CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, February 16, 2023 @ 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 February 2nd, 2023 Planning and Zoning Commission Regular Meeting Minutes.	Alyssa Carpenter Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

2.	District 1	Consideration and action 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. Case FS22-0502.	Trever Fleetham Community Development
3.	District 1	Consideration and action pertaining to a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The site is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante PAD. Case FS22-0517	Trever Fleetham Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

4.	District 6	Consideration and action regarding a Site Plan for Surprise Pointe Industrial generally located west of the northwest corner of Sweetwater Road and Dysart Road subject to stipulations “a” through “d”. Case FS22-0975	Leslie Carnie Community Development

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum (“Commission”), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection

(A.R.S. §38-431.03(A)(2));

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, February 9, 2023 @ 1:30 PM

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

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 16, 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 February 2nd, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the February 2nd, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 02-02-23 MINS

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

February 2, 2023 / 6:00 PM

DESERT OASIS ELEMENTARY SCHOOL
17161 W Bajada Rd
Surprise, AZ 85387

CALL TO ORDER.

Chair Kevin Sartor, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Desert Oasis Elementary School, 17161 W Bajada Rd, Surprise, Arizona 85387, on February 2nd, 2023.

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

STAFF PRESENT:
Ellen Van Riper, Deputy Chief City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Jeanine Jerkovic, Director of Economic Development; Mike Hoover, Assistant Director of Economic Development; Trever Fleetham, Current Planner; Robert Williams, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

N/A

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Special Work Session at City Hall for Redistricting on February 23rd, 2023.

D. STAFF REPORT

N/A

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 January 19, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Chapman made a motion to approve the January 19, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 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.

Trever Fleetham, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Deborah Zimmerman – Email was presented to the Commission. Main points included, traffic, noise control, increase in semi-trucks and rail.

Pam Bashaw – Increase in crime and noise. Questioned responsible party for maintaining roadways, maintaining water and livestock.

John Anderson – Questioned if BNSF surveyed the Kansas City public regarding noise and crime. Commented on noise and sound regulation and preliminary site plats for review.

Elizabeth Oldam – Truck increase, HAZMAT regulations, chemical storage. Security and fire protection. Asked if road impact studies had been completed, environmental impact studies were not disclosed.

Jeff August – Petitions to the county for Walden Ranch and BNSF. Water conservation, out of date water impact studies. Light pollution harms wildlife. Impact of hazmat spills on surrounding areas.

Bonnie Carmin – There are too many unknown variables, increase in traffic driving by her property.

The Commission discussed the following:

- Commissioner Keating commented on developing a more effective transportation plan.

Presentation only.

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 Chapman made a motion to adjourn; Commissioner Rosenbaum seconded the motion. All voted in favor.

Meeting adjourned at 6:26 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 16, 2023

Contact Person: Trever Fleetham, PLANNER SENIOR

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 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. Case FS22-0502.

Motion:

Motion to recommend approval of the Major Amendment to the General Plan 2035 Land Use Map to change approximately 3,588 acres of Neighborhood Character Area to Employment Character area, generally located east of US-60/Grand Avenue and Black Mountain Road. Case FS22-0502.

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 currently outside the municipal boundary of Surprise to accommodate a future Regional Industrial Rail Facility. The subject site is 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 021623 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 16, 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:	Staff recommends the Commission move to recommend **approval** of the Major Amendment to the General Plan 2035 Land Use Map case **FS22-0502** to the City Council.

Background:

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

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

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

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

February 2, 2023: The Planning and Zoning Commission held the first of two (2) public hearings required by ARS § 9-461.06.

Citizen Outreach:

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

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

Project Description:

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 general plan requires that any change in the Character Area Land Use designation from Neighborhood to Commerce & Office or Employment on 640 or more acres be processed as a major amendment.

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

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:

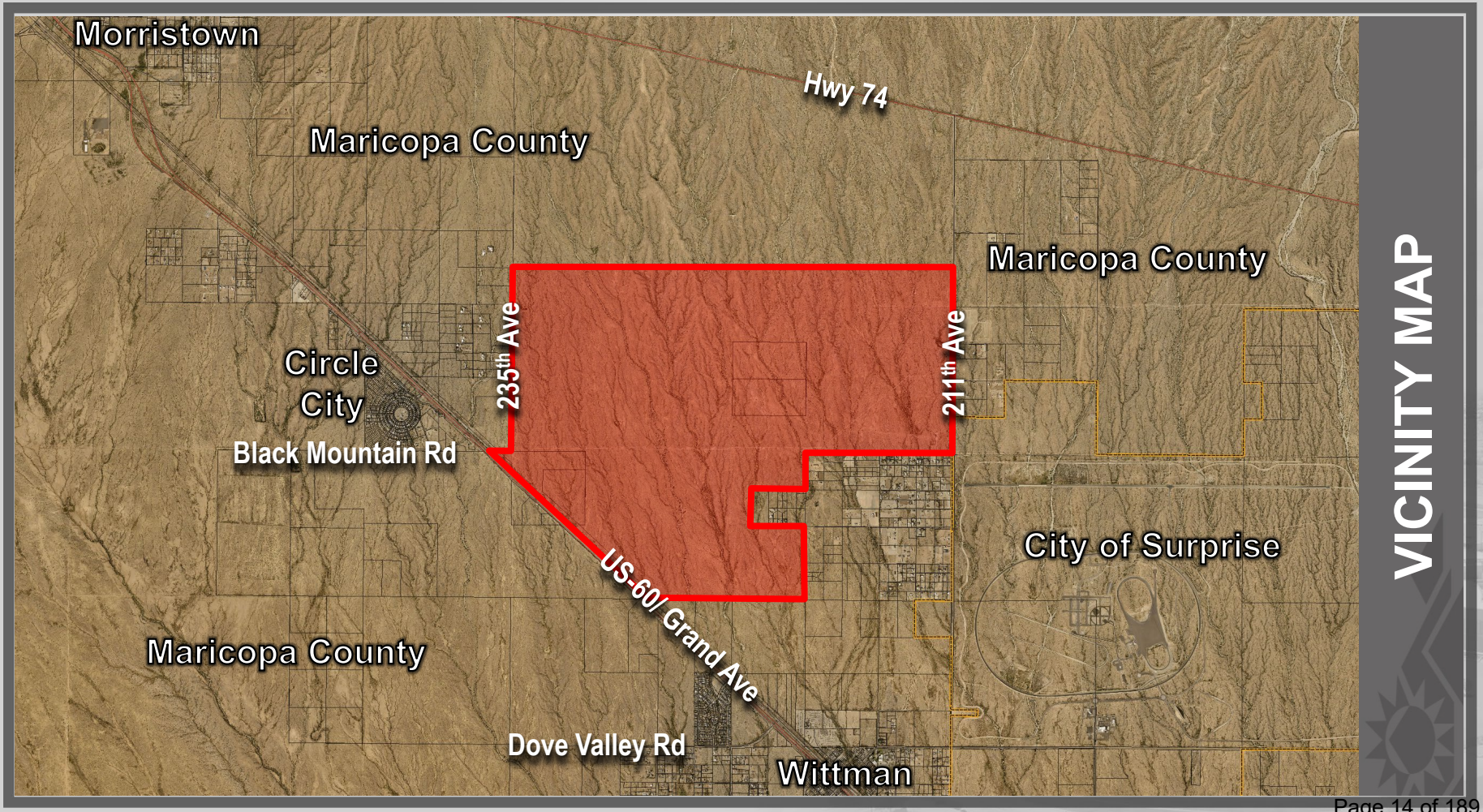
- The proposed Major General Plan Amendment complies the requirements under ARS § 9-461.06.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS22-0502** to the City Council.

Attachments:

01 Vicinity Map
02 General Plan Amendment Document
03 Outside Agencies Comments
04 Citizen Participation Report
05 Affidavit of Site Posting


Morristown
Hwy 74
Maricopa County
Maricopa County
235th Ave
211th Ave
Circle City
Black Mountain Rd
City of Surprise
US-60/ Grand Ave
Maricopa County
Dove Valley Rd
Wittman
VICINITY MAP

Snell & Wilmer
ONE EAST WASHINGTON STREET, SUITE 2700
PHOENIX, AZ 85004-2556
602.382.6000 P
602.382.6070 F

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, pursing 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

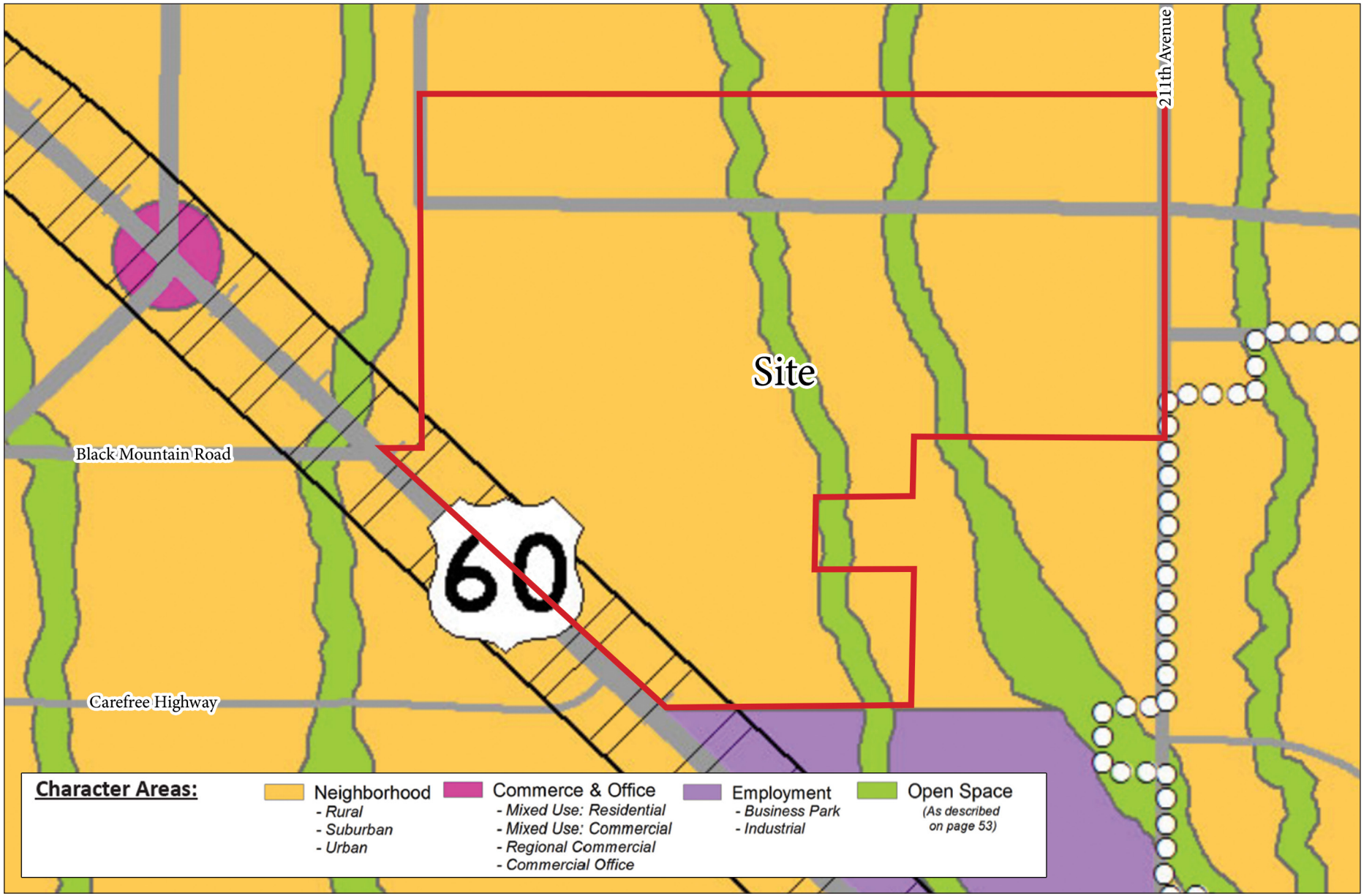
Policy #3 is to "[a]ttract and retain businesses that provide high-paying jobs to strengthen the economic base of Surprise (Page 74).

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

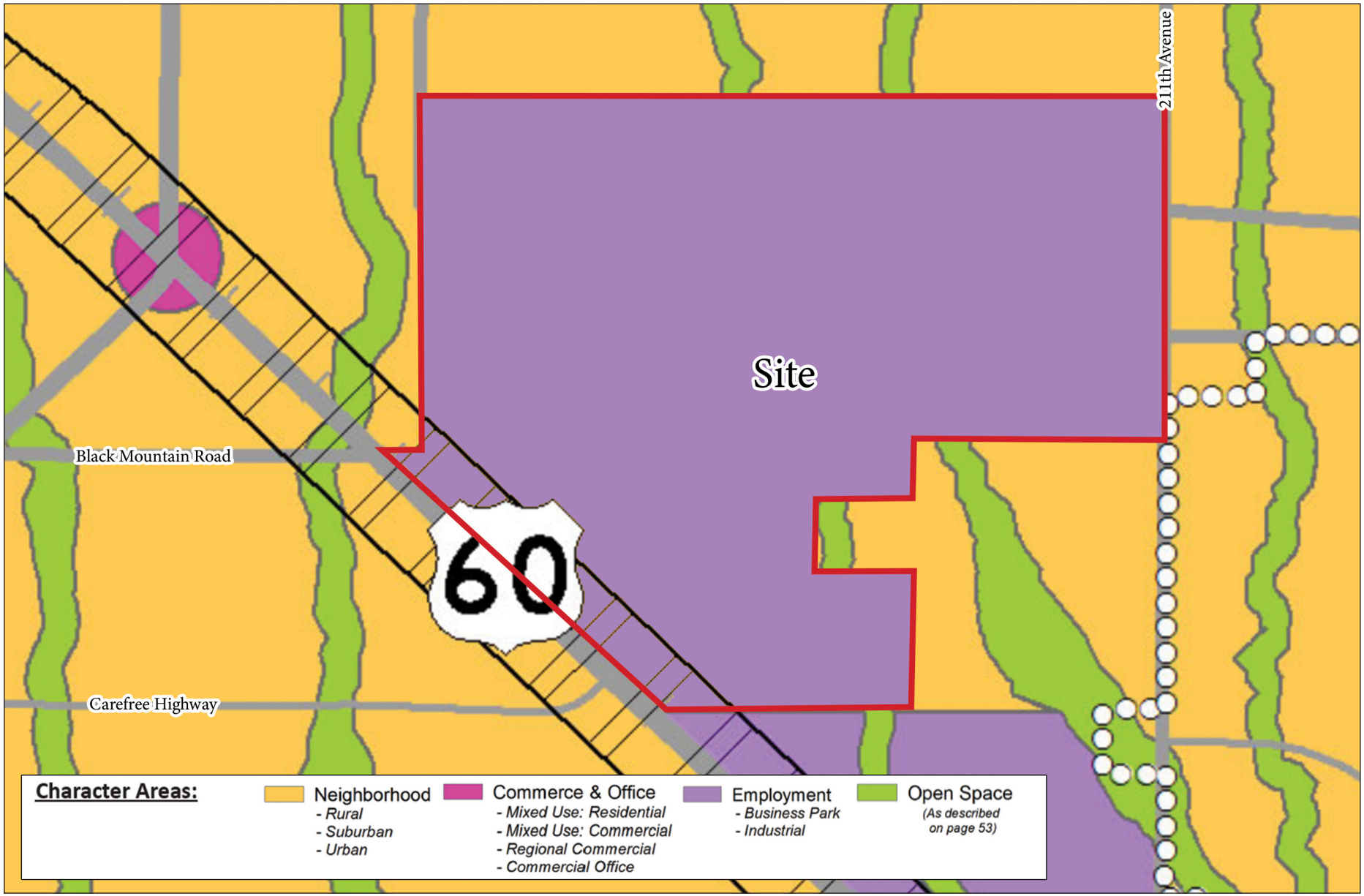
N
NOT TO SCALE

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

N
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 <tleavitt@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

MARICOPA WATER DISTRICT

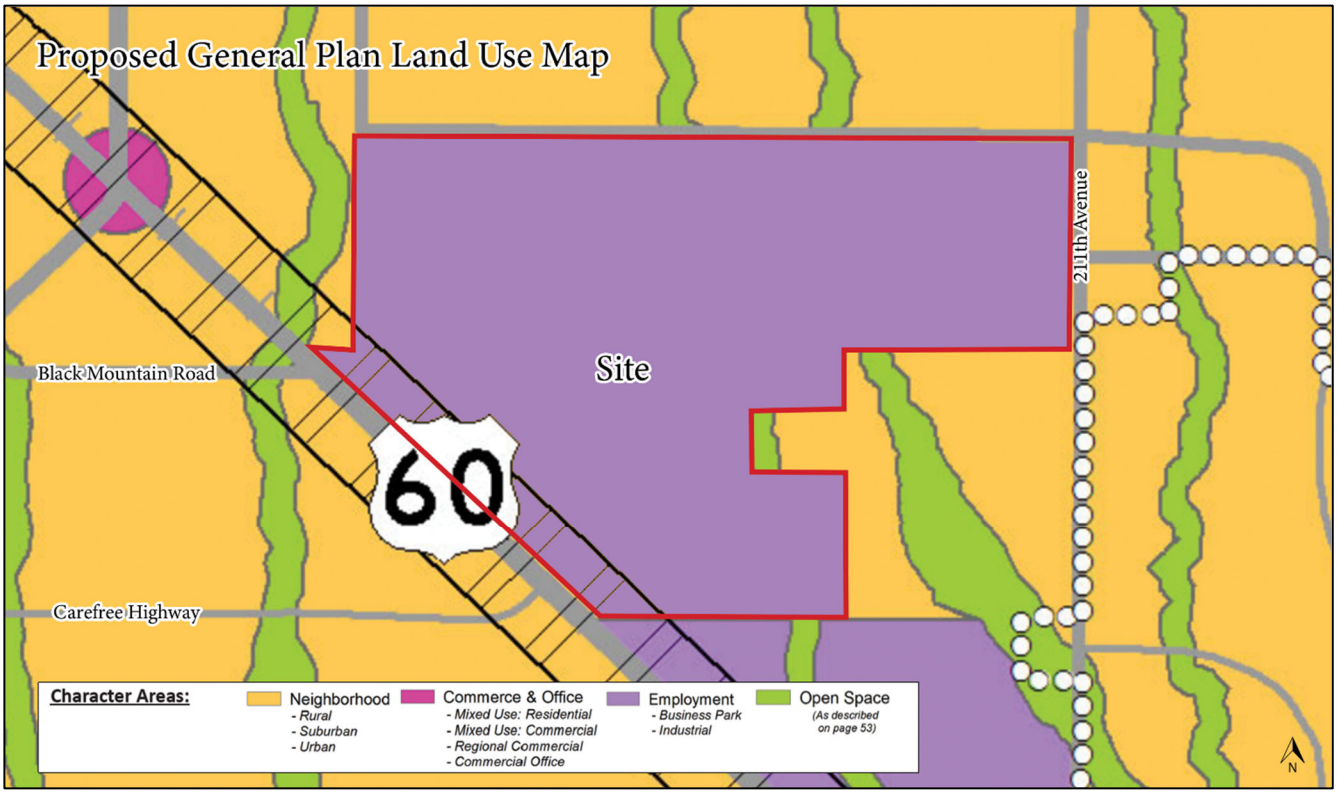
14825 W. Grand Avenue
Surprise, AZ. 85374
PO Box 900
Waddell, AZ 85355-0900

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 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.

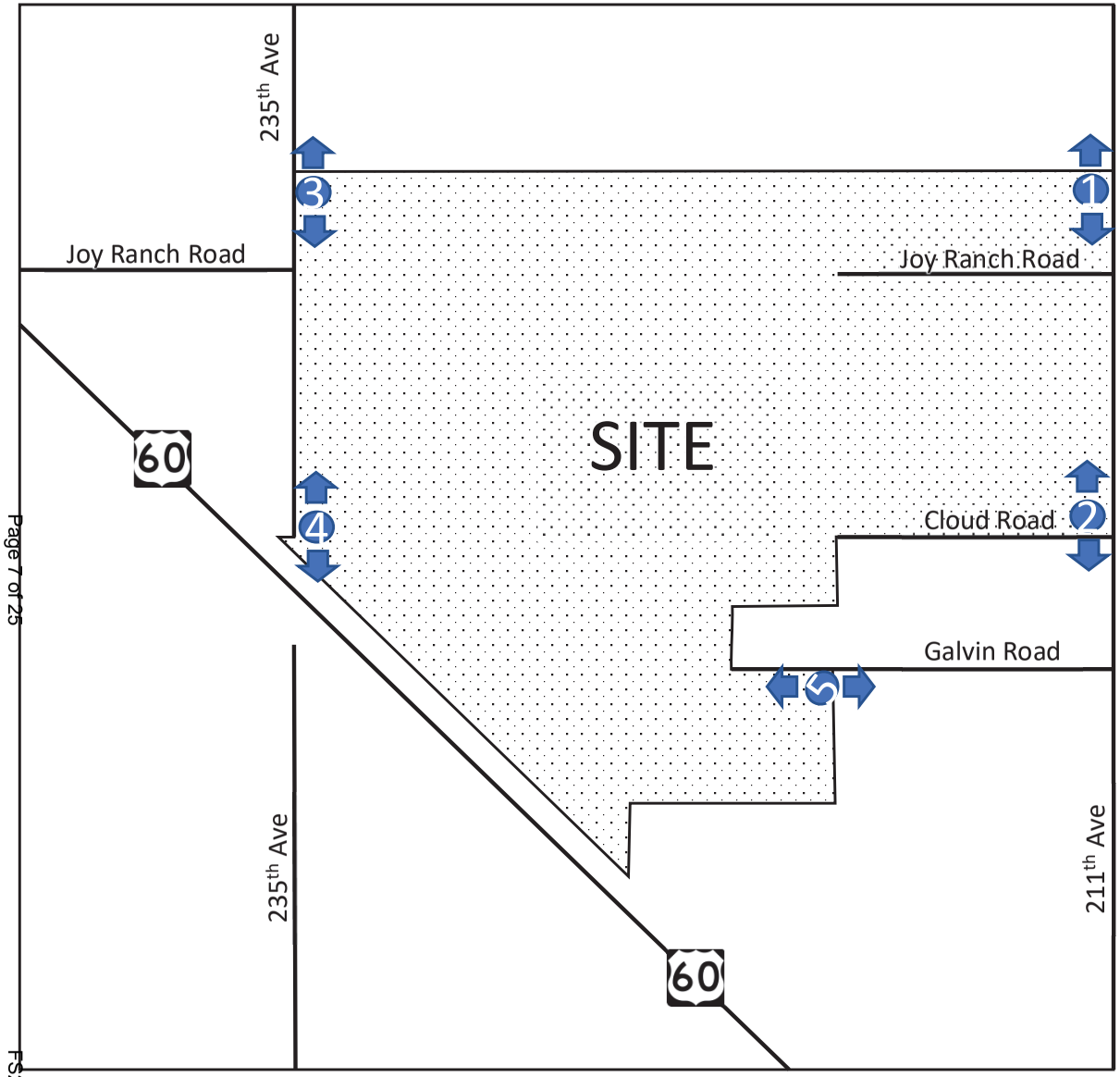
During the in-person meeting, additional comments and discussion occurred, with similar questions raised by attendees.

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.

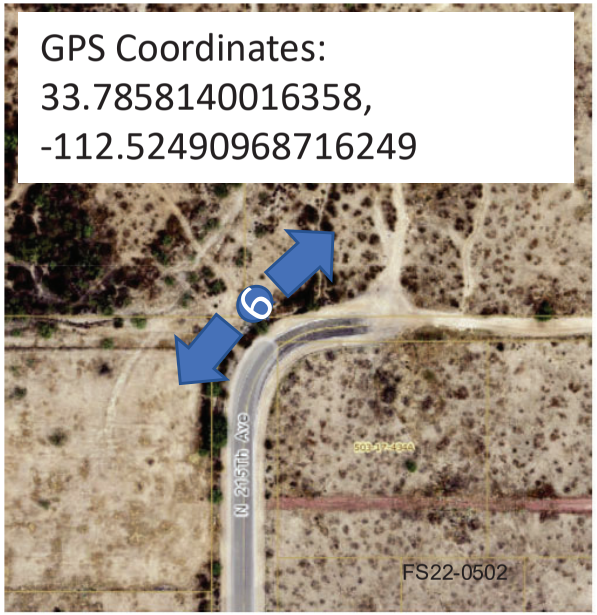
Most of these comments and questions involved aspects of the Project which are not subject of the General Plan Land Use Map amendment request, with the majority being best addressed during a rezoning process where more specific details of the nature, design and operational elements of the future development(s)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


235th Ave
Joy Ranch Road
Joy Ranch Road
SITE
Cloud Road
Galvin Road
235th Ave
211th Ave
60
60
1
2
3
4
5

N 211TH AVE
N 211TH AVE
N 211TH AVE
215 AVE
W DOVE VALLEY RD
W DOVE VALL
N CROZIER RD
N CENTER ST
N CENTER ST
60


GPS Coordinates:
33.7858140016358,
-112.52490968716249
6
N 205th Ave
FS22-0502

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 - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

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
Time: 6:00 P.M. – 7:00 P.M.
Location: 23251 N. 166th Drive
Surprise, AZ 85387
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Date: TBD
Time: 6:00 P.M.
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
Dial-in: 602 753 0140
Case number: FS22-0502
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
SITE
Sep 15, 2022 01:06PM
36538–36598 N 211th Ave
Maricopa County
Maps

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Please call to confirm dates: 623- 222-3011
Surpriseaz.gov
SITE
Sep 15, 2022 10:35AM
38267–39413 N 235th Ave
Maricopa County
Maps

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Please call to confirm dates: 623- 222-3011
Surpriseaz.gov
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Sep 15, 2022 10:36AM
38267–39413 N 235th Ave
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Surpriseaz.gov
SITE
Sep 15, 2022 11:09AM
85342
Maricopa County
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Case number: FS22-0502
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Please call to confirm dates: 623- 222-3011
Surpriseaz.gov
SITE
Sep 15, 2022 11:53AM
21601–21899 W Galvin St
Maricopa County
Maps

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
In Person: October 19, 2022
Time: 6:00 P.M. – 7:00 P.M.
Location: 23251 N. 166th Drive
Surprise, AZ 85387
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
Dial-in: 602 753 0140
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
Case number: FS22-0502
SITE
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
Maps
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
Time: 6:00 P.M. – 7:00 P.M.
Location: 23251 N. 166th Drive
Surprise, AZ 85387
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Date: TBD
Time: 6:00 P.M.
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
Dial-in: 602 753 0140
Case number: FS22-0502
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
SITE
Sep 15, 2022 12:32PM
32880–32898 N 215th Ave
Maricopa County
Maps

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Planning & Zoning
City Council
In Person: October 19, 2022
Time: 6:00 P.M. – 7:00 P.M.
Location: 23251 N. 166th Drive
Surprise, AZ 85387
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Date: TBD
Time: 6:00 P.M.
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
Dial-in: 602 753 0140
Case number: FS22-0502
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
SITE
Maps
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	[redacted]				
Michelle Bradshaw					
Chris Bradshaw					
John Anderson					
R.H. L Blan					
Alyssa Hauptman ☆					
Deborah Parris					
Leonard Parris					

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	[redacted]				
Ladonna Berg					
Helmut Berg					
Tina Graham					
Jimmy Graham					
Cheryl Anderson					
MARGARET LIEU					
[redacted]					
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 Respondus 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: [redacted]

Phone/Email [redacted]

CITY OF SURPRISE
Site posting Process

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 - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

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
Case number: FS22-0502
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
Jan 13, 2023 at 7:48:44 AM
36538–36598 N 211th Ave
Morristown AZ 85342
Maps

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
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Virtual Neighborhood Meeting
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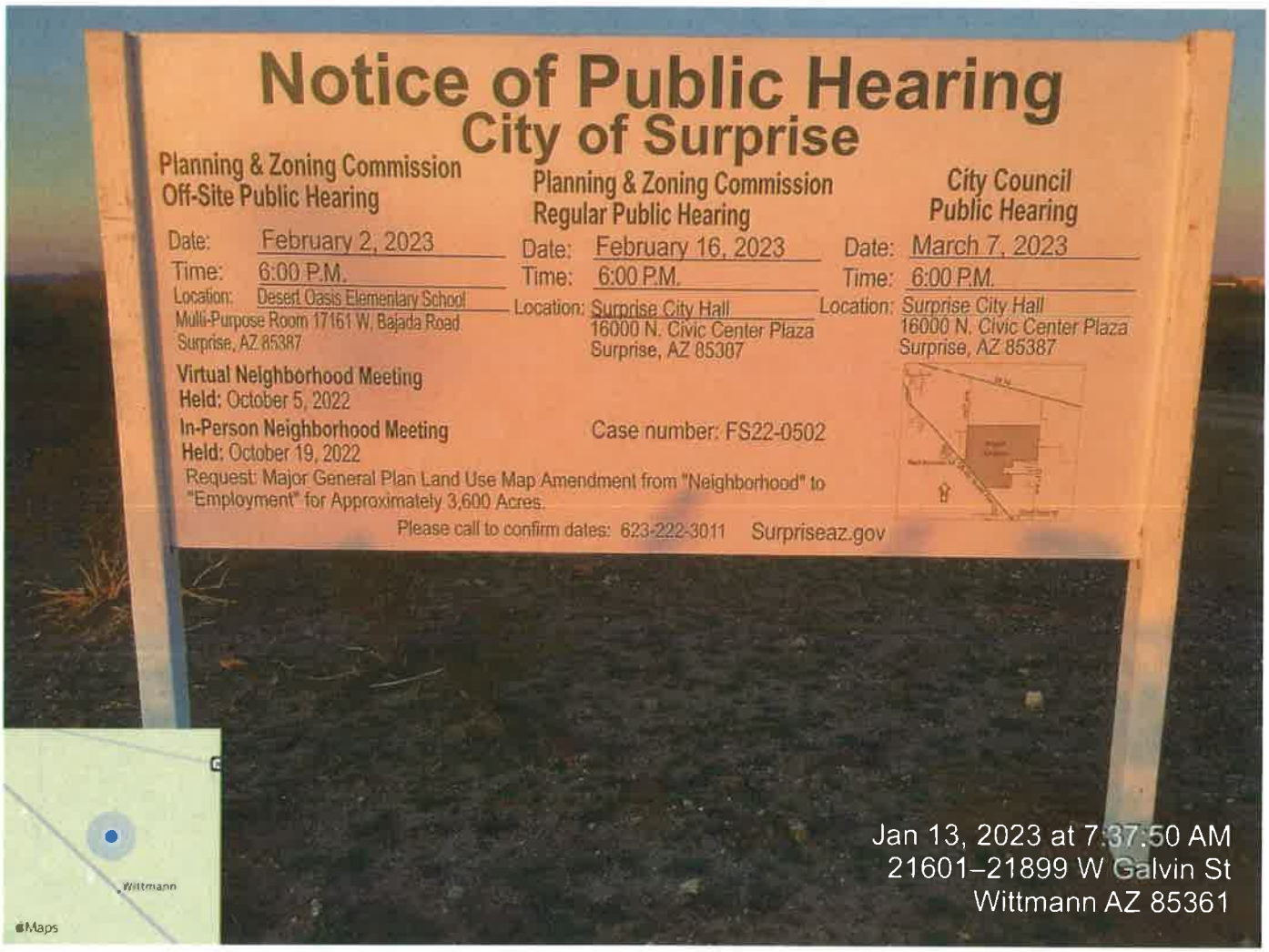
Case number: FS22-0502
Request: Major General Plan Land Use Map Amendment from "Neighborhood" to "Employment" for Approximately 3,600 Acres.
Please call to confirm dates: 623-222-3011 Surpriseaz.gov
Jan 13, 2023 at 7:47:32 AM
36538–36598 N 211th Ave
Morristown AZ 85342
Maps


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
Case number: FS22-0502
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
Wittmann
Maps
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
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Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85387
City Council
Public Hearing
Date: March 7, 2023
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov
Wittmann
Maps
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
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov
Wittmann
Maps
Jan 13, 2023 at 7:44:21 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
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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
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N 211th Ave
Wittmann AZ 85361
Maps

Notice of Public Hearing
City of Surprise
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Date: February 2, 2023
Time: 6:00 P.M.
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov
Morristown
Wittmann
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
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Please call to confirm dates: 623-222-3011
Surpriseaz.gov
Morristown
Wittmann
Maps
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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
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov
Morristown
Maps
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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
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov
Morristown
Maps
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Morristown AZ 85342

Notice of Public Hearing
City of Surprise
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov
Wittmann
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
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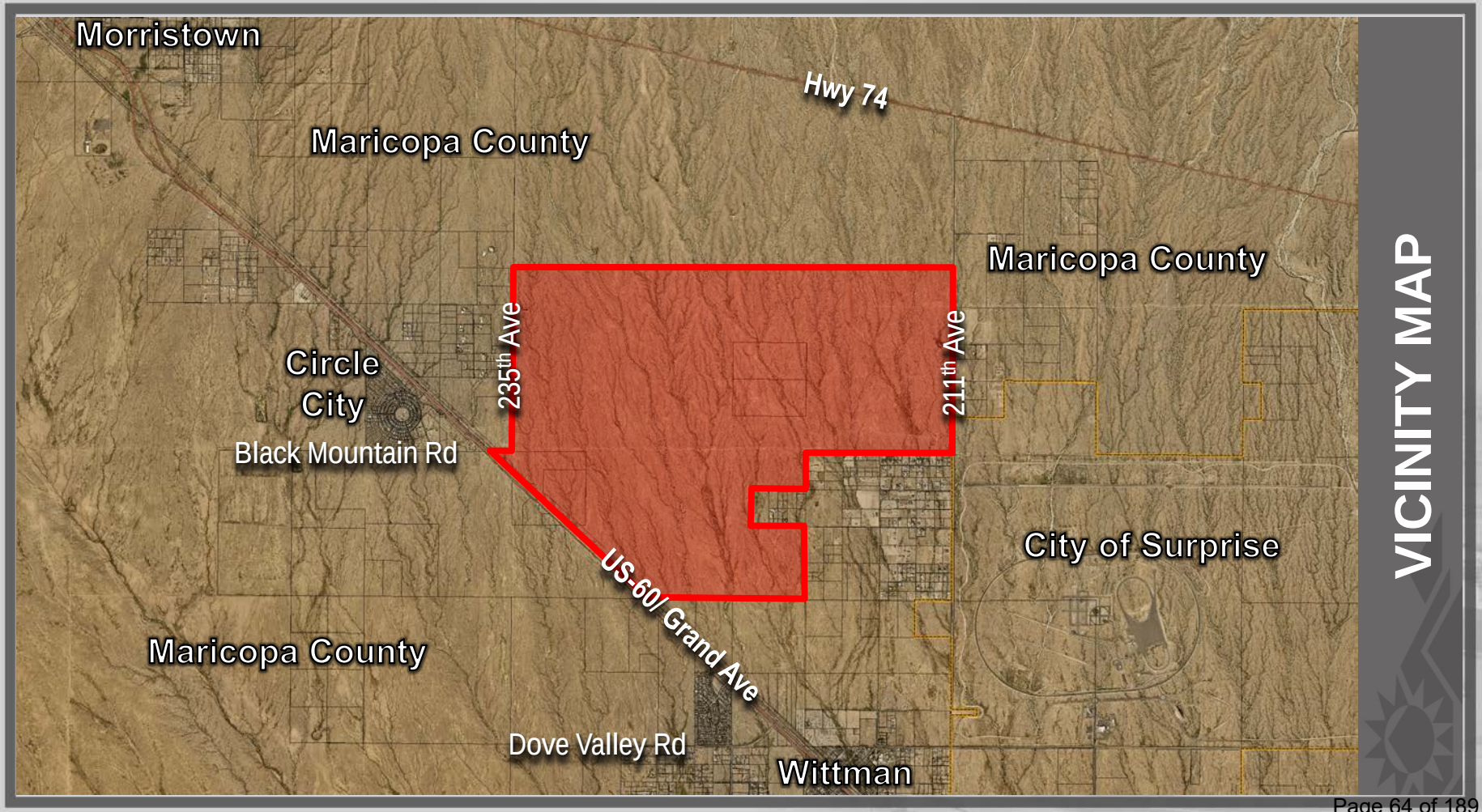
Please call to confirm dates: 623-222-3011 Surpriseaz.gov
Jan 13, 2023 at 9:07:20 AM
32880-32898 N 215th Ave
Wittmann AZ 85361

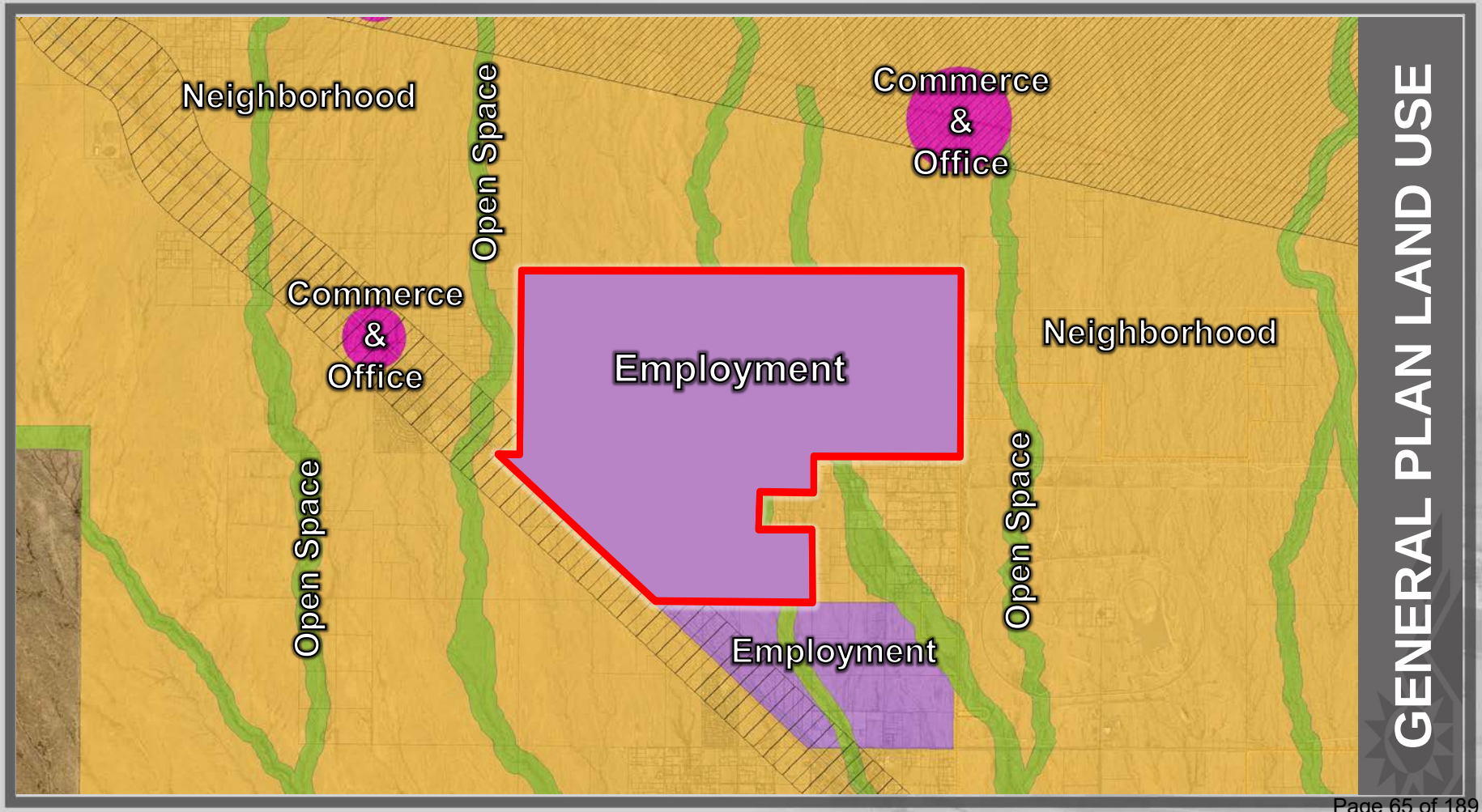
SURPRISE
ARIZONA

FS22-0502
US-60 Black Mountain Major General Plan Amendment

Planning and Zoning Commission

February 2, 2023


Morristown
Hwy 74
Maricopa County
Maricopa County
235th Ave
211th Ave
Circle City
Black Mountain Rd
City of Surprise
US-60/ Grand Ave
Maricopa County
Dove Valley Rd
Wittman
VICINITY MAP


Neighborhood
Open Space
Commerce
&
Office
Commerce
&
Office
Employment
Neighborhood
Open Space
Open Space
Employment
GENERAL PLAN LAND USE

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

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 16, 2023

Contact Person: Trever Fleetham, PLANNER SENIOR

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 Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The site is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante PAD. Case FS22-0517

Motion:

Motion to recommend approval of the proposed Major PAD Amendment to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report.

Background:

Withey Morris, PLC, the applicant, on behalf of Kimco Barclay Surprise II, LLC, the owner, requests a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The change would result in approximately 21.9 acres of C-2 commercial, 28.8 acres of C-3 commercial, and 50.3 acres of R-3 high density residential at the southwest corner of 163rd Avenue and Pat Tillman Blvd.

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 - FS22-0517 Asante Major PAD Amendment - Staff Report 021623 PZ
2. 01 - FS22-0517 Asante Major PAD Amendment - Vicinity Map
3. 02 - FS22-0517 Asante Major PAD Amendment - Existing Land Use Map
4. 03 - FS22-0517 Asante Major PAD Amendment - Proposed Land Use Map
5. 04 - FS22-0517 Asante Major PAD Amendment - Amendment Document
6. 05 - FS22-0517 Asante Major PAD Amendment - Luke AFB Comments
7. 06 - FS22-0517 Asante Major PAD Amendment - Affidavit of Site Posting
8. 07 - FS22-0517 Asante Major PAD Amendment - Citizen Participation Report
9. 08 - FS22-0517 Asante Major PAD Amendment - Support & Opposition
10. FS22-0517 Asante Major PAD Amendment - 021623 PZ

MAJOR PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS22-0517**
Project Name:	Asante Major PAD Amendment
Council District:	1 – Acacia
Meeting Date:	**February 16, 2023**
Planner:	Trever Fleetham, AICP

Owner:	Kimco Barclay Surprise II, LLC
Applicant:	Withey Morris PLC
Request:	Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards.
Site Location:	Generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante PAD.
Site Size:	101 gross acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
Support/Opposition:	See attached Citizen Participation Report
Staff Recommendation:	Staff recommends the Commission move to recommend **approval** of case **FS22-0517**, subject to stipulations ‘a’ and ‘b’.

Project Description:

Withey Morris, PLC, the applicant, on behalf of Kimco Barclay Surprise II, LLC, the owner, requests a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The change would result in approximately 21.9 acres of C-2 commercial, 28.8 acres of C-3 commercial, and 50.3 acres of R-3 high density residential at the southwest corner of 163rd Avenue and Pat Tillman Blvd.

Background:

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

October 28, 2021: The applicant met with staff to discuss the subject proposal during a regularly scheduled Concept Review Meeting under case CR21-567.

April 8, 2022: The applicant submitted for a Major PAD Amendment to the Asante PAD under case FS22-0517, the subject case.

Analysis and Discussion:

The subject site, Parcel 1.2 of the Asante PAD, is currently designated as C-2 commercial. The applicant is requesting a change in the land use map to reduce the amount of commercial and incorporate residential development. Initially, the applicant proposed approximately 15 acres of C-2 commercial, with the remainder of the site being a combination of R-2 single-family residential and R-3 multi-family residential. After multiple City reviews and neighborhood outreach, the applicant elected to amend the proposal.

The applicant is now requesting a combination of multi-family residential, community commercial, and regional commercial, following the R-3, C-2, and C-3 standards of the LDO. The north half of the site, which is carried through from the original proposal, is planned as a mixed-use development. The 29.2 acre R-3 parcel is planned for a build-to-rent cottage community – the site plan for which was reviewed under the same case number. This development has been planned to integrate with the C-2 commercial development to the east. The applicant has incorporated site design elements between these two developments, such as vehicular and pedestrian connectivity, shared open space, and building orientation and massing, in order to achieve a horizontal mixed-use development.

These mixed-use elements have already been incorporated into the site plan for the north side multi-family currently in review with the City. Since a site plan has not been submitted for review for the C-2 commercial, specific design guidelines have been incorporated into the proposed amendment to ensure future integration. The C-2 commercial development is planned for neighborhood scale commercial uses such as retail, restaurant, and offices.

The 28.8 acre C-3 parcel on the south side of the subject site is included with the intent that it will be more employer focused, with an emphasis on healthcare, hospital, professional offices, and supporting services. The 21.1 acre R-3 parcel on the south is proposed as an additional residential component to the overall development to support the C-3 employment uses. While the R-3 zoning designation allows for high-density residential, this site will be limited to 187 dwelling units per the updated water report, unless additional capacity is provided.

Water & Wastewater

The original Asante Joint Development Agreement, and its associated water and wastewater reports, allocated water and wastewater capacity for the subject site based on its original and current land use designation of C-2 commercial. Updated water and wastewater reports were provided in association with the subject request to contemplate the change in demands due to the change in the land use plan, while remaining within the original approved capacity for the site. The reports utilized standard demands for commercial areas, and the number of known dwelling units planned for the northern R-3 area, to calculate the number of dwelling units possible in the southern R-3 area without increasing the original approved capacity. Additional capacity may be required in the future as the subject site develops.

Open Space & Trails

In order to be consistent with the Asante PAD and the Surprise General Plan, a trail network has been incorporated into this proposal. Connection points have been planned to the adjacent roadways, existing Asante trails, between each development, and to the central amenity area. The northern residential parcel has been planned with several connection points to the commercial parcel to the east for proper mixed-use integration. This residential development also includes the central open space amenity site for the overall parcel. While included in the site plan for the rental cottages development, this open space will be accessible to the public and include sports courts, playground, turf, and pedestrian amenities.

<u>Utility and Services Table:</u>

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
School District	Dysart Unified School District

<u>Conformance with Adopted Plans:</u>

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area, which can accommodate a variety of land uses. The General Plan states that these areas are "intended to provide opportunities for a mixture of commercial and retail uses, office and employment areas, higher density housing, hospitality developments, government and civic uses, educational and medical campuses, and entertainment choices to encourage a true live, work play environment."

The proposed amendment was planned to utilize two of the development types contained within the Commerce & Office Character Area: 'Commercial Office' and 'Mixed Use – Residential.' The north half of the site is designed as a horizontal mixed use development, with a majority of the area being residential and the remainder being neighborhood level commercial. Site layout and design guidelines have been incorporated to ensure integration between the two land uses. The south half of the site utilizes the Commercial Office development type, which supports employment level commercial and supporting, stand-alone multi-family.

As such, the proposed Major PAD Amendment demonstrates consistency with this land use category and advances the goals and policies of the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, 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.

Citizen Outreach:

The applicant held neighborhood outreach meetings on June 28th and June 29th, 2022 that were properly advertised per the requirements of the LDO. One meeting was held in-person at Asante Preparatory Academy and the other was held virtually via Zoom. During these meetings, residents from the vicinity expressed their concerns regarding traffic, loss of commercial land, prospective commercial uses, parking, construction timing, and housing.

The applicant elected to amend the proposed land use plan after these neighborhood outreach meetings were held. The applicant subsequently held additional, voluntary neighborhood outreach meetings to present and receive feedback on the revised plan. See the attached Citizen Participation Report for a detailed summary of all meetings held.

Summary:

The proposed Major PAD Amendment to the Asante PAD to change the land use designation from commercial to mixed-use for approximately 101 gross acres is consistent with the Surprise General Plan 2035 and will be developed under the provisions of the LDO.

Findings:

- The proposed Major PAD Amendment is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.

Staff's Recommendation:

Staff hereby recommends **approval** of case FS22-0517 as the PAD Amendment, as discussed in the project narrative, demonstrates compliance with the adopted General Plan and, as described in the project narrative, maintains and implements a design criteria that further ensures future development would be designed in a manner that promotes mixed-use development. Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case FS22-0517 to the City Council subject to stipulations 'a' and 'b' as follows:

a. Development and use of the site shall be consistent with the rezone narrative entitled "Asante Trails", prepared by Withey Morris, PLC, dated January 13, 2023.

b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

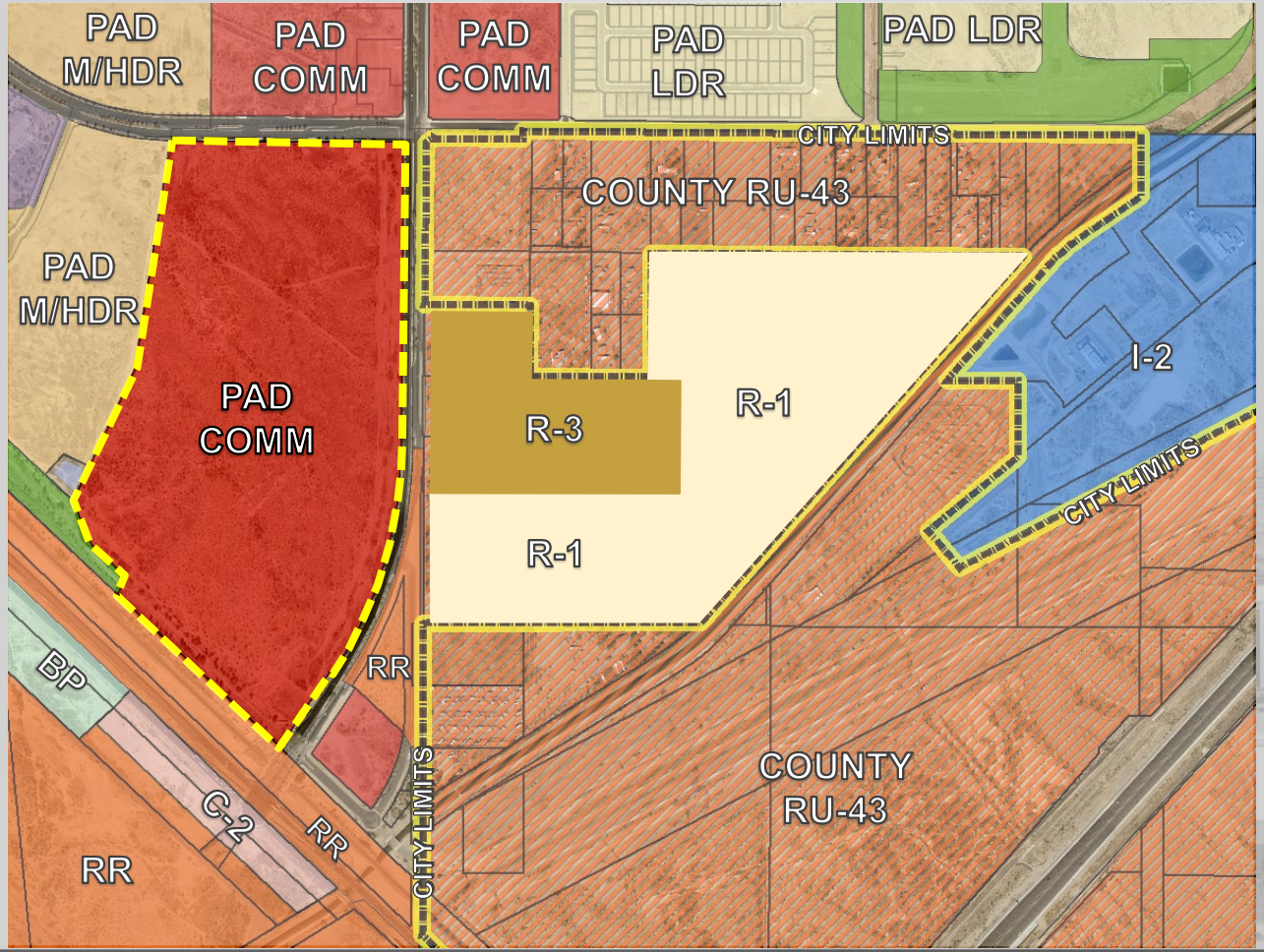
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

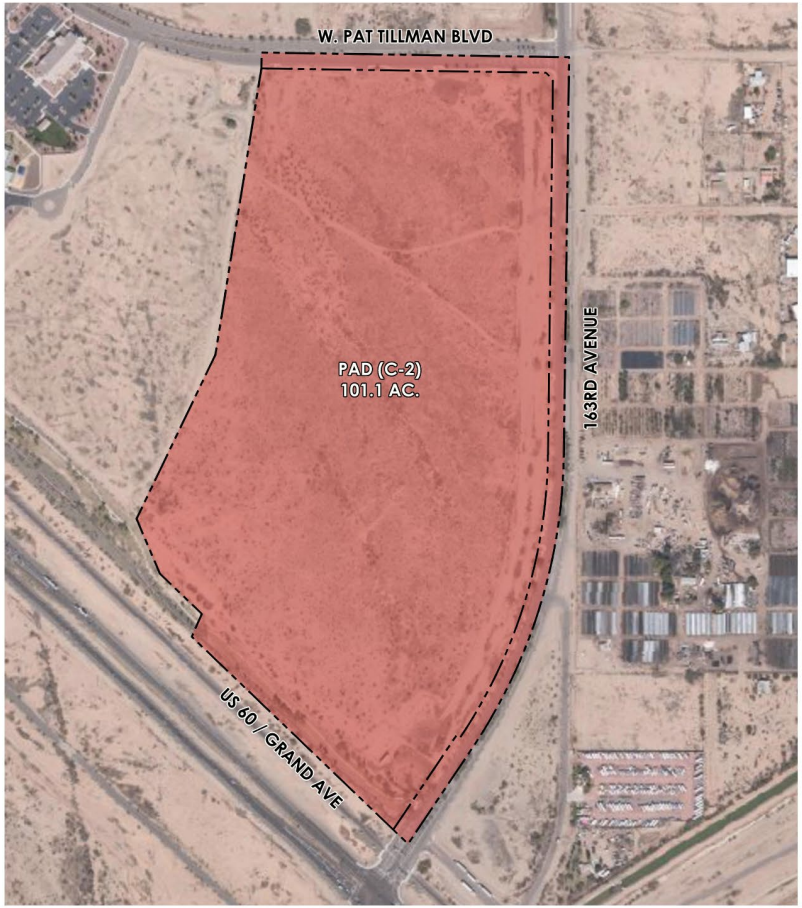
01 Vicinity Map
02 Existing Land Use Map
03 Proposed Land Use Map
04 PAD Amendment Document
05 Luke AFB comments
06 Affidavit of Site Posting
07 Citizen Outreach Report – REDACTED
08 Support/Opposition
PPT

HERITAGE ASANTE
163rd Ave
ASANTE
ESCALANTE
US-60/ Grand Ave
Pat Tillman Blvd
Austin Ranch/ North Copper Canyon
SITE
Loop 303
VICINITY MAP

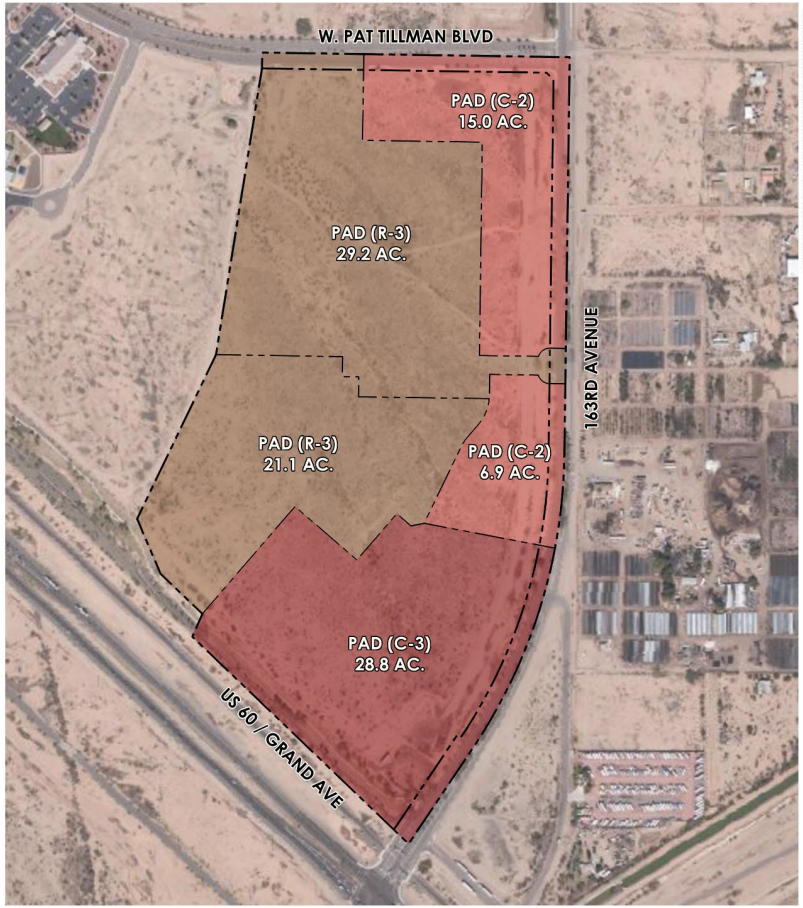
EXISTING LAND USE



PROPOSED LAND USE



EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICTS

Asante PAD

“Asante Trails”

FS22-0517

Major PAD Amendment Narrative
Amendment No. 8

Submitted: April 2022
Resubmitted: September 2022
Resubmitted: December 2022
Resubmitted: January 2023

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EXHIBIT H – OPEN SPACE AND TRAILS MASTER PLAN
EXHIBIT I – CONCEPTUAL COMMERCIAL IMAGERY

Introduction

This Major PAD Amendment request is for the property located at the southwest corner of Pat Tillman Pkwy & 163rd Ave, commonly known as Maricopa County Assessor's Parcel Number 503-76-803 (the "Property") (**Exhibit A**). The Property is approximately 101.1 gross acres in size. It is vacant land located within the Asante PAD. Refer to the enclosed Existing Zoning Map (**Exhibit B**).

Asante History

The Asante Planned Area Development ("PAD") was approved by the City Council in November 2004 through adoption of Ordinance #04-41. The original approval included 1,508 gross acres and has been amended several times. When it was originally approved in 2004, this subject property was initially considered for commercial (75.5 ac) and medium to high density residential (77.4 ac) uses.

In 2005, the city approved a land use revision that increased the size of the commercial area by 27 more acres and reduced the M/HDR area by an equal amount. The intent at the time was to create a large retail power center.

In 2012, the Asante PAD was changed again to modify the size of the commercial power center to 97.1 net acres and was planned as a "lifestyle" oriented commercial shopping center. M/HDR uses were still planned in the Gateway area with a target of 8.3 du/ac (1062 units), however, specific parcels were noted to range between 6 to 20 du/ac.

The existing and proposed Asante Land Use Plans are included herein at **Exhibit C** and **Exhibit D**.

Major PAD Amendment

The change in the Gateway Area commercial acreage designation represents a major amendment to the Asante PAD and is a necessity for the long-term commercial prospects at this location. Initially, the owner's acquisition of this site 16 years ago was for the purpose of developing a large retail center. However, traditional brick and mortar retail development has drastically changed since this PAD was adopted and a 97-acre retail power center is not practical nor feasible here. Based on our experience developing retail centers, coupled with guidance from commercial brokers in this area, we've learned that a neighborhood scale shopping center on the north side is more appropriate to serve local resident needs. This makes sense given the Fry's anchored commercial center directly north is already 19 acres bringing the total proposed size of commercial zoned land at this intersection to 34 gross acres. Additionally, the frontage on US 60 allows the opportunity for another 35.7 acres of additional commercial zoning that could be more focused on employment and healthcare related uses. In total, we are proposing 50.7 acres of commercial land, with the balance as residential R-3 (50.4).

The Asante PAD remains committed to a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. To right-size the commercial acreage on the Property, we propose a mixed-use project that blends residential, commercial, and healthcare relates uses. More than half of the site will provide commercial uses along the street frontages where it is most likely to succeed, with residential uses placed behind it. The R-3 product will add to the housing diversity in the area and create a greater demand for retail and healthcare services as well as the already committed retail uses to the north.

This change will update the allowed unit cap for the Gateway Area, which increases from 1,062 to 1,542 units consistent with the proposal. The additional units in the Gateway Area helps create a viable development plan more appropriate for this site.

Request

This amendment seeks to rezone +/- 101.1 gross acres within the Asante Planned Area Development (PAD) from Commercial (C-2) to Commercial (C-2) (21.9 gross acres), Commercial (C-3) (28.8 gross acres) and Residential High (R-3) (50.4 gross acres) (**Exhibit E**). This request also includes an update in the amount of residential units permitted in the Gateway Area from 1,062 units to 1,542 units. This is an increase of 480 units within the Gateway Area which equates to a 9.5 gross du/ac. This PAD amendment will provide a more realistic balance of commercial uses to the overall master plan concept with high-quality living options for all types of families.

General Plan Conformance

The Surprise General Plan land use map designates the property as "Commerce & Office" (**Exhibit F**), which has four subcategories, two of which apply to the site.

South Half

The southern half sub-category is Commercial Office which per the General Plan permits "office buildings…and supporting retail, restaurant, hotel and civic spaces to support the concentration of professional offices. Educational and medical campuses along with their typical support facilities may also be located within this development type. Stand-alone multi-family residential development could be integrated into the overall design, were appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion."

The south half proposal is expected to include office, medical campus and healthcare uses, and stand-along multi-family per the general plan. The large C-3 zoned area is intended for a healthcare user that could include a hospital, office, and medical uses. Adjacent to that area is supporting retail C-2 zoning which strengthens the employment aspect by providing commercial amenities nearby. Behind the C-3 and C-2 is R-3 zoning "to offer housing options near quality jobs that shorten commute times and reduce congestion"

North Half

The north half sub-category is Mixed Use: Residential which is the most appropriate subcategory for this site in today's environment. The general plan text for Mixed Use Residential states that it "includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75% of the overall square footage or acreage. The remaining 25% of acreage would constitute commercial retail, office, education, medical, entertainment, or civic related uses."

In this instance, the development will provide at least 75% of its acreage for residential and will integrate with the commercial parcel through pedestrian, vehicular and modal cohesion and connectivity. We further plan to incorporate view corridors, open spaces and building massing plans to account for optimal functionality, livability and use integration as mentioned previously included in this plan.

The General Plan highlights some key mixed-use planning principles that help create an integrated environment as outlined below:

P.29: "*The Commerce & Office Land Use Character Area supports both a* ***horizontal*** *and vertical mixture of uses on a larger scale. However, the development pattern for this character area remains walkable and accommodates other forms of transportation including cars, bicycles, and transit to encourage a more urban style living environment."*

Response: The bubble plan illustrates how the development is walkable and bicycle friendly as demonstrated by the various dashed yellow pathways leading from the commercial to the residential. This proposal is walkable and accommodates bicycles and pedestrian access directly to the commercial area via trail systems, sidewalks, walkways, and plazas. Connection areas are intentional as they engage with the commercial use rather than turn their back to it.

Additional forms of vehicular and public transit are also available on the surrounding street network. A bus bay can be accommodated easily along the commercial frontage should the city opt to provide that service in this area.

p.30: "Where appropriate, all mixed-use developments should include active and passive open space areas designed, located and oriented to provide; high pedestrian accessibility to adjacent development."

Response: The proposed plan achieves the intended pedestrian friendly integration by placing building openings and courtyards that open up to the residential area rather than closed off. This is achieved through courtyard plazas, outdoor spaces, and connection to adjacent park spaces. Additionally, the central open space area between the north/south half provides significant active open spaces for the broader Asante community. This new amenity area includes a sport court, playground, large turf area, plazas, ramada, game plaza and more along with public street parking.

-

P.31*: "**Stand-alone multi-family residential development could be integrated** into the overall design, where appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion."*

Response: Integration between the commercial and residential areas occur between connecting pedestrian walkways, plazas and open space areas.

The two project components combine through the use of commercial plazas and connecting courtyards. The integration of residential next to commercial helps place housing options near quality jobs and shortens commute times.

A NEIGHBORHOOD COMMERCIAL PLAZAS

B CONNECTED PEDESTRIAN TRAIL SYSTEM

p.*30: "Where appropriate, all mixed-use developments should include active and passive open space areas designed, located and oriented to provide; **high pedestrian accessibility to adjacent development**."*

Response: The proposed plan achieves the intended pedestrian friendly integration by placing building openings and courtyards that open up to the residential area rather than closed off. This is achieved through courtyard plazas, outdoor spaces, and connection to adjacent park spaces.

Additionally, the central open space area between the north/south half provides significant active open spaces for the broader Asante community. This new amenity area includes a sport court, playground, large turf area, plazas, ramada, game plaza and more along with public street parking. In this manner, the central active open space creates a necessary pedestrian link to the parcels to the west, thus allowing pedestrians, cyclists, and runners a connected pathway that ties together all parts of Asante towards the commercial area along 163rd Avenue.

LANDSCAPE KEYNOTES

1. PEDESTRIAN PLAZA
2. BISTRO SEATING
3. RAISED PLANTER
4. PLAYGROUND
5. MOUNDED OPEN-SPACE
6. RAMADA
7. CORNHOLE
8. ARTIFICIAL TURF
9. OPEN-SPACE LAWN
10. SHADE SAIL
11. MULTI-SPORT COURT
12. BENCH SEATING
13. BENCH SEATING

The General Plan also talks about using "transition measures" like:

- Adjust densities to provide a gradual transition to surrounding uses;
- Provide similar streetscape and landscape design to surrounding uses;
- Utilize similar setbacks to surrounding uses;

- Place enhanced landscape/open space buffers between uses; additional measures should be taken to emphasize transition through integration and encourage connectivity between new development and surrounding uses.

Our land plan accomplishes these items above by providing greater density next to the commercial uses,. There is consistent landscape theming, streetscape, and design across the full project site that unifies all components together. We have placed thoughtful open spaces next to the commercial uses to emphasize transition through integration and encourage connectivity between new development and surrounding uses. Additionally, a linear park is located in the project center to create a blended space where residents, employees, and commercial users can enjoy.

C NEIGHBORHOOD OPENSPACE

Mixed-Use Project Overview

The applicant proposes a balanced mixed-use community (**Exhibit G, Site Plan**) that includes a commercial shopping center, rental cottage homes, employment and active community open space areas. The key planning emphasis is integration between the commercial shopping center, employment areas, and the residential components through the use of linear parks and pathways that link the overall Asante community through the site and towards the commercial uses. The land plan creates an area with diverse housing options and lifestyle amenities incorporated with social, entertainment, and employment opportunities that create economic and social vitality and provides flexibility in the design of new developments.

Diverse housing options are provided along with integrated commercial uses offering social, entertainment, and employment opportunities. It is our intent to permit a wider variety of residential uses but a more specific range of commercial uses focused on meeting the daily needs of the residents while being compatible with and integrated into the residential neighborhoods.

Commercial

This development proposal aims to provide convenient access to commercial services in the area, employment opportunities and amenities. The proposed plan will create an intimate community designed to foster connections and caring relationships amongst other residents by a series of interconnected trails and view corridors along with gathering spaces for all residents.

This horizontally integrated mixed-use community has residential and commercial components in separate buildings that are designed to have integrated pedestrian connections, circulation system and parking concept. The plan integrates a variety of different land uses including employment areas, rental cottages, and commercial uses all linked through a comprehensive network of pedestrian trails and walkways. Onsite open space areas include amenities and safety features that enable residents to use the open space amenities within and between the land uses providing safe connectivity between the mix of uses. The plan also demonstrates an integrated circulation system and parking through shared primary entry theme roads for all three uses that features on-street parking, amenitized central open spaces, and pedestrian connections.

A variety of C-2 commercial uses are provided within a neighborhood scale site allowing for a diverse range of uses. Commercial zoning is located along the north side where there is synergy with the Fry's commercial shopping center to the north. Commercial uses then extend south along 163rd Ave to provide new retail amenities at a neighborhood scale.

Closer to US 60, an additional 28.8 acres of C-3 commercial zoning is provided to allow for additional commercial uses next to the highway corridor, as was always expected at this location. It is expected that uses in that area will have a greater degree of employment, officer, medical care, and other public service uses. In this manner, the site is able to provide both neighborhood scale retail and healthcare type uses for the long-term buildout of Asante.

The commercial site plan is conceptual at this stage but will develop consistent with the C-2 development standards within the Surprise Land Development Ordinance (LDO). The concept plan represents a likely building layout in combination with drive aisles, access points, and integrated outdoor open space areas. Future buildings will pursue their own individual site plan and architecture approval through a site plan

application, pursuant to the commercial design guidelines identified with this PAD.

To that end, a variety of commercial uses are provided with a more neighborhood scaled site allowing for a diverse range of uses other than those that will be located to the site to the north. The northern commercial area will include uses such as restaurants, cleaners, spas, and childcare, as well as retail office uses such as medical and financial services. It is also the intent of these districts to create the live-work-play environment designed to promote a pedestrian scaled walkable development. Hence, a variety of residential, non-residential and open space amenities create a live-work-play environment in a pedestrian scaled walkable neighborhood.

The southern commercial (C-3) area is intended to be more employer focused, with an emphasis on healthcare, hospital, professional offices, and supporting services.

Rental Cottages

The rental cottages will be limited to a certain area of the community that is most conducive to higher density and proximate to commercial activity. The key feature of this community is interconnectivity with the adjacent commercial uses through open space amenities and pedestrian connections.

The rental cottage community will offer residences in 1-bedroom small, 1-bedroom large, 2-bedroom, 2-bedroom carriage, and 3-bedroom configurations. Each rental home will have a private rear yard. Several pocket parks are planned throughout and integrated with the adjoining commercial area. A large central park amenity is located near the primary entrance to the community and is intended to be a key amenity and identity feature for not only the rental community but the overall masterplan. The overall community open space is 11.5 acres (40.5% gross), and the private rear yard areas totals 1.8 acres (6.3% gross).

The homes will be arranged around several active and passive space areas, which may include a dog park, barbecue station, fire pit, pool, and indoor amenity areas, creating a gathering place for residents and cultivating a sense of community. Garages, covered, and uncovered parking for residents and guests will be provided for convenient access to each residential home. The proposed project will feature a lush, drought-tolerant landscape palette consistent with the area. All homes will have a private outdoor patio and backyard.

R-3 (Southeast side)

A portion of the south-eastern area (21.1 ac) is set aside to develop at R-3 standards. The residential site plan, product type and design will be a part of a future site plan application when market conditions warrant.

Community Active Open Space

A key feature of this plan is the central open space amenity between the north and south halves. This area is strategically placed to bring all plan elements together in a larger community benefit. The design for this active open space area includes

- Palm plazas at the ends of the medians providing height and gathering spaces to be consistent to the added plazas within the commercial area.
- A playground and open turf area near the eastern side so that it is accessible by all uses.
- Moving west a ramada is provided for shade and a viewing area for the playground and game plaza to the west.
- West of the ramada there is a cornhole / game plaza.
- Next is a multipurpose court.
- Public parking proximate to the open space area.
- Finally, the western median was designed to be larger open turf areas.

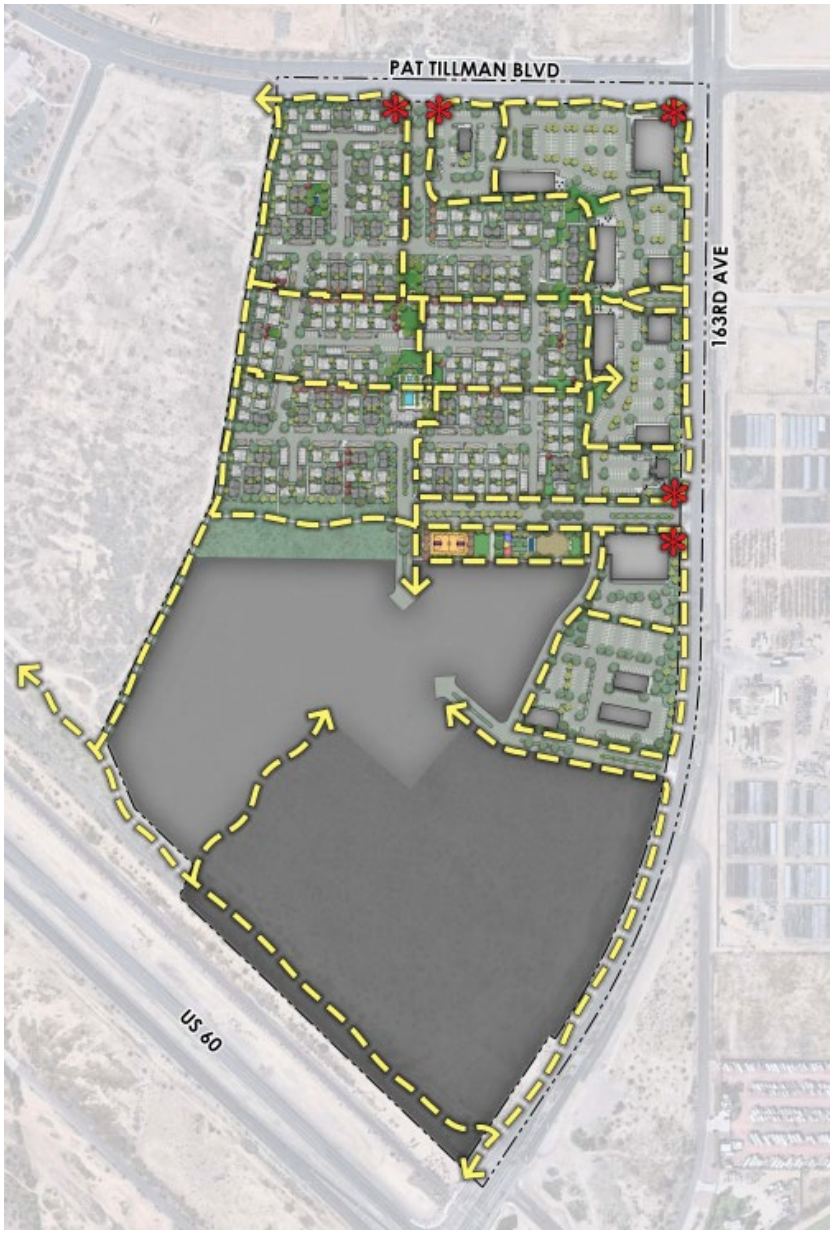
The benefit of this design is the way in which in ties into the broader Asante community. The central open space area creates a useful pedestrian link to the parcels to the west and the overall Asante community. Thus, pedestrians, cyclists, and runners can enjoy a connected pathway that ties together all parts of Asante towards the commercial area along 163rd Avenue.

Regional Trail and Project Connectivity

One of the key goals of the Surprise General Plan is to provide regional trail connectivity. Specifically, the General Plan suggests developing "a comprehensive greenway, trail and pocket park system along the extensive natural desert washes that also serve to promote off-street trail connections between neighborhoods and businesses in Surprise." The General Plan also encourages residential developments to include a trail system, where appropriate, to accommodate pedestrian, bike and equestrian linkages to adjacent development.

This development proposal strives to accomplish that objective through a series of connected trails that span south to north, and west to east. As shown on the Open Space and Trails Master Plan (**Exhibit H**), the inter-connected trail system extends from within the four development areas. The overall project area is planned and designed to provide connectivity and linkage to integrated open space, pedestrian and trail systems.

The trail system also connects to regional, external trail pathways. This development provides a regional pedestrian connection to the commercial uses from the southern portion of the site along the railroad track (where a regional trail exists), through the western portion of our site within a proposed 30' trail easement, and through the middle of our site between the residential parcels to access the commercial parcel. These trail networks encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips within the Asante neighborhood.



Development Standards

Development of the Project shall conform to the standards set forth in the C-2, C-3 and R-3 zoning districts of the Surprise Land Development Ordinance. No deviations are requested other than the commercial design guidelines listed below which shall to apply to all C-2 zoned areas.

Commercial Design Guidelines

The commercial site plan is conceptual at this stage. Future buildings will pursue their own individual site plan and architecture approval through a site plan application, pursuant to the commercial design guidelines identified below. Conceptual imagery is included at **Exhibit I**.

General Standards

- The architectural design shall be clean and simple with exciting plaza areas and design elements.
- The materials pallet shall include exposed metal I beams, slump block and concrete block elements and suspended metal shade canopies.
- Buildings sited adjacent to public streets shall optimize the street exposure, creating a strong visual edge to the arterial roadway while buffering the required parking field from the general public view when practical.
- Throughout the site pedestrian connections shall be carefully planned to provide safe access and encourage adjacent residents to visit the center. The open pedestrian plaza between buildings will provide a common outdoor space for surrounding restaurants and shops.
- The pedestrian features shall create a focal point to the main entry drive and pedestrian connection.
- A pedestrian friendly experience should be considered along the main north-south driveway by a procession of columns with cantilevered beams, which also echo the future commercial building architecture.
- Provide tree lined “boulevard” at median break(s), with detached sidewalks and landscaping that leads directly into a pedestrian plaza or other amenity.
- Incorporate unique planter and seating features in pedestrian areas throughout site, including areas along the front of buildings.
- Develop an overall character theme that incorporates unique amenities (i.e., signage, light fixtures, screen walls/seat walls, etc.).
- Provide at least two (2) unique freestanding architectural site features that reflect the building architecture in addition to the required special features, such as entry arches, trellises, clock towers, rail fencing, etc.

Office-type buildings:

- Office buildings shall imbue a contemporary corporate vocabulary.
- The increased use of glass along the street frontage, including tinted only (non-reflective) in the primary office spaces, if any. This creates a stronger visual connection between the user occupied building and the passing motorists.
- Signature glass corner piece, with bold masonry piers supporting a cantilevered roof overhang should serve as an identifying icon statement.

- A combination of strip and punched windows, combined with multiple colors and masonry materials, will provide consistency in the design theme with the supporting commercial center while breaking down the larger building masses.

Commercial-type buildings:

- The retail buildings shall complement each other (or any office building design if planned), while incorporating additional pedestrian-oriented design features.
- Large retail buildings (buildings greater than 20,000 sf) shall be articulated to break up the building mass into smaller components which better relate to a pedestrian scale. This may be achieved by varying the plane of the front wall as well as using a variety of colors and materials.
- Metal shade canopies and I-beam trellis elements shall further define the balance of the retail buildings and enhance the pedestrian experience.
- Drive throughs, if any, shall be designed with columns and overhead trellises, tying these elements in to the overall architecture of the project.

Land Use Plan

The overall land use plan is shown in **Exhibit D**. Breakdown of the Gateway Area by use type is as follows.

Area	Use	Area (gr)	Base Zone***	Comment
1.1	Comm	6.8 AC	C-2	
1.2	Comm M/HDR	101.1	C-2 (21.9 ac) C-3 (28.8 ac) R-3 (50.4 ac)	PAD Amendment Area
1.4	Comm	19	C-2	
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.6	M/HDR	28.2	R-1, R-2, R-3	
1.15	ES	16.1	R1-5	School Site
1.16	M/HDR	6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	32.8	R-1, R-2, R-3	

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR = Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site
**Gross areas are approximate and subject to verification at platting.
***All base districts are for reference, zoning is PAD.

Zoning

Other than the changes to Area 1.2, there are no other changes proposed to the Gateway Area within the Asante PAD. The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

Land Use Category	Zoning Districts*	Density Range	Target Density

Commercial	C-2	N/A	N/A
Commercial, Community (Grocery anchor)	C-2	N/A	N/A
Commercial, Neighborhood	C-2	N/A	N/A
Residential, Cluster Type, Townhouse, Z-lot, Zero Lot Line, Rental Cottages	R-1, R-2, R-3	6-20 DU/ac	8.0 DU/ac
Residential, Single Family	R-2, R1-5, R1-8	3-6 DU/ac	4.1 DU/ac

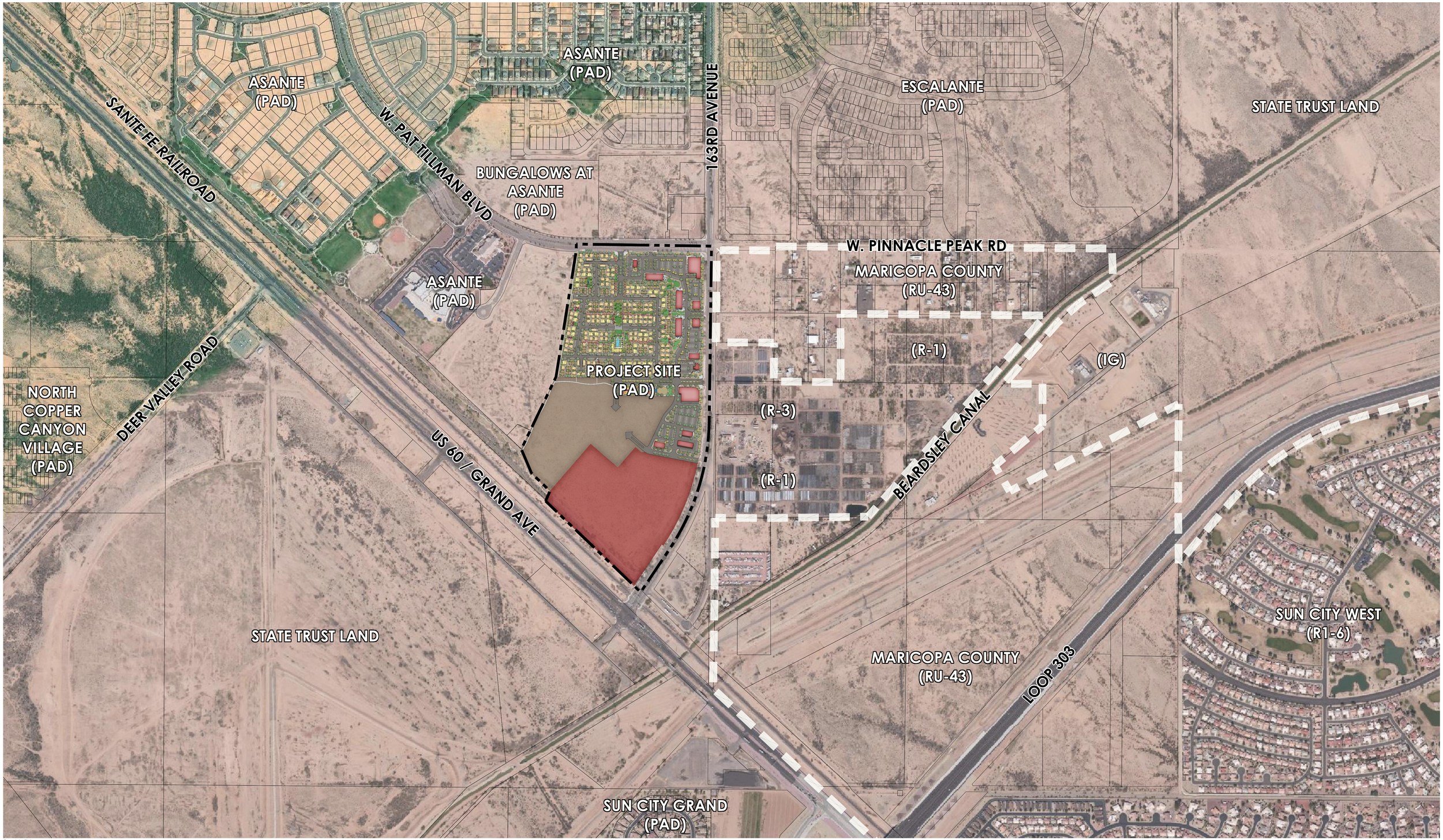
* Zoning Districts represent reference zoning. All zoning is PAD.

Conclusion

The development will be a benefit to the surrounding area and will activate a long-time vacant parcel. It will right-size the commercial portion for a more realistic commercial size reflective of today's commercial market needs. Further, this new quality development will contribute to the continued growth of the area and will provide new and unique housing opportunities and retail amenities within the northwest portion of Surprise.

Asante PAD will continue to be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the city and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The healthcare and commercial components will provide new tax revenues to the city as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD amendment and look forward to moving into project implementation.

Exhibit A



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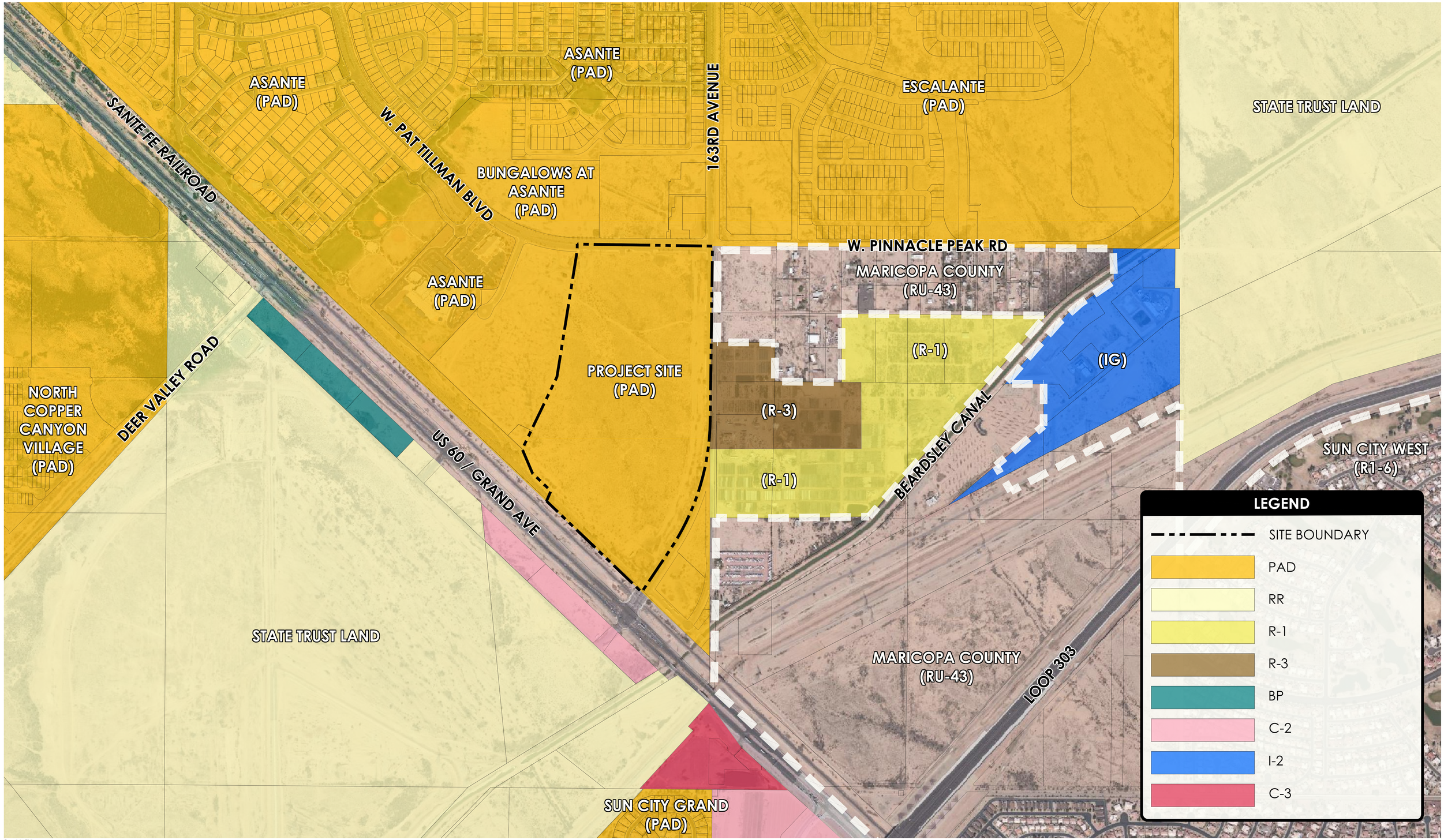
ASANTE TRAILS • **CONTEXT AERIAL**

SURPRISE
2023-01-11
21002387

0 200' 400' 800'
SCALE: 1" = 400'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit B



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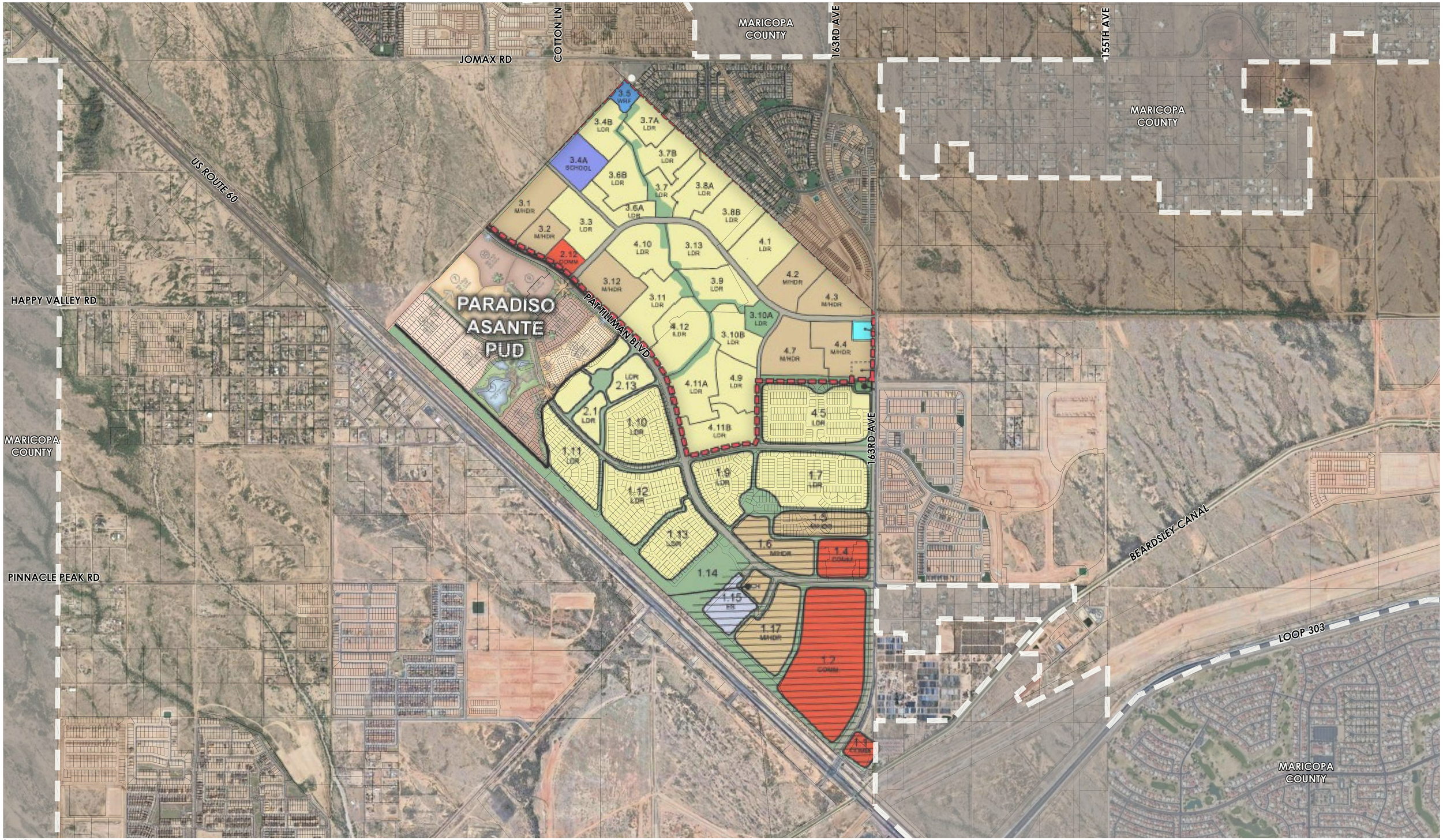
ASANTE TRAILS • **EXISTING ZONING**

SURPRISE
2022-01-11
21002387

0 200' 400' 800'
SCALE: 1" = 400'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit C



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ASANTE TRAILS • EXISTING ASANTE PAD LAND USE MAP

SURPRISE, AZ

2023-01-11

21002387

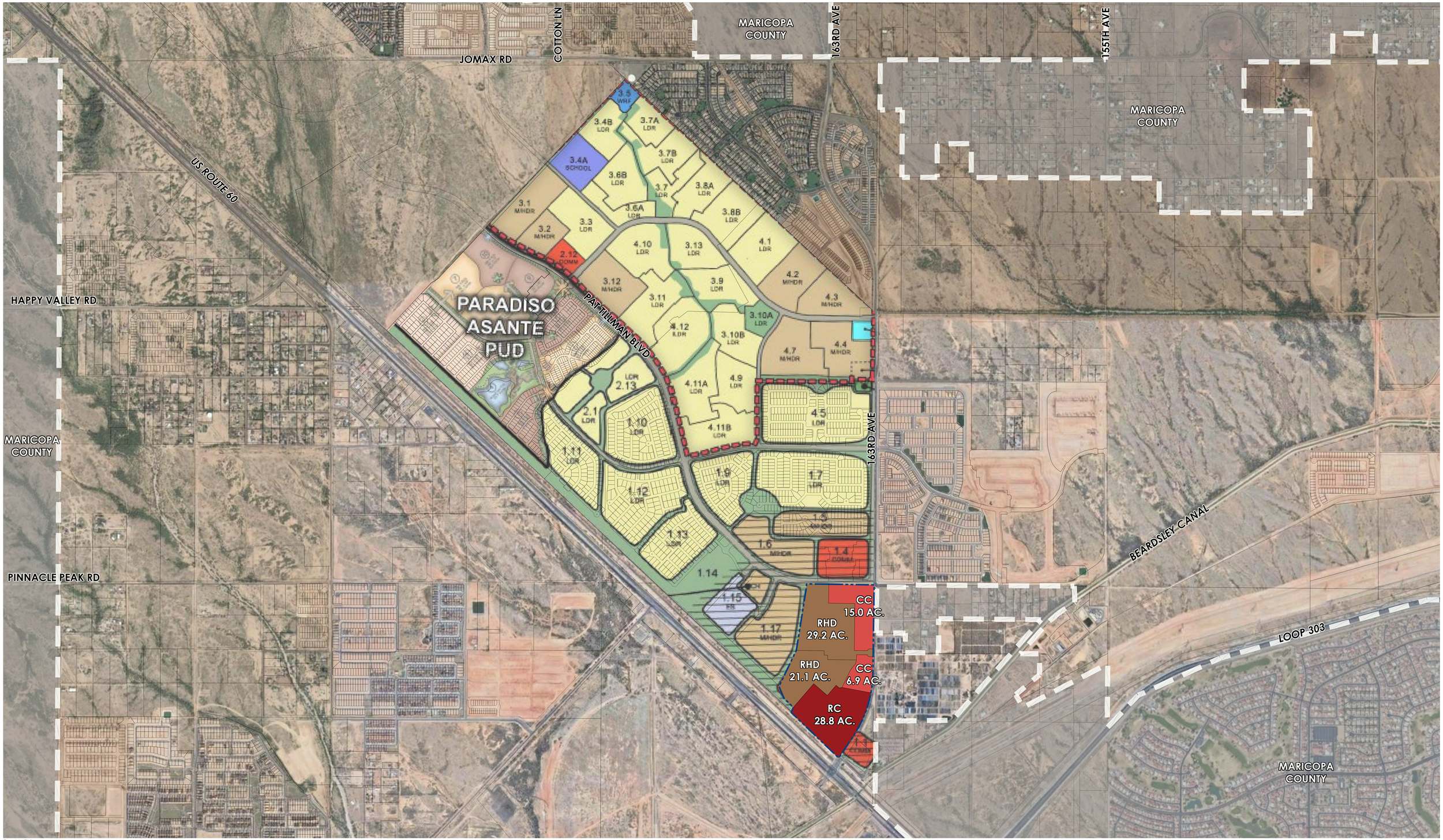
0 400' 800' 1600'

SCALE: 1" = 800'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\21002387-ASANTE GTS\5-PLANNING\1-CAD\8-SUPPORTING EXHIBITS\RV-2387-ASANTE PAD LAND USE PLAN.dwg

Exhibit D



Copyright RVi

RVi
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Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

ASANTE TRAILS • **PROPOSED ASANTE PAD LAND USE MAP**

SURPRISE, AZ

2023-01-11

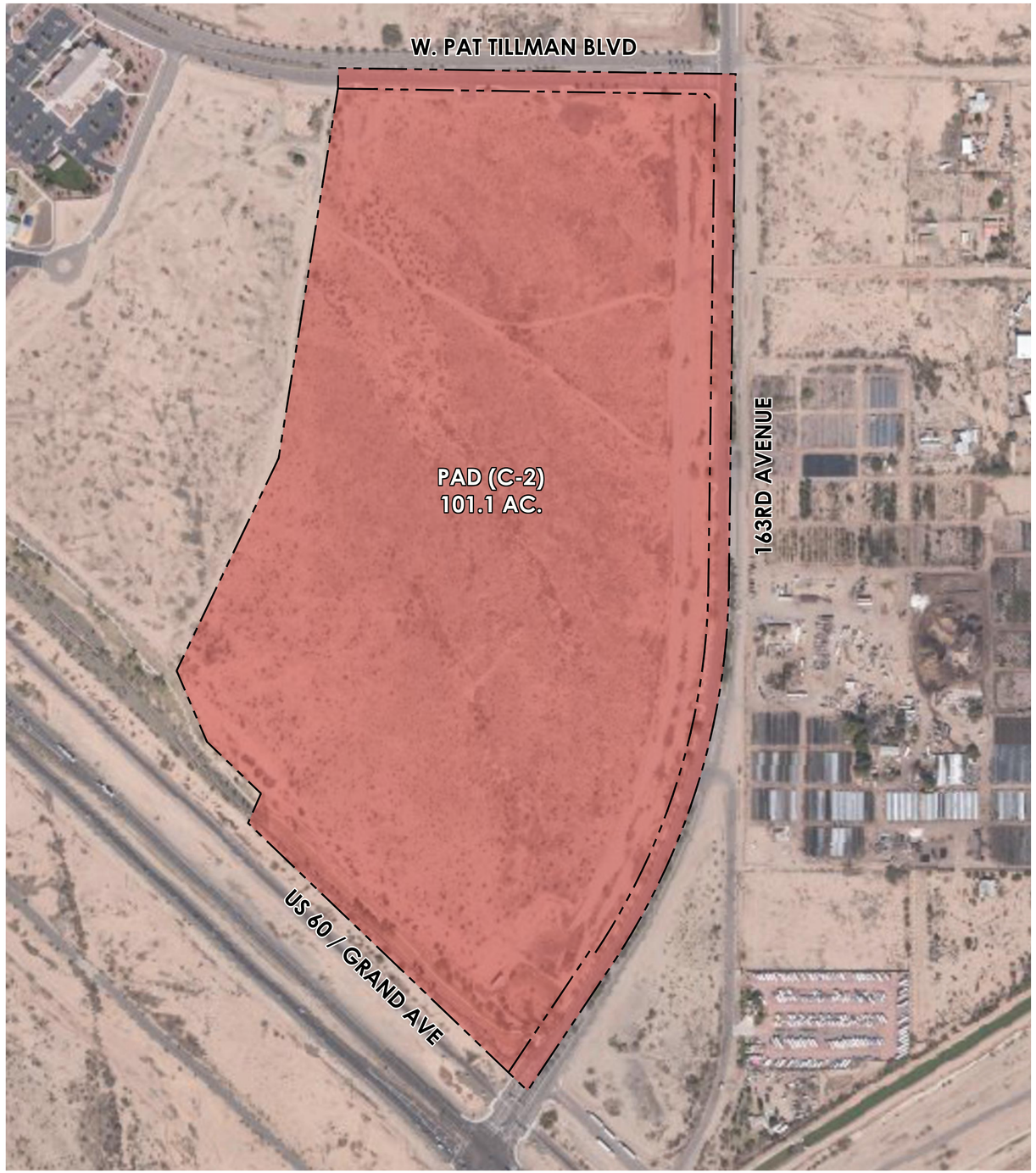
21002387

0 400' 800' 1600'

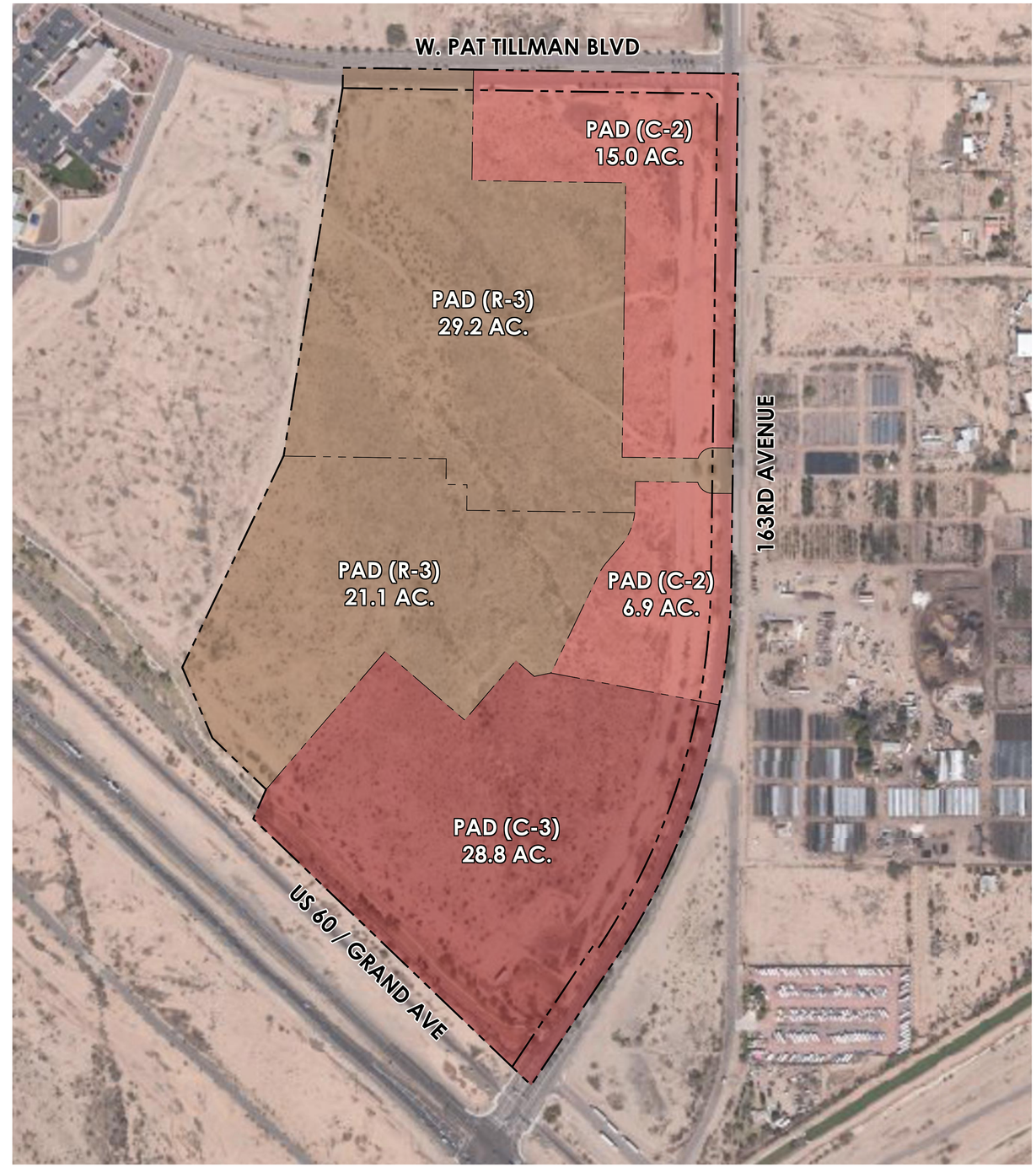
SCALE: 1" = 800'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit E



EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICTS

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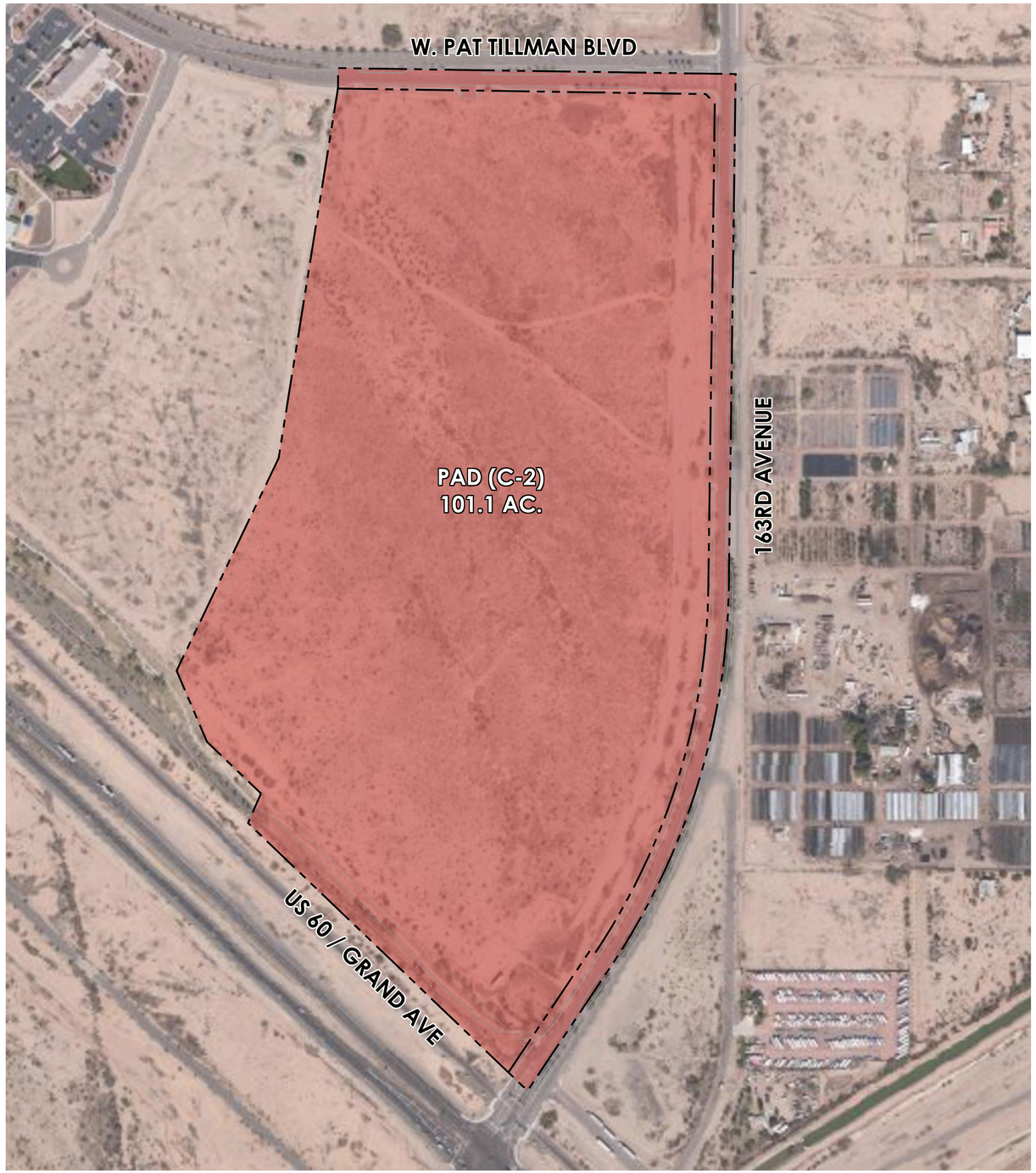
Tel: 480.994.0994
www.rviplanning.com

ASANTE TRAILS • EXISTING AND PROPOSED ZONING DISTRICT MAP

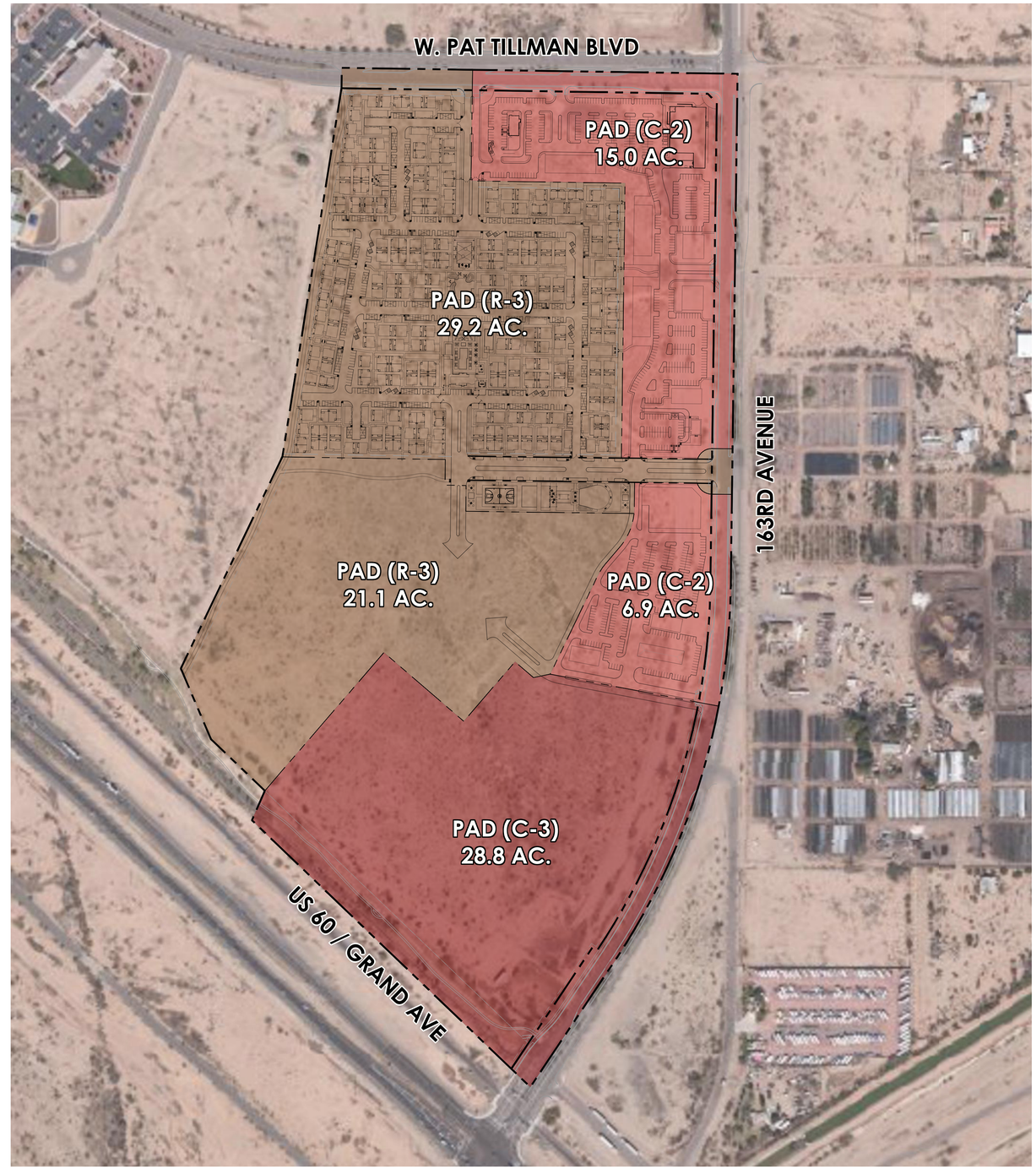
SURPRISE, AZ
2023-01-11
21002387

0 100' 200' 400'
SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICTS

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www.rviplanning.com

ASANTE TRAILS • EXISTING AND PROPOSED ZONING DISTRICT MAP

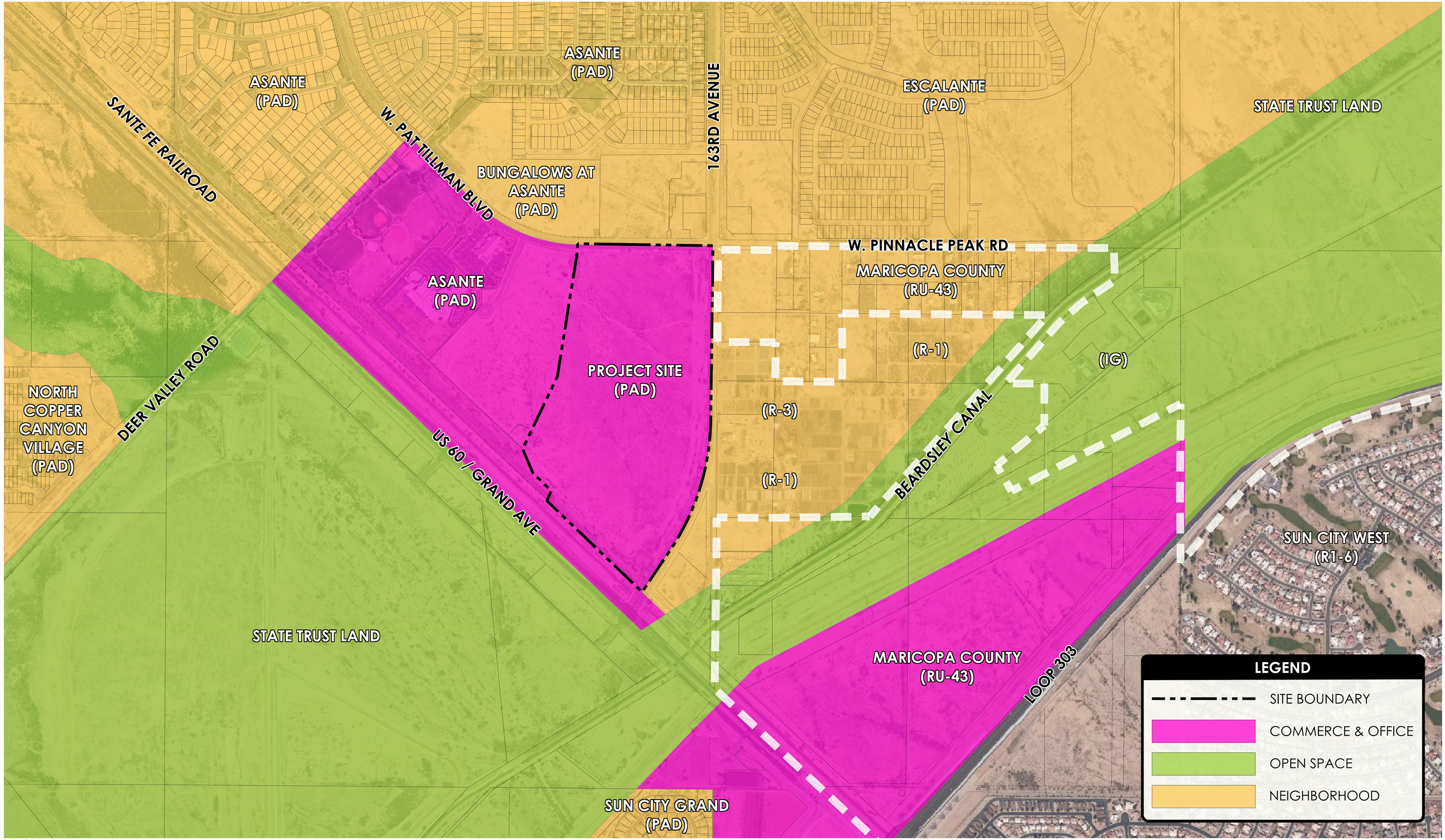
SURPRISE, AZ
2023-01-11
21002387

0 100' 200' 400'
SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\21002387-ASANTE GTIS\5-PLANNING\1-CAD\8-SUPPORTING EXHIBITS\RVi-21387-PROPOSED ZONING.dwg

Exhibit F



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ASANTE TRAILS • **GENERAL PLAN**

SURPRISE

2023-01-11

21002387

0 200' 400' 800'

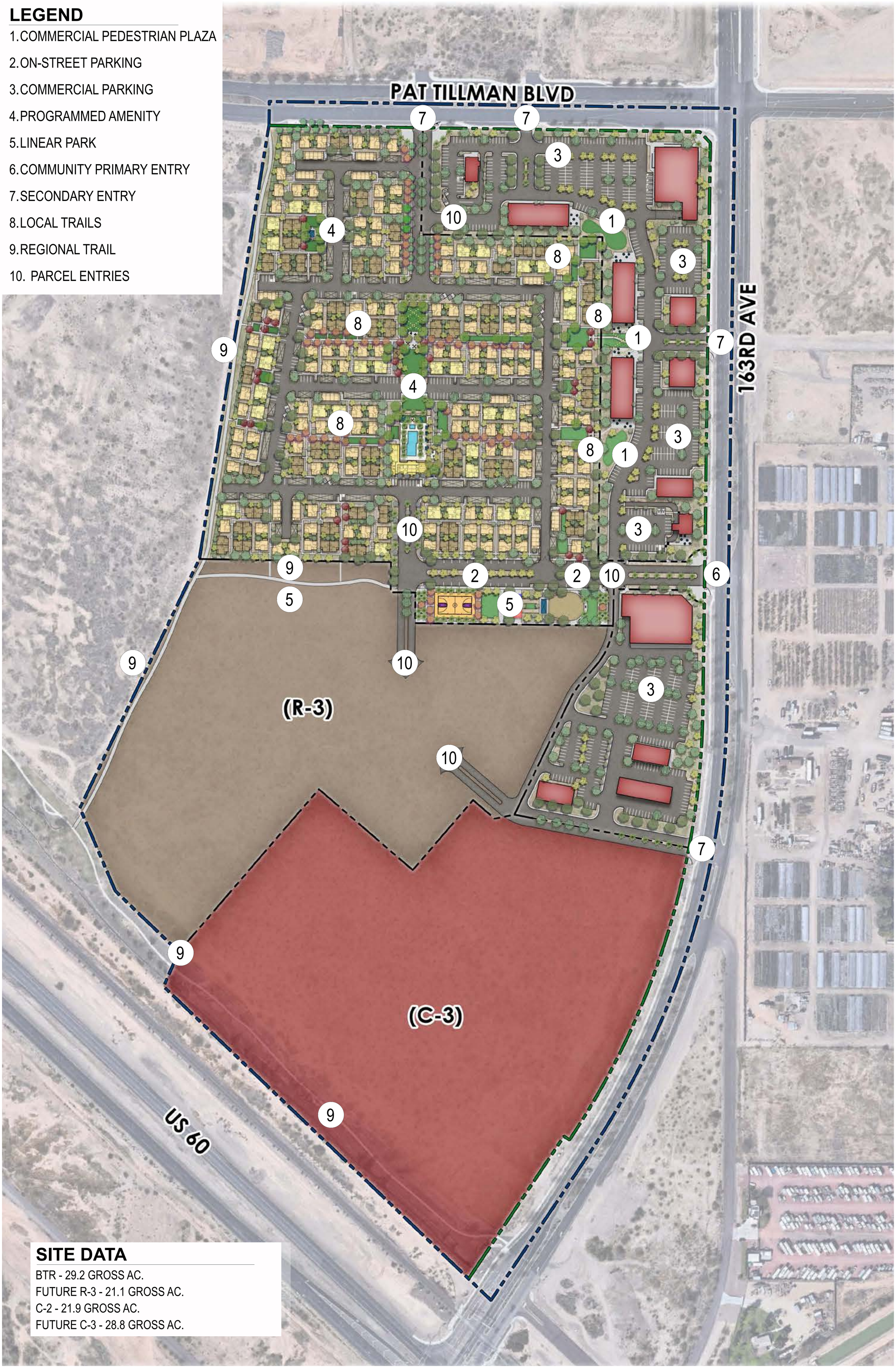
SCALE: 1" = 400'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit G

LEGEND

1. COMMERCIAL PEDESTRIAN PLAZA
2. ON-STREET PARKING
3. COMMERCIAL PARKING
4. PROGRAMMED AMENITY
5. LINEAR PARK
6. COMMUNITY PRIMARY ENTRY
7. SECONDARY ENTRY
8. LOCAL TRAILS
9. REGIONAL TRAIL
10. PARCEL ENTRIES



SITE DATA

BTR - 29.2 GROSS AC.
FUTURE R-3 - 21.1 GROSS AC.
C-2 - 21.9 GROSS AC.
FUTURE C-3 - 28.8 GROSS AC.

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ASANTE TRAILS LUXURY MIXED USE NEIGHBORHOOD • CONCEPTUAL SITE PLAN

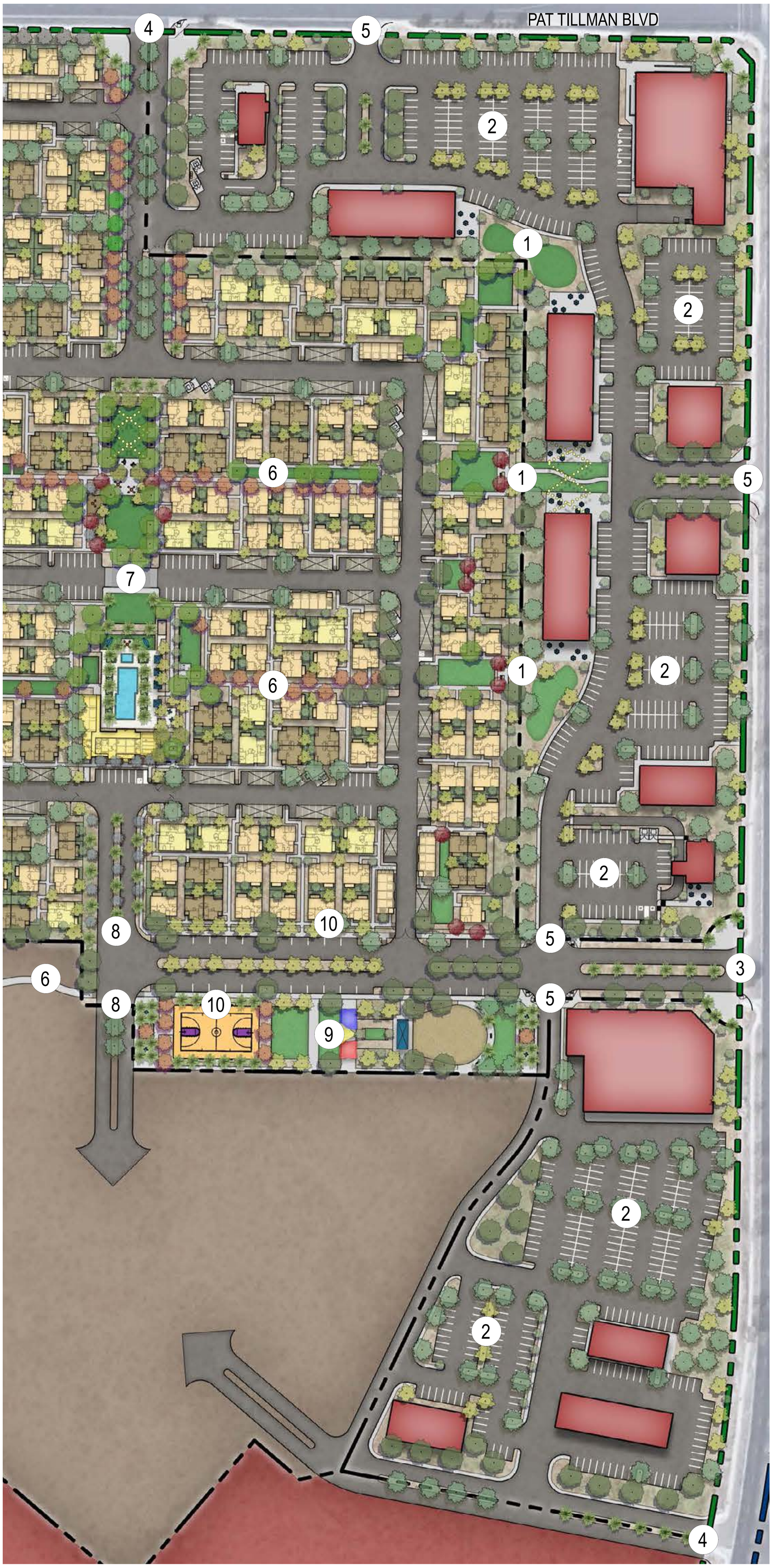
SURPRISE, AZ
2023-01-11
21002387

0 120' 240'
SCALE: 1" = 120'-0"

For illustrative purposes only. Subject to change without notice.

LEGEND

1. COMMERCIAL PEDESTRIAN PLAZA
2. COMMERCIAL PARKING
3. COMMUNITY PRIMARY ENTRY
4. COMMUNITY SECONDARY ENTRY
5. COMMERCIAL ENTRY
6. PEDESTRIAN TRAIL
7. NEIGHBORHOOD AMENITY
8. NEIGHBORHOOD ENTRY
9. LINEAR PARK
10. ON-STREET PARKING



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ASANTE TRAILS LUXURY MIXED USE NEIGHBORHOOD • **COMMERCIAL SITE PLAN**

SURPRISE, AZ

2023-01-11

21002387

0 60' 120'

SCALE: 1" = 60'-0"

For illustrative purposes only. Subject to change without notice.

Exhibit H

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Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

ASANTE TRAILS • **OPEN SPACE & TRAILS MASTERPLAN**

SURPRISE, AZ

2023-01-11

21002387

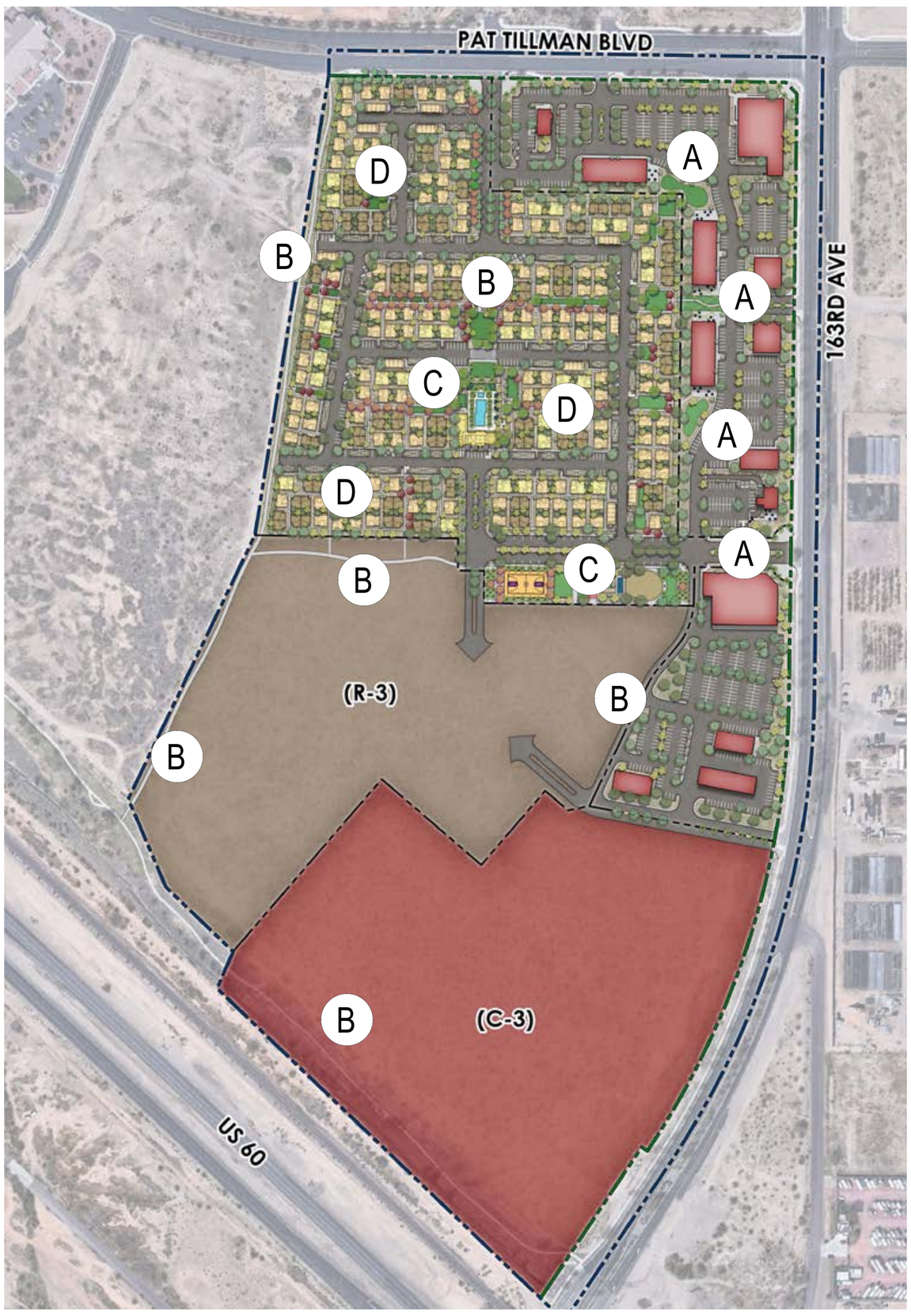
0 60' 120' 240'

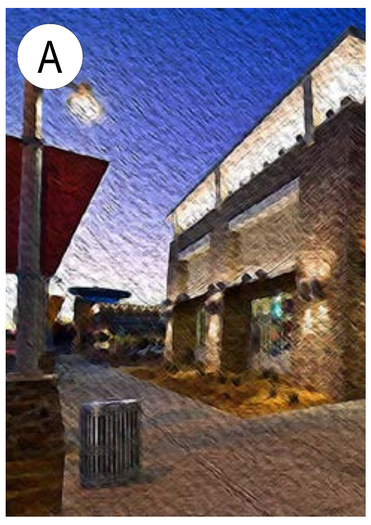
SCALE: 1" = 120'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\21002387-ASANTE GTIS\5-PLANNING\1-CAD\8-SUPPORTING EXHIBITS\XR-2387-PS BASE.dwg

Exhibit I





A NEIGHBORHOOD COMMERCIAL PLAZAS

C NEIGHBORHOOD OPENSPACE

B CONNECTED PEDESTRIAN TRAIL SYSTEM

D NEIGHBORHOOD CHARACTER

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ASANTE TRAILS LUXURY MIXED USE NEIGHBORHOOD • **CONCEPTUAL IMAGERY**

SURPRISE, AZ
2023-01-11
21002387

0 150' 300'
SCALE: 1" = 300'-0"

For illustrative purposes only. Subject to change without notice.

From:	JAMES, MARK C GS-12 USAF AETC 56 FW/CVE
To:	Nichole Flores
Cc:	56 FW/CIT Community Initiative
Subject:	RE: FS22-0517 Asante Mixed Use Residential Site Plan & Major Zoning Amendment - New Digital Submittal 04.12.22
Date:	Thursday, April 14, 2022 4:06:51 PM
Attachments:	smime.p7s ATT00001.txt ATT00002.htm

Nichole,
Thank you for allowing Luke AFB to make comments on the Asante Mixed Use Residential Site Plan & Major Zoning Amendment Application. This application requests to right-size the commercial acreage, therefore a proposal for mixed-use project that blends
residential with commercial and covers a range of residential densities and product types. The site is located approximately 3.2 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

Respectfully,

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, April 12, 2022 1:33 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>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; 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>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; 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>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>

Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-0517 Asante Mixed Use Residential Site Plan & Major Zoning Amendment - New Digital Submittal 04.12.22

Good afternoon,

Attached please find the **application**, **narrative/PADA** and **site plan** 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.
0.1

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0517

Applicant Name: Withey Morris

Location: SWC 163rd & Pat Tillman Rd.

Date Site Posted: 2/01/2023

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 — 2/03/2023

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 2/03/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

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
Date: January 10, 2023
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr, Surprise, AZ 85387
Planning & Zoning
Date: February 16, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: March 7, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Virtual Neighborhood Meeting
DATE: January 11, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
Case number: FS22-0517
VICINITY MAP
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
Maps
Feb 01, 2023 11:31AM
22436 - 22900 163rd Ave
Maricopa County

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: January 10, 2023
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387
Planning & Zoning
Date: February 16, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
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Location: 16000 N Civic Center Plaza
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DATE: January 11, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
Case number: FS22-0517
VICINITY MAP
Asante Blvd
Pat Tillman Blvd
Meeting Location
Project Location
Loop 303
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
Maps
Feb 01, 202 1:41AM
W Pat T an Blvd
Maric County

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: January 10, 2023
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr, Surprise, AZ 85387
Planning & Zoning
Date: February 16, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
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ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
Case number: FS22-0517
VICINITY MAP
Asante Blvd
Pat Tillman Blvd
Meeting Location
Project Location
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
Feb 01 2023 11:39AM
W Pat Tillman Blvd
Maricopa County
Maps

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: January 10, 2023
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387
Planning & Zoning
Date: February 16, 2023
Time: 6:00 P.M.
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ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
Case number: FS22-0517
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Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
Maps
Feb 01, 2023 11:32AM
22436–22900 163rd Ave
Maricopa County

1. CITIZEN PARTICIPATION REPORT FOR ASANTE TRAILS PAD AMENDMENT

(CASE NO. FS22-0517)

Submitted:
January 2023

WITHEY MORRIS PLC
ATTORNEYS AT LAW

2. Project Description/Request

A Major PAD Amendment has been requested for the property located at the southwest corner of Pat Tillman Pkwy & 163rd Ave, commonly known as Maricopa County Assessor's Parcel Number 503-76-803 (the "Property"). The applicant's initial request was to rezone +/- 101.1 gross acres within the Asante Planned Area Development (PAD) from Commercial (C-2) to Commercial (C-2) (15.4 gross acres), Residential Medium (R-2) (27.6 gross acres), and Residential High (R-3) (58.4 gross acres). However, in light of citizen and stakeholder feedback, as well as market changes, the applicant amended the request to request to allow: Commercial (C-2) (21.9 gross acres), Commercial (C-3) (28.8 gross acres) and Residential High (R-3) (50.4 gross acres). The proposed amendment also includes an update in the amount of residential units permitted in the Gateway Area from 1,062 units to 1,542 units. This is an increase of 480 units within the Gateway Area which equates to a 9.5 gross du/ac. The requested PAD amendment will provide a more realistic balance of commercial uses to the overall master plan concept with high-quality living options for all types of families.

3. Outreach/Notification Timeline

- **June 3, 2022:** Initial neighborhood meeting notice letters were mailed by the City to all property owners within 300 feet of the Property and all applicable registered neighborhood associations.
- **June 6, 2022:** The subject site was posted with two (2) neighborhood meeting signs.
- **June 28, 2022:** An in-person neighborhood meeting was held at 6:00 p.m. at the Asante Preparatory Academy, Cafeteria, 23251 N 166th Dr. Surprise, AZ 85387.
- **June 29, 2022:** A Virtual neighborhood meeting for the proposed project was held via Zoom software, in accordance with the City's requirements.
- **December 22, 2022:** Voluntary neighborhood meeting notice letters were mailed by the applicant to all property owners within 300 feet of the Property, all applicable registered neighborhood associations and identified stakeholders which participated in the initial neighborhood meeting process.
- **December 28, 2022:** The two (2) neighborhood meeting signs at the site were updated to include updated neighborhood meeting dates.
- **January 10, 2023:** A second, voluntary, in-person neighborhood meeting was held at 6:00 p.m. at the Asante Preparatory Academy, Media Room, 23251 N 166th Dr. Surprise, AZ 85387.
- **January 11, 2023:** A second, voluntary, virtual neighborhood meeting for the proposed project was held via Zoom software.

4. Notification Affidavits, Letters & Mailing Lists

- See **Tab 1.**

5. Neighborhood Meeting Summaries

A. Initial (Required) In-Person Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff, attended the initial in-person neighborhood meeting. In addition, approximately 27 interested individuals attended the neighborhood meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; an overview of the proposed amendment and further specifics regarding the proposal.

Attendees had general questions regarding: prospective commercial uses, parking, commercial area, timing for construction, traffic and traffic improvements, and nature of rental units. The applicant responded to attendee comments as outlined below:

1. Prospective Commercial Uses

Residents had questions regarding prospective commercial uses. The applicant advised that early outreach to brokers had commenced, but that the development is early in the process to opine on uses. The applicant requested that attendees provide suggestions after the meeting as ideas for the broker team to pursue.

2. Parking

An attendee expressed concerns that the site plan did not include sufficient parking areas. The applicant advised that the site plan is conceptual and further site plan programming would occur at the site plan phase and that any plan would be required to conform to the City's development standard requirements.

3. Extent of Commercial Area

There was a concern that the proposed plan removed too much commercial from the area. The applicant advised that there are access considerations that preclude commercial development along certain portions of the site, depth considerations and more.

4. Timing for Construction

The applicant advised that, after the city's rezoning process, it would take approximately one year for construction to occur.

5. Traffic

Neighborhood meeting attendees expressed concerns regarding traffic. The applicant provided an analysis of the trip generation under the current approved zoning compared to the trips that would be generated by the requested development. It was also discussed that peak hours would differ for the subject uses and ultimately that development would help address traffic issues in the area given the city's improvement requirements.

6. Rental Units

There were questions during the neighborhood meeting regarding rental units versus condominium units. The applicant discussed that one of the reasons for rental units at this location is to support the proposed commercial services; but also because of TSMC and its need for employee housing in the area. The applicant further discussed the quality features of the architecture and amenities for the proposed rental homes.

Attendees also general concerns regarding the change of commercial land uses and regional traffic issues which were discussed at length.

B. Initial (Required) Virtual Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff, attended the virtual neighborhood meeting. In addition, approximately two (2) interested individuals attended the virtual neighborhood meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; an overview of the proposed amendment and further specifics regarding the proposal.

The only question or comment that was raised by neighborhood meeting attendees was the timing for the development. The applicant responded with a summary of the public hearing process, further city review processes and indicated that construction may commence approximately one year (1) from approval.

In response to neighbor input and other considerations, the applicant, after several months of refining of plans, generated a revised land use plan and scheduled voluntary neighborhood meetings to share the updated plan with interested neighbors, as summarized in **Section C below.*

C. Voluntary Follow-Up In-Person Neighborhood Meeting

Number of Participants

The applicant, along with the project development team, attended the voluntary follow up in-person neighborhood meeting. In addition, approximately 24 interested individuals attended the neighborhood meeting.

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team, attended the follow-up in-person neighborhood meeting. In addition, approximately 24 interested individuals attended the neighborhood meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; an overview of the initial plan that was proposed in June 2022 and changes that were made to the plan to address neighbor and stakeholder feedback from that initial meeting, as well market driven changes. The proposed changes were noted as including park open space, employment opportunities, more commercial land area, elimination of single family homes from the plan and more.

The plan revisions were very well received by neighborhood meeting attendees. The attendees had general questions regarding: residential product and type; surrounding area development; the developer and nature of the Master Developer's role with density; traffic signal improvements; construction timeline and processing; nature of employer uses; prospective retail tenants; how to support the project moving forward; and, parking. The applicant responded to attendee comments as outlined below:

1. Residential Product and Type

   The applicant discussed that the residential use is a for-rent cottage product with high quality amenities.

2. Surrounding Area Development

   There were several questions regarding adjacent or nearby parcels of which the applicant provided additional details where applicable.

3. Developer and Master Developer

   The applicant discussed that the residential developer is Sonoma Communities and that the role of Lennar, the Master Developer, was initially to allocate and keep track of residential units, but that they are not the developer of the subject site.

4. Traffic Signal Improvements

   There were questions related to the timing of the traffic signal at 163rd Ave & Pat Tilman Parkway. The applicant communicated that the improvements should occur very soon and that further information would be sought from the City.

5. Construction Timeline / Processing
   The applicant advised that, after the city's rezoning process, there are additional site planning and plat processes to be completed, and that construction would take a couple of years.

6. Nature of Employer Uses

   The applicant advised that healthcare uses are highly sought for the employment-based area on the plan.

7. Prospective Retail Tenants

   Neighbors asked about the types of retail tenants that may located to the site. The applicant responded that anchors would be needed but that the hope is for not only national brands but smaller local businesses as well.

8. Parking

   An attendee mentioned a concern regarding parking. The applicant responded by indicating that a future site plan would provide the appropriate review for parking and that the plan is conceptual for now. Additionally, it was noted that retailers and future tenants may have their own parking ratio minimums to locate to the site.

9. Support

   Several attendees expressed strong support for the plan revisions and project moving forward; some even asked the best way to communicate support as the plan moves forward.

The follow up neighborhood meeting was very productive and the revisions were well received.

D. Voluntary Second Virtual Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team, attended the virtual neighborhood meeting. In addition, approximately three (3) interested individuals attended the virtual neighborhood meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; an overview of the initial plan that was proposed in June 2022 and changes that were made to the plan to address neighbor and stakeholder feedback from that initial meeting, as well market driven changes. The proposed changes were noted as including park open space, employment opportunities, more commercial land area, elimination of single family homes from the plan and more. The applicant responded to attendee comments as outlined below:

Neighbors had questions regarding C-3 uses; the demand for cottage homes; timing and information for surrounding area development.

1. C-3 Uses

An attendee wondered what type of uses were targeted for the C-3 zoning district. The applicant advised that employment based users were sought for that parcel, including healthcare industry type uses.

2. Cottage Home Demand

   The applicant provided an overview of cottage homes and discussed the strong demand for them, particularly in light of TSMC and its expansion. Due to its announced expansion, TSMC is in need of leased housing for its employees, and it has started to pre-lease communities including cottage-type communities.

3. Timing for Construction

   The applicant advised that, after the city's rezoning process, there are additional site planning and plat processes to be completed, and that construction would take a couple of years.

4. Surrounding Area Development

   The applicant provided background information on nearby properties as applicable.

Sign-in sheets for the in-person neighborhood meetings are enclosed at **Tab 2.**

6. CONCLUSION

The initial neighborhood meeting for the proposed amendment was held in June 2022 and the proposal raised several concerns and questions by neighbors. Since then, the applicant worked to refine a plan that is more palatable to the larger community in a manner which is also responsive to market trends. A series of voluntary neighborhood meetings were held and the additional meetings have been positive, with neighbors even expressing support for the project.

The applicant will continue to be available to answer questions throughout the rezoning process.

Tab 1

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0517

Applicant Name: Withey Morris, PLC

Location: SWC 163rd & Pat Tillman Rd.

Date Site Posted: 06/09/22

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 — 6/9/22

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 06/09/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

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
Date: June 28, 2022
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387
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
Virtual Neighborhood Meeting
DATE: Wednesday, June 29, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/84554004166?pwd=aDk0OHpLRStQd2F5R1RtREdwZkRJQT09
CALL IN: +1 669 900 9128
MEETING ID: 845 5400 4166
PASSCODE: 823598
Case number: FS22-0517
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Ave/US 60
Loop 303
N
W Pat Tillman Blvd
Surprise AZ 85387
+33.696479,-112.412399
Thursday, June 9, 2022 at 5:22:00 AM
Maps

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: June 28, 2022
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387
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
Virtual Neighborhood Meeting
DATE: Wednesday, June 29, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/84554004166?pwd=aDk0OHpLRStQd2F5R1RtREdwZkRJQT09
CALL IN: +1 669 900 9128
MEETING ID: 845 5400 4166
PASSCODE: 823598
Case number: FS22-0517
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Ave/ US 60
Loop 303
N
Maps
W Pat Tillman Blvd
Surprise AZ 85387
+33.696549,-112.412345
Thursday, June 9, 2022 at 5:21:38 AM

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: June 28, 2022
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387
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
Virtual Neighborhood Meeting
DATE: Wednesday, June 29, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/84554004166?pwd=aDk0OHpLRStQd2F5R1RtREdwZkRJQT09
CALL IN: +1 669 900 9128
MEETING ID: 845 5400 4166
PASSCODE: 823598
Case number: FS22-0517
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Ave/ US 60
Loop 303
N
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
W PINNACLE
W PLANADA
163RD AVE
N 162ND DR
N 159TH
Maps
22436–22900 163rd Ave
Surprise AZ 85387
+33.691885,-112.409487
Thursday, June 9, 2022 at 5:17:33 AM

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: June 28, 2022
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387
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
Virtual Neighborhood Meeting
DATE: Wednesday, June 29, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/84554004166?pwd=aDk0OHpLRStQd2F5R1RtREdwZkRJQT09
CALL IN: +1 669 900 9128
MEETING ID: 845 5400 4166
PASSCODE: 823598
Case number: FS22-0517
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Ave/ US 60
Loop 303
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
W PINNAC
W PLANAD
163RD A
N 162ND DR
N 159T
Maps
22436–22900 163rd Ave
Surprise AZ 85387
+33.691886,-112.409598
Thursday, June 9, 2022 at 5:17:59 AM

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0517

Applicant Name: Withey Morris, PLC

Location: SWC 163rd & Pat Tillman Rd.

Date Site Posted: 12/28/22

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 — 12/28/22

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 12/28/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notary Public

10-25-24
My commission expires

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

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: January 10, 2023
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387
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
Virtual Neighborhood Meeting
DATE: January 11, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
Case number: FS22-0517
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Avenue (US 60)
Loop 303
Maps
Dec 28, 2022 11:09AM
W Pat Tillman Blvd
Maricopa County

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Planning & Zoning
City Council
Date: January 10, 2023
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Virtual Neighborhood Meeting
DATE: January 11, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
Case number: FS22-0517
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Ave/US 60
Loop 303
Maps
Dec 28, 2022 11:09AM
W Pat Tillman Blvd
Maricopa County

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: January 10, 2023
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387
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
Virtual Neighborhood Meeting
DATE: January 11, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
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Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Ave/ US 60
Loop 303
Maps
Dec 28, 2022 10:46AM
22436–22900 163rd Ave
Maricopa County

Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: January 10, 2023
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Media Room
23251 N 166th Dr. Surprise, AZ 85387
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
Virtual Neighborhood Meeting
DATE: January 11, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
Case number: FS22-0517
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Ave/ US 60
Loop 303
N
Dec 28, 2022 10:46AM
22436–22900 163rd Ave
Maricopa County

DEVELOPMENT PROJECT
NEIGHBORHOOD MEETINGS

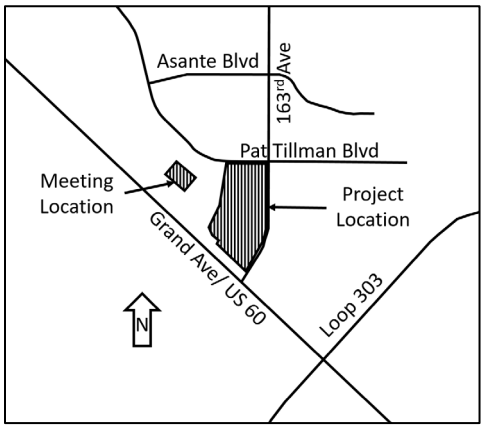
Please be advised, Withey Morris, PLC, on behalf of Kimco Barclay Surprise II, LLC, will host voluntary follow up Neighborhood Meetings to discuss the project referenced below. One meeting will be conducted in person, and a second meeting will be conducted virtually. Any member of the public may participate in the conversation as it pertains to this project. Please note, the City of Surprise is not the host of these meetings, however, the assigned City Planner may be contacted to provide information as needed in response to inquiries received from residents.

Applicant: Adam Baugh with Withey Morris, PLC, 602.230.0600, adam@witheymorris.com
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In-Person Meeting	**Virtual Meeting**
DATE: Tuesday, January 10, 2023	DATE: Wednesday, January 11, 2023
TIME: 6:00 PM	TIME: 6:00 PM
LOCATION: Asante Preparatory Academy – Media Room 23251 N. 166th Dr. Surprise, AZ 85387	ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09 CALL IN: +1 669 444 9171 MEETING ID: 874 3899 2337 PASSCODE: 766552

PROJECT & MEETING LOCATION



PROJECT DESCRIPTION:

Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to Commercial (C-2) and Residential High (R-2) and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803). Surprise Planning Case FS22-0517.

DEVELOPMENT PROJECT
NEIGHBORHOOD MEETINGS

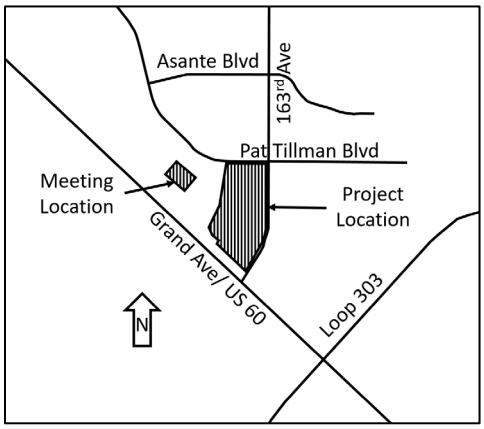
Please be advised, Withey Morris, PLC, on behalf of Kimco Barclay Surprise II, LLC, will host Neighborhood Meetings to discuss the project referenced below. One meeting will be conducted in person, and a second meeting will be conducted virtually. Any member of the public may participate in the conversation as it pertains to this project. 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 these meetings, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Adam Baugh with Withey Morris, PLC, 602.230.0600, adam@witheymorris.com
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In-Person Meeting	**Virtual Meeting**
DATE: Tuesday, June 28, 2022	DATE: Wednesday, June 29, 2022
TIME: 6:00 PM	TIME: 6:00 PM
LOCATION: Asante Preparatory Academy – Cafeteria 23251 N. 166th Dr. Surprise, AZ 85387	ONLINE ACCESS: https://us02web.zoom.us/j/84554004166?pwd=aDk0OHpLRStQd2F5R1RtREdwZkRJQT09 CALL IN: +1 669 900 9128 MEETING ID: 845 5400 4166 PASSCODE: 823598

PROJECT & MEETING LOCATION



PROJECT DESCRIPTION:

Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803). Surprise Planning Case FS22-0517.

Tab 2

SIGN-IN

CLYDE CAPITAL
SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN BOULEVARD
NEIGHBORHOOD OPEN HOUSE MEETING
JUNE 28TH, 2022 – ASANTE PREPARATORY ACADEMY CAFETERIA – 23251 N 166TH DRIVE, SURPRISE, AZ – 6:00 PM

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
21. BARBARA KRAJCI	[redacted]		
22. Bess Krajci	[redacted]		[redacted]
23. Mike • Janet Arbogast	[redacted]		[redacted]
24. Matt Keating	[redacted]		[redacted]
25. Larry Hancock	[redacted]		[redacted]
26. RODNEY CLUFF	2[redacted]		[redacted]
27.			
28.			
29.			
30.			
31.			

SIGN-IN

CLYDE CAPITAL
SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN BOULEVARD
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 28TH, 2022 – ASANTE PREPARATORY ACADEMY CAFETERIA – 23251 N 166TH DRIVE, SURPRISE, AZ – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Brenda & Chris Lewis	[redacted]		[redacted]
2. Andy Cepon	[redacted]		
3. Karen & Mike Fanton	[redacted]		
4. Steve & Twila French	[redacted]		[redacted]
5. Bob & Connie Warren	[redacted]		[redacted]
6. Orlando F. Winters	[redacted]		
7.			
8.			
9.			
10.			

SIGN-IN

CLYDE CAPITAL
SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN BOULEVARD
NEIGHBORHOOD OPEN HOUSE MEETING
JUNE 28TH, 2022 – ASANTE PREPARATORY ACADEMY CAFETERIA – 23251 N. 166TH DRIVE, SURPRISE, AZ – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
51. Gina LaCarr	[redacted]	[redacted]	[redacted]
52. Beth Gorrogias	[redacted]	[redacted]	[redacted]
53. Don + Debbie Zimmerman	[redacted]	[redacted]	[redacted]
54. Alan Pat Martin	[redacted]	[redacted]	[redacted]
55. DAVE MARSH	[redacted]	[redacted]	[redacted]
56. Donna + Jim Barilla	[redacted]	[redacted]	[redacted]
57. Brenda & Jim Overturf	[redacted]	[redacted]	[redacted]
58.			
59.			
60.			

SIGN-IN

CLYDE CAPITAL

SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN ROAD, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 11TH, 2023-ASANTE PREPARATORY ACADEMY MEDIA ROOM – 23251 NORTH 166TH DRIVE, SURPRISE, AZ 85387

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. Robert Petrey	[redacted]		
22. Paul Van Der Werf	[redacted]		
* 23. Amy Wilson	[redacted]		
24. DEAN WILSON	[redacted]		
25. Karen & Mike Fanton	[redacted]		
26. Connie Warren	[redacted]		
27. Jennifer Hill	[redacted]		
28. Dillon [illegible]	[redacted]		
29. Kim Bell	[redacted]		
30.			

SIGN-IN

CLYDE CAPITAL

SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN ROAD, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 11TH, 2023-ASANTE PREPARATORY ACADEMY MEDIA ROOM – 23251 NORTH 166TH DRIVE, SURPRISE, AZ 85387

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
31. ROBERT WARREN	[redacted]		
32. BOB FRANZ	[redacted]		
33. DON ZIMMERMAN	[redacted]		
34. DEBBIE ZIMMERMAN	[redacted]		
35. RUSSELL BULLERI	[redacted]		
36. Michelle Haselwood	[redacted]		
37.			
38.			
39.			
40.			

SIGN-IN

CLYDE CAPITAL

SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN ROAD, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 11TH, 2023-ASANTE PREPARATORY ACADEMY MEDIA ROOM – 23251 NORTH 166TH DRIVE, SURPRISE, AZ 85387

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
1. MIKE MARCINKO	[redacted]		
2. Alex PATMARTIN	"		
3. Steve & Twila French	[redacted]		[redacted]om
4. Gary & Betty Trotter	[redacted]		[redacted]t
5. DONNA + BARRY	[redacted]		[redacted].com
6. BRENDA OVERTURF	16[redacted]		[redacted]com
7.			
8.			
9.			
10.			

Planning & Zoning Commission Comment Form

07/18/2022 3:12 PM (EDT)

Call to the Public

For people wishing to address the Planning & Zoning Commission, please fill out the form below:

First Name	Michael
Last Name	Kallo
Address 1	[redacted]
City	Surprise
State	AZ
Zip Code	85387
Meeting Date	07/18/2022
Phone Number	[redacted]
Email	[redacted]
Please Choose One	Non-Agenda Item
Comment or Reason for Addressing the Commission	There have been community posts about a rezoning proposal for the plot of land on the northwest corner of 163rd ave and grand. Right now it is set aside for a large shopping plaza but the current rezoning proposal is looking to fill it with more housing, rentals, and leave a small retail lot in the northeast corner. Residents of this area are concerned that there are already too many homes than can be supported by the roads, schools, and complete lack of retail in the area. There are also other lots that are still zoned for residential, and mixed use, as well as neighborhoods that have just begun construction. What are our options as residents to oppose this rezoning?

Individuals wishing to address the Planning and Zoning Commission on specific terms, during public meetings or at the Call-to-the-Public segment of the public meeting shall be required to abide by the following rules:

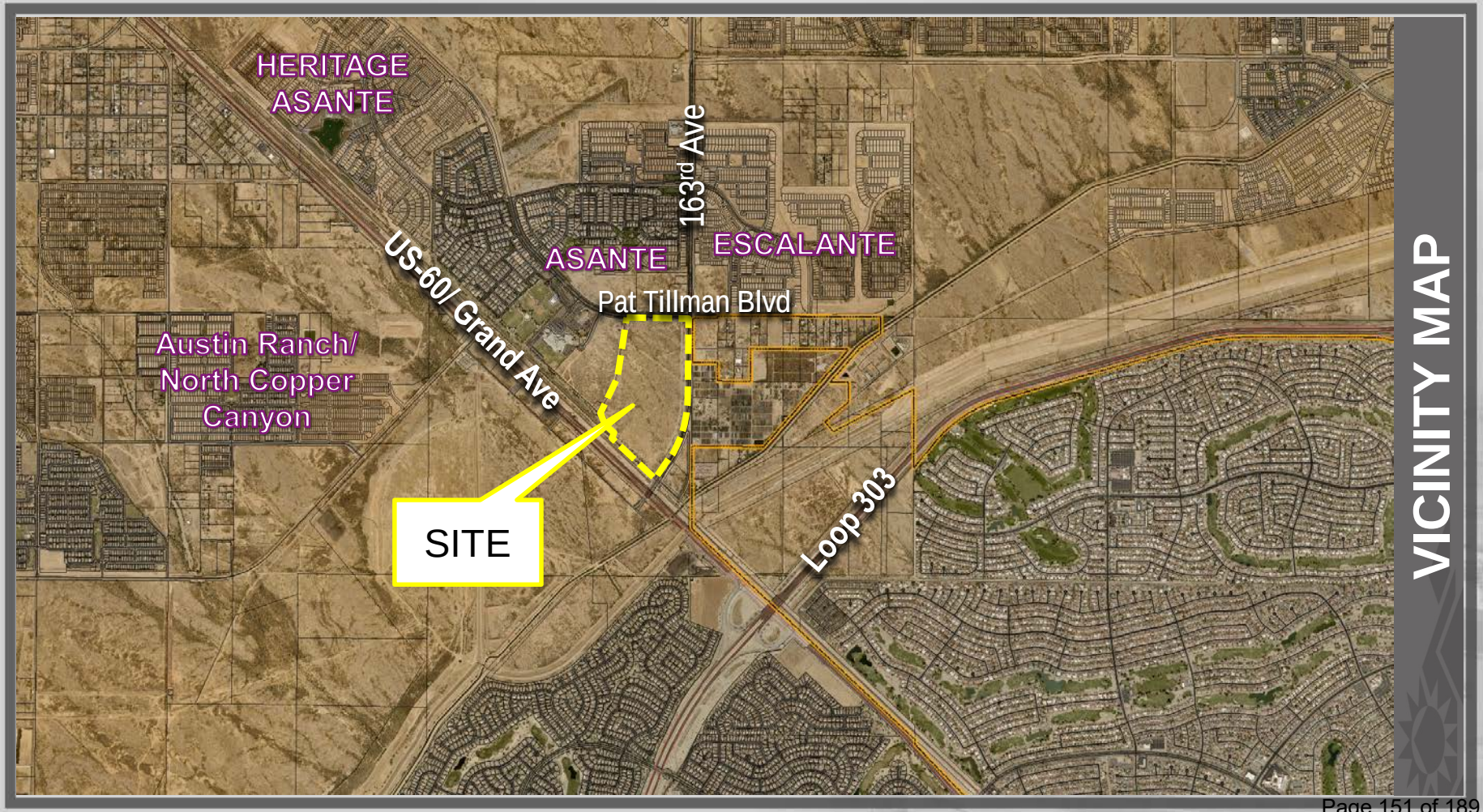
1. Citizens wishing to be heard will be required to fill out a Call to the Public request form and turn it into the Planning and Zoning Commission Secretary before the meeting begins.
2. Each individual will be allowed to speak only once. Each speaker will be restricted to 3 minutes. The Chair will announce any time adjustments at the beginning of the meeting. Organized groups with one spokesperson may be allowed double time by the Chair, time permitting.
3. Speakers will begin by providing their name and address for the record. You will be required to complete your statement prior to the commission responding. This will assure the speaker their full time. Should the speaker ask questions, the questions will be responded to following the completion of the statement and directed by the Chair.
4. Respect the rights of the parties speaking whether you support or disagree with them. Parties failing to abide by these rules will be removed from the meeting.

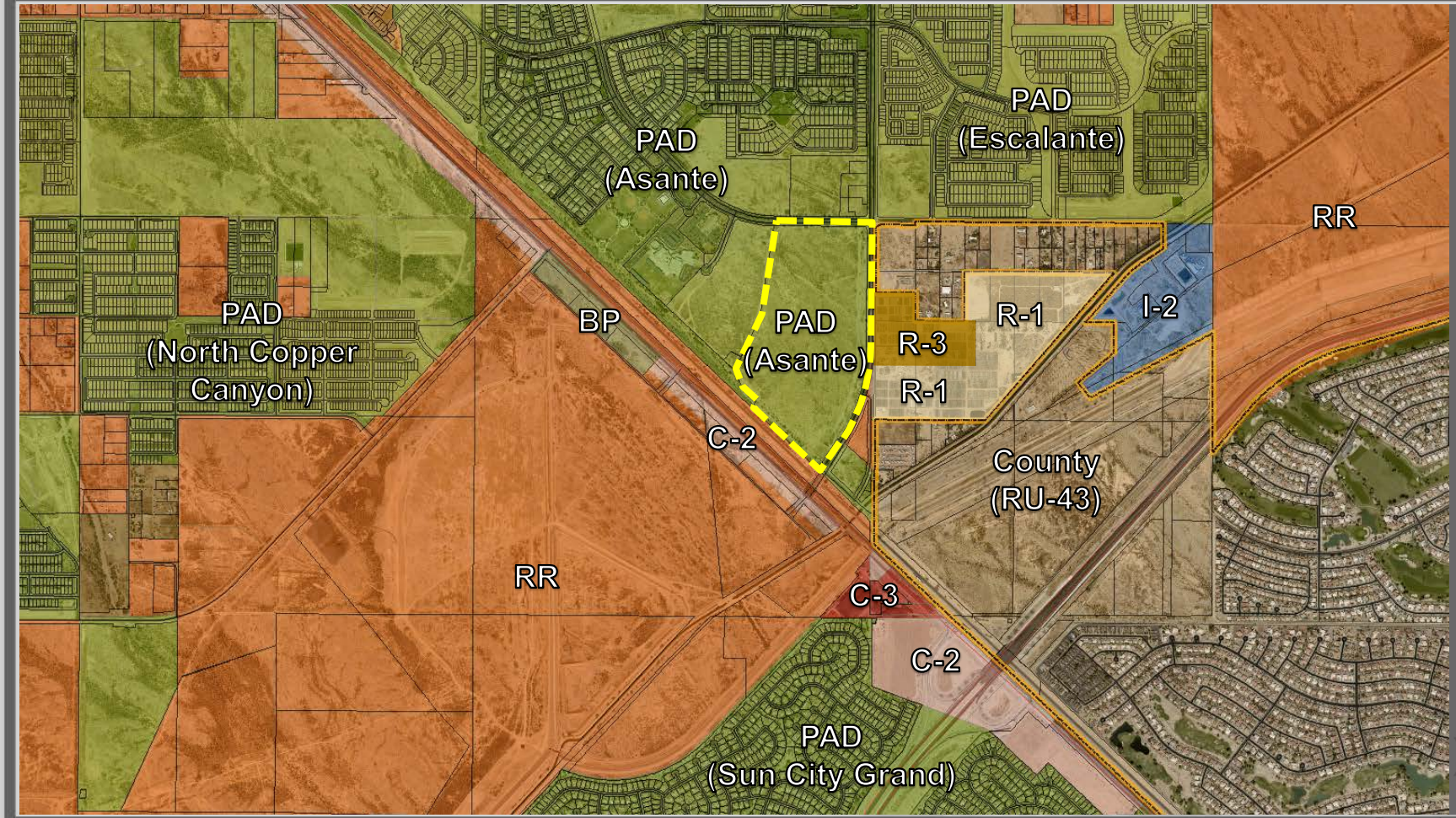
SURPRISE
ARIZONA

FS22-0517
Asante Major PAD Amendment

Planning & Zoning Commission

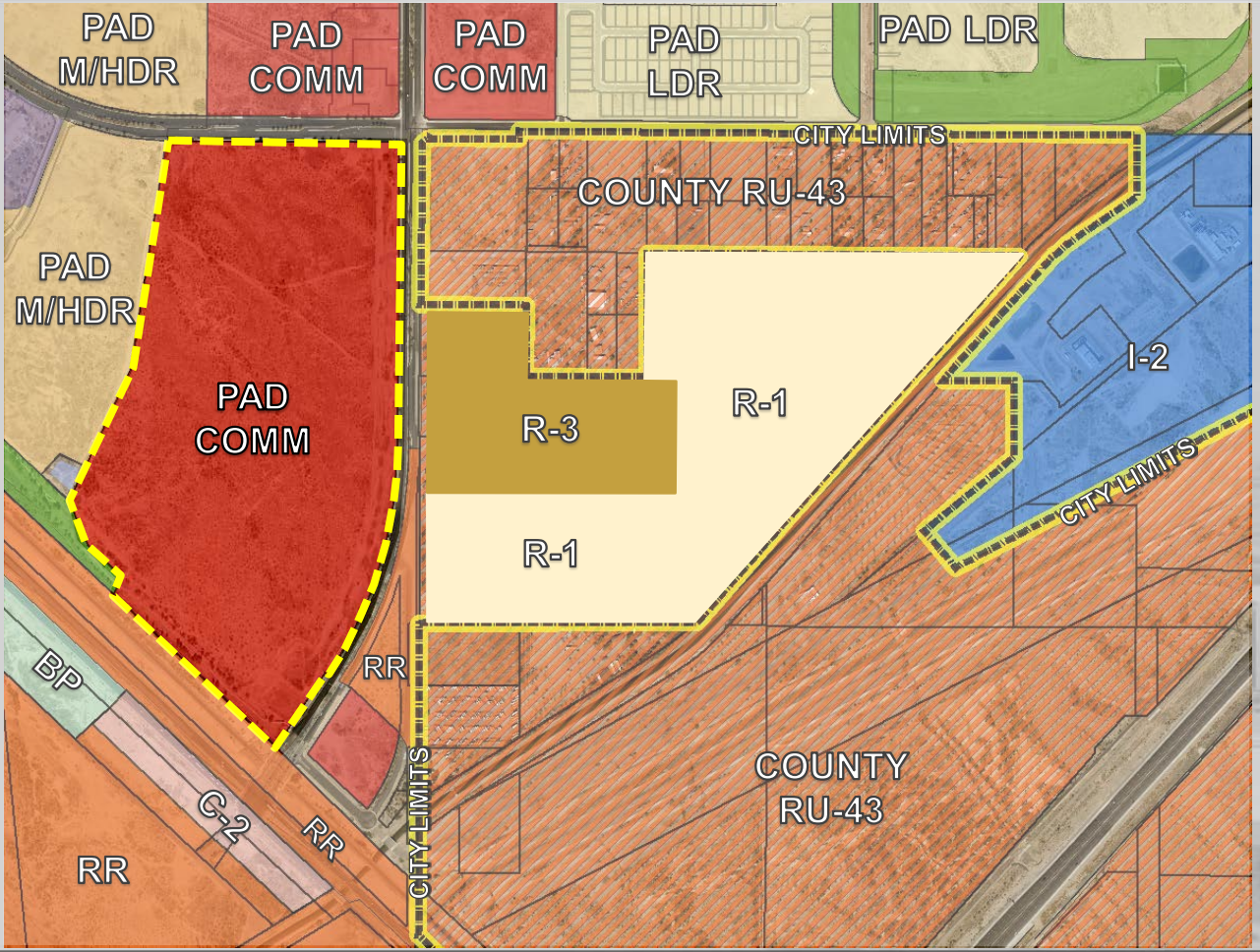
February 16, 2023


HERITAGE
ASANTE
163rd Ave
ESCALANTE
ASANTE
US-60/ Grand Ave
Pat Tillman Blvd
Austin Ranch/
North Copper
Canyon
SITE
Loop 303
VICINITY MAP


PAD
(Asante)
PAD
(Escalante)
RR
PAD
(North Copper
Canyon)
BP
PAD
(Asante)
R-3
R-1
R-1
I-2
C-2
County
(RU-43)
RR
C-3
C-2
PAD
(Sun City Grand)

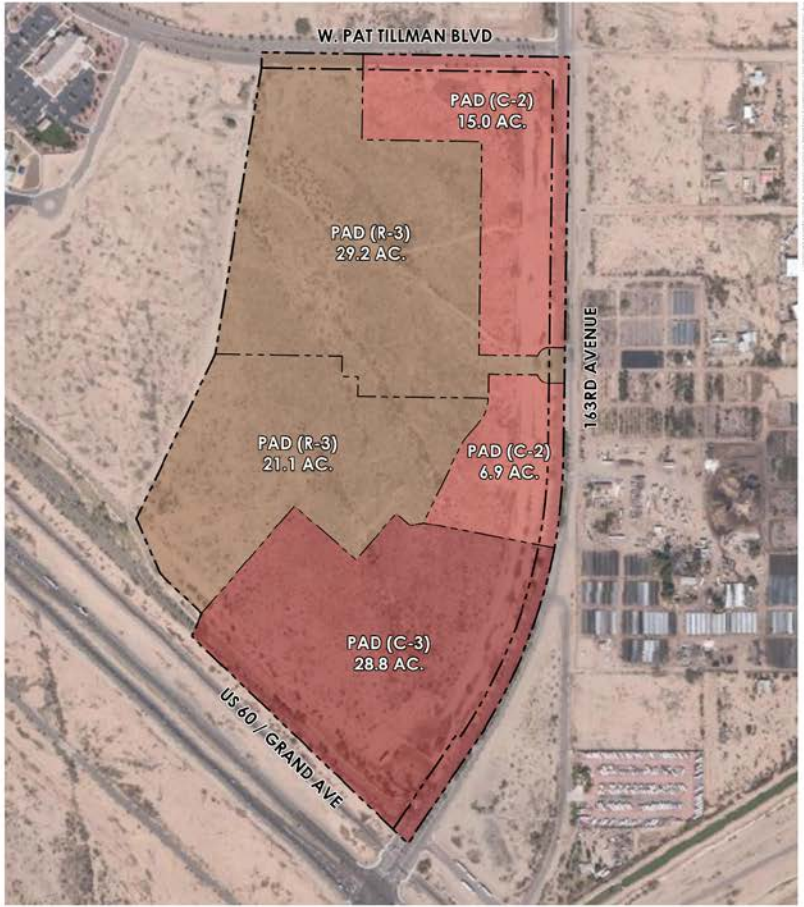
ZONING MAP

EXISTING LAND USE



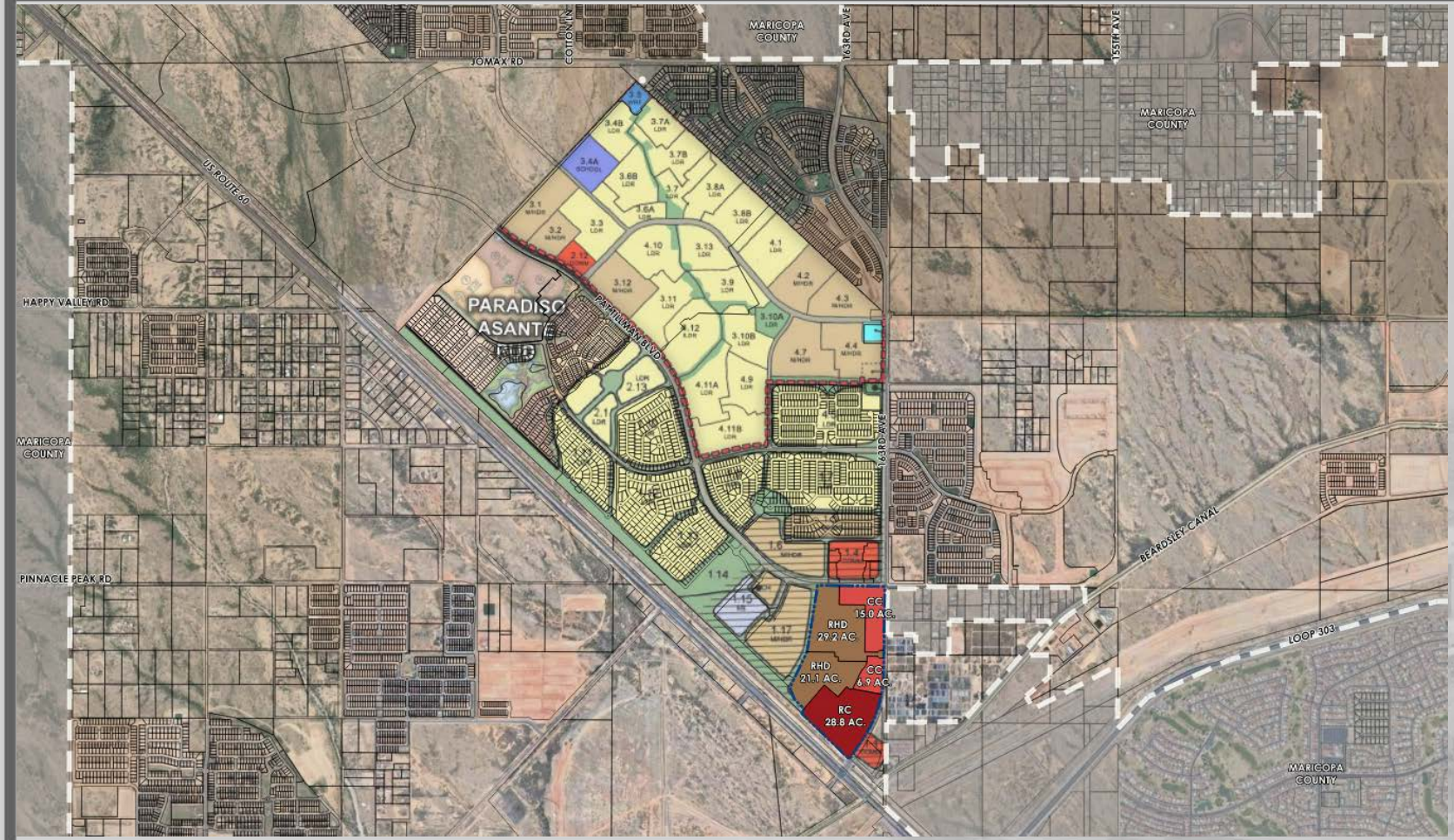
PROPOSED LAND USE

EXISTING ZONING DISTRICT

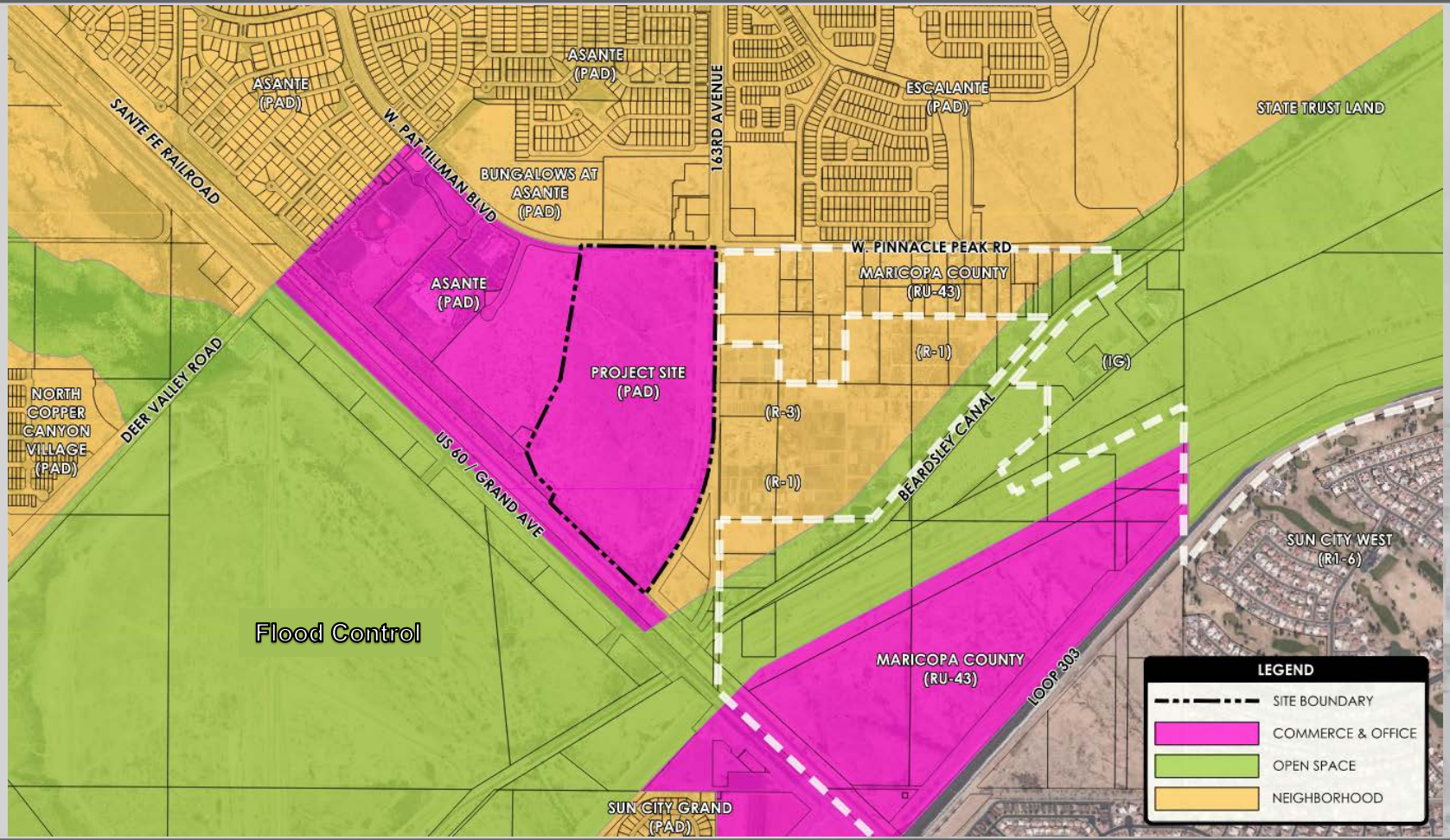


PROPOSED ZONING DISTRICTS

PROPOSED LAND USE



GENERAL PLAN LAND USE



CONCEPTUAL SITE PLAN

CONCEPTUAL OPEN SPACE

C - NEIGHBORHOOD OPENSPACE

A - NEIGHBORHOOD COMMERCIAL PLAZAS

B - CONNECTED PEDESTRIAN TRAIL SYSTEM

D - NEIGHBORHOOD CHARACTER

OUTREACH

Neighborhood Meetings: June 28th & 29th, 2022

- Concerns:
  - Traffic
  - Loss of commercial land
  - Prospective commercial uses
  - Parking
  - Construction timing
  - Housing

*The applicant held voluntary follow-up neighborhood meetings to present the revised plan to the community on January 10th & 11th, 2023

RECOMMENDATION

Staff recommends the P&Z Commission Recommend Approval to the Mayor and City Council, subject to stipulations ‘a’ and ‘b’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

STIPULATIONS

a. Development and use of the site shall be consistent with the rezone narrative entitled “Asante Trails”, prepared by Withey Morris, PLC, dated January 13, 2023.
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 16, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding a Site Plan for Surprise Pointe Industrial generally located west of the northwest corner of Sweetwater Road and Dysart Road subject to stipulations "a" through "d". Case FS22-0975

Motion:
Motion to approve the Site Plan for Surprise Pointe Industrial subject to stipulations 'a' through 'd'.

Background:
Brandon Henry with Ware Malcomb on behalf of Iconic Equities seeks approval of a Site Plan to allow for a light industrial project in the Surprise Pointe PAD. The 414,540 square foot facility will be constructed on a 24.95 acre vacant parcel along Sweetwater Avenue.

Objective Analysis:

Policy Compliant:

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

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 00-FS22-0975 Surprise Pointe Industrial Site Plan Staff Report
2. 01 – FS22-0975 Surprise Pointe Industrial – Vicinity Map
3. 02 – FS22-0975 Surprise Pointe Industrial – Zoning Map
4. 03 – FS22-0975 Surprise Pointe Industrial – Site Plan
5. 04 – FS22-0975 Surprise Pointe Industrial – Landscape Plan

6. 05 – FS22-0975 Surprise Pointe Industrial – Elevations
7. FS22-0975 Surprise Pointe Industrial Site Plan- Powerpoint Presentation

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SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS22-0975**
Project Name:	Surprise Point Industrial
Council District:	6 – Palo Verde
Meeting Date:	**February 16, 2023**
Planner:	Leslie Carnie

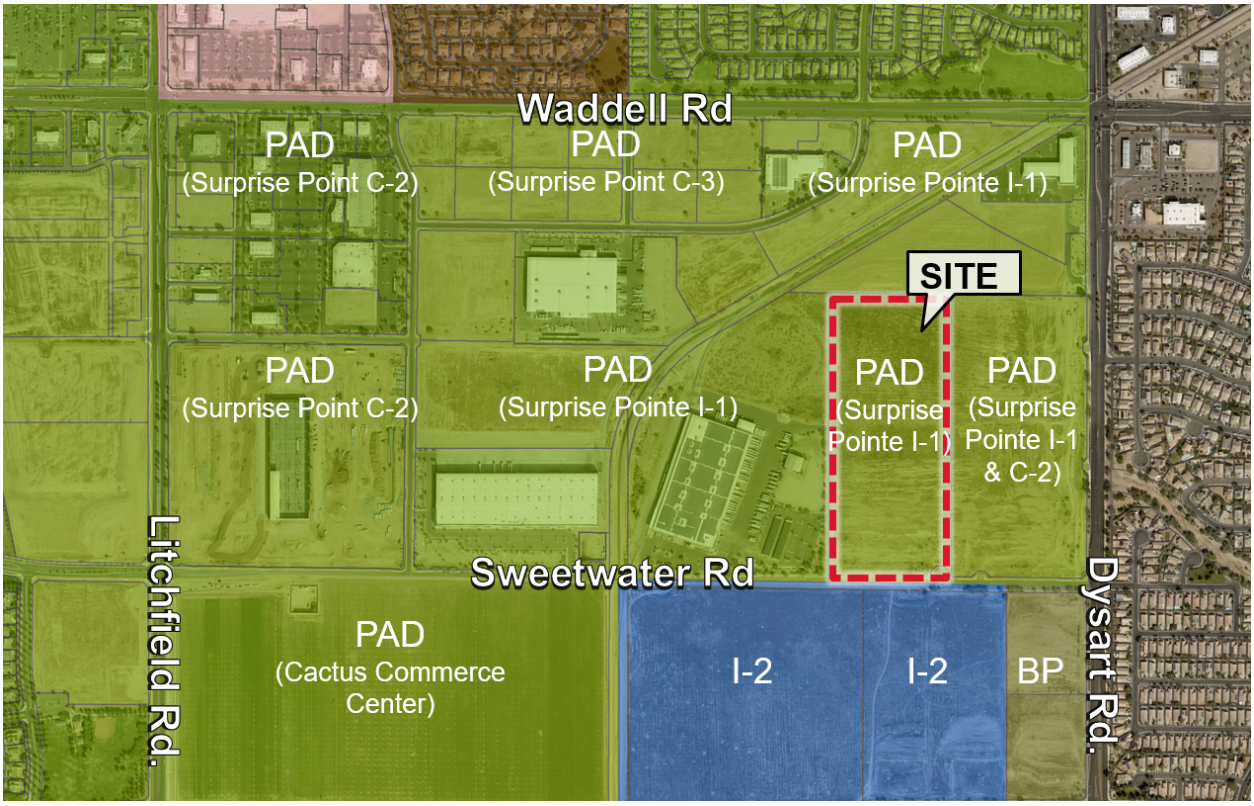
Owner:	Iconic Equities
Applicant:	Brandon Henry with Ware Malcomb
Request:	Site Plan approval for an industrial project within the Surprise Pointe Planned Area Development (PAD)
Site Location:	Generally, located west of the northwest corner of Sweetwater Road and Dysart Road
Site Size:	24.95 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Staff Recommendation:	Staff recommends the Commission **approve** the proposed Site Plan subject to stipulations 'a' through 'd'

Findings:

- The proposed Site Plan is consistent with the Surprise Pointe PAD**.**
- The proposed Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

<u>SURROUNDING LAND ZONING:</u>

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



Surprise Pointe PAD (I-1)	**Surprise Pointe PAD (I-1)**	**Surprise Pointe PAD (I-1)**
Surprise Pointe PAD (I-1)	**Surprise Pointe PAD (I-1)**	**Surprise Pointe PAD (I-1 & C2)**
I-2	**I-2**	**BP**

BACKGROUND:

September 29, 2005: The City Council approved an annexation for the subject property under Ordinance 05-42.

February 23, 2006: The City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

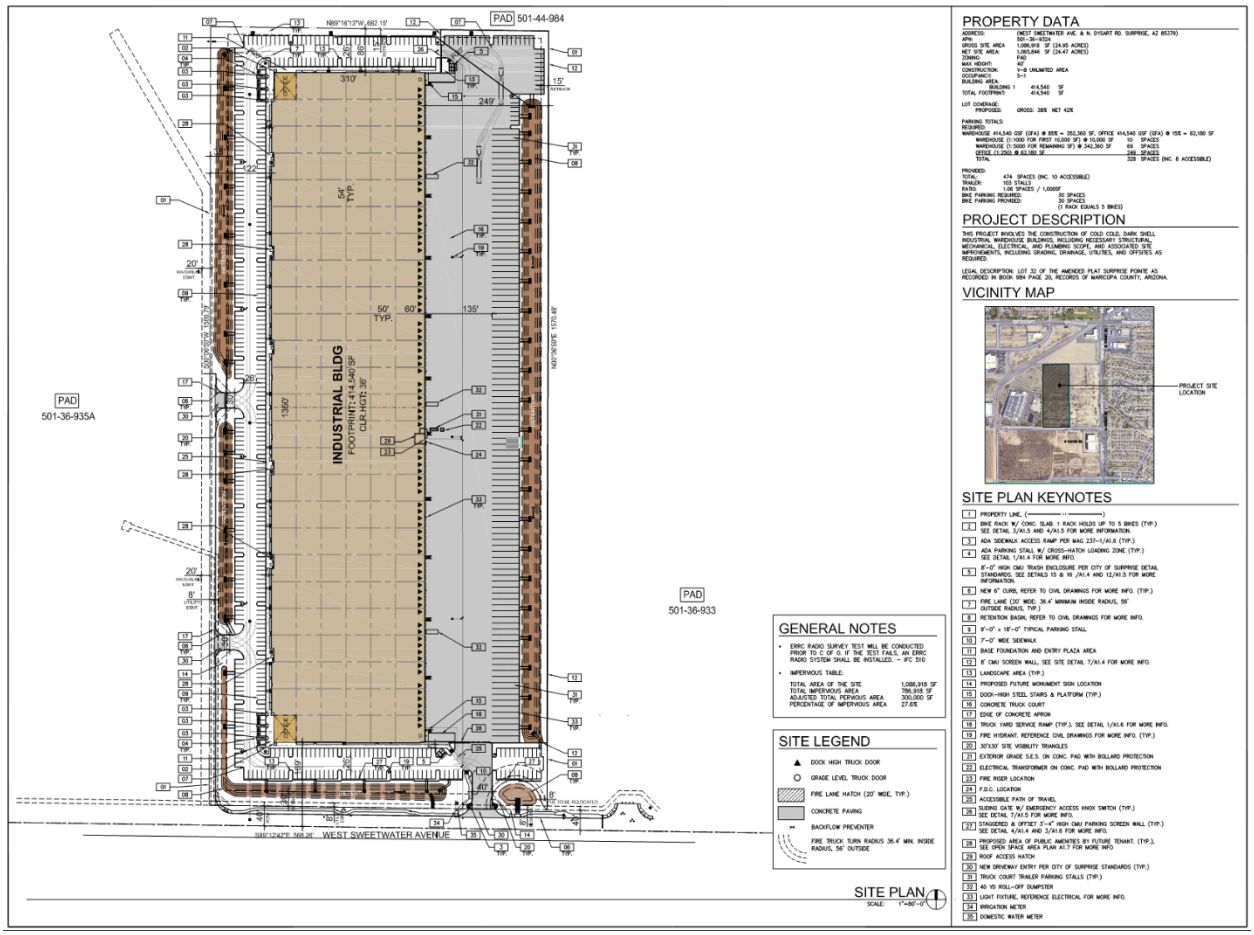
April 07, 2022: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR22-0134.

June 09, 2022: The applicant filed a request for a Site Plan under Case FS22-0975, the subject case.

PROJECT DESCRIPTION:

Brandon Henry with Ware Malcomb, on behalf of Iconic Equities, seeks approval of a Site Plan to allow for the construction of a light industrial project in the Surprise Pointe PAD.

STANDARD	REQUIRED/ALLOWED	PROPOSED
Street Front Setback	35’	129’
Interior Side Setback	15’	135’
Corner Side Setback	30’	122’
Rear Yard Setback	15’.	86’
Max Building Height	35’ subject to extension	47’
Lot Width	100’	682’
Parking	328 spaces	474 spaces

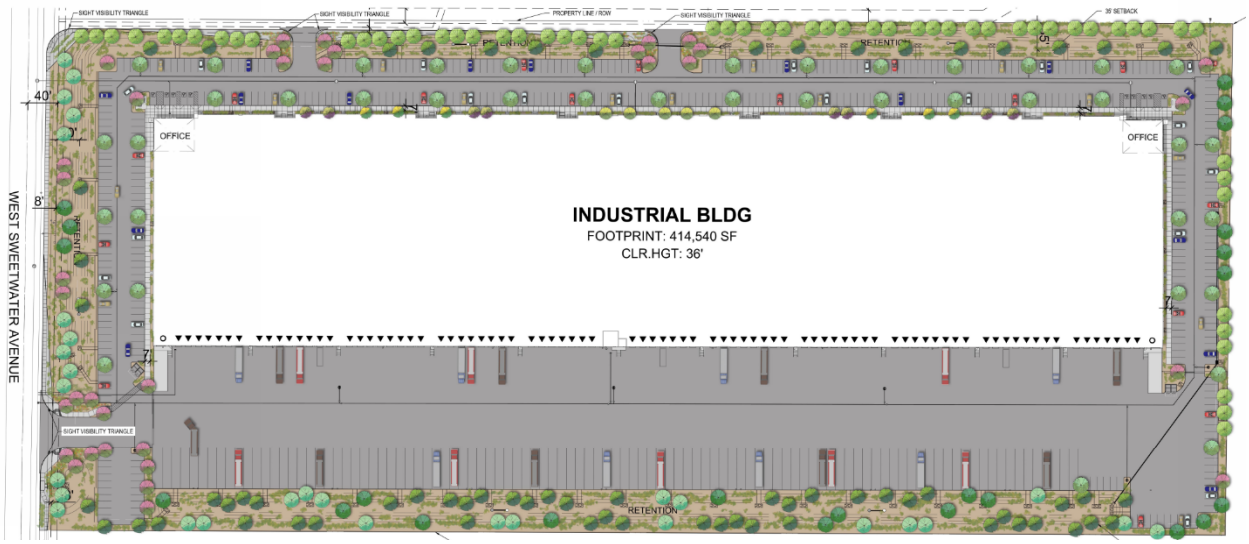


The 24.95 vacant parcel is generally located west of the northwest corner of Sweetwater Road and Dysart Road. The existing turnaround on Sweetwater Avenue is to be removed

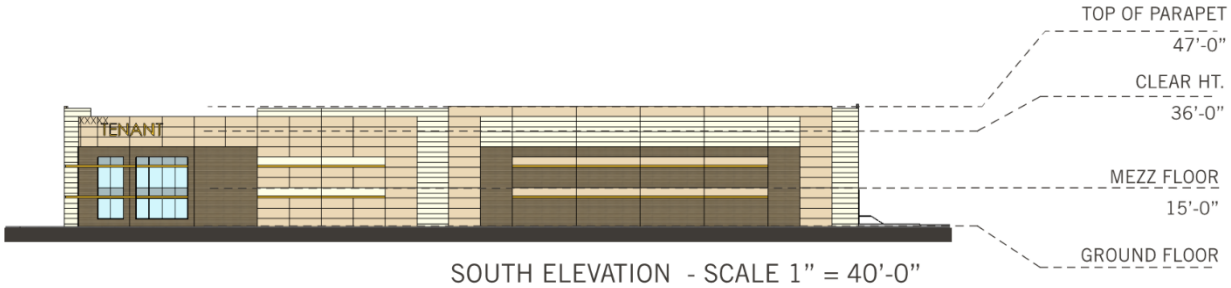
and new curb, gutter, and detached sidewalk, are to be constructed to match the existing roadway. A Map of Dedication is being reviewed concurrently under the subject case number to abandon the existing easement for the turnaround and dedicate a new 8' PUE.

Full access to the sight is provided in three locations, two along the private access easement shared with the property to the west and one off of Sweetwater Ave.

The proposed architecture will be a concrete tilt-up panel industrial with vertical formliner panels painted in a complimentary accent color to give the building a more human scale. The main entrance will include a clear anodized aluminum storefront system with high performance insulated glazing. The addition of channel beam canopies add architectural interest.



Landscaping for the facility is comprised entirely of desert adapted low water use plant material that will complement the structure while providing an aesthetically pleasing environment for the industrial park. All walls and vehicle screening will consist of decorative block that match the primary architecture of the building. The landscape meets or exceeds to ROW and Parking Lot planting requirements of the LDO.



Site plans are typically approved administratively, however this site plan is located within the Surprise Pointe PAD that was approved under Title 17 in 2006. The development standards in the Surprise Pointe PAD for I-1 zones allow for a maximum building height of 35 feet, subject to extension. Furthermore, pursuant to Section 17.28.110(F) (2)

> *The maximum building height for any building in this zone shall be thirty-five feet; provided, however, that a building may exceed thirty-five feet in height if the entire portion of the building which exceeds thirty-five is so constructed that it cannot be used or occupied by humans for any purpose, and if the planning and zoning commission approves the extension above thirty-five feet prior to the commencement of construction. In determining whether to approve a height extension, the planning and zoning commission shall consider whether the proposed*

extension will pose an unreasonable risk of injury to persons or property in light of the city's firefighting equipment and capabilities.

The applicant is requesting an extension of the building height at a maximum of 47' with a storage clear height of 36'. The entire portion of the building exceeding 35 feet is not designed for habitable purposes; however is necessary for high pile storage and is consistent with industry standards. Staff verified with the Fire Marshal that the proposed building height is acceptable as proposed as the project provides a 26' required aerial apparatus roadway.

CONFORMANCE WITH ADOPTED PLANS:

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

The proposed development carries forward the vision and relevant goals and policies of the Employment Character area by creating a site that will promote economic and business opportunities as well as create jobs that are vital to the economic sustainability and growth of the City of Surprise.

The proposed development maintains compatibility with and contributes to the quality of existing land uses in the surrounding area by respecting the context of adjacent building form and architectural styles and utilizing similar setbacks to surrounding uses.

The project establishes high quality site planning, architecture, signage and landscape design to create an attractive and unified development character. The concrete tilt up walls incorporate reveals and recessed panels that articulate and reduce the monotony of the building exterior.

REVIEWING AGENCIES:

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

SUMMARY:

Staff believes by accepting and incorporating stipulations "a" – "d," the proposed Site Plan will meet the requirements of the General Plan and the Surprise Municipal Code.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the Surprise Pointe PAD.

- The proposed Site Plan demonstrates compliance with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission approve the subject Site Plan case FS22-0975, subject to stipulations 'a' through 'd'

a. Development and use of the site shall be consistent with the Site Plan entitled "Surprise Pointe Industrial Site Plan", prepared by Ware Malcomb, and stamped received December 30, 2022.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Surprise Pointe Preliminary Landscape Plan", prepared by Studio DPA, and stamped received December 15, 2022.

c. Building Architecture shall be consistent with the Elevations entitled "Sweetwater Industrial Exterior Elevations", prepared by Ware Malcomb, and stamped received December 15, 2022.

d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.

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

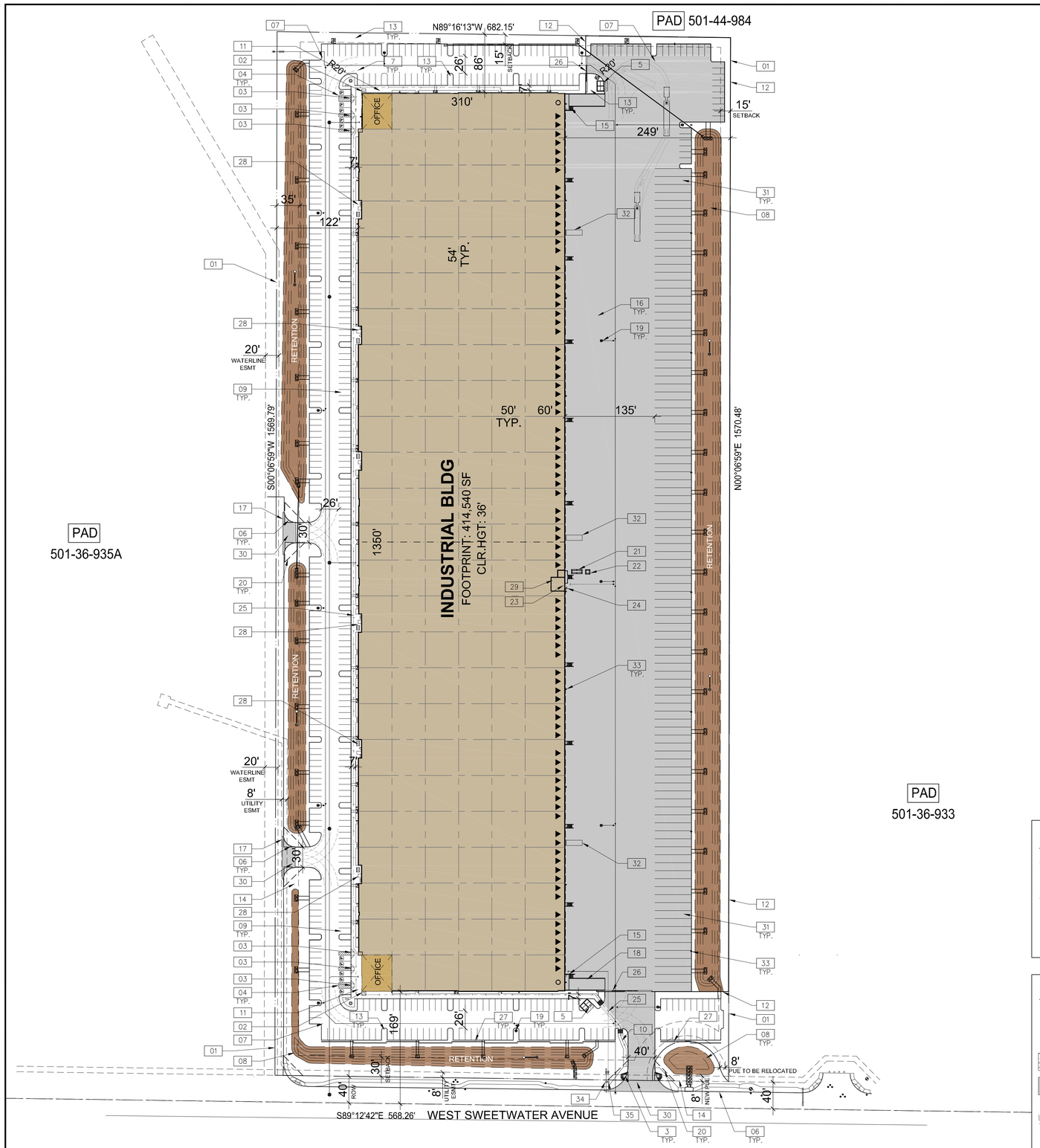
ATTACHMENTS:

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

FS22-0975 VICINITY MAP

Waddell Rd
PAD
(Surprise Point C-2)
PAD
(Surprise Point C-3)
PAD
(Surprise Pointe I-1)
SITE
PAD
(Surprise Point C-2)
PAD
(Surprise Pointe I-1)
PAD
(Surprise Pointe I-1)
PAD
(Surprise Pointe I-1 & C-2)
Sweetwater Rd
Litchfield Rd.
PAD
(Cactus Commerce Center)
I-2
I-2
BP
Dysart Rd.
FS22-0975 ZONING MAP

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



PROPERTY DATA

ADDRESS: (WEST SWEETWATER AVE. & N. DYSART RD. SURPRISE, AZ 85379)
APN: 501-36-932A
GROSS SITE AREA 1,086,918 SF (24.95 ACRES)
NET SITE AREA: 1,065,846 SF (24.47 ACRES)
ZONING: PAD
MAX HEIGHT: 40'
CONSTRUCTION: V-B UNLIMITED AREA
OCCUPANCY: S-1
BUILDING AREA:
BUILDING 1 414,540 SF
TOTAL FOOTPRINT: 414,540 SF

LOT COVERAGE:
PROPOSED: GROSS: 38% NET 42%

PARKING TOTALS:
REQUIRED:
WAREHOUSE 414,540 GSF (GFA) @ 85% = 352,360 SF, OFFICE 414,540 GSF (GFA) @ 15% = 62,180 SF
WAREHOUSE (1:1000 FOR FIRST 10,000 SF) @ 10,000 SF 10 SPACES
WAREHOUSE (1:5000 FOR REMAINING SF) @ 342,360 SF 69 SPACES
OFFICE (1:250) @ 62,180 SF 249 SPACES
TOTAL 328 SPACES (INC. 8 ACCESSIBLE)

PROVIDED:
TOTAL: 474 SPACES (INC. 10 ACCESSIBLE)
TRAILER: 103 STALLS
RATIO: 1.06 SPACES / 1,000SF
BIKE PARKING REQUIRED: 30 SPACES
BIKE PARKING PROVIDED: 30 SPACES
(1 RACK EQUALS 5 BIKES)

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF COLD COLD, DARK SHELL INDUSTRIAL WAREHOUSE BUILDINGS, INCLUDING NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFFSITES AS REQUIRED.

LEGAL DESCRIPTION: LOT 32 OF THE AMENDED PLAT SURPRISE POINTE AS RECORDED IN BOOK 984 PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

VICINITY MAP

SITE PLAN KEYNOTES

1. PROPERTY LINE, (———— · · ————)
2. BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 3/A1.5 AND 4/A1.5 FOR MORE INFORMATION.
3. ADA SIDEWALK ACCESS RAMP PER MAG 237-1/A1.6 (TYP.)
4. ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.) SEE DETAIL 1/A1.4 FOR MORE INFO.
5. 8'-0" HIGH CMU TRASH ENCLOSURE PER CITY OF SURPRISE DETAIL STANDARDS. SEE DETAILS 15 & 16 /A1.4 AND 12/A1.5 FOR MORE INFORMATION.
6. NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
7. FIRE LANE (20' WIDE; 36.4' MINIMUM INSIDE RADIUS, 56' OUTSIDE RADIUS, TYP.)
8. RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
9. 9'-0" x 18'-0" TYPICAL PARKING STALL
10. 7'-0" WIDE SIDEWALK
11. BASE FOUNDATION AND ENTRY PLAZA AREA
12. 8' CMU SCREEN WALL, SEE SITE DETAIL 7/A1.4 FOR MORE INFO.
13. LANDSCAPE AREA (TYP.)
14. PROPOSED FUTURE MONUMENT SIGN LOCATION
15. DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
16. CONCRETE TRUCK COURT
17. EDGE OF CONCRETE APRON
18. TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A1.6 FOR MORE INFO.
19. FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
20. 30'X30' SITE VISIBILITY TRIANGLES
21. EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
22. ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
23. FIRE RISER LOCATION
24. F.D.C. LOCATION
25. ACCESSIBLE PATH OF TRAVEL
26. SLIDING GATE W/ EMERGENCY ACCESS KNOX SWITCH (TYP.) SEE DETAIL 7/A1.5 FOR MORE INFO.
27. STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.) SEE DETAIL 4/A1.4 AND 3/A1.6 FOR MORE INFO.
28. PROPOSED AREA OF PUBLIC AMENITIES BY FUTURE TENANT. (TYP.), SEE OPEN SPACE AREA PLAN A1.7 FOR MORE INFO
29. ROOF ACCESS HATCH
30. NEW DRIVEWAY ENTRY PER CITY OF SURPRISE STANDARDS (TYP.)
31. TRUCK COURT TRAILER PARKING STALLS (TYP.)
32. 40 YD ROLL-OFF DUMPSTER
33. LIGHT FIXTURE, REFERENCE ELECTRICAL FOR MORE INFO.
34. IRRIGATION METER
35. DOMESTIC WATER METER

GENERAL NOTES

- ERRC RADIO SURVEY TEST WILL BE CONDUCTED PRIOR TO C OF O. IF THE TEST FAILS, AN ERRC RADIO SYSTEM SHALL BE INSTALLED. – IFC 510
- IMPERVIOUS TABLE:

TOTAL AREA OF THE SITE	1,086,918 SF
TOTAL IMPERVIOUS AREA	786,918 SF
ADJUSTED TOTAL PERVIOUS AREA	300,000 SF
PERCENTAGE OF IMPERVIOUS AREA	27.6%

SITE LEGEND

- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE LANE HATCH (20' WIDE, TYP.)
- CONCRETE PAVING
- BACKFLOW PREVENTER
- FIRE TRUCK TURN RADIUS 36.4' MIN. INSIDE RADIUS, 56' OUTSIDE

SITE PLAN

SCALE: 1"=80'-0"

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
Leading Design for Commercial Real Estate
architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016
p 480.967.1001
f 480.967.2388

SURPRISE POINTE INDUSTRIAL
NWC SWEETWATER AVE.
SURPRISE, ARIZONA

SITE PLAN

	DATE	REMARKS
1	03/13/2022	PREAPPLICATION SUBMITTAL
2	06/03/2022	SITE PLAN SUBMITTAL
3	09/23/2022	SITE PLAN 2ND SUBMITTAL
4	10/21/2022	SITE PLAN 3RD SUBMITTAL
5	12/09/2022	SITE PLAN 4TH SUBMITTAL

PA / PM:	B. HENRY
DRAWN BY:	
JOB NO.:	PHX22-0001-00

SHEET
A1.1

Wed, 14 Dec 2022
5:22:09:13

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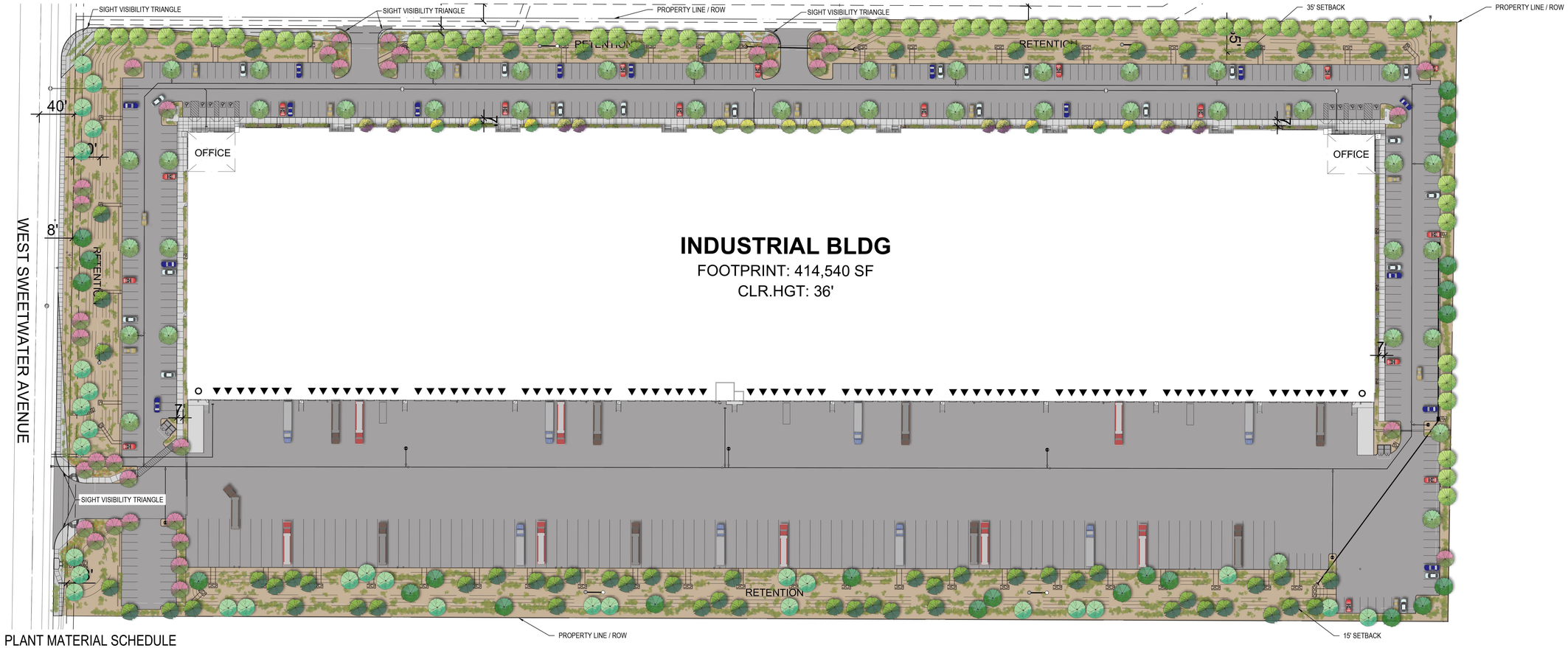


PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	15 gal 24" box	29 30	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	15 gal 24" box	11 24	STANDARD
	Fraxinus velutina Arizona Ash	15 gal 24" box	10 20	STANDARD
	Ulmus parvifolia Evergreen Elm	15 gal 24" box	10 13	STANDARD
	Prosopis glandulosa Texas Honey Mesquite	15 gal 24" box	50 17	MULTI-TRUNK
	Quercus virginiana Southern Live Oak	24" box	42	STANDARD
Accent Trees:				
	Caesalpina mexicana Mexican Bird of Paradise	15 gal	6	STANDARD
	Caesalpinia cacalaco Cascalote	15 gal	5	STANDARD
	Sophora secundiflora Texas Mountain Laurel	15 gal	8	STANDARD

ACCENTS, GRASSES AND CACTI

Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon	28
Agave parryi Parry's Agave	5 gallon	16
Asclepias subulata Desert Milkweed	5 gallon	43
Bouteloua gracilis Blue Grama	5 gallon	199
Dasylirion longissima Toothless Sotol	5 gallon	26
Dasylirion wheeleri Desert Spoon	5 gallon	33
Hesperaloe funifera Giant Hesperaloe	5 gallon	39
Hesperaloe parviflora Red Yucca	5 gallon	94
Muhlenbergia capillaris 'Regal Mist' Regal Mist	5 gallon	130

SHRUBS

Calliandra californica Red Fairy Duster	5 gallon	140
Cordia parvifolia Little-leaf Cordia	5 gallon	79
Caesalpinia pulcherima Red Bird of Paradise	5 gallon	97
Dodonea viscosa Hop Bush	5 gallon	116
Encelia farinosa Brittle Bush	5 gallon	57
Justicia californica Chuparosa	5 gallon	70
Leucophyllum laevigatum Chihuahuan Rain Sage	5 gallon	196
Myrtus communis 'Compacta' Compact Roman Myrtle	5 gallon	175
Nerium Oleander 'Petite Pink' Petite Pink Oleander	5 gallon	223
Tecoma stans "Yellow Bells" Yellow Bells Tecoma	5 gallon	135

GROUNDCOVERS:

Acacia redolens 'Desert Carpet' Desert Carpet Acacia	1 gallon	54
Lantana camara 'radiation' Radiation lantana	1 gallon	132
Rosmarinus officinalis 'prostratus' Prostrate Rosemary	1 gallon	43
Baileya multiradiata Desert Marigold	1 gallon	47
Callistemon viminalis 'Little John' Little John Brittle Bush	1 gallon	128

ROCK MULCH:

DG	*1/2" Screened "Carmel" by Rock Pros USA 2" Deep in all Landscape Areas*	260,000 SF

BOULDERS:

Granite Boulders - Surface Select Small (1'x1'), Medium (1'x2'), & Large (2'x3')	15, 11, 4

PROJECT DATA:

SITE AREA: 24.95 AC
GROSS: 1,086,918 SF

LANDSCAPE AREA: 300,000 SF

NOTES:
"Sight distance requirements on Arterials and Collectors will adhere to 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. Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01."

A. Tree root barriers are required per City of Surprise EDS detail 8-14 when trees are within three feet of sidewalks, curbs, pavement or walls.
B. The Landscape and Irrigation design will comply with City of Surprise EDS per Chapter 8.
C. All landscaping shall be located a minimum of five (5) feet from any fire hydrant, water meter, or vault.

PROJECT TEAM

OWNER/DEVELOPER/BUILDER

ICONIC EQUITIES

ARCHITECT

BRANDON J. HENRY
WARE MALCOMB
2777 E CAMELBACK RD, SUITE 325
PHOENIX, AZ 85016
D 480.428.7691 P 480.767.1001 x1973
bhenry@waremalcomb.com

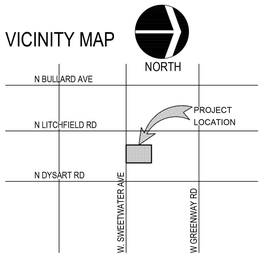
LANDSCAPE ARCHITECT

TIM DAUGHERTY, PLA
STUDIO DPA
P.O. BOX 3489
GILBERT, AZ 85299
602.568.6606
tjd@studiodpa.com

S C A L E : 1 " = 6 0 '
0 30 60 120 NORTH

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County: (602) 263-1100

VICINITY MAP



studio DPA
Planning and Landscape Architecture
P.O. Box 3489 - Gilbert, AZ 85299
480.577.5818 | 602.568.6606
www.studioDPA.com

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 38386
TIM J. DAUGHERTY
Date Signed 01-16-23
ARIZONA U.S.A.

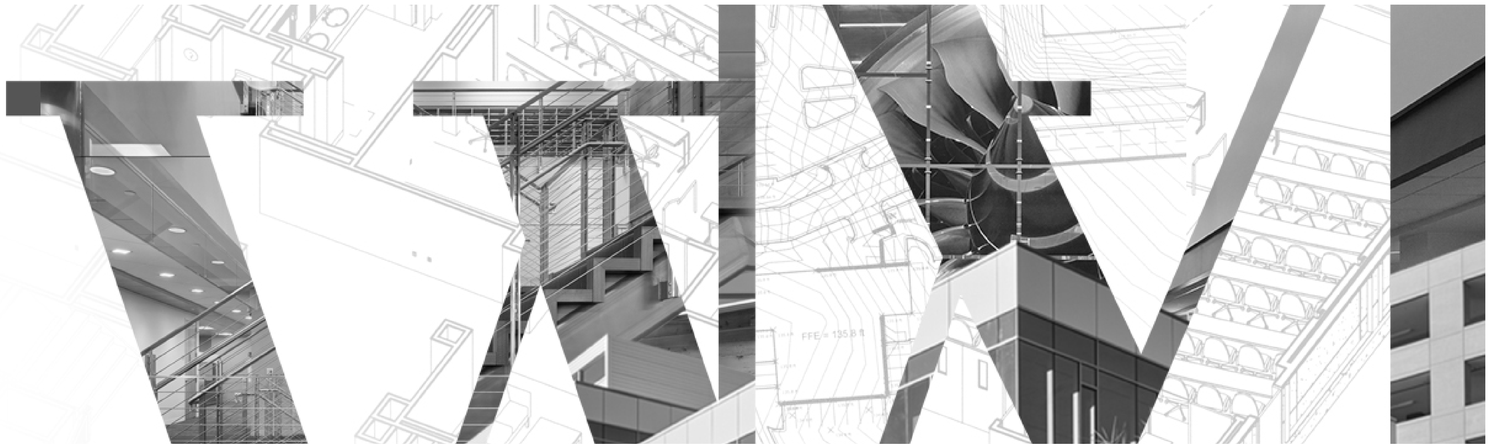
DATE:
01.16.23

PRELIMINARY LANDSCAPE PLANS
Surprise Pointe
PREPARED FOR: WARE MALCOMB
SURPRISE, AZ

DATE:
REVISION:

PRELIMINARY
LANDSCAPE
FS22-0975

SHEET 01 OF 01
L-1



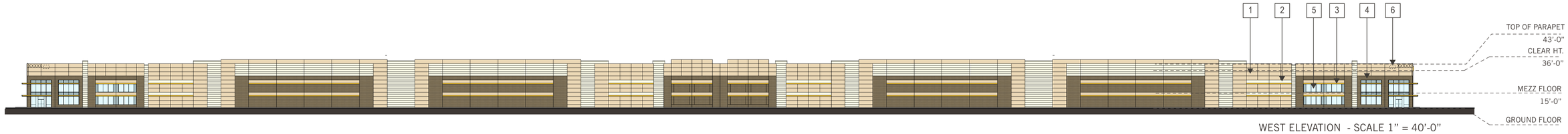
SWEETWATER INDUSTRIAL

13430 W SWEETWATER AVE.
SURPRISE, AZ 85379

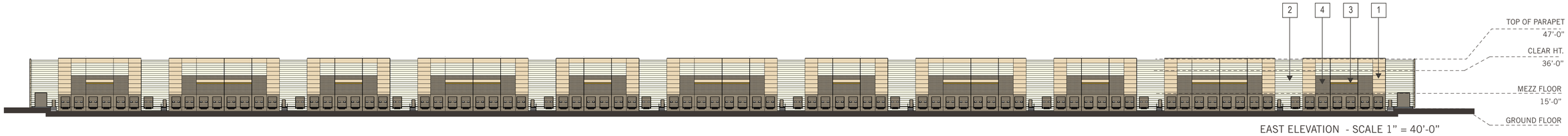
CONCEPTUAL DESIGN
PHX22-0001-00
12.05.2022

TOTAL PAGE IN THIS PACKAGE: **4**

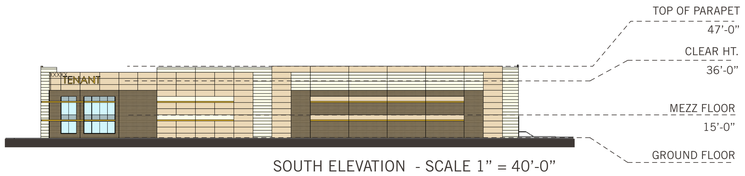
WARE MALCOMB



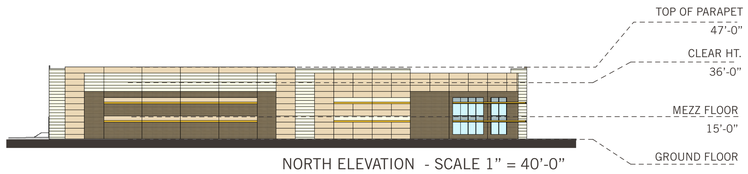
WEST ELEVATION - SCALE 1" = 40'-0"



EAST ELEVATION - SCALE 1" = 40'-0"



SOUTH ELEVATION - SCALE 1" = 40'-0"



NORTH ELEVATION - SCALE 1" = 40'-0"

KEYNOTES

1 CONCRETE TILT-UP PANEL, PAINTED: SHERWIN WILLIAMS, SW9111 ANTLER VELVET

2 CONCRETE TILT-UP PANEL, PAINTED: SHERWIN WILLIAMS, SW9109 NATURAL LINEN

3 CHANNEL BEAM CANOPY, PAINTED: SHERWIN WILLIAMS, SW6655, ADVENTURE ORANGE

4 FORMLINER, PAINTED: SHERWIN WILLIAMS, SW9515 TUNGSTEN

5 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ HIGH PERFORMANCE INSULATED GLAZING

6 OUTLINE OF MECHANICAL EQUIPMENT BEYOND

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

EXTERIOR ELEVATIONS

SWEETWATER INDUSTRIAL

SURPRISE, AZ - PHX22-0001-00

WARE MALCOMB

12.05.2022

SURPRISE
ARIZONA

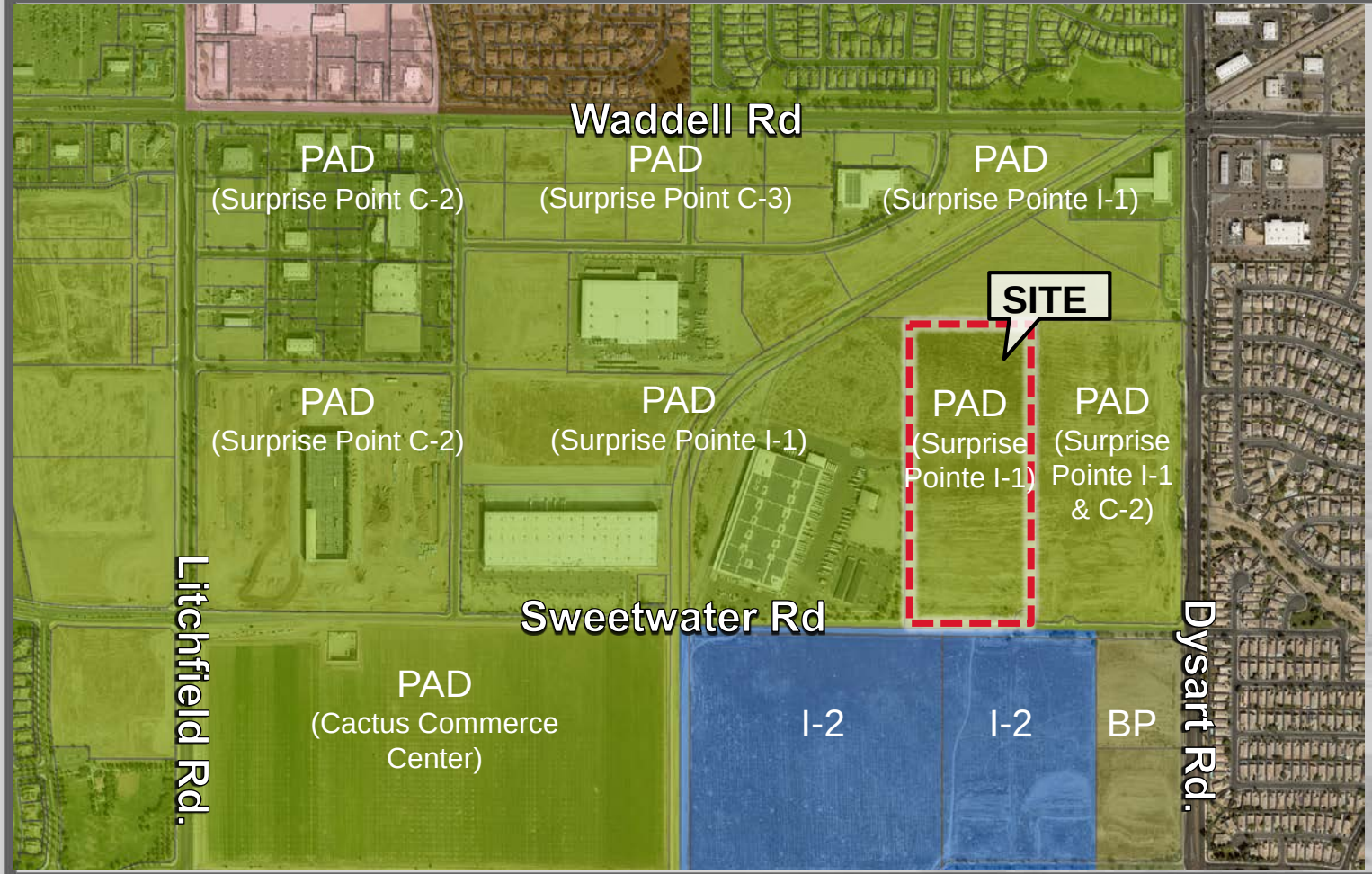
FS22-0975
Surprise Pointe Industrial Site Plan

Planning & Zoning Commission

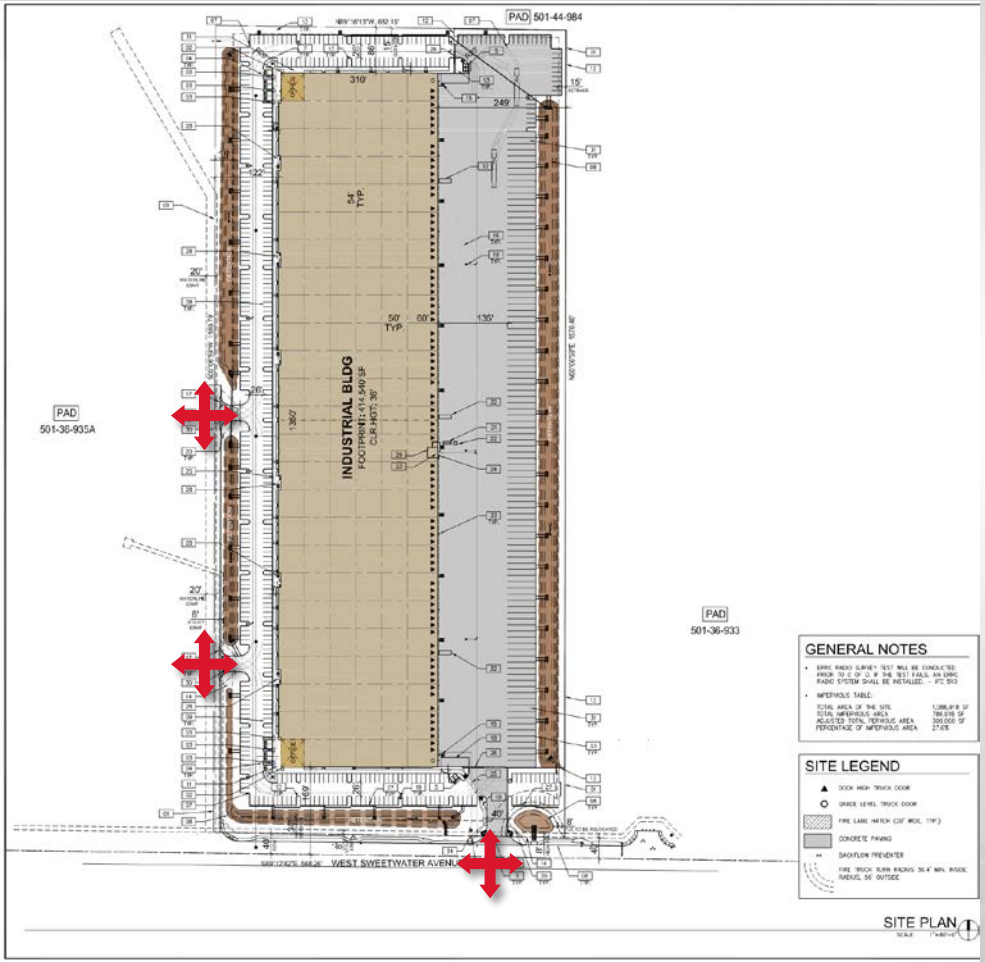
February 16, 2023

FS22-0975 VICINITY MAP

FS22-0975 ZONING MAP



FS22-0975 SITE PLAN



352,360 GFA (Warehouse)
\+ 62,180 GFA (Office)

414,540 GFA

Parking Stalls Required: 328 Spaces

Parking Stalls Provided

- Regular Spaces = 464
- ADA Spaces = 10
- Trailer Spaces = 103
- Bike Parking = 30

Site Access

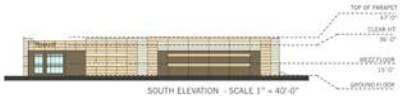
FS22-0975 DEVELOPMENT STANDARDS

REQUIREMENT	APPLICABLE STANDARDS	PROVIDED
Minimum Lot Width	100’	682’
Minimum Building Setbacks	Street front: 35’	129’
	Corner Side: 30’	122’
	Interior Side: 15’	135’
	Rear: 15’	86’
	Residential zone boundary: 75 ft.	N/A
Maximum Structure Height	35’, subject to request for extension	Applicant is requesting a maximum height of 47’

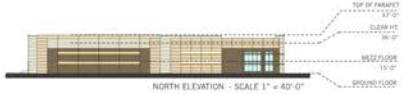
FS22-0975 ELEVATIONS

WEST ELEVATION - SCALE 1" = 40'-0"

EAST ELEVATION - SCALE 1" = 40'-0"



SOUTH ELEVATION - SCALE 1" = 40'-0"



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EXTERIOR ELEVATIONS

SWEETWATER INDUSTRIAL

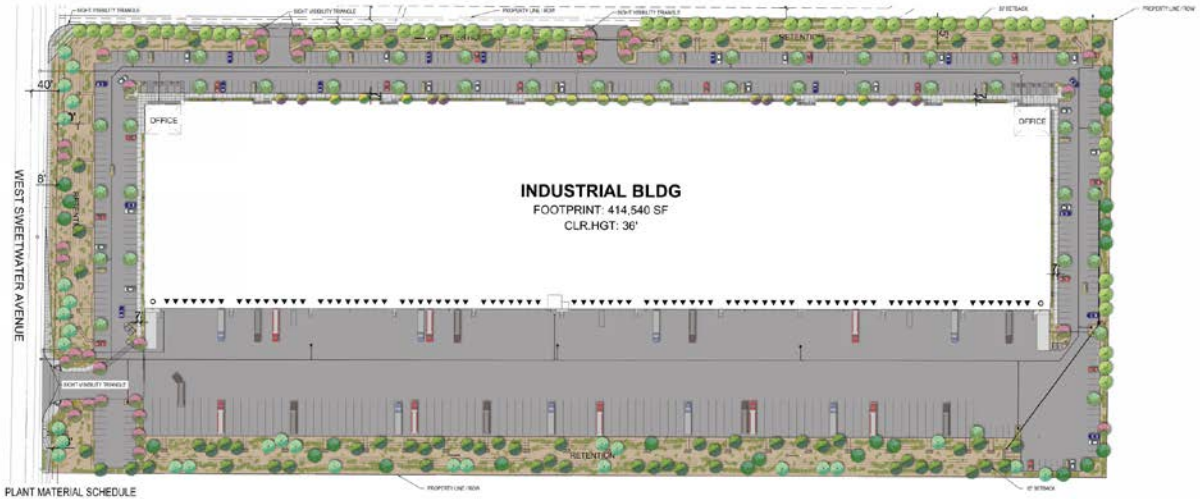
SURPRISE, AZ - PHX22-0001-00

WARE MALCOMB

12.05.2022

PAGE 2

FS22-0975 LANDSCAPE



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Cercidium x 'Desert Museum' / Desert Museum Palo Verde	15 gal / 24" box	29 / 30	MULTI-TRUNK
	Chitalpa tashkenensis / Chitalpa	15 gal / 24" box	11 / 24	STANDARD
	Fraxinus velutina / Arizona Ash	15 gal / 24" box	10 / 20	STANDARD
	Ulmus parvifolia / Evergreen Elm	15 gal / 24" box	10 / 13	STANDARD
	Prosopis glandulosa / Texas Honey Mesquite	15 gal / 24" box	50 / 17	MULTI-TRUNK
	Quercus virginiana / Southern Live Oak	24" box	42	STANDARD
Accent Trees:				
	Caesalpinia mexicana / Mexican Bird of Paradise	15 gal	6	STANDARD
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ACCENTS, GRASSES AND CACTI:				
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	Agave parryi / Parry's Agave	5 gallon	16	
	Asclepias subulata / Desert Milkweed	5 gallon	43	
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	Dasylirion wheeleri / Desert Spoon	5 gallon	33	
	Hesperaloe funifera / Giant Hesperaloe	5 gallon	20	
	Hesperaloe parviflora / Red Yucca	5 gallon	64	
	Muhlenbergia capillaris 'Regal Mist' / Regal Mist	5 gallon	130	
SHRUBS:				
	Calliandra californica / Red Fairy Duster	5 gallon	140	
	Cordia parvifolia / Little-leaf Cordia	5 gallon	76	
	Caesalpinia pulcherrima / Red Bird of Paradise	5 gallon	67	
	Dodonea viscosa / Hop Bush	5 gallon	116	
	Eremophila hygrophana / Blue Bush	5 gallon	57	
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	Leucophyllum laevigatum / Chihuahuan Rain Sage	5 gallon	196	
	Myrtus communis 'Compacta' / Compact Roman Myrtle	5 gallon	175	
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GROUNDCOVERS:				
	Acacia redolens 'Desert Carpet' / Desert Carpet Acacia	1 gallon	54	
	Lantana camara 'Radiation' / Radiation lantana	1 gallon	132	
	Rosmarinus officinalis 'prostratus' / Prostrate Rosemary	1 gallon	43	
	Baileya multiradiata / Desert Marigold	1 gallon	47	
	Callistemon viminalis 'Little John' / Little John Dwarf Bottle Brush	1 gallon	128	
ROCK MULCH:				
D6	1/2" Screened "Carrara" by Rock Pros USA 2" Deep in all Landscape Areas		260,000 SF	
BOULDERS:				
	Granite Boulders - Surface Select Small (1'x1'), Medium (1'x2'), & Large (2'x3')		15, 11, 4	

PROJECT DATA

SITE AREA: 34.85 AC
GROSS: 1,086,916 SF

LANDSCAPE AREA: 300,000 SF

NOTES

1. Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-31. Sight visibility within the landscaped view easement area and in front of stop signs must meet or exceed requirements in Surprise Details 4-31 and 4-32. Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, boughs, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise ECG Detail 4-31.

2. Tree root barriers are required per City of Surprise ECG detail 4-14 when trees are within three feet of sidewalks, curbs, pavement or walls.

3. The Landscape and Irrigation design will comply with City of Surprise ECG per Chapter 8.

4. All landscaping shall be located a minimum of five (5) feet from any fire hydrant, water meter or valve.

SCALE 1" = 60'
0 30 60 120
NORTH

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

VICINITY MAP

PROJECT TEAM

OWNER/DEVELOPER/BUILDER
ICONIC EQUITIES

ARCHITECT
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WARE MALCOMB
3777 E. CHANDLER BLVD., SUITE 225
PHOENIX, AZ 85018
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bhenry@waremalcomb.com

LANDSCAPE ARCHITECT
TIM DAUGHERTY, PLA
STUDIO DPA
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602.300.6005
tim@studiodpa.com

Studio DPA
Planning and Landscape Architecture
P.O. Box 3409 · Gilbert, AZ 85299
480.277.0112 · 602.300.6005
www.studioDPA.com

DATE:
01.16.23

PRELIMINARY LANDSCAPE PLANS
Surprise Pointe
PREPARED FOR: WARE MALCOMB
SURPRISE, AZ

DATE	REVISION

PRELIMINARY
LANDSCAPE
FS22-0975

SHEET 01 OF 01
L-1

RECOMMENDATION:

<u>Staff Recommendation:</u>

Approve subject to Stipulations ‘a’ through ‘d’

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

STIPULATIONS:

a. Development and use of the site shall be consistent with the Site Plan entitled “Surprise Pointe Industrial Site Plan”, prepared by Ware Malcomb, and stamped received December 30, 2022.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Surprise Pointe Preliminary Landscape Plan”, prepared by Studio DPA, and stamped received December 15, 2022.

c. Building Architecture shall be consistent with the Elevations entitled “Sweetwater Industrial Exterior Elevations”, prepared by Ware Malcomb, and stamped received December 15, 2022.

d. Building Architecture shall be consistent with the Elevations entitled “Sweetwater Industrial Exterior Elevations”, prepared by Ware Malcomb, and stamped received December 15, 2022.