calls for the establishment of “Strategic Employment Centers” and that it is “important (that) the City maintain a pro-business environment in order to successfully attract employers” (Page 72). This request will expand the current “Employment” designated area into a size that will support future development of an “employment center” as contemplated by the General Plan.

2. Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.

This change is necessitated by the acquisition of the land from the Arizona State Land Department by BNSF, which already owns 720 acres directly south of the amendment area. With one landowner, the opportunity is present for the City to work with BNSF to establish a new “employment center” that will support a unique RIRF environment that will be a major attractor of new companies to the City. The existing allotment of “Employment” identified lands in the General Plan is simply not sufficient to establish a significant core of jobs that is necessary for both current and future population levels of this part of the City. This transition of state ownership to private ownership is a change in community conditions that justifies the amendment request.

3. Whether the proposed change creates an adverse impact on public facilities and services, including roads, sewers, water supply, drainage, schools, police, fire, and parks, that cannot be reasonably mitigated.

This change actually provides an opportunity to reduce impacts on those services typically required for residential development. With its current “Neighborhood” designation, and presuming a modest 4 dwelling unit per acre development pattern (which is very low), the amendment area’s 3,588 acres could be home to almost 15,000 households. By transitioning to “Employment” there is a reduction in the need for schools and parks, while increasing taxable values that would support both. There will be a need for public infrastructure, however the RIRF will likely include secured development areas with private roads, private water and sewer lines, as well as internal security that will reduce the amount of public infrastructure requiring maintenance compared to several sections of land worth of homes. The impacts of the final development of the amendment area can be mitigated appropriately and will not negatively impact the City.

4. Whether the proposed change creates an adverse impact on landmarks or other culturally significant structures or properties that cannot be reasonably mitigated.

The area is undeveloped desert. There are no known landmarks or culturally significant structures present.

5. Whether development resulting from the proposed change would create an undue adverse impact on surrounding neighborhoods.

This amendment would enable eventual development of a larger unified project that will be improving access and utilities that will benefit surrounding lands. There will be development in this area eventually; this proposed amendment supports a future rezoning request that will address project impacts, such as new traffic patterns in the area. There are always impacts with new development, however, the impacts of this project are all manageable and will not be of an undue adverse impact.

6. Whether the proposed change would have a significant adverse impact on the natural environment, including washes, vegetation, slopes, groundwater, and other significant natural resources that could not be reasonably mitigated.

The amendment area is currently undeveloped. It is generally flat and does not feature any significant slopes. The existing wash corridors will be evaluated and addressed in further design for sitewide stormwater management. By supporting the development of a uniform largescale project such as this, this land use map change will result in a more comprehensive approach to land development vs an acre by acre approach if left as a low density residential area. There are no known natural environmental impacts that cannot be reasonably mitigated in final project design.

7. Whether there was a change in city adopted policies or codes that would justify a change in Surprise General Plan 2035.

We are unaware of any changes to the City’s codes, however, the City did adopt a prior General Plan Land Use Map change to “Employment” for BNSF’s holdings south of this request. This application simply expands that designation to the remainder of their holdings and allows for a larger project than that already contemplated by the aforementioned approval.

Advancement of the Goals and Policies of the Surprise General Plan 2035

Approval of the Major General Plan Amendment is the first step in the process to allow for this future development. The development will advance the following Goals and Policies of the City of Surprise General Plan 2035:

Land Use Element – Goal 2, Jobs-Housing Balance

Policy #1 is that the “City shall strive to enhance the existing jobs to housing balance, pursuing one new job for every new dwelling unit” (Page 31).

Policy #4 recommends that the “City shall encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs” Page 31).

This application will provide for 3,588 acres of “Employment” land use without any planned residential units. With the possibility of millions of square feet of warehouse, manufacturing and distribution uses, there will be significant employment potential from this proposed amendment focused in a large employment center, advancing this key Goal and supporting Policies.

Economic Vitality Element – Goal 1, Sustainable Business

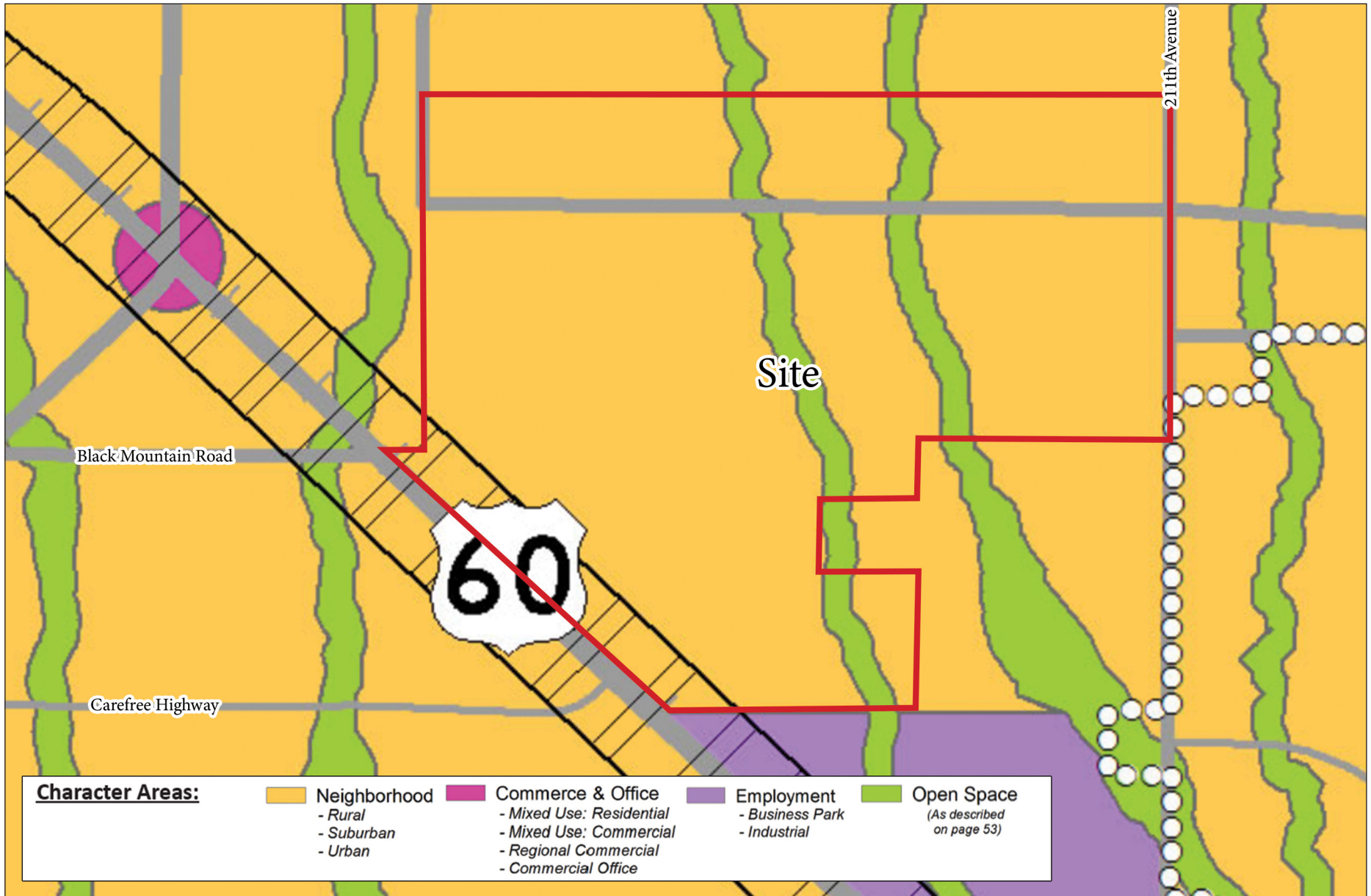
Policy #3 is to “[a]ttract and retain businesses that provide high-paying jobs to strengthen the economic base of Surprise (Page 74).

Economic Vitality Element – Goal 3, Economic Relationships

Policy #1 is direction to the City to “[p]artner with other jurisdictions, organizations, and **the business community** to leverage Surprise’s resources in areas including, but not limited to, **national and international marketing, regional economic issues** and opportunities, workforce development, **industry cluster development**, and **establishing emerging industries** (emphasis added) (Page 75).

By establishing a large area of “Employment” land uses supporting a subsequent rezoning for a master planned “Regional Industrial Rail Facility” this request will forward the economic objectives of the City by creating a unique area in which employers will be attracted from all over to establish businesses as well as to have national and international reach via a unique transportation backbone. These are businesses that are both those that are well established as well as new, a mix that will allow for a variety of wage levels, types of companies and development of synergies between both those companies located in the amendment area as well as across the Valley.

To summarize, this land use map amendment to the “Employment” classification will support future comprehensive rezoning efforts to finalize appropriate entitlements for a master planned employment core scale development of a modern RIRF that will provide the location for a wide variety of future manufacturing, distribution and assembly uses.



Snell & Wilmer
Committed to being your perfect fit.®

1 East Washington Street, Phoenix, AZ 85004



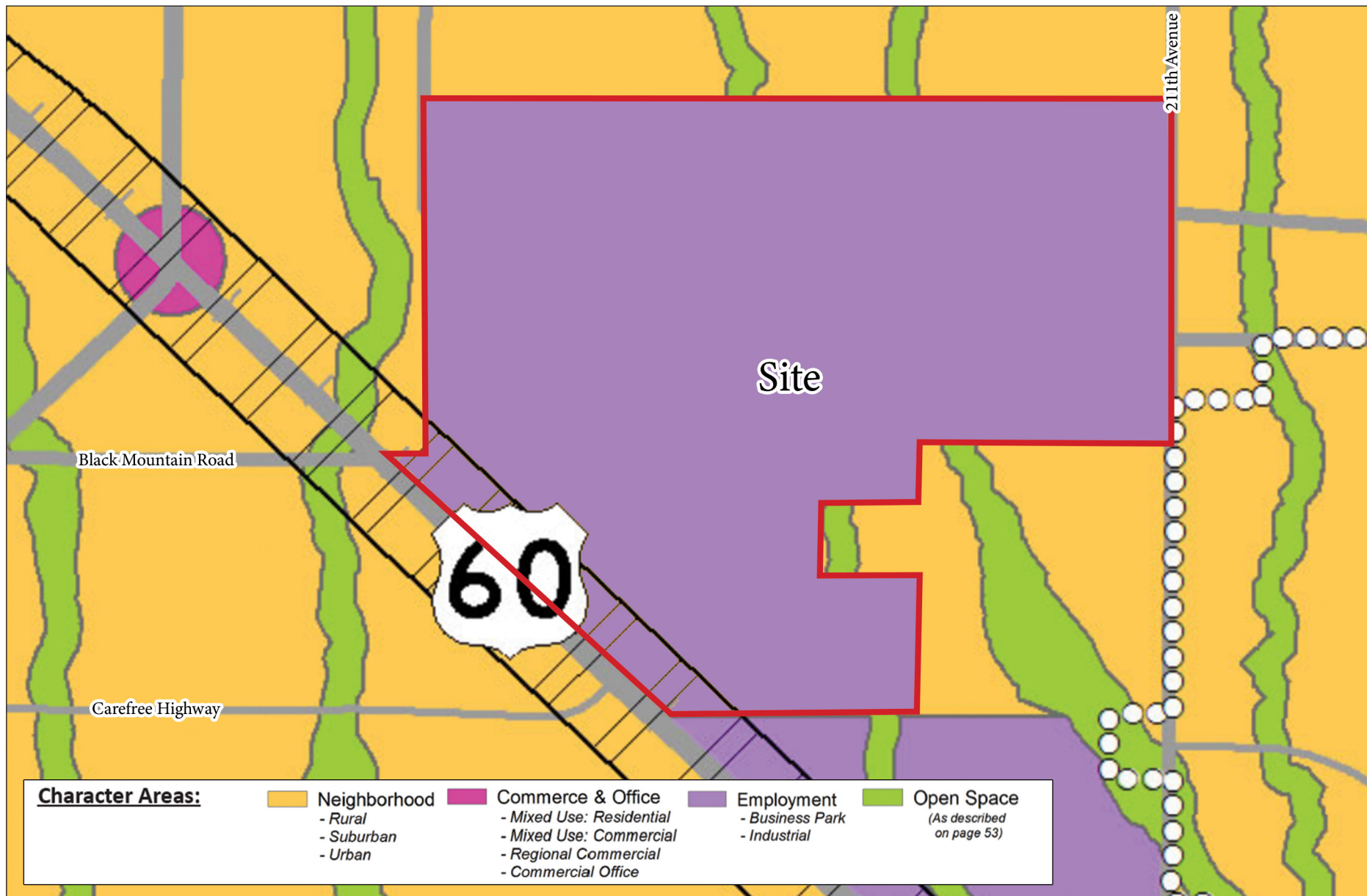
NOT TO SCALE

Current General Plan
Land Use Map

EXHIBIT A

US 60 & Black Mountain Rd

November 2022



Snell & Wilmer
Committed to being your perfect fit.®

1 East Washington Street, Phoenix, AZ 85004



NOT TO SCALE

Proposed General Plan Land Use Map

EXHIBIT B

US 60 & Black Mountain Rd

November 2022



City of Peoria

Planning and Community Development

9875 N. 85th Avenue, Peoria AZ 85345

January 5, 2023

Trever Fleetham, Senior Planner
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374

Via Email

RE: Major General Plan Amendment for US 60 near Black Rock Road
Surprise Tracking # FS22-0502
Peoria Tracking # PA22-0119

Mr. Fleetham:

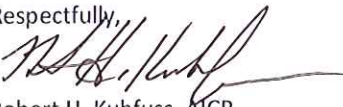
Thank you for the opportunity to comment on the above-referenced Major General Plan Amendment. Based on the information provided to the city, the applicant seeks to amend the Surprise General Plan from *Neighborhood* to *Employment* to accommodate a future 3,588-acre Regional Industrial Rail Facility in the northern reaches of the Surprise Planning Area.

The City has no concerns with the proposed GPA, but offers the two following comments:

- 1) The proposed GPA appears to eliminate a Major Arterial alignment running east to west through the site. While the subject site is located four miles west of Peoria's Planning area, future development in the region will impact regional traffic patterns. We would therefore ask that the City of Surprise accommodate east/west connectivity in the region in a manner that aligns with Peoria's Circulation Plan as identified in the Peoria General Plan.
- 2) There are two ribbons of land that bisect the site, which are classified as *Open Space* in the Surprise General Plan. While the project narrative does not specifically indicate the removal of these two stretches of Open Space, the maps included with the narrative suggests the proposed GPA will eliminate these two reaches of Open Space in favor of the proposed land use designation. While the subject area falls outside of the Peoria Planning area, both the Surprise General Plan and the Peoria General Plan include language that seeks to preserve these regional open space opportunities. We feel these open space features are interconnected and should be preserved to the greatest extent possible. To that end, we would suggest that the mapping associated with this Major GPA keep the *Open Space* land use category intact as it passes through the site.

Please keep us informed as the process moves along. If you have any further questions, or wish to discuss, feel free to contact me at (623) 773-7643, or via email at robert.kuhfuss@peoriaaz.gov

Respectfully,


Robert H. Kuhfuss, AICP
Senior Planner
City of Peoria Planning Department

Cc:

Chris Jacques, Peoria Planning Director
Lorie Dever, Peoria Planning Manager
Chris Lemka, Peoria Traffic Engineer

Trever Fleetham

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Friday, December 9, 2022 3:14 PM
To: Trever Fleetham
Subject: RE: City of Surprise Case FS22-0502 - Major Amendment to the General Plan 2035 - 60 Day Review Notice
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Trever,

Thank you for the opportunity to provide comments on the City of Surprise Case FS22-0502 - Major Amendment to the General Plan 2035 application. The applicant is proposing to change the Land Use Character Area from Neighborhood to Employment for property located near Black Mountain Road and Grand Avenue (US 60). The request, if approved, will not have a negative impact on Luke AFB flight operations.

Respectfully,

Mark James

Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

Trever Fleetham

From: Joshua Vig on behalf of Engineering Info
Sent: Friday, November 18, 2022 12:03 PM
To: Trever Fleetham
Subject: FW: City of Surprise Case FS22-0502 - Major Amendment to the General Plan 2035 - 60 Day Review Notice
Attachments: FS22-0502 Major General Plan Amendment.pdf

From: Clerk of the Board of Supervisors - COBX <clerkboard@maricopa.gov>
Sent: Thursday, November 17, 2022 11:38 AM
To: Alicia Hernandez (RED) <Alicia.Hernandez@Maricopa.Gov>; Anita Gavin (COB) <Anita.Gavin@Maricopa.Gov>; Arturo Magallanez (ASR) <Arturo.Magallanez@Maricopa.Gov>; Assessor Special Districts <AssessorSpecialDistricts@maricopa.gov>; Elizabeth Valenzuela (DOT) <Elizabeth.Valenzuela@Maricopa.Gov>; Flo Villaverde <fvillaverde@azdor.gov>; Gary Bilotta - RISCX <gbilotta@risc.maricopa.gov>; Gary Ramirez - RISCX <gramirez@risc.maricopa.gov>; GISmail <gismail@risc.maricopa.gov>; Jennifer Toth (DOT) <Jennifer.Toth@Maricopa.Gov>; John Ashley (RED) <John.Ashley@Maricopa.Gov>; Juanita Garza (COB) <Juanita.Garza@Maricopa.Gov>; Ken Green (RED) <Ken.Green@Maricopa.Gov>; Mitch Wagner (DOT) <Mitch.Wagner@Maricopa.Gov>; Nadia Rodriguez (COB) <Nadia.Rodriguez@Maricopa.Gov>; Pat Mertz (RED) <Pat.Mertz@Maricopa.Gov>; Sandra Du Bose (DOT) <Sandra.DuBose@Maricopa.Gov>; Sidney Spore (RED) <Sidney.Spore@maricopa.gov>; Tanner Leavitt <tlevitt@risc.maricopa.gov>; Wayne Peck <peckw@mcao.maricopa.gov>
Cc: Engineering Info <Engineering.Info@surpriseaz.gov>; Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>; Sherry Aguilar <Sherry.Aguilar@surpriseaz.gov>
Subject: FW: City of Surprise Case FS22-0502 - Major Amendment to the General Plan 2035 - 60 Day Review Notice

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

The attached documents were received by email and are now on file in the Clerk of the Board office.

Thank you,



Laurinda Cook
Management Analyst
Maricopa County
Office of the Clerk of the Board of Supervisors
301 West Jefferson Street, 10th Floor
Phoenix, Arizona 85003
Direct Phone: 602-506-7065 Fax No: 602-506-6402

Trever Fleetham

From: Shelby Rios <ShelbyR@mwdaz.com>
Sent: Thursday, November 17, 2022 1:29 PM
To: Trever Fleetham
Cc: Chris Cain; Debbie Trasancos; Leslie Jarrell
Subject: RE: City of Surprise Case FS22-0502 - Major Amendment to the General Plan 2035 - 60 Day Review Notice

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

Trevor,

Thank you for providing the electronic submittal for **City of Surprise Case FS22-0502**. MWD has reviewed this submittal and determined that it is located outside of the current boundaries of MWD, and therefore does not impact MWD.

Thank you,

Shelby Rios

Administrative Specialist



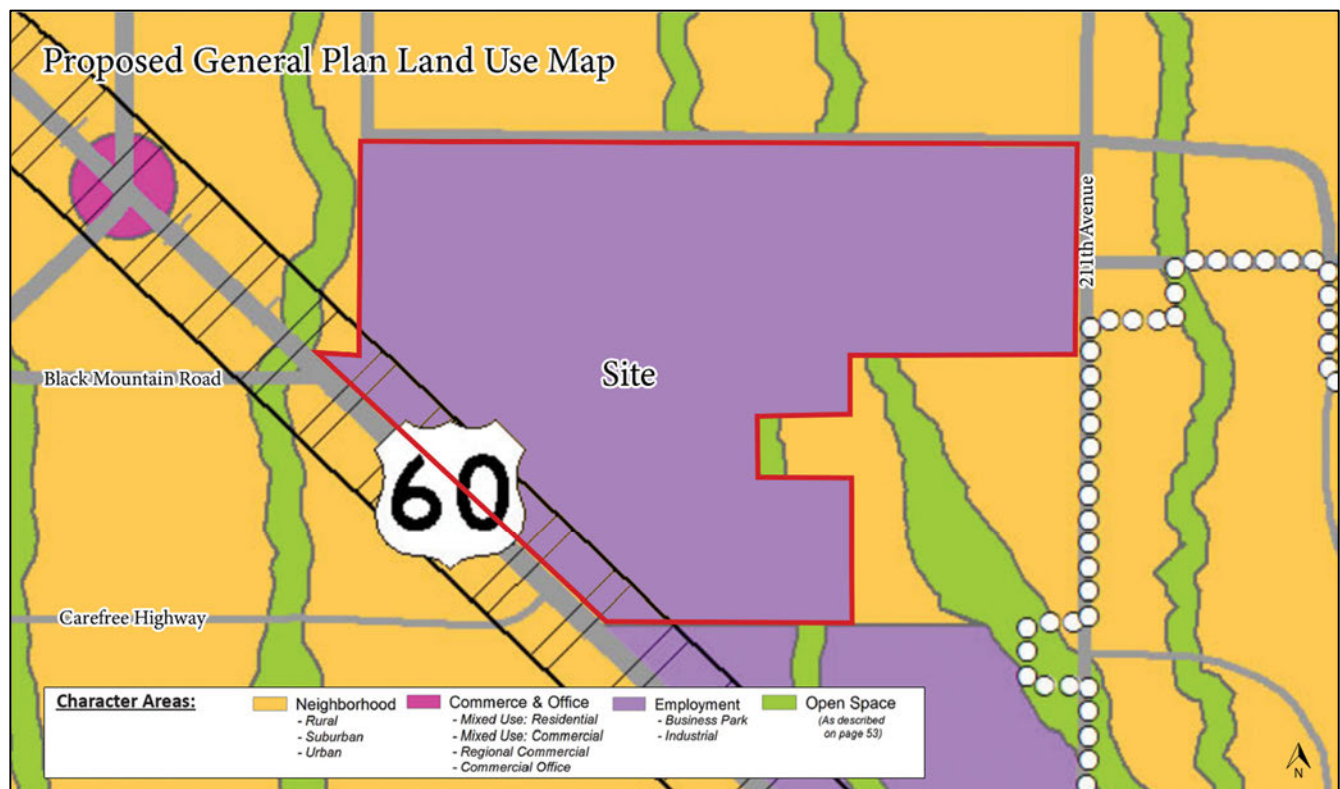
14825 W. Grand Avenue
Surprise, AZ. 85374
PO Box 900
Waddell, AZ 85355-0900

Office Phone: (623)546-8266
Direct Line: (623)235-6104
E-mail: shelbyr@mwdaz.com

***PLEASE NOTE: Property & Contracts Department is CLOSED on Fridays.
If you need to reach us, please do so Monday-Thursday 6:30 a.m. – 4:30 p.m.**

Neighborhood Meeting Participation Report

US-60/Black Mountain General Plan Amendment



Case Number: FS22-0502

Project Name: US-60/Black Mountain General Plan Amendment

Location: S US60/E 211 Ave/W 235 Ave/N Joy Ranch Rd

Date Submitted: December 14, 2022

1. Project Description

Case Number FS22-0502 is a request for a Major General Plan Amendment for the property generally located on the north side of US 60 near the Black Mountain Road alignment, otherwise known as Maricopa County Assessor's Parcel Numbers ("APNs") 503-17-004B, 503-17-001A, 503-17-004A, 503-17-003, 503-17-016J, 503-17-016L, 503-17-016N, 503-17-016P, 503-17-016S, 503-17-029A, 503-17-029B, 503-17-028D, 503-17-028E, 503-17-028C, 503-17-028B, 503-17-030D, 503-17-030A, 503-17-030C, 503-17-027, 503-17-307, 503-17-306, 503-17-308, 503-17-305, 503-17-303, 503-17-019K, 503-17-019Y, 503-17-019W, 503-17-019X, 503-17-019V, 503-17-019U, 503-17-019P, 503-17-416, 503-17-415, 503-17-414, 503-17-413, 503-17-019Z, 503-17-019R, 503-17-418, 503-17-420, 503-17-421, 503-17-419, 503-17-417, and 503-17-019M (cumulatively, the "Property").

This request is to change a portion of the currently applicable General Plan Land Use Map designation from "Neighborhood" to "Employment" to support a subsequent rezoning, and eventual development of, a future integrated development focused on industrial rail facility-oriented land uses, including warehousing, distribution, manufacturing and other "value added" industrial types of businesses, best defined as a "Regional Industrial Rail Facility" (the "Project").

2. Notification

Site Posting: On September 15, 2022, six (6) public notice signs were installed at the Property by the Applicant.

Mailed Notice: At least 15 days prior to the first meeting the City mailed required notices via first class mail to all required notice parties as per the Citizen Review Process.

3. Notarized Affidavits

The Site Posting affidavit is attached as Exhibit 1.

4. Neighborhood Meetings

- A. **October 5, 2022**: The Applicant and Applicant's representatives hosted a virtual meeting on Zoom where they met with approximately twenty-two (22) interested persons. At this neighborhood meeting, the development team reviewed and discussed the Project site with the aid of a PowerPoint slide show. The development team reviewed the status of the application, tentative timelines for each stage of the Project, and the overall community and regional need for the Project. After the presentation there was a question-and-answer period where twenty-eight questions were answered. The neighborhood meeting lasted approximately one (1) hour. Attendees were also encouraged to contact the Applicant's representatives with any additional questions or comments that they may have after the conclusion of the meeting.

- B. **October 19, 2022:** The Applicant and Applicant's representatives hosted a meeting at the Asante Preparatory Academy (23251 North 166th Drive, Surprise) where they met with approximately eighteen (18) interested persons. The sign-in sheets from the meeting are attached as Exhibit 2. At this in-person neighborhood meeting, the development team set up stations around the room to allow for an intimate review and discussion of the Project site with the aid of poster boards. The Applicant's representatives took notes to record the communities' questions, concerns, and comments that arose. The development team reviewed the status of the application, tentative timelines for each stage of the Project, and the overall community and regional need for the Project. The neighborhood meeting lasted approximately one (1) hour. Comment cards were provided, and the response returned to the Applicant's representatives are attached here to as Exhibit 3. Attendees were also encouraged to contact the Applicant's representatives and/or City staff with any additional questions or comments that they may have after the conclusion of the meeting.

5. **Statements, Concerns, Issues, and Problems Raised by Stakeholders**

The following are the specific questions asked during the virtual neighborhood meeting:

1. It appears you will be increasing truck traffic to Wickenburg and Surprise. Are you building new roads?
2. Water? Noise?? Traffic??
3. Why is BNSF applying to Surprise and not the County?
4. How many trains and trucks will come through the site and what will the traffic pattern be?
5. It is open desert how will you control noise? It's open desert and you can hear a lot further than other intermodal areas?
6. Are there companies already committed to the logistics center?
7. If all is approved, when would construction begin?
8. At Thunder Ridge airpark we are on well water. Will BNSF be putting in fuel storage tanks? If yes will you commit to placing them as far away from wells as possible?
9. I viewed the PHX Intermodal site, and I was very disappointed. The site and surrounding area are a dump with lots of hazardous materials laying around.
10. It's difficult to determine a position on the proposal without more information. What steps does BNSF typically take to limit negative impacts to nearby homes? The industrial project is in the middle of a rural residential area.
11. You are cutting down emissions over a wide area, but you will be creating a high volume of emissions to the area you will be creating. This area has a high number of expensive horses and other livestock. What are your comments on the damage you will do to them? Also, the possibility of the water supply being affected is also an issue.
12. It appears a location of west of Tonopah or North of Marana near freeways away from residents would fit better than this location. Have you considered that? I understand it's general plan, yet this is your first step.
13. The residents that have put a great deal of money and time into the homes and lots. How will they offset the lowering of resale value of the surrounding families' homes and Lots?

14. The general plan change is for employment. How is this not Industrial?
15. You said you're doing a study for water for your facility usage will that include the water we all need to sustain ourselves and our animals?
16. Where are you getting these 6,000+ workers? Out of country? Relocating from California??
17. How much more daily train traffic should we expect if the facility is built? trains/day
18. We have read studies of other sites you have developed across the country, and they all said the noise level is unbearable and that it's a 24 hr. work area. How are you planning on dealing with the noise pollution?
19. How many trucks does the PHX facility process in a day?
20. Will BNSF connect to the UP trains? Is it possible to stop the trains at the surprise facility?
21. Do you have a site plan you can share showing the campus and potential interchanges we have heard about?
22. How many buildings will be built on the property?
23. Who will set noise and light limits?
24. It seems BNSF is asking the public to support a change from residential to employment without sharing a site plan. Is that correct?
25. How many people will work there?
26. Can you share a general contact?
27. Concerns about first responders' access to the Facility and their capacity to respond to a larger population in the area.
28. Concerns about noise.
29. Project could be good for aviation at Thunder Ridge Airpark
30. Concern about hazard materials
31. Concern about railroad ties coated in creosote leaking into water / environmental damage
32. Concern about well water and potentially water contamination from accidents and operations.
33. Pollution impacts
34. Concerns with lighting
35. Desire to see a site plan
36. Bad growth for the area
37. What are the setbacks?
38. (Airpark residents) would like industrial buffer from rail lines
39. When do all the studies begin? (traffic, water, etc.)
40. Adjacent developer is building 5 du/ac and not compatible with large lots
41. Development is encroaching into agriculture uses and animals that have been in area for long time
42. Want to avoid truck traffic in neighborhoods (already truck traffic from gravel pit to northwest)
43. Concern about losing dark skies
44. Concern about displacement of wildlife
45. Question on over pass locations
46. Concerns over hazardous materials and potential proximity to residential uses.

47. Will first responders be non-BNSF contacted?
48. Concerns about railroad cars hitching and unhitching and the noise generated from this.
49. Concerns about wildlife
50. Concerns about clearing out vegetation
51. Concerns about impacts to traffic - trucks
52. Looking forward to a new interchange
53. Will there be any customers on Site? What are the traffic impacts from this?
54. Will the capacity provided at this facility help with decongestion of truck traffic?
55. Concerns about truck traffic - neighbor right next to site
56. Concerns about run-off, impacts to his property
57. Questions about security (i.e., 24/hr private security/police department?)
58. Hazardous materials leaks?
59. Lack of availability and access to information, reports and input from governmental agencies or other public records. There is no website where information is available. This puts members of the community at a disadvantage for meaningful participation.
60. Concerns over the outdoor heavy industrial activity being open 24 hours so near residential areas. Noise pollution concerns. Air pollution concerns with large diesel trucks by the hundreds in the area at one time and more desert dust in the air. Also concerns of contamination of ground water as all nearby residences for the most part use wells. Bright lights taking away our night skies.
61. Concerns over road and transportation. Access to the property currently is only by residential roads. I am concerned that residents will have road access blocked by heavy truck traffic. There have been wildfires along 74 and 60. The power line road through the property has been used for access when wildfires were causing closures on 74. I also have concerns of flood plain/ natural wash diversion causing water to flow to residential areas.

During the in-person meeting, additional comments and discussion occurred, with similar questions raised by attendees.

To summarize the concerns, issues and problems raised, these are best described as groups of topics focused around (i) traffic, (ii) water, (iii) environmental and (iv) site activities/uses.

Most of these comments and questions involved aspects of the Project which are not subject of the General Plan Land Use Map amendment request, with the majority being best addressed during a rezoning process where more specific details of the nature, design and operational elements of the future development(s) will be better defined in the final proposed rezoning application.

Note that the questions were addressed by the development team to the extent feasible during dialog with attendees. While some answers may appear to outside parties as being somewhat generic due to the lack of more detailed information being available at this phase in the Project, it was explained to all interested parties that the concerns, issues and problems identified during the Major General Plan Amendment process will be considered as the development team moves to the more detailed design phase of the Project.

Exhibit 1

AFFIDAVIT OF POSTING

Application No: FS22-0502
Applicant Name: Snell & Wilmer
Location: 212th Ave & US 60 Hwy
Date Site Posted: 09/15/22

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 9/15/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 09/15/22, 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

Planning & Zoning

City Council

In Person: October 19, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M. – 7:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual: October 5, 2022

Time: 6:00 P.M. – 7:00 P.M.

Link: <https://swlaw.zoom.us/j/99241546120?pwd=N2N6WW1LeHVHNVVQMxIoa0lnamkvQT09>

Webinar ID: 992 4154 6120

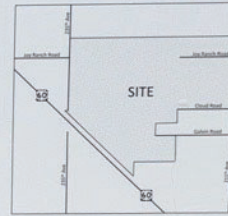
Passcode: 196744

Case number: FS22-0502

Dial-in: 602 753 0140

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to "Employment" for Approximately 3,600 Acres.

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



Sep 15 2022 01:06PM
36538–36598 N 211th Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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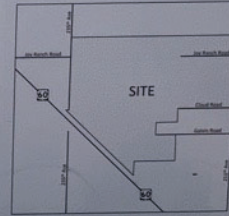
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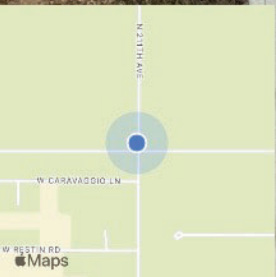
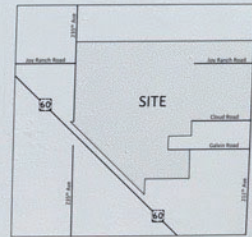
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Sep 15, 2022 10:06AM
N 211th Ave
Maricopa County

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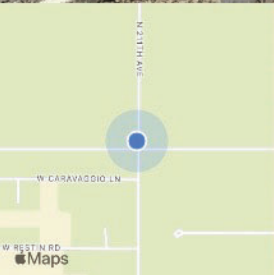
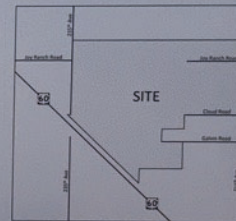
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Sep 15 2022 10:06AM
N 211th Ave
Maricopa County

Page 37 of 68

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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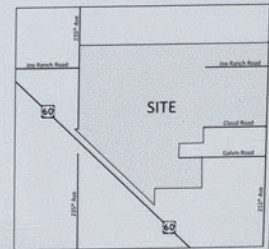
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Sep 15, 2022 10:36AM
38267-39413 N 235th Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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Date: TBD

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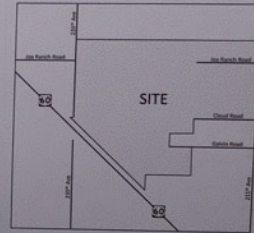
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Request: Major General Plan Land Use Map Amendment from "Neighborhood" to "Employment" for Approximately 3,600 Acres.

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



Sep 15, 2022 11:09AM

85342

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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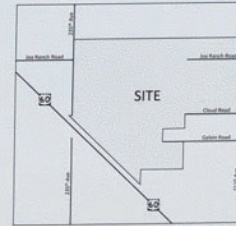
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Request: Major General Plan Land Use Map Amendment from "Neighborhood" to "Employment" for Approximately 3,600 Acres.

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



Sep 15, 2022 11:09AM

85342

Maricopa County

Notice of Public Hearing

City of Surprise

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Planning & Zoning

Date: TBD

Time: 6:00 P.M.

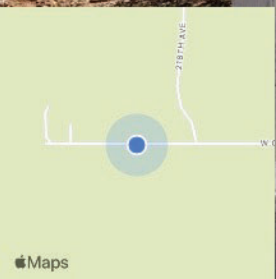
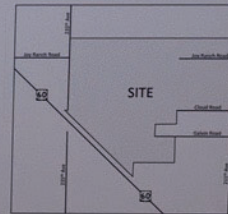
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Sep 15, 2022 11:53AM
21601-21899 W Galvin St
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual: October 5, 2022

Time: 6:00 P.M. – 7:00 P.M.

Link: <https://swlaw.zoom.us/j/99241546120?pwd=N2N6WW1LeHVHNVVQMxIoa0lnamkvQT09>

Webinar ID: 992 4154 6120

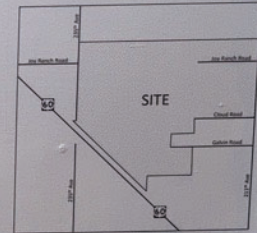
Passcode: 196744

Case number: FS22-0502

Dial-in: 602 753 0140

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to "Employment" for Approximately 3,600 Acres.

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



Sep 15, 2022 11:53AM

21601-21899 W Galvin St

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: October 19, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M. – 7:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual: October 5, 2022

Time: 6:00 P.M. – 7:00 P.M.

Link: <https://swlaw.zoom.us/j/99241546120?pwd=N2N6WW1LeHVHNVVQMxloa0lnamkvQT09>

Webinar ID: 992 4154 6120

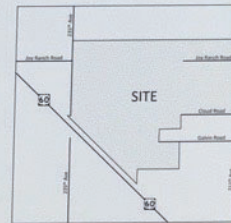
Passcode: 196744

Case number: FS22-0502

Dial-in: 602 753 0140

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to "Employment" for Approximately 3,600 Acres.

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



Sep 15, 2022 12:32PM
32880–32898 N 215th Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: October 19, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M. – 7:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual: October 5, 2022

Time: 6:00 P.M. – 7:00 P.M.

Link: <https://swlaw.zoom.us/j/99241546120?pwd=N2N6WW1LeHVHNVVQMxloa0lnamkvQT09>

Webinar ID: 992 4154 6120

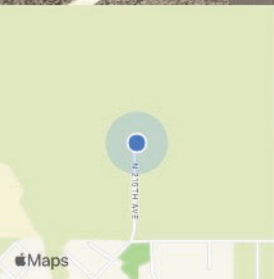
Passcode: 196744

Case number: FS22-0502

Dial-in: 602 753 0140

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to "Employment" for Approximately 3,600 Acres.

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



Sep 15, 2022 12:31PM
32880-32898 N 215th Ave
Maricopa County

Exhibit 2

MEETING SIGN-IN SHEET

Project:	BNSF	Meeting Date:	10/19/2022
Facilitator:	Snell & Wilmer, LLP	Place/Room:	Asante Preparatory Academy

Name	Street Address	City	ZIP	Phone Number	E-Mail
Andy Cepon					
Michelle Bradshaw					
Chris Bradshaw					
John Anderson					
R.H. L. Blum					
Alyssa Hampton					
Rebecca Parry					
Leonard Parry					

3. 100

MEETING SIGN-IN SHEET

Project:	BNSF	Meeting Date:	10/19/2022
Facilitator:	Snell & Wilmer, LLP	Place/Room:	Asante Preparatory Academy

Name	Street Address	City	ZIP	Phone Number	E-Mail
Anthony Good					
Ladonna Berg					
Helmut Berg					
Tina Graham					
Jimmy Graham					
Cheryl Anderson					
MARGARET LIU					
Karen Murray					
Mike Hoppe					

Exhibit 3

**BNSF Logistic Center
Neighborhood Meeting**

October 19th, 2022

Guest Comment Card

Please provide your comments about the proposed project below.

Thank you for attending our meeting.

How ~~will~~ ^{are} first Responders going
to handle emergencies when we
can't get them to show up now
for our needs.

How are noise issues going
to be handled.

Name:

Mike Hoppe

Address:

Phone/Email:

AFFIDAVIT OF POSTING

Application No: FS22-0502
Applicant Name: Snell & Wilmer
Location: 212th Ave & US 60 Hwy
Date Site Posted: 1/13/2023

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

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

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

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

Meghan Liggett
Applicant/Representative Signature

1/13/2023
Date

This instrument was acknowledged before me on 1/13/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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

Notice of Public Hearing City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

In-Person Neighborhood Meeting

Held: October 19, 2022

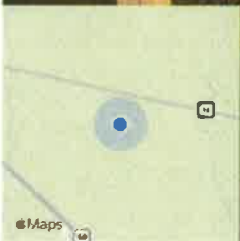
Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 7:48:44 AM
36538-36598 N 211th Ave
Morristown AZ 85342



Notice of Public Hearing City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

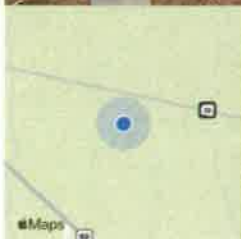
In-Person Neighborhood Meeting

Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 7:47:32 AM
36538-36598 N 211th Ave
Morristown AZ 85342

Notice of Public Hearing City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85307

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

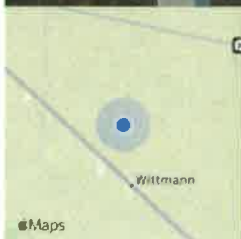
In-Person Neighborhood Meeting

Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 7:37:50 AM
21601-21899 W Galvin St
Wittmann AZ 85361

Notice of Public Hearing

City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

In-Person Neighborhood Meeting

Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 7:38:06 AM
21601-21899 W Galvin St
Wittmann AZ 85361

Notice of Public Hearing City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

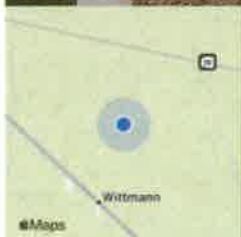
In-Person Neighborhood Meeting

Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 7:44:21 AM
N 21st Ave
Wittmann AZ 85361

Notice of Public Hearing

City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

In-Person Neighborhood Meeting

Held: October 19, 2022

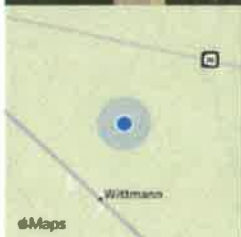
Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 7:44:07 AM
N 211th Ave
Wittmann AZ 85361



Notice of Public Hearing City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

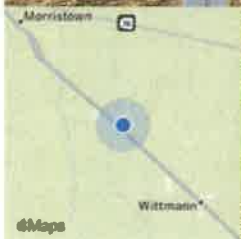
In-Person Neighborhood Meeting

Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 8:21:09 AM
Morristown AZ 85342

Notice of Public Hearing

City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

In-Person Neighborhood Meeting

Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

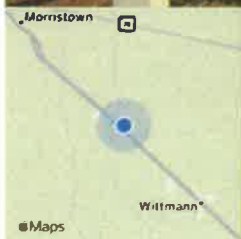
Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387



Case number: FS22-0502

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



Jan 13, 2023 at 8:20:58 AM
Morristown AZ 85342

Notice of Public Hearing

City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

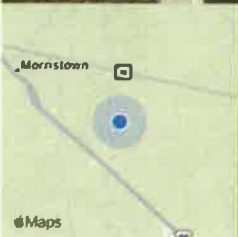
In-Person Neighborhood Meeting

Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 8:33:26 AM
38267-39413 N 235th Ave
Morristown AZ 85342

Notice of Public Hearing City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

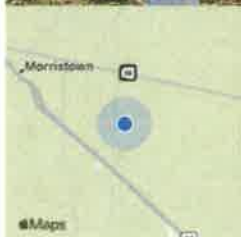
In-Person Neighborhood Meeting

Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
"Employment" for Approximately 3,600 Acres.

Case number: FS22-0502

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



Jan 13, 2023 at 8:32:45 AM
38267-39413 N 235th Ave
Morristown AZ 85342

Notice of Public Hearing City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School

Multi-Purpose Room 17161 W. Bajada Road
Surprise, AZ 85387

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall

16000 N. Civic Center Plaza
Surprise, AZ 85387

City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

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16000 N. Civic Center Plaza
Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

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Case number: FS22-0502

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Jan 13, 2023 at 9:07:10 AM
32880-32898 N 215th Ave
Wittmann AZ 85361

Notice of Public Hearing City of Surprise

Planning & Zoning Commission Off-Site Public Hearing

Date: February 2, 2023

Time: 6:00 P.M.

Location: Desert Oasis Elementary School
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Surprise, AZ 85387

Virtual Neighborhood Meeting

Held: October 5, 2022

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Held: October 19, 2022

Request: Major General Plan Land Use Map Amendment from "Neighborhood" to
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov

Planning & Zoning Commission Regular Public Hearing

Date: February 16, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
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City Council Public Hearing

Date: March 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387



Jan 13, 2023 at 9:07:20 AM
32880-32898 N 215th Ave
Wittmann AZ 85361



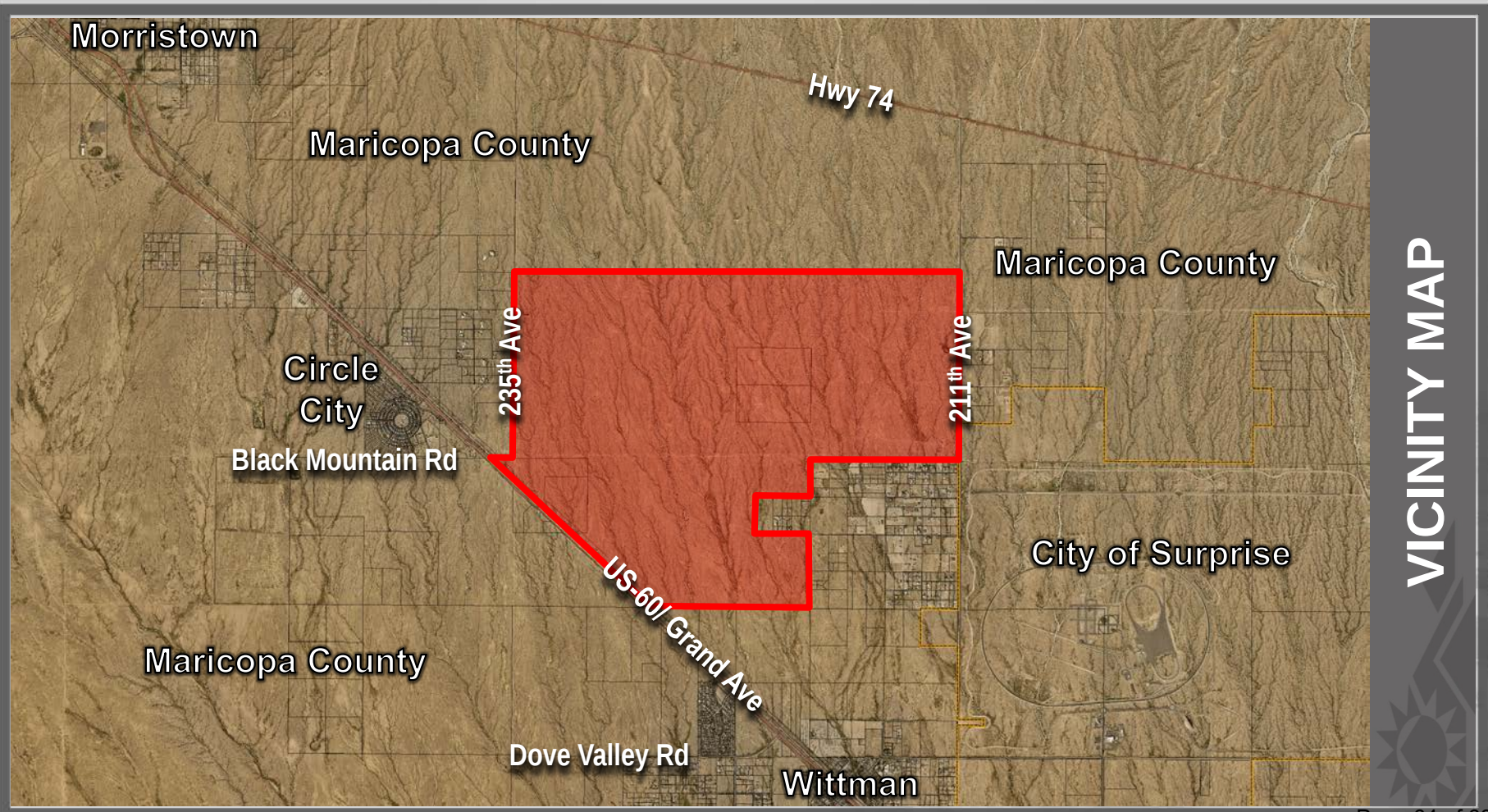
SURPRISE
ARIZONA

FS22-0502

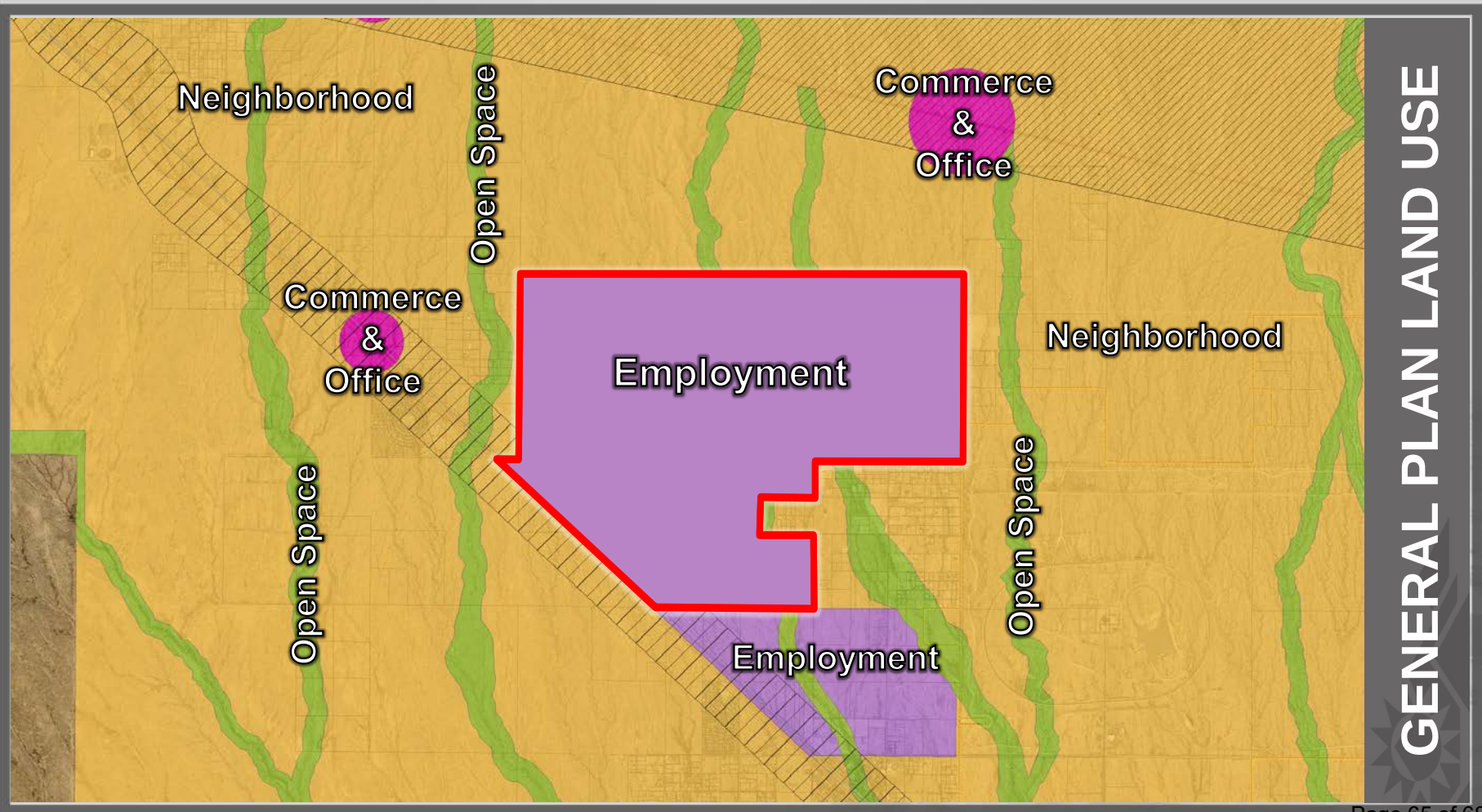
US-60 Black Mountain Major General Plan Amendment

Planning and Zoning Commission

February 2, 2023



VICINITY MAP





OUTREACH

Neighborhood Meetings:

- 10/05/22 (Virtual) & 10/19/22 (In-Person)
- Questions/Comments/Concerns:
 - Traffic
 - Water
 - Environmental
 - Site Activities/Uses

Outside Agencies Review

- Peoria: Arterial roadway alignment & open space

Also received over 850 “NO TO ANNEXATION” Letters



UPCOMING MEETINGS

2nd P&Z Hearing: 02/16/2023

- Recommendation to City Council

City Council Hearing: 03/07/2023

- Approve/Deny Request



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You