



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 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 March 2, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Community Development |
|----|----------|---|-----------------------|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 3 | Consideration and action pertaining to a Major PAD Amendment to the Prasada PAD to change the land use designation for approximately 22 gross acres to accommodate a Dignity Health West Valley Campus. The site is generally located at the southwest corner of Greenway Road and Loop 303. Case FS22-1332 | Trevor Fleetham
Community Development |
| 3. | District 1 | Consideration and action pertaining to a Major PAD Amendment to the North Copper Canyon (Austin Ranch) PAD, generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185 th Avenue. Case FS22-1245. | Trevor Fleetham
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|--|
| 4. | Internal | Presentation of the industrial building height study findings. | None

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 March 9 2023 @ 2:45 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: March 16, 2023 Contact Person:
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 March 2, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the March 2, 2023 Planning and Zoning Commission regular meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 03-02-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 2, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Kevin Sartor, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on March 2, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Leslie Carnie, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the February 16, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the February 16, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Chapman seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action regarding the Conditional Use Permit and Site Plan for Filiberto’s convenience restaurant with drive-through facility. Case FS22-0447

Leslie Carnie, Current Planner, presented item 2 to the Commission.

The Commission discussed the following:

- None

Vice Chair Holland made a motion to approve the Conditional Use Permit for Filiberto's subject to stipulations “a” - “e”. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 3 – District 6 – Consideration and action regarding a Site Plan for Surprise Pointe 34 generally located on the southeast corner of Waddell Road and Willow Avenue subject to stipulations “a” through “d”. Case FS22-1262

Chris Sexton, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

- Building height industry standards
- Purpose of the extra height increase
- Light impact on neighboring residential

Commissioner Smith made a motion to approve the Site Plan for Surprise Pointe 34 subject to stipulations ‘a’ through ‘d’. Commissioner Chapman seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Chair Sartor requested lighting study to come before commission when there is a possibility to affect neighboring residents.

ADJOURNMENT:

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

Meeting adjourned at 6:17 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: March 16, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 3

Staff Recommendations:

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

Consideration and action pertaining to a Major PAD Amendment to the Prasada PAD to change the land use designation for approximately 22 gross acres to accommodate a Dignity Health West Valley Campus. The site is generally located at the southwest corner of Greenway Road and Loop 303. Case FS22-1332

Motion:

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

Background:

Gammage & Burnham, PLC requests a Major PAD Amendment to the Prasada PAD to change the land use designation for approximately 22 gross acres to accommodate a Dignity Health West Valley Campus. The change would result in the overall 40-acre parcel, located at the southwest corner of Greenway Road and Loop 303, designated as PGV-E within the Prasada PAD.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-1332 Dignity Health Prasada Major PAD Amendment - Staff Report 031623 PZ

2. 01 - FS22-1332 Dignity Health Prasada Major PAD Amendment - Vicinity Map
 3. 02 - FS22-1332 Dignity Health Prasada Major PAD Amendment - Zoning Map
 4. 03 - FS22-1332 Dignity Health Prasada Major PAD Amendment - Current & Proposed Land Use
 5. 04 - FS22-1332 Dignity Health Prasada Major PAD Amendment - Amendment Document
 6. 06 - FS22-1332 Dignity Health Prasada Major PAD Amendment - Citizen Participation Report
REDACTED
 7. FS22-1332 Dignity Health Prasada Major PAD Amendment - 031623 PZ
-

MAJOR PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS22-1332**
2
3 **Project Name:** Dignity Health Prasada Major PAD Amendment
4
5 **Council District:** 3 – Mesquite
6
7 **Meeting Date:** **March 16, 2023**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** Suburban Land Reserve, LLC
13
14 **Applicant:** Gammage & Burnham, PLC
15
16 **Request:** Major Planned Area Development (PAD) Amendment to the
17 Prasada PAD to change the land use designation for
18 approximately 22 gross acres to accommodate a Dignity Health
19 West Valley Campus.
20
21 **Site Location:** Generally located at the southwest corner of Greenway Road
22 and Loop 303, within the Prasada PAD.
23
24 **Site Size:** 22 gross acres (approx.)
25
26 **General Plan**
27 **Conformance:** The proposal is consistent with the Surprise General Plan 2035.
28
29 **Support/Opposition:** See attached Citizen Participation Report
30
31 **Staff Recommendation:** Staff recommends the Commission move to recommend
32 **approval** of case **FS22-1332**, subject to stipulations 'a' through
33 'c'.
34
35
36
37
38

39 **Project Description:**

40 Manjula Vaz with Gammage & Burnham, PLC requests a Major PAD Amendment to the
41 Prasada PAD to change the land use designation for approximately 22 gross acres from
42 Prasada Gateway Village 1 (PGV-1) to Prasada Gateway Village Employment (PGV-E).
43 The change would result in the overall 40-acre parcel, located at the southwest corner of
44 Greenway Road and Loop 303, being designated as PGV-E to accommodate a future Dignity
45 Health West Valley Campus.

46
47 **Background:**

48 **June 22, 2006:** The Mayor and City Council approved the Prasada Planned Area
49 Development under case PAD05-465, Ordinance #06-26.

50
51 **September 14, 2006:** The subject property was annexed into the City of Surprise under
52 Ordinance #06-42.

53
54 **July 14, 2022:** The applicant met with staff to discuss the subject proposal during a
55 regularly scheduled Concept Review Meeting under case CR22-0635.

56
57 **October 3, 2022:** The applicant submitted for a Major PAD Amendment to the Prasada
58 PAD under case FS22-1332, the subject case.

59
60 **Analysis and Discussion:**

61 The subject site is located within the Gateway Village of the Prasada PAD, which includes
62 six (6) different land use designations with varying allowed uses and associated
63 development standards. Dignity Health is proposing to develop a West Valley Campus
64 on approximately 40 gross acres that currently holds two land use designations under the
65 PAD. The northern portion of the site is designated as PGV-1, while the southern portion
66 is designated as PGV-E.

67
68 According to the PAD, PGV-1 is intended to provide neighborhood level retail services
69 which may include a variety of commercial land uses as well as employment and a limited
70 amount of residential development. PGV-E provides primarily employment uses including
71 traditional office development, hospital, medical office buildings and medically related
72 employment uses as well as retail, hospitality and a limited amount of residential
73 development.

74
75 While both land use designations allow for 'Health Care Facilities', the PGV-E designation
76 is more appropriate for, and more conducive to, the intended development. The request
77 to change the PGV-1 area of the site to PGV-E will result in the entire site being
78 designated as PGV-E and allow flexibility in terms of site layout and operations. The
79 setbacks and open space requirements for PGV-1 and PGV-E are identical, but the PGV-
80 E area allows for building heights up to 200 feet while PGV-1 limits heights to 60 feet.
81 Additionally, the PGV-E designation allows for helipads while the PGV-1 designation does
82 not.

The site is also located within the Prasada Gateway Village Perimeter Overlay District (PGV-POD) along the northern boundary. This area is a 300 foot deep perimeter overlay which is intended to provide protection for existing residential development located at the edges of the Prasada Gateway and Urban Villages. Development within this overlay is more restrictive with respect to heights and setbacks in order to create a sensitive transition into the Prasada Gateway Village Core. The subject application retains the PGV-POD overlay and its associated development standards which are shown below.

SECTION 5.0

82

PRASADA GATEWAY VILLAGE

Prasada Gateway Village Development Standards						
	PGV-POD	PGV-1	PGV-2	PGV-3	PGV-E	PGV-RC
Minimum Building Setback from Public Streets ⁽⁴⁾⁽⁵⁾						
Arterials	30' ⁽²⁾	0'	0'	0'	0'	0'
Collectors	20'	0'	0'	0'	0'	0'
Locals	10'	0'	0'	0'	0'	0'
Building Height ⁽³⁾	30' ⁽¹⁾⁽³⁾	60'	120'	120'	200'	200'
Open Space	15%	10%	10%	10%	10%	10%

- (1) PGV-POD 30' maximum building height with 1' increased height allowed for every 4' of additional building setback in excess of 30', not to exceed 60' total building height. However, the building height shall be limited to a maximum of three(3) stories within the POD on Greenway Road adjacent to the Northwest Ranch Community, along Sarival Road between Greenway Road and Waddell Road adjacent to teh Legacy Parc Community and along Waddell Road across from the Legacy Parc Community within the PUV-4 zoning district.
- (2) The minimum building setback on Greenway Road and Sarival Road for property within the PGV-POD adjacent to the Northwest Ranch and Legacy Parc Communities will be increased to 45 feet.
- (3) Building Heights will be measured from finished grade to top of parapet on flat roof structures or to the median height on a sloped roof structure. This excludes equipment, penthouses, elevator shafts and architectural embellishments.
- (4) Architectural embellishments shall be allowed on up to 25% of the building roofline.
- (5) Building setback from arterial streets shall be measured from the right-of-way to the face of the building structure.
- (6) Outdoor patios, dining areas, overhangs, canopies, porches, patios, trellises, architectural embellishments and fixtures shall be allowed to extend into the setbacks.

No changes to the development standards or design guidelines are being requested as part of this application. The development of this site will be subject to the Prasada Design Review Committee (DRC) review and approval process prior to City approval.

Utility and Services Table:

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the 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 site is also located with the Transit Oriented Development (TOD) overlay and the 303 Corridor Employment Growth Area, which is “expected to be a prestigious corporate center and high density development area.”

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, Arizona Department of Transportation (ADOT) and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request, though Luke AFB stated, “Luke AFB reserves the right to review/comment on final plans submitted to Surprise, in particular, regarding the potential for a helipad.”

Citizen Outreach:

The applicant held a neighborhood outreach meeting on December 21, 2022 at 6pm at the Cimarron Springs Middle School Media Center, with an additional virtual attendance option. The meeting was posted and noticed per the requirements of the LDO and State Statute. There were four (4) members of the public in-person and one (1) virtually. Questions posed by the attendees included topics of development timing, access, phasing, height, and future development in the area. See the attached Citizen Participation Report for a detailed summary.

Summary:

The proposed Major PAD Amendment to the Prasada PAD to change the land use designation from PGV-1 to PGV-E for approximately 22 gross acres to accommodate a Dignity Health West Valley Campus is consistent with the intent of the Prasada PAD and Surprise General Plan 2035.

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:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case FS22-1332 to the City Council subject to stipulations ‘a’ through ‘c’ as follows:

- 147 a. Development and use of the site shall be consistent with the PAD Amendment
148 document entitled "Prasada Major Planned Area Development for Dignity Health",
149 prepared by Gammage & Burnham, PLC, dated January 10, 2023.
150
151 b. Developer must submit for review a Traffic Impact Analysis (TIA) at the time of Site
152 Plan. On and off-site requirements are subject to change dependent on the results
153 of the TIA.
154
155 c. Non-compliance with the stipulations of approval of this case will be treated as a
156 violation in accordance with the applicable provisions of the Surprise Municipal
157 Code.
158

159 However, should the Commission wish to recommend **denial** of the request, the Commission
160 should make its own findings and base its decision on those alternative findings.
161
162

163 **Attachments:**
164

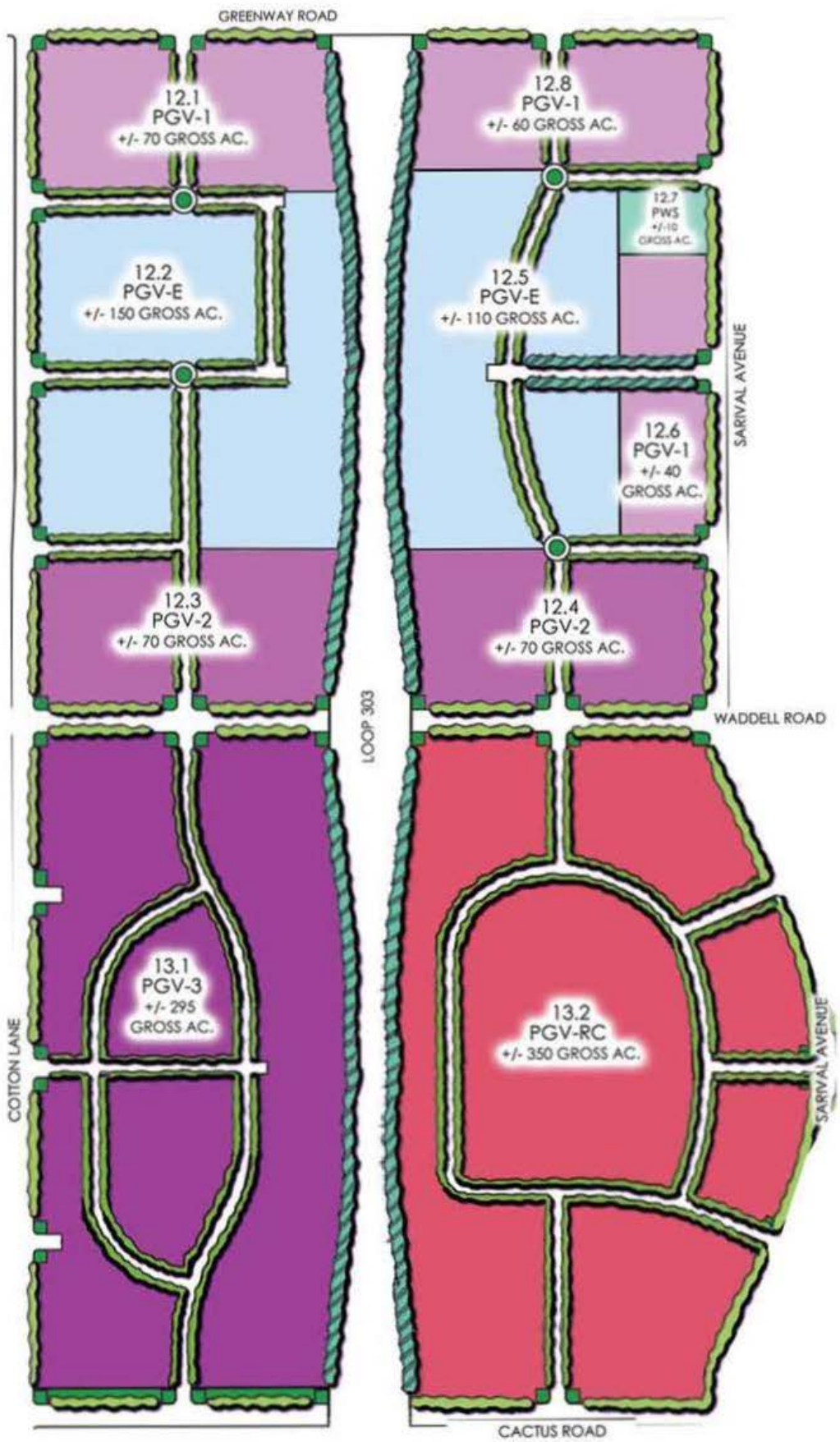
165 01 Vicinity Map
166 02 Zoning Map
167 03 Current & Proposed Land Use Maps
168 04 PAD Amendment Document
169 05 Affidavit of Site Posting
170 06 Citizen Outreach Report – REDACTED
171 PPT

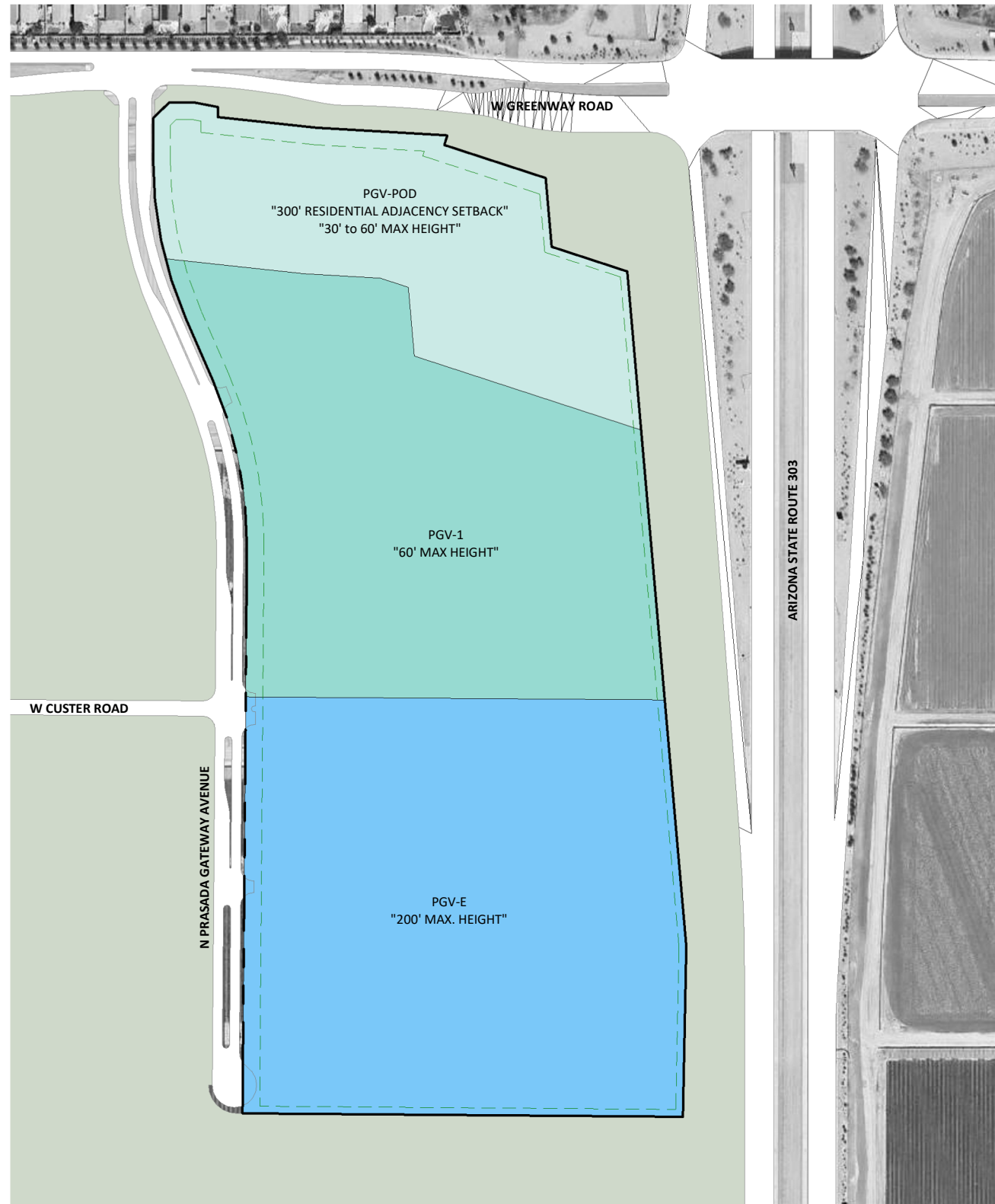


FS22-1332 VICINITY MAP

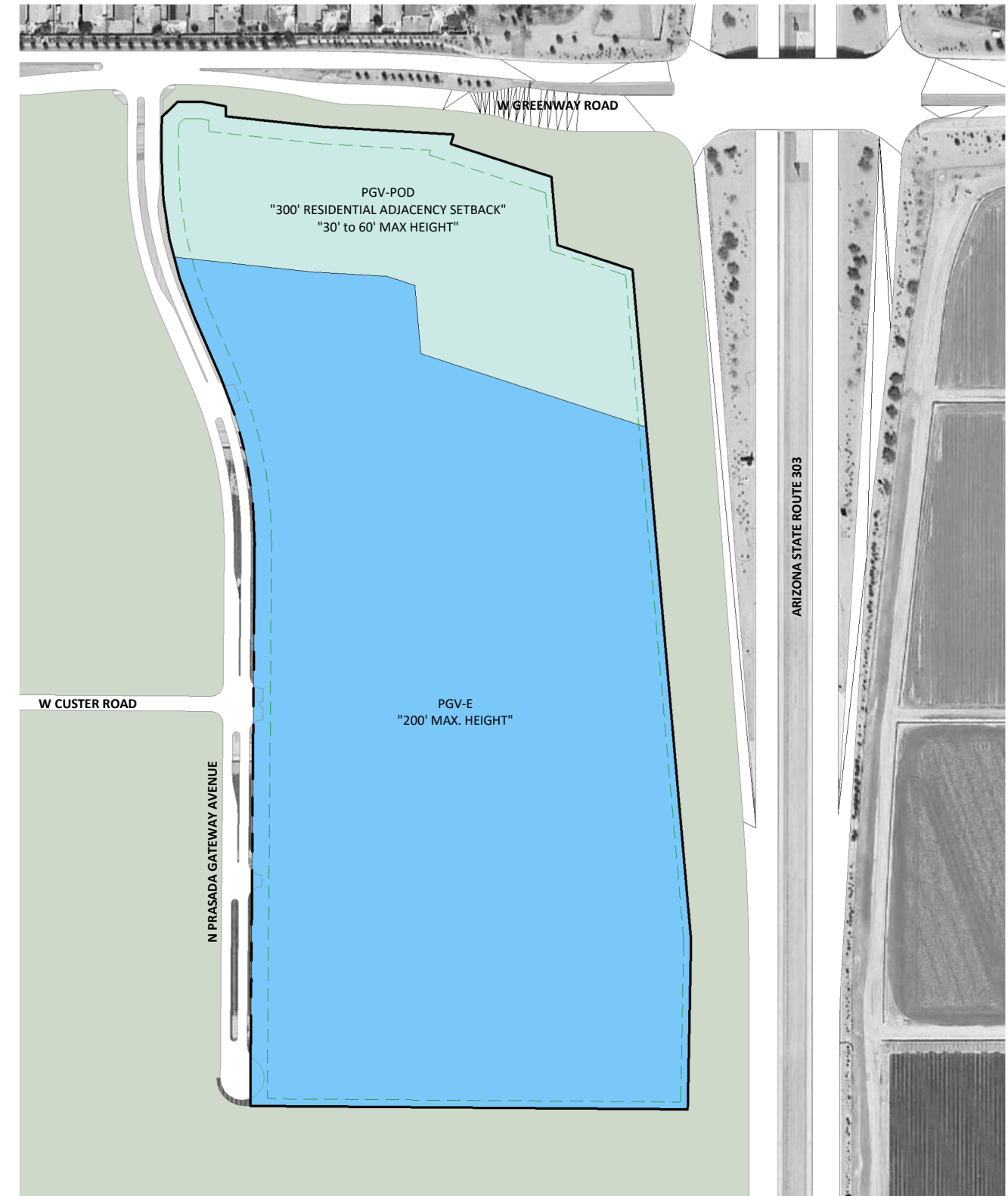


FS22-1332 ZONING MAP





EXISTING SITE ZONING



PROPOSED SITE ZONING

Prasada Major Planned Area Development Amendment

for

Dignity Health

Southwest corner of the 303-Freeway and Greenway Road

Submittal by:

Gammage & Burnham, PLC
Attn: Manjula M. Vaz
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004
mvaz@gblaw.com
Phone: (602) 256-4461

For:

National Real Estate Services CommonSpirit Health
Attn: SSVP National Real Estate Services
Travis Messina
System Senior Vice President
198 Inverness Drive West
Englewood, CO 80112
travis.messina@commonspirit.org
Phone: (602) 294-4188

Case No.: FS22-1332

1st Submittal Date: September 29, 2022

2nd Submittal Date: January 10, 2023

TABLE OF EXHIBITS

Exhibit Letter	Description
A	Property Location Aerial Map / Legal Description of Property
B	Existing / Proposed Prasada Planned Area Development Master Plan Map w/ Prasada Gateway Village Summary Chart
C	Conceptual Site Plan, Context Plan w/Site Plan Imbedded, & Height Transition Graphic

I. INTRODUCTION

Dignity Health (“Dignity”) is proposing to develop on approximately a 40-acre property located at southwest corner of the 303-Freeway and Greenway Road (the “Site”) within the increasingly successful Prasada Planned Area Development (“Prasada PAD”) in an area identified as the Gateway Village. (See attached **Exhibit ‘A’** – Property Location Aerial Map / Legal Description of Property) Dignity has been serving the community with multiple hospitals and a comprehensive system of health care services for many years. The proposed Dignity Health – West Valley Campus Master Plan (“West Valley Campus”) is part of Dignity’s vision to develop a dynamic new medical center providing a broad range of healthcare services to serve the City of Surprise and the broader West Valley. The proposed West Valley Campus will be a destination and regional provider of health care services. This medical center may include primary and specialty care practices along with outpatient imaging, ambulatory surgery center, and other ancillary services.

It is worth noting, the City Council approved (i.e., provided direction) that approximately 400-acres of non-retail employment be located within the Prasada PAD Mixed Use Gateway area. The definition of “non-retail employment” with the Prasada PAD states the following: traditional office, research and laboratories, hospitals and other non-retail medically related employment uses such as extended care, assisted living, nursing homes and skilled nursing, which fits perfectly with the proposed medical campus’s vision. Due to its location with ease of access to the 303-Freeway, major arterial street network, and significant/continued growth will make this an optimal location for years. The medical center will focus on serving Surprise, but also will serve communities in the Northwest Valley.

II. OVERVIEW OF THE PROPOSAL

The 2006 Prasada PAD master plan/zoning, and more particularly the Prasada Gateway Village area, is ideal for this proposed West Valley Campus. The Site falls within two (2) sub-areas of the Prasada Gateway Village; they are:

1. Prasada Gateway Village - Level 1 (PGV-1) which is intended to provide neighborhood level retail services which may include a variety of commercial land uses as well as employment and a limited amount of residential development, and
2. Prasada Gateway Village – Employment (PGV-E) which provides for primarily employment uses including traditional office development, hospital, medical office buildings and medically related employment uses as well as retail, hospitality and a limited amount of residential development.

The Site is also governed by the Prasada Gateway Village Perimeter Overlay District - (“PGV-POD”). The PGV-POD is a 300-foot deep perimeter overlay which is intended to provide protection for existing residential development located at the edges of the Prasada Gateway and Urban Villages. Development within this overlay is more restrictive with respect to heights and setbacks in order to create a sensitive transition into the Prasada Gateway Village Core.

The proposal is to amend the Prasada Master Plan on the approximate 22 acres (i.e., the north-half) of the Site from Prasada Gateway Village-1 (“PGV-1”) to Prasada Gateway Village—Employment (“PGV-E”). (See attached **Exhibit ‘B’** - Existing / Proposed Prasada Planned Area Development Master Plan Map w/ Prasada Gateway Village Summary Chart) With this change, the entire 40-acres at the southwest corner of the 303-Freeway and Greenway Road will be

designated as Prasada Gateway Village PVG-E while maintaining the PGV-POD's 300-foot deep perimeter height restriction.

The PGV-E land use is intended primarily for employment uses including traditional office development, hospital, medical office buildings and medically related employment uses as well as retail, hospitality, and a limited amount of residential development. The intent of the request to change the entire Site to PGV-E is to allow Dignity flexibility in terms of site layout and operations. Dignity has not yet determined the exact layout of the hospital and the associated medical office buildings but has completed a concept site plan layout for reference. (See attached **Exhibit 'C'** – Conceptual Site Plan, Context Plan w/Site Plan Imbedded, & Height Transition Graphic) It is worth noting, the existing PGV-1 land use already permits and anticipated medical uses in this area, such as: medical centers, clinics, specialties, nursing homes/extended care, congregate living/congregate care, assisted living/skilled nursing; and emergi/surgi/urgent care facilities. It is anticipated that some of these types of medical uses (originally envisioned) will still be located in the north portion of the West Valley Campus.

The proposed conceptual site plan works towards maintaining these two (2) subareas or the “spirit,” to some degree, by transitioning/buffering development away from Greenway Road and the single-family homes north (i.e., maintaining the PGV-POD's 300-foot deep perimeter height restriction). The Dignity West Valley Campus will be built in phases to align with the growing demands of the community; thus, as stated, flexibility is key to long-term sustainability/success. While the future expansions will be dictated by the market, it is believed the campus may have a full-service hospital with over 300 patient beds. The hospital will have an extensive Emergency Department as a Trauma 1 Center serviced by dual helipads and ambulance services. Both the surgery department and emergency department will be supported by a state-of-the-art diagnostic and imaging department include MRI, CT, General Radiation, Fluoroscopy and Ultrasound services. In addition, at full buildout, it is anticipated that the Site will support up to four (4) medical office buildings, totaling approximately 300,000 square feet providing ambulatory and outpatient services.

Conceptually, the first phase of the project will develop the infrastructure necessary to connect the Site to the community. This includes the further development of Prasada Gateway Avenue to extend to the southern point of the campus with a turnaround that can easily be extended as the area continues to be developed. The main entrance to the campus will be located at the intersection of Custer Road and Prasada Gateway Avenue. A separate entrance for the emergency department, ambulances and services vehicles will be located south of the main entrance.

A more detailed Final Site Plan will be submitted to the City at a future date with additional details on the Dignity's West Valley Campus Master Plan layout, building elevations, landscaping, amenities, parking, monument signage, building signage, etc.

III. CONCLUSION

In summation, the entire 40-acre Site is well-suited for the proposed Prasada Gateway Village – Employment (PVG-E) and the Prasada Gateway Village Perimeter Overlay District - (“PGV-POD”) designation (i.e., a height restriction) along Greenway Road and the residential homes to the north is supported, reasonable, and in conformance with the City's General Plan, the Prasada PAD, and the surrounding/existing context (i.e., 303-Freeway, single-family homes, regional commercial uses, etc.). The reclassification/alignment of the land use designations within the Prasada PAD for this Site is appropriate and reasonable due to current market demand for medical/hospital, existing/planned development occurring in the area, and the proposed end user

(Dignity). The Final Site Plan/development uses for the 40-acres will fit seamlessly with the proposed commercial, retail, entertainment/hospitality, general office, multifamily, etc. to be developed west/south of this request. With that said, we look forward to working with the City of Surprise on realizing this valuable, and needed, asset to the City and look forward to receiving approval.

EXHIBIT ‘A’

LOCATION MAP



SUBJECT PROPERTY

**DIGINITY HEALTH
40 ACRE PARCEL
LEGAL DESCRIPTION**

A portion of land being situated within the Northwest quarter of Section 12, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3 inch Arizona Department of Transportation (ADOT) aluminum cap dated 2016 RLS 21782, accepted as the North quarter corner of said Section 12, from which a found City of Surprise brass cap in hand hole accepted as the Northwest corner thereof bears North 89°47'13" West, 2635.63 feet;

Thence South 00°28'35" West, 2157.32 feet along the east line of the East half of said Section 12;

Thence leaving said east line North 89°31'25" West, 178.54 feet to the west Right of Way line for State Route 303 and the **POINT OF BEGINNING**;

Thence North 89°33'16" West, 902.61 feet to the east Right of Way line of Prasada Gateway Avenue as recorded in Book 960, Page 16, records of Maricopa County, Arizona;

Thence along the east Right of Way line of said Prasada Gateway Avenue the following six (6) courses;

Thence North 00°26'44" East, 1160.97 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 835.00 feet;

Thence northwesterly along said curve, through a central angle of 24°05'04", an arc length of 350.99 feet to a tangent line;

Thence North 23°38'20" West, 137.63 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 800.00 feet;

Thence northerly along said curve, through a central angle of 24°05'04", an arc length of 336.28 feet to a tangent line;

Thence North 00°26'44" East, 83.91 feet;

Thence North 45°19'39" East, 45.75 feet to the southerly Right of Way line for Greenway Road as recorded in said Book 960, Page 16;

Thence South 89°47'13" East, 50.00 feet to the east line of said Book 960, Page 16, and to the westerly New Right of Way line of State Route 303, as referenced

in Second Amended Suburban Land Reserve, Inc. Condemnation, recorded in Document 2013-0562250, records of Maricopa County, Arizona;

Thence along said New Right of Way Line the following eleven (11) courses;

Thence South 79°07'03" East, 50.82 feet;

Thence South 00°12'31" West, 20.61 feet;

Thence South 83°50'30" East, 203.05 feet;

Thence South 86°39'32" East, 265.92 feet;

Thence South 71°56'20" East, 2.57 feet;

Thence South 18°03'40" West, 20.00 feet;

Thence South 71°56'20" East, 218.62 feet;

Thence South 05°00'10" East, 141.29 feet;

Thence South 71°56'20" East, 163.03 feet;

Thence South 05°00'09" East, 1388.32 feet;

Thence South 01°08'33" West, 348.89 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,742,491 sq. ft. (40.0021 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

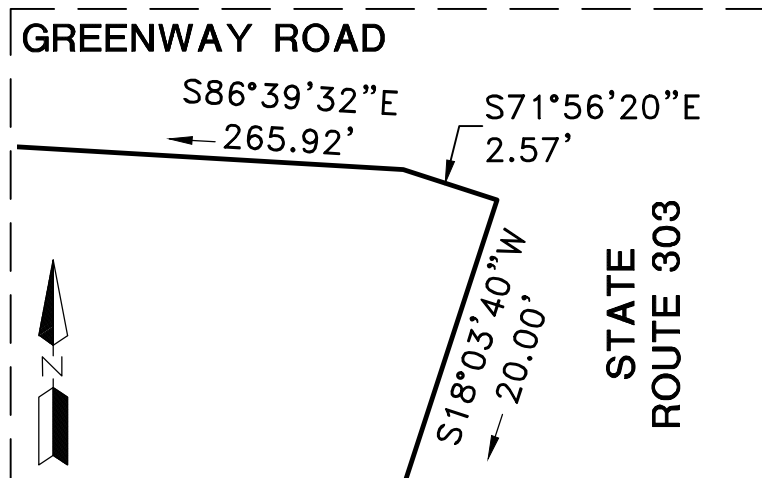
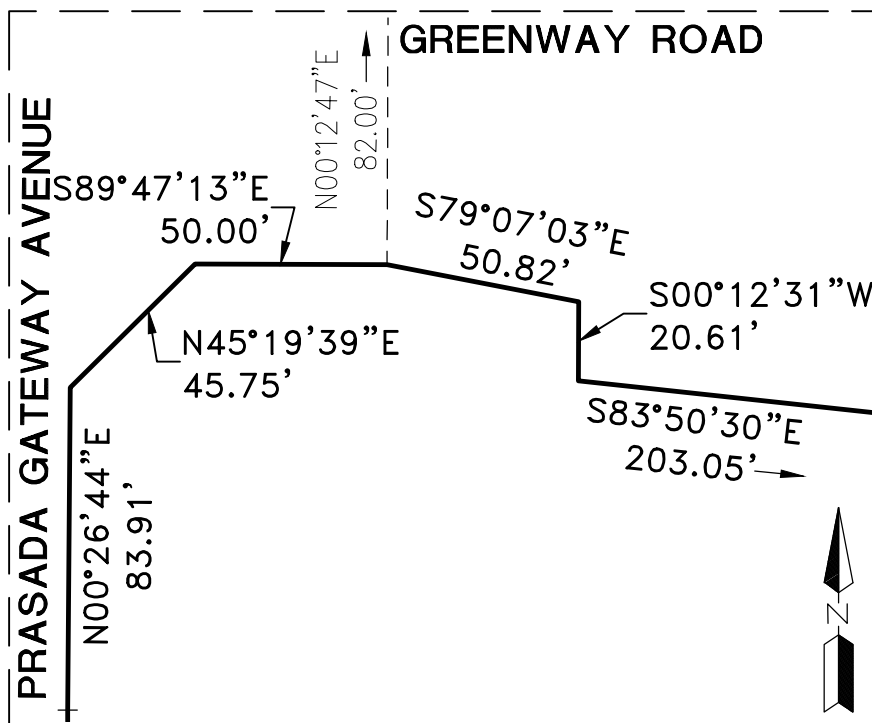
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1432
Date: February 2022



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N23°38'20"W	137.63'
L2	N00°26'44"E	83.91'
L3	N45°19'39"E	45.75'
L4	S89°47'13"E	50.00'
L5	N00°12'47"E	82.00'
L6	S79°07'03"E	50.82'
L7	S00°12'31"W	20.61'
L8	S83°50'30"E	203.05'
L9	S86°39'32"E	265.92'
L10	S71°56'20"E	2.57'
L11	S18°03'40"W	20.00'
L12	S71°56'20"E	218.62'
L13	S05°00'10"E	141.29'
L14	S71°56'20"E	163.03'

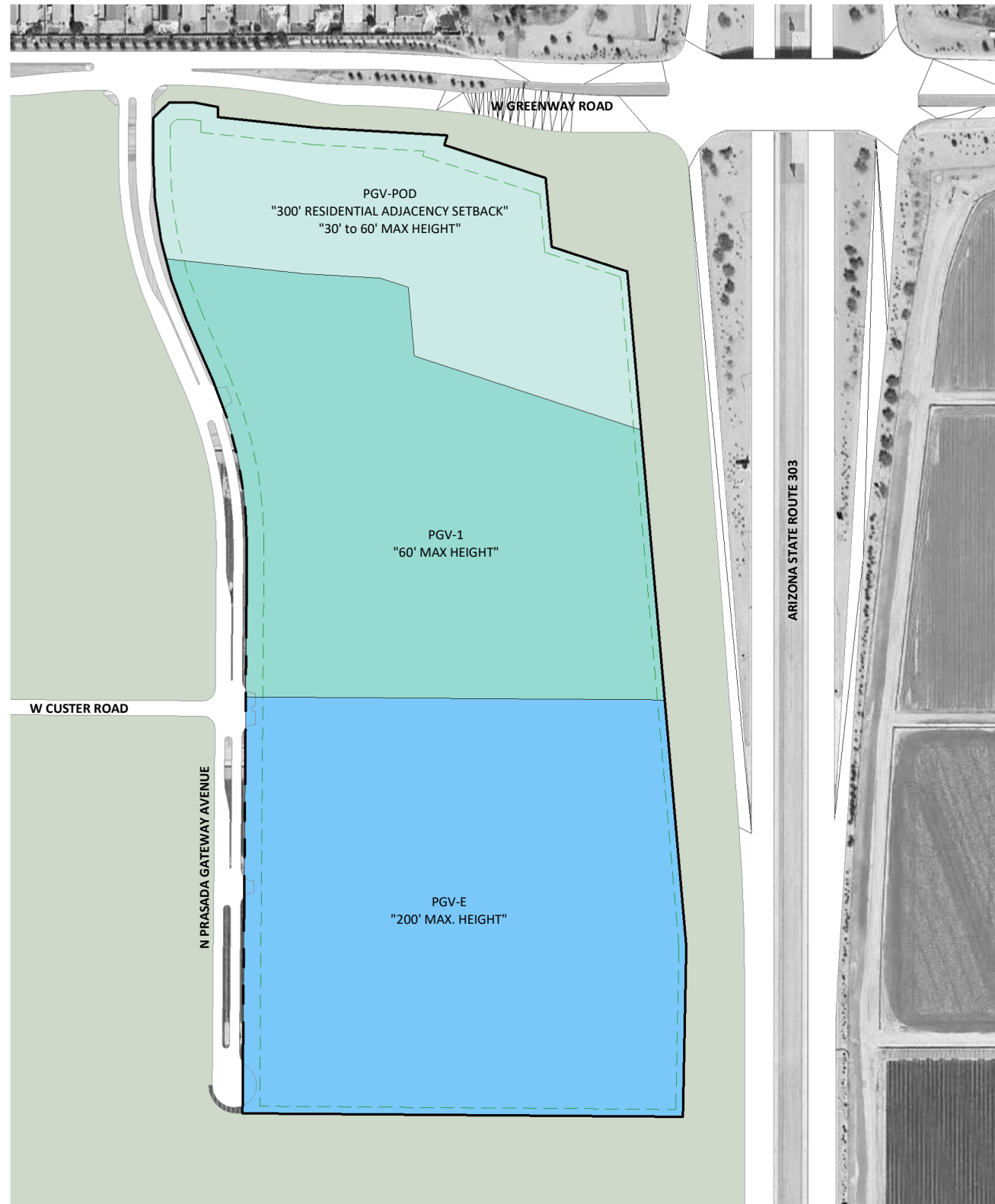
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	835.00'	24°05'04"	350.99'
C2	800.00'	24°05'04"	336.28'



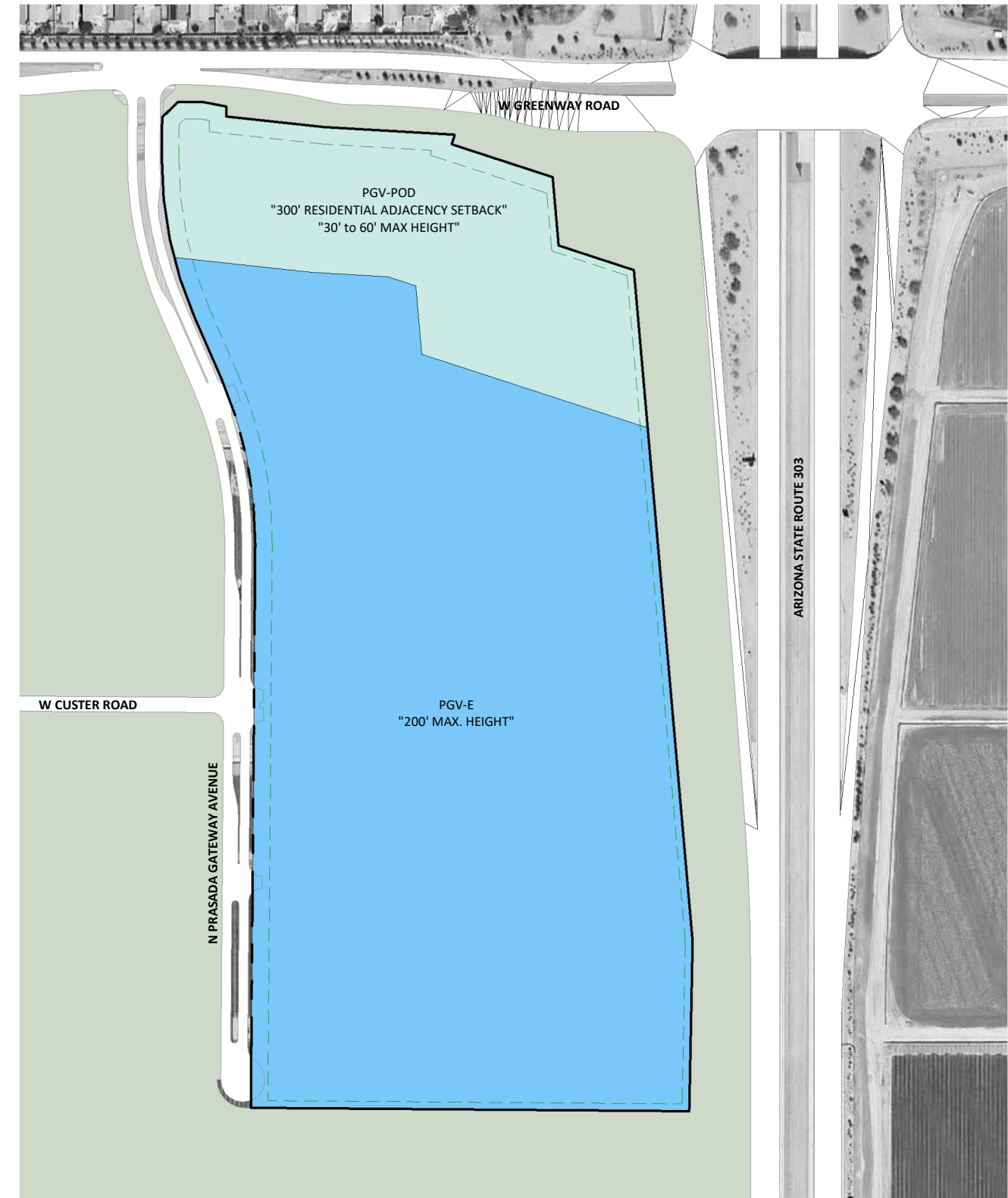
SHEET 2 OF 2

PROJ.NO.: 1432	DIGINITY HEALTH S.R. 303 AND GREENWAY ROAD SURPRISE., ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: FEB 2022		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: JHVD		
CHECKED BY: KJP		

EXHIBIT 'B'



EXISTING SITE ZONING



PROPOSED SITE ZONING

PRASADA GATEWAY VILLAGE SUMMARY

(Acreages are Approx.)

EXISTING

PARCEL	LAND USE	LAND USE DESCRIPTION	GROSS ACREAGE
12.1	PGV-1	PRASADA GATEWAY VILLAGE 1	70
12.2	PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	150
12.3	PGV-2	PRASADA GATEWAY VILLAGE 2	70
12.4	PGV-2	PRASADA GATEWAY VILLAGE 2	70
12.5	PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	110
12.6	PGV-1	PRASADA GATEWAY VILLAGE 1	40
12.7	PWS	PRASADA GATEWAY VILLAGE SITE	10
12.8	PGV-1	PRASADA GATEWAY VILLAGE 1	60
13.1	PGV-3	PRASADA GATEWAY VILLAGE 3	295
13.2	PGV-RC	PRASADA GATEWAY VILLAGE REGIONAL CORE	350
TOTAL			1225

PROPOSED

PARCEL	LAND USE	LAND USE DESCRIPTION	GROSS ACREAGE
12.1	PGV-1	PRASADA GATEWAY VILLAGE 1	48
12.2	PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	172
12.3	PGV-2	PRASADA GATEWAY VILLAGE 2	70
12.4	PGV-2	PRASADA GATEWAY VILLAGE 2	70
12.5	PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	110
12.6	PGV-1	PRASADA GATEWAY VILLAGE 1	40
12.7	PWS	PRASADA GATEWAY VILLAGE SITE	10
12.8	PGV-1	PRASADA GATEWAY VILLAGE 1	60
13.1	PGV-3	PRASADA GATEWAY VILLAGE 3	295
13.2	PGV-RC	PRASADA GATEWAY VILLAGE REGIONAL CORE	350
TOTAL			1225

	LAND USE	GROSS ACREAGE	%
PGV-RC	PRASADA GATEWAY VILLAGE REGIONAL CORE	350	28.6
PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	260	21.2
PGV-3	PRASADA GATEWAY VILLAGE 3	295	24.1
PGV-2	PRASADA GATEWAY VILLAGE 2	140	11.4
PGV-1	PRASADA GATEWAY VILLAGE 1	170	13.9
PWS	PRASADA GATEWAY VILLAGE SITE	10	0.8
TOTAL		1225	100.0

	LAND USE	GROSS ACREAGE	%
PGV-RC	PRASADA GATEWAY VILLAGE REGIONAL CORE	350	28.6
PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	282	23.0
PGV-3	PRASADA GATEWAY VILLAGE 3	295	24.1
PGV-2	PRASADA GATEWAY VILLAGE 2	140	11.4
PGV-1	PRASADA GATEWAY VILLAGE 1	148	12.1
PWS	PRASADA GATEWAY VILLAGE SITE	10	0.8
TOTAL		1225	100.0

EXHIBIT ‘C’



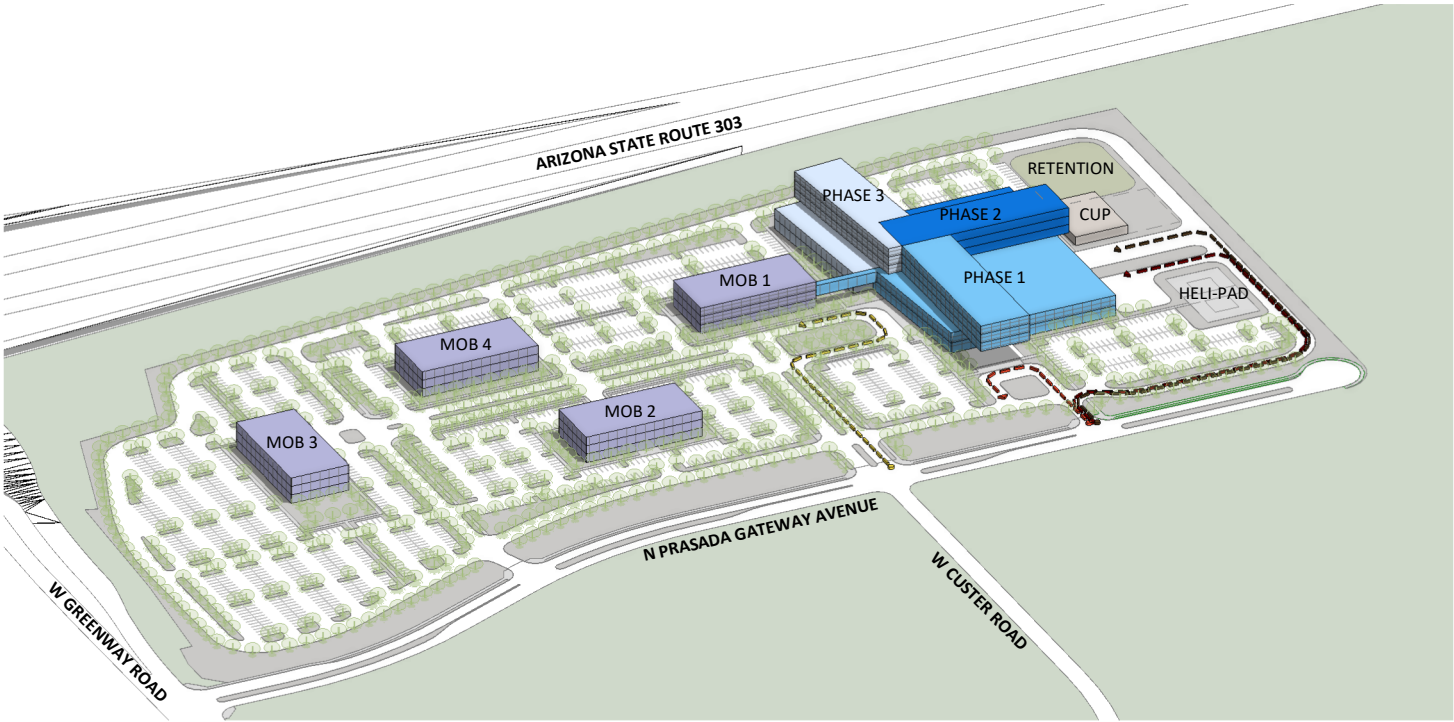
CONCEPTUAL SITE PLAN

SITE OPTION INFO

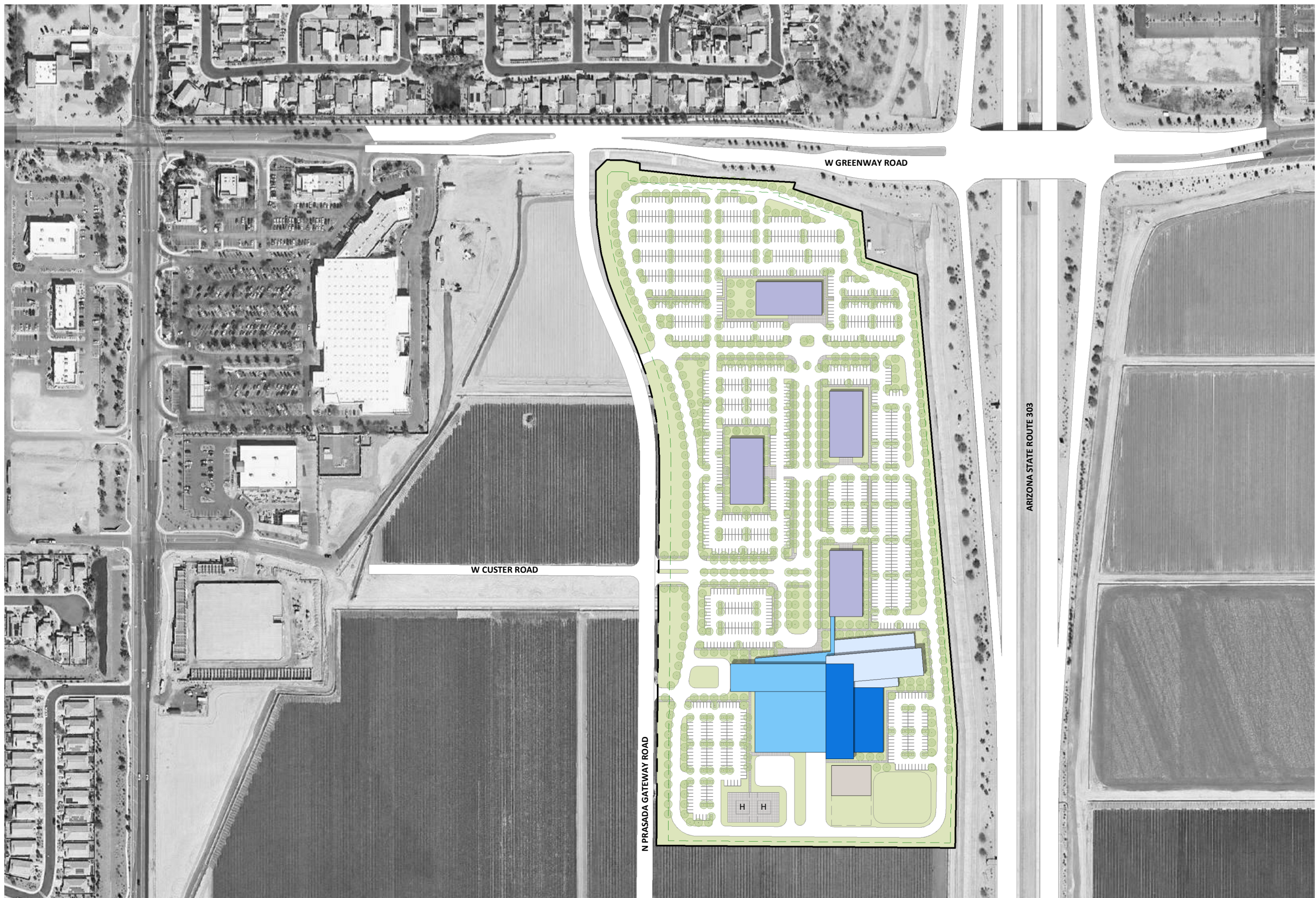
PARCEL NUMBER:	501-12-015J	PARKING REQUIRED:	
SITE AREA:	1,742,400 SF (40 ACRES)	HOSPITAL - (1/BED)	300
CURRENT ZONING:	PAD	MOB - (1/250 SF)	960
		TOTAL	<u>1,260 SPACES</u>
SQUARE FOOTAGE		CSH TYPICAL PARKING COUNT:	
HOSPITAL:		HOSPITAL - (1/400 SF)	1,257 SPACES
PHASE 1 -	198,408 SF	MOB - (1/200 SF)	1,200 SPACES
PHASE 2 -	149,760 SF	TOTAL	<u>2,457 SPACES</u>
PHASE 3 -	154,576 SF		
TOTAL -	502,744 SF	PARKING PROVIDED:	
		TOTAL	<u>1,610 SPACES</u>
MEDICAL OFFICE BUILDINGS:			
MOB 1 -	60,000 SF (3 LEVELS)		
MOB 2 -	60,000 SF (3 LEVELS)		
MOB 3 -	60,000 SF (3 LEVELS)		
MOB 4 -	60,000 SF (3 LEVELS)		
TOTAL -	240,000 SF		

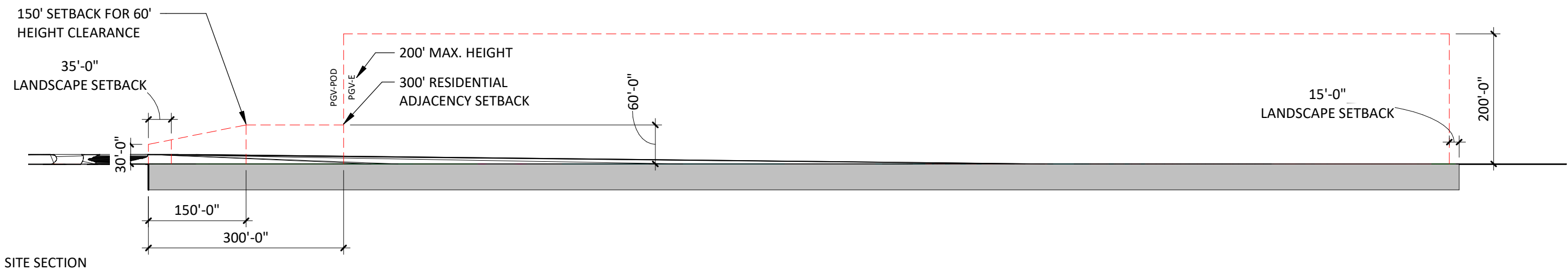
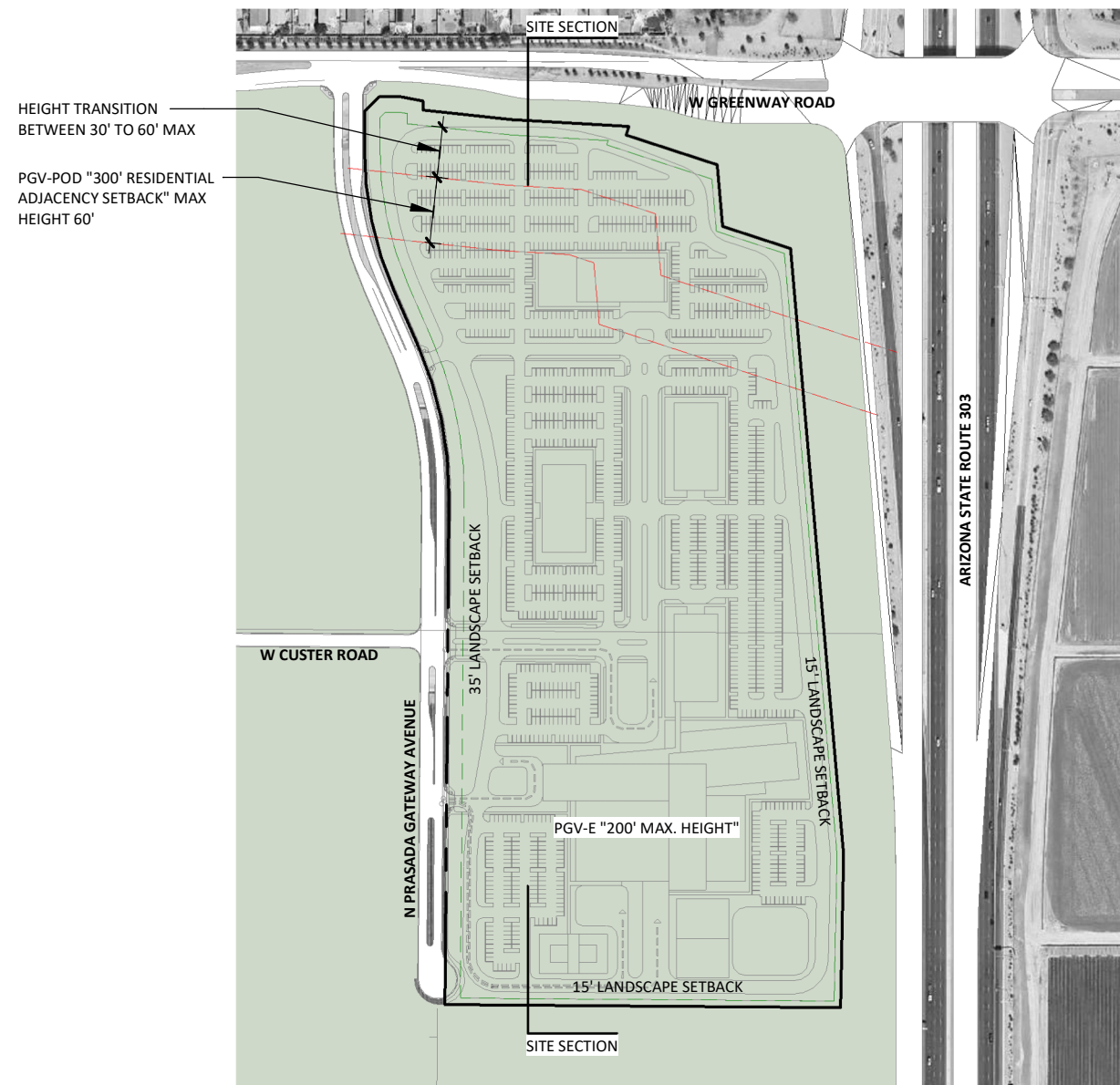
LEGEND

- PUBLIC FLOW
- EMERGENCY FLOW
- AMBULANCE FLOW
- SERVICES FLOW



AXONOMETRIC VIEW





**DIGNITY HEALTH WEST VALLEY CAMPUS
PLANNED AREA DEVELOPMENT AMENDMENT
CITY OF SURPRISE CASE NO. FS22-1332
NEIGHBORHOOD MEETING SUMMARY / CITIZEN PARTICIPATION REPORT
JANUARY 10, 2023**

OVERVIEW

Dignity Health (“Dignity”) is proposing to develop on approximately a 40-acre property located at southwest corner of the 303-Freeway and Greenway Road within the increasingly successful Prasada Planned Area Development in an area identified as the Gateway Village. The proposal is to amend the Prasada Master Plan on the approximate 22 acres (i.e., the north-half) of the Site from Prasada Gateway Village-1 (“PGV-1”) to Prasada Gateway Village—Employment (“PGV-E”). (the “Application”). With this change, the entire 40-acres at the southwest corner of the 303-Freeway and Greenway Road will be designated as Prasada Gateway Village PVG-E while maintaining the PGV-POD’s 300-foot deep perimeter height restriction.

Dignity has been serving the community with multiple hospitals and a comprehensive system of health care services for many years. The proposed Dignity Health – West Valley Campus Master Plan (“West Valley Campus”) is part of Dignity’s vision to develop a dynamic new medical center providing a broad range of healthcare services to serve the City of Surprise and the broader West Valley. The proposed West Valley Campus will be a destination and regional provider of health care services. This medical center may include primary and specialty care practices along with outpatient imaging, ambulatory surgery center, and other ancillary services.

On behalf of Dignity, our office, Gammage & Burnham P.L.C., (the “Applicant”) has completed and conducted the initial required public outreach for the Application in accordance with Sec. 102-3 of the Surprise Land Development Ordinance (“LDO”). The purpose of this Citizen Participation Report is to document how the Applicant conducted citizen participation in accordance with the provisions of the LDO.

NEIGHBORHOOD MEETING

On November 29, 2022, two (2) double-sided Notice of Neighborhood Meeting / Public Hearing signs were installed on the Property along Greenway Road. The Notice of Neighborhood Meeting / Public Hearing signs included the following information: a brief description of the request; the Application case number; the name and contact information for

the Applicant and City Planner assigned to the case; the date, time, location and attendance instructions for the hybrid neighborhood meeting, including a link to the Project website; a vicinity map of the in-person neighborhood meeting location; and a map of the Project / amendment area. The property was posted 16 days prior to the hybrid neighborhood meeting. The Affidavit of Posting and photographic evidence are attached. (See **Tab A**)

In addition, the City Staff sent a Notice of Neighborhood meeting by first class mail to property owners and City-registered homeowners associations within 300-feet of the Property. The Notice of Neighborhood Meeting included the following project information: a brief description of the request; the Application case number; the name and contact information for the Applicant and City Planner assigned to the case; the date, time, location and attendance instructions for the hybrid neighborhood meeting, including a link to the Project website; a vicinity map of the in-person neighborhood meeting location; and a map of the Project / rezone area.

The City Staff also published a legal advertisement for the hybrid neighborhood meeting in the newspaper. The legal advertisement included the same information contained in the mailed Notice of Neighborhood Meeting.

HYBRID NEIGHBORHOOD MEETING (OUTCOME)

The Applicant hosted a neighborhood meeting for the Application on December 21, 2022, that started at 6:00 PM and ended at 7:00 PM. As requested by City Staff, the meeting was a hybrid in-person and virtual format. The in-person meeting portion was held at the Cimarron Springs Middle School – Media Center 17032 W Surprise Farms Loop S, Surprise, and the virtual component was hosted via the Zoom conferencing platform.

Representatives from Dignity and Gammage & Burnham, P.L.C. attended the in-person meeting and gave a formal presentation on the Application. The formal presentation consisted of an overview of the Property, a discussion of Dignity and their vision / mission, a description of the proposal (e.g., uses, height, access, parking, etc.), a summary of the rezoning request, and the next step of the entitlement process. Following the formal presentation, there was an informal question and answer session with the in-person and virtual meeting attendees.

During the brief question and answer session, members of the development team responded to questions regarding the timing, access, phasing, height, and future development in the area. After the formal question and answer session, members of the development team remained until 7:00 PM and had informal discussions with those in attendance and to be available for late arrivals.

With that said, approximately four (4) members of the public attended the in-person meeting, and approximately one (1) member of the public attended the virtual meeting.

The sign-in sheet (i.e., the original and typed versions) from the in-person / virtual meeting is attached to this report. (See **Tab B**)

Contact information was provided prior to the meeting, during, and to those that asked.

NEIGHBORHOOD MEETING FOLLOW UP

Following the neighborhood meeting, Gammage & Burnham, P.L.C. has not received any additional inquiries or follow up requests related to the proposed case / development.

NOTICE OF PUBLIC HEARING

The Notice of Neighborhood Meeting / Public Hearing signs will be updated to include public hearing location(s), dates and times in accordance with Section 102-3.2.A(4) of the LDO.

City Staff is required to prepare and complete the Notice of Public Hearing mailing and legal advertisement in accordance with Section 102-3.2.A(1) through (3) of the LDO.

OTHER INQUIRIES / INVOLVEMENT

As of the writing of this report (January 10, 2023), we have not received any inquiries from the community. However, in the future, any substantive inquiries received by Gammage & Burnham, P.L.C. will be included as an addendum to this Citizen Participation.

TAB A

AFFIDAVIT OF POSTING

Application No: FS22-1332
Applicant Name: Gammage & Burnham
Location: SWC Loop 303 and Greenway Rd
Date Site Posted: 11/29/22

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 11/29/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/29/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10.25.24
My commission expires

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: December 21, 2022

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
Media Center
17032 W Surprise Farms Loop S, Surprise, AZ 85388
[or] Virtually at: <https://www.gblaw.com/dignitysurprise/>

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

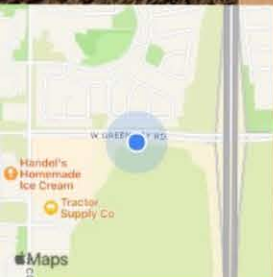
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-1332

Request: A Major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the land use plan for approximately 40 acres generally located at the southwest corner of Greenway Road and Loop 303 for Dignity Health West Valley Campus.

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



Nov 29, 2022 08:58AM
16737-16949 W Greenway Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: December 21, 2022
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
Media Center
17032 W Surprise Farms Loop S, Surprise, AZ 85388
[or] Virtually at: <https://www.gblaw.com/dignitysurprise/>

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

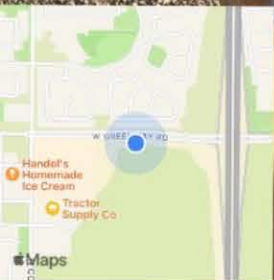
City Council

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
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Case number: FS22-1332

Request: A Major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the land use plan for approximately 40 acres generally located at the southwest corner of Greenway Road and Loop 303 for Dignity Health West Valley Campus.

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Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

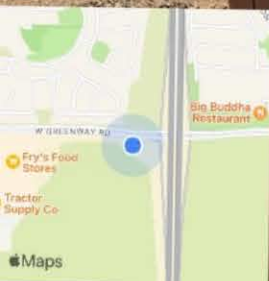
City Council

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1332

Request: A Major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the land use plan for approximately 40 acres generally located at the southwest corner of Greenway Road and Loop 303 for Dignity Health West Valley Campus.

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



Nov 29, 2022 09:27AM
16717-16735 W Greenway Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: December 21, 2022
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
Media Center
17032 W Surprise Farms Loop S, Surprise, AZ 85388
[or] Virtually at: <https://www.gblaw.com/dignity Surprise/>

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

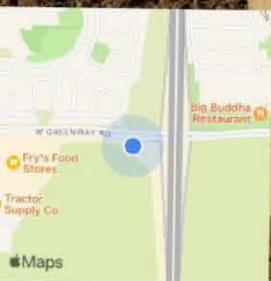
City Council

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1332

Request: A Major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the land use plan for approximately 40 acres generally located at the southwest corner of Greenway Road and Loop 303 for Dignity Health West Valley Campus.

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



Nov 29, 2022 09:27AM
16717-16735 W Greenway Rd
Maricopa County

TAB B

DIGNITY HEALTH WEST VALLEY CAMPUS PROJECT (FS22-1332)
NEIGHBORHOOD MEETING

Cimarron Middle School, Media Center
17032 W Surprise Farms Loop S, Surprise, AZ 85388
December 21, 2022 at 6:00PM

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
4 Hovstang			
JAMES LAWLER			
Jeanine Jerkovic			
BARRY BYRNE			

DIGNITY HEALTH WEST VALLEY CAMPUS PROJECT (FS22-1332) NEIGHBORHOOD MEETING ATTENDEE LIST						
IN-PERSON						
ATTENDEE	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL
Yolanda Hovistang						
James Lawler						
Jeanine Jerkovic						
Barry & Wendy Byrne						
Councilman Patrick Duffy	City of Surprise					patrick.duffy@surpriseaz.gov
VIRTUAL						
ATTENDEE	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL
Jeanine Jerkovic	City of Surprise Economic Development Director					jeanine.jerkovic@surpriseaz.gov
Ronald Meluso						



SURPRISE
ARIZONA

FS22-1332
Dignity Health
Prasada Major PAD Amendment

Planning & Zoning Commission

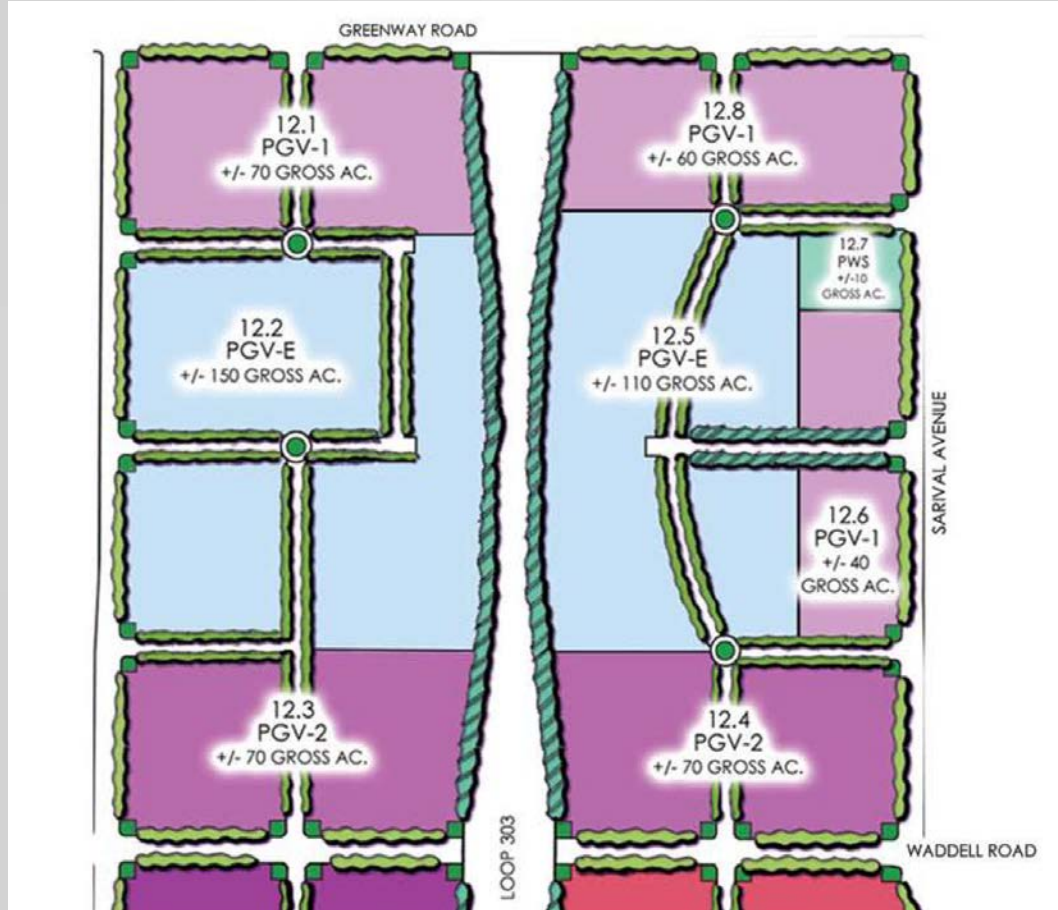
March 16, 2023



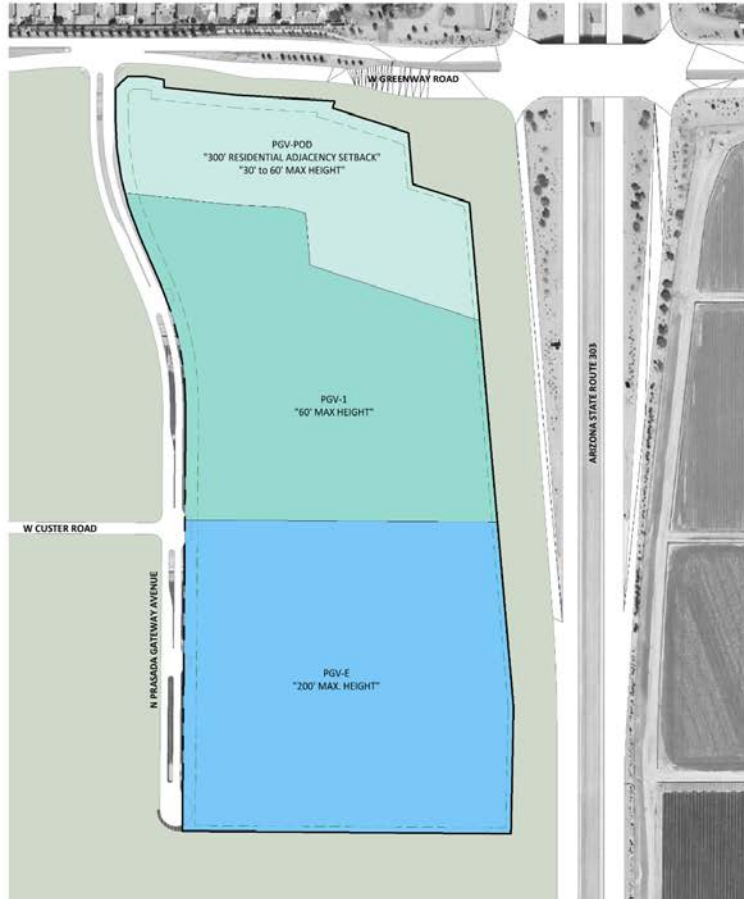
FS22-1332 VICINITY MAP



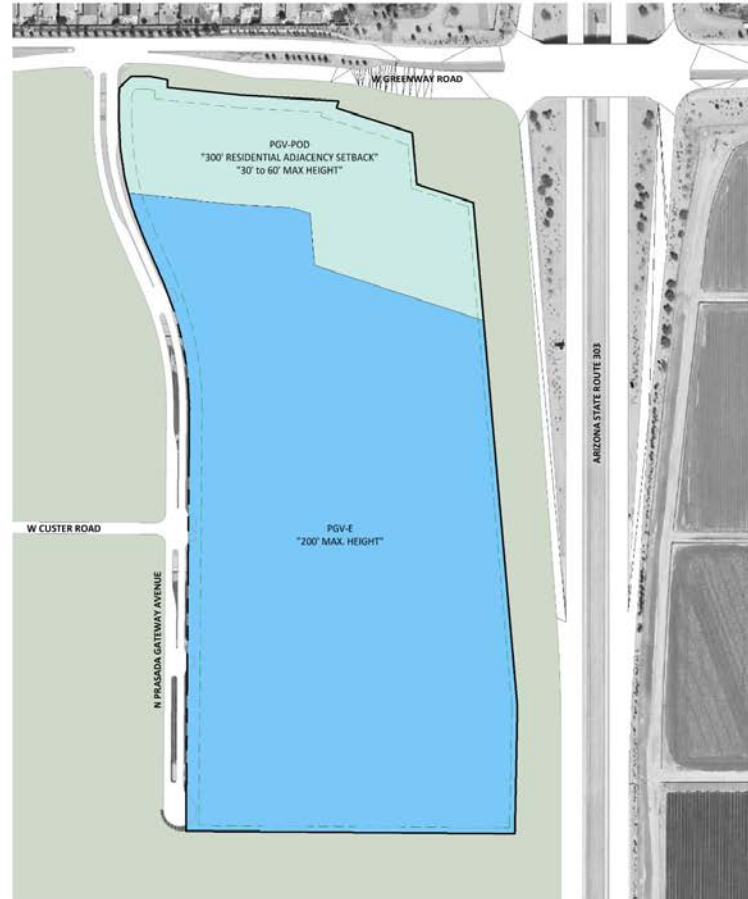
FS22-1332 ZONING MAP



LAND USE MAPS



EXISTING SITE ZONING



PROPOSED SITE ZONING

LAND USE MAPS



CONCEPTUAL SITE PLAN

SITE OPTION INFO

PARCEL NUMBER: 501-12-015J
 SITE AREA: 1,742,400 SF (40 ACRES)
 CURRENT ZONING: PAD

SQUARE FOOTAGE

HOSPITAL:
 PHASE 1 - 198,408 SF
 PHASE 2 - 149,760 SF
 PHASE 3 - 154,576 SF
 TOTAL - 502,744 SF

MEDICAL OFFICE BUILDINGS:

MOB 1 - 60,000 SF (3 LEVELS)
 MOB 2 - 60,000 SF (3 LEVELS)
 MOB 3 - 60,000 SF (3 LEVELS)
 MOB 4 - 60,000 SF (3 LEVELS)
 TOTAL - 240,000 SF

LEGEND

— PUBLIC FLOW
 - - - EMERGENCY FLOW
 - - - AMBULANCE FLOW
 - - - SERVICES FLOW

PARKING REQUIRED:
 HOSPITAL - (1/BED) 300
 MOB - (1/250 SF) 960
 TOTAL **1,260 SPACES**

CSH TYPICAL PARKING COUNT:
 HOSPITAL - (1/400 SF) 1,257 SPACES
 MOB - (1/200 SF) 1,200 SPACES
 TOTAL **2,457 SPACES**

PARKING PROVIDED:
 TOTAL **1,610 SPACES**



AXONOMETRIC VIEW

PRASADA GATEWAY VILLAGE SUMMARY (Acreages are Approx.)

EXISTING

PARCEL	LAND USE	LAND USE DESCRIPTION	GROSS ACREAGE
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	LAND USE	GROSS ACREAGE	%
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PROPOSED

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PGV-RC	PRASADA GATEWAY VILLAGE REGIONAL CORE	350	28.6
PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	282	23.0
PGV-3	PRASADA GATEWAY VILLAGE 3	295	24.1
PGV-2	PRASADA GATEWAY VILLAGE 2	140	11.4
PGV-1	PRASADA GATEWAY VILLAGE 1	148	12.1
PWS	PRASADA GATEWAY VILLAGE SITE	10	0.8
TOTAL		1225	100.0

ACREAGE CHANGES



OUTREACH

Neighborhood Meeting: December 21, 2022

- 5 total attendees (4 in-person; 1 online)
- Questions:
 - Development timing
 - Access
 - Phasing
 - Height
 - Area development





RECOMMENDATION

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



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





STIPULATIONS

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “Prasada Major Planned Area Development for Dignity Health”, prepared by Gammage & Burnham, PLC, dated January 10, 2023.
- b. Developer must submit for review a Traffic Impact Analysis (TIA) at the time of Site Plan. On and off-site requirements are subject to change dependent on the results of the TIA.
- c. 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: March 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 North Copper Canyon (Austin Ranch) PAD, generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th Avenue. Case FS22-1245.

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:

Tiffany & Bosco, P.A., the applicant, on behalf of Courtland Homes, the owner, requests a Major PAD Amendment to the North Copper Canyon (Austin Ranch) PAD to incorporate additional property currently within the Burke PAD and update the roadway circulation network. The subject property is generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th 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 - FS22-1245 North Copper Canyon Major PAD Amendment - Staff Report 031623 PZ
2. 01 - FS22-1245 North Copper Canyon Major PAD Amendment - Vicinity Map

3. 02 - FS22-1245 North Copper Canyon Major PAD Amendment - Zoning Map
 4. 03 - FS22-1245 North Copper Canyon Major PAD Amendment - Amendment Document
 5. 04 - FS22-1245 North Copper Canyon Major PAD Amendment - Luke Letter
 6. 05 - FS22-1245 North Copper Canyon Major PAD Amendment - Affidavit of Site Posting
 7. 06 - FS22-1245 North Copper Canyon Major PAD Amendment - Citizen Participation Report
 8. FS22-1245 North Copper Canyon Major PAD Amendment - 031623 PZ
-

MAJOR PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS22-1245**

Project Name: North Copper Canyon Major PAD Amendment

Council District: 1 – Acacia

Meeting Date: **March 16, 2023**

Planner: Trever Fleetham, AICP

Owner: Courtland Homes, Inc

Applicant: Hans Koppenhoefer with Courtland Homes, Inc.

Request: Major Planned Area Development (PAD) Amendment to the North Copper Canyon (Austin Ranch) PAD to incorporate additional property currently within the Burke PAD, repeal the Burke PAD, modify the land use map, and update the roadway circulation network.

Site Location: Generally located west of Grand Avenue and Deer Valley Road, within the North Copper Canyon (Austin Ranch) PAD.

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 **FS22-1245**, subject to stipulations 'a' and 'b'.

37 **Project Description:**

38 Hans Koppenhoefer with Courtland Homes, Inc. requests a Major Planned Area
39 Development (PAD) Amendment to the North Copper Canyon (formerly Austin Ranch)
40 PAD to incorporate additional property currently within the Burke PAD, repeal the Burke
41 PAD, modify the land use map, and update the roadway circulation network. The subject
42 area is generally located west of Grand Avenue and Deer Valley Road.

43
44 **Background:**

45
46 **May 23, 1987:** The Mayor and City Council approved Ordinance #87-03, annexing the
47 subject property into the City of Surprise.

48
49 **May 27, 2004:** The Mayor and City Council approved Ordinance #04-20 for the Austin
50 Ranch PAD (PAD03-278).

51
52 **October 13, 2005:** The Mayor and City Council approved Ordinance #05-50 for the Burke
53 PAD (PAD05-175).

54
55 **April 4, 2018:** The Community Development Director administratively approved a Minor
56 Amendment to the Austin Ranch PAD to amend the required garage size under FS18-
57 033.

58
59 **February 18, 2020:** The Mayor and City Council approved Ordinance #2020-03 for a
60 Major Amendment to the Austin Ranch PAD to add land, modify uses and development
61 standards, and change the name to North Copper Canyon (case FS19-431).

62
63 **June 2, 2022:** The Community Development Director administratively approved a Minor
64 Amendment to the North Copper Canyon PAD to clarify garage setbacks under case
65 FS22-0484.

66
67 **September 29, 2022:** The Community Development Director administratively approved
68 a Minor Amendment to the North Copper Canyon PAD to modify a stipulation of PAD03-
69 278 (case FS22-1328).

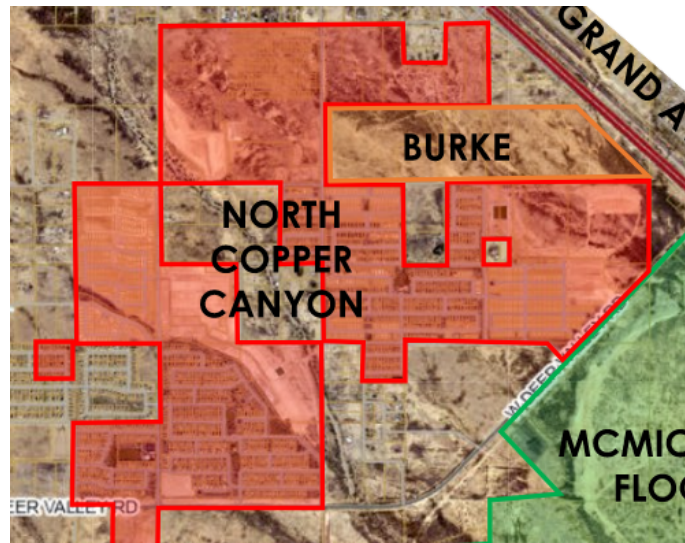
70
71 **November 29, 2022:** The Community Development Director administratively approved a
72 Minor Amendment to the North Copper Canyon PAD to modify the garage size for low
73 density residential under case FS22-1312.

74
75 **March 1, 2022:** A Concept Review Meeting Waiver was approved for the subject request.

76
77 **September 2, 2022:** The applicant submitted for a Major Amendment to the North Copper
78 Canyon PAD under case FS22-1245, the subject case.

79
80 **Analysis and Discussion:**

81 North Copper Canyon, which was originally approved in 2004 under the Austin Ranch
82 PAD, is currently being developed by Courland Homes. The area and boundaries of this
83 master planned community have historically had excluded parcels of land. Additionally,
84 the North Copper Canyon (formerly Austin Ranch) PAD surround another PAD known as
85 Burke on three (3) sides (see below). In 2020, Courtland Homes purchased the property
86 that makes up the Burke PAD.
87



88
89
90 In an effort to improve the roadway circulation network and to create a more cohesive
91 development, Courtland is requesting that the property of the Burke PAD be incorporated
92 into the North Copper Canyon PAD. The Burke PAD would subsequently be repealed as
93 it would no longer be needed.
94

95 The Burke PAD allows for low and medium density residential development. With the
96 incorporation into North Copper Canyon, the applicant proposes to retain those land use
97 designations with variations in total dwelling unit counts and lot sizes. The total medium
98 density lots are proposed to decrease by approximately eight (8) lots. The total low density
99 residential lots are proposed to increase by approximately 141 due to the intended
100 change from 70' wide lots to 45' wide lots. The proposed changes upon inclusion allow
101 these areas to better match the existing North Copper Canyon areas to the north and
102 south. Once incorporated, these parcels will develop to the existing North Copper Canyon
103 PAD development standards.
104

105 The applicant is also proposing changes to existing North Copper Canyon parcels to the
106 north of the Burke property to couple the changes noted above. Parcels 6 and 7 of the
107 existing North Copper Canyon PAD allow for 45'x110' lots, which will be changed to
108 45'x115' lots. Parcel sizes and boundaries for both the Burke property and the affected
109 North Copper Canyon properties are being updated for clarity and to be in line with the
110 roadway circulation and open space changes.
111

Roadway Circulation

The Burke PAD was planned with two intersections on Norwich Drive within 150 feet of Grand Avenue. With the inclusion of this property into the North Copper Canyon PAD, the roadway circulation can be incorporated into the overall development's circulation pattern for a more cohesive and safe network. The applicant is proposing to shift access to Norwich Drive to the west at 176th Avenue to remove a potential five (5) way intersection, reduce the amount of intersections at Norwich Drive, and to provide for appropriate spacing from Grand Avenue. Additionally, the internal collector network will be updated to accommodate the inclusion of the Burke property and align with current Traffic Impact Analyses and existing roadways.

Open Space & Amenities

The combined open space requirement for the existing North Copper Canyon and Burke PADs is 126.8 acres. The combination of these two PADs, along with the updates in land use parcels and roadway circulation, allows for the open space areas to be updated as well. The proposal includes an increase in open space area of 5%, resulting in a total of 133.1 acres. These areas will include a parks, drainage corridors, and bicycle and pedestrian trails and sidewalks.

The drainage corridor is being realigned with the subject amendment and is planned as a greenbelt linear park open space. Along this corridor, three (3) parks are proposed with direct access to the linear park. One of these, East Park, has already been planned and platted in an area south of the subject amendment area. The two additional parks, Pinnacle Park and Village Park, are planned to include various amenities such as pools, sports courts, dog parks, picnic facilities, playgrounds, trail connections, courtyards and other pedestrian amenities.

Utility and Services Table:

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject PAD amendment proposes to incorporate an entitled residential area, amend its land uses to similar and appropriate designations, and reconfigure the traffic circulation and open space networks to be more cohesive. The proposal has been found to advance the following goals and policies of the General Plan:

- Roadway Systems Element; Goal 1 – Integrated Decisions; Policy #12: Strive to improve traffic flow by completing missing and incomplete links in the arterial network in Surprise.

The General Plan also states that in the Suburban Neighborhoods sub-area, 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. 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, Arizona Department of Transportation (ADOT), 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 a neighborhood outreach meeting on January 9, 2023 at 6pm at the Asante Preparatory Academy, and a virtual neighborhood outreach meeting on January 19, 2023 at 6pm. The meetings were posted and noticed per the requirements of the LDO and State Statute. Four (4) people attended the in-person meeting and two (2) people attended the virtual. Questions/concerns fielded were predominately about area traffic, roads, and signals. See the attached Citizen Participation Report for a detailed summary.

Summary:

The proposal will incorporate the property currently within the Burke PAD into the North Copper Canyon (formerly Austin Ranch) PAD, repeal the Burke PAD, modify the land use map, and update the roadway circulation network.

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:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case FS22-1245 to the City Council subject to stipulations 'a' and 'b' as follows:

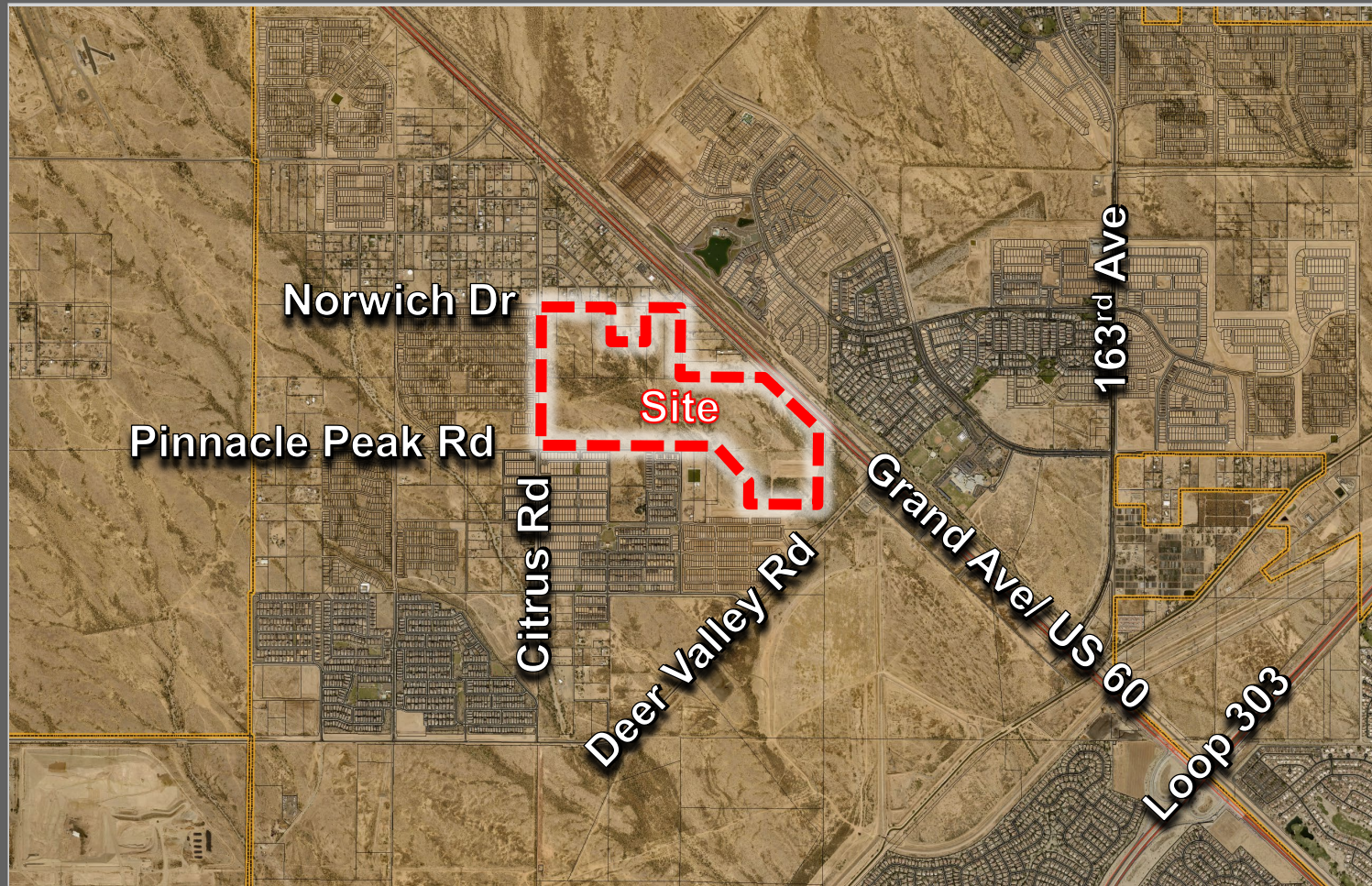
- a. Development and use of the site shall be consistent with the PAD Amendment document entitled "1st Amendment North Copper Canyon Planned Area Development", prepared by Courtland Homes, Inc., dated January 19, 2023.

- 197 b. Non-compliance with the stipulations of approval of this case will be treated as a
198 violation in accordance with the applicable provisions of the Surprise Municipal
199 Code.
200

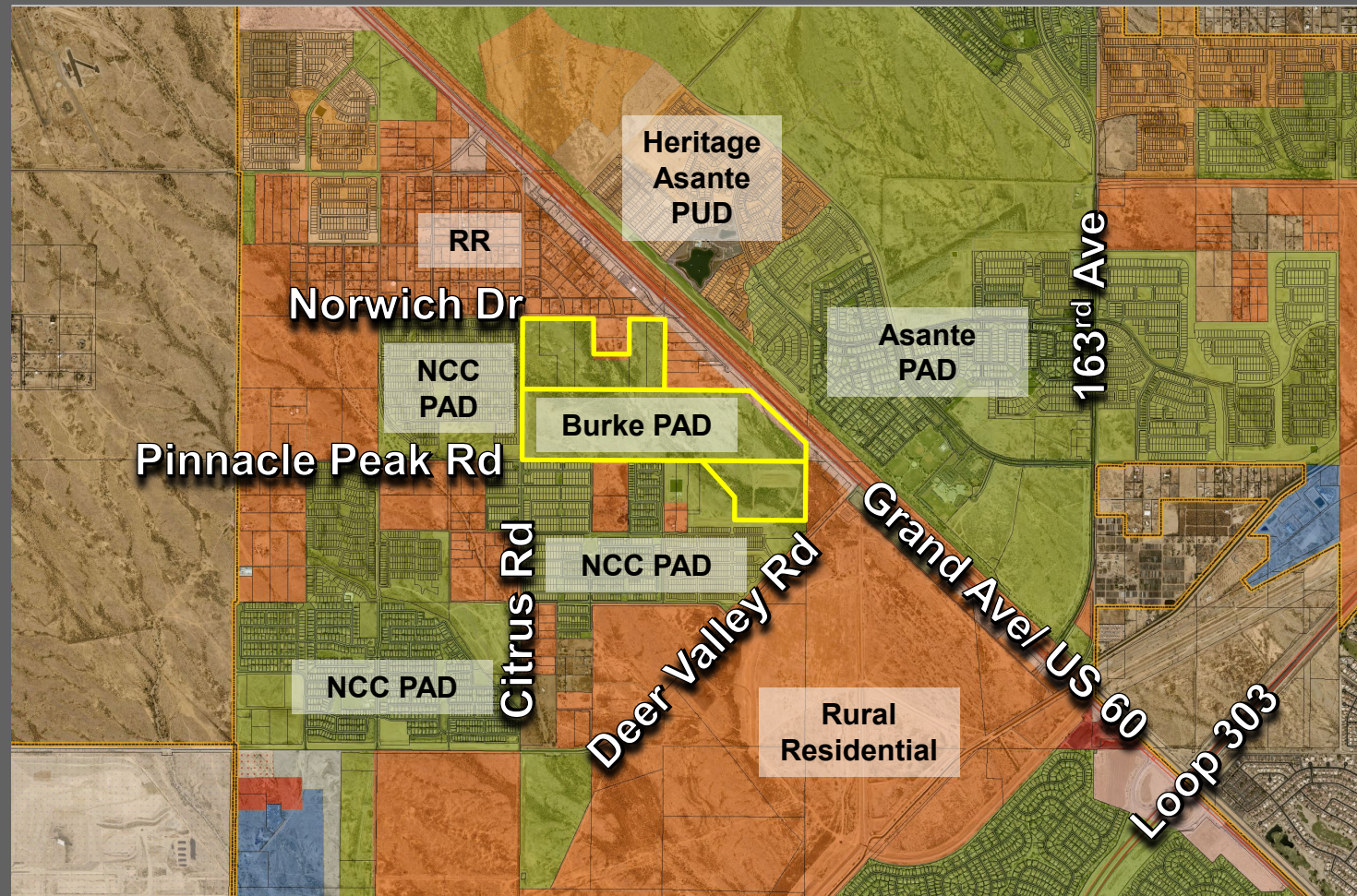
201 However, should the Commission wish to recommend **denial** of the request, the Commission
202 should make its own findings and base its decision on those alternative findings.
203
204

205 **Attachments:**
206

207 01 Vicinity Map
208 02 Zoning Map
209 03 PAD Amendment Document
210 04 Luke Letter
211 05 Affidavit of Site Posting
212 06 Citizen Outreach Report
213 PPT



FS22-1245 VICINITY MAP



FS22-1245 ZONING MAP

**1st Amendment
North Copper Canyon
Planned Area Development**

Original PAD03-278 (Ordinance #04-20) – Austin Ranch PAD I

6th Amendment Austin Ranch PAD I

Burke PAD05-175 (Ordinance #05-50) to be terminated

Now North Copper Canyon

West of Deer Valley Road and Grand Avenue

Case No.: FS22-1245

First Submittal: August 16, 2022

Second Submittal: November 9, 2022

Third Submittal: December 21, 2022

Fourth Submittal: January 19, 2023

Development Team

Developer:

Courtland Homes, Inc.

4160 West Kitty Hawk
Chandler, AZ 85226

T: (480) 893-7515

Contact: Hans Koppenhoefer



Attorney:

Tiffany & Bosco, P.A.

2525 E. Camelback Road, Seventh Floor
Phoenix, AZ 85016

T: (602) 452-2712

Contact: William E. Lally



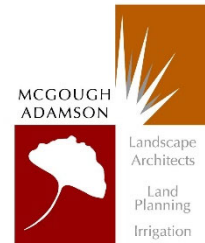
Landscape Architect:

McGough Adamson

535 E. McKellips Road, Unit 131
Mesa, AZ 85203

T: (602) 997-9093

Contact: Nick Adamson



Traffic Engineer:

10605 N Hayden Road, Unit 140
Scottsdale, AZ 85260

T: (480) 659-4250

Contact: Dawn Cartier, P.E.



Engineer:

Cardno

19621 N 23rd Dr Suite 150
Phoenix, Arizona 85027

T: 602 977 8075

Contact: Daniel Pottinger, P.E.



Planner:

Arizona Land Design, LLC

9007 North Arroyo Grande Drive
Phoenix, AZ 85028

T: (480) 951-6410

Contact: Christine Lyons



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Exhibit D – Proposed North Copper Canyon Development Standards Table	
Exhibit E – Proposed North Copper Canyon Single Family Site Data	
Exhibit F – Proposed North Copper Canyon Site Data	

Background

Courtland Homes, Inc. (“Courtland”) is the developer of the old Austin Ranch Planned Area Development (“PAD”), now marketed and renamed North Copper Canyon. The North Copper Canyon project is located in Northwest Surprise (“City”), generally north and west of the intersection of Grand Avenue and West Deer Valley Road. North Copper Canyon is implementing the Austin Ranch PAD approvals, including the recently added parcels that were incorporated into the master plan in February 2020. A list of the previously approved amendments to the Austin Ranch PADs are shown in Appendix 1.

Request

Courtland has purchased additional property adjacent to the North Copper Canyon PAD and would like to request it be incorporated into the overall North Copper Canyon development plan. The intent of adding this land to the North Copper Canyon PAD will allow the traffic and circulation issues to be addressed and memorized within this amendment (the “Amendment”). The Amendment also will modify the internal road network within North Copper Canyon along Citrus Road and Pinnacle Peak Road to be consistent with prior final plat approvals. Courtland and its consultant team have had meetings with City staff and reached an agreement to resolve a potential traffic issue near Norwich Drive and Grand Avenue.

A single map that summarizes this PAD amendment can be found within **Exhibit B2**. If approved, this request would:

- Modify the land uses per Exhibit B2 and follow the allowed development standards within the North Copper Canyon PAD
- Update the roadway circulation network as shown in Exhibit B2
- Update the total open space area requirements
- Allow for (at developer’s discretion) to pursue detention (pre-development versus post-development) drainage analysis

Amenity Upgrades

In December of 2020, Courtland purchased the Additional Property, the location of which is bounded by Citrus Road on the west, Pinnacle Peak Road on the south, Grand Avenue to the east and approximately ¼ mile south of Norwich Drive on the north (“Additional Purchase”). The Additional Purchase has a total area of approximately 148 gross acres. The Additional Purchase is currently zoned as PAD05-175 (Ordinance 05-50) under the name of ‘Burke Property.’ The intent of this Amendment is to replace the entitlements of the Additional Purchase with the entitlements of the overall North Copper Canyon PAD.

The amenity upgrades we are proposing are shown in **Exhibit B2**. These upgrades include a substantial increase in the number of amenities, or newly added amenities, that were not required with the previous entitlements (pools, for example). It also includes an approximate 45-acre greenbelt linear park open space. Along this corridor three (3) parks are proposed with direct access to the linear park. The three parks are planned to include the following:

- East Park – This is the park that was approved within FS19-721 (North Copper Canyon Village Phase I) and was approved with final plat application FS22-0106 (North Copper Canyon Village Parcel 1.3)
- Pinnacle Park – This park includes pickleball courts and dog park uses and is located near the Pinnacle Peak Road alignment.
- Village Park – This park is planned to be the “flagship” park for the medium density portion of the master planned community. This park is located near the middle of the Additional Purchase property. Village Park within the Burke PAD was not previously required.

A more detailed list of the planned amenities may include:

- Pool Complex
 - Toddler Pool with beach entry
 - Adult Pool
 - Restroom Building
- Lighted Exercise Loop
- Game Zone
 - Pickleball Courts (w/ tennis court also striped)
 - Basketball Court (glass backboards and professionally coated)
 - Horseshoe Pits
 - Bag Toss Artificial Turf Area (multiple courts)
- Kid Zone
 - 45' x 60' Steel Shade Ramada
 - 2-5 year-old playground
 - 5-12 year-old playground
 - Swing Set
 - Picnic Table Pavilion
- Dog Park
 - Gated
 - 2 Turf Play Areas
- Two (2) Picnic Groves
 - One adult area picnic grove
 - One Toddler area picnic grove
- Entry Courtyard
 - Tree-lined gathering area
 - Bike racks
 - Oversized checkerboard
 - Seating nodes
 - Checkerboard tables

A linear open space corridor is proposed to connect the enhanced amenities described above. This is expected to consist of approximately 45 gross acres of land with a minimum corridor width of 75' and an average width of 100' to be maintained by the homeowner's association.

The amenity zoning requirement table as compared to the proposed amenities in this Amendment is shown in Table A.

TABLE A – AMENITY COMPARISON TABLE

Amenity	Current Zoning Requirement	Current Additional Purchase Zoning Requirement	Proposed Amenities	Percent Above Requirement
Pools	0	0	3	300%
*Pocket Park	9	2	12	9%
Tot Lots	8	2	11	10%
**Ramadas (Sq. Ft.)	2,048	512	10,784	321%
1/2 Basketball	1	0	8	700%
Tennis	1	0	1	0%
Volleyball	1	0	2	100%
Soccer	1	0	2	100%
Pickleball	0	0	6	600%
Dog Parks	0	0	4	400%
Baseball Field	0	0	1	100%
Bocce Courts	0	0	4	400%
Splashpad	0	0	1	100%
*Includes Highly Amenitized Copper Park, Canyon Park, East Park and North Park				
**A minimum of one 40' x 60' and 16' x 16' ramada at each Highly Amenitized Park, 16'x16' required elsewhere.				

In the zoning requirements for each existing PAD within the City, a pocket park must include a playground, ramada and turf. 8 of the 12 pocket parks (67%) exceed these amenity requirements as they have additional amenities above and beyond the requirements of the City's zoning. Some of these additional amenities include:

- Pools
- Professionally coated full length basketball courts with adjustable glass/acrylic backboards
- Full length soccer field with ramada team benches
- Bocce Courts
- Fenced-in little league field with warning track and infield
- Pickleball Courts (some striped for tennis also)
- Splashpad

Land Use Changes

The Additional Purchase total number of medium density lots is proposed to decrease as compared to what is allowed by the current zoning. The decrease in total medium density lots is reflected in the following Parcels: Parcel 8, Parcels B/C and Parcels E, F, G & H. This is also shown on the land use map within ***Exhibit B2***. Therefore, the total zoned medium density lots in this Amendment is proposed to decrease by approximately 8 lots.

The larger low density residential dwelling units are proposed to increase by approximately 141 total lots. This is largely because the change in lot size for Parcel A and increased efficiencies in land usage from adding the Additional Property into North Copper Canyon. Parcel A is proposing to

change the current zoning from 70' wide lots to 45' wide lots which is within the same low density residential dwelling unit category previously approved. The proposed change in lot size proposes that Parcel A be zoned consistent with the adjacent property north of Parcel A within North Copper Canyon (see ***Exhibit B2***).

Amendment – Open Space

The PAD zoning open space requirement for the land shown within the current North Copper Canyon and Burke PAD zoning is 126.8 acres. This Amendment proposes a total of 133.1 acres for the same area. This is an increase of 5% from what was approved in the 2020 North Copper Canyon PAD Amendment and approved Burke PAD. The open space component includes the public park, linear park/drainage corridors, HOA maintained parks, school sites, pedestrian bike/trail areas and tracts within final plats.

Amendment – Update to Circulation and Traffic

This Amendment intends to resolve currently planned intersection spacing issues at Norwich Drive and Grand Avenue. Courtland is seeking a modification to the eastern circulation section of the Additional Purchase. The Additional Purchase (per current zoning) has a circulation pattern that contributes additional traffic to Norwich Drive within 150 feet of Grand Avenue intersection at two (2) roadway points:

- 175th Avenue and Norwich Drive and
- Grand Avenue Frontage Road and Norwich Drive

The currently planned intersection spacing, if implemented, would create an unsafe roadway section as to intersection spacing and roadway design near the Grand Avenue and Norwich intersection.

This PAD Amendment proposes a significant improvement, by placing roadway intersections further away from Grand Avenue by taking all of the trips from lots within the PADs (that previously would have used 175th Avenue or the frontage road) west to 176th Avenue. By moving this intersection approximately 300' to the west (and not extending frontage road), the roadway, traffic circulation and location of minor intersections west of Grand Avenue removes a five (5) way intersection located within 150 feet of Grand Avenue. These discussions have been vetted with the Applicant and City staff since the acquisition of the Additional Purchase.

Amendment – Additional Circulation Improvements

The Amendment intends to adjust internal roadway improvements to adapt to the Additional Purchase and already approved platting of adjacent property.

The current North Copper Canyon PAD does not have a requirement to build a collector road ¼ mile south of Norwich Drive (running east-west). This is in conflict with the Additional Purchase existing zoning, which showed a half street collector street along this alignment. Consistent with the North Copper Canyon PAD and the traffic impact analysis, no collector street is proposed or necessary.

Similarly, north of Pinnacle Peak Road, the Additional Purchase zoning shows a collector street intersection approximately 200 feet west of an existing local street/collector street intersection at 175th Lane and Pinnacle Peak Road. No collector street is required per the traffic impact analysis, thus no need for a collector street to be built within the Additional Purchase property.

Exhibit B2 shows the proposed internal collector streets proposed as part of this PAD Amendment. Some internal collector streets within North Copper Canyon have already been partially dedicated and constructed and shall be extended consistent with what has already been completed to ensure consistency.

Circulation system changes are addressed and approved through the traffic impact analysis supporting this PAD A.

Detention

The current City of Surprise Planning and Engineering Design Standards allow for use of detention versus retention. Detention is the process where engineering analysis shows that the post-development storm water flows leaving the property do not exceed the pre-development flows.

In order to implement this allowed drainage strategy, staff has requested that it be included in a PAD Amendment. Therefore, at developer's election, we ask that the City support a detention drainage concept (as compared to retention) for stormwater storage provided developer prepares a drainage report showing that post development stormwater flows will not increase for the 10-year and 100-year storm event from the pre-development condition. The report shall be reviewed and approved by the City of Surprise prior to developer being allowed to utilize detention. Developer can utilize stormwater storage elsewhere in the North Copper Canyon PAD as part of its detention analysis. Provided drainage report mentioned above is approved, detention would be allowed within Parcels 6/7/A, 8, B-H, 15, 16 and 29.

Summary

This Amendment continues Courtland's track record of providing great parks, trails and other open space amenities. The increased quantity and quality of amenities being proposed by this Amendment demonstrates Courtland's commitment to providing a highly rated master planned community for existing and future residents of North Copper Canyon and the City of Surprise. This coordinated planning and circulation effort will benefit the existing and future residents, while combining what could have been competing and confusing growth in this area of the City.

Switching the collector requirement from 175th Ave. to 176th Ave. at Norwich Drive will alleviate contributing additional traffic from future development too close to the intersection of Norwich Drive and Grand Avenue (US 60). In addition, the internal circulation network has been updated to be consistent with prior approvals.

We respectfully request staff's concurrence with this PAD Amendment so it can be approved and incorporated into the zoning of the subject properties. Thank you and we look forward to working with the City on the Amendment's approval.

Appendix 1

Austin Ranch PAD I (PAD03-278) – Initial Approval

Austin Ranch PAD I – 1st Amendment (FS18-033) – Garage Size

Austin Ranch PAD I – 2nd Amendment (FS19-431, Ordinance 2020-03) – Added Land, modified uses and development standards, name change to “North Copper Canyon”

Austin Ranch PAD I – 3rd Amendment (FS22-0484) – Garage Setback Clarification for Medium Density Residential (Final Plat Parcels 1.1 & 1.2)

Austin Ranch PAD I – 4th Amendment (FS22-1328) – Stipulation Modification

Austin Ranch PAD I – 5th Amendment (FS22-1312) – Garage Size for Low Density Residential (Final Plat Parcels 2.1, 2.2, 3.0 & 4.1)

Exhibit A1



EXISTING AUSTIN RANCH PAD /
NORTH COPPER CANYON PAD



North
Not to Scale
June 22, 2022

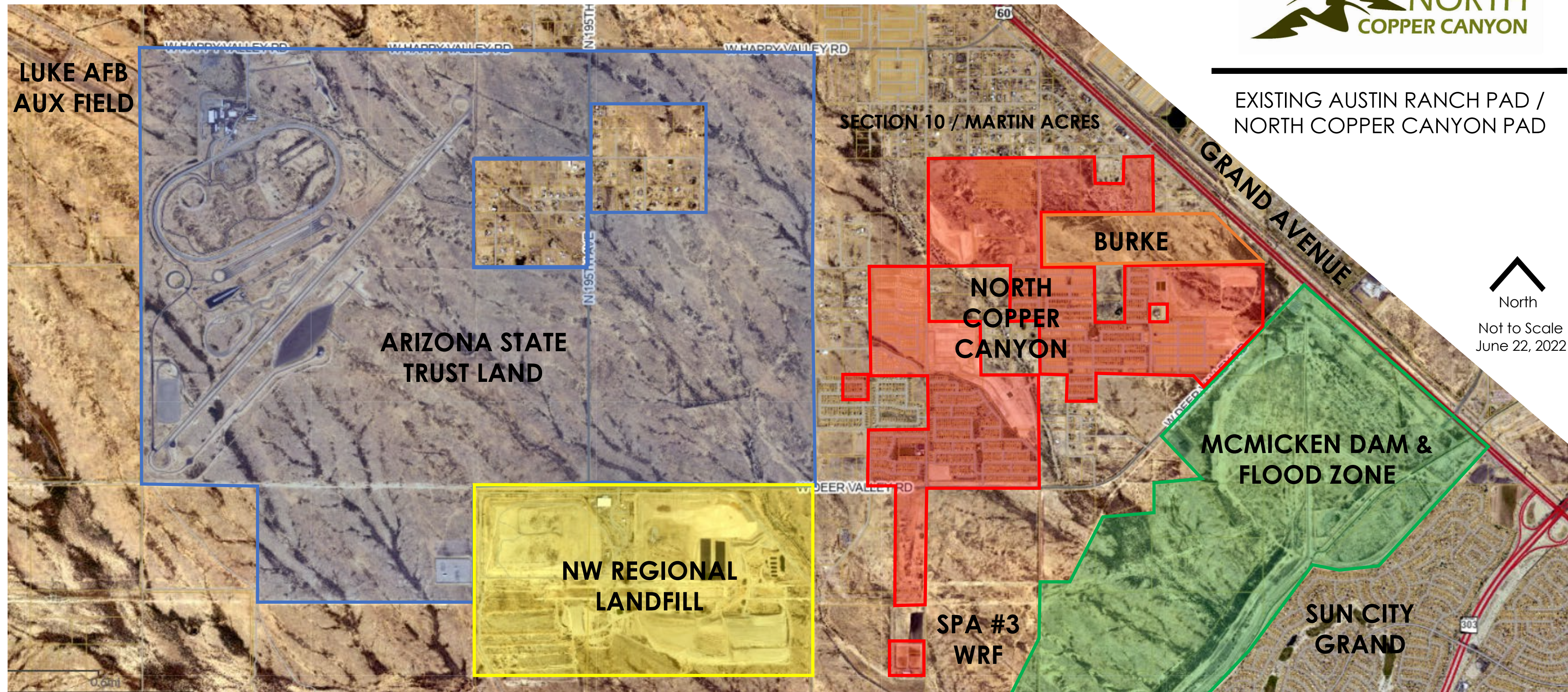


Exhibit A2



PROPOSED AUSTIN RANCH PAD /
NORTH COPPER CANYON PAD



North

Not to Scale
June 22, 2022

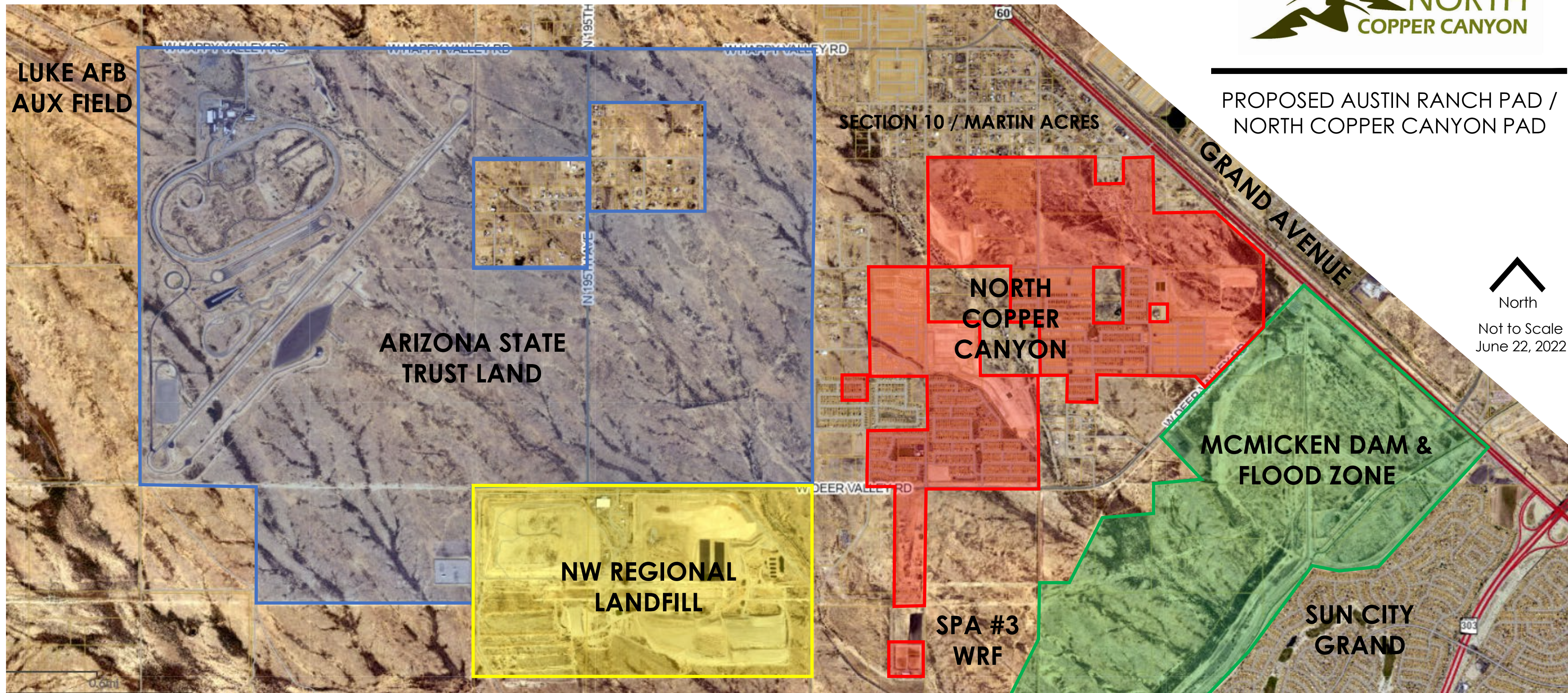
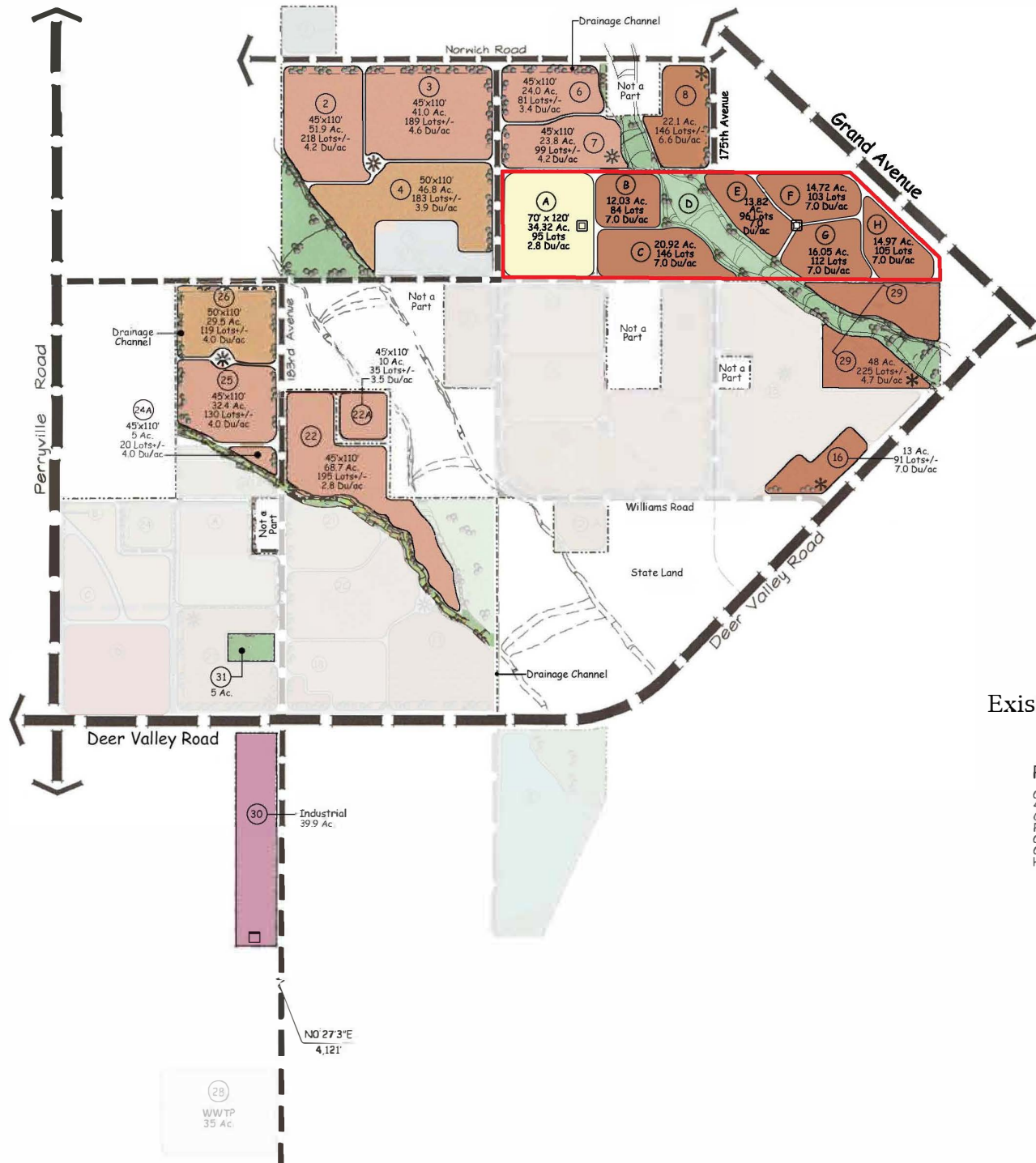


Exhibit B1

EXHIBIT B1



- Legend**
- R-2 3,000 SF
 - R1-5 45' x 110'
 - R1-5 50' x 110'
 - R1-5 70' x 120'
 - Industrial
 - Open Space
 - * Entry Feature
 - * Pocket Park
 - Tot Lot
 - Red Outline Burke Property



Existing Conceptual Land Use Plan

Prepared For:
 Courtland Homes, Inc.
 4160 W. Kitty Hawk
 Chandler, Arizona 85226
 Phone: 480.893.7515
 Cell: 602.885.1634
 Contact:
 Hans Koppenhoefer

Prepared By:
 Arizona Land Design, LLC
 9007 N. Arroyo Grande Dr.
 Phoenix, Arizona 85028
 Phone: 480-951-6410
 Contact:
 Christine Lyons, R.L.A.



Job# 02.36

Date: 08/15/03
 Rev.: 11/05/03
 Rev.: 05/26/04
 Rev.: 05/05/05
 Rev.: 06/13/19
 Rev.: 10/09/19
 Rev.: 11/07/19
 Rev.: 11/09/22

Exhibit B2

**NORTH
COPPER CANYON**

Prepared For:
Courtland Homes, Inc.
4160 W. Kitty Hawk
Chandler, Arizona 85226
Phone: 480.893.7515
Cell: 602.885.1634
Contact:
Hans Koppenhoefer

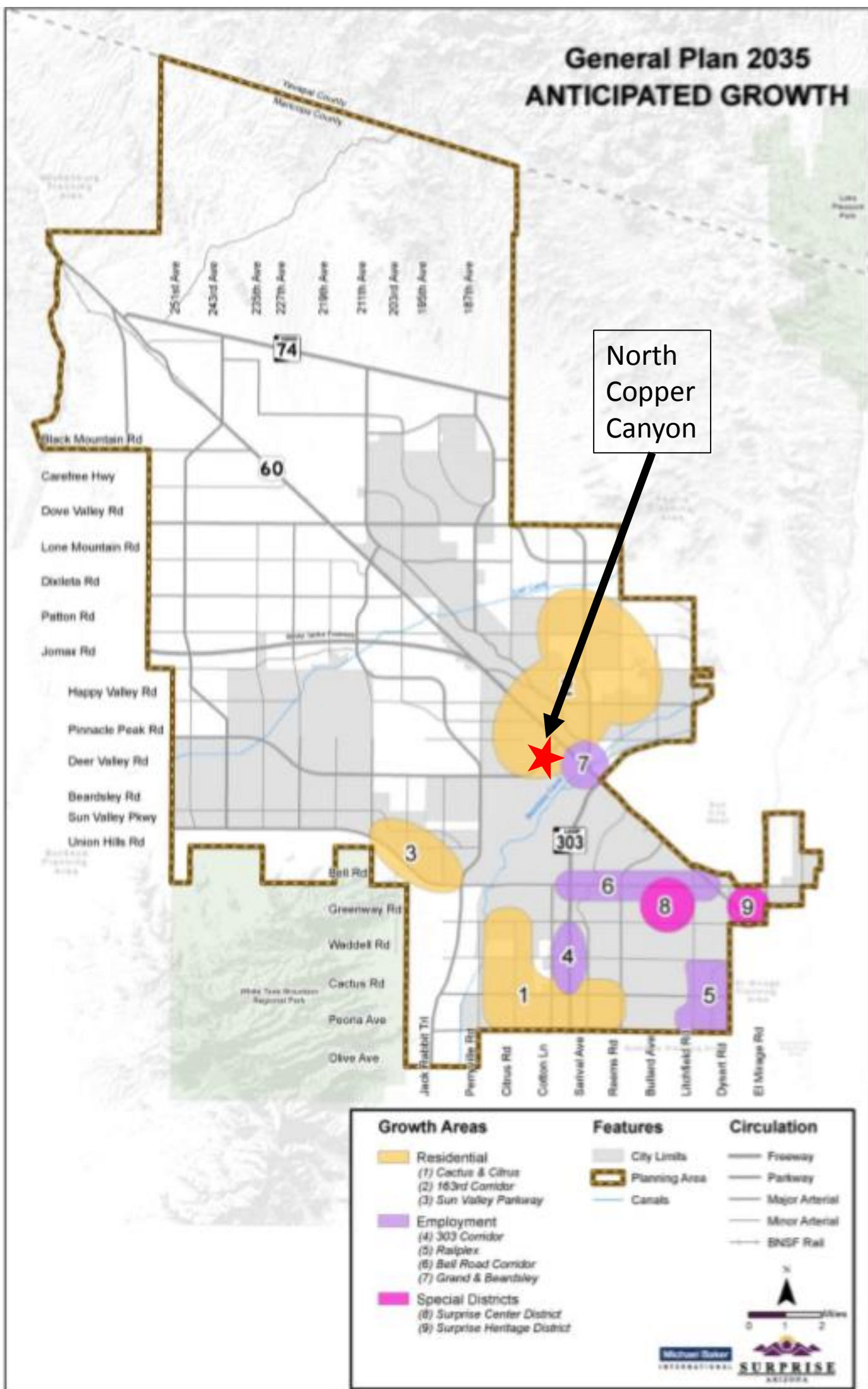
Prepared By:
Arizona Land Design, LLC
9007 N. Arroya Grande Dr
Phoenix, Arizona 85028
Phone: 480-951-6410
Contact:
Christine Lyons, R.L.A.



North
Not to Scale

Job# 02.36 Date: 11/2/2022

Exhibit C



General Plan 2035
LAND USE

North
Copper
Canyon

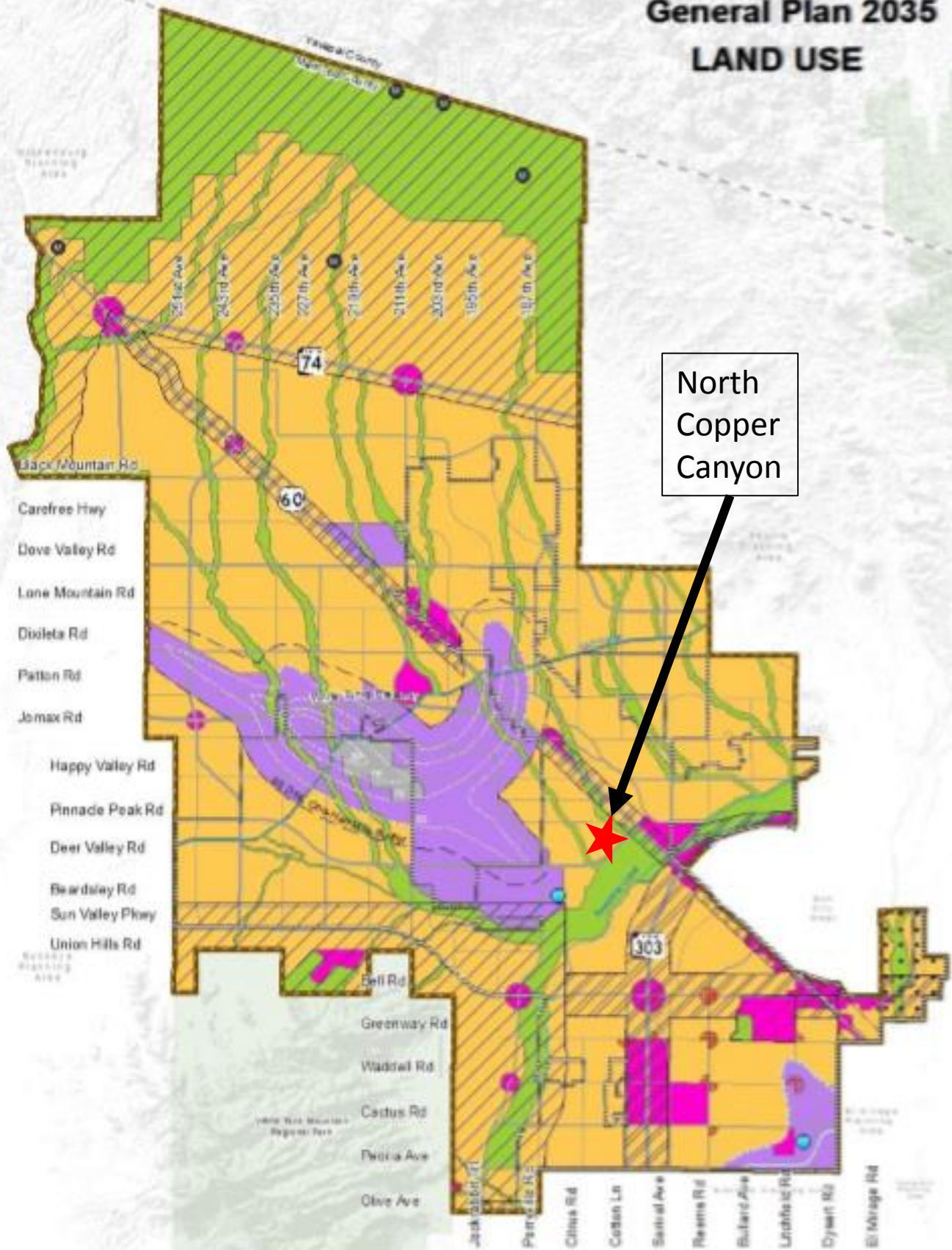


Exhibit D

Austin Ranch Development Standards Table

Parcel #	9,12,12A, 14,17,23,	2,3,6,7,10, 21,22,22A,24, 24A,25,26, A	11,13,20	4, 26	2,3,6,7,10, 21,22,22A,24, 24A,25,26	18	8, 15, 16, 29, B&C, E, F, G&H	19	30
Description	Res Lots Category A	Res Lots Category A-1	Res Lots Category B	Res Lots Category B-1	Res Lots Category C	Res Lots Category E	Res Lots No Category	Commercial	Industrial
Min Area	5,280 sf	6,380 sf	5,830 sf	6,930 sf	6,380 sf	7,480 sf	3,000 sf	NA	Per I-P ordinance
Max House Width	35'	35'	43'	40'	45'	55'	40'	NA	NA
Min Width	48'	45'	53'	50'	58'	68'	35'	100'	Per I-P ordinance
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA	Per I-P ordinance
Front	12' FOR Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 18.5' for Front Load Garage *****	35'	Per I-P ordinance
Side	5'/8'	5'/5'	5'/5'	5'/5'	5'/5'	5'/8'	Determined at the Plat Stage	15' ****	Per I-P ordinance
Street Side	13'**	13'**	13'**	13'**	13'**	13'**	10'**	25'	Per I-P ordinance
Rear	15'*	15'*	15'*	15'*	15'*	15'*	10' Living 5' Garage 3' Rear Loaded Garage	25'*****	Per I-P ordinance
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA	Per I-P ordinance
Distance between/ House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA	Per I-P ordinance
Bldg Height	30'	30'	30'	30'	30'	30'	30'	35'	Per I-P ordinance
Residential Zone Boundary								35'	35'

*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots

**Setback includes adjacent landscape tract.

***Use standards from Section 17.28.030 if site is developed with uses other than residential units.

**** Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section. Single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product.

***** Front facing garage setback shall maintain 20' measured from back of sidewalk to garage for Front Load Garage product.

Notes:

1. R-2 and Residential Lot Categories A, A-1, B-1 shall have right to have 20'x20' garage size, consistent with PAD Amendment 1 for PAD03-278

Exhibit E

Site Data (PAD1)								
Parcel	Total Estimated Yield	MDR	A	A1	B	B1	C	D
		30'	48'	45'	53'	50'	58'	68'
1	0							
2	218			218				
3	189			189				
4	183					183		
5	0							
6, 7 & A	416			416				
8	144	144						
9	84		84					
10	106						106	
11	99				99			
12	187		187					
12A	41		41					
13	102				102			
14	88		88					
15	522	522						
16	91	91						
17	147		147					
18	56							56
19	0							
20	130				130			
21	87						87	
22	195			195				
22A	35			35				
23	138		138					
24	29						29	
*24A	61			61				
25	130			130				
26	119					119		
28	0							
29	225	225						
30	0							
31	0							
B & C	228	228						
E, F, G & H	412	412						
Total Yield	4,462	1,622	685	1,244	331	302	222	56
% of Total		36.4%	15.4%	27.9%	7.4%	6.8%	5.0%	1.3%

Exhibit F

Site Data (PAD1)						
Parcel	Proposed Use	Proposed Zoning	Gross Area	Estimated Yield	Proposed Density	Proposed Lot Size
1	Park/Police/Fire	R1-5 PAD	9.9	0	0	---
2	Single Family	R1-5 PAD	51.9	218	4.2	45' x 110'
3	Single Family	R1-5 PAD	41	189	4.6	45' x 110'
4	Single Family	R1-5 PAD	46.8	183	3.9	50' x 110'
5	School	R1-5 PAD	17.3	0	0	----
6, 7 & A	Single Family	R1-5 PAD	86.3	416	4.8	45' x 115'
8	Multi-Family	R-2 PAD	27.7	144	5.2	3000 s.f.
9	Single Family	R1-5 PAD	20.6	84	4.1	48' x 110'
10	Single Family	R1-5 PAD	27.9	106	3.8	58' x 110'
11	Single Family	R1-5 PAD	25.8	99	3.8	53' x 110'
12	Single Family	R1-5 PAD	34.3	187	5.5	48' x 110'
12A	Single Family	R1-5 PAD	9.6	41	4.3	48' x 110'
13	Single Family	R1-5 PAD	31.7	102	3.2	53' x 110'
14	Single Family	R1-5 PAD	22.8	88	3.9	48' x 110'
15	Multi-Family	R-2 PAD	75.2	522	6.9	3000 s.f.
16	Multi-family	R-2 PAD	13	91	7	3000 s.f.
17	Single Family	R1-5 PAD	35.4	147	4.2	48' x 110'
18	Single Family	R1-5 PAD	22.4	56	2.5	68' x 110'
19	Commercial	C-2 PAD	5	0	0	0
20	Single Family	R1-5 PAD	34	130	3.8	53' x 110'
21	Single Family	R1-5 PAD	21	87	4.1	58' x 110'
22	Single Family	R1-5 PAD	68.7	195	2.8	45' x 110'
22A	Single-Family	R1-5 PAD	10	35	3.5	45' x 110'
23	Single Family	R1-5 PAD	35.8	138	3.9	48' x 110'
24	Single Family	R1-5 PAD	9.8	29	3	58' x 110'
24A	Single Family	R1-5 PAD	15.2	61	4	45' x 110'
25	Single Family	R1-5 PAD	31.9	130	4.1	45' x 110'
26	Single Family	R1-5 PAD	29.1	119	4.1	50' x 110'
28	WWTP	---	35.1	0	---	---
29	Multi-family	R-2 PAD	50.6	225	4.4	3000 s.f.
30	Industrial	I-P PAD	39.9			
31	Open Space	O-S PAD	5			
B & C	Multi-Family	R-2 PAD	36.6	228	6.2	3000 s.f.
E, F, G & H	Multi-Family	R-2 PAD	67.2	412	6.1	3000 s.f.
Total	---	---	1094.5	4,462	4.1	---

Notes:

- Approximately 133.1 acres of open space will be provided within non-commercial/industrial parcels of the project. Open space includes recreational activity areas, pocket parks, retention and/or detention basins, drainage corridors, schools and landscape tracts. The 118.2 acres of open space (including but not limited to Parcel 27, schools and tracts within final plats) combined with the 9.9-acre (Parcel 1) and 5 acre (Parcel 31) area equals approximately 133.1 acres of open space.
- R-2 Product – Due to the highly specialized product design for the proposed medium density residential, once the product is approved for the initial final plat, the remainder of the product shall be allowed within the PAD.

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS22-1245 North Copper Canyon PAD Amendment 1 - New Digital Submittal 09.02.22
Date: Tuesday, September 13, 2022 10:00:56 AM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Nichole,

Thank you for allowing Luke AFB to make comments on the North Copper Canyon PAD Amendment 1 application.

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. A strong notification program on the part of the applicant is essential to inform occupants about Luke AFB operations.

Respectfully,

Mark James
56th Fighter Wing, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, September 6, 2022 8:57 AM
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>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay O'Neil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-1245 North Copper Canyon PAD Amendment 1 - New Digital Submittal 09.02.22

Good morning,

ON BEHALF OF TIERNEY FARAGO, attached please find the application, narrative and major PAD amendment 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

Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices

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

AFFIDAVIT OF POSTING

Application No: FS22-1245
Applicant Name: Tiffany & Bosco
Location: SEC Citrus Rd & Pinnacle Peak rd.
Date Site Posted: 2/22/23

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 2/24/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 2/22/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 9, 2023

Date: March 16, 2023

Date: April 18, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria
23251 N 166th Dr Surprise, AZ 85387

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

A separate virtual open house will be held the following night:

Date: January 10, 2023 Time: 6:00 P.M.

To participate virtually, please see below:

Case number: FS22-1245

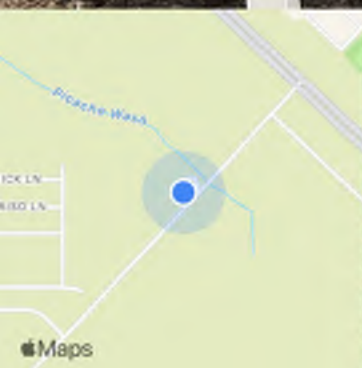
Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/18Zoning/north-copper-canyon-virtual-neighborhood-meeting>

You can also dial in using your phone. United States: +1 (224) 501-3412 Access Code: 838-937-197

A Major Planned Area Development (PAD) Amendment to the North Copper Canyon (Austin Ranch) PAD to incorporate additional property currently within the Burke PAD and update the roadway circulation network. The subject property is generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th Avenue.

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



Feb 21, 2023 12:48PM
W Deer Valley Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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Date: March 16, 2023

Date: April 18, 2023

Time: 6:00 P.M.

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Location: Asante Preparatory Academy Cafeteria
23251 N 186th Dr Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
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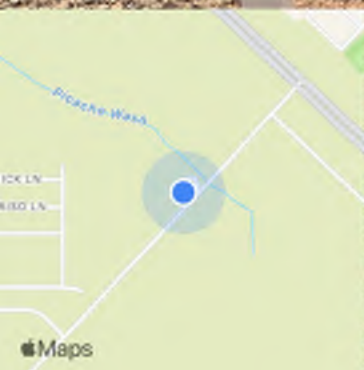
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Feb 21, 2023 12:49PM
W Deer Valley Rd
Maricopa County

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City Council

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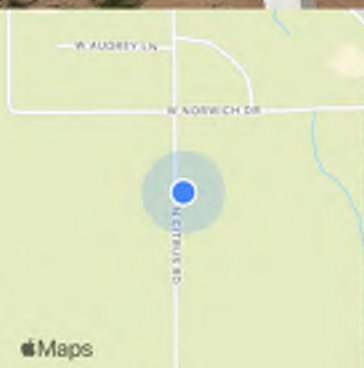
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov

Case number: FS22-1245



Feb 21, 2023 01:01PM
23401-24123 N Citrus Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 9, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria
23251 N 166th Dr Surprise, AZ 85387

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To participate virtually, please see below:

Please join my meeting from your computer, tablet or smartphone.

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Planning & Zoning

Date: March 16, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: April 18, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1245



Feb 21, 2023 01:01PM
23401-24123 N Citrus Rd
Maricopa County

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Planning & Zoning

Date: March 16, 2023

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Surprise, AZ 85374

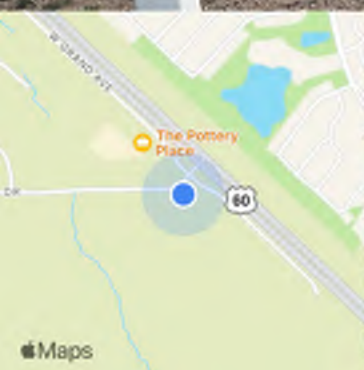
Case number: FS22-1245

City Council

Date: April 18, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374



Feb 21, 2023 01:12PM
17601-17619 W Norwich Dr
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 9, 2023

Date: March 16, 2023

Date: April 18, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria
23251 N 168th Dr Surprise, AZ 85387

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Surprise, AZ 85374

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Case number: FS22-1245

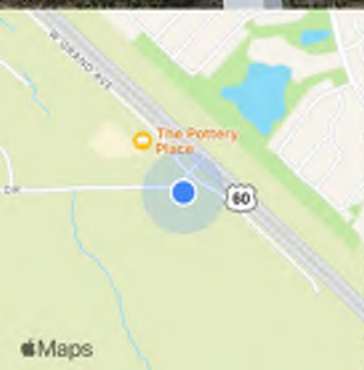
Please join my meeting from your computer, tablet or smartphone.

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



Feb 21, 2023 01:13PM
17601-17619 W Norwich Dr
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 9, 2023

Time: 6:00 P.M.

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23251 N 166th Dr Surprise, AZ 85387

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Surprise, AZ 85374

City Council

Date: April 18, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1245



Feb 21, 2023 01:21PM
W Grand Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 9, 2023

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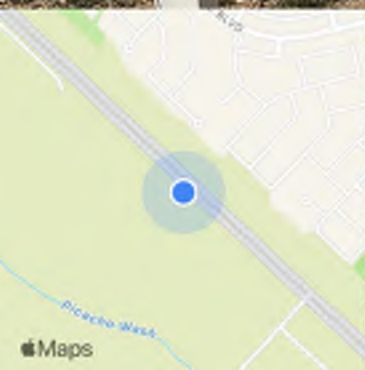
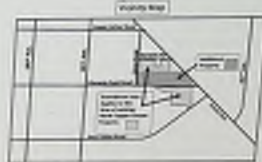
Case number: FS22-1245

City Council

Date: April 18, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374



Feb 21, 2023 01:21PM
W Grand Ave
Maricopa County



**North Copper Canyon
First PAD Amendment
Citizen Participation Plan
January 11, 2023**

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.

North Copper Canyon – First PAD Amendment Citizen Participation Plan & Report

As part of the PAD amendment process, adjacent property owners and stakeholders in the area were informed of our proposed PAD amendment application and the proposed open houses (in-person and virtual). We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:



- o The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date. **City Initiated.**
- o For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **City initiated.**
- o For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. **City initiated.**
- o Any village committee or special community group that is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **City initiated.**
- o The head of any homeowners association or registered neighborhood within the public notice area established in item (3) indicated above. **City initiated.**
- o Site Posting. The applicant posted the site on December 22, 2022, for the January 9, 2023, in-person open house and January 10, 2023, virtual open house. **Maps of where the signs were posted and Affidavits attached.**

Participation report.

After the notices were sent and signs were posted, we did not field any telephone calls or emails of concern regarding the amendment to the North Copper Canyon PAD. We attended the open house meeting at the Asante school, 23251 N 166th Dr, Surprise, AZ 85387, on January 9, 2023 that started at 6:00 p.m. At the open house, there were approximately four (4) attendees to the open house. Three were residents of the North Copper Canyon community and one (1) adjacent county resident seeking information on the PAD amendment. The attendees were informed of the proposed amendment and mainly voiced their concerns with traffic and roadway improvements.

In addition, three (3) members of City staff were present at the open house.



At the virtual meeting on January 10th at 6:00 p.m., there were two (2) attendees with questions on roads, traffic and when the signals on Grand Ave. and Deer Valley Rd. will be installed.

There were no specific requests from any of the attendees at either the in-person or virtual open houses to modify our current PAD amendment proposal.

We have been working cooperatively with City staff on planning and transportation matters since the open house and are ready for public hearings on the proposed PADA Amendment. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will provide updates to the City staff with an amended report.

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 9, 2023

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

A separate **virtual open house** will be held the following night:

Date: January 10, 2023

Time: 6:00 P.M.

To participate virtually, please see below:

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/TBZoning/north-copper-canyon-virtual-neighborhood-meeting>

You can also dial in using your phone.

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 838-937-197

A Major Planned Area Development (PAD) Amendment to the North Copper Canyon (Austin Ranch) PAD to incorporate additional property currently within the Burke PAD and update the roadway circulation network. The subject property is generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th Avenue. Case # FS22-1245

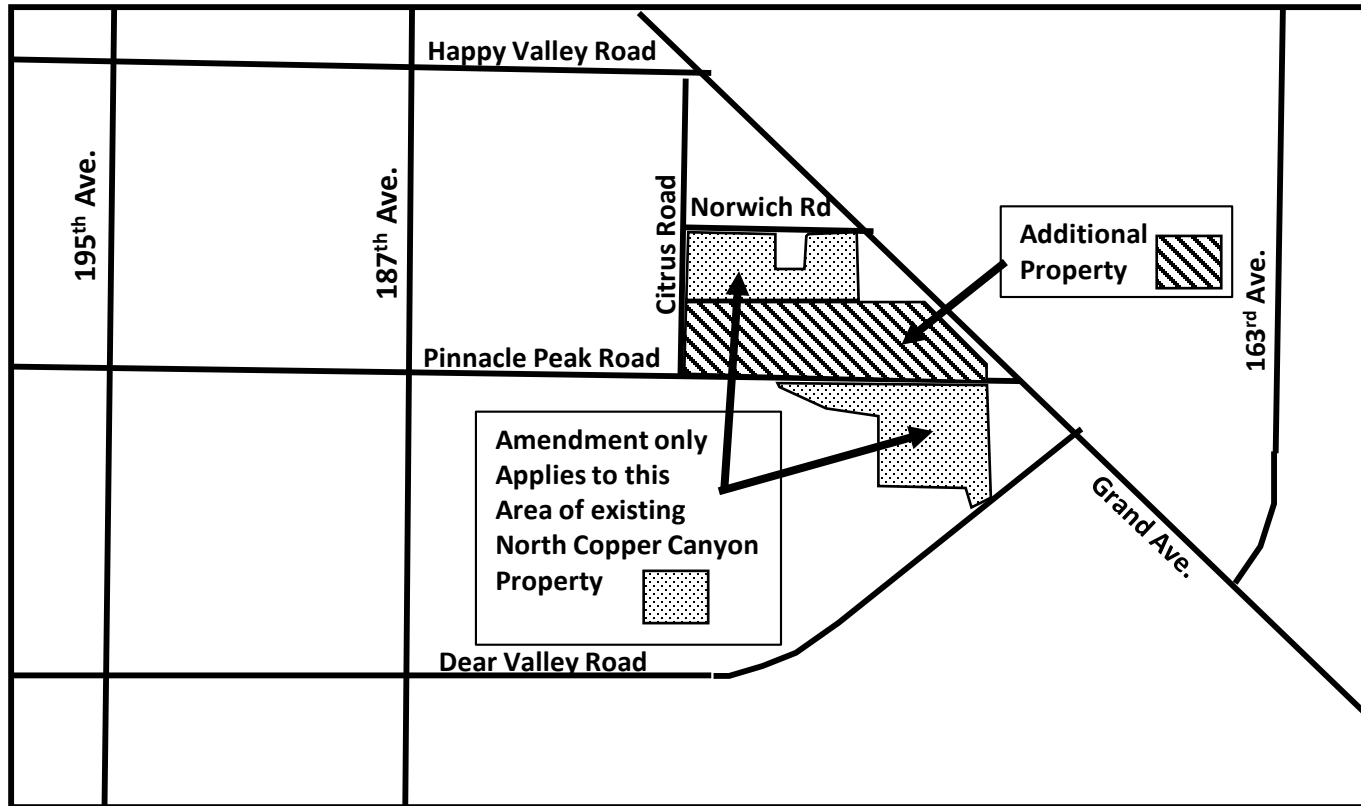
Please call to confirm dates:

623-222-3011

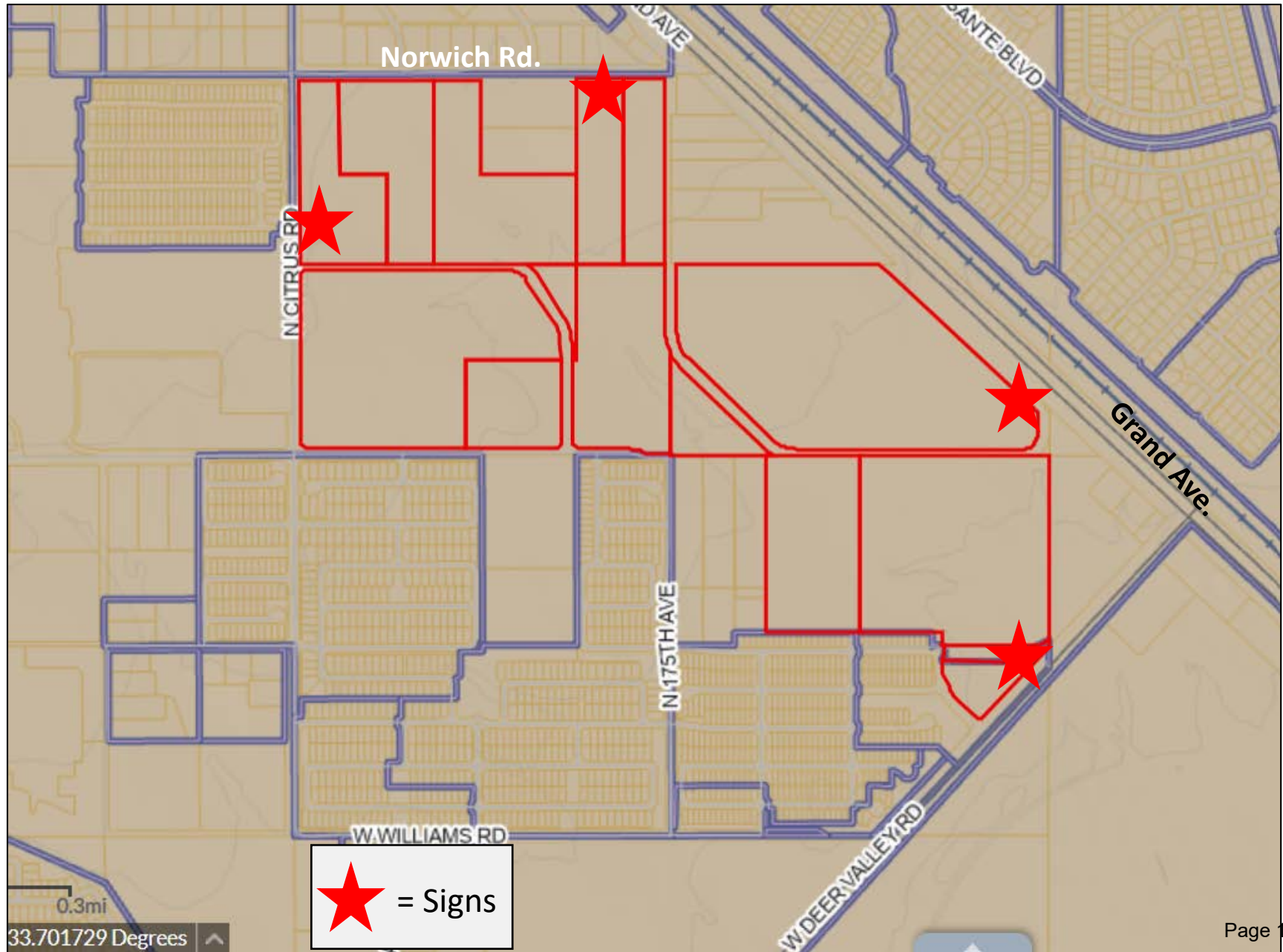
Vicinity Map

See next slide
Please insert into your
Mock-up for our review

Vicinity Map



Four (4) Signs

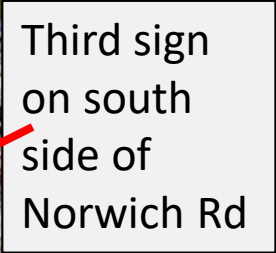


First sign place
Approx. 1,300 feet
From intersection
With Deer Valley Rd.
On south side of
Grand Ave.





Second sign
Place on east side
of Citrus Rd.
approx. 1300 feet
South of
intersection of
Norwich Rd. &
Citrus Rd.





**4th Sign on north side
1,500 feet from the
Intersection of Grand Ave &
Deer Valley Rd.**

AFFIDAVIT OF POSTING

Application No: FS22-1245
Applicant Name: Tiffany & Bosco
Location: SEC Citrus Rd & Pinnacle Peak rd.
Date Site Posted: 12/22/22

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
Applicant/Representative Signature

12/22/22
Date

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



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

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 9, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria
23251 N 166th Dr Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

A separate virtual open house will be held the following night:

Date: January 10, 2023 Time: 6:00 P.M.

To participate virtually, please see below:

Case number: FS22-1245

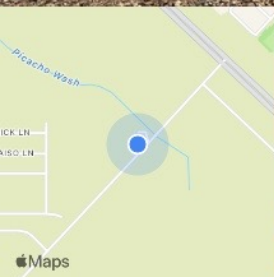
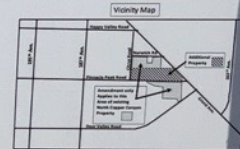
Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/TBZoning/north-copper-canyon-virtual-neighborhood-meeting>

You can also dial in using your phone. United States: +1 (224) 501-3412 Access Code: 838-937-197

A Major Planned Area Development (PAD) Amendment to the North Copper Canyon (Austin Ranch) PAD to incorporate additional property currently within the Burke PAD and update the roadway circulation network. The subject property is generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th Avenue.

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



Dec 22, 2022 10:45AM
W Deer Valley Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 9, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

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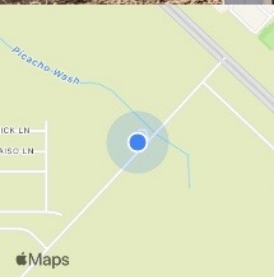
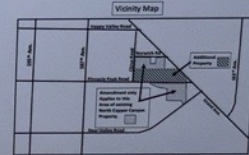
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Dec 22, 2022 10:44AM
W Deer Valley Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 9, 2023

Date: TBD

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Time: 6:00 P.M.

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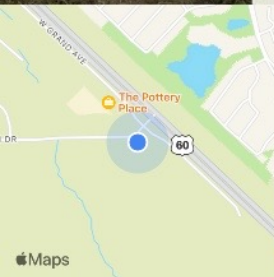
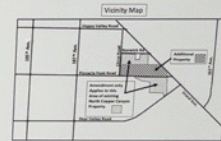
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Dec 22, 2022 10:15AM
N Beacon Field Blvd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 9, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

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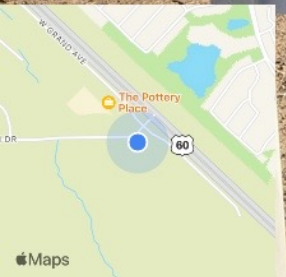
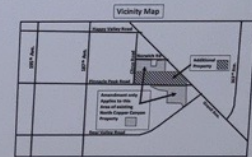
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Dec 22, 2022 10:15AM
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City Council

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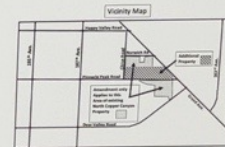
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Dec 22, 2022 09:38AM
23401-24123 N Citrus Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 9, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

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Location: Asante Preparatory Academy Cafeteria
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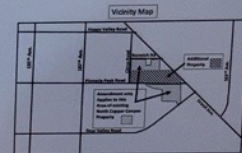
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Dec 22, 2022 09:38AM
23401-24123 N Citrus Rd
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City Council

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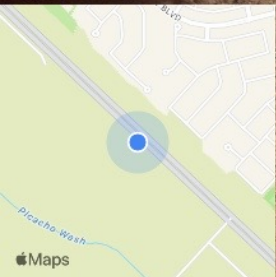
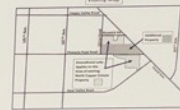
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Dec 22, 2022 09:00AM
W Grand Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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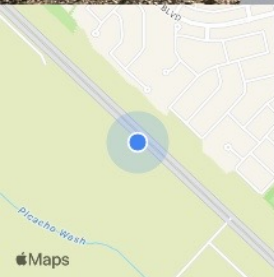
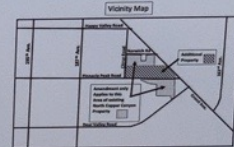
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Dec 22, 2022 09:00AM
W Grand Ave
Maricopa County



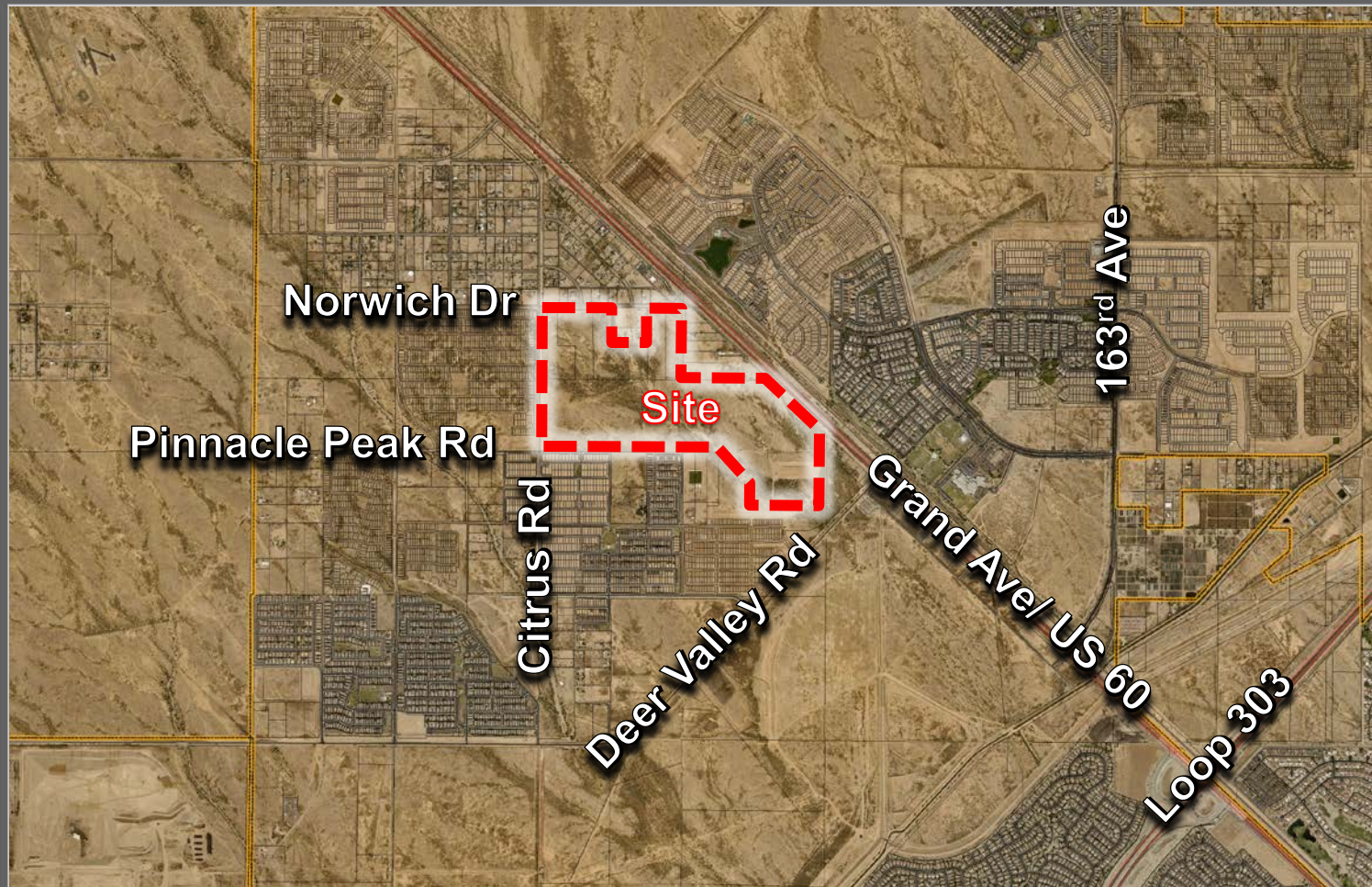
FS22-1245

North Copper Canyon

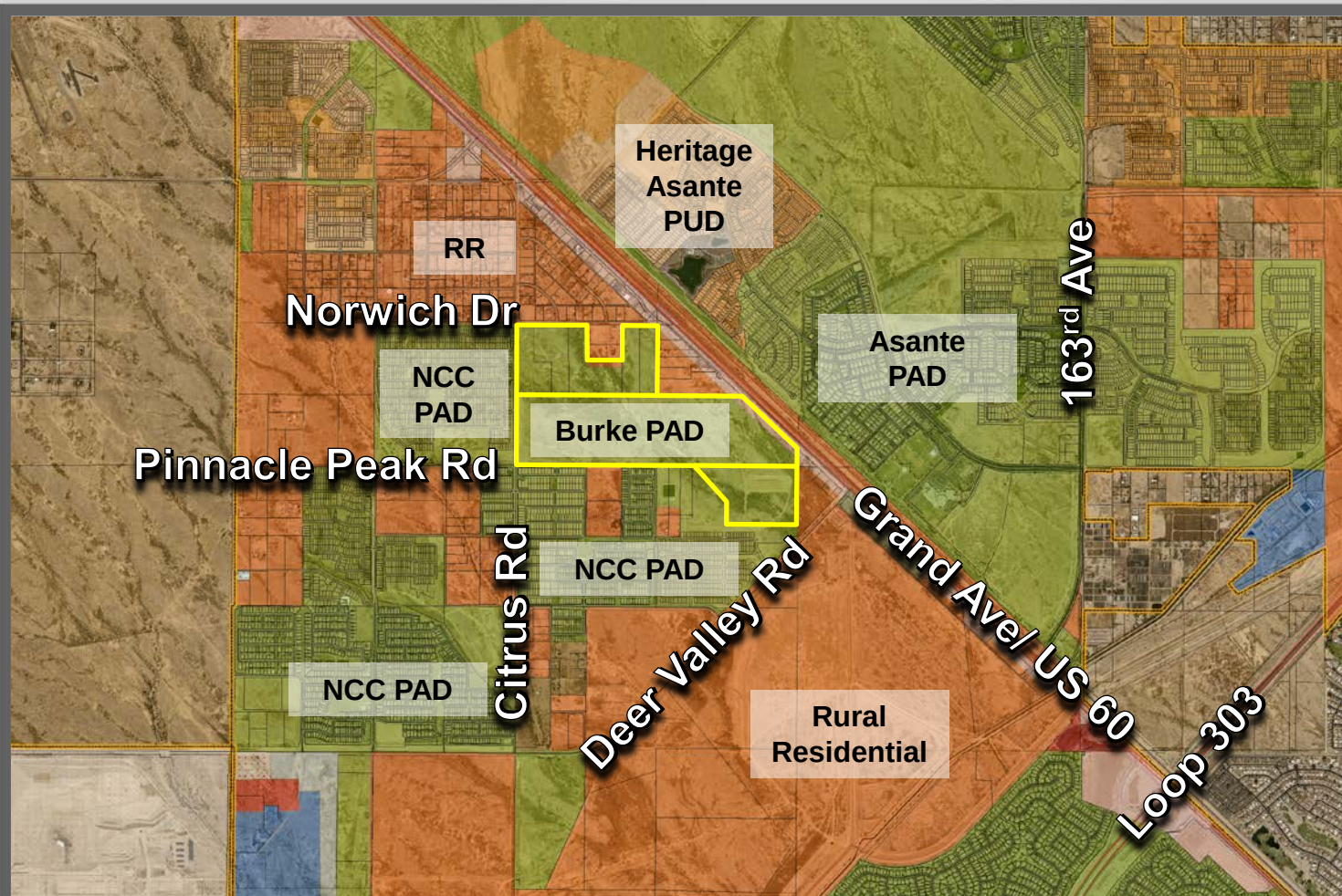
Major PAD Amendment

Planning & Zoning Commission

March 16, 2023

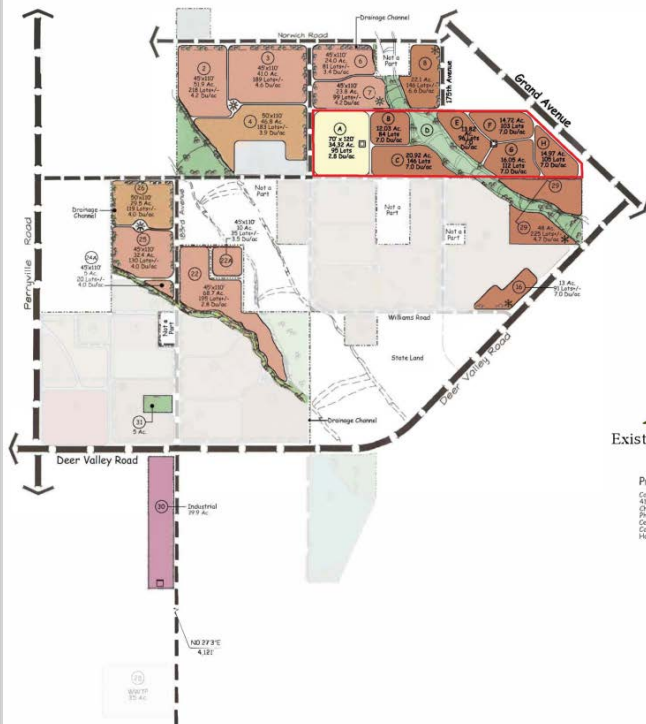


FS22-1245 VICINITY MAP



FS22-1245 ZONING MAP

**NORTH
COPPER CANYON**
Existing Conceptual Land Use Plan



Prepared For:
Courtland Homes, Inc.
4160 W. Kitty Hawk
Chandler, Arizona 85226
Phone: 480.893.7515
Cell: 602.885.1634
Contact:
Hans Koppelhoef

Prepared By:
Arizona Land Design, LLC
9007 N. Arroyo Grande Dr.
Phoenix, Arizona 85028
Phone: 480-951-6410
Contact:
Christine Lyons, R.L.A.



Job# 02 36 Date: 08/15/01
Rev: 11/05/03
Rev: 05/28/04
Rev: 05/05/05
Rev: 06/13/19
Rev: 10/09/19
Rev: 11/07/19
Rev: 11/09/21

**NORTH
COPPER CANYON**

Proposed Conceptual Land Use Plan



Prepared For:
Courtland Homes, Inc.
4160 W. Kitty Hawk
Chandler, Arizona 85226
Phone: 480.893.7515
Cell: 602.885.1634
Contact:
Hans Kappenhoefter

Prepared By:
Arizona Land Design, LLC
9007 N. Arroyo Grande D.
Phoenix, Arizona 85028
Phone: 480-951-6410
Contact:
Christina Lyons, R.L.A.



Page 02.16 Date: 11/2/20

Burke PAD

- Incorporate Burke PAD property
- Repeal Burke PAD
- Assign new land use designations

Roadway Circulation

- Remove 2 planned intersections on Norwich Dr. within 150' of Grand
- Direct traffic to 176th Ave
- Adjust internal circulation for new property and existing improvements

Open Space & Amenities

- Increase area from 126.8 acres to 133.1 acres (5% increase)
- Add 2 parks with amenities
- Realign drainage corridor open space



OUTREACH

Neighborhood Meetings: January 9th & 10th, 2023

- 6 total attendees
- Questions/Concerns:
 - Traffic
 - Roads & roadway improvements
 - Signals (Deer Valley Rd & Grand Ave)



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 PAD Amendment document entitled “1st Amendment North Copper Canyon Planned Area Development”, prepared by Courtland Homes, Inc., dated January 19, 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: March 16, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Presentation of the industrial building height study findings.

Motion:

Presentation and discussion only.

Background:

At the request of the Planning and Zoning Commission, staff conducted a study of neighboring city development standards and current industry standards pertaining to industrial building height.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Industrial Height by City
-



SURPRISE
ARIZONA

INDUSTRIAL BUILDING HEIGHT

BY CITY AND CURRENT INDUSTRY STANDARDS

March 16, 2023

Industrial Building Height by City

City	Light Industrial	Heavy Industrial	Business Park	
Avondale	45'	-	35'	
Buckeye	48'*	48'*	48'*	* Adjacent to residential zoning: Max height is 30' at setback line. Height can increase 1:3 with setback distance.
Chandler	*	*	-	* Max height at setback line is 30' a building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five-degree angle at the required height and setback line
El Mirage	66'*	-	66'*	* Principal Buildings may exceed the maximum building height or stories with Conditional Use Permit approval.
Goodyear	50'	50'	-	
Glendale	30'/56*	30'/56*	30'/56*	*Special Development Standard Map Areas. Industrial Sites on Peoria Ave and Reems Rd and along the 303 corridor are zoned PAD. PAD max building heights range from 60'-120'
Mesa	40'	50'	-	
Peoria	48'*	48'*	60'*	* Adjacent to residential zoning: Max height is 30' at setback line. Height can increase 1:3 with setback distance.
Surprise	40'	85'	45'	Height measured to top of parapet wall.

**** Note: Height** is the overall building height measured to top of parapet wall

Industry Standards

Boma International:

“As demand for industrial shifts more towards e-commerce fulfillment, building designs will evolve. The biggest change of the building of the future will be size: Clear heights will average 40 feet, but in many cases will get higher, as more buildings are built with multiple internal floors.”

Jones Lang LaSalle:

32' or higher is the norm for industrial building clear height.

GPEC and Terracon:

Both seeing 36' clear height as the new norm.

Industry Standards

BNSF / Alliance, Texas:

As more automation comes to distribution and manufacturing, they are either racking higher or having their robotic equipment work in the mezzanine.

Colliers International (Office and Industrial Teams)

Seeing the same changes and the new norm of 28-32' clear height on all buildings between 65,000 – 151,000 SF. Bigger industrial buildings in the 250,000 SF and above the clear heights go to 40' high.

**** Note:** A building's **clear height** is defined as the usable height to which a tenant can store its product on racking. It's also defined as the height of a building from the floor to the bottom of the lowest-hanging item on the ceiling, such as sprinklers or HVAC ducts.

Industry Standards

BNSF / Alliance, Texas:

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Summary

City Development Standards:

- Maximum Building Height for Industrial zoning districts range from 30'- 66'
- Many of Glendale and Goodyear industrial projects exceed the height limit by rezoning to a PAD. The PAD heights range from 60' – 120'

Industry Standards:

- Industrial warehouse building heights require 28'- 40' clear height depending on building size and level of automation.

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QUESTIONS OR COMMENTS?

Thank You