



CITY OF SURPRISE
Special Joint Meeting Agenda/City Council and Planning & Zoning
Commission

16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, February 23, 2023 @ 4:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Special Joint Meeting Agenda /City Council and Planning & Zoning Commission
Discussion and update pertaining to General Plan 2040
- E. Other Business and Future Agenda Items
- F. Executive Session

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));

- G. Call To The Public
- H. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, February 16, 2023 @ 9:15 am

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
Special Joint Meeting Agenda/City Council and
Planning & Zoning Commission

Council Meeting Date: February 23, 2023
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:

Discussion and update pertaining to General Plan 2040

Motion:

None, discussion only.

Background:

The Surprise 2040 General Plan will address a variety of topics or "elements" based on our population.

Objective Analysis:

This item was placed on the agenda to allow staff provide an update in the following areas: public outreach, growth & annexation, land use & residential overlay, transportation, and water.

Policy Compliant:

This item is City and Council policy compliant.

Financial Impact:

None at this time; however, topics covered in this presentation may lead to future action which may have a fiscal impact.

Budget Impact:

None at this time; however, topics covered in this presentation may lead to future action which may have a budget impact.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

1. SGP_JointMeeting_Agenda
 2. SGP_Joint workshop_presentation
-



City Council & Planning Commission Joint Workshop

Thursday, February 23, 2023

City Hall

16000 N Civic Center Plaza, Surprise, AZ 85374

A. GP Update Background

- Brief overview of what is GP, why we are updating, and outline of overall process

B. Public Outreach Summary

- Summary of public feedback themes

C. Growth & Annexation

- Review growth projections and areas
- Examine State Trust Lands
- Review approach to annex policy

D. Land Use & Residential Overlay

- Review rural residential buffering
- Discuss housing opportunities

E. Transportation

- Review access considerations and/or challenges
- Explore transportation modes (existing and emerging)

F. Water Resources

- General overview



SURPRISE2040

General Plan

Joint City Council & Planning Commission Workshop



February 23,
2023

Meeting Purpose

- 1. Review focus and status of the General Plan Update project and process.**
- 2. Engage in an interactive workshop to identify city-wide issues, opportunities, and challenges that may influence the General Plan Update effort. With a focus on:**
 - Growth & Annexation
 - Land Use & Residential Overlay
 - Transportation
 - Water Resources

What is a General Plan?



Required Elements

- Land Use
- Circulation (Roadway Systems, Transit, Alternate Mode)
- Growth Areas
- Recreation & Open Space
- Revitalization & Redevelopment
- Neighborhood Preservation
- Environmental Planning
- Water Resources
- Conservation
- Energy
- Public Services & Facilities (Utilities)
- Public Buildings
- Housing
- Safety
- Cost of Development

Elective Elements











- Economic Development
- Arts & Culture
- Education
- Health

How is the General Plan Used?

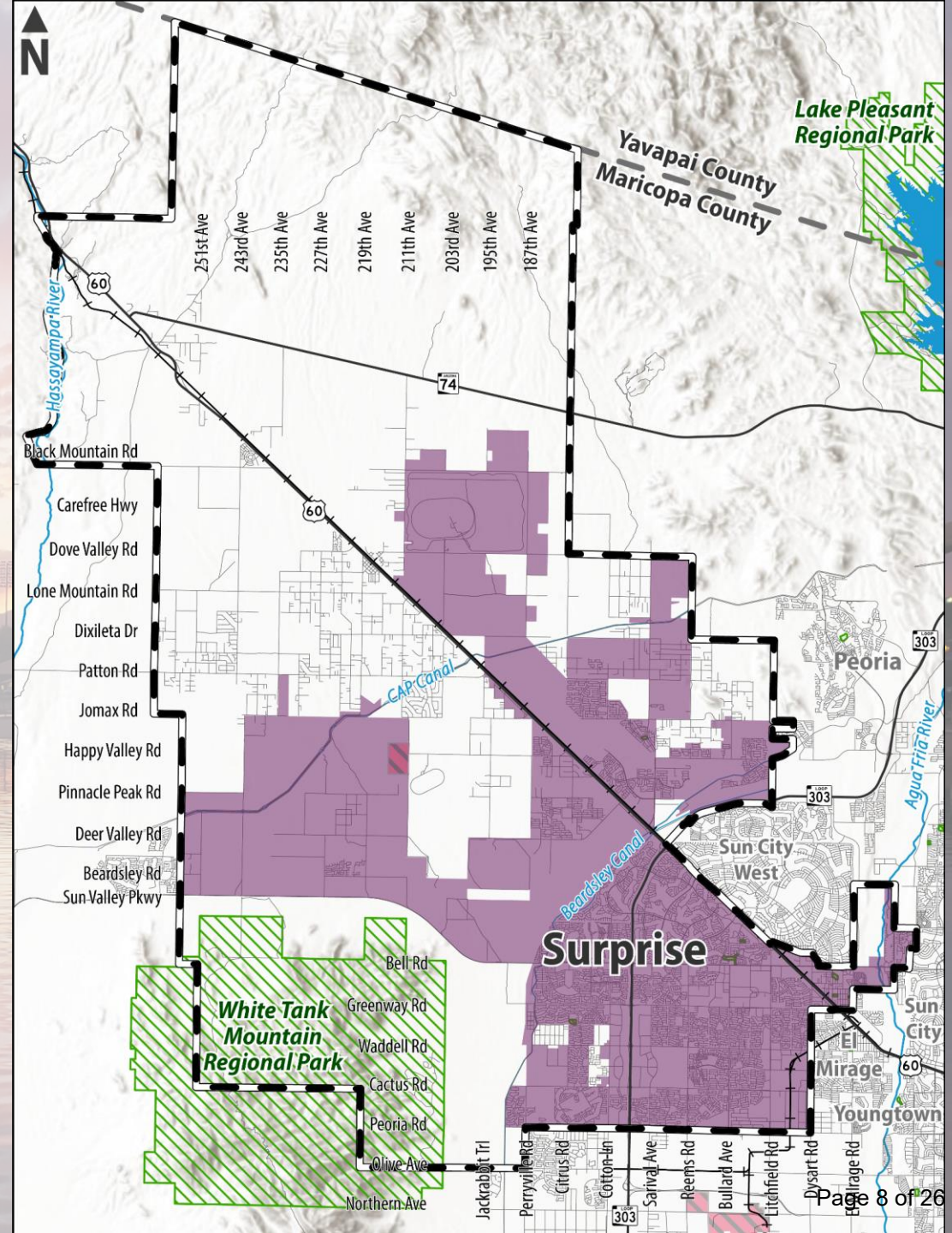


Surprise Planning Area

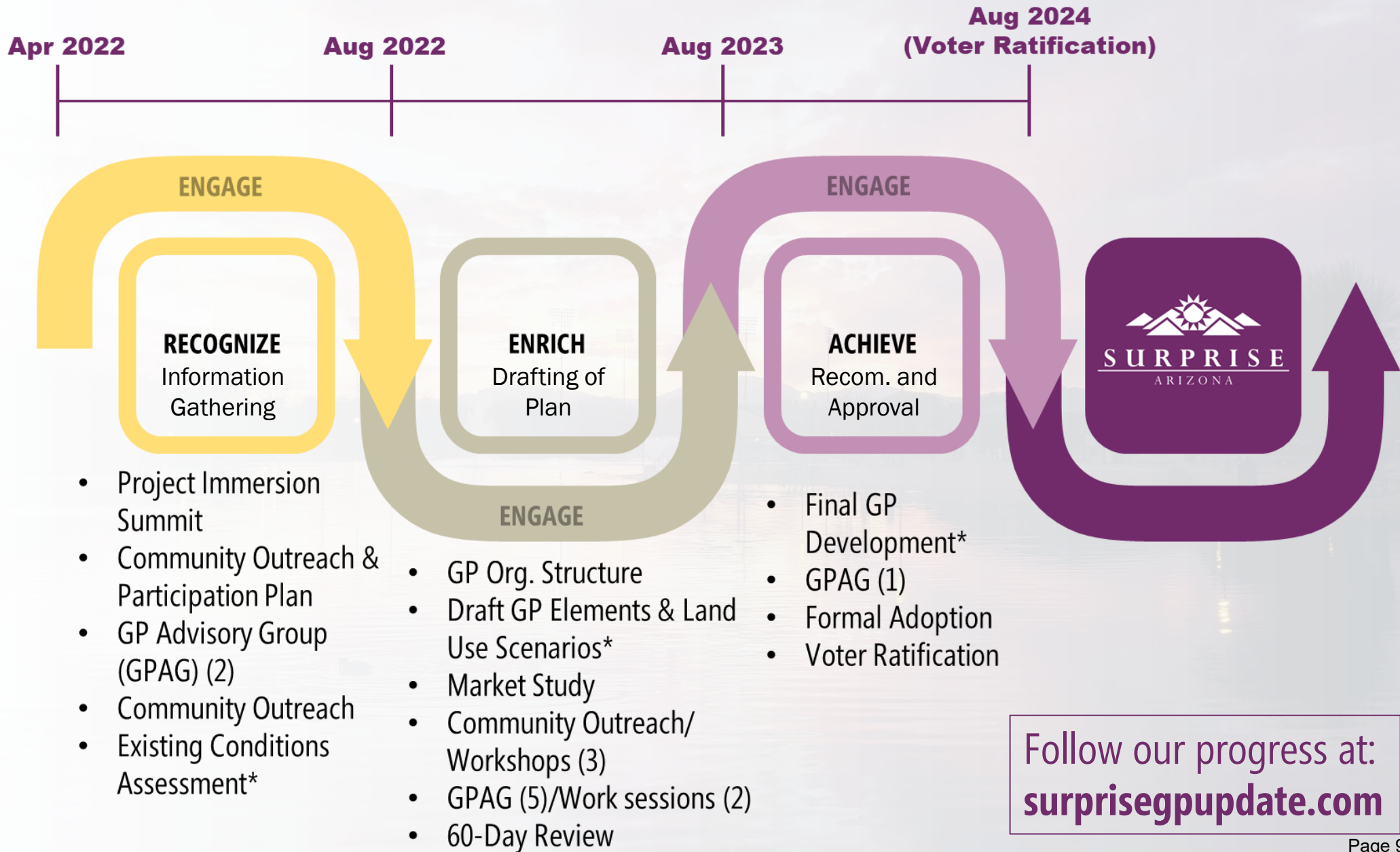
Legend

- | | | | |
|---|---|---|------------|
|  | Surprise City Limits |  | Highway |
|  | Surprise Planning Area |  | Local Road |
|  | County Boundary |  | Rail Line |
|  | Regional County Park |  | River |
|  | Luke Air Force Base (AFB) & Auxiliary Field |  | Canal |

Source:
City of Surprise



General Plan Process



General Plan Outreach

Community Workshops

- Held Community Workshops #1 & #2

General Plan Advisory Group

- Conducted 5 GPAG Meetings

Target / Pop-up Meetings

- Hosted multiple booths during City events
- Held small group conversations with key stakeholders
- Obtained feedback from the Youth Advisory Council

What We've Heard So Far

- **AREAS TO IMPROVE:**

- Prasada West, Trilby Trailhead
- Happy Valley Rd & 163rd Ave- TRAFFIC & ACCESS
- Deer Valley Rd- CONNECTION BETWEEN DEER VALLEY RD & BELL RD NEEDED
- Deer Valley Rd & US 60/ Grand Ave- TRAFFIC CONTROL NEEDED HERE
- North Copper Canyon - NEEDS ENHANCED ACCESS
- Trilby Wash & Trailhead - DETER ILLEGAL DUMPING & CLEAN UP
- Bullard Ave & Sweetwater Ave - REMOVE BIKE PATHS
- Old Town Site - ADD INFRASTRUCTURE TO MAKE IT MORE INVITING
- Cotton Ln & Loop 303 - NEED A LOCAL CIRCULATOR
- Bell Rd & Reems Rd - NEED ENHANCED BIKE CONNECTIONS

- **AREAS TO PRESERVE:**

- West of McMicken Dam (Sun Valley Road and Beardsley Canal)
- Luke Airforce Base Auxiliary Airfield 1 (Northwest of Ford Proving Grounds)
- Northeast corner of Jomax Road and 163rd Avenue
- Areas surrounding the White Tank Mountain Regional Park- WILDLIFE HABITATS ARE CRUCIAL, ENLARGE PARK
- 221st Ave & Williams Rd- KEEP RURAL & LIMIT DEVELOPMENT, MAINTAIN PUBLIC ACCESS

- **AREAS TO TARGET GROWTH:**

- Southern planning area
- Prasada- MAKE IT MULTI USE & WALKABLE
- Crozier Rd & Patton Rd
- City Center- NEEDS TRANSIT
- North of White Tank Mountains -QUALITY RESORT, MINIMAL IMPACTS, OPEN SPACE PRESERVATION

Topics for Discussion

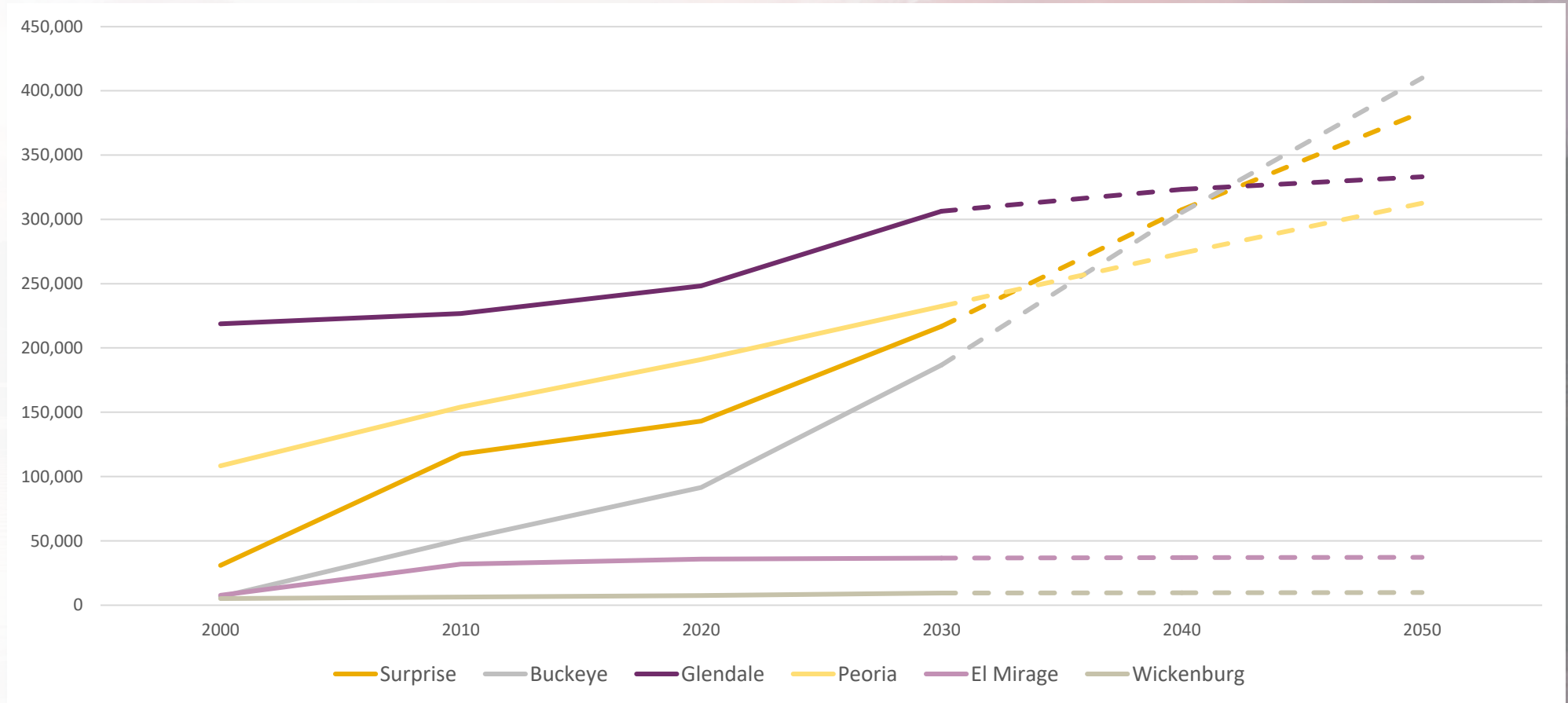
- **Growth & Annexation**
- **Land Use & Residential Overlay**
- **Transportation**
- **Water Resources**

A scenic view of a lake at sunset. The sky is filled with soft, colorful clouds in shades of orange, pink, and purple. The sun is low on the horizon, casting a warm glow. In the background, there are several buildings, including what appears to be a stadium with tall light towers. The water in the foreground is calm, reflecting the colors of the sky and the lights from the buildings. The overall atmosphere is peaceful and serene.

Growth & Annexation

Growth & Annexation

POPULATION PROJECTIONS



Growth Areas & Annexation

2035 GP GROWTH AREA MAP

Legend

Growth Area

Residential

- (1) Cactus & Citrus
- (2) 163rd Corridor
- (3) Sun Valley Parkway

Employment

- (4) 303 Corridor
- (5) Railplex
- (6) Bell Road Corridor
- (7) Grand & Beardsley

Special Districts

- (8) Surprise Center District
- (9) Surprise Heritage District



Surprise Planning Area



State Trust Land



County Boundary



Regional County Park



Highway



Local Road



Rail Line



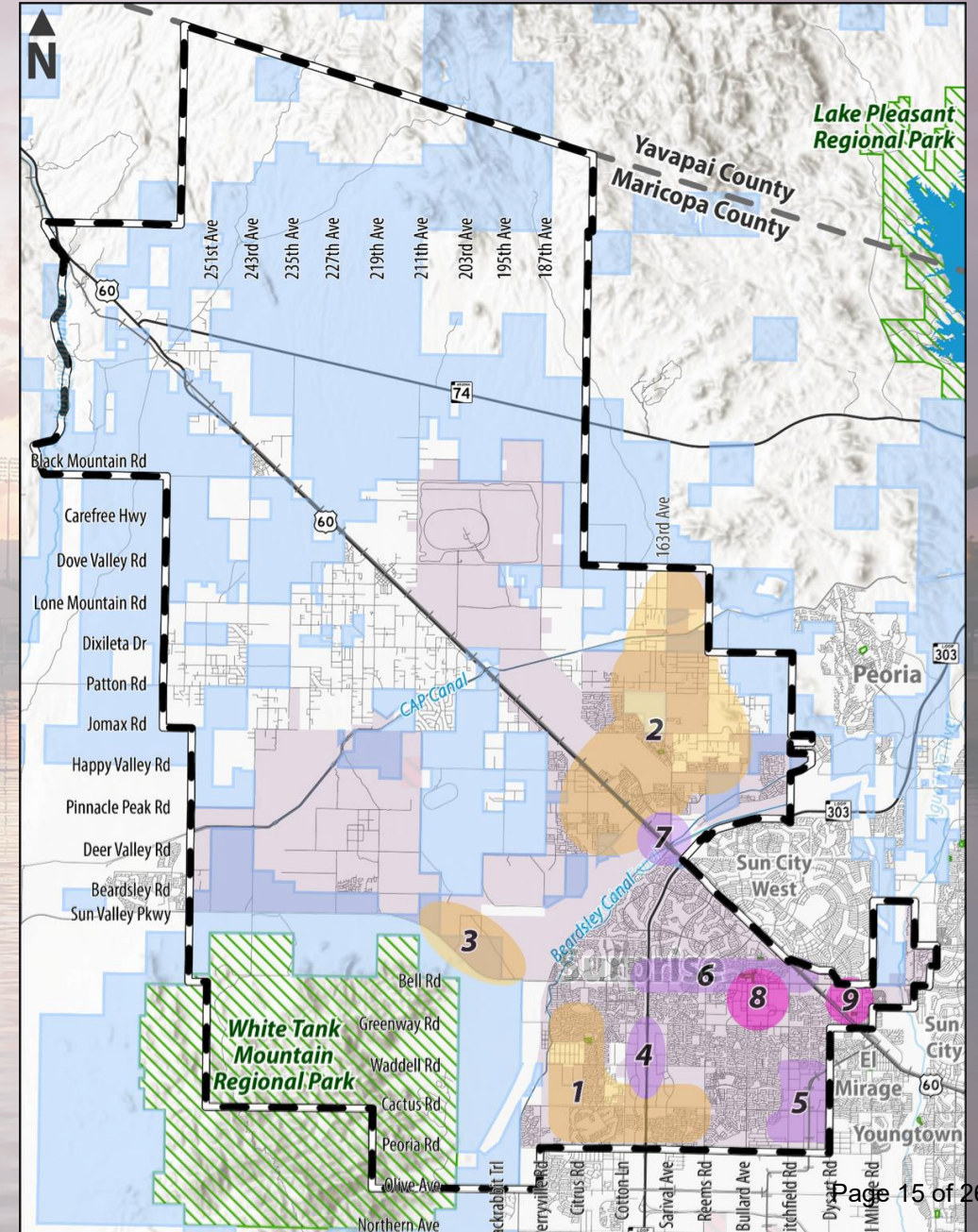
River



Canal

Source:
City of Surprise

- State Trust Land encompasses 37% of the total Planning Area.
- State Trust Land is held in Trust and managed by the Arizona State Land Department for the sole purpose of generating revenue for Arizona's K-12 public schools.
- Because these lands are held in Trust, they differ greatly from public lands such as BLM. They must also follow very strict procedures as part of the public auction process.



Growth Areas & Annexation

2035 GP GROWTH AREA MAP

Legend

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Surprise Planning Area



State Trust Land



County Boundary



Regional County Park



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Local Road



Rail Line



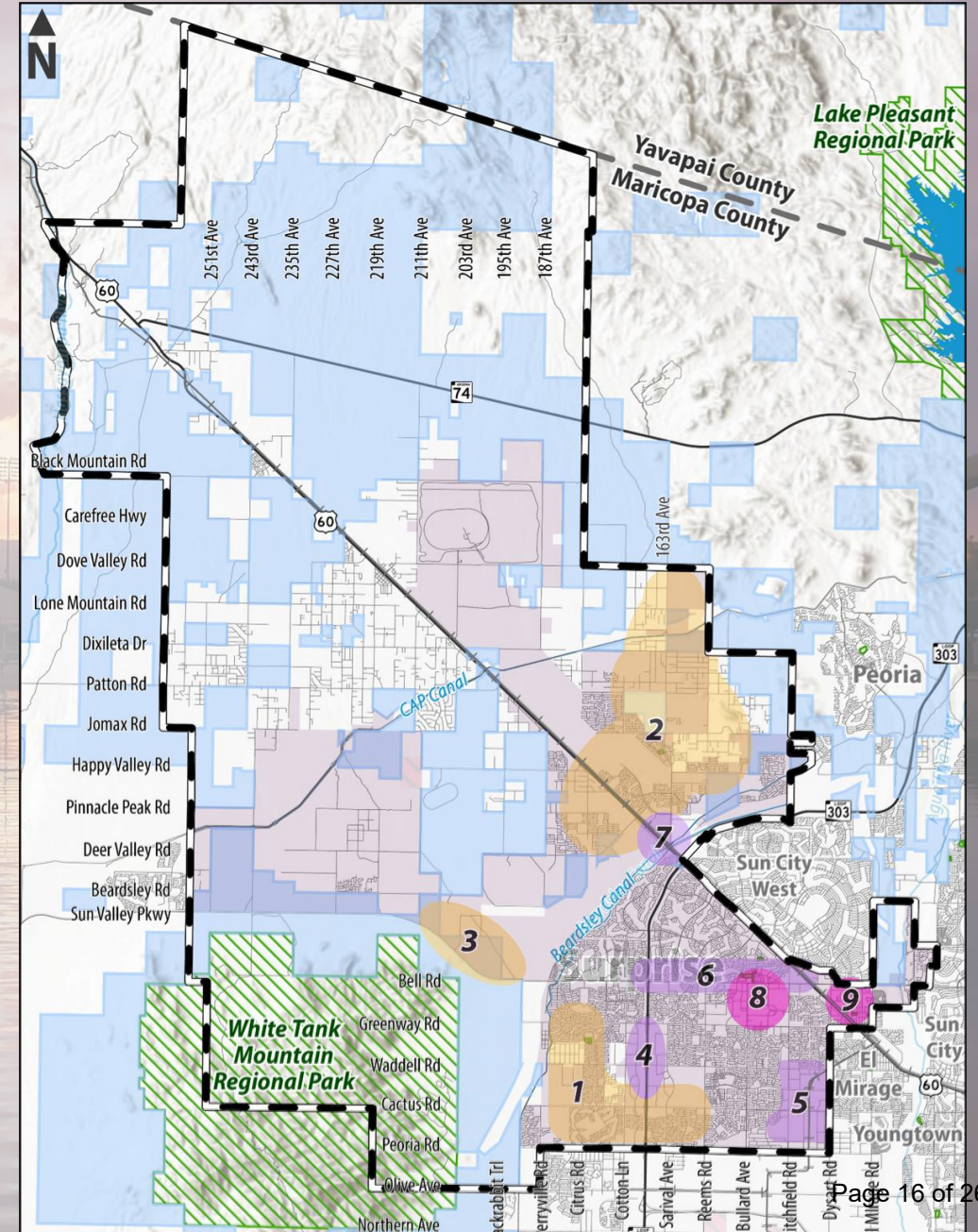
River



Canal

Source:
City of Surprise

- Do we wish to revise any existing growth areas?
- Do we see any additional growth areas?
- Are there any specific considerations we should address regarding Trust Lands?





Land Use & Residential Overlay

Land Use & Residential Overlay

2035 GP LAND USE & CHARACTER AREA MAP

Neighborhoods:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

Commerce & Office:

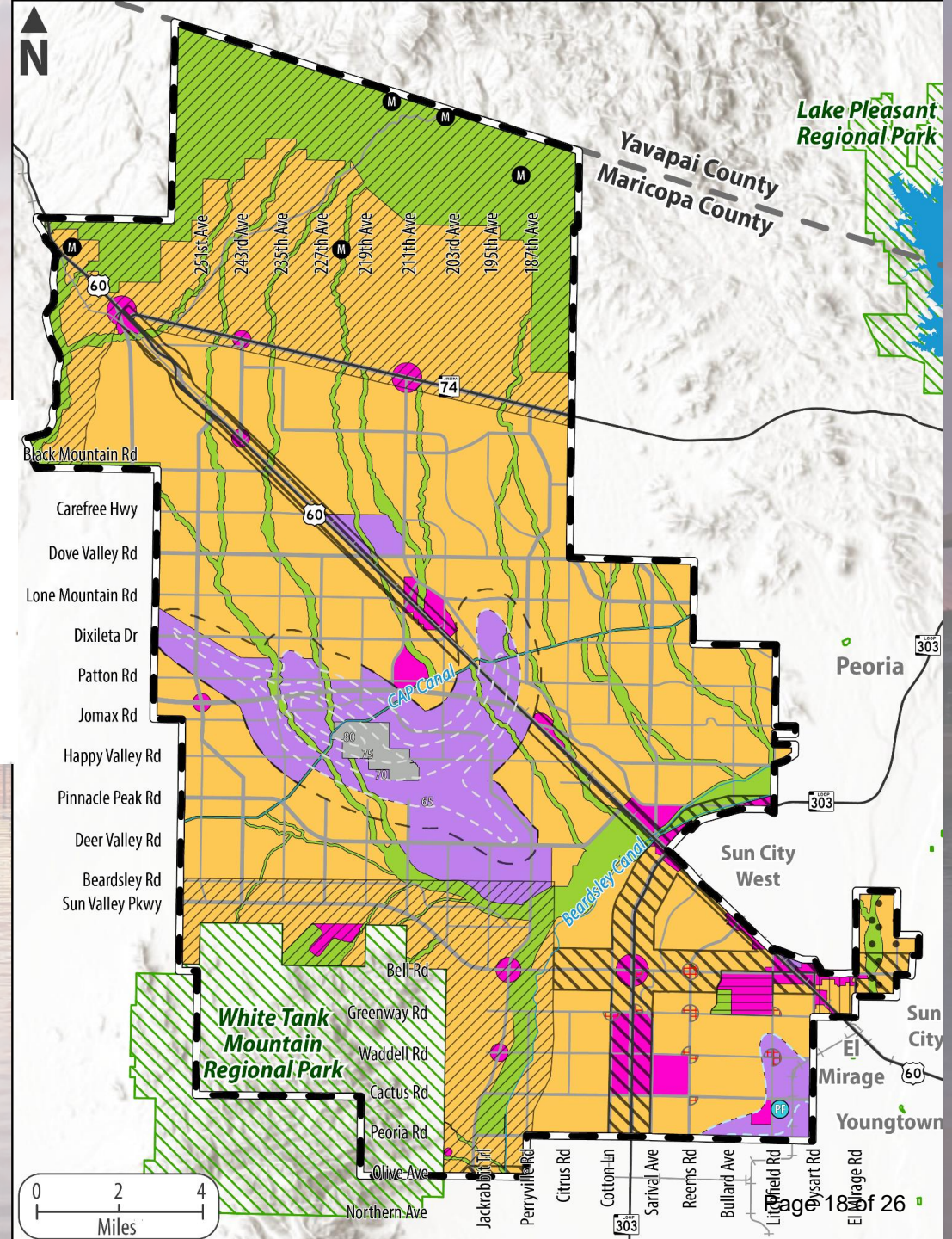
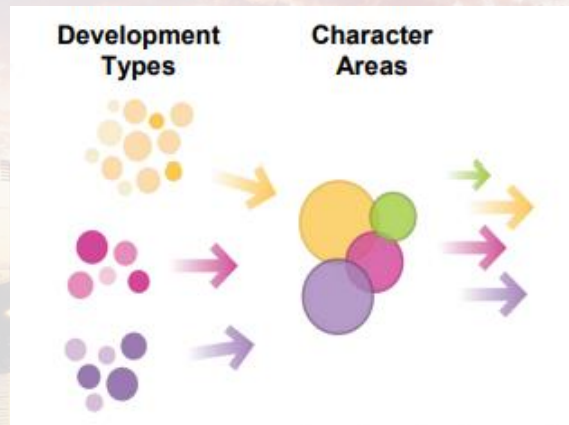
- Mixed Use – Residential
- Mixed Use – Commercial
- Regional Commercial
- Commercial Office

Employment:

- Business Parks
- Industrial

Additional Character Sub Areas:

- Scenic Lands
- Surprise Center
- Heritage District
- Luke Compatibility District
- Transit Oriented Development
- Aggregate Resource Area



Land Use & Residential Overlay

2035 GP LAND USE DEVELOPMENT TYPES

Surprise General Plan 2035: Foundation for the Future

Suburban Neighborhoods

Suburban Neighborhoods represent the transition area between rural settings and urban environments. These neighborhoods reflect the most common pattern of development in the City, and are where the majority of Surprise's population growth will be concentrated. Suburban neighborhoods include predominantly medium-density residential housing types that serve varying income levels. While residential is the primary land use within this neighborhood, they can also include neighborhood and community commercial, professional offices, schools, places of worship, parks, and other civic uses. Most development occurs in large to medium sized planned communities that utilize well-connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips within the neighborhood. All uses in Suburban Neighborhoods are predominantly served by public infrastructure.



Density Range

2-8 du/ac

Aesthetics and Built Form

- A mixture of traditional, single-family detached and attached homes that utilize quality building materials and apply high quality design are encouraged to serve a full range of life style and life stage needs

CHAPTER 1: DEVELOPMENT

40

- Residential building setbacks from the front property line should vary to create a more interesting and attractive streetscape.
- Residential buildings should de-emphasize front load garages by providing a mix of garage orientations including, side or angle entry, rear load with alley access, or front load with a set back from the primary living space.
- Neighborhood and community scale retail, professional office and civic uses may be incorporated at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.
- Neighborhood and community retail, professional office and civic uses should be clustered to create suburban centers that provide services and activities for the local community. The design and scale of these centers should blend with surrounding proposed or existing suburban residential development to ensure land use compatibility and pedestrian connectivity.
- The maximum combined size of any cluster of non-residential uses should be 30 acres or less.
- The placement of non-residential buildings should be pushed close to the primary roadway, and parking areas should be encouraged to the sides and/or rear of buildings.
- All buildings heights should be respectful of the surrounding view shed.
- New subdivisions should be connected to existing adjacent developments, or provide stub streets to future development areas, to allow for strong internal pedestrian, bicycle, and automobile connectivity. Cul-de-sacs should only be reserved for use when physical site constraints are present.

Land Use Element



- A traditional grid pattern street network is encouraged. Streets with curvilinear design are also encouraged where local topography and protection of natural features warrant such design.



- The incorporation of "com" should be utilized to enable s

Surprise General Plan 2035: Found

and comfortable travel for all users, including automobiles, pedestrians, bicyclists, and transit. The design of residential streets in these suburban neighborhoods should promote slower vehicular speeds, as well as provide on-street parking, and bicycle and pedestrian facilities.

- All major residential development shall include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, and buffer between less developed and more urban developed areas. The design and placement of public off-street pedestrian trail connections to adjacent development is highly encouraged.

Typical Uses

- Medium-lot single-family residential uses
- Small-lot single-family residential uses – such as alley loaded, duplexes, court and patio homes, and townhouses
- Neighborhood and Community Commercial uses – such as full service grocery stores, drug stores, personal services, and

Development Types



Character Areas



Community



Land Use & Residential Overlay

2035 GP LAND USE & CHARACTER AREA MAP

- Consider purpose and application of a Rural Residential Overlay
- Are there any specific considerations you would like addressed regarding housing opportunity?

Neighborhoods:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

Commerce & Office:

- Mixed Use – Residential
- Mixed Use – Commercial
- Regional Commercial
- Commercial Office

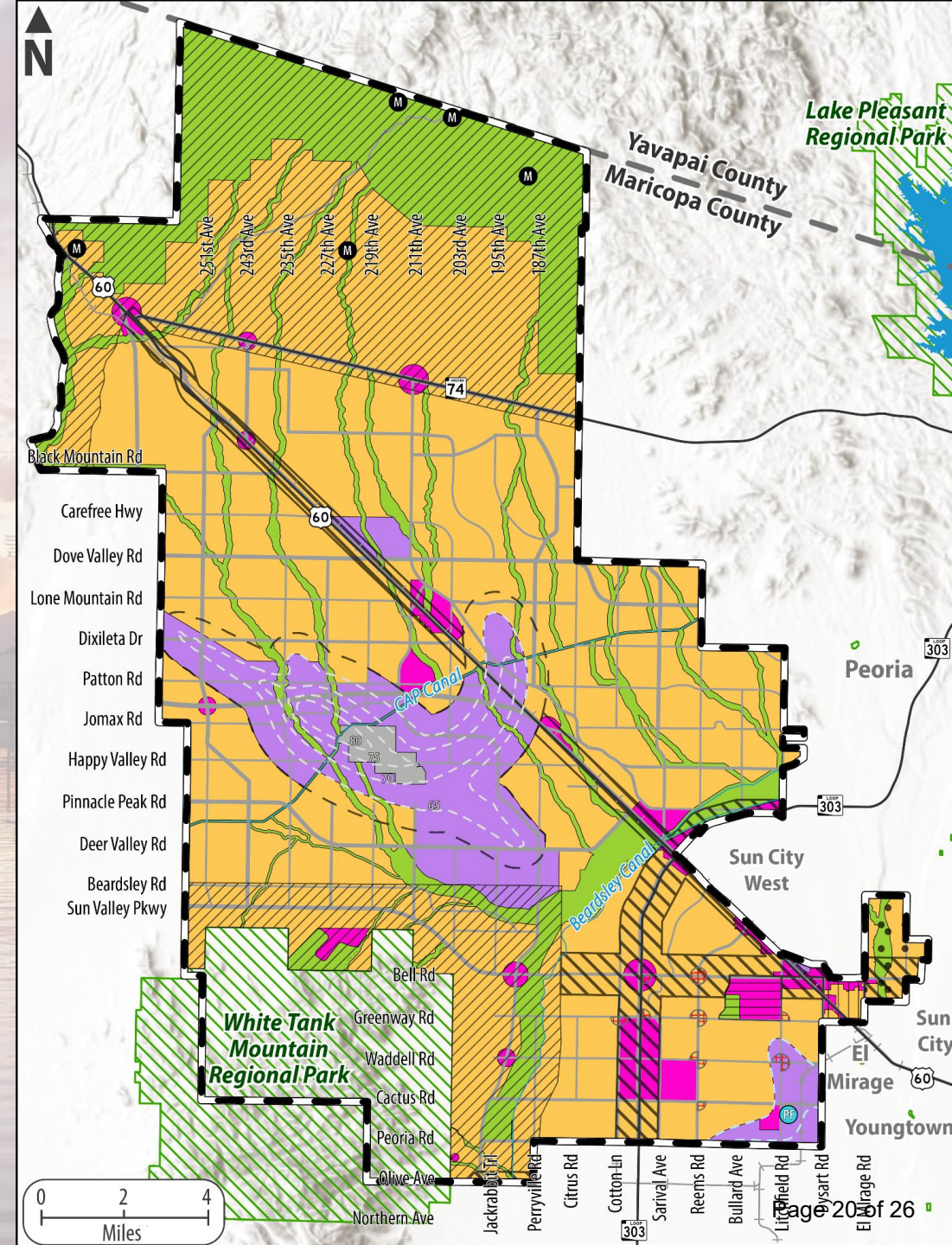
Employment:

- Business Parks
- Industrial

Additional Character

Sub Areas:

- Scenic Lands
- Surprise Center
- Heritage District
- Luke Compatibility District
- Transit Oriented Development
- Aggregate Resource Area



A scenic view of a lake at sunset. The sky is filled with soft, colorful clouds in shades of orange, pink, and purple. In the background, several stadium lights are visible, suggesting a sports field or arena. The water in the foreground is calm, reflecting the colors of the sky and the lights. A small, dark object is visible in the water, creating ripples. The overall atmosphere is peaceful and serene.

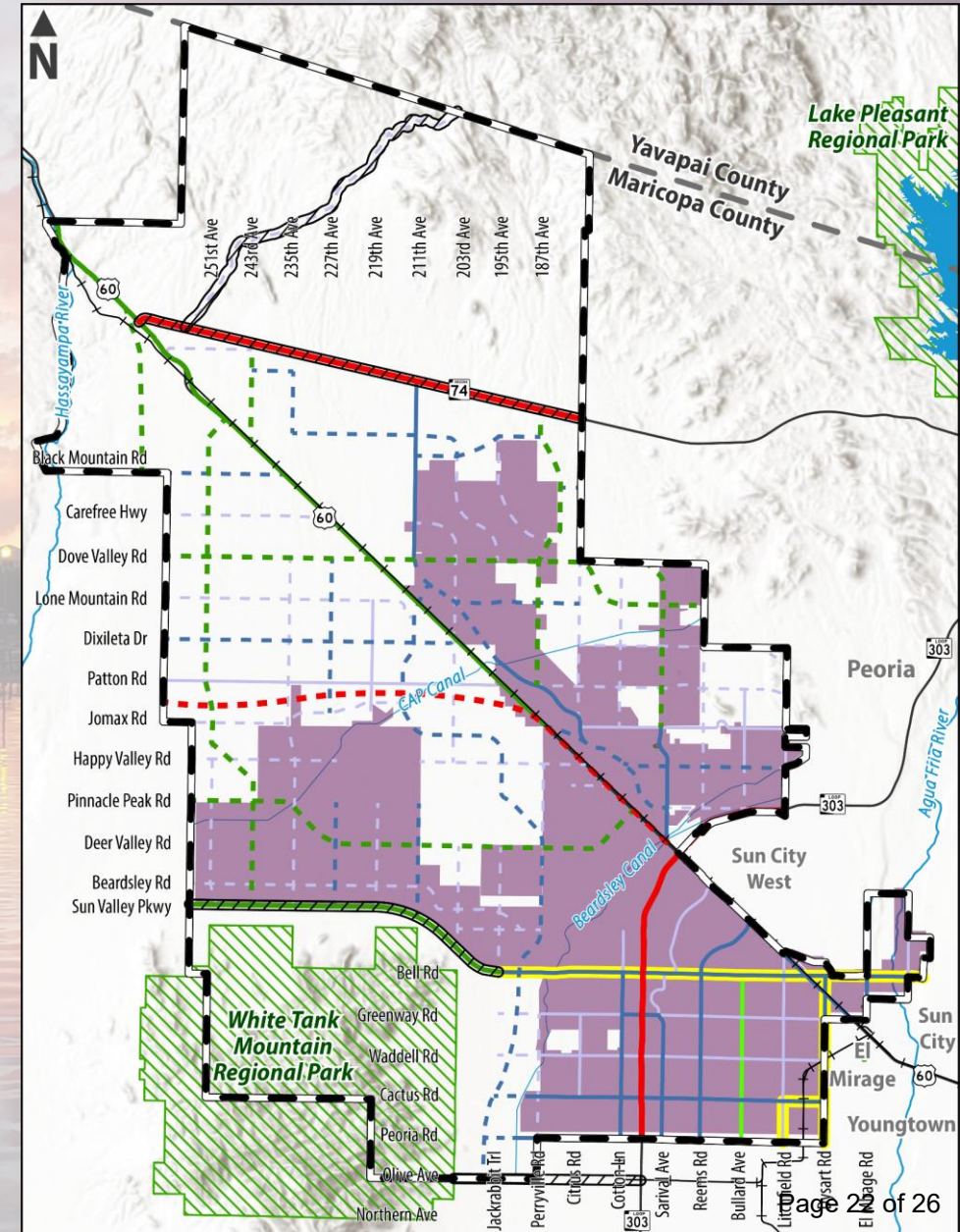
Transportation

Transportation

2035 GP CIRCULATION MAP

Legend		Functional Classification (Existing = Solid, Proposed = Dashed)					
	Surprise City Limits		Highway		Scenic Corridor		EV Corridor
	Surprise Planning Area		Rail Line		Freeway		Designated Truck Route
	County Boundary		River		Parkway		
	Regional County Park		Canal		Major Arterial		
					Minor Arterial		

Source: City of Surprise



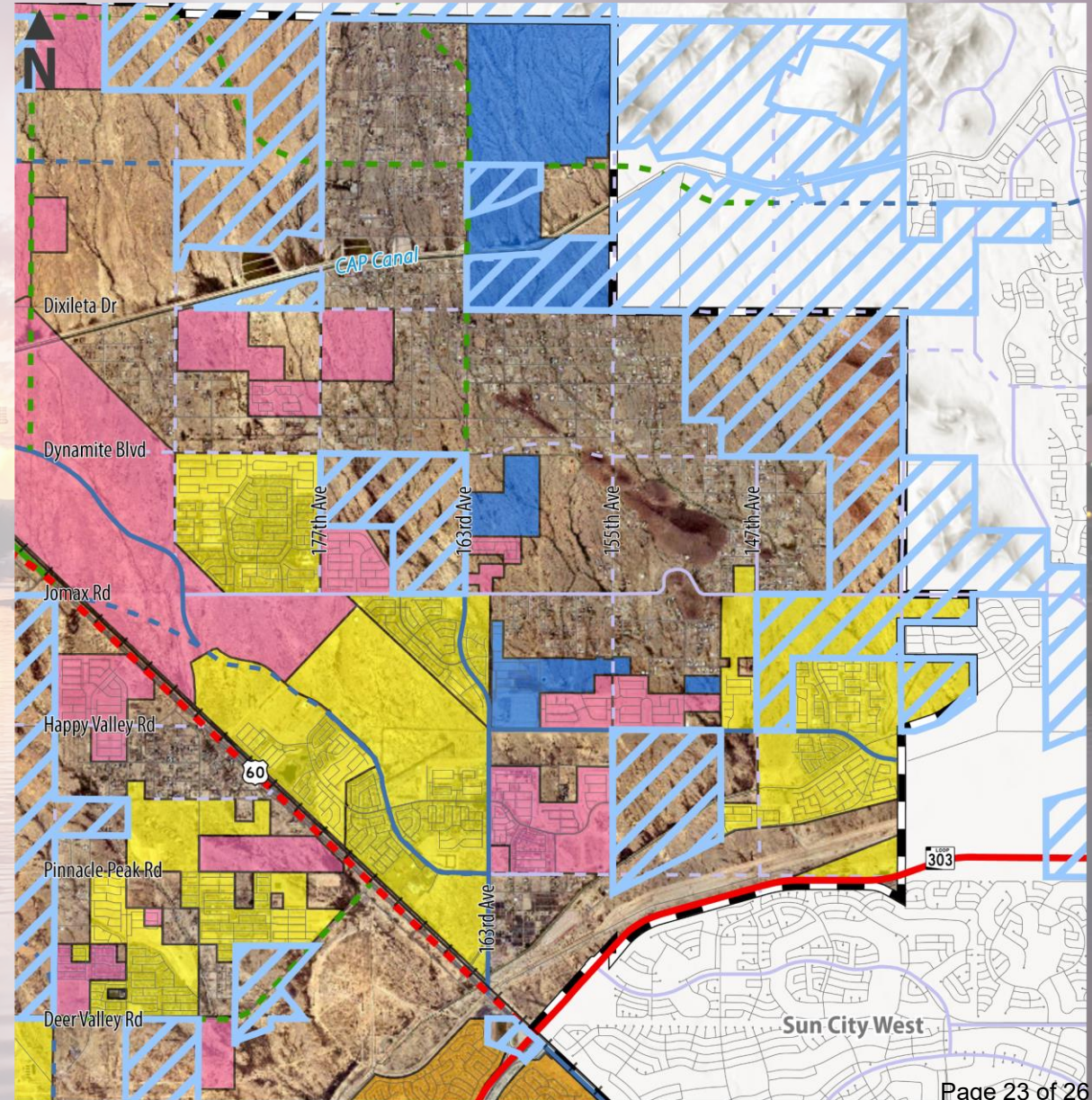
Transportation

163RD Ave & Jomax Rd Development Status

Legend

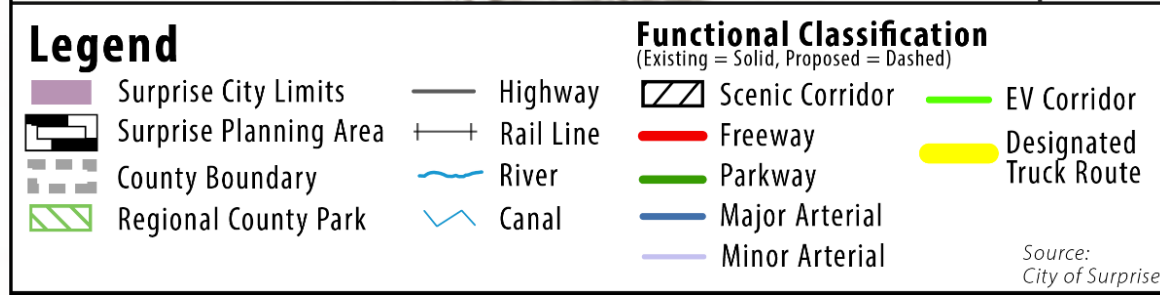
Surprise Planning Area	Functional Classification (Existing = Solid, Ultimate Design = Dashed)	Status of Developments within City of Surprise Limits
State Trust Land	Freeway	Built-Out
Rail Line	Parkway	Under Construction
	Major Arterial	Entitled
	Minor Arterial	Proposed

Source:
City of Surprise, ASLD

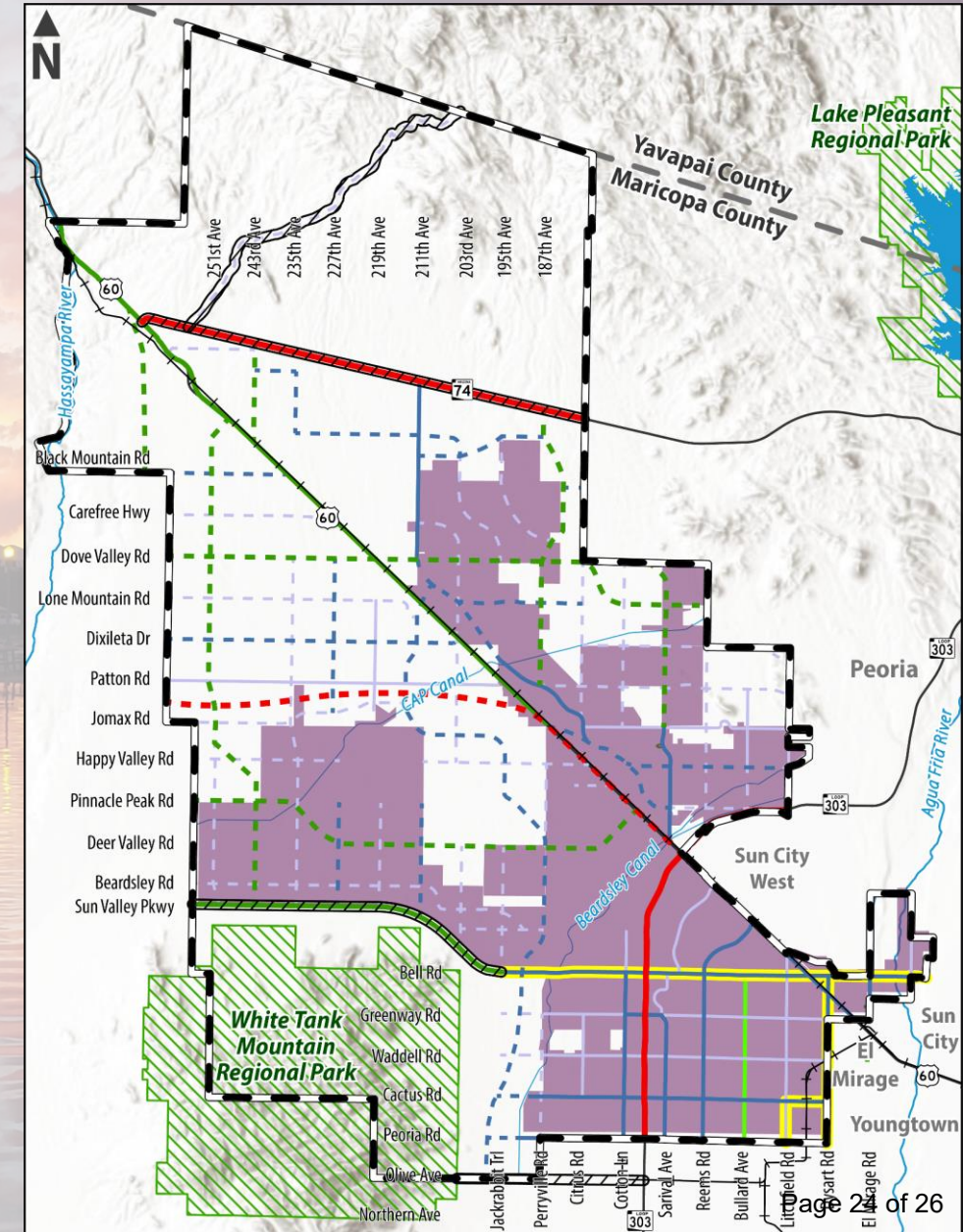


Transportation

2035 GP CIRCULATION MAP



- Are there other focus areas that should be considered from an access standpoint?
- Are there any specific modes of transportation (existing or emerging) that should be considered?





Water Resources

A sunset scene over a lake with stadium lights in the background. The sky is filled with soft, colorful clouds in shades of orange, pink, and purple. The sun is low on the horizon, casting a warm glow. In the foreground, the calm water of the lake reflects the sky and the lights. In the background, several tall stadium lights are visible, along with some buildings and trees. The overall atmosphere is peaceful and serene.

Thank You