



CITY OF SURPRISE
Planning and Zoning Commission Meeting
12425 W Bell Road
Surprise, AZ 85378
Thursday, October 5, 2023 @ 6:00 PM
Techcelerator

- 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 September 21, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | Citywide | Presentation and discussion pertaining to the adoption of the Surprise 2040 General Plan. | None

Jason Moquin
Community
Development |
| 3. | Citywide | Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise standards to update and clarify lighting provisions. Case FS22-1581. | Trevor Fleetham
Community
Development |
| 4. | District 1 | Consideration and action regarding an amendment to the Windstone Ranch PUD on approximately 19.92 acres generally located at the northeast corner of Happy Valley Road and 151 st Avenue. FS23-0454. | Chris Sexton
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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

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

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

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

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

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday, September 27, 2023 @ 8:30 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 5, 2023

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the September 21, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the September 21, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 09-21-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 21, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Jared Holland 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 September 21, 2023.

A. ROLL CALL

In attendance were Chair Jared Holland, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating, Commissioner Dennis Bash, Vice Chair Ken Chapman, Commissioner Dennis Smith, and Commissioner Jay Leonard.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Tanner Wessel, Current Planner; Chris Sexton, Current Planner; Alyssa Carpenter, Planning and Zoning Secretary and Hobie Wingard; Senior Assistant City Attorney.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Lloyd Abrams provided a presentation on how to sign up and manage City event subscription notifications. The public hearing notice map is being finalized and will be presented once completed.

CALL TO THE PUBLIC:

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

Ryan Heughens, Surprise, AZ – Online comment submission form was read into the record. The comment form discussed frustration with traffic throughout the City.

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the September 7, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the September 7, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor. Commissioner Leonard abstained.

Item 2 – Internal – Consideration and action to approve or disapprove the September 7, 2023 Planning and Zoning Commission Executive Session Meeting Minutes.

Commissioner Bash made a motion to approve the September 7, 2023, Planning and Zoning Commission Executive Session Meeting Minutes as presented. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor. Commissioner Leonard abstained.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – District 5 – Consideration and action regarding the Conditional Use Permit with Site Plan for a new wireless telecommunication facility generally located southwest of Bell Road and Sarival Avenue. Case FS23-0283.

Tanner Wessel, Current Planner, presented item 3 to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Exhibit demonstrating the need for additional network coverage.

Commissioner Keating made a motion to approve the Conditional Use Permit with Site Plan for AZ01-128 Method/PHO MTN Vista Ranch, subject to stipulations “a” - “e”. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

Item 4 – District 3 – Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, located within the Sierra Montana Planned Area Development (PAD). Case FS22-1515.

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

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Drop off/pick up circulation and pedestrian traffic flow
- Safety of parking lot traffic
- Operations

Commissioner Rosenbaum made a motion to approve case FS22-1515, a Conditional Use Permit with Site Plan for Sunrise Preschool located within the Sierra Montana PAD on the west side of

Cotton Lane south of Greenway Road subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “163rd Ave and Grand Ave” dated July 13, 2023, a property generally located on the northeast corner of 163rd Avenue and Grand Avenue. Case FS22-1217.

Chris Sexton, Current Planner, presented item 5 to the Commission.

The Commission discussed the following:

- Lack of amenities and open active space
- Setbacks
- Roadway construction for 163rd Avenue
- Traffic impact analysis

Commissioner Bash made a motion to approve the Preliminary Plat entitled “163rd Ave and Grand Ave” dated July 13, 2023, subject to stipulations “a” through “f” as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

Item 6 – District 1 – Consideration and action regarding a Site Plan for Level Crossing Phase 3 generally located south of Waddell Road and west of Dysart Road subject to stipulations “a” through “e”. Case FS22-1628.

Chris Sexton, Current Planner, presented item 6 to the Commission.

The Commission discussed the following:

- Change of City standards on maximum building heights

Commissioner Keating made a motion to approve the Site Plan for Level Crossing Phase 3 subject to stipulations 'a' through 'e'. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 7 – Internal – Presentation and discussion to review the FY23 Community Development and Planning and Zoning Commission activity.

Lloyd Abrams, Director of Community Development, and Tiffany Copp, Assistant Director of Community Development, presented item 7 to the Commission.

The Commission discussed the following:

- Total number of multi-family units
- Roadway timeline

Item 8 – Internal – Open Meeting Law Open Meeting Law and Conflicts of Interest.

Hobie Wingard, Senior Assistant City Attorney, presented item 8 to the Commission.

The Commission discussed the following:

- None.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

October 5th, 2023 Planning and Zoning Commission meeting will be held off site at AZ Techcelerator.

ADJOURNMENT:

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

Meeting adjourned at 7:21 p.m.

Jared Holland
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: October 5, 2023 Contact Person: Jason Moquin, Planning Manager
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Presentation and discussion pertaining to the adoption of the Surprise 2040 General Plan.

Motion:

N/A – Presentation and discussion only – no formal action required.

Background:

The General Plan is a comprehensive guide to the city's future growth and development. Arizona State Law requires every city and county in Arizona to prepare a General Plan to address growth. The State Law also requires the General Plan to be updated every 10 years. The current Surprise General Plan 2035 was ratified by the voters in 2013.

City staff and hired consultant, Michael Baker International, held numerous meetings with the General Plan Advisory Group, citizens, and stakeholder groups to collect input and feedback throughout this update process. The information received was compiled, analyzed, and incorporated into a draft of the Surprise 2040 General Plan, also referred to as the SurpRISE 2040 General Plan, characterizing the city's continued growth. On June 30, 2023, the draft was sent to required agencies, interested parties, and published on the City website to begin the 60-day review process, which terminated on August 30, 2023. Over the course of this 60-day review period, additional comments and feedback were received and incorporated into the plan as applicable.

This meeting is the 1st of 3 required public hearings pertaining to the adoption of the Surprise General Plan 2040:

- October 5, 2023 – Off-Site Planning & Zoning Commission Hearing (no action)
- November 2, 2023 – Planning & Zoning Commission Hearing (recommendation to City Council)
- December 5, 2023 – City Council Meeting (formal action regarding adoption)

The Surprise 2040 General Plan will not become effective until voter ratification in August 2024.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:**FTE Impact:**

ATTACHMENTS:

1. 00 - FS22-0648 Staff Report General Plan 2040 PZ 10.5.2023
 2. 01 - FS22-0648 Surprise General Plan Draft 9.14.2023
 3. 02 - FS22-0648 Public Outreach Summary
 4. 03 - FS22-0648 Surprise 2040 GP Comments 60 Day Review
 5. 04 - FS22-0648 Legal Publication
 6. FS22-0648 - Suprise 2040 General Plan Presentation 10.05.23
-



General Plan Amendment

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0648

Project Name: Surprise 2040 General Plan

Council District: City Wide

Meeting Date: October 5, 2023

Planner: Jason Moquin, Planning Manager

Applicant: City of Surprise

Request: Major General Plan Amendment to update the General Plan with the adoption of the Surprise 2040 General Plan

Site Location: City Wide

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as adopted and that proposed by the Surprise 2040 General Plan

Support/Opposition: See attached Citizen Outreach Report

Staff Recommendation: Staff recommends the Commission move to open the public hearing and accept public comments on the proposed Surprise 2040 General Plan.

Project Description:

The Surprise 2040 General Plan is also referred to as SurpRISE 2040 General Plan, characterizing the city's growth in the northwest valley. The 2040 General Plan continues to foster community-driven, long range planning efforts to ensure quality of life is maintained as growth occurs. Like its predecessors, the plan guides, influences, and serves as an evaluation framework for land development applications submitted to the city on an ongoing basis.

The Surprise General Plan 2040 includes a statement of community vision, goals, and development policies as well as appropriate maps, charts, and other relevant exhibits. ARS 9-461.05 requires local municipalities to adopt specific elements based on a cities

or town's population. Cities or towns having a population of 50,000 or greater are required to adopt all 17 required elements. The 2040 General Plan includes the 17 required elements and four (4) alternative elements which address the needs and priorities established for the City of Surprise.

Required Elements	
Land Use Element	Public Services and Facilities Element
Circulation Element	Public Buildings Element
Open Space Element	Housing Element
Growth Area Element	Conservation, Rehabilitation and Redevelopment Element
Environmental Planning Element	Safety Element
Cost of Development Element	Bicycling Element
Water Resources Element	Energy Element
Conservation Element	Neighborhood Preservation and Revitalization Element
Recreation Element	
Alternative Elements	
Economic Development Element	Education Element
Arts and Culture Element	Health Element

Furthermore, the General Plan provides the context by which Surprise can make capital investment decisions, establish a basis for the city's various master plans, as shown below, and aide in the implementation of the city's strategic plan.

Master Plans	
Transportation Master Plan	Integrated Water, Wastewater and Reclaimed Water Master Plans
Parks and Trails Master Plan	Arts and Culture Master Plan

The city's adopted Land Development Ordinance (LDO) and Planning and Engineering Development Standards (PEDS) serve as the key tools in implementing the Surprise 2040 General Plan. Upon adoption and ratification, it is anticipated that the ordinance and standards will be further updated to strategically align with the prescribed Goals, Policies and Implementation Plan to effectively and strategically implement the Surprise 2040 General Plan.

Pursuant to the Arizona Revised Statutes (ARS), the City of Surprise Planning and Zoning Commission is required to hold two public hearings on a major general plan amendment. The meetings are required to be held in different locations to promote citizen participation.

63 The meeting of October 5, 2023, is the first of the required public hearings and is being
64 held off-site in accordance with ARS.

65
66 This amendment facilitates the adoption of the Surprise 2040 General Plan and allows
67 staff to proceed with preparation of the ballot measure for voter ratification in August
68 2024.

69
70 **Background:**

71
72 **May 18, 2022** – General Plan Kick-off with Technical Advisory Team

73
74 **June 7, 2022** – Surprise City Council adopts Resolution #2022-52 – approving the
75 General Plan 2040 Communication Plan.

76
77 **June 30, 2023** – Draft General Plan Released for 60-Day Review

78
79 **October 5, 2023** – Planning and Zoning Commission Meeting No. 1 (Off-site)

80
81 **Analysis and Discussion:**

82
83 The Surprise General Plan 2040 is organized around the community's shared vision and
84 values that build on the city's past and current strengths while also reflecting its heritage.
85 The momentum from continued growth and development has helped to create the
86 defining qualities of the City of Surprise over the last twenty years. Boasting safe
87 neighborhoods with quality housing, enhanced educational facilities, and ample
88 recreational opportunities, Surprise has transformed beyond its former reputation as a
89 bedroom town and gateway to Phoenix, and into a community where people of all ages
90 and varying pursuits can live, grow, and thrive. As a result, the City of Surprise now stands
91 as a pillar of importance in the metropolitan region and the state overall. Overcoming
92 challenges associated with growth requires strong and effective community-wide
93 planning and leadership to ensure Surprise offers the highest possible quality of life.

94
95 The Surprise General Plan 2040 continues to place emphasis on managing water
96 resources, allowing a diverse housing portfolio, reducing traffic congestion, maintaining
97 infrastructure, ensuring public safety through community design, promoting open space
98 and trail connectivity in concert with regional partners, cultivating local art and heritage,
99 strengthening neighborhoods, and addressing social and economic needs.

100
101 A robust Executive Summary states the city's Vision, Goals and Policies and establishes
102 tools to navigate the document by area of interest and by conventional General Plan
103 Elements. The reduction in goals and policies combined with the cross pollination of the
104 goals amongst the core values result in greater applicability and measurability in the
105 implementation of the General Plan.

Key changes to the Surprise 2040 General Plan:

1. Six Core Community Values
2. Reduced Number of Goals and Policies 28/207 (2035 General Plan 93/568)
3. 21 Implementable Strategies (2035 General Plan 16 Strategies)
4. Land Use Plan Amendments (expanded and new growth areas)
5. Introduction of a Rural Residential Overlay
6. Open Space Plan that overlays the city's parks, and regional trails
7. Goals and Policies to foster a "Home for Everyone"
8. Functional Transportation Plan aligned with MCDOT and adjacent municipalities
9. Water Resources Goals and Policies place emphasis on managing our water resources, conservation, and safe and reliable delivery
10. Expanded emphasis on Arts and Culture

Public Outreach:

As required by Arizona Statue, 9-461.06(C)(1), public outreach was guided by the City Council approved Community Outreach and Participation Plan (COPP). The COPP was designed to be inclusive and educational by facilitating meaningful conversations with Surprise residents about the issues and opportunities that are most meaningful to them. Public engagement and input was received during three phases of outreach activities conducted from August 2022 through August 2023. During each round, Community Workshops were held both in-person and virtually in a workshop format. The in-person Community Workshops were conducted in an open house format, with an introductory presentation, multiple informational boards, and feedback boards to receive direct input from participants. Staff was present for conversations with the public at citywide events, such as the Surprise Party, Fiesta Grande and the State of the City; including other smaller-scale events. Small group surveys were conducted with the key stakeholders including, but not limited to, adjacent municipalities planning and transportation divisions, ADOT, Arizona State Lands, Luke Air Force Base, Surprise Youth Council, religious and non-profit organizations, utility purveyors and public safety and health care organizations. Additionally, input was received from the Surprise Planning and Zoning Commission and City Council.

Stemming from recommendations by City Council, Commissions, community members, residents and business owners, the General Plan Advisory Group was formed. This working group assessed the public input which formed the goals and policies during its nine meetings spanning July 2022 to September 2023. As such, the Surprise 2040 General Plan is based on prominent community aspirations, to include: Balancing Development, Transportation, Water Resources, Open Space, Arts, Culture and Heritage, and Community Safety.

As the project moved toward completion, the General Plan update effort continued to involve numerous opportunities for the public to learn about the project and provide their input, including online at www.SurpriseGPUUpdate.com.

151
152
153 **60-Day Public Review:**
154

155 On June 30, 2023, the Community Development Department released the draft Surprise
156 2040 General Plan for the mandated 60-day review. This review was circulated to
157 approximately 117 individuals and entities comprised of surrounding agencies,
158 stakeholders, elected and appointed City of Surprise officials and residents who had
159 requested to receive notice. During the 60-day review period staff received 188 responses
160 of which 129 represented comments from residents and the community at large with 59
161 received from respective agencies and municipalities.
162

163 The comments are detailed in the 60-Day Comment Summary and include staff
164 responses, the applicability to the General Plan, and whether or not the comment resulted
165 in a change to the guiding document. To summarize, the comments centered on
166 transportation, housing, water, recreation, and general format. Based on the comments,
167 the Plan was well-received.
168

169 **Conformance with Adopted Plans:**
170

171 The Surprise 2040 General Plan has been prepared in accordance with ARS 9-461.05
172 and, upon adoption and ratification, the Surprise 2040 General Plan policies, goals and
173 implementation strategy will serve as the basis for future land use decisions.
174

175 **Summary:**
176

177 The Surprise 2040 General Plan is a citizen-driven plan. A concerted effort was made to
178 include residents with varying socioeconomic backgrounds, neighborhood areas of the
179 community, and key stakeholders. As outlined in this report, public involvement has
180 served as an essential component in determining the future directions Surprise should
181 take.
182

183 It is imperative that the Surprise 2040 General Plan is submitted to the voters for
184 referendum in FY 2024 to ensure that a current plan is in effect for the City of Surprise.
185

186 **Findings:**
187

- 188 • The proposed General Plan Amendment is in compliance with the Surprise General
189 Plan 2035 amendment requirements and in accordance with ARS 9-461.05.
190
- 191 • Upon adoption and ratification, the Surprise 2040 General Plan will repeal the
192 Surprise General Plan 2035 and will become the city's guiding document regarding
193 land use.
194

195 **Staff's Recommendation:**

196

197 Based on the findings noted above, staff recommends the Commission take public
198 comments and move to hold the 2nd Planning and Zoning Commission Meeting on November
199 2, 2023.

200

201 **Attachments:**

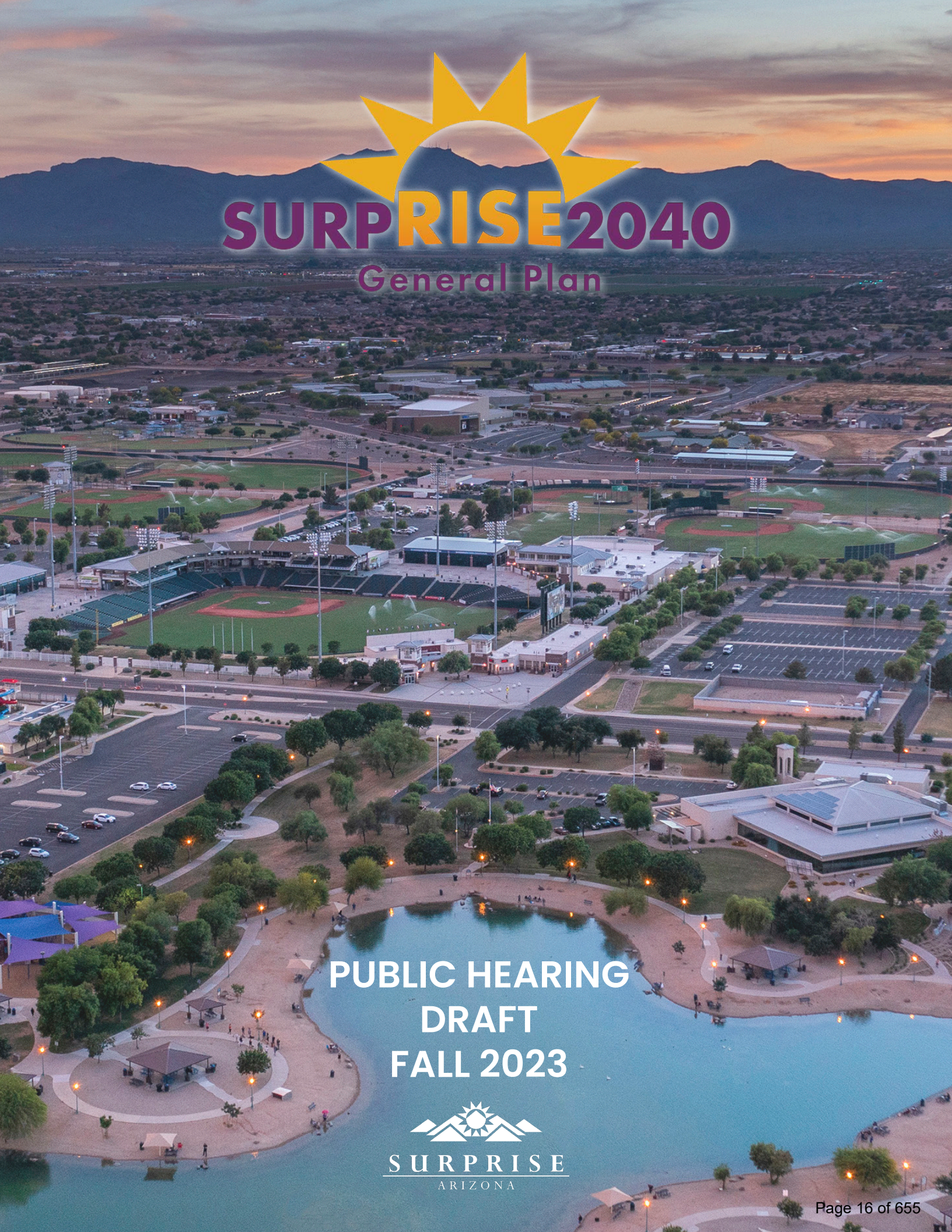
202 01 Surprise 2040 General Plan

203 02 Public Outreach Summary

204 03 60-Day Review Comments Received

205 04 Public Notice/Legal Publication

206 PPT



SURPRISE2040

General Plan

PUBLIC HEARING
DRAFT
FALL 2023



ACKNOWLEDGEMENTS

City Council

Skip Hall, Mayor at Large
Nick Haney, District 1
Aly Cline, District 2
Patrick Duffy, District 3
Ken Remley, District 4
Jack Hastings, District 5
Chris Judd, Vice Mayor, District 6

City Management

Bob Wingenroth, City Manager
Tracy Montgomery, Assistant City Manager

Planning & Zoning Commission

Jared Holland, Chair
Ken Chapman, Vice-Chair
Dennis Bash
Matthew Keating
Mitchell Rosenbaum
Dennis W. Smith
Jay Leonard

2040 General Planning Advisory Group

Steve Doolittle, Chair	William Lally
Margaret Lieu, Vice-Chair	Jay Leonard
Michael Boule	Chris McComb
Jennifer Breading-Goodrich	Holly Medina
Susan Draper	Scott Phillips
Taylor Earl	Anthony Robinson
Jeff Gibbs	Mitchell Rosenbaum
Daniel Gyorffy	Kent Xander
Mark James	

City Staff Who Provided Support to the Project

Community Development Department

Lloyd Abrams, Department Director
 Tiffany Copp, Assistant Director
 Jason Moquin, Planning Manager
 Trever Fleetham, Planner–Senior
 Chris Sexton, Planner II
 Jani Wertin, Planner I
 Jessica Brinton, Planner II
 Leslie Carnie, Planner II
 Tanner Wessel, Planner II
 Alex Ferruccio, Zoning Specialist
 James Stewart, Zoning Specialist

Department Contributions

- Arts, Culture & Library
- CFO/Deputy City Manager
- Economic Development
- Emergency Manager
- Fire–Medical
- Human Resources
- Human Services & Community Vitality
- Information Technology
- Marketing & Communications
- Parks & Recreation
- Police Chief
- Public Works
- Sports & Tourism
- Transportation
- Water Resource Management

Consultant Team

Michael Baker International
 ESI Corporation

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Executive Summary

SURPRISE: RISING TO 2040

Momentum from continued growth and development has helped to create the defining qualities of the City of Surprise over the last twenty years. Boasting safe neighborhoods with quality housing, enhanced educational facilities, and ample recreational opportunities, Surprise has transformed beyond its former reputation as a bedroom town and gateway to Phoenix into a community where people of all ages and varying pursuits can live, grow, and thrive. As a result, the City of Surprise now stands as a pillar of importance in the metropolitan region and the state overall.

With all the recent growth, and subsequent benefits, also comes the need to preserve those qualities that make Surprise an attractive and unique place to live in the first place. The residents of the community take great pride in the ease of access to the natural desert setting within and surrounding the City. Additionally, considerations for managing water resources, allowing a diverse housing portfolio, reducing traffic congestion, maintaining infrastructure, preserving the local environment, attracting amenities, setting the standard in community safety, cultivating local art and heritage, strengthening neighborhoods, and addressing social and economic needs are very important to Surprise's future. Rising to all of these aspirations requires strong and effective community-wide planning and leadership to ensure Surprise offers the highest possible quality of life.

The City of Surprise now looks to the 2040 General Plan to inform decisions on where and how to progress in the future. This includes examining what places can best support growth, what places need thoughtful reinvestment, and what types of development residents value throughout the City. To address these questions, the Surprise 2040 General Plan is organized around the community's shared vision and values that build on the City's past and current strengths while respecting who and what has made Surprise a great city.

Prominent Community Aspirations: A plan of this magnitude would not be possible without extensive input from across the community. Input from a wide variety of community members and stakeholders was essential to crafting a plan that accurately reflected residents' visions, concerns, and hopes for Surprise's future. Some of the prominent community aspirations highlighted below were shared through community conversations and demonstrated how public feedback directly led to the vision, values, goals, and policies of this plan.

Balancing Development

Surprise is a community of distinct neighborhoods that looks to balance future development by providing a city that includes a variety of housing options for all who choose to live in Surprise while also respecting the neighboring rural communities.

Transportation Network

The transportation system in Surprise needs to support the residents and businesses of the community through ensuring developing areas are connected to the established areas of the city, reducing traffic congestion, and allowing for the use of alternative transportation modes.

Water Resources

Living in the arid climate of the Sonoran Desert, protection of available water resources is paramount. The City of Surprise actively maintains its Designation of Assured Water Supply and is committed to overall community water conservation.

Open Space

Preserving open space areas in and around Surprise is an area of community consensus. Many Surprise residents value the city's close access to nature and recreation as well as maintaining proper habitat protection for the native plants and animals.

Arts, Culture, and Heritage

Access to art and cultural events has become a widely recognized boost in the quality of life in Surprise. Local art gives shape to the community identity and strengthens the local culture and heritage. Supporting the arts has proven to give rise to innovative economic opportunities.

Community Safety

Access to local safety and emergency services is a leading indicator of a community's quality of life. Ensuring these services keep pace with the rate of growth is a prime aim for Surprise to continue its high caliber safety services for both its current and future community members.

GENERAL PLAN FRAMEWORK

Vision and Values-Based Approach

A Vision Statement was established to create a firm foundation and organizational structure that guided the development of the overall plan and informs decision-makers on how to best implement the plan. Six core community-initiated values were further defined to support the desired Vision for Surprise across the many facets of municipal governance and service. These values seek to promote

A Welcoming Place

A Livable Community

A Connected City

A Sustaining Environment

A Healthy Lifestyle

A Competing Economy

In addition to supporting the achievement of the City's Vision, the six values also function as the organizing framework for the 2040 General Plan. Figure E.2 includes the 2040 General Plan Vision Statement and the graphical representation of the Values Framework.

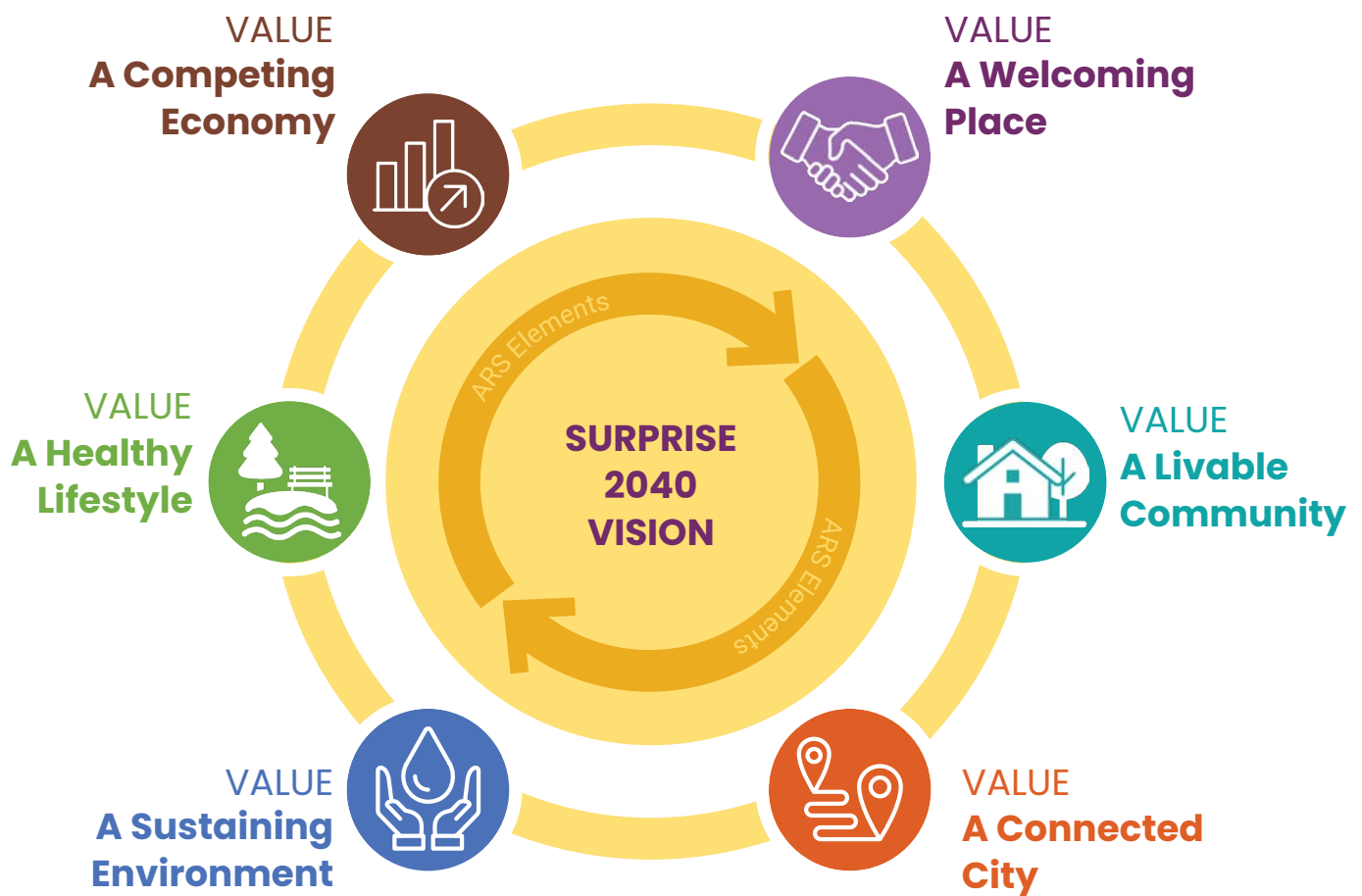
Rather than the common practice of siloing the Arizona Revised Statutes (ARS) required elements of the General Plan (i.e. land use, growth, circulation, open space and recreation, growth areas, revitalization and redevelopment, neighborhood preservation, environmental planning, water conservation, resource conservation, energy, public services and facilities, public buildings, housing, safety and cost of development) in separate chapters, the 2040 General Plan utilizes the shared values of the community as the organizing chapters of the Plan to provide a clear and comprehensive picture of the community's resources, its needs and desires, and strategies to address future development as visualized in Figure E.1.

The General Plan Advisory Group (GPAG) elected to use this approach based on the values because they were found to reflect and encompass the desired priorities of the residents of Surprise instead of developing formulaic chapters for each ARS mandated element. As a result of this approach, each of the six value based chapters includes community-driven goals and policies that bring the ARS required elements together to facilitate coordinated action across City departments and the community overall, while also reducing excessive redundancies among the identified goals and policies to create a streamlined General Plan.

Figure E.1: 2040 General Plan Vision and Values Framework

Surprise's Vision for the 2040 General Plan

Against the picturesque backdrop of the White Tank mountains, Surprise is a distinct community that provides a high-quality life for residents of all ages. A range of rural to urban neighborhoods are safe and aesthetically pleasing. Community-wide mobility and accessibility is balanced with resource conservation to provide abundant greenways and open spaces for people to enjoy. Through responsible growth, the City's historic origins are embraced, while thriving destinations provide cultural, employment, and shopping opportunities. This is complemented with well-planned infrastructure that creates a lasting foundation for the continued benefit of Surprise residents and visitors.



NAVIGATING THE PLAN

In order for the Surprise 2040 General Plan to serve effectively as the City's guide for the future, this document is organized into ten interrelated chapters that each affirm and solidify Surprise's Vision Statement.

Chapter 1: Introduction – This chapter lays the groundwork for the plan. This consists of describing the purpose of the plan, highlighting the planning and public engagement process, and establishing the overall vision and values.

Chapter 2: Who We Are – This chapter contextualizes Surprise in the region and gives an overview of the community's history. A snapshot of the demographic and socio-economic composition of the community at the time of this plan update is also included.

Chapters 3-8: Values – Each Value (A Welcoming Place, A Livable Community, A Connected City, A Sustaining Environment, A Healthy Lifestyle, and A Competing Economy,) is showcased in a standalone chapter that provides specific planning discussions on topics and issues related to the overall focus of the chapter. Each of these chapters are further supported by specific plans, goals and policies that work to see the community's Vision firmly established in Surprise's future.

Chapter 9: Implementation – This chapter of the General Plan includes a matrix table that details how the goals within each of the six value chapters addresses the ARS mandated elements. Another component of this chapter highlights implementation initiatives that the City should undertake to carry-out the General Plan along with metrics to measure progress. The final section explains the administration procedures for monitoring and amending the Plan.

Chapter 10: Glossary, Acronyms & Abbreviations – This chapter includes a glossary of select terms and a listing of specific acronyms & abbreviations that are used throughout the Plan.

How to Use This Document

Each of the individual value chapters (i.e. chapters 3-8) of the Surprise 2040 General Plan are structured in a similar manner in order to maintain a consistent level of unity across the document as well as to create an enhanced user experience. These individual components of the value chapters are further described as follows:

- Discussion: A discussion section is provided to explain the context in which goals and policies have been made, reasons for those decisions, and how the goals and policies are related. The discussion portions of the plan do not establish or modify policies, but they may help to interpret policies.
- Approach Frameworks: Approach frameworks are included in certain value chapters to go into further detail on important subjects or plans (i.e., maps) that play a key role in applying the General Plan.
- Goals: Each value chapter contains several goals that support the various aspects of the broader value. In many instances, these goals may also relate in a broader capacity to the other value chapters. Together, goals are the generalized ideals which provide a sense of direction for action.
- Policies: The essence of the General Plan is contained within its policy statements. Policies further refine goals and guide the course of action the City desires to take to achieve the stated goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.



FINDING YOUR WAY BY INTEREST

This list in Table E.1 is a companion to the Table of Contents, providing references for the 2040 Plan's goals related to key topics of interest that were commonly identified by community members during the public engagement process. In alignment with their importance, these topics of interest are covered in multiple sections of the Surprise 2040 General Plan. Goals that include direct references of an area of interest are shown in bold.

Table E.1 Finding Your Way by Interest

Topic	Chapter	Interest	Reference (Goal)
Water	6, 7 & 8	How we will manage our water resources.	6.1, 6.2, 6.5, 6.6, 6.7, 7.1, 7.2, 8.2
		How we will conserve our water.	6.1, 6.2, 6.4, 6.5, 6.6, 6.7, 7.1, 7.2, 8.2
Housing	4 & 8	How we will create housing opportunity for all income groups.	4.1, 4.2, 4.3, 8.1
Transportation	5 & 8	How we will increase mobility options.	5.1, 5.2, 5.4
		How we will help to relieve congestion	5.2, 5.3, 5.4, 8.2
Recreation	7 & 8	How we will provide opportunity for recreation.	7.1, 7.2, 7.3, 8.3
Public Safety	3, 4, 5, 6 & 7	How we will ensure our City is safe for all residents.	3.3, 3.4, 4.3, 4.4, 5.1, 5.2, 5.3, 6.3, 7.2, 7.3, 7.4, 8.3
Education	3, 6, 7 & 8	How we will support education.	3.2, 3.3, 3.4, 6.3, 7.3, 8.1, 8.4
Neighborhoods	4 & 5	How we will promote quality design.	4.1, 4.2, 4.3, 5.1
		How we will protect existing rural development.	4.1, 4.2, 5.1
Open Space	4, 6, 7 & 8	How we will emphasize the importance of our natural and passive open spaces.	4.1, 4.3, 6.1, 6.2, 7.1, 7.2, 7.3, 7.4, 7.5, 8.4
		How we will preserve our wildlife corridors.	6.1, 6.2, 7.2, 7.5
Arts & Culture	3, 7 & 8	How does art and culture strengthen our community	3.1, 7.1, 7.5, 8.3, 8.4

FINDING YOUR WAY BY ELEMENT

Per Arizona Revised Statutes (ARS 9-461.05), a General Plan must include specific elements, or topics, that are determined based on the population of the City. Based on the City's current population, the required elements that must be addressed include:

- Land Use
- Circulation
- Open Space
- Growth Areas
- Environmental Planning
- Cost of Development
- Water Resources
- Conservation
- Recreation
- Public Services & Facilities
- Public Buildings
- Housing
- Rehabilitation and Redevelopment
- Safety
- Bicycling
- Energy
- Neighborhood Preservation and Revitalization

General Plans may also include additional elective elements on any topic that the City feels is important or unique to the long-term planning of the community. Within this context, and through the planning process, the City of Surprise identified the following additional key elements:

- Economic Development
- Arts & Culture
- Education
- Health

Given this General Plan is uniquely organized around the City's six core community-initiated values, the following Goals & Elements Matrix in Table E.2 was developed to explicitly detail how the various goals (and their supporting policies) specified within each chapter of the Plan apply to the elements required by ARS and those elements that the City has elected to include.

Table E.2: Goals & Elements Matrix

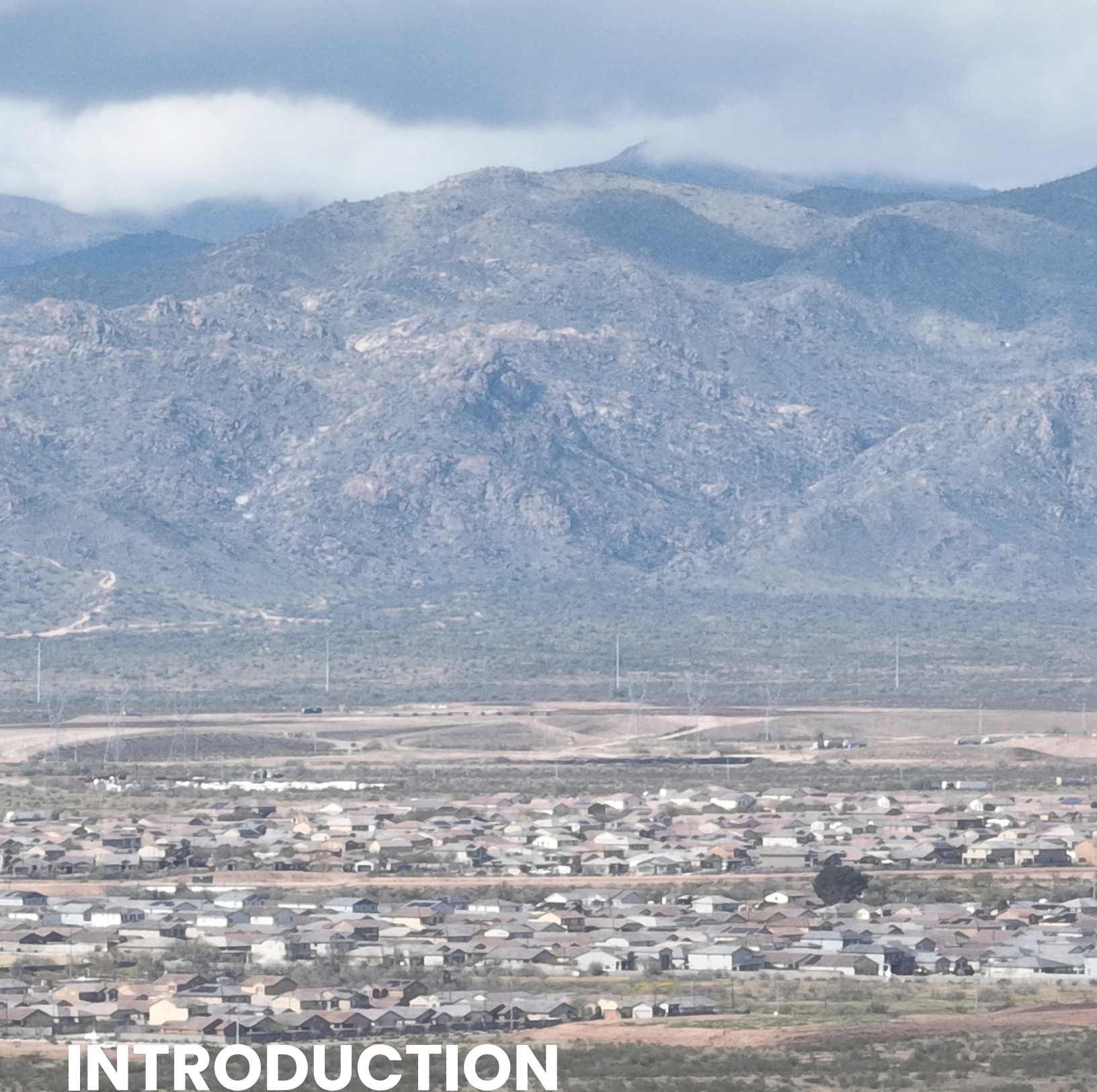
			REQUIRED ELEMENTS												ELECTIVE ELEMENTS			
			Land Use & Growth Areas	Circulation & Bicycling	Recreation & Open Space	Revitalization & Redevelopment	Housing & Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Economic Development	Arts & Culture	Education	Health
A WELCOMING PLACE	Goal 3.1	Build strong neighborhoods and local connections	●		●	●	●				●	●			●	●		●
	Goal 3.2	Promote public engagement and participation				●					●			●		●	●	
	Goal 3.3	Foster effective communication				●							●	●	●	●	●	●
	Goal 3.4	Provide good governance through service excellence									●	●	●	●	●		●	●
A LIVABLE COMMUNITY	Goal 4.1	Maintain a well-managed community form	●			●	●							●	●	●		
	Goal 4.2	Be a home for everyone	●	●	●	●	●	●	●	●	●		●	●	●	●		
	Goal 4.3	Foster a sense of place through maintenance, reuse, or redevelopment of maturing areas	●		●	●	●	●				●	●	●	●			●
	Goal 4.4	Protect Luke Air Force Base	●	●	●		●	●	●		●	●	●	●	●			●
A CONNECTED CITY	Goal 5.1	Develop a complete transportation network to support desirable patterns of development	●	●		●	●	●					●	●	●			●
	Goal 5.2	Promote safe movement of people, goods, and vehicles across all modes of travel		●	●		●						●		●			●
	Goal 5.3	Relieve vehicular congestion	●	●		●	●	●		●			●	●	●			●
	Goal 5.4	Plan for emerging transportation technologies		●		●	●	●		●	●	●		●	●			
	Goal 6.1	Protect the health of our diverse environment	●		●			●										●

			REQUIRED ELEMENTS												ELECTIVE ELEMENTS			
			Land Use & Growth Areas	Circulation & Bicycling	Recreation & Open Space	Revitalization & Redevelopment	Housing & Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Economic Development	Arts & Culture	Education	Health
A SUSTAINING ENVIRONMENT	Goal 6.2	Utilize a systems approach to sustainability	●		●		●	●		●				●	●			
	Goal 6.3	Reduce risk and thrive under change		●	●			●				●	●				●	
	Goal 6.4	Provide exceptional core utilities					●	●		●	●			●	●			
	Goal 6.5	Continuously and responsibly manage our water resources	●		●	●		●	●						●			●
	Goal 6.6	Bolster water conservation	●			●		●	●									●
	Goal 6.7	Ensure for safe and reliable water delivery				●		●	●					●	●			●
A HEALTHY LIFESTYLE	Goal 7.1	Offer superior recreational amenities and activities	●	●	●			●	●			●			●	●		●
	Goal 7.2	Foster a system of natural opens spaces	●	●	●	●		●	●				●					●
	Goal 7.3	Increase access to wellness opportunities		●	●	●		●	●		●		●		●	●	●	●
	Goal 7.4	Ensure for quality community services	●	●			●				●		●					
	Goal 7.5	Cultivate and preserve our culture and heritage			●	●	●				●	●			●	●		●
A COMPETING ECONOMY	Goal 8.1	Support economic competitiveness	●	●		●			●	●	●				●		●	
	Goal 8.2	Be a regional economic partner						●	●	●	●				●			
	Goal 8.3	Elevate tourism through attractions	●			●							●		●	●		
	Goal 8.4	Offer life-long learning and skill-building			●		●				●	●			●	●	●	



1

SURPRISE2040
General Plan



INTRODUCTION

The Surprise 2040 General Plan provides the overall scheme for the City's land use, transportation systems, environmental resources, open space, and economy. This plan also establishes the structure for all other planning activities and documents for the City of Surprise.

Introduction

GENERAL PLAN PURPOSE

As established by Arizona Revised Statutes (ARS) §9-461.05, the purpose of a general plan is to institute guiding policy for the management and future development of the City across a series of required elements (i.e. topics).

More specifically, the Surprise 2040 General Plan aligns with ARS by functioning as a visionary document that forms a blueprint for the long-range physical and social development of the City of Surprise. Through a clear vision and over arching values, the Surprise 2040 General Plan utilizes a series of organized goals and policies to provide the foundation for public and private sector decision-making on land use regulation, development, future investment, and the allocation of critical resources.

Further, the City of Surprise's General Plan was last comprehensively updated in 2014. ARS requires general plans to be updated every 10 years. Consequently, the City is undertaking this update by looking out over the next 20-year planning horizon with a focus on priorities and actions across the next decade. This state mandated update process was carried out in conformance with all statutory requirements as outlined in ARS §9-461.06.



HOW IS THE PLAN USED

The Surprise 2040 General Plan continues the City's history of applying community-driven, long range planning efforts to ensure quality of life is maintained as growth occurs. It guides and influences the following types of decisions:

- The General Plan provides an evaluation framework for land development applications submitted to the City on an ongoing basis.
- The General Plan provides a context by which Surprise can make capital investment decisions.

The General Plan also establishes guidance and priorities for more detailed planning efforts. These plans are meant to work together to further implement the Plan.

- Master Plans, such as the City's Integrated Water Master Plan or its Arts and Culture Master Plan, take the General Plan a step further on a specific topic by providing additional analysis and detail.
- Codes and ordinances, such as the City's Land Development Ordinance (LDO) and the Planning and Engineering Design Standards (PEDS), begin to implement the plans by creating regulations and standards.
- Specific development projects (i.e. site plans and construction plans) in Surprise, both those led by the public sector and those led by the private sector, provide the final design for physical improvements within the community. Consistent coordination down to this level is important to provide a consistent image for the future of Surprise.

The adjacent graphic in Figure 1.1 illustrates the relationship between the General Plan and these other implementation tools.

Figure 1.1: Plan Type Relationships



PUBLIC ENGAGEMENT

Engaging the public and receiving input from the starting foundation for a community's General Plan. As part of this update process, the outreach effort was conducted over a year encompassing multiple engagement opportunities, including both in-person and virtual formats, stakeholder interviews, and community presentations. The public engagement for the 2040 General Plan update was conducted over three phases. Each phase was comprised of at least a single in-person workshop and a corresponding virtual workshop to allow for maximum community participation. Each in-person workshop was conducted in an open house format with interactive board activities to gather input from the public. The virtual workshop component made all in person materials available virtually with opportunities to give feedback online. Each of the three phases was publicized by the City's Marketing and Communication Department using print and social media. Advertisements ran at Surprise Stadium during Spring Training games encouraging public participation in the update process. Articles on the General Plan update were also included in the publications of the Surprise Progress quarterly magazine. Throughout the duration of the plan's development, the General Plan website served as a one stop shop for project updates, upcoming events, relevant documents, virtual engagement opportunities, and General Plan Drafts.

The project team additionally presented the General Plan updated process to local community organizations and stakeholder agencies, including to the Surprise Youth Council, the Arizona State Land Department, Maricopa County, and the Surprise Regional Chamber of Commerce, and solicited feedback from these groups and entities. To raise awareness of this update process for the General Plan, informational pop-up booths were used at large City and local events, including the Surprise Fiesta Grande, the Surprise Founder's Day Party, and the State of the City.





General Plan Advisory Group

The General Plan Advisory Group was a group of 18 community members, of those who had expressed an interest and those recommended by the City Council in July 2022. As such, the GPAG consisted of residents, institutional leaders, and business owners who represented the vast spectrum of the Surprise citizenry. The committee met nine times over a twelve-month period during the course of drafting the plan and made a final recommendation to City Council in August 2023. Bi-monthly meetings with GPAG members were conducted to review the various elements that make up the General Plan document. The GPAG provided valuable feedback during these meetings that informed the direction of the development of the General Plan. Members of the GPAG also took an active role in the community by reaching out to the public and encouraging those in their sphere of influence to get involved with the process.

Technical Advisory Team

The General Plan Kickoff Summit was held on May 18, 2022 to bring the City's executive leadership team together to initiate the plan's development. The purpose of this meeting was to introduce the City of Surprise's General Plan Update project and gain a detailed understanding of City-wide technical and policy considerations that may influence the development process for the plan. Throughout the development of the Plan, senior leadership from every department was also directly involved in the update of the Plan, providing an overview of the existing opportunities, needs, challenges, and future plans for their respective departments.

GENERAL PLAN VISION + VALUES

The Vision Statement of the 2040 General Plan is the shared aspiration that the City of Surprise aims to achieve moving forward into the long-term future. The direction provided in the General Plan supports the collective vision statement developed by the input from the community at large and the General Plan Advisory Group.

Our Vision for the Future

Against the picturesque backdrop of the White Tank mountains, Surprise is a distinct community that provides a high-quality life for residents of all ages. A range of rural to urban neighborhoods are safe and aesthetically pleasing. Community-wide mobility and accessibility is balanced with resource conservation to provide abundant greenways and open spaces for people to enjoy. Through responsible growth, the City's historic origins are embraced, while thriving destinations provide cultural, employment, and shopping opportunities. This is complemented with well-planned infrastructure that creates a lasting foundation for the continued benefit of Surprise residents and visitors.



Our Values

During the General Plan update process, six core values were identified to guide the City's efforts to achieve the community's vision.



A Welcoming Place

Surprise values a strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.



A Livable Community

Surprise values responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.



A Connected City

Surprise values safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.



A Sustaining Environment

Surprise values thoughtful development, resource conservation with a secure water future, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to ensure a resilient and adaptive future for all.



A Healthy Lifestyle

Surprise values a safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.



A Competing Economy

Surprise values reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, and enticing destinations attracting visitors, new employers, and innovative workforce talent.



2



WHO WE ARE

The City of Surprise's enduring history and strong growth mindset have created a high-quality community that enjoys both the small-town feel with big-city amenities.

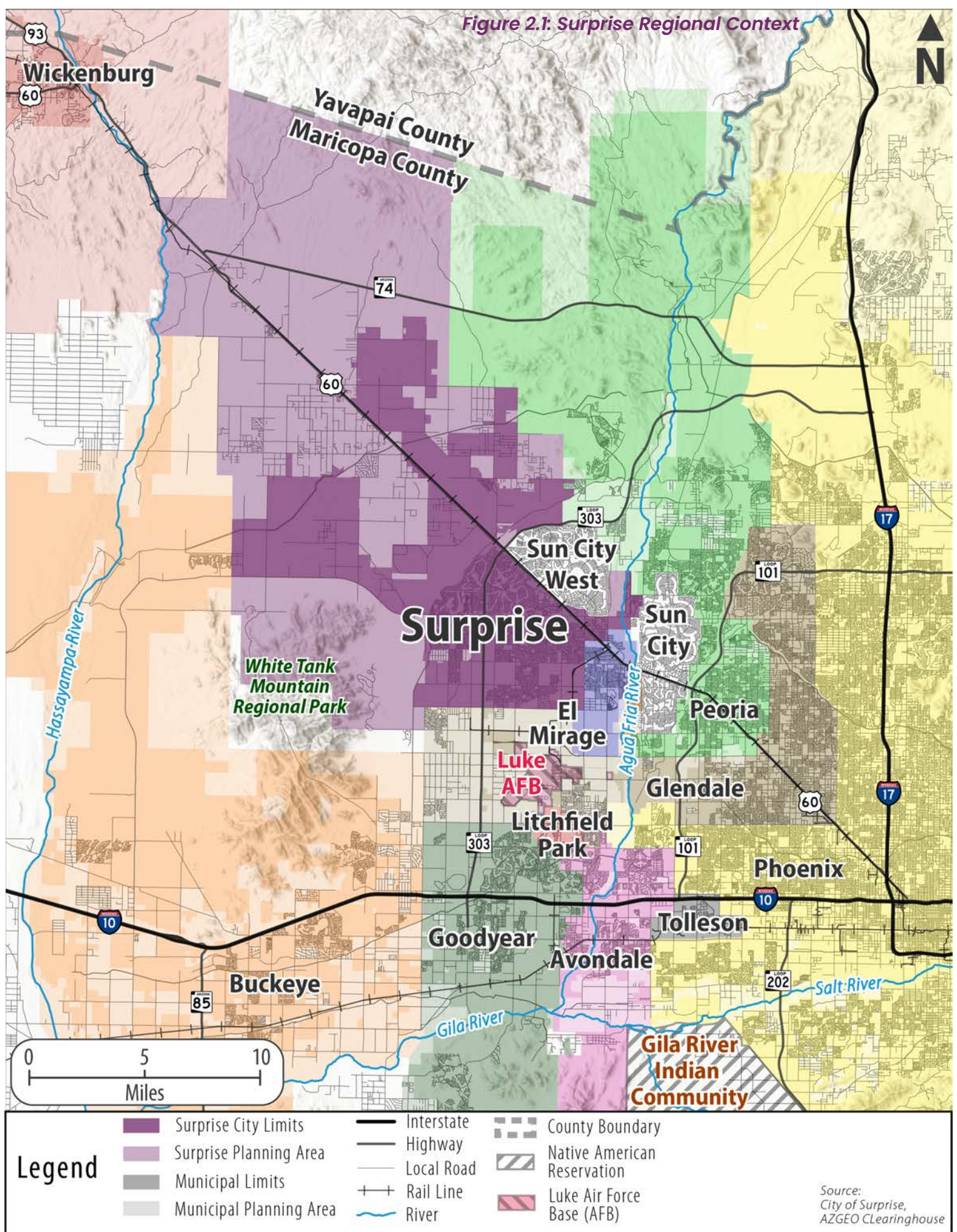


REGIONAL CONTEXT

The City of Surprise is located in the northwest valley of Maricopa County, approximately 20 miles northwest of the City of Phoenix along the US60/Grand Avenue Corridor. Currently, the municipal limits of Surprise are bounded by unincorporated County land to the north. Along the City's Surprise eastern edge, Surprise is neighbored by the Cities of Peoria and El Mirage and the communities of Sun City and Sun City West. To its south are the City of Glendale and the unincorporated areas around Luke Air Force Base and the foothills of the White Tank Mountain Regional Park (south of Peoria Avenue and Sun Valley Parkway). The western edge of Surprise meets the extents of the City of Buckeye that lie west of the White Tank Mountains. The full regional context for the City of Surprise is shown in Figure 2.1.



Figure 2.1: Surprise Regional Context





THE MUNICIPAL LIMITS AND PLANNING AREA

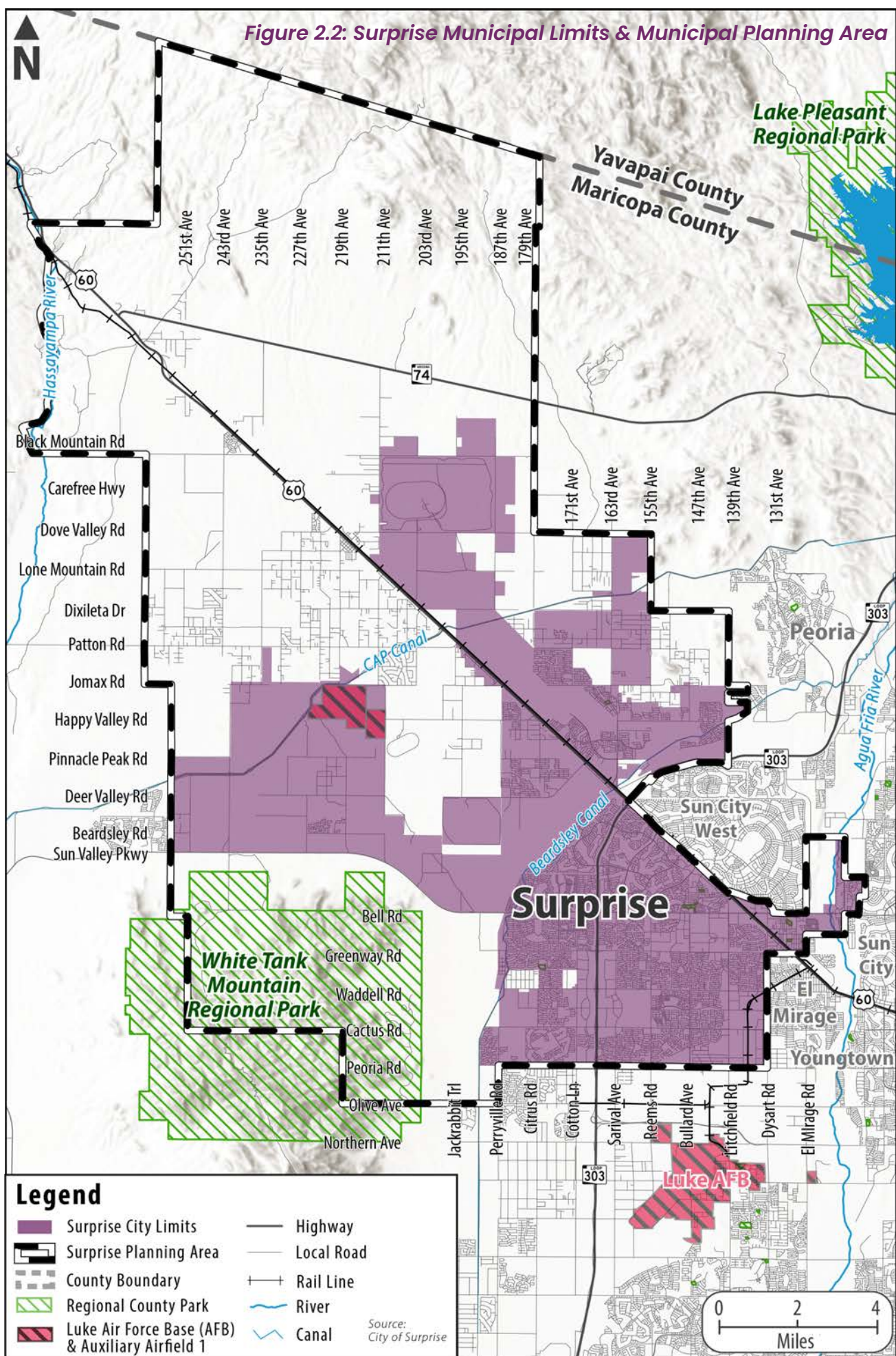
The Municipal Limits outline the incorporated area of the City of Surprise where it has direct jurisdiction. The City of Surprise's Municipal Limits start at the Original Town Site near the Agua Fria River and move westward. The limits travel northwest along Grand Avenue/US 60, pass the Loop 303, and extend further northwest along the Grand Avenue/US 60 Corridor to approximately Black Mountain Road and further west along Sun Valley Parkway to 251st Avenue. The southern extent is along Peoria Avenue. The total incorporated Municipal Limits measures approximately 110.19 square miles as of the date of this publication.

The Municipal Planning Area (MPA) is the regional area to where Surprise's planning influence extends, and the area from where annexations to Surprise can originate. The MPA also includes the incorporated area of the City. The northwestern portion of the planning area contains the unincorporated communities of Wittmann and Morristown, and the southern portion of the planning area contains portions of the White Tank Mountain Regional Park as well as parts of the unincorporated community of Waddell. The Surprise MPA measures approximately 328.39 square miles. The entirety of the Surprise MPA and its Municipal Limits are shown in Figure 2.2.

OUR HISTORY

On May 17, 1938 Flora M. Statler purchased a portion of property south of Wickenburg-Phoenix Highway and named it "Surprise," as she would be surprised if the town ever amounted to much. Statler's purchase included a service station, several dwellings, and farmlands. Today, this one-square mile of land exists as the current Original Townsite of Surprise. In 1940, the estimated population of Surprise was 20 people. Over the next decades, the population increased slowly along the bank of the Agua Fria River. The City's location at the edge of the Phoenix Metropolitan Area and prominence along the Grand Avenue/US 60 corridor made the City a gateway to the Phoenix Metropolitan Area for travelers coming from Las Vegas and other northwestern places.

Figure 2.2: Surprise Municipal Limits & Municipal Planning Area





On December 12, 1960 a 616-acre area of land, including the Original Townsite, was incorporated as the Town of Surprise. At the time of incorporation, only 169 acres of the incorporated land were developed with a population of 1,574 residents. The incorporated area was expanded for the first time on November 14, 1978 when a 10 foot strip of land encircling roughly 26 miles of unincorporated land was annexed by the City.

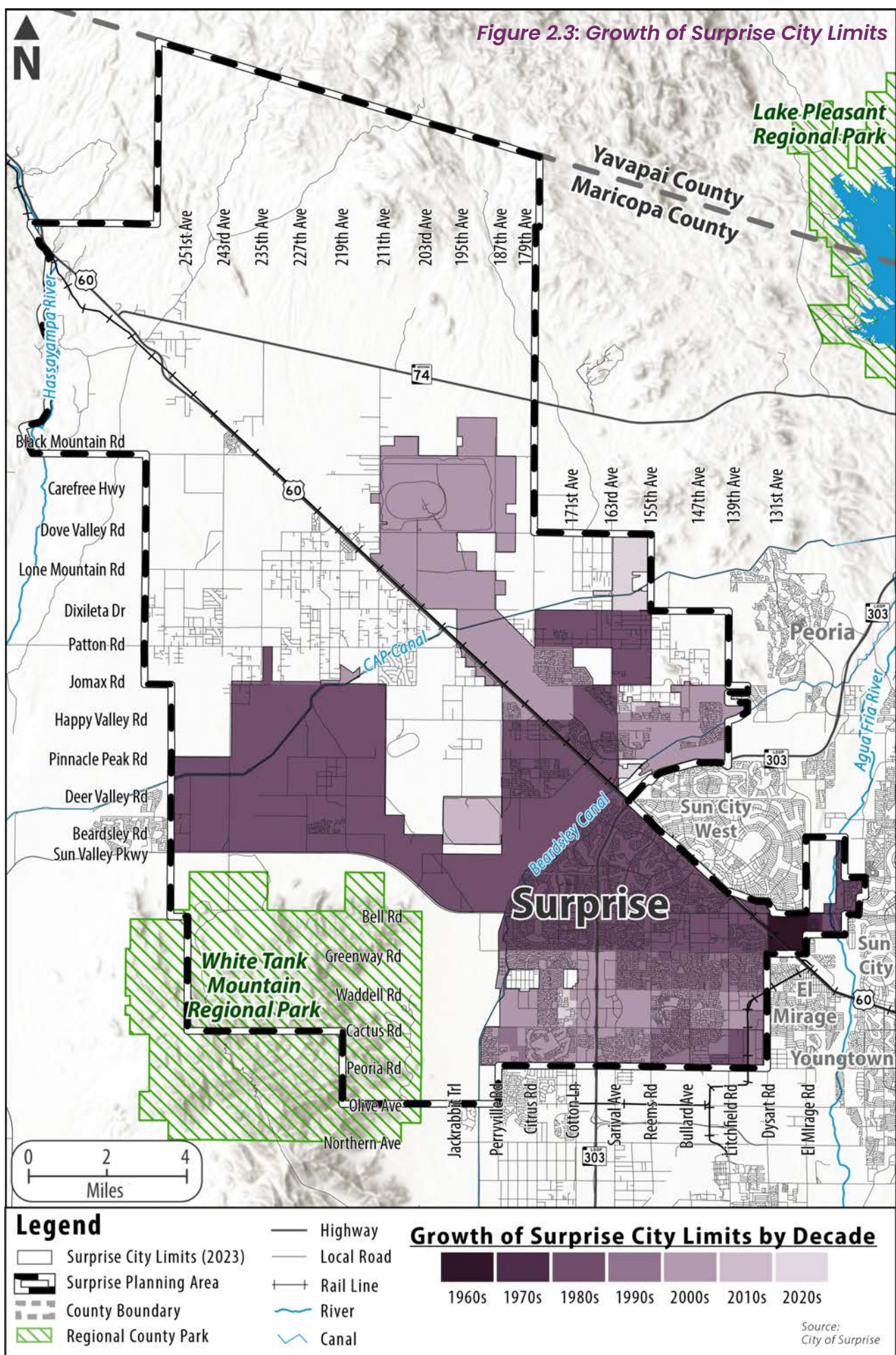
The predominant land use of the town during this time was residential, with no parks, inadequate streets, and dependent on City of El Mirage for water. Surprise utilized strip annexation in order to reserve unincorporated land until future development occurred in an area, at which time the City would annex the land into its City limits. The 1987 Surprise Comprehensive Development Guide included this area as well as other lands bordered by Perryville Road and US60/Grand Avenue as its planning area boundary. In 1991, voters approved changing Surprise from a town to a city.

The City boomed in population from 1990–2000, growing over 300% to over 30,000 residents. It was the fastest growing city in Maricopa County in the late 1990s. On the heels of this growth, the 2000s decade saw the expansion of premier recreational facilities in the City. The opening of the Surprise Recreation Campus in December 2002 also marked the first Surprise Party holiday celebration. The City's population growth continued its rapid pace, eclipsing 100,000 and reaching 117,517 by 2010.

Business and educational growth dominated the development from 2010–2020. After gaining Foreign Trade Zone status in 2011, the industrial district became home to new national and international business headquarters. In late 2017, Ottawa University–Arizona opened as the City's first 4-year residential university in the Surprise City Center. Over the next few years, the school grew its footprint and enhanced its students' experiences through the addition of more dormitories, a student union, an athletic center, and a competitive athletic field.

Over 60 years since incorporation, Surprise grew from 1,547 residents to a community of over 143,148 (US Census, 2020). The City now offers a broad range of lifestyles for all people and provides a wide variety of commercial establishments, educational advancement, and recreational opportunities for all ages. Figure 2.3 illustrates the growth of the Surprise City Limits by decade since incorporating in 1960.

Figure 2.3: Growth of Surprise City Limits



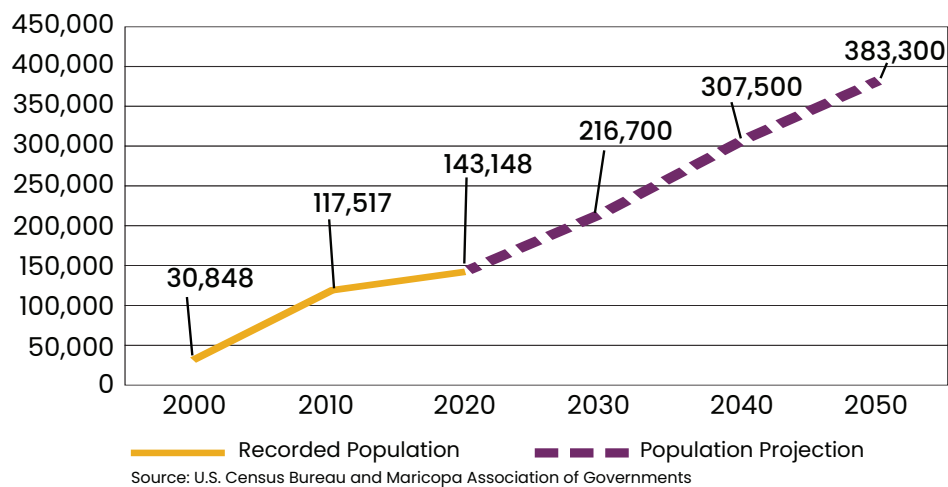


SURPRISE CITY PROFILE

Population

Today, Surprise's population is 143,148 (2020 Census) and the City ranks as Arizona's 10th most populated municipality. Maricopa Association of Governments (MAG) estimates that Surprise will reach a population of 216,700 by 2030, and it will continue to grow to 307,500 in 2040 and 383,300 in 2050 as shown in Figure 2.4.

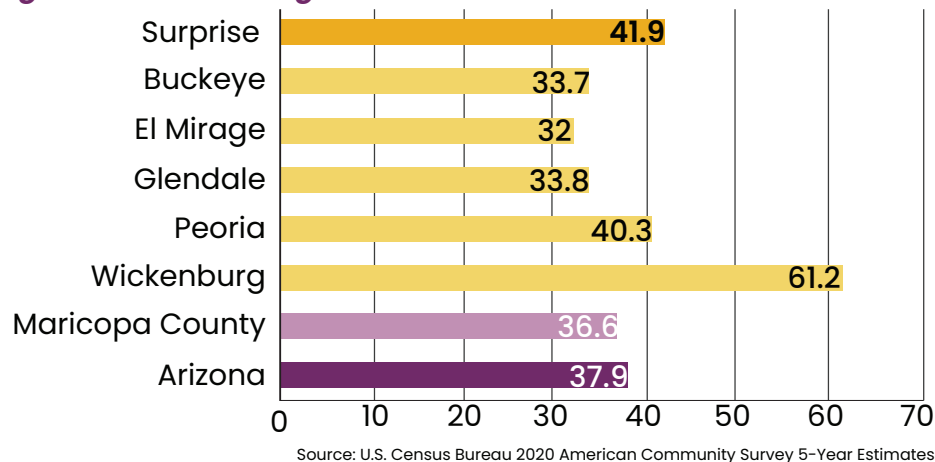
Figure 2.4: Population Projections



Age

The median age in the City of Surprise is 41.9, which is older than the median ages of most of the County, State, and Benchmark Communities as Figure 2.5 shows. Residential communities catering to retired populations have led to an older median age compared to the surrounding municipalities. Additionally, Surprise's median age increased from 35.9 as reported in 2010.

Figure 2.5: Median Age

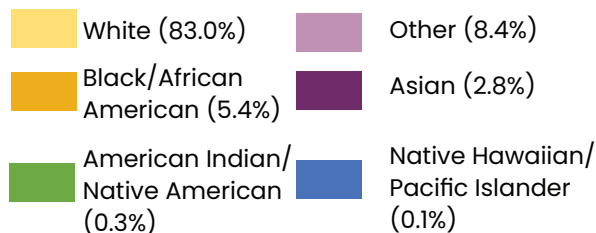
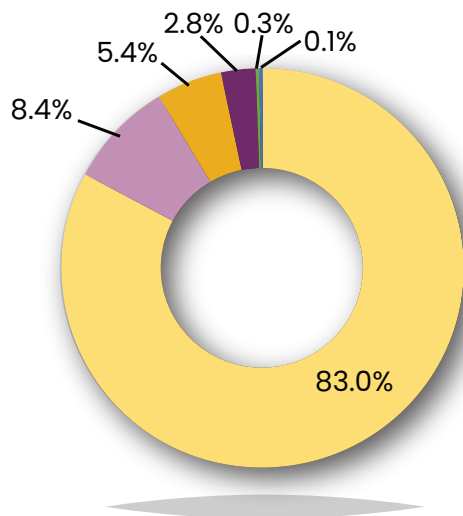


Race & Ethnicity

According to the 2020 U.S. Census, 83.0% of Surprise's population is White. The second highest race category percentage is those who identify their race as Other at 8.4% of the total population. The share of the population who are Black/African American is 5.4% of the population, and the share of the population who are Asian is 2.8%. The American Indian/Native American and Native Hawaiian/Pacific Islander populations comprise 0.3% and 0.1%, respectively, of Surprise's total residents. The comprehensive view of the race of the population of Surprise is in Figure 2.6.

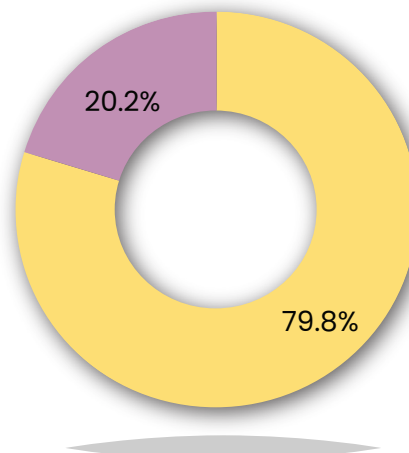
Ethnicity and race are distinct attributes, which has been recognized by the U.S. Census Bureau. Figure 2.7 shows that in Surprise, over 20% of the population is Hispanic or Latino, meaning the people identifying in this category have roots in Mexico, Cuba, Puerto Rico, and other countries and places in Central and South America that have historical ties to Spanish cultural influences.

Figure 2.6: Race



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Figure 2.7: Ethnicity



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates



Land Ownership

Land ownership across the Surprise MPA that is privately owned accounts for 49.0%. The Arizona State Land Department manages State Trust Land, encompassing 34.9% of the MPA, followed by City or County Parks at 7.8%. The Bureau of Land Management (BLM) administers 7.1% of the MPA to round out the top four categories of land ownership. Almost all the land southeast of Beardsley Canal is Privately owned with State Trust and BLM land mostly located in the northernmost portions of the MPA. The breakdown of the land ownership in the Surprise MPA is shown in Table 2.1 and Figure 2.8 and in the map in Figure 2.9.

Table 2.1: Land Ownership in Surprise MPA

Land Ownership	Acreage	Square Miles	% of Total Land
Private	103,023.36	160.99	49.0%
State Trust	73,256.30	114.46	34.9%
County Park	16,482.60	25.75	7.8%
Bureau of Land Management (BLM)	14,933.57	23.33	7.1%
Bureau of Reclamation (BOR)	2082.42	3.25	1.0%
Military	395.69	0.62	0.2%
Total	210,173.94	328.40	100.0%

Figure 2.8: Land Ownership Percentages in Surprise MPA

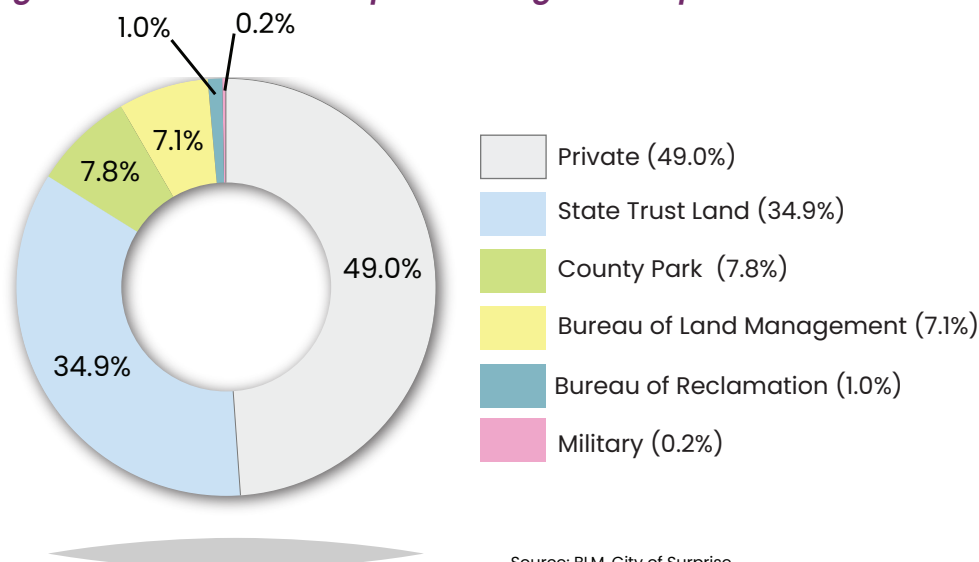
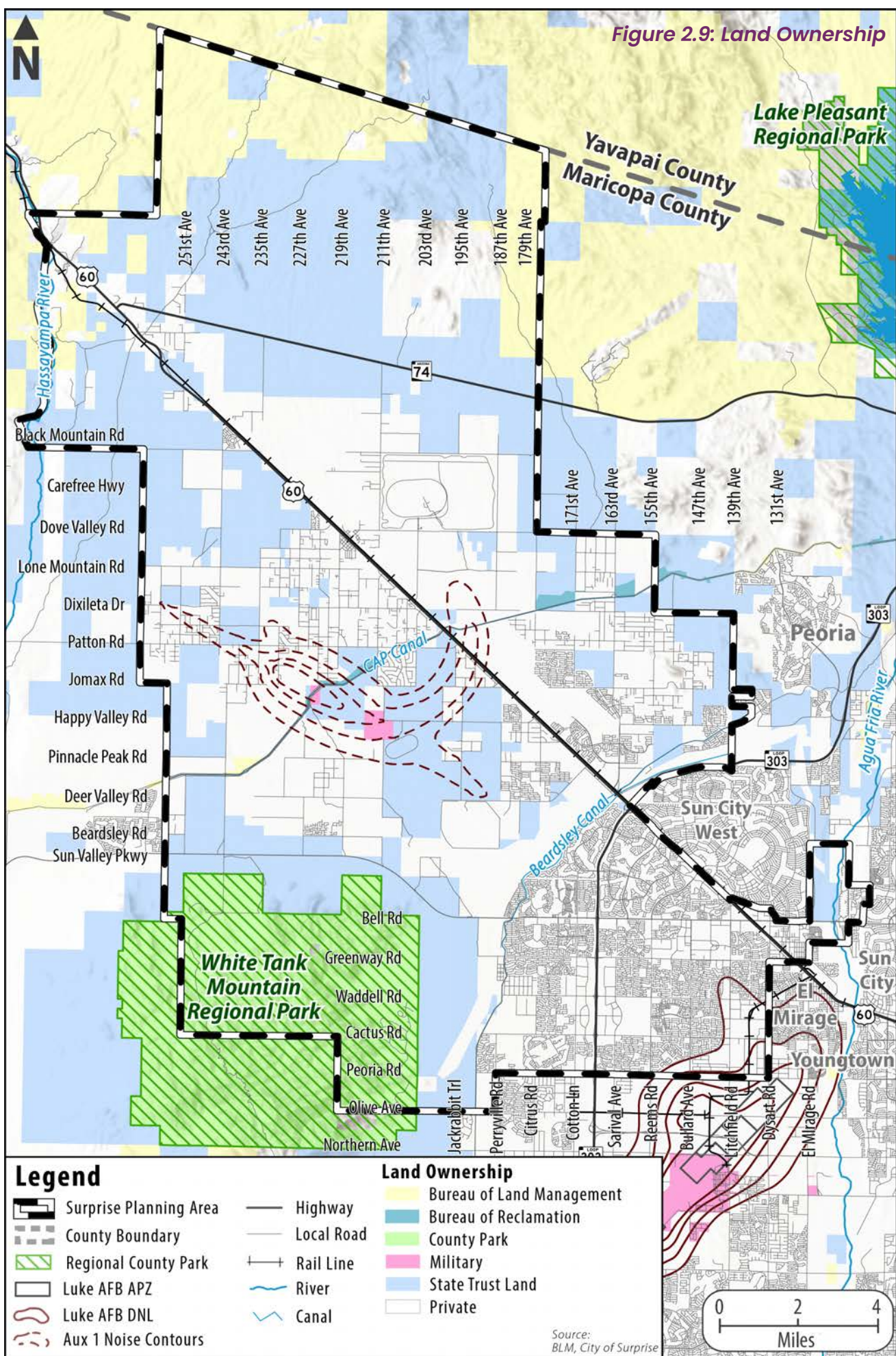


Figure 2.9: Land Ownership





3



A WELCOMING PLACE

Surprise values a strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.



A Welcoming Place

INTRODUCTION

The City of Surprise has long prided itself on being a place where all people can find a place to call home and success in their pursuits. Flowing from this quality, the members of the community eagerly chose the leading value of the 2040 General Plan for the City to be a welcoming place, crystallizing Surprise's aspiration to be a place for all to come and put down roots. In order to continue being a welcoming place, the residents of the City of Surprise must rely on their diverse strengths and talents in working together to pursue their common goals for a thriving community. Where there is a thriving community, there is a sense of kinship, camaraderie, and connectedness for all who come here seeking their next "Surprise" in life.



PLANNING DISCUSSIONS

An important aspect of being a welcoming place is ensuring that people have strong connections within the community. Surprise hosts several annual civic events throughout the year where residents can gather and celebrate their common community, such as the Independence Day Celebration, the Surprise Fiesta Grande, and the Surprise Founder's Day Party, to name a few. The City of Surprise is committed to encouraging such participation and engagement at the neighborhood level too. Surprise offers free rental and delivery of its Block Party Trailer, which is equipped with tables, chairs, audio system, canopies, games, etc. for local developments to host more intimate gatherings.

Another characteristic of being a welcoming place is promoting public engagement, especially since it is a vital part of the planning process. Early and continuous engagement with the public brings diverse viewpoints and values and enables the City to make more informed decisions. This process encourages the members of the community to take an active part in building the future of the City through all of its municipal planning efforts. A prime example of this is the Surprise Youth Council that gives eligible young people a genuine voice and engages them in common interests to make Surprise a more unified place. Collaborative efforts like these build mutual understanding and trust between the City of Surprise and its residents.

With the firm foundation of strong community connections and public engagement, communication and effective dialogue among the citizens, the City, the business community, and other local institutions can be further developed and solidified. For the City's efforts, it publishes a quarterly magazine, Surprise Progress, and regularly leverages its website and additional emerging social media communication technologies to communicate various activities and initiatives in and affecting Surprise and its residents. In order to keep communication efficient, Surprise actively maintains strong partnerships with local institutions. Regular communication among these entities can unify their separate paths into a singular destination for the community at large.

In addition to building itself as a place to find success, Surprise offers assistance programs to ease the challenges faced by a number of its residents in meeting their basic needs. The Surprise Human Service and Community Vitality Department highlights the City's commitment to strengthening community, non-profit, and government partnerships to better serve its residents. Crucial municipal services such as these further emphasize the importance to compete for a high-quality workforce to serve the City of Surprise.



GOALS & POLICIES

Goal 3.1

Build strong neighborhoods and local connections

Surprise's rapid residential growth has produced and will continue to produce some of the most desired neighborhoods in the West Valley. As time moves forward, the City will encourage these existing and future new neighborhoods to interact through both planned events and unplanned opportunities in order to build and solidify local connections between them to strengthen the community as a whole.

Policies

1. Promote future development that creates opportunities for community interactions through city-wide and neighborhood-level events.
2. Provide technical assistance and educational resources to community associations, neighborhood groups, and individuals seeking to explore local enhancement opportunities.



Goal 3.2

Promote public engagement and participation

The City's public engagement strategies and initiatives should promote ease of access for public participation in the various public activities, including the planning process. Broadening the horizon of participation empowers the public in taking part of the local decision-making process.

Policies

1. Provide ample opportunities to participate in the planning process through both traditional communication processes and emerging inclusive communication techniques.
2. Commit staff resources to encourage public participation.
3. Require that applicants of development projects have early and frequent communication with affected citizens and stakeholders during their planning and implementation.





Goal 3.3

Foster effective communication

Effective communications and constructive relationships should be developed among the City, neighborhoods, local businesses, community institutions, and the residents. This builds a public environment on a foundation of public trust and common goals for the community.

Policies

1. Promote strong City public relations with the community and effective communication among residents.
2. Promote youth involvement in the Surprise Youth Council and in general community activities to encourage responsible civic participation.
3. Advertise to residents through educational and marketing materials the available civic programs and services that aim to improve local vitality.



Goal 3.4

Provide good governance through service excellence

Surprise is focused on attracting, developing, motivating, and retaining a high quality, engaged and productive municipal workforce and staff that is committed to good governance by supporting a strong inclusive culture, collaborating with various partner entities, and providing excellent service. Within this context, the City will continuously evaluate capacity to ensure resources are effectively balanced with community need.

Policies

1. Clearly communicate the City's Vision and Values to ensure current and future municipal staff and employees understand Surprise's community-driven objectives.
2. Encourage a work culture of open collaboration within and between municipal departments.
3. Develop a working knowledge of strategies from comparable communities in the region in cultivating a workforce seeking to provide good governance.
4. Provide clearly defined advancement opportunities for all staff levels to provide better service to the community.



4



A LIVABLE COMMUNITY

Surprise values responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.



A Livable Community

INTRODUCTION

Since the mid-1990s Surprise, like many other communities throughout Arizona, has experienced a rate of growth above the national average. With that growth comes the need to effectively plan for continued residential, commercial, and industrial development.

This chapter will direct and define sustainable growth patterns within the City as well as establish an approach for future land use planning and decision-making within Surprise's overall planning area. Additionally, this chapter will concentrate on providing a mixture of attractive housing options in areas throughout the city, creating a sense of place within neighborhoods, protecting natural resources, driving economic vitality, and sustaining the high quality of life residents have come to expect.

The purpose of the Land Use Character Areas Approach is to shape the desired future physical composition of Surprise while also supporting and enhancing the City's existing quality of life. Through the application of policy guidance and supporting maps, this approach directs and defines the desired development patterns within the City as well as establishes a framework for future land use planning and decision-making within Surprise's overall planning area. This causes the Land Use Character Areas Approach to have one of the broadest scopes amongst all the topics in the Surprise General Plan, making it the most frequently used and referenced.

The purpose of the Growth Areas Approach is to establish policies that will lead to sustainable growth over the next 10-20 years by promoting more efficient coordination of land use, transportation, and infrastructure development. The policies and plans outlined within this chapter are designed to sustain high quality of life within Surprise, protect natural resources, and drive economic vitality by ensuring that necessary public facilities are completed in harmony with both existing and new development.





BACKGROUND

Cost of Housing

The median home value in Surprise is \$258,700, higher than the State median at \$242,000 but less than the median for Maricopa County at \$278,700. When compared to other West Valley communities, Surprise is in the mid-range between the communities of Peoria and Goodyear as compared to Avondale, Buckeye, and Glendale. In terms of median rent, Surprise falls higher than both the County and State at \$1,443, making it also the second highest after Goodyear when compared to other West Valley Communities.

\$1,443
MEDIAN RENT



\$258,700
MEDIAN HOME VALUE

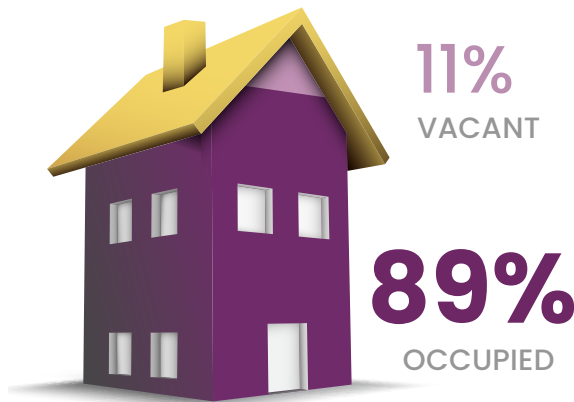


Figure 4.1: Housing Occupancy Rate

Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Occupancy

Assessing the housing occupancy rate is one indicator of the health of Surprise's housing market. A low or high vacancy rate signals a housing shortage or surplus, indicating a possible imbalance between supply and demand. The national average for housing vacancy is slightly over 12%. The City's housing occupancy rate is on par with the Greater Phoenix Region with vacant units accounting for 11% as shown in Figure 4.1. This is less than the roughly 12% of vacant units in the Greater Phoenix Region. Of the 89% of occupied housing units, just over three quarters are owner occupied while the last quarter of the housing stock is renter occupied.

Housing Stock

Much of the housing stock within the City of Surprise is relatively new (Figure 4.2) with the vast majority of housing units being 30 years old or newer. Housing units built in the 1990s and 2000s total over 40,000 units. This large increase coincided with immense population increases in these two decades. Just over 6,000 housing units in Surprise are newer than 2010, which occurred along with a slower population growth for the decade.

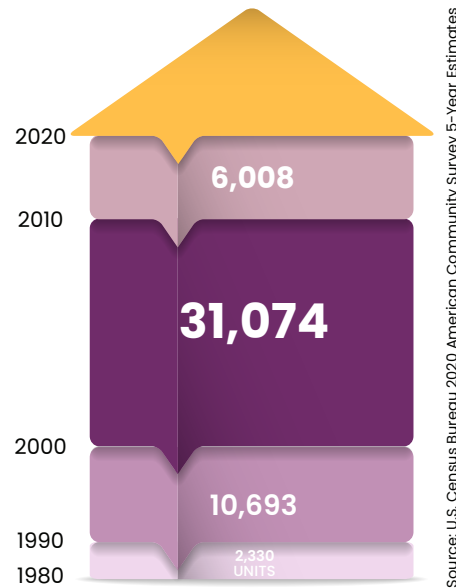
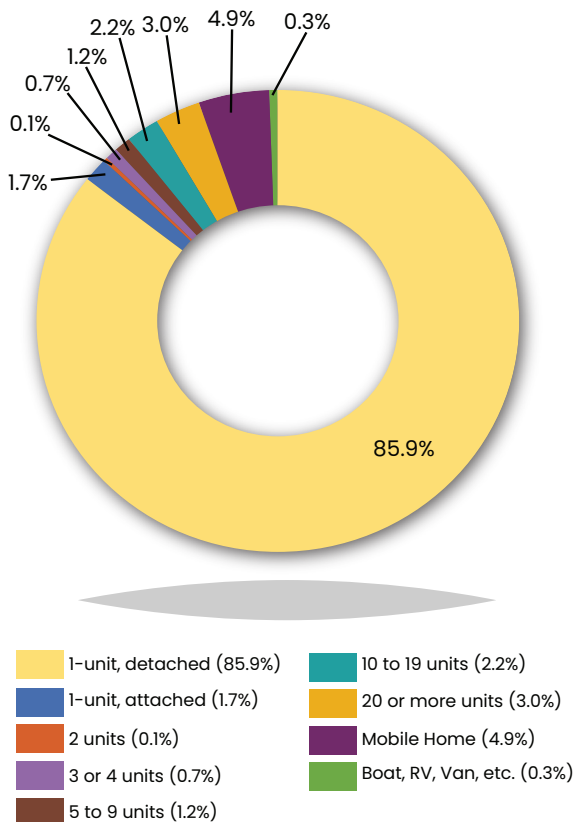


Figure 4.2: Housing Stock



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Figure 4.3: Housing Type

Housing Type

The housing type within the City is fairly homogeneous (Figure 4.3) and consistent with the development pattern of other Phoenix Suburbs. Single Family 1-unit detached housing accounts for over 85% of the City's housing portfolio. The Mobile Home housing type is next largest singular category comprising nearly 5%. Multifamily with 10 or more units collectively account for just over 5% of the housing type in Surprise..



PLANNING DISCUSSIONS

Responsible Growth Management

With the predominant existing land use in the Surprise MPA being vacant, accounting for 61.3% of the land under Surprise's influence, and the population of Surprise expected to more than double over the next 20 years, it is increasingly important that development in these areas be deliberately planned to maximize the use of existing and future facilities and services. Using smart growth policies that promote development near existing transportation options, public infrastructure, and community facilities; foster distinct, attractive communities with a strong sense of place; and preserve open space and critical environmental areas, the City can continue to grow in a well-managed way.

Providing a variety of housing options for everyone

Housing in the City of Surprise traditionally has been shaped by market factors, including consumer preferences, land availability, and household size. The need to plan effectively for housing with quality neighborhoods is, and will continue to be, a priority since residential land uses are predominant within the planning area. Surprise's responsibility is to provide an opportunity for an ample mixture of market rate and affordable housing for all ages and responsibly serve those residents needing special housing arrangements, such as the elderly, people with physical and emotional disabilities, the homeless, and individuals requiring group or foster care. Serving these diverse needs will shape the amount, type, and location of the City's housing stock within the various neighborhoods of the City.

Focusing on existing residential and commercial neighborhoods

Neighborhoods are the fundamental building blocks that comprise the physical city and define a "sense of place" and "quality of life" for many residents as they spend a great deal of time in their individual neighborhoods. Surprise is made up of a number of distinct neighborhood areas, each with somewhat different physical characteristics such as the age of housing, street configuration and the size of structures and lots. As the residential neighborhoods in the City continue to mature it is vital that the City ensure neighborhood conditions are maintained and established, stable neighborhoods are preserved and protected from encroaching incompatible development while new neighborhoods are developed in a sustainable manner. Doing this will lead to higher levels of residential satisfaction, greater neighborhood stability, as defined by longer lengths of tenure, stable property values, improved property upkeep and stable social conditions.

Furthermore, identifying land with reuse potential is a key element in maintaining the economic well-being of Surprise. Adaptive reuse and infill opportunities which make use of obsolete buildings or vacant parcels will help meet the needs and aspirations of the City. Redeveloping obsolete industrial, commercial, residential sites reduces urban sprawl and enhances the overall environment in a city.

Continued protection of Luke Air Force Base

Luke Air Force Base (AFB) impacts the southern portion of the planning area as well as the area around Luke AFB Auxiliary Field One located near the center of the planning area. The City of Surprise has and will continue to experience growth pressure in and around these facilities and is dedicated to ensuring land use compatibility within these sensitive areas pursuant to the Western Maricopa County/Luke Air Force Base Compatibility Plan (March 2003), the Luke AFB Targeted Growth Management Plan (June 2020), other City approved documents and any applicable state law.





CHARACTER AREA APPROACH

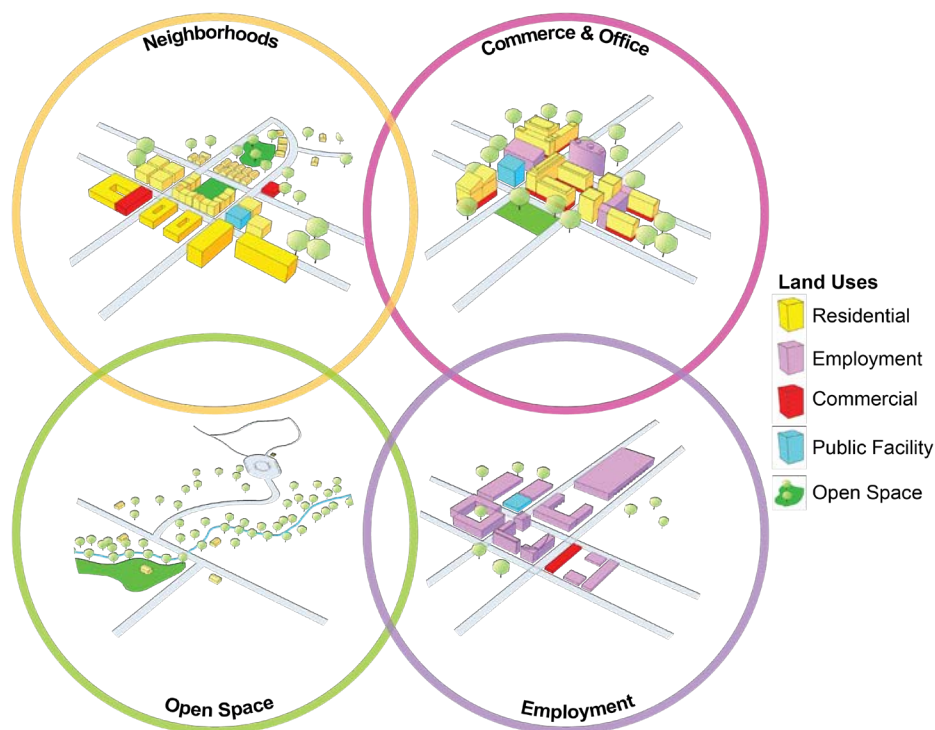
In order to retain and improve its identity as a distinct city, Surprise seeks to manage future growth by promoting physical development that is not only attractive, but also expresses a unique overall community character.

To work towards this vision for development, the City has shifted away from the traditional model which focused on the rigid placement of individual land use types within specific geographic areas. The more holistic 'Character Area' approach places a greater emphasis on delineating areas of common identity or desired characteristics.

Land Use Character Areas

Character Area-based planning recognizes that, rather than promoting the traditional division of like land uses into large homogenous planning areas, it is the combined form, density, intensity, and development pattern of a defined area that gives it an identifiable character. In turn, it is the collection of these individual character areas that then combine to create a truly unique community.

The Surprise General Plan embraces this understanding by establishing Character Areas that first define the desired "feel" of an area and then provide more detailed guidance relevant to the specific use of land within those areas in order to achieve



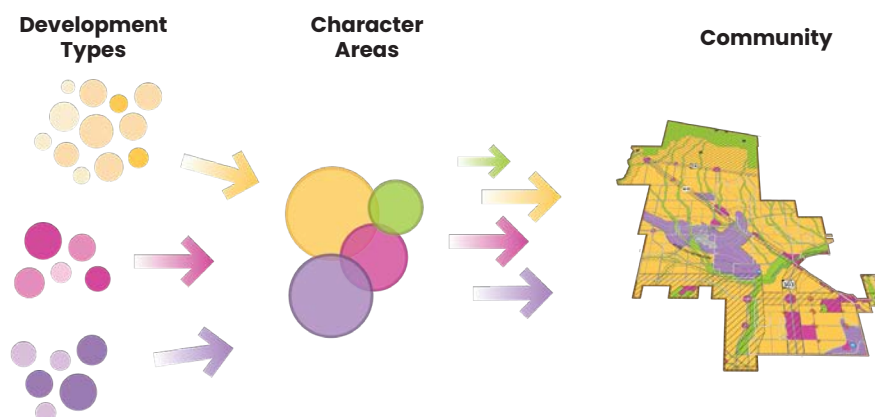
the desired overall character. This approach gives growth an enhanced capacity to fit into the “big picture” in terms of achieving the overall land use goals of the General Plan, while still addressing development issues or concerns of particular importance to specific areas of the community. By placing a larger focus on the character of an area, greater flexibility can also be applied to future development decisions while still maintaining an area’s overall sense of place.

The Surprise Land Use Character Areas are grouped into four (4) different functional varieties, which are identified and described in greater detail on the following pages:

- Neighborhoods
- Commerce & Office
- Open Space
- Employment

Development Types

The Land Use Character Areas establish the basic framework that will guide development within Surprise. The broad nature of development possibilities within some of these Character Areas requires additional refinement to better clarify the desired land use pattern within these large planning areas. Therefore, several Character Areas are further defined by sub-descriptions or ‘Development Types’. Development Types provide a higher level of detail to ensure land use compatibility is maintained within each Character Area, but still provide a degree of flexibility that allows development to adjust to unknown future conditions. Each Development Type provides further descriptions of different functional characteristics that are prevalent with a given Character Area and can be applied based on many factors including the need to preserve existing special features, establish a desired future state, or respond to specific, unique development issues.





Organization of Land Use Character Area, Sub-Area and Development Type Descriptions

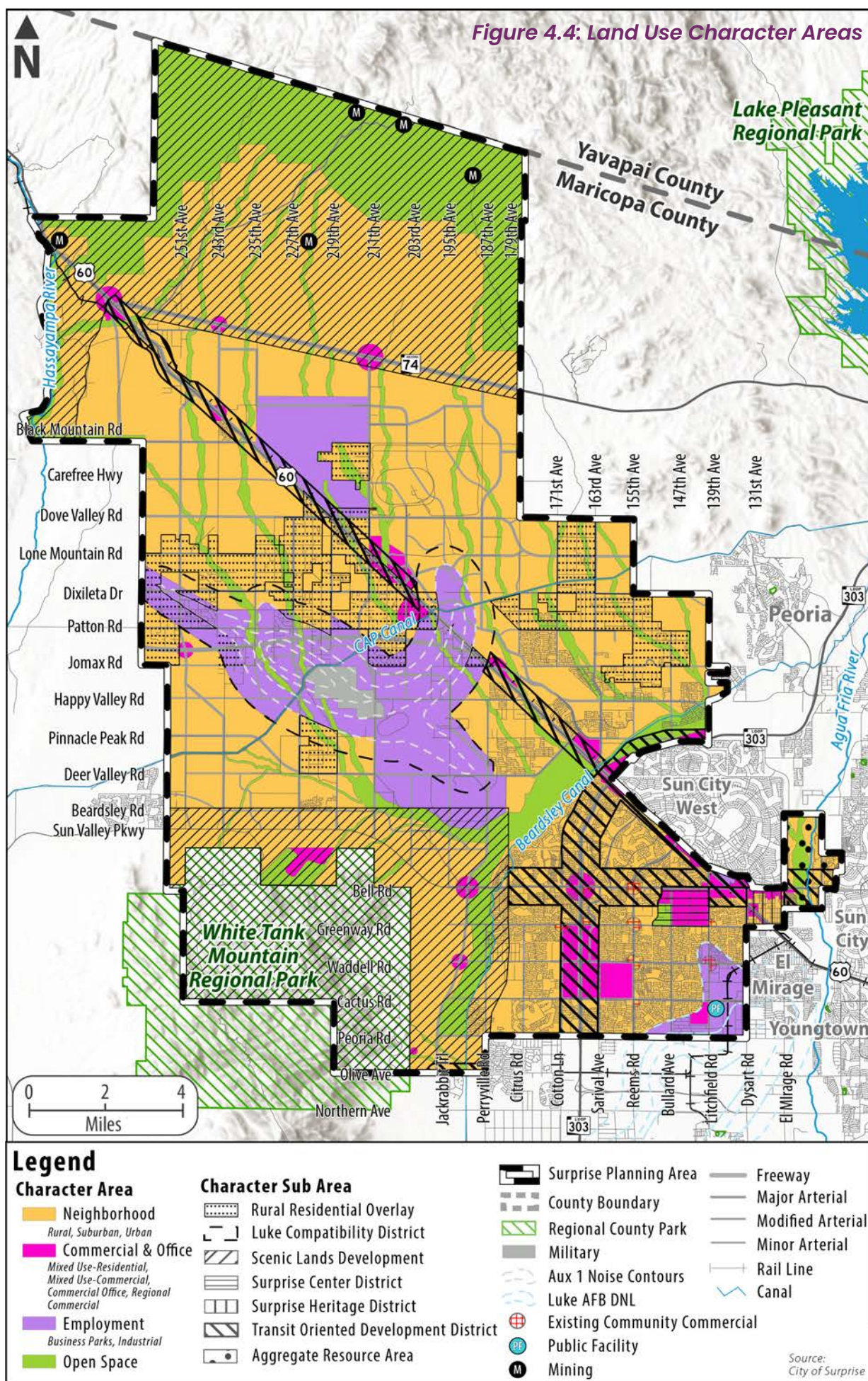
Each of the following Land Use Character Area, or corresponding Development Type, descriptions includes a general narrative that presents the intent of the individual category. Narratives are then followed by common planning development guidelines (such as density limits, transition measures, aesthetics and built form standards, and typical uses) that are intended to provide enough detail to envision the future built environment associated with that category. These planning descriptions are also provided to give specific guidance about how land use decisions should be made regarding future individual development applications, including that consideration will be given to existing physical development conditions as well as existing entitlements, whether in the City or Maricopa County.

While these guidelines help to inform the development process, they are not meant to strictly limit the design process. Creative and innovative design solutions are encouraged to help achieve the desired overall community character.

Land Use Character Area Map

The following Land Use Character Area map in Figure 4.6 is a key component of the Surprise General Plan. This map is a graphic representation of the desired Character Area pattern for all land within the Surprise MPA. The map specifically indicates the intended distribution and type of Land Use Character Areas and Sub-Areas. The map should be used in conjunction with the application of goals, policies, and guidelines outlined in this Land Use element as well as all other applicable elements of this General Plan. Although not a zoning map, this Land Use Character Area map should also be referenced to guide future development and zoning decisions as they pertain to the City of Surprise or the Surprise MPA.

Figure 4.4: Land Use Character Areas





NEIGHBORHOOD CHARACTER AREA

Covering the largest geographic planning area, the Neighborhood Land Use Character Area represents the various residential neighborhoods within Surprise. While neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses, including but not limited to schools, community facilities, police substations and or fire stations, and can range from established to emerging and urban to rural in nature. The Neighborhood Character Area is one of the prominent defining features of the City since the majority of residential uses are in it. While each neighborhood can have particular elements that make it unique (i.e. architectural style, streetscape design, recreational amenities, etc.), all neighborhoods can generally be classified into three basic Development Types based on their existing or desired mix of uses, building type, and density.

The Neighborhood Land Use Character Area includes the following Development Types:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

Neighborhood Character Area Development Guidelines Common to All Development Types:



Compatibility and Transition Measures

To help limit the impact on adjacent existing or potential uses and promote overall land use compatibility, new development should utilize the following transition measures at the neighborhood edge:

- Respect the context of adjacent building form and architectural style;
- Adjust densities to provide a gradual transition to surrounding uses;
- Step buildings (via building massing, footprint size, and height) to reduce the visual impact to surrounding uses;
- Provide similar streetscape and landscape design to surrounding uses;
- Utilize appropriate setbacks to blend and transition between surrounding uses; and/or
- Place enhanced landscape/open space buffers between uses; additional measures should be taken to emphasize transition through integration and encourage connectivity between new development and surrounding uses.

Neighborhood Character Area Development Guidelines Unique to Each Development Type

The following sections describe development guidelines specific to each neighborhood development type.





RURAL NEIGHBORHOODS

Rural Neighborhoods represent areas defined by low-density residential uses and limited low intensity neighborhood commercial and civic uses that are necessary to support the rural lifestyle. These areas typically lie just outside the Suburban Neighborhoods and are intended to preserve and enhance the natural desert landscape and appropriate agricultural uses. Housing is scattered across the landscape in a random pattern, within large-lot subdivisions, or clustered to preserve open space, views, and other natural features. Because trip distances are typically too long for walking, transportation mobility is largely dependent on automobiles but non-motorized trail facilities are included where appropriate. The availability of public infrastructure is limited. Surprise's Rural Residential Overlay Character Sub Area seeks to promote and preserve these rural development patterns.

Density Range: 0-2 du/ac

Aesthetics and Built Form

- Large-lot, single-family detached homes that utilize quality building materials and apply high quality design are encouraged.
- Neighborhood commercial uses should be located on parcels that are 15 acres or less in size, relate to the prevailing scale of adjacent development, and placed at appropriate roadway intersections.
- Conventional, suburban style community commercial development patterns are discouraged.
- Architecture styles should maintain the unique regional rural character rather than promote standardized "franchise" or "corporate" architecture.
- All buildings heights should be respectful of the surrounding view shed.
- Buildings should be generously set back from the street and oriented in a manner that preserves major community views of surrounding mountains.
- Development should be sensitive to existing topography and preserve natural features, washes and wildlife corridors.
- Streets should be located, and their rights-of-way sized, in accordance with the intensity and density of land uses served. Local roadway cross sections are typically defined by the roadway, unpaved shoulders, and natural desert landscaping lining the edges.
- Vehicular connectivity should be limited with large block lengths and infrequent intersections to be consistent with large parcel sizes and preserve the natural character, while incorporating traffic calming techniques where appropriate.



- Low lighting levels should be used to reflect the character of the area and preserve a dark sky at night.
- Sidewalks should be provided along arterial, collector and local streets as appropriate.
- Large-lot residential developments should include a trail system, where appropriate, to accommodate pedestrian, bike and equestrian linkages to adjacent development. Linkages to adjacent public lands, if appropriate, should also be provided.

Typical Uses

- Agricultural uses and accessory uses such as barns or stables to support farming and livestock needs.
- Large-lot single-family residential uses
- Neighborhood Commercial uses necessary to support the rural lifestyle including small-scale retail or grocery stores, feed and tack stores, and commercial nurseries
- Civic benefit uses such as places of worship, schools, municipal parks or preserves, etc.



SUBURBAN NEIGHBORHOODS

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

Density Range: 2-8 du/ac

Aesthetics and Built Form

- A mixture of traditional, single-family detached and attached homes that utilize quality building materials and apply high quality design are encouraged to serve a full range of life style and life stage needs
- Residential building setbacks from the front property line should vary to create a more interesting and attractive streetscape.
- Residential buildings should de-emphasize front load garages by providing a mix of garage orientations including, side or angle entry, rear load with alley access, or front load with a set back from the primary living space.
- Neighborhood and community scale retail, professional office and civic uses may be incorporated at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.
- Neighborhood and community retail, professional office and civic uses should be clustered to create suburban centers that provide services and activities for the local community. The design and scale of these centers should blend with surrounding proposed or existing suburban residential development to ensure land use compatibility and pedestrian connectivity.
- The maximum combined size of any cluster of non-residential uses should be 30 acres or less.
- The placement of non-residential buildings should be pushed close to the primary roadway, and parking areas should be encouraged to the sides and/or rear of buildings.
- All buildings heights should be respectful of the surrounding view shed.
- New subdivisions should be connected to existing adjacent developments, or provide stub streets to future development



areas, to allow for strong internal pedestrian, bicycle, and automobile connectivity. Cul-de-sacs should only be reserved for use when physical site constraints are present.

- A traditional grid pattern street network is encouraged. Streets with curvilinear design are also encouraged where local topography and protection of natural features warrant such design.
- The incorporation of “complete streets” should be utilized to enable safe, attractive, and comfortable travel for all users, including automobiles, pedestrians, bicyclists, and transit. The design of residential streets in these suburban neighborhoods should promote slower vehicular speeds, as well as provide on-street parking.
- All major residential development shall include active and passive open space areas designed, located, and oriented to provide

high pedestrian accessibility within and around the development, and buffer between less developed and more urban developed areas. The design and placement of public off-street pedestrian trail connections to adjacent development is highly encouraged.

Typical Uses

- Medium-lot single-family residential uses
- Small-lot single-family residential uses – such as alley loaded, duplexes, court and patio homes, and townhouses
- Neighborhood and Community Commercial uses – such as full-service grocery stores, drug stores, personal services, and convenience uses
- Professional Office uses – such as medical office, small-business services
- Civic benefit uses such as places of worship, schools, municipal parks or preserves, etc.



URBAN NEIGHBORHOODS

Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas. Urban neighborhoods are predominantly characterized by a diverse mix of residential types—from small-lot to vertical multi-unit developments. However, community commercial uses along with professional employment and civic uses can also be embedded within this neighborhood type. This mixture of residential and nonresidential uses is typically in close proximity to one another to promote a dense, pedestrian oriented, urban environment. The resulting development patterns provide higher street connectivity, smaller block lengths, improved transit options and the greatest degree of public infrastructure services.

Density Range: 8+ du/ac

Aesthetics and Built Form

- Buildings should be articulated with varied massing and enhanced architectural details.
- Development patterns should promote a more human scale that places emphasis on the mixing of land uses in a pedestrian friendly way. Urban residential uses should be designed around some type of neighborhood center or focus area, such as a school complex, civic amenity, community park or commercial services.
- Single-family attached dwellings should relate to and address the street with the main entrance oriented to the street, avoiding garage dominant frontages. The relationship between public and private spaces along residential streets should also be preserved by incorporating covered front porches, defined courtyards or other semiprivate transition zones
- Multi-family buildings should be located along, and oriented toward, a proposed or existing collector or arterial corridor or in conjunction with existing multi-family sites, commercial centers, or employment areas where direct access to transit is available or will be provided over time.
- All parking for multi-family buildings should be provided off-street and accommodated internally on site in covered parking clusters, or in garages or carports that are attached and integrated into the building architecture.
- All single-family attached or multi-family buildings should have shallow to moderate front setbacks. Individual multi-family buildings shall also be separated by ample space for pedestrian walkways and landscaping.
- Community commercial, professional office or civic uses should be located at the



intersection of a proposed or existing arterial or higher roadway, and oriented toward arterial corridors where direct access to transit is available or will be provided over time.

- Placement of commercial, professional office and civic buildings should reinforce the streetscape through building forward design, use of shallow front setbacks where appropriate and location of parking at the rear and/or side of buildings.
- Multi-family or non-residential development with frontage on a urban neighborhood street should limit public access from that street and limit business associated parking on that street so as to avoid significantly altering the residential character and scale of the existing street.
- The maximum combined size of any cluster of non-residential uses should be 30 acres or less.
- All building heights should be appropriate in scale and

transition in relation to surrounding developments.

- A traditional or modified grid pattern street network that incorporates shorter block lengths is encouraged to promote increased pedestrian connectivity.
- New residential development should be integrated with the existing interconnected street network. The design and application of cul-de-sacs, limited street connectivity, or security gating is discouraged.
- The incorporation of “complete streets” should be utilized to enable safe, attractive, and comfortable travel for all users, including automobiles, pedestrians, bicyclists, and transit.
- The design of residential streets in these urban neighborhoods should promote slower vehicular speeds, as well as provide on-street parking, street trees, bicycle and pedestrian network, and transit facilities.



- All residential development should include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, connections to adjacent development, and buffer between less developed and more urban developed areas.
- Sustainable building practices should be promoted for all new construction

Typical Uses

- Small-lot single-family attached residential uses – such as duplexes, court or patio homes, and townhouses
- Multi-family residential uses – such as condominiums and apartments
- Vertical and horizontal mix of residential uses, while integrating commercial development
- Community Commercial uses – such as full-service grocery stores, drug stores, personal services, and convenience uses
- Professional Office uses – such as medical office and small-business services
- Civic benefit uses such as places of worship, schools, municipal parks or preserves, etc.





COMMERCE & OFFICE CHARACTER AREA

Due to their prominent geographic location, relationship to adjacent land uses and/or proximity to regional transportation corridors, some areas within the City allow for and encourage greater flexibility in the application of future land uses. The Commerce & Office Land Use Character Area defines those unique areas within the City that, because of their broad development potential, can comfortably accommodate a variety of land uses. These areas contain the highest intensity of development in the City and 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.

Unlike smaller urban mixed-use developments that are typically dedicated to the vertical integration of uses within a single building, the Commerce & Office Land Use Character Area supports both a horizontal and vertical mixture of uses on a larger scale. However, the development pattern for this character area remains walkable and accommodates other forms of transportation including cars, bicycles, and transit to encourage a more urban style living environment.

Commerce & Office Character Areas can generally be classified into four basic Development Types based on their existing or desired mix of uses:

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

Commerce & Office Character Area Development Guidelines Common to All Development Types:

Compatibility and Transition Measures

To help limit the impact on adjacent existing or potential uses and promote overall land use compatibility, new development should utilize the following transition measures at the character area edge:

- Respect the context of adjacent building form and architectural style;
- Adjust densities to provide a gradual transition to surrounding uses;
- Step buildings (via building massing, footprint size, and height) to reduce the visual impact to surrounding uses;
- Provide similar streetscape and landscape design to surrounding uses;
- Utilize similar setbacks to surrounding uses;

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

Aesthetics and Built Form

- Development patterns should promote a more human scale that places emphasis on the vertical and horizontal integration and mixing of land uses in a pedestrian-friendly way.
- Multi-family residential uses should be vertically integrated above street level retail uses where enhanced street related activity is desired. To maintain an active, pedestrian friendly streetscape, stand-alone multi-family development is discouraged in these enhanced activity areas.
- Commercial, professional office or civic uses should be located along and oriented toward ease of access from collector or arterial corridors where direct access to transit is available or will be provided over time.
- Placement of commercial, professional office, civic and residential buildings should reinforce the streetscape through building forward design, and the use of shallow front setbacks where appropriate.
- Infill development and adaptive reuse of existing building stock is encouraged.
- All building heights should be appropriate in scale and transition in relation surrounding developments.
- Buildings should be articulated with varied massing and include architecturally interesting elements, pedestrian friendly entrances, outdoor dining areas, transparent windows, or other means that emphasize human-scaled design features, particularly at the street level.
- Unbroken stretches of blank walls are discouraged, specifically when it creates physical and visual separation within a “complete” development.
- A traditional or modified-grid pattern street network that incorporates shorter block lengths is encouraged to promote increased pedestrian connectivity and provide enhanced linkages to adjacent land uses.
- The incorporation of “complete streets” should be utilized to enable safe, attractive, and comfortable travel for all users; including automobiles, pedestrians, bicyclists, and transit. The design of residential and/or activity related streets in these mixed use areas should promote slower vehicular speeds, as well as provide on-street parking, street trees, bicycle and pedestrian network, and transit facilities.



- Development should minimize the use of surface parking in favor of underground or above ground structured parking. Above ground structured parking should be lined with residential, commercial or office uses. All surface parking should be located to the rear and/or side of buildings.
- Access to Urban form will support the creation of an efficient multimodal transportation system that encourages a greater utilization of transit and active transportation modes.
- Public plazas, squares or other gathering spaces should be provided in each mixed use development.
- Where appropriate, all mixed use developments should include active and passive open space areas designed, located and oriented to provide; high pedestrian accessibility to adjacent development.
- Sustainable building practices should be promoted for all new construction

Typical Uses

- Multi-family residential uses – such as condominiums and apartments
- Regional Commercial uses – such as restaurants, clothing apparel, department stores, big box anchor stores, resorts, hotels, and movie or entertainment centers
- Professional Office uses – such as medical campus, corporate campus, and small business services
- Civic uses such as City government, cultural facilities, education campuses, and municipal parks

Commerce & Office Character Area Development Guidelines Unique to Each Development Type

Commercial Office

Consists of a more intensive collection of mid-rise professional office buildings that are concentrated in an urban development form that, by their very nature, also attract supporting retail, restaurant, hotel and civic spaces to support the concentration of professional offices. Educational and medical campuses along with their typical support facilities may also be located within this development type. Stand-alone multi-family residential development could be integrated into the overall design, were appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion.

Mixed Use – Residential

Includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75%

of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute commercial retail, office, education, medical, entertainment or civic related uses.

Mixed Use – Commercial

Includes a vertical and or horizontal mixture of commercial land uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.

Regional Commercial

Accommodates development patterns that provide concentrated retail, hospitality, and related activity. A broad range of non-residential uses and development flexibility is allowed by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, entertainment, commercial complexes, and service destinations to a larger trade area.

Future Planning and Implementation of the Commerce & Office Land Use Character Areas

As the Character Area Land Use plan illustrates, there are numerous Commerce & Office Land Use Character Areas designated in Surprise. The Village at Prasada master planned development and the City Center represent the only ongoing or already planned mixed use development types. There are numerous other Commerce & Office Land Use Character Area designations that have yet to be planned or developed. By definition, the Commerce & Office Land Use Character Area allows the greatest diversity and intensity of land uses, that is to say, each area can be developed with its own focus, brand, identity and “character”.

To properly accommodate the unique and varied development scenarios in the Commerce & Office Land Use Character Area, as well as a means to be flexible and responsive to the timing of marketplace realities, it is recommended that each Commerce & Office Land Use Character Area individually conducts a city-initiated or private development-initiated area plan to further define land use, circulation and urban form plans for each Commerce & Office Land Use Character Area. Utilizing this planning and zoning tool affords the City added certainty and predictability in the evaluation of proposed land uses, development standards, the look and feel of the urban form, relationship to the surrounding character, and determination of the need and/or appropriateness of the mixture of proposed uses within each Commerce & Office Land Use Character Area.



EMPLOYMENT CHARACTER AREA

The Employment Land Use Character Area is intended to promote economic and business development opportunities that create jobs that are vital to the economic sustainability and growth of the City of Surprise. The largest concentration of the Employment Land Use Character Area is located in close proximity to the Luke AFB Auxiliary 1 field. This designation of large acreage around the Luke Aux 1 field is intended to support and protect the mission of Luke AFB, but also is designated to maximize the clustering of employment-related uses for specialization, synergy, transportation efficiency and exchange of knowledge. Strong access to transportation and water/wastewater infrastructure is necessary to attract and support value-added employment generating businesses into these areas.

Typical employment sites and building development should promote the specific needs of large-scale activities and/or clustering of smaller, complimentary businesses designed in a cohesive, campus style setting. Appropriate uses within the Employment Character Area include those that generate employment such as research/development/hi-tech parks, corporate campuses or business parks, manufacturing/processing facilities, distribution centers, medical campuses, and office/industrial flex spaces.

The Employment Character Area includes a distinct set of development types that include the following:

- Business Parks
- Industrial

Employment Character Area Development Guidelines Common to All Development Types

Site Design, Aesthetics & Building Orientation

- Large projects proposed for phased development should, to the greatest degree possible, be planned and designed so that each phase is complete and can exist independently in terms of its functional, vehicular and pedestrian circulation, open space, parking, drainage, landscaping and visual aspects; as well as its connectivity to adjoining existing developments and project phases yet to be completed.
- Projects shall establish and maintain high quality site planning, architecture, signage and landscape design to create an attractive and unified development character and to ensure compatibility to adjacent land uses.

- Multiple buildings on the same site should be designed and grouped to create a cohesive, visual relationship among buildings, while at the same time, provide for functional and shaded employee courtyards, pedestrian plazas, open space and view corridors to surrounding mountains.
- Lot coverage is typically no greater than 60 percent.
- Projects shall provide internally coordinated and continuous pedestrian circulation systems that make walking from building to building convenient and shaded for comfort.
- Buildings should have coordinated signage whereby the height, size, and type are controlled to prevent “visual clutter”.
- Access should be provided from a major collector or arterial roadway. Deceleration lane and turning pocket designs should be increased for those businesses with above average daily truck trips. Driveway access should be controlled with limited driveway connections to the adjoining roadway.
- In multiple building developments, vehicle driveway connectivity between buildings utilizing internally coordinated driveways and connected/shared parking areas between on-site buildings shall be required.
- Buildings shall be designed with “four sided architecture” where design and orientation should encourage safety and privacy of adjacent outdoor spaces, and should reduce noise and odor impacts received from, or generated by, the development project.
- Design buildings to have shadow-relief where pop-outs, offsetting planes, overhangs, and recessed doorways are used to provide visual interest, particularly at the street level.
- Precast walls and/or tilt-up walls should incorporate reveals, recessed panels, recessed windows, moulding, and other architectural features to articulate and reduce the monotony of the building exterior.
- Small scale development is appropriate provided that it supports/strengthens major employment uses and does not restrict future large-scale employment-generating development opportunities.
- Locate outdoor storage areas, refuse collection areas, and loading areas in interior rear or side yards and screen with a similar material and color as the primary building.
- Utilize walls and landscaping to reduce glare and noise for adjacent uses whenever possible.
- Provide recreational and/or urban plazas that link visually and/or physically to the city’s pedestrian network.



Proximity, Transition & Buffering

- Taller buildings should be made to appear less imposing by stair- stepping building heights back from the street, breaking up the mass of the building, and/or by providing broader open space/pedestrian plaza areas as foreground for the building.
- Buildings located on the exterior of new projects adjacent to a the neighborhood character area or the undeveloped edge of the City should maintain a low profile in terms of height, bulk and massing.
- Outdoor Illuminated spaces shall provide shielded or “cut off” fixtures to reduce light “spillage” onto adjacent land uses whenever possible.
- Long, unbroken building facades on large scale buildings should be avoided, especially when adjacent to Neighborhood Character Areas, arterial streets or other highly visible public viewing areas.
- Design of buildings, including building style, form, size, color and material, should take into consideration the development character of adjacent neighboring areas.
- Projects shall provide a safe, direct and convenient connection and integration of bicycle, pedestrian and transit modes of transportation. The provision of multimodal connections to workplaces is a critical element to not only link people to their work sites, but also provide employees access to a convenient mix of supportive uses and recreation opportunities around their workplaces.
- To promote efficiency in the flow of traffic on major arterials in this character area, full median breaks for turning movements should occur at not less than one-quarter (1/4) mile intervals; with left-turn only median openings spaced at not less than one-eighth (1/8) mile intervals.
- Projects shall be planned and designed to provide connectivity and linkage to the City’s proposed integrated open space, pedestrian, and trail systems.
- Major collector or arterial roadways serving employment development should be landscaped, furnished and lighted to provide definition of roadways and reflect the importance and character of the project being served.

Employment Character Area Development Guidelines Unique to Each Development Type

See the following sections for development guidelines specific to each Employment Development Type.





BUSINESS PARKS

The Business Park Development Type can contain a variety of businesses, offices and light industrial oriented uses that are connected in their street access, site design and orientation and architectural design. Typical uses will consist of research and development parks, corporate campuses, professional offices, office/industrial flex space, and light industrial facilities with limited indoor fabrication/assembly. Heavier industrial operations with outdoor fabrication and/or storage are not appropriate in the Business Park development type

Site Design, Aesthetics & Building Orientation

- Building heights will typically be 1 to 3 stories.
- Building setbacks for Business Parks should be moderate to deep in nature and adhere to the standards prescribed by the Land Development Ordinance.
- Development should reflect a campus or unified development pattern that includes on-site stormwater detention or retention features, parking and continuity in tree and groundcover landscape designs/species types.
- Business parks should, whenever feasible, provide supporting commercial uses to serve workers and patrons of these developments.

Proximity, Transition & Buffering

- Business Park uses should not be sited adjacent to existing neighborhood character areas with rural or suburban

development types. With appropriate buffering, height restrictions, building orientation, and setbacks, adjacency to urban neighborhood and suburban neighborhood character areas may be permitted.

- Outdoor storage and/or loading areas should not be located adjacent to existing residential uses

Typical Uses

- Professional offices
- Corporate Campus
- Research and development offices/ laboratories
- Offices/retail show rooms with light fabrication/assembly flex space
- Supporting retail uses (small restaurant/deli, dry cleaning, shoe repair, etc).
- Compatible public and quasi-public uses





INDUSTRIAL

The Industrial Development Type are those locations that are suitable for light, medium, and heavy industrial related uses such as manufacturing, processing, warehouse, distribution and other types of industrial related facilities.

These areas are major employment and economic providers for the city, but may come with special zoning concerns relating to truck access, infrastructure needs and, depending on the nature of their operational characteristics, may require additional buffer or separation from encroachment of incompatible land uses. Industrial facilities include the operation of laboratories, warehousing and distribution facilities, and a wide variety of light to heavy manufacturing and assembly of products; including compounding, processing, packaging or treatment of various goods. Manufacturing processes using animal products and by-products as component parts in finished materials are not permitted in Surprise. Manufacturing processes involving hazardous chemicals or materials shall be appropriately sited and be designed to mitigate potential impacts to surrounding land uses. Objectionable vibrations, glare, noise, odors, and dust must be appropriately mitigated to protect adjacent non-industrial uses. Supporting retail, office and caretaker resident uses are appropriate where integral to the operation of the industrial facility.

Site Design, Aesthetics & Building Orientation

- Large building setbacks, appropriate to the scale of industrial uses, should be incorporated to buffer adjacent non-industrial uses.
- Multimodal storage containers utilized on a regular basis shall be appropriately buffered and/or screened from adjacent non-industrial uses.
- If permitted by zoning, silos, tanks, and other ancillary structures shall be aesthetically integrated into the site.
- Parking areas and drive aisles should be configured so that they minimize conflicts with loading activities.
- Screening of industrial outdoor storage or fabrication areas should use a combination of elements including solid masonry walls, berms, and landscaping. The method of screening should be architecturally integrated with the adjacent building in terms of materials, colors, and texture.
- Any outdoor storage materials shall be screened and maintain a deep setback from right of ways.
- Lighter, neutral earth tone colors should be used on industrial buildings to help reduce their perceived size. For larger building



surfaces, colors should be muted and subdued. Proximity, Transition & Buffering

- Less intensive manufacturing and fabrication uses utilizing indoor spaces for light manufacturing and fabrication uses should not be sited adjacent to existing or planned rural or suburban neighborhood character areas. With appropriate buffering, building orientation and setbacks, adjacency to urban density neighborhood character areas may be permitted.
- More intensive manufacturing and fabrication uses that utilize outdoor spaces for their processing is discouraged when adjacent to any neighborhood character area.
- The use of public streets for truck staging and queuing is not allowed.

- Bay doors, loading areas and outdoor storage areas should not be located adjacent to existing or planned neighborhood character areas.

Typical Uses

- Scientific or research laboratories
- Commercial Trade Schools
- Wholesale activities including warehousing and distribution
- Manufacturing and processing (animal products prohibited)
- Industrial Flex space (fabrication and assembly back room/retail or office front room; i.e. cabinet or tile shop)
- Processing and compounding of previously prepared materials
- Automobile body and fender works
- Public and quasi-public uses



OPEN SPACE CHARACTER AREA

The Open Space designation includes public and privately held lands that are intended to be preserved for natural areas, conservation areas and/or trail and other regional recreational facilities. Open space designations in Surprise are primarily designated in mountainous areas, along designated floodways, riparian areas, and along significant desert wash and other drainage corridors. Open space areas should be maintained in their natural state due to topographic, drainage, vegetative and landform constraints.

Per Arizona Revised Statutes, State Trust lands and privately held lands with an Open Space designation may also be developed at a maximum of one dwelling unit per acre or with an alternative, economically viable land use. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase at auction.

The Land Use Plan denotes a significant portion of the City's northern planning area as Open Space. These areas are primarily Bureau of Land Management (BLM) and Arizona State Land Department (ASLD) managed lands consisting of mountainous terrain with slopes of 20% or greater. The City's intent is to partner with BLM to establish a large conservation and recreation area at this location.

The Land Use Plan also identifies a series of north-south linear open spaces that follow existing desert wash and drainage facilities. General site design is intended to incorporate these floodways into the housing and building orientation to protect and utilize them as a natural asset and promote accessible channels. The City's intent is to establish an off-street trail system along these wash corridors to enhance non-motorized mobility and connectivity therefore, pedestrian trails shall be required either within the Open Space designated land or directly adjacent thereto. Please refer to the Open Space section in A Healthy Lifestyle chapter for additional details. Other Open Space designations include areas within designated floodways such as the Hassayampa River, McMicken Dam and Outlet Channel, and the Agua Fria River.

Areas designated as Open Space within the Luke Compatibility District shall provide uses which are both compatible with the operation of the auxiliary field and meet ARS requirements concerning military bases.

Open Space designations will apply to all future rezoning and development applications, but zoning densities will be determined over the parcel acreage as

a whole, including those portions designated as Open Space. Site design shall incorporate the alignments of Open Space designations shown on the Land Use Map. The Open Space designations overlaying the wash or channel corridors are intended to follow and match the floodplain width of the existing floodway. The specific width of the Open Space corridors and floodways that are used to designate the Open Space Character Area will be refined during the rezoning and site design process.





MULTIPLE CHARACTER AREAS

The following Development Types are appropriate to multiple Character Areas.

Community Commercial

The Neighborhood, Commerce & Office, and Employment Land Use Character Areas include parcels of land appropriate for Community Commercial use, even though they are not specifically illustrated on the Character Area Map. Community Commercial use is intended to provide retail goods and services that serve an approximate 1-2 mile primary trade area. Community Commercial uses are typically sited at the intersection of arterial roadways and may also be served by transit. Their typical building configuration is to contain at least one anchor (typically a grocery store) with additional secondary stores (i.e. drug, specialty, sports).

Development Guidelines Common to All Community Commercial Types:

Site Design, Orientation and Access

- The total acreage of any one parcel, or assemblage of several parcels for such use, shall not exceed 30 acres, unless market viability and impact (i.e. traffic, noise, glare, etc.) mitigation can be demonstrated
- The buildings should be designed with a cohesive architectural style, height, form, color and massing that is compatible with the neighborhood context
- Roof top components (i.e. mechanical equipment, antennae, vents, solar panels, etc.) shall be screened from ground view by parapet walls or other acceptable design solution
- Access drives and off-street parking lots should be located to collect/disperse traffic in a manner that is safe and does not promote neighborhood cut-through traffic
- The utilization of direct or indirect access drive signalization, deceleration turning lanes, placement of median breaks and/or curb cuts and emergency response access may require the preparation of a traffic impact study
- Delivery and service truck access should be separated, occur at the rear or side of the property and take place during regular business hours whenever possible.
- Screen parking lots with walls and landscaping to minimize glare
- For out-parcel pads served with a drive thru, provide adequate circulation, parking and queuing within the adjacent community commercial site
- Encourage the use of electric vehicles by providing parking stalls with public charging stations for use while shopping at stores within this character area.



- Require the execution of cross property access agreements for out-parcel pads to utilize site-wide access points to adjacent arterial roadways
- Incorporate Americans With Disabilities Act (ADA) curb ramps for both on and off-site sidewalk/street crossings
- Consider incorporating raised medians/ pedestrian refuges on adjacent arterial roadways
- Landscaping should utilize species on the Arizona Department of Water Resources (ADWR) Low Water Use Plant list
- Signage should be complementary to the natural environment, site architecture/ landscape architecture, with consideration for day/night visibility

Proximity, Transition and Buffering

- Site the building at the intersection of arterial streets, along public transit routes to foster vehicular access and mobility and reduce vehicular noise and glare for residential uses
- Integrate the buildings on the site with adjacent rural, suburban and/or urban neighborhoods
- Calculate appropriate illumination, provide full cutoff shielded fixtures (aimed downward) and minimize light “spillage” off-property on parking lots
- Utilize distance, walls and landscaping to reduce glare and noise from truck delivery areas for adjacent residential parcels.

Connectivity Opportunities

- Locate uses along public transportation routes
- Connect the site with interior and exterior sidewalks, trails, and paths to adjacent neighborhoods to reduce vehicle use and enhance community health and air quality
- Potential to encourage alternative transportation infrastructure, such as public charging stations for electric vehicles.

Typical Uses

- Grocery Stores, Drug Stores, Restaurants, Finance, Insurance and Real Estate Offices, Personal Services, etc.



Public Facility

The Land Use Character Area Map includes the designation (by PF icon) of large scale public facilities. These uses are important to identify and make the public aware of the adjacency or proximity of non-residential uses that exist and/or are planned within the Surprise MPA. Such uses are typically of a size that serves a larger area of Surprise and can be located within any Character Area. These large scale public facilities may require on and off-site mitigation and/or buffering.

Development Guidelines Common to All Public Facility Types:

Site Design, Orientation and Access

- Buildings should be oriented to enhance the natural topography, solar access, shade, drainage and vegetation on the site, integrate with existing and proposed uses, and enhance off-site mountain views
- All buildings should be designed with four-sided architecture
- Blend the color palette of all exterior building faces, walls and structures into the Sonoran desert environment. The minimal use of accent colors may be appropriate, but reflective materials are discouraged.
- Buildings on a campus style development should be designed with similar architectural style, height, form, and massing as the surrounding neighborhood
- Roof top components (i.e. mechanical equipment, antennae, vents, etc.) should be screened from ground view by parapet walls or other acceptable design solution
- Access drives and parking lots should be located to collect/disperse traffic in a manner that is safe and does not promote neighborhood cut-through traffic.
- Incorporate painted crosswalks at all street crossings and selected mid-block crossings, if utilized
- Consider incorporating raised medians/pedestrian refuges on adjacent and proximate routes to schools on collector roadways

Proximity, Transition and Buffering

- Lighting and landscape buffers shall be designed and provided as prescribed by the Land Development Ordinance and PEDs

Joint Use and Connectivity Opportunities

- Connect buildings or campus with sidewalks, trails, paths to surrounding neighborhoods to reduce vehicular conflicts and enhance student health

Development Guidelines Unique to Specific Public Facility Types:

Elementary, Junior High, High School, and Library Facilities

Site Design, Orientation and Access

- Coordinate with local public and charter school districts to integrate the campus within, and adjacent to, the rural and suburban neighborhood character areas
- Site campuses at the intersection of or along collector streets to foster vehicular/bus access and mobility and reduce vehicular noise and congestion for residential uses. Exception: High School and Library Facilities may be located at the intersection of collector/arterial streets or along arterial streets
- Access drives and parking lots should be located with adequate depth to contain several busses for off-loading and accessible drop-off/pick-up maneuvering for vehicles Proximity, Transition and Buffering
- Building heights should not exceed the heights of the surrounding residences. Exception: High school and Library building heights may exceed the heights of the surrounding residences when appropriate mitigation measures are applied to buffer the building from surrounding land uses.
- Active outdoor athletic fields and/or illuminated spaces should be located away from residential backyards whenever possible.

Joint Use and Connectivity Opportunities

- Elementary Schools with Neighborhood Parks (recommended to be unlit)
- Co-locate Junior High Schools with Neighborhood Parks (may be lighted)
- Co-locate High Schools with Community Parks (will be lighted)
- Minimize the placement of residential cul-de-sacs and provide pedestrian/bicyclist “through” connections to foster use Municipal Administrative Facilities Site Design, Orientation and Access
- The building should be designed with similar architectural style, height, form and massing as the surrounding area, yet make a statement about the City’s commitment to architectural identity and civic pride
- Building heights should not exceed the heights of the surrounding buildings

Proximity, Transition and Buffering

- Site the building at the intersection of arterial streets or at mid-block arterial roadways to foster vehicular access and mobility and reduce vehicular noise and glare for residential uses
- Integrate the building within, and adjacent to, suburban and/or urban neighborhoods

Joint Use and Connectivity Opportunities

- Consider co-locating the use with Community Parks, Fire Stations or other compatible public facility

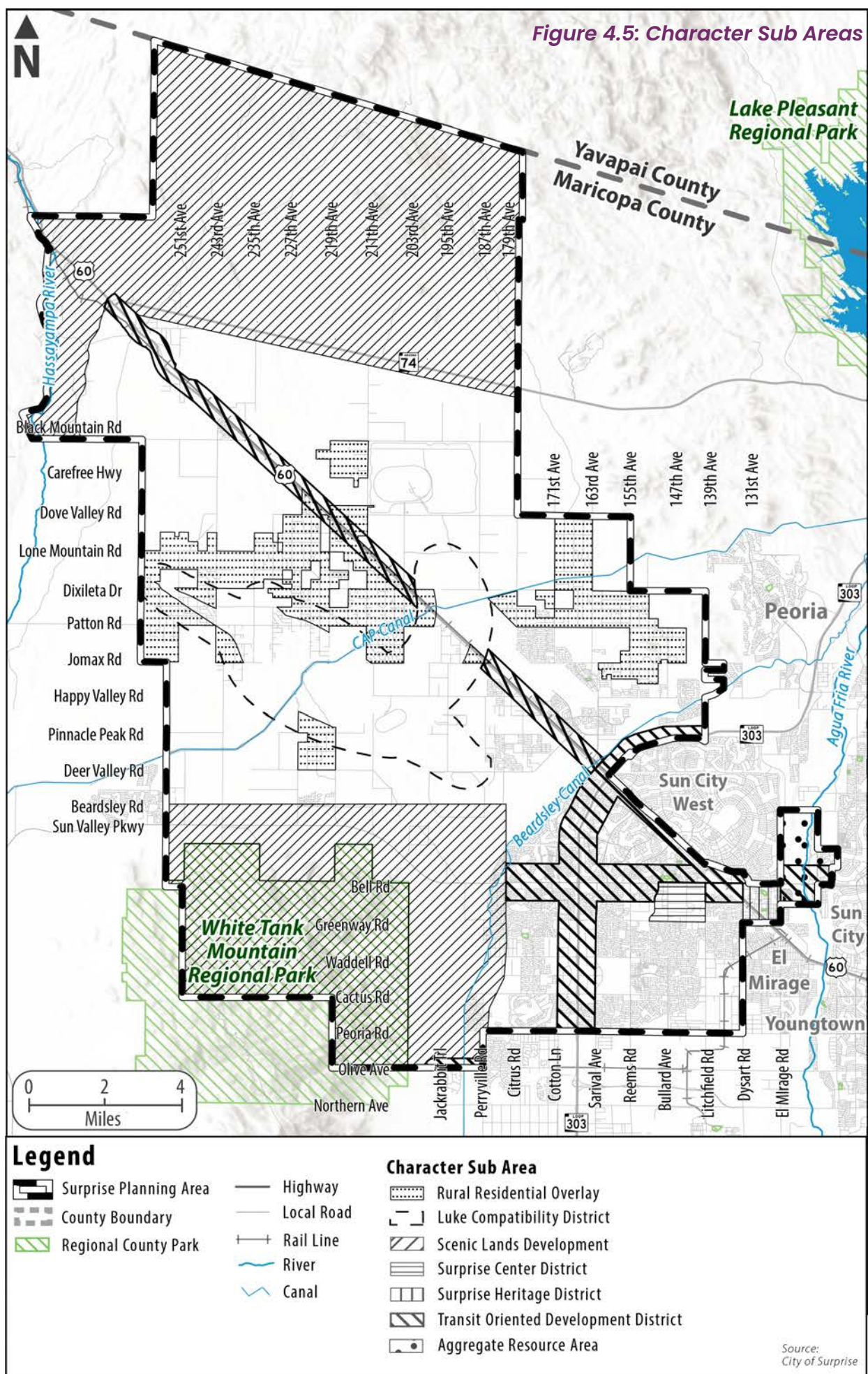


CHARACTER SUB AREAS

The City of Surprise has identified select geographies within its MPA where Character Sub-Areas are recognized. The intent of the Character Sub-Areas are to recognize the underlying Land Use Character Areas, but also provide added planning guidance in order to preserve and/or promote the unique qualities of that Sub-Area. Future specific area plans that provide a greater level of detail – character defining attributes including a refined integration of land uses, motorized and non-motorized circulation systems, and urban form design guidance is suggested. Each specific area plan will expressly identify the city's vision and design expectations for each individual Sub-Area. Proposed development activity within these designated Sub-Areas will then utilize planning guidance to embrace, preserve, or enhance the unique characteristics that define that particular development area. The following Character Sub-Areas are identified:

- Rural Residential Overlay
- Scenic Lands Development
- Surprise Center District
- Heritage District – Original Town Site
- Luke Compatibility District
- Transit Oriented Development
- Aggregate Zones

Figure 4.5: Character Sub Areas





Rural Residential Overlay

The focus of the Rural Residential Overlay is to recognize, preserve, protect, and enhance the character and quality of existing residential development in select areas in a manner that promotes traditional rural lifestyles, keeping of livestock, farmland and agricultural enterprises, open space, scenic vistas, recreation, and historic resources, while also allowing for compatible surrounding development.

The Rural Residential Overlay recognizes that there are long established rural residential enclave communities in locations within the Surprise planning area. The City supports the continuation of these communities in order to maintain this lifestyle choice for residents in these rural areas, and, from this overlay, the City's Community Development Department looks to implement a Desert Rural Zoning Designation.

Rural Residential Overlay areas primarily represent private large-lot residential land that currently exists in the northern portions of the MPA and are depicted on the Land Use Plan. The Rural Residential areas have reduced infrastructure typically found in an urban or suburban community, such as sidewalks, curbs and gutters, street lighting, or public water and sewer.

Future development within and adjacent to rural residential lands should be compatible with the rural character of these areas as follows:

- Proposed development within and adjacent to rural residential overlay areas shall be buffered from existing uses with natural or landscaped open space, agriculturally compatible uses, or gradual transition in density and/or intensity. Buffering should occur within new development areas and shall include interim buffers for phased development such that the physical integrity of rural lands is maintained.
- Preserving the look and limiting the capacity of local serving, rural roads in these areas should also be considered to maintain the rural character of existing residential development.

Scenic Lands Development

The Scenic Lands Development area consists of approximately 68,000 acres (over 1/3 of the Surprise MPA) of unique and scenic qualities that are only found in these natural settings. The Scenic Lands Development areas are generally north of Carefree Highway, along the Hassayampa River and those areas immediately north and east of the White Tank Mountains Regional Park. The Scenic Lands Development area largely consists of mountain and bajada landform areas with high peaks, jagged slopes, V-shaped ravines and large, natural desert washes with an exemplary inventory of Sonoran Desert vegetative communities. In fact, over 25% of the Scenic Lands Development area lies within mountainous areas that are 20% slope or greater. These areas are intended to remain as natural area open space in perpetuity. The upper bajada areas exhibit the most diverse and dense vegetative communities found in the Surprise MPA.

The boundaries identified on the Land Use Map are roadway and geographic alignments that coordinate with scenic roadways adopted by Maricopa County. Research and collaboration to create planning documents will refine the boundaries, specific to each natural asset.

Future planning guidance for the Scenic Lands Development area shall recognize the visual beauty and other natural area open space qualities and how the design, intensity and orientation of incoming development and public realm areas can strengthen and enhance the natural environment found in the underlying character areas. Specifically, land use, circulation and urban design guidance for the Scenic Lands Development area shall identify techniques that favorably integrates proposed development with the topography, protects large washes for wildlife mobility and promote off street trail systems, protects major vistas, preserves or sensitively develops in unique circumstances areas with 20% slope or greater, and demonstrate how executive housing opportunities and/or enclaves of higher intensity residential cluster developments (in select areas) can preserve and enhance public access and use of adjacent natural area open spaces. The future Scenic Land Development planning guidance will be a design guideline policy document that is developed through a public process that includes coordination between the city, landowners, and stakeholders within the area.



Surprise Center District

The Surprise Center District is identified for the approximately 2.5 square mile area that is home to City of Surprise Recreation Campus, Surprise Stadium, Tennis Complex, Community Park, Aquatic Center, Northwest Regional Library, City Hall and Civic Complex, and the West Point master planned community. The Surprise Center District area is generally bounded by Bell Road to the north, Greenway Road to the south, Dysart Road to the east and Parkview Place to the west. The Surprise Original Town Site is located immediately to the east of the Surprise Center District area.

The Surprise Center District area has been the recipient of considerable financial investment over the years and is supported by strong vehicular access from all four directions. This area currently serves as the recreation and tourism hub of the community by drawing visitors to its world class recreation center and Kansas City Royals/Texas Rangers spring training facilities. Restaurants, hotels and shopping opportunities are in close proximity to support the recreation and tourism destinations. While this area is currently the recreation, tourism, and government services hub of the community, Surprise has long envisioned this area to ultimately be a vibrant downtown – an essential cornerstone element to the growth and vibrancy in creating “One Surprise.” An infusion of mixed use developments, medical offices, higher density residential, hotels, restaurants, shops, and entertainment uses are desired to complement and build upon existing uses to create a more economically sustaining and robust downtown destination.

The Surprise Center District recognizes the existing planned land uses and zoning entitlements for this area, but also looks to update existing plans by working collaboratively with area property owners to develop a fresh evaluation of the existing plans and how the area can enhance multimodal connections and linkages to the Original Town Site.



Surprise Heritage District – Original Town Site

The Surprise Heritage District encompasses the Surprise Original Town Site (OTS) which is a one square mile area bounded by Bell Road to the north, Greenway Road to the south, Dysart Road to the west and El Mirage road to the east. Grand Avenue (US 60) bisects the OTS. The OTS is the historic center of Surprise. Land uses within this square mile area are quite diverse – ranging from the oldest original historic residences to more modern shops, restaurants and offices along the Bell Road commercial frontage, community facilities, industrial uses, multi-family uses, and the Grand Avenue/ BNSF railroad rights-of-way that bisect a portion of the OTS.

The City of Surprise has established the Heritage District zoning overlay for the entire OTS area. The General Plan recognizes the cultural value of the preservation of historical qualities of this area and the proactive plans to enhance and protect the qualities that are deemed priority by OTS residents.

Luke Compatibility District

The Luke Compatibility District (LCD) represents a large swatch of area that is intended to establish a land use pattern that fosters the continued use of Auxiliary Field #1 as part of Luke Air Force Base's operations to conduct mission-critical training while also accommodating community growth and development. At buildout, the LCD will be the largest concentration of employment-related job opportunities in Surprise, so its importance cannot be overstated as Surprise strives to transform itself from a bedroom community to a global community with world-class aspirations.

Luke Air Force Base Auxiliary # 1 field is generally located at Happy Valley Road and 219th Avenue and has been utilized by Luke AFB as a training asset to complement its mission and operations for several decades. The LCD contains



areas within the 65 DNL and higher noise contours, as well as a one-half mile buffer area around the 65 DNL line. Employment oriented land uses are the predominant character of this area, but Neighborhood – Rural Development Types are designated within portions of the half-mile buffer area. The Northwest Regional Landfill and Ford Proving Grounds facilities are also currently located in the LCD. The planned White Tanks Freeway bifurcates the LCD. As this facility is constructed in the future, it will serve as a transportation and logistical catalyst for employment growth opportunities in this area.

Planning within this Sub Area type requires strict adherence to State Statute and should include close adherence to the following development guidelines as well as direct coordination with military personnel.

Land Use

- Do not allow any alternative energy uses, within the LCD, that directly or indirectly create issues associated with, but not limited to vertical obstructions, glare, people gathering areas, etc. which compromises military aviator training at Auxiliary Field #1.
- Do not allow land uses, within the LCD, which provide water impoundments, as they attract large birds or waterfowl, increasing the risk for Bird Air Strike Hazards (BASH) for military aviators using Auxiliary Field #1.
- Safety Zones
- Development will not be permitted in the Clear Zone (CZ) and Accident Potential Zone I (APZ I) of Luke AFB Auxiliary Field #1; the only allowable land use is agriculture.
- The allowable land uses within Accident Potential Zone II (APZ II) of Luke AFB Auxiliary Field #1 are the uses identified in Arizona Revised Statutes (ARS) 28-8481.

Vertical Obstructions

- All new development within the LCD shall be reviewed against the provisions of Federal Aviation Regulations (FAR) Part 77 height limits.
- Infrastructure Capacity
- All new development proposals within the LCD will be reviewed in conformance with the City's adopted capital improvement plans (CIP) and/or master infrastructure plans to match service needs with compatible development.

Noise

- Do not allow the location of sensitive land uses (i.e. activities where people gather) within the 65 DNL or higher noise contours (for the F-35/F-16) of Luke AFB or Auxiliary Field #1 as identified in Arizona Revised Statute (ARS) 28-8481.

Dust, Light and Glare

- Do not allow any land use, within the LCD, which releases any substance (i.e. steam, dust and smoke) into the air which could impair military aviator visibility.
- Do not allow any land uses, within the LCD, that produce light emissions, glare or distracting lights which could interfere with military aviator day and night vision or be mistaken for auxiliary field lighting.
- Require all exterior lighting fixtures, located within the LCD, to be full cut-off shielded, face downward and minimize 'spillage' outside property boundaries.
- Review all proposed development photometric plans to balance the provision of lighting intensity with personal security and safety within the LCD.

Frequency Spectrum Impedance and Interference

- Do not allow any land uses, within the LCD, that produce, either directly or indirectly, electrical emissions which could interfere with aircraft communications or navigation requirements.

The LCD is established to underscore the importance of a developing a future specific area plan to provide needed guidance detailing:

1. The appropriate balance, integration and buffering of employment and other supporting land uses.
2. How to maintain the necessary security and protection of Luke's mission and operations as they evolve over time.
3. How to recognize the existing operational needs of the Ford Proving Grounds and Northwest Regional Landfill today while also identifying re-development and/or reclamation plans of these facilities upon the conclusion of their intended lifespan.
4. Arterial and collector level-roadway circulation planning that recognizes land use and mobility connections pre and post White Tanks Freeway construction while also preserving the continuity of city-wide wildlife linkage corridors and off-street trail connections within existing wash corridors.
5. Provide guidance in prioritizing infrastructure investment choices for City officials to proactively support and promote the growth of value-added, high wage jobs in the LCD.
6. Evaluate a closer examination of how to mitigate neighborhood character communities in proximity to the 65 DNL line within the LCD north of Grand Avenue (US 60).



Transit Oriented Development

The Transit Oriented Development area (TOD) designation denotes roadways and adjacent development areas where existing or planned high capacity vehicular multimodal, and transit corridors provide regionally significant connections to and from Surprise. TOD areas are designated for the following transportation facilities:

1. US 60 (Grand Avenue)
2. SR 74 (Carefree Highway)
3. Loop 303
4. Sun Valley Parkway
5. Bell Road

The intent of the TOD is to recognize the unique connection between the character of the adjoining land uses together with the motorized, non-motorized and potential transit operations of each corridor by developing individual area plans. Developments proposed within these corridors will have expanded design and policy guidance on incorporating safe and convenient walking and biking connections to current and future planned transit operations. Coordination with other agencies will be needed for planning and improving many of these facilities Transit operations could be commuter rail planned along Grand Avenue or perhaps expanded bus route opportunities on all corridors. In either case, the Transit Oriented Development areas promote a higher intensification of residential and non-residential uses near existing and planned transit stops to ensure that motorized and non-motorized mobility in proximity to transit stops is efficient and effective in design.

Aggregate Resource Areas

In accordance with Arizona Revised Statutes Section 9-461.05, the Land Use Element and Map identifies known sources of aggregates and policies to preserve currently identified aggregate sites and to avoid incompatible land uses. These locations are derived from maps that are available from state agencies indicating existing permitted locations and aggregate deposits sufficient for future development.

Within the Surprise MPA, there are five (5) known aggregate resource areas and one Aggregate District that possess known or potential extractable resources in commercial quantities. All five aggregate resource areas are all located north of State Route 74 in the northern portions of the MPA. Four of the locations are on BLM or ASLD managed lands and one permit is situated upon privately held property near US 60 in the northwest corner of the Surprise MPA.

Portions of the Surprise MPA along the Agua Fria River are included in an Aggregate District under the jurisdiction of Maricopa County. This Aggregate District extends along a broader reach of the Agua Fria River, extending to the north and south of the MPA. Aggregate activities occur within the Surprise MPA, but the permit locations are located outside of Surprise.

With appropriate design and performance standards, land uses such as agriculture, open space and some industrial uses are compatible with mineral extraction and processing while other uses, such as residential uses, are not.



Table 4.1: Character Area Compatibility

Encouraged Discouraged				Adjacent Use											
				Neighborhood Character Area			Commercial & Office Character Area				Employment Character Area		Open Space Character Area	Community Commercial Development Type	Public Facility Development Type
				Dev. Type			Dev. Type				Dev. Type				
				Rural	Suburban	Urban	Mixed Use: Residential	Mixed Use: Commercial	Regional Commercial	Commercial Office	Business Park	Industrial			
Proposed Use	Neighborhood Character Area			Rural											
				Suburban											
				Urban											
	Commercial & Office Character Area			Mixed Use: Residential											
				Mixed Use: Commercial											
				Regional Commercial											
				Commercial Office											
	Employment Character Area			Business Park											
				Industrial											
	Open Space Character Area														
	Community Commercial Development Type														
	Public Facility Development Type														

Table 4.2: Character Area & Zoning Compatibility

● Permitted		Land Use Character Area & Development Type											
		Neighborhood Character Area			Commercial & Office Character Area				Employment Character Area		Open Space Character Area	Community Commercial Development Type	Public Facility Development Type
		Dev. Type			Dev. Type				Dev. Type				
		Rural	Suburban	Urban	Mixed Use: Residential	Mixed Use: Commercial	Regional Commercial	Commercial Office	Business Park	Industrial			
Zoning District	DR	●									●		
	RR	●									●		
	R-1	●	●										
	R-2		●	●									
	R-3			●									
	TND-R		●	●									
	TND-C		●	●									
	TND-MU		●	●									
	TND-OS		●	●									
	MU-1		●										
	MU-2			●	●	●							
	MU-3	●			●	●							
	C-O	●	●	●	●	●						●	
	C-1	●	●		●								
	C-2		●	●		●	●	●	●			●	
	C-3						●	●				●	
	BP								●	●			
	I-1								●	●			
	I-2								●	●			
	I-3									●			
	OS-1	●	●	●	●	●	●	●	●	●	●	●	●
	OS-2	●	●	●	●	●	●	●	●	●	●	●	●
	PF	●	●	●	●	●	●	●	●	●	●	●	●



GROWTH AREA APPROACH

Where and when growth is accommodated has major implications on the outlay of infrastructure, service levels and on the costs to maintain City operations and infrastructure. Therefore, the ability to wisely manage and direct growth to key strategic locations is critical for Surprise's continued success and prosperity.

This section provides the direction for managing this expected growth by creating a link between planned land use, transportation, and infrastructure facilities with specific implementation techniques such as zoning ordinances, capital improvement programs, impact fee requirements, and design guidelines.

Recent Growth and Development Patterns

Recent Growth

For its first twenty years, Surprise grew slowly as it relied on neighboring communities for municipal services. Waves of development and annexation in the 1980s, 1990s, and 2000s led to dramatic population growth for the City reaching a population of 30,848 by the start of the twenty-first century. People continued to move to Surprise in high numbers as the city's population surpassed 100,000 residents by 2010. Over the next ten years, the population grew 22% based on the 2020 census which recorded Surprise's population at 143,148. Today, the incorporated area encompasses 110 square miles and ranks as Arizona's 10th most populated municipality.

Outpacing the rate of growth in the Phoenix Metropolitan Area and the State of Arizona overall, Surprise is expected to continue the rapid growth of population that has driven its own recent history. The Maricopa Association of Governments (MAG) projects Surprise to pass the 200,000-resident threshold before 2030 and have a population growth rate of just over 50% for the 2020-2029 decade. MAG estimates that Surprise will reach a population of 307,500 in 2040.

Development Patterns

The predominant existing land use in the Surprise MPA is vacant, accounting for 61.3% (128,791.93 acres) of the land under Surprise's influence. Most of the vacant land is northwest of the Loop 303 highway outside the current City limits. This vacant land is where future development and annexation is most likely to occur. Within the municipal boundary, there is vacant land adjacent to Surprise City Hall and City Center and another concentration of vacant land in the southern portion of the incorporated limits. The next two most common land uses are open

space and single family residential each comprising 19.1% (40,101.45 acres) and 11.6% (24,293.52 acres), respectively. Most of the single-family residential land is within the Surprise City limits southeast of the Loop 303 Highway. The open space land is spread across the community in various parks, golf courses, canal paths, and other recreation options. There is a concentration of existing agricultural land surrounding the Loop 303 corridor bounded by Greenway Road in the north and Peoria Avenue in the south. Bell Road and Grand Avenue are the two main corridors with commercial and some smaller scale industrial.

While there are development and economic benefits of being in close proximity to Luke Air Force Base, there are drawbacks related to noise impacts. The high-noise contours associated with Luke Air Force Base are generally understood to impact the southeast corner of the City where there is a mixture of agriculture, industrial, and vacant land uses. Additionally, the Luke Air Force Base Auxiliary Airfield 1 northwest of Beardsley Canal brings further noise impacts the Surprise MPA. The Auxiliary Airfield is not an active military airfield nor is it suitable for landing. However, the military does use the abandoned airfield for training purposes in practicing approaches without landing. This results in low flying aircraft that cause noise levels to reach 65–80 decibels.

Growth Management Strategy

While demographics, market trends, community needs, and land resources often drive growth, development must be strategically planned and phased to maximize the efficient use of urban facilities and services. The City has developed an approach to guide growth management in a way which reflects the community vision established within this plan.



Growth Areas

With a planning area of approximately 330 square miles, growth in the City of Surprise has the ability to occur at many levels and in many directions. The Anticipated Growth Map shows where growth is highly likely and encouraged in the City. These growth areas are categorized by the type of development that may occur and will be further defined as part of a specific area plan to better define land use, circulation, and urban form plans for each area. The nine growth areas in the Surprise MPA are depicted in Figure 4.7.

The following growth area descriptions identify a general narrative of each area's existing and desired future development characteristics. The intent is to provide a more enhanced picture of these areas that is in keeping with the recommended land uses identified in the Character Area Approach. Land use decisions affecting property within these growth areas should not only consider these general descriptions but should also be based upon future area-specific planning recommendations and appropriate design principles that may relate to future requests for development. Note that growth could also occur outside the illustrated growth areas.

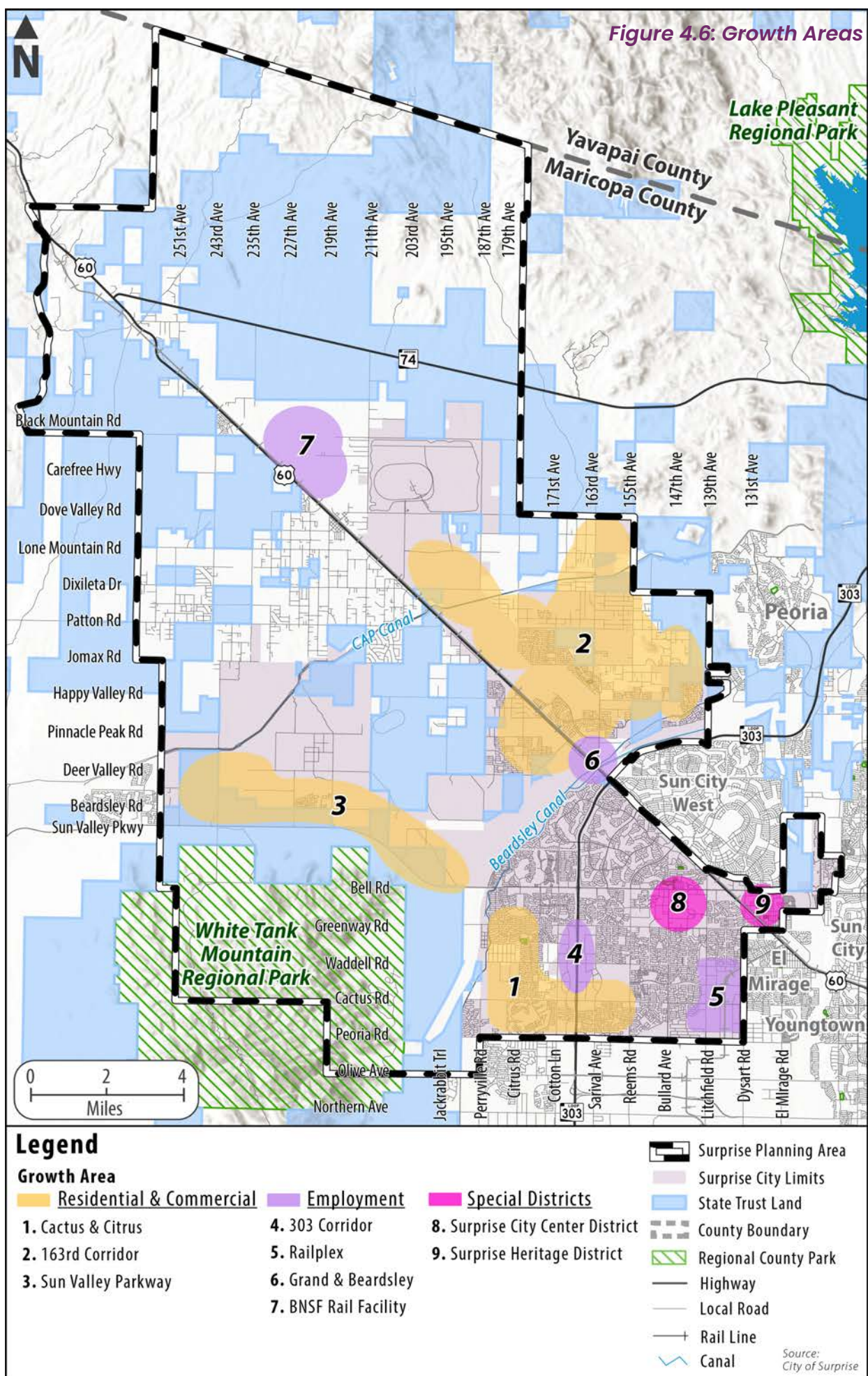
1. Cactus & Citrus

As some of the last available land within the existing urbanized area of Surprise, this growth area is well suited for residential development. The defined arterial roadway system and Loop 303 freeway provide optimal connectivity for future residents to access destinations within Surprise as well as the larger region. Residential development in this area should reflect densities that respect existing adjacent development, while also fostering a population base that will promote future transit opportunities and support more intense non-residential development desired along the Loop 303 corridor.

2. 163rd Ave Corridor

This area is already experiencing new residential growth as developable land south of the Beardsley Canal is becoming more limited. With access along 163rd Avenue and Grand Avenue as well as close proximity to Loop 303, availability of existing services, and adjacency to desired open space linkages, growth in this area should include a full range of housing opportunities along with appropriately located commercial areas.

Figure 4.6: Growth Areas





3. Sun Valley Parkway

While residential development may not occur in this area as quickly as other residential growth areas, this land is readily accessible with its placement along Sun Valley Parkway. Given the proximity to the White Tank Mountain Regional Park, this area is well suited to create a smooth transition from urban to rural residential land uses. The location of this area provides opportunities to define a more natural edge with the park that includes wildlife corridors and community trail linkages to a City-wide open space system.

4. 303 Corridor

The 303 Corridor is expected to be a prestigious corporate center and high-density development area. The strong connections this growth area has to the Loop 303 regional transportation system, as well as the local circulation system, makes this area appropriate for a mix of employment and residential uses. Development should create an attractive public realm and include provisions for enhanced community amenities, transportation and infrastructure, and other public services. Density, building design and streetscapes must support transit oriented development and must encourage the use of alternative modes of transportation as the preferred method of travel to and within this area.

5. Railplex

This growth area is already a significant employment center within Surprise. The availability of extensive land resources combined with the placement of existing infrastructure and rail access, positions this area to immediately support a mix of export-oriented base sector activities, such as warehouse distribution, light or heavy manufacturing, research and development uses, and select business services. In order to support near term job growth in the City, development in this area should focus on supporting a variety of employment types from small and mid-size warehouse projects to large scale manufacturing. In addition, the maintenance of the “goods movement” infrastructure within this growth area is also important to remain competitive within the region.

6. Grand & Beardsley

As development occurs along 163rd Avenue, this growth area will play a prominent role in providing a variety of employment opportunities, such as office and institutional jobs and regional shopping services. Access to Loop 303 will also help to draw people beyond the adjacent residential neighborhoods to this mixed use area. The relationship between these various uses and their impact on one another and surrounding residential neighborhoods deserves special consideration. With the BNSF rail line and Beardsley canal running through

this area, it will be critical to provide adequate connections to the surrounding planned residential neighborhoods and open space linkages to ensure this area is not an isolated development. Consideration should also be given to take advantage of future mass transit systems that might be built along the existing BNSF rail line.

7. BNSF Rail Facility

In 2022, Burlington Northern Santa Fe (BNSF) Railroad acquired 3,500 acres of land along Grand Avenue between 219th and 235th Avenues. Plans for the site include a multi-use business and industrial park with warehouse/manufacturing, distribution, and other facilities. The site's potential intermodal capacities would allow the efficient movement of goods via multiple modes of transportation enabling the area to grow in to a regional logistics and intermodal center.

8. Surprise City Center District

The Surprise City Center District or Downtown Surprise has a unique role to play in the 21st century development of the West Valley region. In addition to being the civic, administrative, legal, cultural, and entertainment center, downtown will also offer transit connections and is planned as an exciting pedestrian environment.

The downtown should be a regional and vibrant center where residents are able to live, work and play. Most of this area should integrate a diverse, but compatible, cluster of land uses where residents, employees, shoppers, tourists, and students can gather in a well-designed mixed-use environment. Development should exhibit high architectural and urban design standards where the public realm is inviting and the street network is supportive of alternative modes of transportation.

9. Surprise Heritage District

The Original Town Site (OTS) of Surprise is envisioned for continued future growth in this area to have a strong focus on providing much needed services for the residents living within the Surprise Heritage District, while protecting and expanding the cultural aspects of the City's roots. The revitalization of the Surprise Heritage District will provide a balanced approach to heritage neighborhood renewal and a heritage arts, culture, and entertainment-oriented development sector— providing unique cultural and heritage assets for the City as a whole.

The ultimate pattern of revitalization supports design strategies and public improvements that capitalize on the cultural aspects of walkability and "front yard-living" that provide the basis for a vibrant, culturally diverse community, while providing regional connectivity and expanded services.



Managed Growth Areas

Managing growth not only involves the identification of those areas that are appropriate for enhanced development, it also requires controlling growth in areas that exhibit important natural resources.

Surprise has many significant natural areas that help give the City a unique identity. In order to protect and ensure that future generations will be able to use and enjoy these natural resource areas, some portions of the City require a more context sensitive development pattern. These lands include Sub Areas such as the Scenic Lands Development and Wildlife Linkages Corridor and may also include additional key resource lands to be further defined through future studies.

To limit the density and intensity of development in these important natural resource areas and maintain an overall healthy and diverse environment, the City will utilize the various conservation goals and policies provided throughout the 2040 General Plan along with all accompanying existing and future planning policy documents.

Annexation

Arizona cities are statutorily authorized to engage in annexation proceedings in accordance with ARS §9-471. The annexation of land allows for the long term planning necessary to accommodate growth and facilitate the planning and budgeting of infrastructure, such as roads and parks. Additionally, annexing developed land brings State revenue to Surprise while also enhancing the services provided to the residents in the area being annexed.

The objectives of annexation are to:

- Encourage efficient service areas for services provided by cities, counties and special districts;
- Guide urban development away from prime agricultural lands and open space resources; and
- Promote orderly growth and discourage urban sprawl.





GOALS & POLICIES

Goal 4.1

Maintain a well-managed community form

The City of Surprise will provide a high quality of life and a unique living experience by offering a sense of place through design and an intimate community atmosphere while also providing close access to all the conveniences and amenities of a modern city. The overall community form will be strengthened through deliberate use of land resources, and strategic expansion will be balanced with context sensitive infill development while protecting existing development that contributes to the City's character.

Policies

1. Guide the design, pattern, and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and respects desirable community character and context for both existing and future residents.
2. Enhance education efforts for neighborhood groups to learn about property maintenance issues, property standards, enforcement procedures, and zoning.
3. Promote actions that keep neighborhoods safe, clean, free of graffiti and debris, minimize illegal dumping, and support neighborhood cleanup activity.
4. Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day by promoting neighborhood and building design that focuses on issues of public safety by incorporating principles of Crime Prevention Through Environmental Design (CPTED) into the planning design guidelines.
5. Continue to establish and refine the LDO and PEDS to promote design, development, and transition standards that are applied consistently and yield positive and equitable development guidance to establishing desired character areas.
6. Create and adopt design guidelines specific to the downtown area that will ensure it grows as the heart of the city, with a dynamic mixed use environment where people can live, shop, work, and socialize.



7. Create and adopt design guidelines specific to the Rural Residential Overlay that will ensure traditional rural lifestyles, agricultural enterprises, open space, scenic vistas, recreation, and historic resources.
8. Continue the City's commitment to revitalize and redevelop the Original Town Site area through strengthening design guidelines and encouraging adaptive reuse of properties in order to preserve the local cultural identity and heritage.
9. Expand public, public-private, community, and school partnerships and collaborate with them to identify opportunities to help implement their goals and to ensure that they can adequately serve all new development. This will be done by Surprise working with the schools to locate their sites strategically so that they serve as the nucleus of new neighborhoods and master planned communities.
10. All developers requesting project approval should work with the local public and charter school districts to determine the impact on the school system and implement strategies agreed on by both parties to address the impact.
11. Develop a comprehensive annexation policy for the City of Surprise that is in accordance with Arizona Revised Statutes.



Goal 4.2

Be a home for everyone

Upholding the condition and quality of the city's housing stock is necessary to maintain safe, attractive, and livable neighborhoods for all people who want to live in Surprise. Surprise will also work to preserve housing opportunity through providing more diverse, accessible options within neighborhoods that expand the range of housing types, densities, and prices.

Policies

1. Proactively update local ordinances, policies, and building codes to encourage development of residential neighborhoods that broaden the choice of housing type, size, price, amenities, and conveniences so as to allow for a wide variety of options for all who live or want to live in Surprise.
2. To expand housing choice, explore creative housing opportunities such as accessory dwelling units, live-work spaces, and residential mixed-use areas, where appropriate to the character of the area in the city.
3. Establish appropriate incentives and leverage other funding sources for the development of safe and quality housing that accommodates a diversity of housing types at a variety of prices to better serve the evolving demographic and economic needs of its residents.
4. Preserve neighborhoods by working with HUD to continue operating and funding its Housing Rehabilitation Assistance Program for income-qualified homeowners.
5. Locate higher density housing along existing and future transit corridors in order to maximize direct patron access and to buffer proximate lower density housing neighborhoods.
6. Maintain a rural quality of life and character in the established rural areas of Surprise and its planning area.
7. Accommodate medium and high-density development/redevelopment in appropriate areas of the City and that are good neighbors to existing development.



8. Support and promote programs and other assistance options that will increase home ownership among entry level and medium income households.
9. Ensure City policies support governmental efforts at all levels that prohibit discrimination in the sale or rental of housing and other prohibited practices in addition to providing access to education and training for the development community and property owners in meeting fair housing requirements.
10. Support policies and design for residential housing options in Surprise to meet the unique needs of people who are elderly and/or disabled, including requiring Americans with Disabilities Act (28 CFR Part 36) standards for all residential projects.
11. Integrate elderly and assisted care facilities into neighborhoods and create non-vehicular connections for them to the wider community in order to promote opportunities for reducing the reliance on automobiles in order to support aging in place and continuum of care for the elderly and those citizens with special needs.
12. Support agencies and organizations that seek to provide temporary and permanent housing services for the wide variety of household needs of vulnerable populations.
13. Participate actively in identifying regional, state, federal, and private partners to find solutions for the residents living in Surprise who are in need of housing assistance that includes maintaining a diverse portfolio of existing housing or looking for opportunities to provide housing on parcels primed for infill, revitalization, or redevelopment efforts.



Goal 4.3

Foster a sense of place through maintenance, reuse, or redevelopment of maturing areas

The redevelopment, rehabilitation, and conservation of property and neighborhoods sustains the long-term cultural and economic well-being of Surprise. To this end, Surprise will utilize ongoing maintenance and redevelopment strategies to provide for the long-term stability of maturing residential and commercial neighborhoods. Comprehensive revitalization efforts should be focused in targeted areas to maximize scarce resources. Appropriate reuse and rehabilitation of vacant and obsolete buildings will also be encouraged.

Policies

1. Foster long-term housing and neighborhood vitality through preservation and revitalization of mature neighborhoods.
2. Identify and promote the preservation of neighborhoods that exhibit unique cultural or architectural attributes.
3. Continue the City's strategic policy of redevelopment intervention efforts and appropriate legal tools to help maintain the community's mature areas and sustain quality of life.
4. Identify and inventory distressed residential and commercial neighborhoods and vacant buildings in the City and create suitable redevelopment plans that include prioritization measurements and evaluation as part of the revitalization process.
5. Support policies and coordinate City programs that provide opportunities for residential and commercial property owners to improve or renovate their properties.
6. Encourage redevelopment efforts that provide expanded housing opportunities for all people who desire to live in Surprise.



7. Promote the adaptive reuse of existing structures and build out of vacant and underutilized land in Surprise through infill, reuse, revitalization, and redevelopment activities and examine existing regulations that may be barriers to adaptation.
8. Install and upgrade public improvements in targeted areas, where needed, to encourage and strengthen rehabilitation and redevelopment activity and to improve the aesthetic appeal of the City overall.
9. Identify and pursue federal, state, and private grant programs to accomplish property and/or neighborhood revitalization goals to provide long-term stability.



Goal 4.4

Protect Luke Air Force Base

Surprise will incorporate a future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training while also accommodating community growth and development.

Policies

1. Comply with all applicable statutes of the State of Arizona, applicable to territory within the vicinity of a military airport or ancillary military facility and land within the high noise and accident potential zones of Luke AFB or any ancillary military facility.
2. Require all new development to comply with the “Western Maricopa County/Luke Air Force Base Compatibility Plan” or City-approved alternative document(s).
3. Continue to coordinate with Maricopa County (within the Surprise MPA) and Luke Air Force Base to review development proposals to determine their likelihood to cause hazards or impediments for flight training operations within the Luke Compatibility District.
4. Continue to assist property owners located within the Luke Compatibility District to increase their understanding of Luke Air Force Base’s mission, potential impacts associated with military aviation operations, land use constraints, and potential mitigation measures to guide appropriate development.
5. Continue to participate in the Fighter Country Partnership group to provide early notification of development applications for Territory in the Vicinity of Luke Air Force Base and Auxiliary Field #1.
6. Continue to work closely with Luke Air Force Base to maintain security around the perimeter of Auxiliary Field #1 to minimize trespassing.

DIDYOUKNOW?

Auxiliary Field #1 located in the Surprise MPA is utilized for instrument approach training by student pilots at Luke Air Force Base. This type of training brings the aircraft to an elevation ranging from 150 feet to 300 feet above the ground.



5



A CONNECTED CITY

Surprise values safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.



A Connected City

INTRODUCTION

Efficient and effective transportation infrastructures often define the appeal, livability, and marketability of a city. Roadways, transit, and accessible trails to nearby open spaces have a significant and important impact on land value, location of development, and the overall look and feel. They can expand or limit economic opportunity and affect the cost of public services and the city's ability to provide them efficiently. They even influence public health by encouraging people to explore new alternative means of mobility that are more physically active and engaging than personal vehicles.

Transportation is tightly linked to the City of Surprise's physical layout. Transportation access impacts development patterns, with more intense growth around major roadway or transit facilities while development generates and impacts travel demand. When planning for improvements or changes to the transportation system, Surprise must consider the condition of existing roadways and off-street systems, system wide connectivity, accommodation of different travel modes, access management, and the character and intensity of adjacent land uses.

Surprise currently sits as the tenth largest City in Arizona, and its planning area shows that the City has more room to grow. Personal vehicle use is, and will likely continue to be, the primary mode of transportation in Surprise. However, there is increasing desire by residents, local business leaders, and elected officials to continue emphasizing the importance of alternatives modes of travel such as public transit, bicycling, walking, and micromobility options—such as ridesharing, bike sharing and e-scooters. Civic leaders recognize that encouraging and giving consideration to all modes of transportation is needed for Surprise to build a world class community and keep pace with anticipated growth.

Explore More:

The MAG Interactive Bikeways Viewer shows existing, locally-designated bicycle facilities, and is provided to you by the Maricopa Association of Governments (MAG).





PLANNING DISCUSSIONS

Regional Connectivity

The presence of the Agua Fria River to the east of the Surprise MPA acts as a barrier to east-west movement. Until recently, there have been limited arterial roadway crossings of the river. Now, there are four arterial east-west roads that cross the riverbed. They are at Grand Avenue, Bell Road, Deer Valley Road/Williams Drive, and Happy Valley Road either in Surprise or serving its residents. The Loop 303 freeway also functions as another crossing, yet it is a limited access, high-speed facility. Many daily commuters and residents travelling to regional shopping areas frequently are heading in an east-west trip movement to and from Surprise.

Even with additional crossings of the river, traffic still tends to funnel to Grand Avenue and Bell Road. Added population in the northwest part of the City further congests the connections heading southeastward. This situation is a constraint that can limit employment prospects for residents. A large percentage of residents who commute to jobs east of the City put stress on the performance and capacity of Bell Road and Grand Avenue, particularly during the morning and afternoon peak periods. As the number of local jobs available grows, flexible work locations evolves, and regional coordination efforts on the transportation system continues, the shift and reduction in commute patterns should reduce stress onto the overall performance of the arterial and collector network in Surprise.



Internal Circulation

Like many fast-growing cities, Surprise is continually challenged by “gaps” in the roadway system that are a by-product of a growth pattern that is not always systematic or continuous in nature. That is to say, existing two-lane roadways are widened to 4-lane or 6-lane roadways adjacent to developed parcels, but then tapers back to a two-lane roadway past the development. These are commonly referred to as scalloped streets. This negatively impedes the flow of traffic and compromises the safety and efficiency of travel for all modes of transportation.

However, Surprise has been proactive in continuing to partner with the development community to advance the construction of arterial roadways along strategic roadway facilities such as 163rd Avenue, Deer Valley Road, Cactus Road, and Peoria Avenue. The City will look to continue seeking out federal and other supplemental funding sources for the advancement of infrastructure projects that are physical impediments to the mobility and safety of the surrounding land use character.





Roadway Level of Service

Levels of Service (LOS) is a roadway “grading scale,” and is used to explain the quality of traffic operations in a broader, less technical sense for consumption by general public and elected officials.

The level of service (LOS) concept is utilized to determine the efficiency of existing and future roadway and intersection operations. Level of service provides a comparative measure of the congestion and travel conditions and is reported in levels “A through F,” with “A” representing the best representing free flow conditions and “F” representing breakdown conditions that includes driver discomfort. LOS on roadway segments is defined as follows:

LOS A: Free flowing conditions. The operation of vehicles is virtually unaffected by the presence of other vehicles and operations are constrained only by the geometric features of the roadway and driver preferences.

LOS B: Indicative of free flow, but the presence of other vehicles begins to have a noticeable impact on speeds and freedom to maneuver.

LOS C: Represents a range in which the influence of traffic density on operations becomes marked. The ability to maneuver within the traffic stream and to select an operating speed is now clearly affected by the presence of other vehicles.

LOS D: Borders on unstable flow. Speeds and ability to maneuver are severely restricted because of traffic congestion.

LOS E: Operations are at or near capacity and are quite unstable.

LOS F: Represents forced or breakdown flow.

On all roadways, the City of Surprise strives to achieve a level of service “D” or better. Any roadway where the level of service falls to a level of service “E” or “F” is considered congested and requires review for improvements. Where feasible, capacity improvements or other remedial actions are usually recommended if the level of service is worse than “D.”

For arterial roadways and intersections upon construction, the City of Surprise has goal of achieving a LOS C but will accept a LOS D. This is a common approach taken by many communities nationally, but Surprise still strives to maintain the LOS C or better on all of the completed arterials and intersections in its jurisdiction. The traffic volumes used by the City of Surprise Transportation Department in determining LOS by roadway type is shown in table 5.1.

Table 5.1: Traffic Volumes and LOS by Roadway Type

Roadway Type	Number of Travel Lanes	LOS A	LOS B	LOS C	LOS D	LOS E
Freeway	4	47,940	55,930	63,920	71,910	79,900
	6	73,980	86,310	98,640	110,970	123,300
Major Arterial	6	36,480	42,560	48,640	54,720	60,800
Minor Arterial	4	21,540	25,130	28,720	32,310	35,900
Modified Arterial	4	12,960	15,120	17,280	19,440	21,600
High Volume Collector	4	10,560	12,320	14,080	15,840	17,600
Commercial Collector	2	5,100	5,950	6,800	7,650	8,500
Residential Collector	2	3,360	3,920	4,480	5,040	5,600
Local Street	2	1,200	1,400	1,600	1,800	2,000

Source: City of Surprise

Roadway Congestion

Surprise aims to strike the right balance between roadway capacity and the density and intensity of adjacent land uses. Without proper consideration of this balance, poor street connectivity and lack of alternative routes leads to further congestion and possible risks in emergency response situations.

The previously noted funneling of Surprise traffic onto Bell Road creates congestion issues that need to be addressed. Congestion for a 6-mile strategic segment of Bell Road between Loop 303 and 115th Avenue is already performing below the City's desired LOS. This segment of Bell Road currently carries 45,000 to 61,000 vehicle trips daily. The number of vehicle trips on Bell Road is about 60–80% as many vehicle trips than what the Loop 303 currently experiences. Bell Road is adjacent to where the City Center and the retail commercial core of Surprise reside, attracting more vehicles into the area along the arterial.



The intersection of 163rd Avenue and Grand Avenue serves as the single point of access from the City to the Asante, Desert Oasis, Rancho Mercado, and other planned communities in the area, and the intersection is not currently performing at the desired LOS. With approximately 25,000 vehicle trips per day, residents living in these neighborhood developments can only access Surprise's amenities via Grand Avenue/US 60, having to share the road with vehicles travelling at highway speeds, a major freight truck corridor, and a regional freight rail line on the north side. While infrastructure improvements can have a positive effect of relieving congestion in this case, development and expansion of commercial retail and amenities into this area northwest of the Loop 303 along Grand Avenue/US 60 will have the effect of encouraging people to remain in the north part of the City for regular everyday trips and reducing this traffic pinch point.

It is important to recognize that conditions will deteriorate in the future with continuing growth in the region if the improvements are not made. Expansion of public transit options also helps in the reduction of congestion. Emphasis should be maintained on evaluating capacity improvements and balancing access control measures for minor arterial roadways. Capacity expansion and access management controls should also be designed and constructed along 163rd Avenue where planned communities such as Asante, Desert Oasis and Rancho Mercado are anticipated to experience growth in the coming years.

Regional Public Transit Services

The City of Surprise is one of the furthest transit destinations in the metro area from the Downtown Phoenix transit hub. As such Valley Metro currently only operates one regional route. This is an issue as, in 2019, Surprise had a workforce of 55,711 people, of which 50,087 of the residents commuted outside of Surprise to work. At the same time, Surprise imports 75.1% of its workforce (16,952) from other cities to fill the demand by area employers. Existing transit services in the City of Surprise include a Valley Metro express bus route and two paratransit transportation options for eligible individuals. Route 571 (Surprise Express) is a weekday express bus route that runs inbound in the mornings from the Surprise Park-and-Ride at Grand Avenue/US 60 and Bell Road interchange travelling to stops in Downtown Phoenix and the State Capitol via Grand Avenue/US 60, the Loop 101 southbound, and I-10 eastbound. This bus route heads outbound in the evenings back to the Surprise Park-and-Ride via westbound I-10, the Loop 101 northbound, and northwest on Grand Avenue/US 60.

Additionally, two paratransit options serve eligible residents in Surprise, including senior citizens aged 65 and over, certified American with Disabilities Act (ADA) riders, military veterans, and specified income-qualified individuals living in the City.

Transportation System Funding

Funding restrictions that often limit the ability to meet the local transportation system needs are usually more pronounced in fast growing cities. The City of Surprise is no different as it has limited resources to maintain an aging transportation system. There are typically insufficient funds to build new facilities needed to serve existing and projected development, and to maintain and operate the existing transportation system. Delays in routine maintenance can result in additional long-term costs to repair facilities. Long-term maintenance needs should be carefully considered before expansionary transportation efforts.

As challenging as it is to keep pace with the needs and growth of the transportation system, Surprise has fared remarkably well in achieving collaborative partnerships with other government agencies in the construction and/or planning of various transportation solutions and needs. While not an improvement to the city-owned facilities, a priority for Surprise's transportation network is the upgrading of the Loop 303/US 60 to a full system interchange. As currently constructed, this interchange has many cascading effects on the surrounding municipal roadways. This improvement would require the City to work closely with the Arizona Department of Transportation (ADOT) and the Federal Highway Administration (FHWA).



TRANSPORTATION PLANNING APPROACH

Surprise's comprehensive approach to transportation planning looks at the City's transportation through a systems lens. Each system of the transportation network—whether it be roads, transit, bicycles, pedestrians, trains, or truck routing—are all interconnected and affect one another in various degrees.

Roadways and Functional Classification

Roadways are typically characterized by their operational and physical characteristics along with access management together termed Functional Classifications. The Roadway Functional Classification Plan shown in Figure 5.1 depicts the Roadway Functional Classification Plan under the full "build-out" condition in the Surprise MPA at the 2040 horizon of this General Plan. Table 5.2 gives a mileage and percentage breakdown road types in the full "build-out" scenario.

Table 5.2: Functional Classification by Type

Surprise Road Type	Miles	Percent of Total Miles in Surprise
Freeway/Highway	21.52	5.53%
Major Arterial	160.11	41.14%
Modified Arterial	8.53	2.19%
Minor Arterial	199.02	51.14%
Total	389.18	100%

Source: City of Surprise

The Roadway Functional Classification Plan has more 6-lane major arterials than in previous years. Adhering to strong access management policies on major arterial roadways will increase the operational performance of these facilities which in turn will create an opportunity for current two-lane roads along section lines to be up-sized to 4-lane minor arterial roadways. Typical roadway cross sections can be found in the City's Engineering Development Standards (EDS) as the cross-section details can be modified from time to time. A full description of characteristics for each roadway type in the Functional Classification Plan can be seen in Table 5.3.

Figure 5.1: Roadway Circulation & Functional Classification Plan

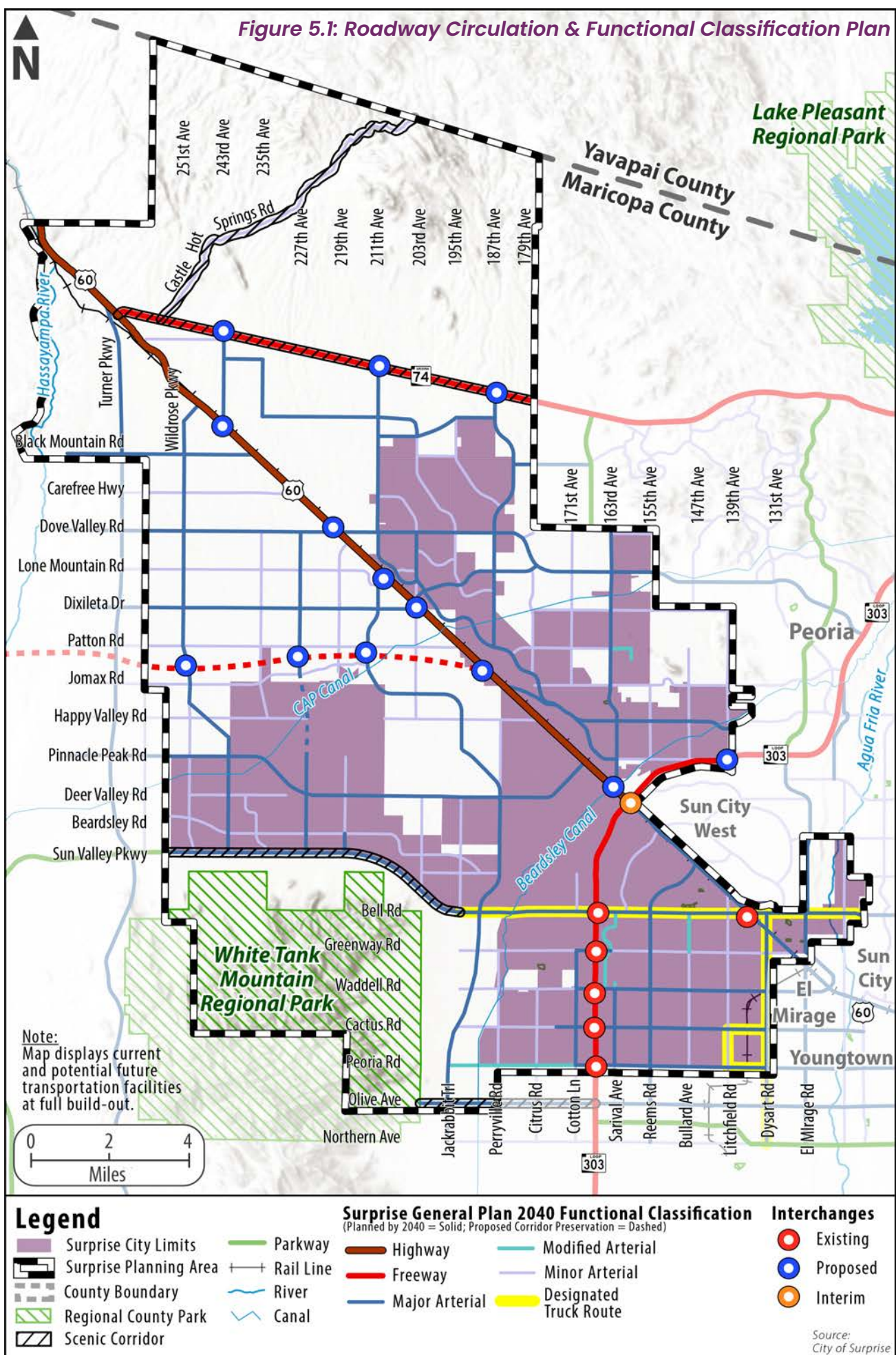




Table 5.3: Roadway Functional Classifications

Roadway Type	Description	Number of Lanes	Target Operating Speed
Freeway/ Highway	Freeways and highways are divided facilities that are designed to carry large volumes of high-speed traffic and serve long, regional trips. Freeways have full access control (highways do not); with entry and exit restricted to grade-separated traffic interchanges.	4 or more	45 – 65 mph
Major Arterial	Major arterials are designed to move high volumes of traffic over substantial distances but may also provide direct access to adjacent properties. In the Valley, arterial streets are usually located on one-mile section lines and intersections are at-grade	6	45 mph
Minor Arterial	Minor arterials are similar to major arterials but with somewhat lower design requirements.	4	35 – 45 mph
Modified Arterial	Modified Arterials are designed to carry moderate volume of traffic but design criteria are modified due to unique constraints.	4	35 – 45 mph
High Volume Collector	High Volume Collectors are four-lane divided roadways designed to carry more volume than other collectors from commercial and residential uses to the arterial network	4	25-35 mph
Commercial Collector	Collector streets are designed to carry lower traffic volumes for shorter distances while providing direct access to commercial land uses.	2	25-35 mph
Residential Collector	Residential Collector roadways are designed to carry lower traffic volumes for shorter distances while providing direct access to residential communities.	2	25 – 35 mph
Local Street	Local streets provide access directly to local property and are not designed to accommodate through traffic.	2	25 mph

Source: City of Surprise





The following categories are included in the City of Surprise Roadway Functional Classification System Plan as shown in Table 5.2.

Scenic Corridors

The Scenic Corridor is a special overlay designation designed to protect and enhance the byway's intrinsic qualities and character that define their scenic corridor. The four Scenic Corridors in the Surprise MPA are: Olive Avenue, Sun Valley Parkway, Carefree Highway, and Castle Hot Springs Road. Specific design character guidelines are recommended to be developed for each Scenic Corridor. The Scenic Corridor designation is intended to:

- Preserve the native vegetation and unique visual characteristics of the corridor
- Encourage buildings and other structures to adapt to the terrain in placement and appearance, avoiding excessive cuts and fills.
- Encourage the use of open space buffers separating the roadway from buildings
- Encourage the use of southwestern architectural styles that reflect the character of the Sonoran Desert
- Maintain the natural state of washes at necessary crossings
- Encourage plant species and densities to be consistent with the surrounding landscape character of the specific location
- Encourage the use of muted or low-level lighting to help minimize nighttime glare
- Encourage signage design that is context sensitive

Designated Truck Routes

The movement of freight and goods in Surprise and the region is supported by infrastructure used by integrated freight modes consisting of trucks on roadways, rail, and railroads. Commercial goods movement must be optimized to maintain and improve the region's economic competitiveness while minimizing potential negative impacts to the transportation system and neighborhoods.

The overall intermodal freight system and infrastructure is owned and operated by public agencies and private businesses. While the system is intended to support the goods movement/freight requirements for the City of Surprise and the region, it is important to also note that this infrastructure also supports Surprise's role in the nation's supply chain and business trade.

There are five arterial roadways that also serve as designated truck routes in Surprise. Bell Road, Dysart Road, Cactus Road (from Litchfield Road to Dysart Rd. only), Peoria Avenue (from Litchfield Road to Dysart Road only), and Litchfield Road (from Cactus Road to Peoria Avenue) are designated truck routes to

facilitate the movement of goods primarily from the Skyway Business Park and Railplex area to the Loop 303 and Loop 101 freeways. The bridge crossing of the Agua Fria River on Olive Avenue has moved truck travel away from the Bell Road commercial retail area in recent years.

Freight Rail Service

Freight rail service is operated by the Burlington Northern Santa Fe (BNSF) railroad parallel to the Grand Avenue/US 60 corridor with a branch to the Railplex area in Surprise.





Alternative and Emerging Transportation Modes

In keeping with a comprehensive approach to transportation planning, the City of Surprise looks to take an active role in providing the framework for the use of and shift toward established and emerging alternative transportation modes. These not only include electric vehicles (EVs) but also modes such as autonomous vehicles, ridesharing, bikesharing, e-scooters, and other shared mobility and micromobility options.

While these modes use the same vehicles that already move along the transportation network, their operations can require policies and infrastructure for effective and efficient use in the City. Implementation and permitted use of these modes should be compatible with local policy goals as determined by community consensus. The City of Surprise can enact policies that address safety features and appropriate infrastructure for these alternative transportation modes. For example, street design may need to be altered in order to ensure these modes can operate while being compatible with existing pedestrian needs and multiple community goals. Another example is designating areas for parking or docking micromobility vehicles. For instance, EV charging stations could be promoted in new commercial centers and industrial projects.



The Roadway Network and Overall Infrastructure

In seeking to become a better connected city, Surprise must give thoughtful consideration to keep to the relationship between its Roadway Functional Classification Plan and Character Area Plan at the forefront when considering new development for approval. This relationship is crucial since the public right-of-way carries not only roads but also above ground and below ground public utilities, including sidewalks, water lines, sewer lines, and streetlights among others not owned or operated by a municipality. A city that enacts an expansion-first policy for its roadway network can often lead to urban sprawl and escalating infrastructure maintenance expenditures. These rising maintenance costs from new infrastructure become especially apparent decades after initial implementation and can strain the financial outlook of a municipality.

Having this background knowledge, the City of Surprise can develop a mindset that encourages growth patterns that follow a logic of adjacency to existing development and infrastructure. Future decisions along these lines can lead to Surprise being able to maintain an overall efficient municipal infrastructure system, contain urban sprawl, and preserve the surrounding desert environment.





CURRENT AND FUTURE TRANSIT PLANNING

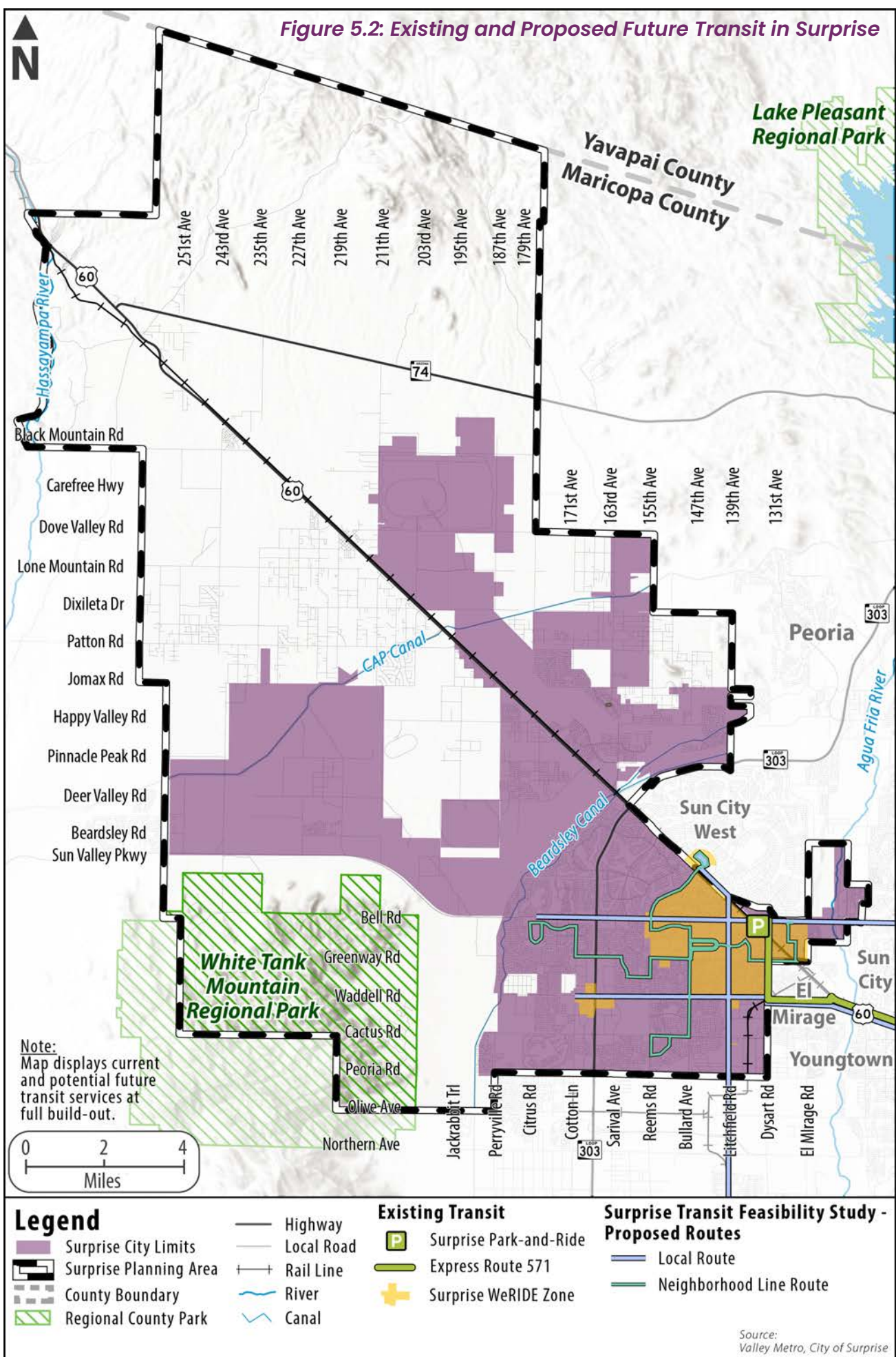
In April 2023, WeRIDE Surprise began as a new on-demand shared ride pilot program with Valley Metro, First Transit, and the City of Surprise working in partnership to serve an 8-mile zone in Surprise. The service pairs multiple passengers heading in the same direction in a single vehicle that fits up to five passengers. The rides come at an affordable price and operate like popular, private, on-demand services. WeRIDE Surprise has initiated its service in the community within a zone where a higher percentage of zero car and low-income households reside. Virtual stops are visible on the WeRIDE app, but unlike traditional public transit stops, these virtual pick-up and drop-off locations have been selected so that riders in the zone will only need to walk about 5–10 minutes or less to reach them. Virtual stops will be located around neighborhoods at community mailboxes or parks, as well as shopping centers, medical facilities, recreational locations, and community spaces. The current WeRIDE service zone encompasses the Original Town Site, the Bell Road Corridor, the City Center, Banner Del Webb Medical Center, and the Prasada along with the Orchards, Kingswood Parke, Sierra Verde, Royal Ranch, Litchfield Manor, Roseview, and West Point neighborhoods.

Surprise was a stakeholder with MAG and Valley Metro in the preparation of The City of Surprise Transit Feasibility Study in 2018. This report investigated the City's current and future transit needs. The study provided short-range and long-range transit recommendations. These recommendations include extensions of two current Valley Metro bus routes into Surprise on Bell Road and Waddell Road, respectively, and the implementation of a local transit route on Litchfield Road and two new neighborhood circulator routes primarily on Greenway Road and Bullard Avenue. The likelihood of these fixed-route circulators could be altered following the full results of the 2023 West Valley Flexible Transit Study. Figure 5.2 shows the existing and potential future transit route servicing Surprise.

Explore More:

The Engineering Development Standards (EDS) are another tool used to ensure that development, especially transportation facilities, occurring in Surprise is of the highest quality and implements the goals of the General Plan.

Figure 5.2: Existing and Proposed Future Transit in Surprise





Transit Oriented Development

In order for transit to be successful, the City of Surprise needs to create a more “transit friendly environment” in which transit has a better opportunity to succeed. One aspect of this is to provide for denser, mixed use development that will support travel by transit. Another aspect is to provide the physical facilities that result in a better operating environment for transit, such as bus pullouts, park and ride lots, signal prioritization for transit vehicles, and improved access to transit for pedestrians and bicyclists.

Implementation is dependent on the close coordination of land use and transportation planning. The relationship between transit and land use focuses development in concentrated rather than linear patterns adjacent to transit stops and stations. Transit investments are directed to link these transit supportive areas to provide people with an attractive option to the single occupant vehicle. This will allow more people to live and work within walking distance of transit. The City of Surprise highlights the importance of supporting transit through land use development by including Transit Oriented Development as one of the Character Sub Areas in its Land use Character Area Plan.

Commuter Rail

The 2018 MAG Commuter Rail Study highlights the BNSF railroad corridor along Grand Avenue through Surprise as a future commuter rail line servicing the Northwest portion of the West Valley. The Grand Line would connect Wickenburg to Downtown Phoenix, passing through Wittmann, Surprise, El Mirage, Youngtown, Peoria, and Glendale along the way. While the plan is conceptual, two stops have been identified in the City, one stop northwest of the Loop 303/Grand Avenue junction and the other stop near the Grand Avenue/Bell Road interchange.

Explore More:

The MAG Commuter Rail Study (2018) illustrates the two stops in Surprise along the proposed regional commuter rail line

ACTIVE TRANSPORTATION PLANNING

Complete Streets

The notion of a “complete street” is to ensure that the design and construction of new roadways and retrofitting of existing roadways ensures that facilities for bicycles, pedestrians, and transit are recognized as integral to a properly designed and functioning street. Complete streets embrace the notion that all modes of travel are equally as important to mobility, health, and safety as a vehicular travel lane. Walking and bicycling foster safer, more livable, family-friendly communities; promote physical activity and health; reduce vehicle emissions and fuel use; and often increase property values in the areas they serve.

The City’s pedestrian network consists of sidewalks, trails, and street crossings. Surprise has many areas that are conducive to walking for recreation and transportation, particularly within the neighborhoods. The City of Surprise looks to encourage improvements to the pedestrian network in targeted areas of need, such as implementing pedestrian connections between neighborhoods and other areas. Some parts of the City are well served by an extensive sidewalk network and pleasant walking conditions. However, pedestrian connectivity along washes and canals is lacking and must be given significant attention.

The City of Surprise requires sidewalks on both sides of the street along all public streets as part of new developments. Additionally, every attempt should be made to retrofit existing developed areas to add sidewalks and curb ramps to meet current standards. This issue has been noted extensively in public comments related to pedestrian-oriented transportation and access.



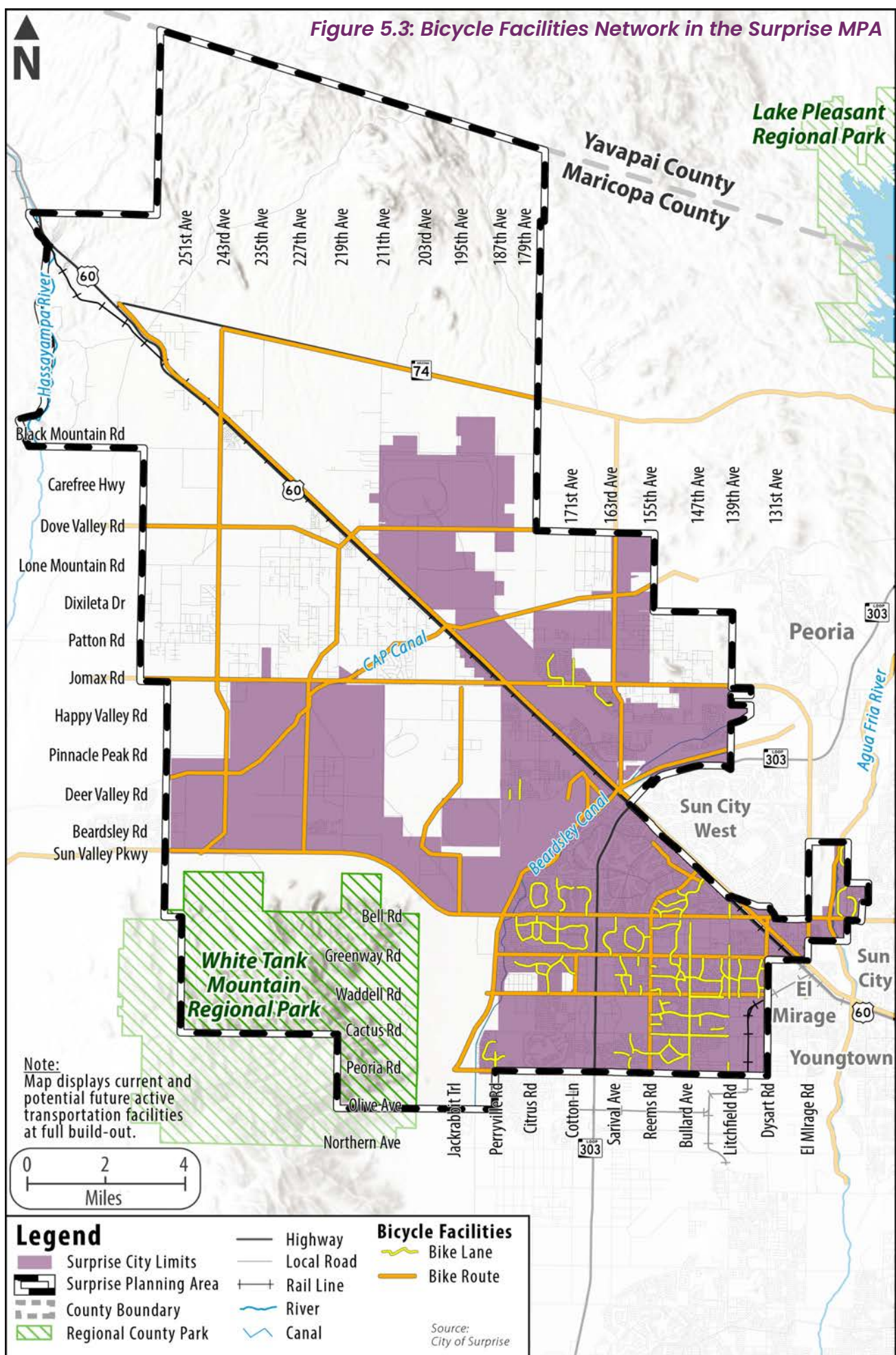
Bicycle Facilities Network

There are currently over 98 miles of dedicated bicycle lanes in Surprise. The existing bicycle lanes are concentrated in the developed portion of Surprise within the incorporated area of the City, southwest of Beardsley Canal. Recently completed roadway improvement projects on Greenway Road, Waddell Road, and Litchfield Road have included dedicated bicycle lanes as Surprise seeks to enhance its multimodal transportation facilities and capabilities. The current and proposed facilities of the bicycle network in the Surprise MPA are shown in Figure 5.3. Refinement of this network is expected in a future City of Surprise Transportation Master Plan.

There are three types of bike facility designations:

- Bike lanes: Bike lanes are within the roadway, next to the curb. Bike lanes are proposed for collector streets and minor arterial roadways with or without on-street parking. Bike lanes are striped with appropriate signage.
- Multi-purpose paths: Multi-purpose paths are behind the curb and sized to accommodate both bicyclists and pedestrians. Multi-purpose paths are proposed for major arterials, and they should also be provided along washes and natural corridors through all developments whenever possible.
- Bike Routes: Bicycles are allowed to operate on all Arizona roadways where they are not prohibited by the State Engineer (currently only the Valley Freeway System and Interstate-10 between Phoenix and Tucson). Bicycle routes are roadways which have no bike lane designated within the roadway but which are accepted recreational bicycle corridors of regional significance.

Figure 5.3: Bicycle Facilities Network in the Surprise MPA





GOALS & POLICIES

Goal 5.1

Develop a complete transportation network to support desirable patterns of development

There is a complex relationship between roadways and adjacent land uses. As the City continues to grow, the transportation network must work in conjunction with the land use plan. The City will strive to integrate existing and future land uses with roadway system design, operations, and aesthetics in a manner that aligns with the character of the neighborhoods that these roads serve.

Policies

1. Maintain the Surprise transportation system to serve current and future needs and protect the investment in the City's roadways, utilizing the MAG roadway construction standards and specifications.
2. Prioritize opportunities to restore and reconnect the traditional street grid by plan for the one mile spacing of arterial roadways in Surprise to the extent possible for improved access across the City in both north-south and east-west directions.
3. Maintain strong access management policies for incoming development accessing major arterials and parkways. To the extent feasible, promote internalized driveways for limiting driveway access onto arterials to enhance the operations and capacity of these roadways in order to reduce the need to expand system capacity in the future.
4. Ensure that the local transportation system is fully and effectively connected to the regional transportation system by supporting construction of regional freeways to provide improved access between Surprise and the region.
5. Develop, monitor, and update a Citywide Transportation Master Plan to ensure the orderly development of the City's arterial and collector roadway system.



6. Collaborate with existing properties with approved PAD's to equitably evaluate the updated Functional Classification Plan to make adjustments to approved PADs that will accommodate modifications to proposed alignments and rights-of-way widths.
7. During the approval process, ensure that proposed developments demonstrate that there are adequate transportation facilities or plans to provide the necessary facilities needed to serve the proposed new development. The City shall also initiate and/or require development applicants to prepare and/or update master plans and strategic plans as needed to prepare for infrastructure needs and financial resources to serve growth.
8. Strive to integrate land use and roadway compatibility decisions per suggested measures outlined in the Implementation chapter of the General Plan by encouraging land use patterns that reduce the amount of external travel by developing neighborhoods where mixed use centers and services are easily accessible from residences and revise subdivision regulations to include connectivity standards and guidelines that require greater street connectivity, providing allowances for pedestrian and bicycle connections when street connectivity cannot be made.



9. Strive to protect neighborhoods and the environment from adverse effects of transportation facilities by ensuring the design of such facilities are done in a fashion which is environmentally sensitive to our desert, mountains, scenic corridors, open spaces, and neighborhoods, including promoting the design of streets with context-sensitive landscaping, with low water usage plants, to help improve the community aesthetics.
10. In order to support freight movement in and through the community, the City of Surprise looks to:
 - Partner with BNSF railroad to identify a comprehensive intermodal transportation network to serve the daily needs of a future BNSF logistics facility
 - Partner with ADOT to identify coordinated access management and turning movements onto US 60.
 - Promote freight truck traffic through an internal collector roadway that segregates truck trips from adjacent planned residential communities
11. Ensure long term planning and development that occurs in and around Luke Air Force Base Auxiliary Field #1 considers the ability to support alternative operations if and when current military mission applications change.
12. Update the CIP for priority roadway projects to make investment choices that assist in the construction and preservation of roadway facilities and recommended greenway trails that support employment growth areas and residential growth areas identified in the General Plan.
13. Investigate alternative funding options (especially all applicable state and federal grants) for the design, construction, operation and maintenance of transportation facilities and services in Surprise.
14. Continue to develop and maintain strategic partnerships with Arizona Department of Transportation, Maricopa County Department of Transportation, the Maricopa Association of Governments, the Regional Public Transit Association, and adjacent jurisdictions for regional projects and services that benefit Surprise.

STRATEGIC PARTNERSHIPS

- With ADOT and the City of Peoria, Surprise will prioritize the need to establish a partial interchange on the Loop 303 at Litchfield Road.
- With ADOT, MCDOT, and the City of Peoria, Surprise will coordinate the extension of Jomax Road from US60 to Happy Valley Road, and for a future traffic interchange with the Loop 303.
- With MAG, MCDOT and the City of Peoria, the City will continue to emphasize the need for east-west major arterial roadway bridge crossings of the Agua Fria River to support anticipated growth. Bridge crossings at Olive Avenue, Happy Valley Road and Lone Mountain Road are preferred crossings to service growth at a timeframe complimentary to development proximate to these areas.
- With ADOT, MAG, MCDOT, and FHWA, Surprise will preserve a 350-foot right-of-way for the future White Tanks Freeway as designated in the Functional Classification Plan.
- With ADOT, MAG, and MCDOT, Surprise will strive to find efficient means to transport truck traffic in a manner that minimizes the impacts upon residential and pedestrian oriented land uses through requiring the use of collector roadways or frontage roads for warehouse and distribution uses land uses along the Loop 303 corridor in order to promote the guided direction of freight truck trips.
- Continue to coordinate and cooperate with regional agencies and adjacent communities to assure continuity of roadway, transit, and alternative modes of travel across jurisdictional boundaries.
- With the Flood Control District of Maricopa County, Maricopa County, and MAG, Surprise will explore additional opportunities to work with adjacent communities to ensure bicycle and pedestrian network continuity across jurisdictional boundaries.



Goal 5.2

Promote safe movement of people, goods, and vehicles across all modes of travel

The ongoing development and growth across Surprise presents the opportunity to plan for a variety of transportation options to connect the city. Surprise will develop and promote a balanced, multimodal transportation system that sustains a mix of vehicular, bicycle, pedestrian, transit, micromobility, and freight trucking options to ensure safe movement and efficient linkages of all people and goods in the city.

Policies

1. Apply concepts of “complete streets” that support and encourage walking, bicycling, and transit use while promoting safe and effective operations for all users, through guidance from the MAG Complete Streets Guide.
2. Require developers to design and construct safe and convenient pedestrian and bicycle connections that meet or exceed national best practices in order to internally and externally link residential uses to nearby commercial uses, schools, parks, transit stops, and adjacent neighborhoods.
3. Develop, monitor, and update a Citywide Bicycle Development Plan that promotes bicycle programs that encourage education, safety, and enforcement.
4. Create non-vehicular connections between housing and senior centers, childcare centers, preschools, youth centers, and other community facilities to provide opportunities for intergenerational connections. Additionally, a nonmotorized mobility network should be recommended along the newly recognized greenway system to further a comprehensive walking and biking network in Surprise.
5. Encourage businesses and employers to provide bicycle support facilities such as locking bicycle parking areas, lockers, and showers at commercial and industrial facilities.



6. Provide and expand transportation demand management strategies and long-range plans to help reduce traffic congestion and encourage alternative modes of travel that include transit planning as an integral component, which takes into account the wide variety of transportation needs of the entire community.
7. Pursue a citywide local transit system that connects homes, businesses, schools, and employment centers in Surprise.
8. Integrate local transit systems in Surprise with the regional transit system, including mass transit options such as passenger rail and collaborating with regional agencies to ensure that in Surprise there is appropriate transit service frequency and connectivity to the region overall.
9. Implement transit priority, circulation improvement measures, and design techniques to ensure increased transit access and ridership, such as supporting the provision of high frequency transit service and capital investments to benefit high density/growth intensity areas.
10. Promote the design of walkable, inclusive communities in new developments, especially as part of all Original Town Site development.
11. Improve pedestrian, bicycle, and micromobility safety throughout the neighborhood, especially in areas where children play and walk to school.



Goal 5.3

Relieve vehicular congestion

Traffic is a concern for many Surprise residents. Beyond supporting alternative modes of travel, the design of roadways and the level of connectivity those roads have plays a major role in ensuring for a more efficient and convenient system. To achieve residents' desires for a reduction of vehicular congestion, Surprise will support a high level of connectivity between neighborhoods and destination centers.

Policies

1. Design roadways and intersections to achieve a Level of Service (LOS) C or greater and maintain no less than a LOS D on all public streets.
2. Maximize the effective use of roadway capacity by managing access to arterials and assuring a high level of cross access between adjacent developments by encouraging and requiring shared access driveways.
3. Utilize technologies such as Intelligent Transportation Systems (ITS) to maximize the capacity and efficiency of the transportation system.
4. Identify and prioritize freight truck infrastructure projects that are needed to maintain mobility and enhance Surprise's (and the region's) economic competitiveness.
5. Strive to improve traffic flow by completing missing and incomplete links in the arterial network and/or other projects specifically detailed in the CIP.
6. Keep the rate of travel time increases below the growth rate of traffic volumes under the Character Area land use planning approach.
7. Partner with MCDOT to accept the recommendations of the Capacity Study to promote the capacity expansion of roadways such as El Mirage Road and Sun Valley Parkway that provide regional connection to and from Surprise and have experienced significant increases in average daily vehicle trips over the past several years.





Goal 5.4

Plan for emerging transportation technologies

Emerging transportation modes and services, including micromobility, bike-sharing and e-scooters, ride hailing, electric and autonomous vehicles, and public transit innovations, can affect travel activity, affordability, and overall infrastructure design. Surprise will continue to collaborate, assess, and program the supporting infrastructure needed to realize those technologies that most appropriately improve efficiencies and better ways of moving people or goods across the city.

Policies

1. Provide preferential parking for alternative fuels vehicles, including electric EVs.
2. Support safe and convenient public connection points for EVs throughout the city.
3. Develop and Enforce laws regulating the use of EVs, micromobility services, ride hailing, autonomous vehicles, bike sharing, and e-scooters.
4. Support infrastructure for EVs, micromobility services, ride hailing, autonomous vehicles, bike sharing, and e-scooters to service residents and tourism visitors in Surprise.
5. Plan for emerging needs in land use planning and development design likely to occur with increased autonomous vehicle and ride hailing usage.

Explore More:

WeRIDE Surprise provides on-demand shared rides and operates like other popular, private, ride share services. The program is currently in the pilot stage operating in a select service zone with a higher percentage of zero car and low-income households



6





A SUSTAINING ENVIRONMENT

Surprise values thoughtful development, resource conservation with a secure water future, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to secure a resilient and adaptive future for all.



A Sustaining Environment

INTRODUCTION

As Surprise continues to grow and develop, an important challenge it faces is achieving a more sensitive balance between urban growth and the environment that is necessary to sustain the quality of life for its residents and the healthy flourishing of the natural ecology. One of the major consequences of growth and development is the encroachment on the environment. For the City of Surprise, growth has consumed significant land areas in the past and is expected to continue in the foreseeable future as population continues to increase in its planning area.

The purpose of Surprise valuing a sustaining environment is to reaffirm the City's commitment to minimize and mitigate the impact of urbanization on the natural environment in order to sustain, protect, and enhance the natural resources in the community. Components of a sustaining environment include conserving resources, mitigating risk from natural processes, managing energy use, and emphasizing the protection of available water for the future.

Beyond acting on behalf of the needs of the natural environment, the City must use a systems approach to sustainability, also taking into account the economic and social needs of the community. An aspect of this is the realization of the finite nature and rising costs of natural resources, especially in terms of energy, water, and general municipal growth and development. Financial sustainability is a key consideration when seeking to balance the cost of development and the cost of preservation.

DID YOU KNOW?

The City of Surprise Water Reclamation Facility currently has the capacity to treat 12.8 million gallons of wastewater per day using an oxidation ditch treatment process to produce Class A+ reclaimed water.



PLANNING DISCUSSIONS

Environmental Planning Factors

The existing natural environment possesses its own inherent values and qualities that should be preserved. Therefore, an important piece of the planning process is to give natural environmental amenities appropriate consideration in urban development along with economic and social considerations. At the national and state level, environmental planning has given rise to policies and controls dealing with air, noise, water quality, and other forms of urban impact on the natural environment as well as the regulation of energy production and risk reduction from natural hazards.

Air Quality

Air quality is vital to the overall health of the environment and the attractiveness of any locality. Three air pollutants of continuing concern are particulate matter (PM-10 and PM-2.5), ozone, and carbon monoxide. The Phoenix Metropolitan Area continues to be a maintenance area for PM-10 and PM-2.5, as well as carbon monoxide, while the metro area is currently a Nonattainment Area for ozone. Collectively as a region, the jurisdictions of the Phoenix Metropolitan Area have been working with the Arizona Department of Environmental Quality, Maricopa County Air Quality Department, and the Environmental Protection Agency on monitoring and reporting in relation to regional plans to improve air quality through emissions testing, fuel standards, improved traffic signal systems, and summer fuel reformulation. Surprise's active involvement in the Maricopa Association of Governments and support of the implementation of the multi-jurisdictional air quality plan will continue to be important for advancing air quality improvements.

Noise

The primary source of regular noise pollution in the City is from transportation, especially vehicular traffic on the roads. Future development within the Surprise MPA will result in new roads and increased traffic volumes, thereby increasing the noise exposure level for all adjacent areas. Additionally, continued growth of the City, residential as well as commercial and industrial uses, will further increase traffic and noise levels throughout the City. The predominant noise source in Surprise is motor vehicle traffic on SR 303 and US 60. Increased traffic on both these corridors can be expected to increase the noise exposure for sensitive receptors along these thoroughfares. Major arterial streets with substantial noise levels include Bell Road, Sun Valley Parkway, 163rd Avenue, and Jomax Rd.

Surprise is traversed by two railroad alignments owned by BNSF. The two lines carry freight traffic through Surprise. The infrequency of the train activity results in loud, but sporadic noise events, and therefore, does not have a significant effect on overall noise levels in Surprise.

Luke Air Force Base (AFB) noise contours impact the southern portion of the Surprise MPA as well as around Auxiliary Field #1. Locally based aircraft account for 97 per cent of flight operations at the Luke AFB airfield. Transient and deployed aircraft conduct the remaining three per cent of operations. Arizona Revised Statutes (ARS) Sec. 28-8461 defines a “territory in the vicinity of military airports,” within which the law requires disclosure to property owners that they are within the territory of a military airport, and the noise attenuation required for structures within the 65-decibel noise contour applies to entire area.

Water Quality

The City uses various treatment processes to meet the required rules, regulations, and permit requirements to use, store, and serve water. Recent reports have found no contaminant violations in Surprise’s water supply.

Most of the unincorporated developments in the Surprise MPA developed without water and sanitary sewer lines. This has resulted in residents in these rural areas relying on groundwater pumped from domestic wells and on-site disposal systems. Groundwater for drinking water purposes requires deep wells and new state-of-the-art water treatment to meet regulatory requirements. The natural quality of deep or confined aquifers tends to be less variable than shallow groundwater. The continued absence of sanitary sewer lines in the unincorporated areas and the newly incorporated areas will result in shallow soil degradation due to higher wastewater volume flowing through on-site disposal systems.

As urban development gets closer to these unincorporated areas, line extensions may minimize the negative impacts on the shallow groundwater. Currently there is no evidence as to the leaking of any underground storage tanks in the Surprise MPA. Some groundwater quality problems are a consequence of leaking underground storage tanks which housed petroleum products or other hazardous materials.

The City of Surprise, as an operator of a municipal storm drain system, has



prepared a Stormwater Management Program. The plan acts as the City's permit, describing actions that include best management practices, measurable goals, and timetables for implementation of five minimum control measures as follows:

- Public education and outreach.
- Illicit discharge detention and elimination.
- Construction site stormwater runoff control.
- Post construction stormwater management.
- Pollution prevention for municipal operations.

The Clean Water Act (CWA) is the cornerstone of surface water quality protection in the United States. The statute employs a variety of regulatory and non-regulatory tools to reduce discharge of pollutants into waterways, to finance municipal wastewater treatment facilities, and to manage polluted runoff.

Nature Conservation Conditions

Natural & Biological Resources

The location of Surprise in the Sonoran Desert places the residents of the City in the world's most biodiverse desert. The significance of ecologically rich and diverse plant and wildlife communities, the area's precious water and air resources, and productive open-air resources contribute greatly to the City's quality of life. The City recognizes the need to contribute to the protection of native plants and animals, and their habitats before their populations are so low that they must be listed as threatened or endangered under the State and Federal Endangered species acts and will provide protection to special status species.

Ecological Critical Areas

Ecological critical areas seek to set aside land to protect natural resources and environmental processes from human disturbance. Examples of these areas include McMicken Dam water impoundment area, hillsides, major washes, and wildlife corridors. Land in its natural state can balance protecting wildlife habitat and the needs of the overall ecosystem while still offering recreational opportunities in the form of nature watching and photography. Surprise has the ability to offer its natural landscapes and wildlife to attract limited and conservation-focused eco-tourism that can contribute to the local economy.

White Tank Mountains

The White Tank Mountains encompass some of the best conserved natural and cultural areas in the greater Phoenix metropolitan region, featuring a large mule deer herd, mountain lions, javelina, petroglyphs, and Sonoran Desert plant life.

The tens of thousands of acres of open space and natural habitat in the White Tank Mountains are conserved, permanently protected from development, and made more accessible for the public to appreciate and enjoy due to the great efforts of the White Tank Mountains Conservancy, which acts in stewardship of the property's wildlife, habitat, and other natural resources while providing environmental education and outreach. Within the mountains is the nearly 30,000-acre White Tank Mountain Regional Park that is managed by the Maricopa County Parks Department. The mountains offer outstanding recreation opportunities including hiking, biking, and horseback riding trails, as well as picnic and camping facilities.

Without proper planning, however, these parks and the mountains' other resources could become entirely surrounded and overwhelmed by development. Houses are already pushing to the edges of the mountains. Open space could ultimately disappear, and with more development and infrastructure filling in the valley, the natural connections that wildlife rely on for migration, forage, and genetic diversity could be cut off.

Water Resources for Surprise

Water supply within Surprise is one of the key factors for maintaining sustainable growth and allowing the City to achieve its long-term vision. Water management policies and practices, focusing on building a strong water portfolio, new water supplies, and a community-wide emphasis on water conservation are needed to achieve and maintain this goal. Maintenance of a dependable water system to supply good quality water will also continue to be an essential factor in defining Surprise's future health and prosperity. This general plan is intended to govern the provision of City water services within the general planning area.

Arizona is experiencing a 21+ year drought on the Colorado River system potentially impacting the City's continued ability to access its full water resource portfolio. To prepare for continued drought conditions and future population growth in Surprise, the City has developed a comprehensive Water Resource Management program that is detailed within the 2022 Integrated Water Master Plan – Water Resources Update (IWMP-WRU) which addresses water resource and water infrastructure planning for the future. This document, coupled with the supporting Surprise Water Conservation Program, serve as the City's guiding principles when considering future water resource and infrastructure needs. These documents consider current and future land use data in an effort to stay ahead of the demand curve.

Water System



As a municipal water service provider, the City has a defined service area and specific allocations and rights to groundwater and surface water supplies to serve this area. Twelve other water companies have rights to serve select areas within the Surprise MPA.

Table 6.1: Drinking Water Providers in Surprise

Drinking Water Providers	
City of Surprise	City of El Mirage
Beardsley Water Company	Brooks Water Utilities
Chaparral Water Company	Circle City Water Company
County Island	EPCOR Water
Morristown Water Company	Puesta del Sol Water Company
Saguaro Acres	Saguaro View
West End Water Company	

Source: City of Surprise

The City of Surprise currently manages its provision of water through three primary public water systems located within Special Planning Areas (SPA) 1, 2, and 3 within its overall service area. The supply for these water systems is comprised of 19 wells that are associated with 5 water supply facilities. To account for projected future growth, there are additional water supply systems and facilities planned within SPAs 3 and 4. Further, in addition to expanding the City's water system as development occurs, the City's water supply systems may require additional treatment facilities and other infrastructure should the City elect to directly deliver CAP water to its customers for potable purposes. These modifications may include construction of a water diversion facility on the CAP, a water treatment system, and a network of large water distribution pumps and pipelines.

Water Supply & Demand

The City currently holds a Designation of Assured Water Supply (DAWS) with the Arizona Department of Water Resources. The DAWS incorporates the water demands within the City's water service area that are anticipated over the next 10 years, and then modeled over 100 years to ensure sustainability and resilience. The DAWS includes 24,250 acre-feet per year (AFY) that the City has demonstrated to be legally, continuously, and physically available for the 100-year timeline. The DAWS is required to be updated every 10 years so the City

can fully calibrate its water demands with its water supplies. The City uses the DAWS to ensure that development can be supported with the available water resources while respecting the committed water customers and their demands. The City's water portfolio includes the Colorado River water via a subcontract with the Central Arizona Project, effluent water, groundwater, and long-term storage credit. Surprise draws its public water supply from the West Salt River Valley sub-basin, through several well fields.

According to the 2022 IWMP-WRU, at full buildout, the City's ultimate water demand could range between 82,000 AFY to 128,000 AFY depending on the character and housing densities of future development. However, looking out to the planning horizon of this Plan, expected water demand at year 2040 is 22,600 AFY. Given the City's current allocation, acquisition of new water rights is fundamental to future development and growth.

To address long-term water needs, the City will continue its strategy of storage and recovery of renewable supplies via recovery wells to meet potable demands through the year 2050. This means that the City will continue to develop wells and the associated treatment, storage and pumping facilities required for groundwater production as the service area continues to expand. To establish a more long-term comprehensive water supply strategy, the 2022 IWMP-WRU identifies thirteen potential alternative water supply opportunities.



Explore More:

The 2022 Integrated Water Master Plan - Water Resources Update identifies service area demands, existing water supplies, and opportunities to expand the City's water portfolio.



These include additional groundwater use through enhanced aquifer management, additional surface water credits and/or direct treatment of CAP water, full use of available reclaimed water, transfer and use of water stored outside the Phoenix Active Management Area (AMA), and regional partnerships for the development of new water supplies such as brackish water, direct potable reuse, or desalinization.

As climate conditions across the West continue to change and regional drought mitigation efforts within the Lower Colorado River Basin evolve in response, more actions may be required to determine the impacts and potential mitigation measures the City will take to maintain a diverse, resilient, and sustainable water supply.

Water Conservation

The City of Surprise's future growth and development depends on proactive planning to ensure sustainable water access. Since the parameters for sources of water supply are generally finite, efforts to increase the efficient use of the City's existing water resources must be promoted and come from the demand side.

The City of Surprise will take measures to conserve its use of its water resources through policies that include a sensible consideration for the increased water demand from a rising residential population and a burgeoning local economy, such as evaluating water rates and reducing outdoor water use. The City will also provide education and encouragement to its residents and businesses of best practices for water conservation at the individual, household, commercial, and industrial levels. It is of vital importance that Surprise takes the lead in water conservation initiatives since future efforts to augment the water security for its residents and businesses will most certainly rely on a more complex and lengthy process of cooperation and coordination among municipalities, states, agencies, and other entities in the Southwest Region.

Resiliency & Hazard Risks

Risk Reduction from Hazards

While Arizona is known for minimal natural disasters, the region still faces regular-occurring hazards that present significant challenges to Surprise. With seasonal monsoon events, flooding can become a serious environmental hazard in Surprise. There are three major regulatory floodways in the community, the Agua Fria River, Hassayampa River, and the Trilby Wash, as

well as a number of other large washes, mostly located in the more rural areas west of the Beardsley Canal. Additionally, McMicken Dam provides flood protection for Surprise and other cities in the Valley by incorporating over 14 miles of flood retarding structure and over seven miles of an outfall channel that drains the dam to the Agua Fria River. The City can protect both property from flood hazards and prevent the washes from drying out through protecting the washes. These areas have also been identified as open space to provide additional recreational amenities. Developing adaptable resilient infrastructure in the future will be critical to hazard mitigation long term.

The number of wildfires has increased in recent years as a result of the persistent severe drought conditions. While not heavily forested, the desert landscape and mountains surrounding Surprise are threatened by potential wildfires impacting critical Sonoran Desert habitat and nearby residential development. Intentionality around residential and rural development in the fire prone areas of the MPA will play an increasingly important role in future hazard mitigation.

The damaging effect from ground subsidence can include gradient changes in transportation, utility, and flood control facilities. Because of the gradual, long-term nature of subsidence and settlement these phenomena do not pose a life safety hazard but do result in property losses. The effects of subsidence can create decreased groundwater storage capacity, change slope patterns (affecting irrigation, flood control, and drainage patterns), and cause damage to both surface and underground structures.

Human-induced hazards also pose a risk threat to Surprise. These tend to be related to the storage and transporting of hazardous material in the City. Clear procedures and processes have been developed in order to safely handle these materials, prevent the community's exposure to them.

The Emergency Operations Plan establishes a graduated emergency response system for disaster scenarios and actions for various City departments to ensure safety and security of Surprise residents. Calling upon different government agencies' responsibilities, the plan coordinates a unified response before, during, and after emergencies.

Explore More:

The Surprise Emergency Operations Plan is the community's plan for emergency preparedness, response, and recovery.



Extreme Heat Mitigation

The extreme heat during summer months can prove to be deadly to those without access to water and a cooled environment. Heat Surveillance Reports and monitoring are compiled from Maricopa County and consistently show peaks of heat related mortality rates during hottest times in the summer.

There are many ways to mitigate and adapt to high temperatures locally in Surprise and across the region. Key strategies include integrating shade and reflective materials into the built environment, implementing green stormwater infrastructure, planting more native trees and vegetation, preserving open space, and establishing cooling centers to provide critical heat relief on extremely hot days. Using these strategies in combination can enhance their effectiveness. For example, installing a permeable pavement parking lot that includes shade trees can extend the longevity of the pavement and reduce water demand for vegetation.

Hazardous Critical Areas

Hazardous Critical Areas are open space lands set aside from intensive development and at times, from public access to protect people and property from hazard. They are not suitable for open space development because hazardous conditions or public health and safety constraints exist. These include flood prone areas, earth fissure or land settlement zones, landfills and airport public safety zones surrounding the Luke Auxiliary Field #1.

Energy Considerations

Conventional Energy Sources

Power supply mostly comes from nuclear, coal, and hydroelectric powered plants owned by Arizona Public Service (APS) of Arizona. The transmission of power within the City is addressed by the APS transmission line network. Natural gas is provided by Southwest Gas Corporation.



Alternative and Renewable Energy Sources

Alternative and renewable energy sources (e.g. solar, wind, geothermal, and possibly solid waste) may be utilized for residential, commercial, industrial, and transportation-related development. Solar energy is more easily used in residential development. Most single-family dwellings in the City have solar retrofit potential. Some are already laid out to orient lots for ease of implementing solar power infrastructure.

Alternative and renewable resources may also supply energy in the future to the commercial and industrial sectors where cogeneration exists. Commercial enterprises which are not utility companies may lead the way in producing power from renewable energy sources.

Energy Conservation

The City's total demand for energy will increase with future population growth and development. Public and private planning decisions should promote energy management and efficient use of energy-related resources to ensure the community is served with a balanced mix of affordable energy supplies. Energy efficiency supports economic growth and development by freeing funds that otherwise would be spent on energy. Energy efficient development patterns also make the region less vulnerable to disruptions in the supply of conventional energy. Furthermore, diversity of energy supply can reduce the environmental costs of large-scale production and distribution.

Local Utilities in Surprise

The provision of infrastructure, utilities, and services, both private and public, is key to the continuing success of Surprise. The core utilities of water, wastewater, stormwater, waste, energy, and broadband systems must be expanded to meet current and new development needs as well as the creation of sustainable neighborhoods in the future. In the process of expanding these systems it is the city's desire to make the systems as efficient, environmentally friendly, and visually unobtrusive as possible. To achieve this, it will be necessary to work with private providers to plan for the needs of future technology. Well planned utility facilities can provide high quality service at affordable rates, to more customers with less infrastructure.

Sewer & Wastewater

Wastewater services in the City of Surprise are provided by both the City and EPCOR. Rural residences outside of sewer service areas will generally use septic systems until infrastructure is developed. The City of Surprise currently has two operating wastewater treatment plants. As the City develops, there will be a growing need for wastewater treatment. New treatment plants being built will need funding either through a municipal bond issue or started through developer funding of the project.



Reclaimed Water

The City has been producing and using reclaimed water since 2002. By using reclaimed water as a supply to recharge the aquifer first, the City has taken important and necessary steps toward its water conservation aspirations. The City also recognizes opportunities to utilize reclaimed water as a source for parks and lakes which will reduce the amount of water removed from the aquifers and treated to drinking water standards. The City is a member of the Central Arizona Groundwater Replenishment District (CAGRD). In order to remain under the Designation of Assured Water Supply, the City currently recharges reclaimed water at the three WRFs and also utilizes its CAP Canal water allotment to recharge the aquifer at the Tonopah, Hieroglyphic Mountains, and Agua Fria recharge facilities.

Solid Waste

Surprise's growth will increase the quantities of both non-hazardous and hazardous solid wastes generated in the area. An effective and comprehensive long-range waste management plan for the region will ensure that storage, collection, disposal, and recycling of wastes occur in an environmentally and economically acceptable manner. Solid waste transfer and disposal facilities for Surprise are owned and operated by Waste Management while residential solid waste pickup and disposal are the responsibilities of the City. Currently, commercial and industrial waste is handled by private haulers, Parks and Sons. Hazardous waste is handled by a private contractor who is certified to handle hazardous material. At this time Waste Management owns and operates the Northwest Regional landfill and contracts the operation of waste transfer stations that provide service to Surprise residents.

On average, Surprise produces approximately 365,000 tons of waste every year. With a capacity of 92,000,000 tons, the Northwest Regional landfill has sufficient volume to serve Surprise until approximately 2090. To promote the lifespan of the landfill the City should educate residents to increase recycling by utilizing the drop-off services, lowering the amount of waste deposited in the landfill.

Public Works Operations Facility

In 2020, the City of Surprise finished construction on a new 44,000 square foot Public Works Operations Facility to consolidate in one facility street maintenance, trash/recycling, traffic signal and citywide vehicle fleet operations for supporting more efficient public safety fleet maintenance and storage needs. The facility includes climate-controlled indoor space to maintain public safety and other City vehicles; a vehicle wash facility and fueling station; and space for parking and circulation. It also includes a training room, break room, and locker rooms for staff. This new facility allows for the Solid Waste and Street Maintenance divisions to expand according to the future growth of Surprise.

Power

Electrical power in the City of Surprise is provided by Arizona Public Service (APS), Electric District 7 and Maricopa Water District. APS provides power to Arizona from power plants throughout the state. These plants operate on: nuclear, coal, natural gas, hydroelectric, combustion engine, and some solar. Surprise can acquire its power through the electric grid supplied by any of these means.

Renewable energy in the form of solar, wind, and water power is the direction being taken by many power providers to become more environmentally friendly and reduce dependence on fossil fuels. With its constant sun, Arizona is a prime location to develop solar power. The largest issue with developing solar energy is the initial cost of the infrastructure and the amount of land needed to provide enough energy to make the project feasible. The City of Surprise can work with APS to reserve locations for future solar or other power plants.

Just like water, power is a utility that large companies desire before they locate to a city. To aid in the development of large vacant lots or the creation of an employment park, the City of Surprise should work with APS to site local power plants or substations as needed to provide for the potential energy needs of these future companies.

Broadband

The City of Surprise is in the process of holistically looking at both fixed and wireless broadband capabilities on a Citywide basis. The City lags regarding broadband connectivity, upload speeds, and download speeds. However, the Federal Communications Commission (FCC) indicates in their published maps more than 94.9% of the population having broadband internet connections. Cox Communications and Lumen Technologies are the two primary providers of fixed broadband in the City. However, others such as Zona Wyerd are building out fiber networks within the incorporated limits. With regards to wireless broadband, cellular technology infrastructure continues to progress into Surprise through newer and more established carrier companies. The City is taking a proactive approach through: obtaining grant funding (City was awarded \$1.8 Million in 2023 to expand coverage within the Surprise Center and Original Town Site); broadband asset mapping, broadband master planning, creation of boiler plate tower lease agreements for City owned properties; coordinating with tower developers and carriers; leveraging relationships with the State Broadband Office, Arizona State University, the Sun Corridor Network and the Digital Equity Institute. To balance the broadband coverage with minimizing the visual impact, the City works with carriers to co-locate on existing structures and plan in advance for siting new towers in growth areas of the City.



COST OF DEVELOPMENT APPROACH

For the City of Surprise to be fiscally sustainable over time it will become necessary to review revenue and expenditures, maintenance and repair issues, and secondary costs to new development and redevelopment efforts. Fiscal responsibility comes not only from a balanced budget, but by using the municipal revenue streams wisely and for resident-driven purposes. Surprise has experienced rapid growth over the past two decades. In response to this, it will become necessary to budget more of the City's money for repair and redevelopment efforts of older neighborhoods and infrastructure. As new development comes into the City, decisions must be made to consider secondary costs in developing or redeveloping areas.

The following principles are important to consider related to funding new development:

- Establish level of service standards and determine to what extent existing facilities and infrastructure will support future development.
- Estimate the impact and requirements of new development.
- When possible, require new development to pay for its fair share of costs.
- Consider benefits and costs to future residents when developing financing strategies for infrastructure.

Revenue

Revenue for the City of Surprise is not only in the form of municipal taxes, bonds, fees, and grants. The City also receives funding from federal, state, and county agencies to perform necessary additions or expansions to services and infrastructure repairs.

Local Taxes

Local taxes are the largest source of general fund revenue. These revenues are generally reoccurring with little or no external restriction on their use. Examples of local taxes are sales, property, and franchise fees. As a relatively steady source of income, local taxes should be directed to provide for regular services and maintenance throughout the City, as well as assisting—but not relied upon—to pay for other budgetary needs such as capital improvement projects.

Bonds

Typically revenues falling under this category will be designated for specific uses. In most cases this revenue category is not a stable income stream and should not be used for regular maintenance and services. Revenue sources for this category may include:

General Obligation Bonds: General Obligation (GO) Bonds are similar to revenue bonds but are based on the full taxing authority of the municipality. The City of Surprise may bond up to twenty per cent (20%) of its secondary assessed valuation with an additional six percent (6%) available for special projects. Like revenue bonds, GO bonds must be approved by public vote. Use of GO bonds is similar to revenue bonds in that they should be used for capital improvements. They differ in payment arrangements. GO bonds are typically paid back through property taxes with little or no sales taxes used. Like revenue bonds these can be used for immediate finance needs as well as spurring development in select locations.

Revenue Bonds: Revenue bonds are a method of borrowing to finance service expansions. Bonding must be approved by a public vote. Bonds are typically used for capital improvements in the form of unexpected utility or roadway repairs, or intentional expansion to spur development in select locations. By building the infrastructure the ideal case will generate an increase in sales and property taxes, which will pay back the bonds and create more revenue for the City. The bonds are paid back through future revenues that are legally pledged to the issuer. Revenues generally utilized for debt service are privilege taxes (sales tax), Highway User Revenues Funds (HURF) (i.e., payments made to municipalities from state fuel taxes), and user fees.

Fees

User Fees: User fees are revenues associated with the provision of utility or public services by the City. Examples include sewer, trash collection, and parks and recreation fees. User fees are typically directed for regular maintenance and services and are a direct method of subsidizing or fully paying for the specific use charging the fee. In some cases, user fees may assist in the development of capital improvement projects.

Development Impact Fees: Fees that are established by the City based on the cost of expanding services to accommodate new development. These fees are then passed on to the builder as part of the cost of the development. Development impact fees are currently in use. Impact fees are narrow in scope (i.e. utilities, police, library, roads, etc.). The impact fee must be attached to a capital improvement project that is directly related to the development being built. These are one-time fees and cannot be used to fund regular service and maintenance.



Grants

Grants: Grants are revenues awarded or given to the City for specific projects. These revenues typically come from federal, state, and county agencies but may also come from private parties. Often grants require an “in kind” payment where the City matches the grant with a stated percentage of its revenue. The “in kind” funds can be attained from any of the above funding sources. The City is currently aggressive in attempting to obtain grants for all purposes. Most often these grants aid in emergency services, and housing programs. Grants that are achieved by the City must be used for the specific project applied for.

Other Funding Mechanisms

Special Financing Districts: This revenue source establishes specialized districts to increase municipal revenues for a specific project. Finance districts are typically used for redevelopment purposes where the project can be paid for over time. Examples of projects are: sewer, water, streets, streetlights, and community centers.

Lease-Purchase Agreements: Lease-purchase agreements require the City to make an arrangement with a private or public entity to purchase an item or building. While interest is paid, the payoff period is typically for a shorter period than bonds and the municipality will own the project at the termination of the agreement. Various agreements can be made on the terms of the lease or purchase. This revenue source is most often used to provide for immediate items with a relatively low cost compared with bond purchase items. This may also be used for lease or purchase agreements for new facilities or services. Lease-purchase agreements are a method of financing capital projects that lessens the up-front costs to the municipality.

Expenditures

To ensure Surprise maintains a sustainable budget it is necessary to review what the City funds, as well as analyze the desired amount to be spent on services and maintenance. To become a truly full-service city, Surprise must conduct research on expenses for expanded recreation opportunities and services, as well as analyzing timing on these expenditures.

As new and expanded services are desired by residents, the City must review the total costs and determine future budgetary needs related to the services before implementing them. It is also important to keep in mind that not all new or expanded services can be provided by the City. In some cases analysis of costs may determine that a private service provider can establish the service at a lower cost to the City than having the City provide the service on its own.

In other cases the service may be in high demand by residents but cannot be placed into City expenditures due to its nature. Examples of this are federal and state projects like freeways and military expansions.

As Surprise continues to grow, determinations will have to be made on how the City will acquire or purchase what is necessary to create a full service city. Some of the items that budgets typically consider are land, manpower, equipment, facilities, buildings, and maintenance. Surprise has little experience with aging neighborhoods other than the Original Townsite. As some of the first planned neighborhoods age there will be an increase on the overall City maintenance load. Repair or maintenance of streets, streetlights, parks and more will need to be phased into the City maintenance schedules. Some neighborhoods are already beginning to enter this maintenance cycle while others still have several years. Future funding efforts will have to ensure a balance between new development and developments that have entered the maintenance cycle.





GOALS & POLICIES

Goal 6.1

Protect the health of our diverse environment

The planning area for Surprise is ecologically diverse. Surprise will research, promote, and incorporate innovative policies and practices that protect this diversity through environmental stewardship. The City will look to preserve and maintain the natural surrounding landscape in its planning area, including in the City's Growth Areas, so as to maintain the high level of environmental quality, water protection, and scenic amenities for all to enjoy.

Policies

1. Seek to retain its aesthetic values and heritage of the Sonoran Desert by being a steward of the land and environment within its planning area by:
 - Preserving significant areas of the desert as natural open space for both recreation and wildlife uses.
 - Protecting historical and archaeological resources.
 - Maintaining the scenic quality of the local vistas and other visual amenities.
 - Integrating environmental quality protection into all phases of local planning, policy, and development, emphasizing environmental education for the community.
 - Balancing the needs of municipal growth, open space preservation, heat island mitigation, and water conservation.
 - Work with the Arizona State Land Department in exploring the benefits of development buffers adjacent to the boundaries within the Surprise Planning Area of the White Tank Mountain Regional Park



2. Work to improve the air quality and actively participate in achieving regional air quality standards through encouraging the reduction of transportation emissions and other sources of air pollution. This can include reducing City fleet emissions, improved traffic management, circulation system improvements, alternative transportation modes, and reducing particulate pollutions from other sources.
3. Preserve wildlife ecosystems, sensitive habitats, and protected species' habitats by implementing comprehensive management strategies for enhancing wash corridors, studying stormwater recharge design alternatives, and discouraging mass grading of large parcels.
4. Strive to protect and maintain the quality of its groundwater sources by developing plans and pursue funds to mitigate potential water contamination in compliance with federal and state water quality and augmentation initiatives.



Goal 6.2

Utilize a systems approach to sustainability

An enduring community must establish a sustaining framework that balances the needs of the present without compromising the ability of future generations in Surprise to meet their own needs. Surprise will align with this endeavor by optimizing the environmental, economic, and social dimensions of the City as systems related to each other in an interconnected manner. New growth will be guided through the use of more defined and efficient development practices, seeking to support the City's efforts to reduce its overall reliance on non-renewable resources. Additionally, Surprise will commit to adhering to financially sustainable practices through requiring that development pay its share of the cost of public service needs generated by the development.

Policies

1. Promote and give priority to infrastructure improvements in identified growth and infill areas that are contiguous with existing development to make development decisions predictable, fair, resource efficient and cost effective.
2. Encourage sustainable and durable green building practices to lessen the demand on infrastructure for all new construction and further existing community education programs on the economic and environmental benefits of these practices.
3. Develop and implement Citywide strategic energy planning that includes initiatives such as:
 - Pursuing opportunities for local energy supply management.
 - Educating the public on ways to improve energy efficiency and conservation.



- Encourage a built form that facilitates energy efficiency, especially in harnessing solar energy for power generation.
 - Offer financial or regulatory incentives for meeting building energy performance standards in new construction or renovation
 - Reducing the energy usage at City facilities
 - Support regional efforts to increase the supply of energy from renewable sources, distributed generation, and cogeneration
4. Aim to retain native and mature trees when feasible and discourage the use of invasive plants and support the removal of existing invasive species.
 5. Participate in local, regional, statewide, and national sustainability efforts.
 6. Promote financial sustainability through planning the timely maintenance of municipal infrastructure in order to reduce infrastructure costs and maximize the life of capital of projects, ensuring new development pays its “fair share” of growth, sustaining an open public dialogue that quantifies the community’s desires for investment of funds for maintenance, capital improvements, and redevelopment efforts.



Goal 6.3

Reduce risk and thrive under change

Providing for an overall environment for safe and healthy living is a mainstay for any desirable community. Beyond planning for personal health initiatives, Surprise desires to minimize the threats of natural and human-induced hazard risks by employing broad interdisciplinary-derived methods and emerging techniques to respond, adapt, and thrive under these changing conditions.

Policies

1. Continue to emphasize the safety of the community from both natural and human induced hazards through a multi-pronged approach of investing in appropriate infrastructure, minimizing exposure to flooding and subsequent damage, managing hillside slope development, and promoting policies that aid in hazard prevention.
2. Ensure that the community is well prepared to respond to natural and human-induced catastrophic events by having emergency preparedness plans in place that provide periodic reviews of emergency facilities and resources and form strong partnerships with local, regional, state, federal, and private entities in order to provide comprehensive and efficient services during emergency events.
3. Promote mitigation efforts and safeguards for potential risk events from sites of hazardous materials storage in the City limits.
4. Continue to equip the Surprise Fire Department and other emergency responder services to achieve a level one response team throughout the community and encourage comprehensive fire prevention practices through evaluating building codes, installing fire prevention and suppression technologies, and community education.



5. Strive to prevent the exposure to risks of damage or injury to people and property to hazardous material by designating routes for vehicles transporting hazardous materials away from residential neighborhoods and periodically reviewing these routes in the community. Surprise will be a strong partner and supporter of safety legislation for the handling hazardous materials.
6. Support utilizing emerging techniques and strategies to mitigate risk, including:
 - “Safescape” concepts in development review of new projects
 - Supporting health and injury prevention
 - Promoting alarm system use in all nonresidential buildings
 - Ensure these techniques scale as the City continues to grow
7. Ensure the dissemination of critical information is clear, accurate, and efficiently communicated when needed that can provide both proactive community guidance in preparing for emergency risks and enhanced effectiveness of municipal emergency response systems.



Goal 6.4

Provide exceptional core utilities

Surprise must utilize technological innovation and strategic investment in its public municipal utilities (i.e. water, wastewater, stormwater, and solid waste) infrastructure to support its current and future residents, businesses and visitors in a manner that supports reliable services and efficient patterns of development.

Policies

1. Utility infrastructure and services provided by development should be mutually beneficial for the City and the developer, and they should be maintained at high-quality levels throughout the city, especially within targeted employment centers and other establish priority areas.
2. Provide affordable water, wastewater collection, treatment, and water reuse utilities through coordinating with private utility companies and other public services to plan improvements to infrastructure, facilities, and services in both developed and undeveloped parts of the planning area.
3. Actively pursue and support programs and activities that reduce the amount of waste that must be landfilled through strategies such as:
 - Encouraging new or remodeled multifamily residential and all non-residential development to incorporate convenient recycling options.
 - Continuing public education programs to encourage waste reduction techniques.
 - Considering development of a residential and commercial food and yard waste composting program.
 - To the extent possible, purchase goods containing recycled materials for City use.



4. Undertake educational programs promoting voluntary collection of recyclable items and encourage businesses to take a more active role in recycling techniques. Surprise will periodically evaluate the feasibility of a recovery plant for reusable materials from solid waste and potential energy generation.
5. Invest in the maintenance, repair, and replacement of the stormwater utility infrastructure while also considering sustainable stormwater management measures, including but not limited to vegetated roofs, pervious pavements, rainwater harvesting, and low impact development.
6. Plan utility corridors to be fiscally and environmentally responsible and efficient in addition to being aesthetically acceptable to the community.
7. Review the City's capital improvement plan (CIP) and master water and sewer infrastructure plans such that extensions of service capacity do not induce inappropriate development within the Luke Compatibility District.
8. Consider long-term revenue implications of land use decisions aiming to promote revenue generating land uses when investing in public utilities.
9. Foster innovations in technology to enhance public services and utilities by creating incentives to provide resources for advanced technology and broadband upgrades.



Goal 6.5

Continuously and responsibly manage our water resources

The City will continuously pursue to develop and implement programs that protect and enhance the City's water supply portfolio in accordance with the adopted Water Resource Management Plan. Within this work, the City will monitor and support efforts to improve regional cooperation and communications among appropriate agencies and communities.

Policies

1. Leverage existing water portfolio assets to grow local resources while also working as an equal partner with ADWR and other agencies in efforts to pursue new water sources and convey these waters throughout the region so as to maintain a 100-year Assured Water Supply designation from ADWR.
2. Look to enhance its water resources portfolio through investing in acquisition of all forms of water assets, including long-term water and extinguishment credits, water rights, additional CAP allocation and recharge, and all other water sources.
3. Standardize data methods for regional economic comparison of the cost of managing water resources, including investigating alternative water supplies and programs.



4. Assist the private water companies in conservation, long-range planning, and identification of their roles as water suppliers for the region.
5. Include conservation of water resources in area plans to guide land use decisions with an emphasis on retaining the natural desert landscape in new developments in order to maintain washes and to limit turf installation or other disruptive groundskeeping to recreation areas.
6. Maximize the use of effluent as a source of recharge water and integrate effluent management plans.
7. Expand processes to communicate current and planned water programs to the public.



Goal 6.6

Bolster water conservation

In the spirit of bettering the use of water across the City, Surprise will continue to promote water conservation in accordance with the adopted Water Resource Management Plan. The use of reclaimed water will also be encouraged, and there will be further investment into best management practices for the optimal capture of stormwater runoff.

Policies

1. In meeting ADWR conservation requirements, Surprise will support the conservation and efficient water use to minimize the need for new water sources, expand programs and regulations to reduce water waste, and pursue policies that benefit the local ecology.
2. Make information about water-conserving landscaping and water harvesting methods and resources available for property managers, designers, and homeowners.
3. Explore ways to tie together the increases of density for future development at the local level with the known water supply.

Goal 6.7

Ensure for safe and reliable water delivery

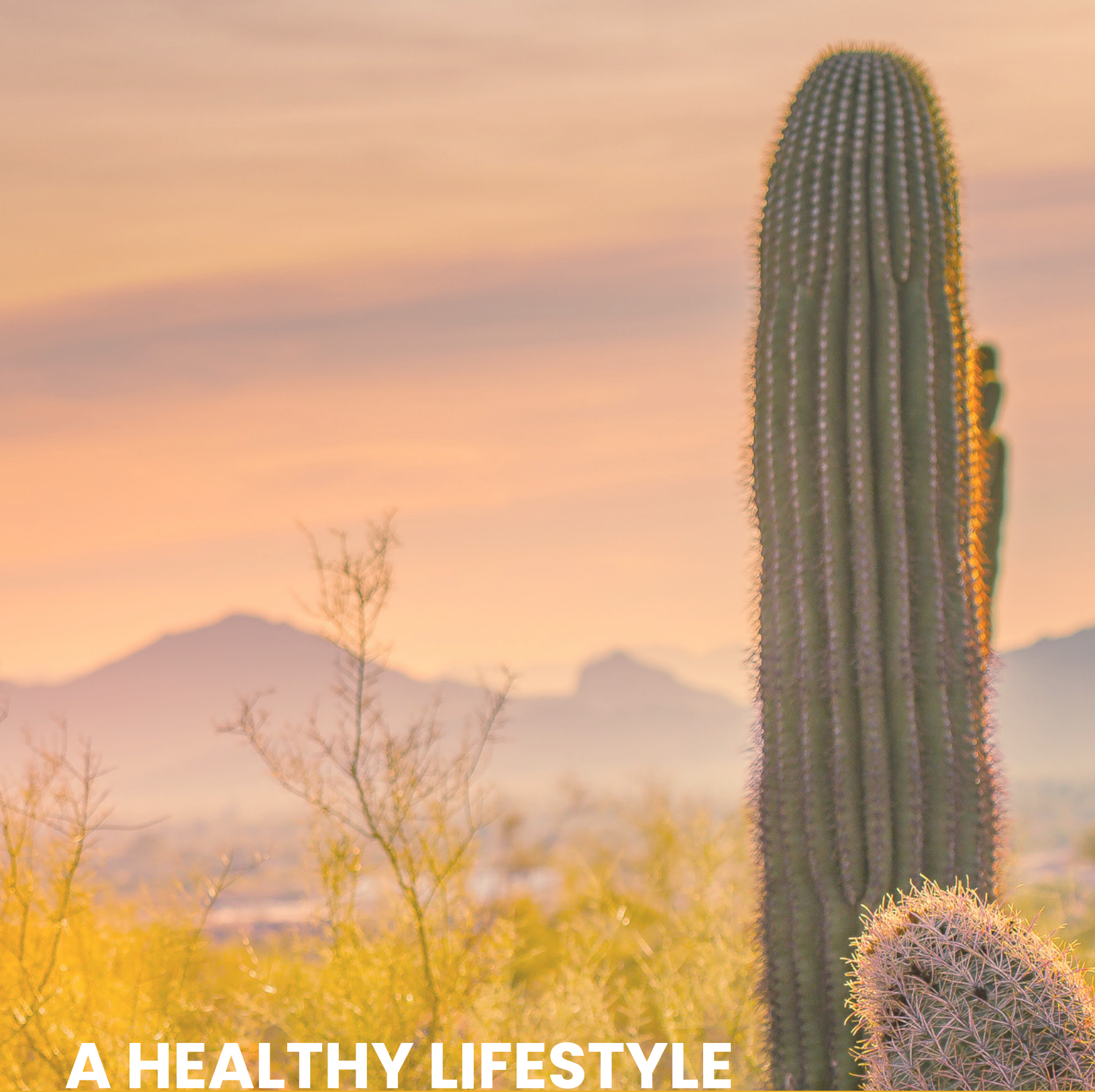
The City of Surprise will continue to invest in water treatment, storage, and distribution systems to ensure reliable delivery of high-quality water to meet daily and emergency needs.

Policies

1. Develop a plan for future development of the City's water supply and distribution system to meet established system pressure and fire flow standards (including reservoirs, mains, and hydrants) that may also include a surface water treatment plant to satisfy the City's potable water needs.
2. Ensure new developments possess water resources to serve future residents and will further require development with large water demand developments to provide the City with water rights associated with the land being developed.
3. Support the extension of reclaimed water distribution infrastructure in order to increase the use of reclaimed water and secondary effluent throughout the areas of hydrologic impact.
4. Work with regional agencies to provide and improve emergency measures to ensure adequate water, storage, and distribution during supply interruptions.

7





A HEALTHY LIFESTYLE

Surprise values a safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.



A Healthy Lifestyle

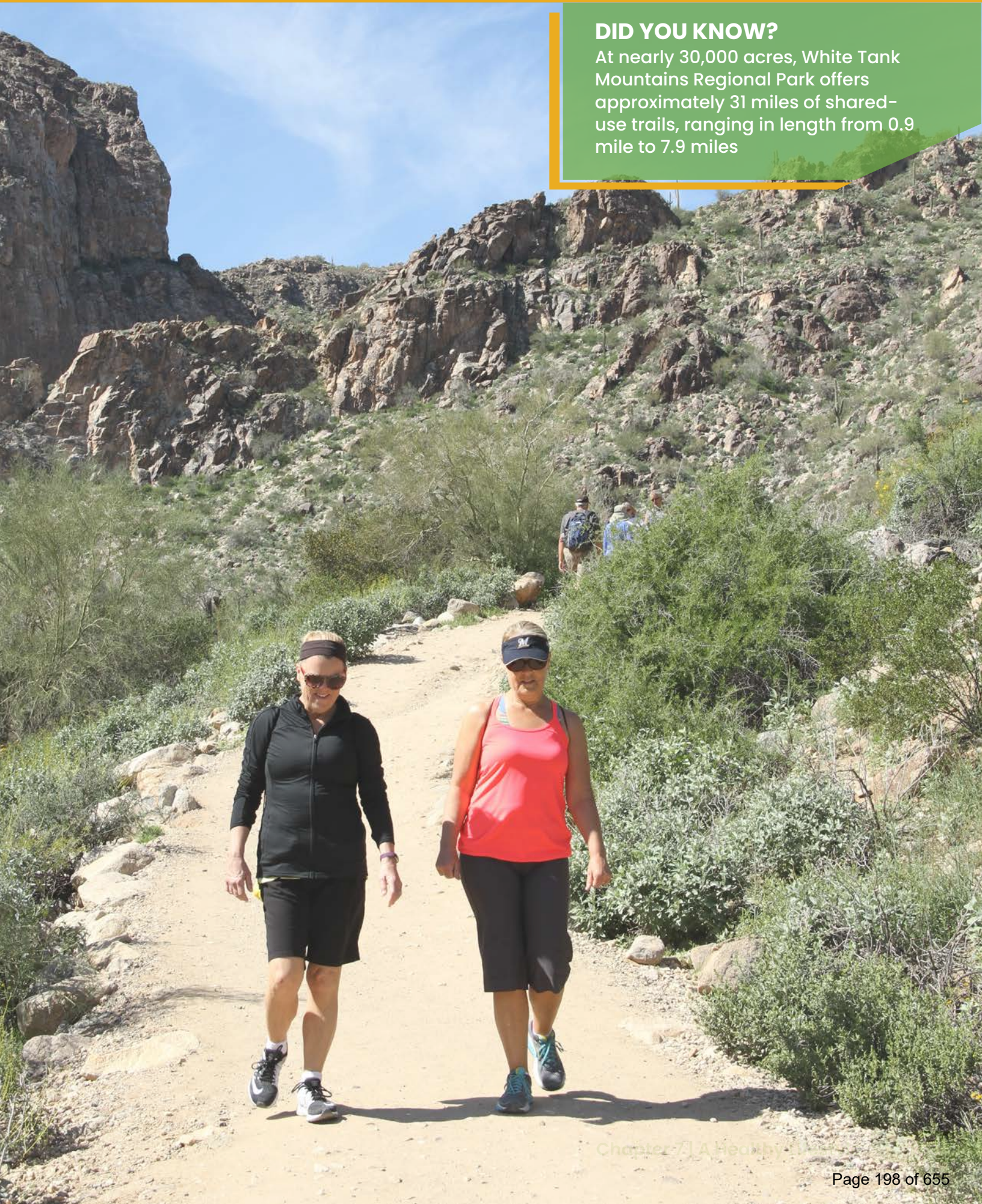
INTRODUCTION

Surprise is a place which features access to some of the most natural open space the State of Arizona has to offer. From the trails in White Tank Mountain Regional Park, to the community parks and world class recreation centers, to the waters of nearby Lake Pleasant Regional Park, residents and visitors are sure to find an activity that fits their lifestyle within a short walk, bike, or drive. However, it is not just the recreational amenities that make Surprise a great place to live. Surprise also offers a flourishing arts scene with several art galleries, including one in Surprise City Hall, as well as a performing arts center called “The Vista” which hosts nationally recognized musicians, performances, and comedians.

As the City grows there is a chance that the growth could have an impact on how accessible all these amenities are to the residents and visitors who desire to use them. With that in mind, this chapter focuses on keeping these modern amenities easily accessible in order to promote a healthy lifestyle for everyone.

DID YOU KNOW?

At nearly 30,000 acres, White Tank Mountains Regional Park offers approximately 31 miles of shared-use trails, ranging in length from 0.9 mile to 7.9 miles





PLANNING DISCUSSIONS

Staying Connected to the Natural Environment

Maintaining the valuable connection to the natural environment is necessary to continue providing a healthy lifestyle and has become a priority for residents. As development continues to expand into new portions of the planning area, it is important that the City work with developers to preserve the connections through neighborhoods to adjacent regional parks and natural open spaces via greenbelts, trail systems and other corridors.

Providing Quality Public Services

As the City of Surprise continues to grow in area and population public services will require additional expansion to continue to be effective. The services will not only need to grow in size but in the methods and techniques used to serve the public and in locations the public can easily access.

Emergency Services

In the 2021 National Community Survey, 97% of respondents rated safety in their neighborhood as good or excellent. The Surprise Fire Medical Department currently provides emergency services throughout the City via eight strategically located fire stations, whereas the Surprise Police Department currently operates out of the City's Public Safety Facility. In order to maintain the current level of satisfaction the Public Safety Master Plan for the City of Surprise has identified the need for an additional fire station and police substation in the Southwestern region of the City to meet future needs from growth and development. The City will work to plan for the expansion of emergency services in accordance with the City of Surprise Public Safety Master Plan.

Library

There are three library branches located in Surprise that are operated by the Surprise Public Library System. They are the Surprise Regional Library, the Hollyhock Library, and the Asante Library. The Surprise Regional Library is in the Surprise Recreation Complex near the Surprise Civic Center Complex. The Hollyhock Library is nestled in the Original Town Site. Finally, the Asante Library is at the Asante Community Park and serves the area of Surprise that is northwest of the Loop 303. With changes in technology and changes in public desires, there will be a need to provide for upgrades in library collections and services. Today's libraries not only provide books, magazines, audio and video entertainment; but community education, art, computer labs, and live entertainment as well. These are just a few of the changes occurring today, in the future there may be more demand for a

particular format or the need to adapt to new formats and services. Libraries will have to set levels of service and receive additional funding if they are to adapt and remain an important part of the City's future.

Community Centers

Community centers are locations that provide the neighborhood with all manners of services, entertainment, or information. These centers should be centrally located in communities throughout the City and tailored to meet the needs of the public in the area. Within the City of Surprise there are four public and several private community centers. For those community centers that are privately sponsored, the City of Surprise should establish a working relationship to provide citywide information to the residents who use these facilities. The City may also work with larger private and non-profit groups such as the YMCA (Young Men's Christian Association), the Boys and Girls Clubs, fraternal orders (Lion's Club, etc.), and veterans' groups (VFW-Veterans of Foreign Wars, American Legion, etc.) to provide expanded locations, services, and they may provide an additional source for funding and maintenance of the community centers.

As locations for centers are planned, a level of service with desired uses should be laid out. In cases where the community center is developed by a private organization, it should be determined if said center must include agreements for more public services. In cases of fraternal orders or other non-profit organizations, they serve their need, but through a partnership may provide information, education, or services to the general public.

Specialty Recreation Centers

Specialty recreation centers are community centers that provide a specific service that is needed within the City but have a larger service area to serve multiple neighborhoods. The City currently provides aquatic centers, a major league baseball stadium, a professional tennis facility, and Dreamcatcher Park, the state's first fully accessible baseball field. Like community centers, more specialty centers will be required in the future. City staff and residents must work together to determine the importance of any future facilities and where they can be placed in the Capital Improvement Project (CIP) budget. In cases where a private or non-profit facility can be provided, the City should work to properly locate these services.



Promote Community Health and Safety

The overall health of a community depends on multiple factors including, but not limited to, the location and services provided by public and private medical institutions, access to safe and reliable transportation options, access to healthy food options, access to recreation and open space and access to quality housing and economic opportunities. Additionally, a healthy community promotes sustainability and environmental stewardship through the design of its built environment.

Safety-related issues also tend to be at the top of the list of concerns in a community. People want to feel they are safe when they are walking, biking, or traversing their community and design can play an enormous part in the perception of safety in a community. Using design techniques such as creating neighborhoods and communities that provide a balance of uses; viewing streets as an amenity, requiring front porches, and utilizing other semi-public areas to encourage community interaction can help minimize perceived safety problems. Additionally, streets that are designed for multiple users can reduce risk of injuries and ensure pedestrians, bicyclists, motorists, and bus riders of all ages and abilities can safely move about the City.

Preserving Our Heritage

By tracing and preserving its past a city can gain a clear sense of the process by which it achieved its present form and substance. Surprise is a relatively new city, yet there are examples of boom-and-bust periods of development of the City's core, early infrastructure and transportation routes, the spread of development outward, and continued military presence. As growth continues to move forward it is important that historic and cultural resources such as structures, districts, landscape features, significant archaeological sites, and traditional cultural properties are identified, evaluated and protected for the education and enjoyment of current and future residents.

Make Arts and Culture Visible

Access to art and cultural events has become a widely recognized boost in the quality of life in any city. Surprise has sponsored art programs through various public/private partnerships and is looking to provide more access to a wider variety of programs including art in public places, art walks, civic art projects, and cultural and holiday celebrations. Art can also be applied throughout the City on our streets and sidewalks, in public parks, and in civic buildings. It can be as little

as a distinctive street sign or a truly original neighborhood monument. Many cities have adopted policies to make art more visible in the design of public and private buildings and infrastructure improvements. Emphasis is also placed on using art to create a sense of neighborhood identity and to provide a connection to local history and culture rather than as an architectural decoration as art projects serve to document, celebrate, and define communities whose stories may once have been overlooked.

The 2018 Surprise Arts and Culture Master Plan was developed to provide direction on how the City can continue to bring about and experience arts and culture throughout the community. Also in the plan is a focus on fostering creative entrepreneurship, which is professional development and training for artists and cultural organizations.

**Explore More:**

The Surprise Arts and Culture Master Plan helps better express the local uniqueness and artistic vitality by setting the standard and strategic direction for implementing and enjoying arts and culture in the community.



PARKS, OPEN SPACE & RECREATION APPROACH

As Surprise continues to grow, there are priorities to improve the quality of life through the addition of new parks, reinvestment in existing parks, and programming. The Parks and Recreation Master Plan, which establishes a vision for the City of Surprise Park System identifies four goals for the development of the City's Parks, Recreation and Open Space System:

- Improve City Residents' Quality of Life by Reinvesting in our Existing Parks
- Promote Active Recreation, Sports and Tourism
- Provide a Connected Park Experience Through the Development of an Overall Park System
- Pursue Opportunities to Create New Community Parks and Open Space

Parks

The City of Surprise prides itself on accommodating the needs of families and the overall community. Whether a park is provided and cared for by the City or by a community Home Owner Association (HOA), it is important to plan their location, amenities, and accessibility to the community. In addition to existing recreation facilities controlled by other organizations, Figure 7.1 illustrates all of the parks, trails, and open space components within the Surprise MPA as presented in the most recent City of Surprise Parks and Recreation Master Plan (PRMP).

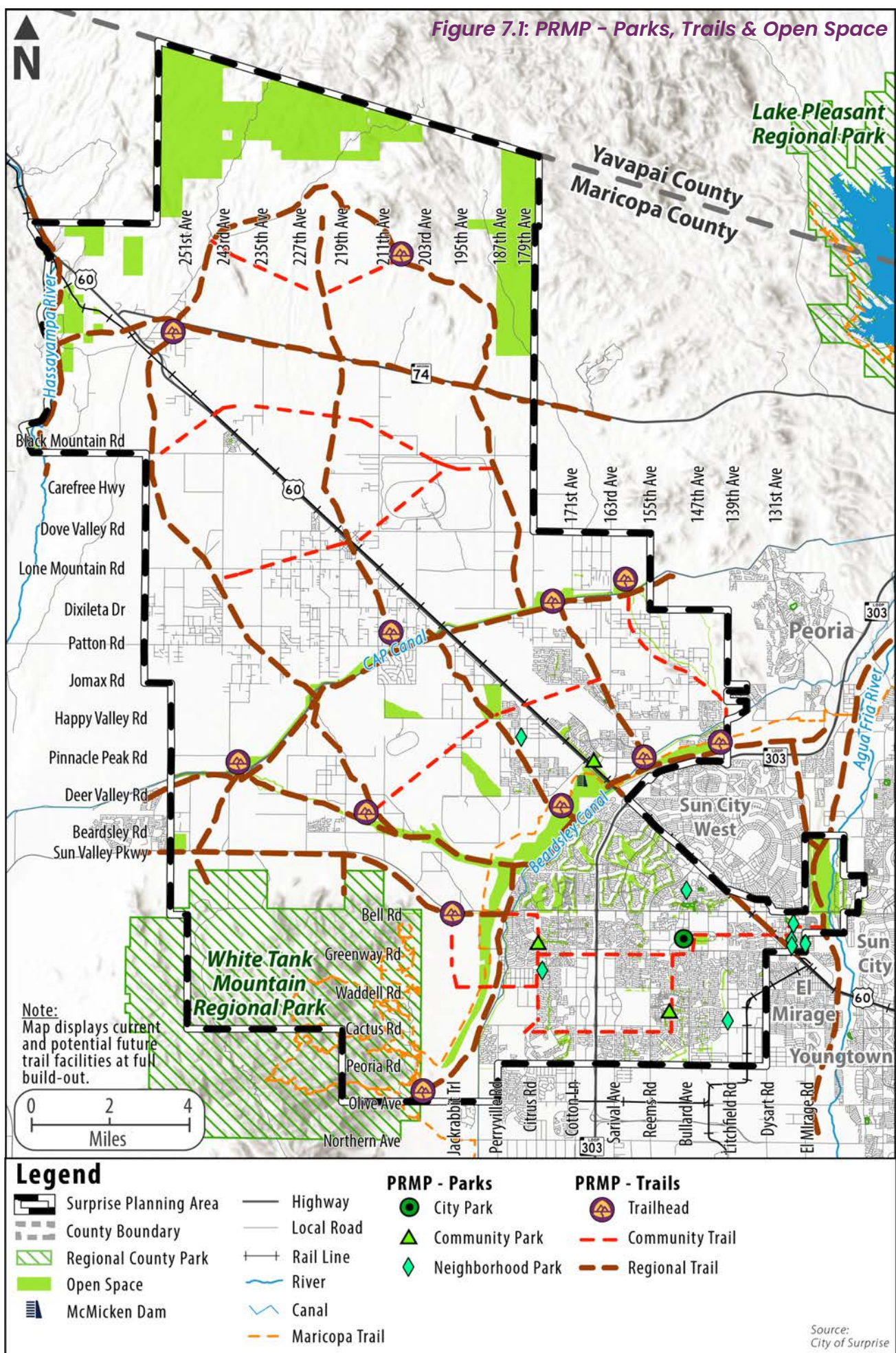
Locations

All residents of Surprise should live within walking distance of an active recreation space in the form of a park or other public recreation amenities. These parks, whether maintained by public or private funds, should be open to public uses and linked by a combination of walking, trail, and park systems.

Uses

The uses programmed into each park and recreation area must be carefully considered to provide an equitable distribution of all interests. When a recreation space is proposed, consideration should be given to the type and diversity of the use in each neighborhood. The programming of uses that complement the neighborhood must be weighed in the creation of park plans. For example, a rural neighborhood may prefer equestrian and hiking activities where an urban setting may not have space or interest in those activities. Some neighborhoods may have a more dominant recreational activity to help form its unique identity while others may be more balanced to all interests.

Figure 7.1: PRMP - Parks, Trails & Open Space





In areas that are adjacent to open space it may be appropriate to introduce region-specific activities such as picnic grounds that take advantage of views or camping areas that are located away from the main city areas. The size of recreation areas should be appropriate for the uses programmed for the location. In suburban settings a traditional park, including soccer field, basketball court, and other popular sports, may be encouraged with the number provided dependent on those uses. In a more urban setting a better use may include a plaza or common area with little or no playground or sports facilities, but programmed with flexibility to meet changing needs.

Public/Private Recreation Space

The development pattern of Surprise is primarily structured around master planned communities providing private neighborhood level parks that are less than 5-acres (and many less than 1- acre) in size. These smaller parks provide an important level of play associated with a neighborhood setting, but yield a very small programmable space and location not able to support use by the larger community. The City will evaluate future park development opportunities and acquisitions based on their ability to meet Community Park level (25+ acres) programming, including lighted sport fields, skate parks, dog runs, etc. Parks are a civic treasure and should be the focal points within neighborhoods and our community.

Open Space

Open space can take on many forms, shapes, purposes, and functions. Natural open space is land that is preserved in its natural ecological state, while developed open space has been created or restored by human activity to convey a sense of openness. Developed open space may contain passive or active recreation activities such as walking, wildlife viewing, etc., as well as golf courses, landscape tracts and retention basins for storm water. There are at least five types of open space that perform very different but important functions. The five categories are:

Agriculturally Significant Resource Lands

Often overlooked is the protection of lands that are used to provide important resources. Many farms in the southern part of the City have already been lost to development. In order to protect important agricultural areas that remain, the City will have to consider enacting regulations or using innovative techniques such as creating agricultural lands for “farm to table” opportunities and as buffers within airport public safety zones. The City can also encourage land trusts to purchase development rights for these lands, thus preserving their agricultural use.

Conservation Areas

Natural areas and open spaces offer places to exercise, socialize with others, and space for people to get away from development and experience the natural environment. Conservation areas provide opportunities for a Nature Center and trails that promote education, hands on learning and exploration.

Greenbelts

Open space can be used to define natural boundaries between urban and rural areas. The separation they provide serves to buffer more urban uses and activities from rural and resource-based uses. Similarly, they can separate different land uses which might otherwise be incompatible. These lands can provide a break or gap between developments to reinforce distinct community identities. They can also facilitate access between areas when foot or bike paths and trails are included. These trails can provide fitness and recreation opportunities and non-motorized access to natural areas, schools, or even commercial and employment centers. A linked system greatly expands opportunities for engagement in both urban life and the enjoyment of natural beauty.

Natural Resources

Washes, mountains, and other environmentally sensitive lands can form the framework for a premier, natural open space network in the City of Surprise. Large tracts of open space and regional parks can be linked together through a system of natural and man-made open space, active recreation areas and trails.

Trails

Use of open space areas is intentionally limited to low impact recreation uses and education. The most common form of recreation appropriate in open space areas is an interconnected trail system. The Parks and Recreation Master Plan shows a conceptual hierarchy of connected trails, including major trails, and minor trails with limited access to other areas. The design of these trails will vary depending on context, use, and landowner approval, but should consider a range of uses including hiking, bicycling, and equestrian use. As trails travel through open space, trail-related development should be limited to trailheads with minor amenities such as lighting, signage, and occasional rest areas with shade shelters and water, all of which could incorporate public art.

Wildlife Corridors

A throughfare for the movement and migration of protected species and others in the environment, wildlife corridors are a critical environmental characteristic of Surprise due to several rivers, washes and canals that traverse the planning



area. These areas of open space have been identified by the Arizona Game & Fish Department, and animals use them to move throughout their natural habitat. Flash floods keep the central channel of the washes clear of vegetation, dense shrubbery remains on the banks to provide food, protection, and habitat corridors for various species. While wildlife corridors are not specifically designated or encouraged as pedestrian trails, parallel greenways and other adjacent open space can also be included as part of a designated wildlife corridor as long as they are within a regulated additional buffer distance of the corridor and joint use is evaluated to promote safe travels for pedestrians and wildlife. Corridors such as these are not only vital for the role they play in protecting natural and biological functions, but they are also valued for their scenic, visual, and aesthetic values, providing a record of the natural heritage of Surprise. The wildlife corridors running through the Surprise MPA are exhibited in Figure 7.2.

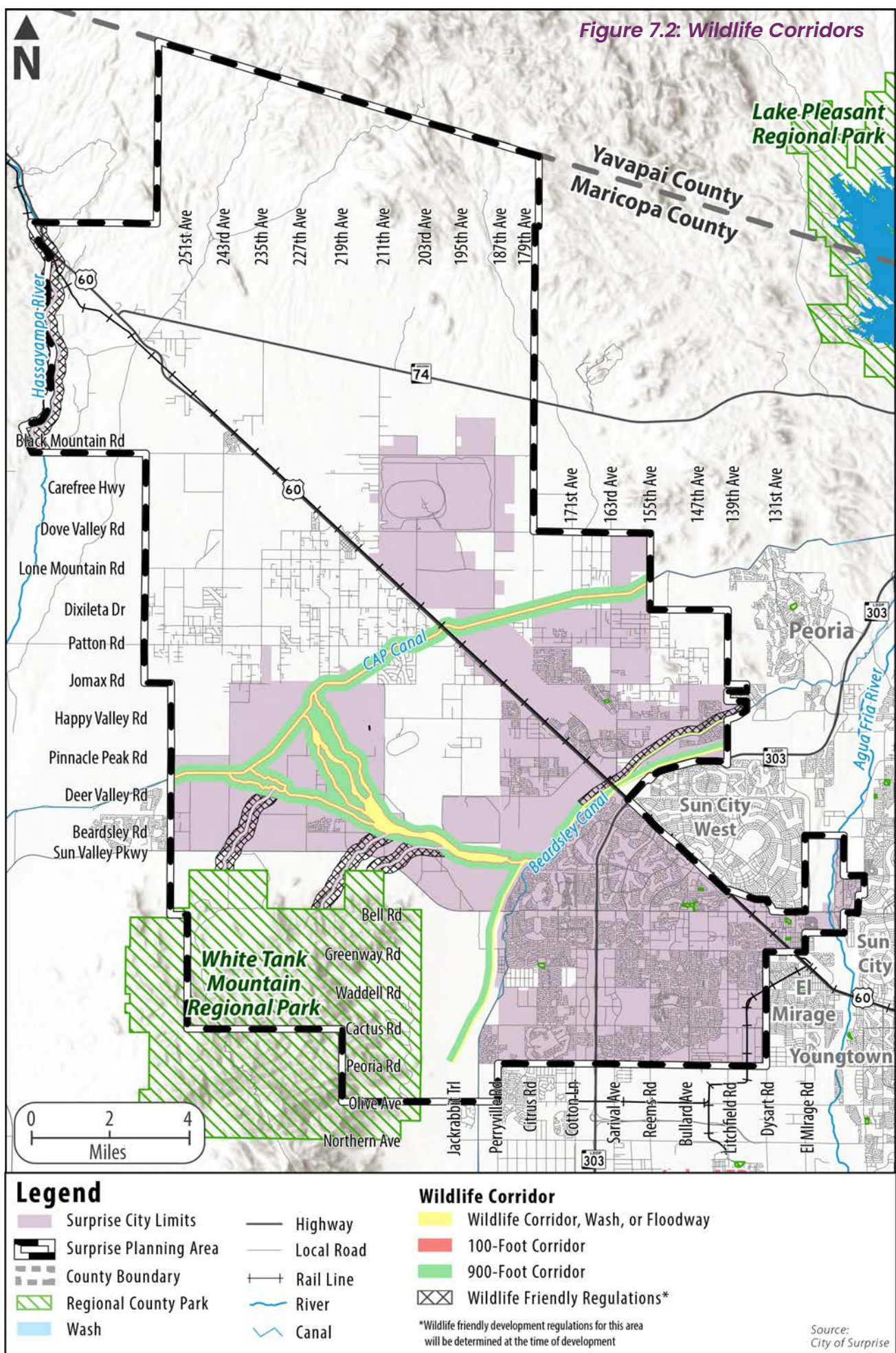
Regional Cooperation

When looking at preserving open space and creating interconnected trail systems, the City must consider regional opportunities. As nearby cities and both Maricopa and Yavapai Counties plan for open space and trails, Surprise should coordinate to ensure a complement of uses and economies of scale. The City already recognizes the Maricopa County Regional Trails System Plan as an important recreational amenity that connects the larger area. Key locations with regional significance that are identified in the Plan include White Tanks Regional Park, the West Valley Recreation Corridor, the Hieroglyphic Mountains, Beardsley Canal, and McMicken Dam. These locations will provide routes through the City to connect with the rest of the Valley. In the case of the White Tanks and Hieroglyphic Mountains they can create spectacular destinations for outdoor enthusiasts. For McMicken Dam, the water storage area behind it and its outfall channel include over 3,500 acres of possible conservation open space area, including a wildlife corridor and 15 miles of regional trails that could strengthen partnerships among the City of Surprise, Maricopa County Parks Department, and the Flood Control District of Maricopa County (FCDMC). Regional cooperation will also be important in order to develop trails along private and public corridors such as canals, major washes and utility easements. With cooperation of landowners and a public use easement, trails can be developed so that they have little or no impact on the existing uses of the property.

Property Acquisition

Major washes and environmentally sensitive lands can be difficult to acquire without the assistance of the development community. As development occurs, the City can actively look to partner with developers to preserve open space (washes, hillsides, etc.) land during the entitlement process. In other cases, natural

Figure 7.2: Wildlife Corridors





areas might be preserved through zoning entitlements if they are unsuitable for development. Another method of acquiring open space for preservation is through direct land purchase.

Recreation Centers

As the City grows, as with any recreation use, it will be necessary to determine a desired level of service for residents. In meeting the demand for Recreation Centers, the City will determine the programs required to meet the user need and plan the number and size of the recreation centers accordingly, recognizing that a City-level recreation center will have a broader offering of programs than that of a smaller Community-level center.

Types

The City of Surprise has several recreation centers including a spring training stadium complex, aquatics centers, a tennis and racquet facility, and a fully accessible athletic facility. As community needs and interests change relative to recreational trends and resident demographics, the City should determine what is feasible to be built versus what activities may be short lived trends. The City should also look at other municipalities across the Valley and the nation to compare what recreation opportunities Surprise should capitalize on to meet current and future needs and attract visitors.

Locations

In determining the location of Recreation Centers the City must consider:

- Demand from the residents based on public input and surveys
- Distance they must travel to use it
- Number of other recreational opportunities in the area
- Cost of construction
- Funding timeframe to build the facility
- Competition from private run facilities

Public/Private Partnerships

When analyzing level of service for recreational centers it is important to consider the potential for partnerships with private, not-for-profit and other entities such as Charter Schools and School Districts. There is also the potential to turn over the recreation center service entirely to a non-profit or private partner. Common examples of this are fitness centers built by the YMCA and Boys and Girls Club.

These partnerships may provide operational support of a City owned facility or a separately owned and operated facility. When considering partnerships or private provisions of services, the City must ensure the service is provided at a reasonable cost to the residents. The City should determine if operational costs will be sustainable, whether the City will subsidize initial construction costs and/or operational costs, and determine if there are competing facilities and timing concerns for when the facility and recreational service can be provided.

Equally, the City should determine if the private or non-profit provider will be able to consistently provide the service at the level desired by residents. If the level of service cannot be met, it is in the best interest of the residents, that the City should provide and operate the Recreation Center.

Other Considerations

Inclusion and Diversity

Surprise is becoming more diverse. Language barriers and cultural differences contribute to the challenge of being inclusive in providing recreation services. Differing values associated with cultural backgrounds, age demographics, income levels, single parents, racial and ethnic minorities, and persons with disabilities, must be considered.

A great example of inclusion is the City's Dreamcatcher Park, which incorporates the principles of Universal Design to create places where all feel welcome. Creating accessible places will be a goal for all future parks and open space facilities as well as culture events and programs.

Health of the Citizens

Communities should provide adequate facilities so everyone has the opportunity to access the outdoors and exercise near their home. The City will continue to research and diversify their program offerings so that residents have a variety of opportunities to increase their activity level and physical wellbeing.

Planning for the Future

Open space lands are disappearing at an increasingly rapid rate. The City of Surprise, with its natural setting between mountains and rivers, has a unique opportunity to provide a diversity of activities and preserve quality open space for future generations. Land for open space, parks and civic uses should be planned as if it were infrastructure; establishing a framework that balances quality of life with economic development and community needs for the foreseeable future.



GOALS & POLICIES

Goal 7.1

Offer superior recreational amenities and activities

As the City grows, Surprise will continue to create and maintain a high quality of life for its residents by providing a wide variety of recreational opportunities that includes high-quality, safe, sustainable, and distinctive parks and trails, along with robust recreational programming.

Policies

1. Periodically review and update the Parks, Recreation and Trails Master Plan for the City as it applies to development proposals to determine if they are meeting the need for new City and Community level parks.
2. Maintain a CIP that includes, land costs, infrastructure, design, construction, and revitalization of parks utilizing available resources over a ten-year timeframe.
3. Ensure all City parks have adequate facilities and personnel to manage, maintain and operate an attractive, safe, and effective park system.
4. Park Area and Dedication Policies:
 - Increase the amount of park and open space identified in the City-owned projects developments to total 13 percent (i.e., equally divided between parks and open space areas) of the net project area.
 - Identify and acquire Community Parks (greater than 25-acres in size) for City ownership, that are not constrained by more than 50% of land area utilized for storm water management.
 - Community level parks should be developed when the residential designated land within its service area is 50 percent built-out.
 - Privately developed neighborhood (HOA) parks will have meaningful playgrounds and neighborhood amenities provided for the residents, with storm water management limited to a maximum of 70% of land area.



- Privately developed neighborhood (HOA) parks and school recreational facilities proposed as an amenity in a subdivision shall be developed in conjunction with the first phase of the proposed development.
 - The minimum park size dedicated donated to the City or offered to the City through development agreements will be 15-acres in size, with no more than 50% of the land area utilized for storm water management.
5. Regularly evaluate and update the requirements for impact fees and dedication of land in-lieu of impact fees as needed to assemble land and fund park design, development, and maintenance.
 6. Evaluate the need for multi-purpose Recreation Center(s) to serve all age groups and abilities with facilities for year-round activities.
 7. Initiate and maintain partnerships with school districts, charter schools, and other educational providers within the planning area to utilize their facilities for City-sponsored recreation programs.
 8. Continue to develop city-wide events and celebrations that build community civic pride and attract visitors to the City for signature events.



Goal 7.2

Foster a system of natural open spaces

Surprise is situated amongst unique areas with exceptional natural beauty and residents are eager to protect those attributes for future generations. In order to balance the planning of new development, preserving natural resources, and promoting water conservation, Surprise will look to expand the City's Open Space System to protect valued resources and meet the future needs of residents. Additionally, Surprise will coordinate signature greenway planning and capital improvement projects with other jurisdictions to support open space accessibility, wildlife movement and recreation needs in the larger region.

Policies

1. Develop a comprehensive signature greenway, trail and pocket park system along the extensive natural desert washes that also serve to promote off-street trail connections between neighborhoods and businesses in Surprise that can additionally serve as a recreational destination for the City. This includes linear greenspaces and trails along the CAP canal, McMicken Dam Outlet channel, Trilby Wash, Iona Wash, 2 West Wash and Wittmann Wash, and other regionally significant wash corridors.
2. As part of the greenway system, seek to provide grade separated crossings along the greenway at major arterials, canals, washes and railroads to provide safe roadway crossings so that multiuse trail corridors are integrated into contiguous open space.
3. Achieve an open space standard of 3.5 acres per 1,000 residents through partnerships, conservation easements and acquisitions.
4. As development occurs, identify specific locations for natural open space areas and greenway corridors within the Surprise planning area that meet the intent of the Parks and Open Space Plan.
5. Ensure that property owners provide approval, in writing, prior to rezoning lands for open space per State of Arizona Revised Statutes.



6. Protect scenic resources such as ridgelines, steep-slopes (greater than 10 percent), and Palo Verde-Saguaro foothill vegetation areas as open space through the use of density transfer or purchase of development rights, acquisition, donation, or other acceptable methods.
7. Evaluate the appropriate impact fee or dedication of in-lieu land to assemble major wash corridors as part of the City's signature greenway and linear park system.
8. Discourage development within the boundaries of 100-year floodplain and wash corridors and encourage the dedication of a continuous 100-foot minimum setback on both sides of the 100-year floodplain boundary as a recreational buffer and trail corridor. Ensure that any development in the floodplain that does occur is processed through appropriate regulatory agencies and meets all necessary requirements.
9. Utilize natural washes as part of a connected greenway trail system throughout the planning area. Washes should also be considered as natural drainage conveyances, as part of the community's stormwater management system.
10. Ensure that natural drainage channels are protected and where feasible used as part of a connected trails system that links open space, parks, recreational facilities, schools, and other public facilities.
11. Allow for growth management strategies, such as the transfer of development rights, to conserve open space and strengthen connections between open space areas within, and outside of growth areas to safeguard and maintain significant historic, archaeological, and natural resources in the growth areas.



12. Partnerships and Coordination for Open Space Efforts:

- Coordinate with Maricopa County Planning and Development Department to incorporate adopted park and open space standards within proposed projects developed inside the planning area.
- Coordinate with the Maricopa County Parks Department to utilize county land to buffer adjacent uses for and provide trail connections to the White Tank Mountain Regional Park.
- Establish a White Tank Mountain North Trailhead Park. Pursue partnerships with the Maricopa County Parks Department to secure and develop a trailhead park on the northern boundary of the White Tank Mountains.
- Monitor the planning and design process of the West Valley Recreation Corridor that focuses on the connectivity of the Agua Fria/ New River Corridor from Estrella Regional Park to north of Lake Pleasant Regional Park for pedestrians, bicyclists, and equestrian uses.
- Coordinate with the Cities of Buckeye and Peoria to establish and maintain appropriate trail connections where common jurisdictional boundaries exist.
- Work with the City of Buckeye, Maricopa County, and the Arizona Game and Fish Department to identify and implement wildlife open space corridors between White Tank Mountain Regional Park, the Hassayampa River, Agua Fria River and McMicken Dam.
- Communicate regularly with the Arizona State Land Department and other public agencies to gain their consent for the appropriate designation, disposition, or acquisition of land classified as parks or open space under their control within the Surprise planning area.
- Pursue the establishment of a Hassayampa Preserve with the BLM as a continuation of The Nature Conservancy's Hassayampa River Preserve.
- Work with The Nature Conservancy, Trust for Public Lands, and other conservancies to identify and secure open space for public use.





Goal 7.3

Increase access to wellness opportunities

Surprise will be a leading community in promoting a comprehensive vision for healthy living and facilitate an environment with resources for maintaining high levels of personal and community health and wellness. This includes planning for access to fresh foods, healthcare, and recreational areas to enhance residents' opportunity to make healthy choices.

Policies

1. Develop a wellness indicator for neighborhoods that focuses on design and access to healthy lifestyle choices.
2. Encourage wellness through preventative health options in the community.
3. Create education programs to promote good personal health.
4. Continue to identify and reduce barriers to create an accessible community for all.
5. Coordinate neighborhood and family support systems to emphasize and maintain a healthy, stable, and balanced social and physical environment within the community.
6. Identify opportunities and locations throughout the community for community gardens, farmers markets, and other local food sources and incorporate them into neighborhoods.

DID YOU KNOW?

The City of Surprise currently maintains a variety of sport courts throughout the city including 16 lighted pickleball courts at the Surprise Community Park complex.





Goal 7.4

Ensure for quality community services

In order to meet the needs of the City's growing population and keep the community safe and inclusive for all who choose to live in this community, Surprise will maintain and enhance processes, policies, and facilities to ensure efficient and effective delivery of police, fire, emergency, and other public services.

Policies

1. Ensure CIP provides a balanced infrastructure that will benefit both private and public sectors and contain a mechanism to conduct comprehensive analyses and inform future CIPs for long-term public facility replacement requirements and costs.
2. Promote infrastructure capacity in identified growth areas.
3. Ensure the City of Surprise has adequate municipal facilities in order to serve efficiently the needs of the residents and encourage the integration of public service centers to include: fire and police stations, community centers, libraries, and other public facilities. Primary community activities, municipal government, and administrative services should be focused on the Surprise City Center complex.
4. To the extent that is consistent with policies and finances of the City, continue to maintain high quality and efficiency in public and emergency services to provide effective, visible emergency service presence in the community, timely and appropriate response to calls for service, and appropriate involvement in the resolution of problems.
5. Design City buildings and facilities to complement the character and context of the surrounding area, ensure they provide accessible public buildings and facilities to all community members, and meet or exceed municipal facility industry standards for space/staff ratios within public buildings.



6. Design and construct public facilities to provide flexible functions that ensure adaptability with the changing needs of the community, especially for events, classes, and other civic activities.
7. Incorporate green building standards in the updating and remodeling of City buildings and facilities to ensure consistency with environmental protections endeavors.
8. Update funding mechanisms regularly including impact fees for public services.
9. Pursue alternative means of funding, volunteer services, and alternate resources to improve public service and facilities.
10. Plan and prepare for the diverse future service needs of the growing community in order to foster an inclusive City.
11. Prepare citizens through emergency preparedness training programs for households and the community overall.
12. The City shall expand neighborhood watch programs throughout Surprise.
13. Support local partnerships for neighborhood and school safety.



Goal 7.5

Cultivate and preserve our culture and heritage

To keep the City grounded in its past and fostering its creativity, Surprise will continue work to increase access to its history, culture, and the arts for residents and visitors. Historic and cultural resources in the City and the rural agricultural areas will be identified and preserved, and art will be a valued important component to incorporate into both public and private projects.

Policies

1. Make efforts to include art in capital improvement projects, including more art in various locations throughout the City to increase access to art and culture.
2. Provide incentives to developers that include art in their new, redevelopment, and revitalization projects, when appropriate, through public art donations, working with local artists, students, and community groups to create public art projects.
3. Continue to develop interpretive materials and community events to promote the City's arts, heritage, and cultural resources for both residents and visitors.
4. Continue to recruit theaters, museums, art galleries, recreation attractions, and civic-oriented uses in the City.
5. Identify permanent funding sources and partnership opportunities to promote art and cultural programs in the City.
6. Continue to encourage the integration of arts into the development of the downtown area.
7. Encourage development and revitalization of key sites of interest in the Original Townsite through arts and promote them for residents and visitors to enjoy.
8. Identify opportunities to partner with groups with historic ties to the local area, the Arizona State Historic Preservation Office, and similar organizations to enhance the City's historic preservation program.

Explore More:

The 2018 Surprise Arts & Culture Master Plan provides direction for the City will continue to implement and enjoy arts and culture throughout the community.





8



A COMPETING ECONOMY

Surprise values reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, and enticing destinations attracting visitors, new employers, and innovative workforce talent



A Competing Economy

INTRODUCTION

For the past two decades, the City of Surprise has experienced an astounding population growth rate of more than 300%. The enhanced quality of life offered through the various amenities and opportunities in Surprise draws residents to the community, as 89% of the population deemed the “Economic Health” of the City as “Excellent” in the 2023 National Community Survey (NCS). Having a positively perceived economy contributes to the overall economic vitality of Surprise. Focusing on maintaining Surprise’s economic vitality contributes to a diversified local economy that is resilient to market shifts through time, solidifying the City’s competitiveness at the regional level and with aspirations for economic importance on the national stage.



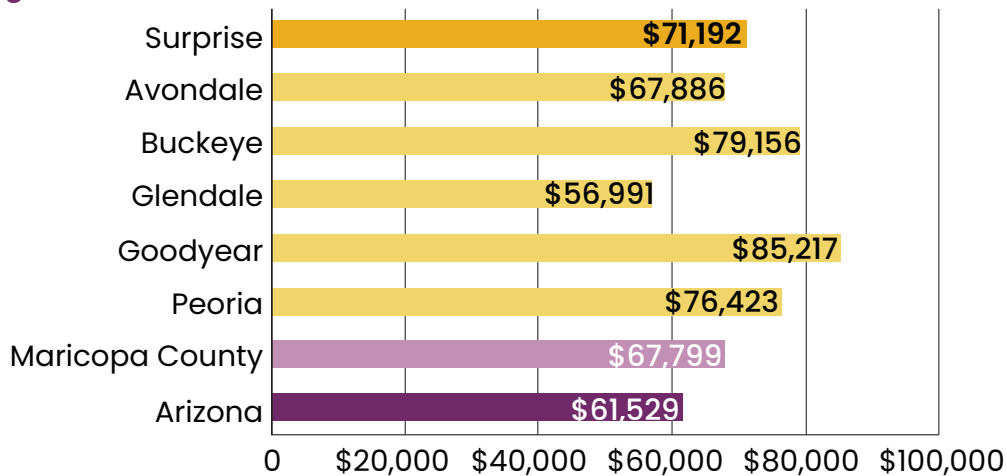
Explore More:

The Economic Development Strategic Plan FY2022 is the most recent plan that directs and focuses the Surprise Economic Development Department to better serve and communicate the community’s shared development strategy priorities.

ECONOMIC VITALITY IN SURPRISE

The City of Surprise is a dynamic city that has and will continue to experience moderate to rapid population growth. Surprise's economic outlook is one of growth and optimism. The median household income for the City of Surprise is now \$71,192 as shown in Figure 8.1, which is in the middle of the other benchmark communities in the West Valley. Surprise's median household income has risen over the previous decade when it was reported at \$58,455.

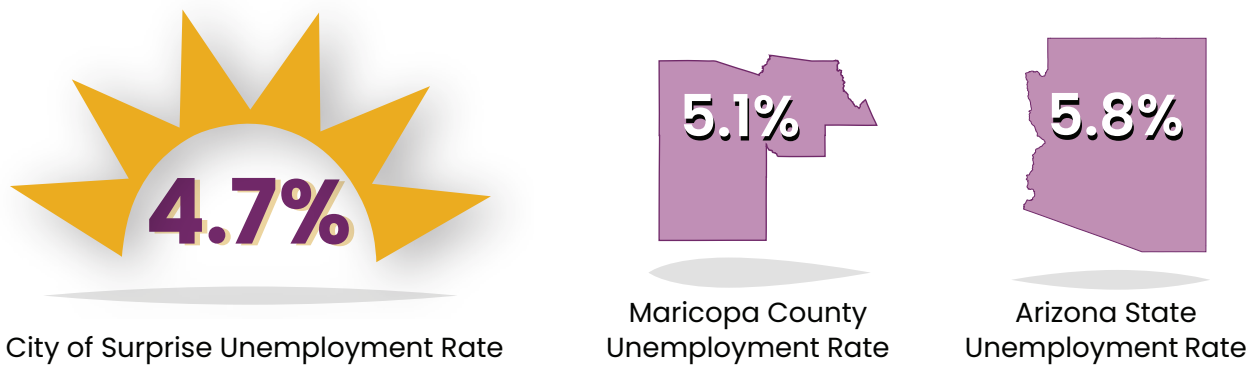
Figure 8.1: Median Household Income



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Further supporting this outlook is the City's 4.7% unemployment rate, as seen in Figure 8.2, which is lower than the unemployment rates of both Maricopa County's at 5.1% and Arizona's rate at 5.8%.

Figure 8.2: Unemployment Rate

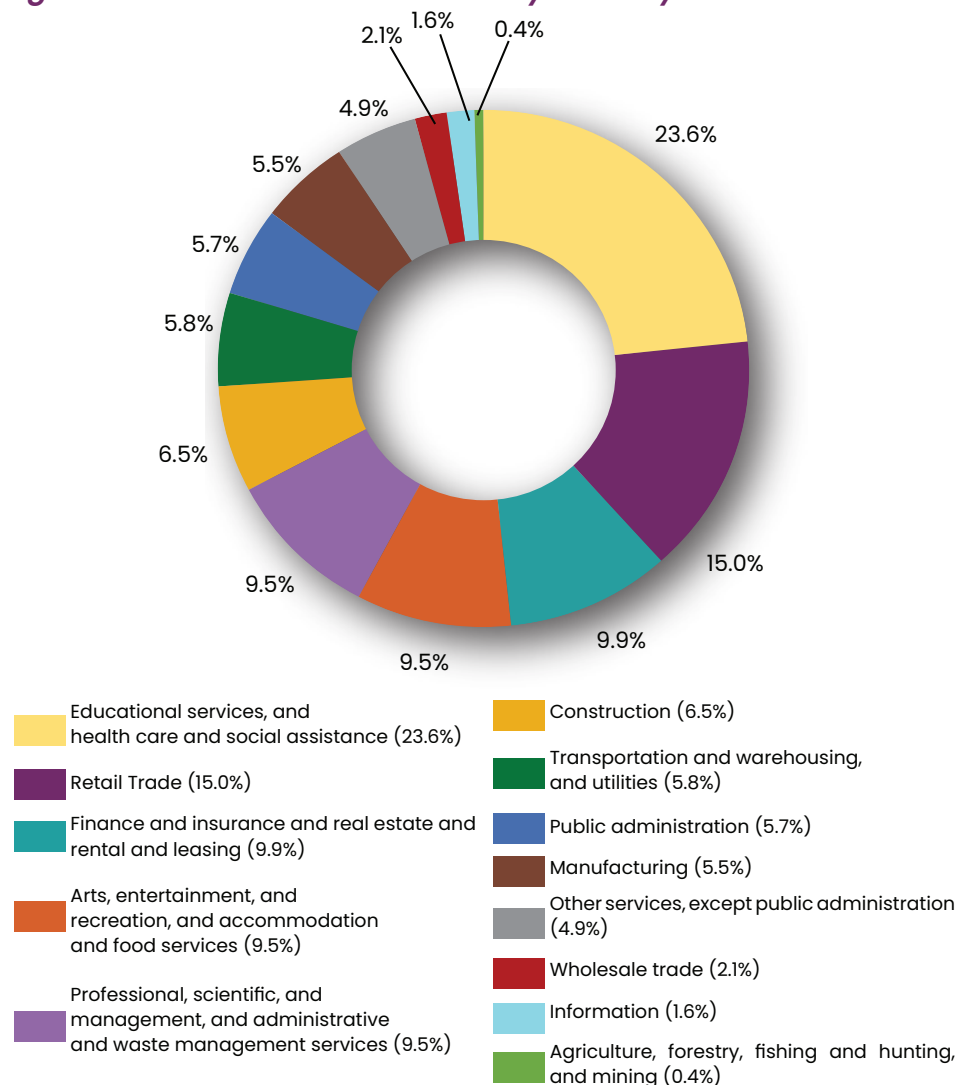


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates



Looking more into employment, the City of Surprise contains 20,440 jobs spread across 819 employers. The top five industry clusters by number of employees living in Surprise are Consumer Services, Retail, Healthcare, Government/Social/Advocacy Services and Education. Nearly a quarter (24%) of its workforce is employed in the Educational Services, Health Care and Social Assistance industry followed by 15% in Retail Trade. Finance, Insurance, and Real Estate; Arts, Entertainment, Recreation and Accommodation; and Professional, Scientific, Management, and Administrative Industries round off the next three largest industries accounting collectively for 28% of the local workforce participation (Figure 8.3). The future success of Surprise is tied to its ability to continue to secure and maintain a stable and diverse employment base.

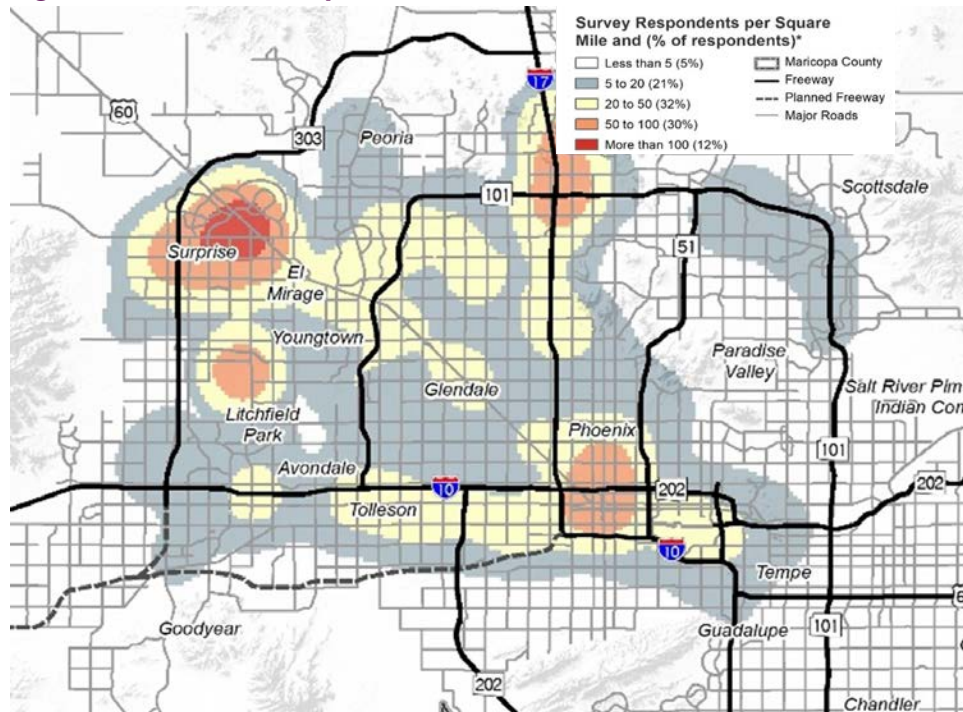
Figure 8.3: Workforce Distribution by Industry



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Surprise continues to transform its image as a “bedroom” community, consisting of primarily residential neighborhoods and very little commercial activity. Part of the perception changes comes through working to reduce the trend of residents commuting elsewhere for higher paying, professional wage jobs. Commuting from West Valley communities tends to be longer than other areas of the Phoenix Metropolitan Area because the major employment centers in Central Phoenix and the East Valley that draw workers living in Surprise to the east. In 2019, 90% of the people living in Surprise commuted outside the City for work (Figure 8.4). The average commute time for a Surprise resident is just over half an hour, which is consistent with other West Valley communities.

Figure 8.4: Where Surprise Commutes



Source: Maricopa Association of Governments Travel Reduction Database, 2020



PLANNING DISCUSSIONS

Continued Economic Transformation

Shifts in work commute patterns occurred during 2020 from the impacts of the COVID-19 Pandemic and work from home capabilities. As reported from MAG's 2020 Travel Reduction Survey Database, this shift represents the greater concentrations of Surprise's workforce working within the City limits. Additional clusters in the metro area of Surprise workers' job locations found in the survey are mainly around Luke Air Force Base, Downtown Phoenix, and the I-17/Loop 101 interchange.

Surprise has the opportunity to take advantage of new remote and hybrid workplace offerings from employers. As the necessity of long commutes declines with businesses looking to locate closer to where the workforce resides, Surprise can rise to capture this increased demand for office and industrial sites. How those sites will be used will follow from the current evolution of the amenities needed in the future workplace.

There are two large business development efforts currently occurring near to the City of Surprise. The Taiwan Semiconductor Manufacturing Company (TSMC) is constructing a new headquarters and fabrication plant for large-scale manufacturing of semiconductors to a site north of Phoenix at the I-17/Loop 303 interchange. It is planned to be operating in 2024. Estimates predict that TSMC's expansion will create up to 80,000 jobs over the next five years, with much of that demand met by local talent. A portion of those 80,000 workers will become residents of the City of Surprise due to the convenient location to TSMC's plant and the high quality of life. Businesses supporting TSMC's operations will also likely develop, and Surprise is positioning itself to receive these induced economic benefits.

The second development is BNSF Railway Western Hub, north of Wittmann to the east of US 60. The company has started the process to develop the 3,500-acre site and have it annexed into the City after purchasing the land in 2022. BNSF's plans for the site include an industrial park with warehouse/manufacturing, distribution, and other facilities. The site's intermodal capacities would be beneficial for companies and would permit the efficient movement of goods and materials through a combination of rail and freight truck transportation. If built as planned, the project would be the area's first logistics and intermodal center.

Dual-Natured Tourism

Surprise continues its balancing of offering a small-town feel with close connections to nature while also having ease of access to big-city amenities when it comes to its tourism opportunities. Various citywide events that gather

the community together are held throughout the year including the Fiesta Grande, the Fine Art and Wine Festival, and the Surprise Founder's Day Party. New tourist amenities to explore include the encouraging of a destination resort in the City that reflects the values of Surprise and its residents. During engagement efforts, residents expressed the need for more retail commercial and entertainment options northwest of the Loop 303 closer to Asante, Desert Oasis, Rancho Mercado, and other new developments. Expanded options in the newer growth areas of the City could lead to future increases of tourism in Surprise.

Natural Amenities

The City's location adjacent to the White Tank Mountain Regional Park allows visitors to explore over 30,000 acres of beautiful outdoor recreational space with over 40 miles of hiking and biking trails and camping accommodations. The Hieroglyphic Mountains and the growing trail network to the north of the City offer additional natural areas that could be further enhanced for the enjoyment of outdoor enthusiasts. Residents of Surprise and visitors are well acquainted with these qualities and the existence of such magnificent scenic resources is an important factor in sustaining a great quality of life.

Surprise Stadium

Surprise Stadium, in the heart of the City, is the Cactus League Spring Training home of Major League Baseball's Texas Rangers and Kansas City Royals. The City of Surprise welcomes over 250,000 annual visitors to the Cactus League games every February and March since its first season in 2003. Surprise Stadium is also the home of the Arizona Fall League's Surprise Saguaros, showcasing top prospect baseball players every October.

Surprise Tennis & Racquet Complex

The Surprise Tennis & Racquet Complex provides 250 acres of world-class recreational opportunities for residents and visitors. The 25-court Surprise Tennis and Racquet Complex is the largest in the southwest and regularly attracts both tennis legends and United States Tennis Association tournaments.

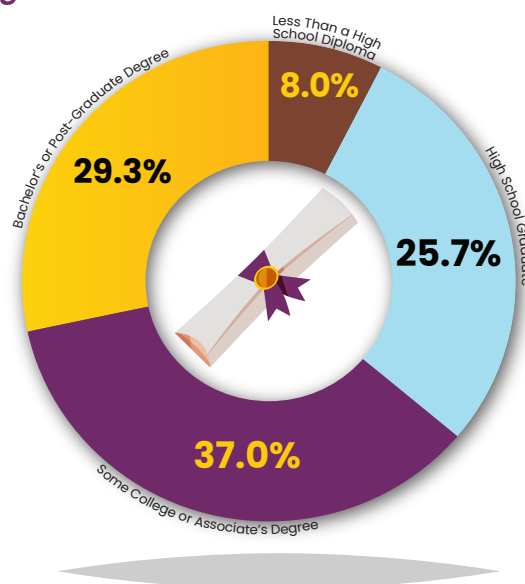




Expanding Education Opportunities

Residents of Surprise believe that lifelong education is a worthy pursuit since 92% of the population in Surprise has a high school diploma or higher and over 66% of the population has attended college as shown in Figure 8.5. Primary education within the City of Surprise is conducted by public school districts, charter schools, and private schools. The City enhances the quality of the community's education through the support and constant collaboration with all the local education providers.

Figure 8.5: Educational Attainment



Source: U.S. Census Bureau 2020 ACS 5-Year Estimates

The City of Surprise has fostered an environment of lifelong learning for its community through the welcoming of local post-secondary and technical education opportunities and robust partnerships with them. Ottawa University-Arizona (OUAZ) opened in 2017 as Surprise's first 4-year university. It is the region's newest university campus, which features student housing with over 500 bed residence (and more currently underway), a 35,000 square foot recreation facility and basketball arena, and the state-of-the-art 97,000 square foot Spirit Field, home to the OUAZ Spirit. For technical and trade education, the Western Maricopa Education Center (West-MEC) provides Career and Technical Education (CTE) programs. High school students in the Dysart School District in Surprise can also take these educational programs. Additionally, RISE Learning for Life at Rio Salado College at Surprise offers classes and activities that focus on interest-based lifelong learning opportunities for a wide range of individuals within the community.

The presence of excelling educational and occupational training facilities convenient for the Surprise workforce is regarded as one of the community's greatest assets in attracting industries.

DID YOU KNOW?

Aside from providing education through a variety of degree programs Ottawa University has 28 men's and women's athletic teams who compete in the National Association of Intercollegiate Athletics (NAIA).





ECONOMIC DEVELOPMENT APPROACH

In today's world of increased technology and communications, it is important for Surprise to have a strategic and balanced economic development strategy that recognizes competition and change locally and abroad. The City of Surprise's Economic Development Strategic Plan outlines the City's plan to allow for a strong economic vitality to grow and thrive in the community. The Plan includes strategies to achieve a thriving business environment for the community that facilitates retention and expansion of local and small businesses, attracting new employment opportunities, the promotion of entrepreneurship, supporting tourism, workforce development initiatives, and a robust education network from early elementary all the way to the university and post-secondary levels. At the same time, consideration must be made for preserving the small-town atmosphere and natural resources that have produced an attractive lifestyle in Surprise.

Surprise's Business Climate

Business retention, attraction and development are important to a healthy and thriving business climate and creating a diversified employment base. Expanding and diversifying the types of businesses in the City increases employment opportunities, generates additional tax revenues, and enhances the quality of life for Surprise residents through both direct and indirect means. The ability to draw investment in the community must also be supported by lifelong education opportunities and quality shopping, dining, and entertainment opportunities.

As the population base in the City of Surprise continues to grow, it is important the City maintain a pro-business climate in order to attract employers that offer above average wages. An expansion of diverse job types also serves as a catalyst and complement to yielding a wide array of housing choices and amenities offered to the residents and employees in Surprise.

Strategic Employment Centers

With 328 square miles within its planning area, there is ample land to support multiple employment centers throughout the City. Employment centers in Surprise should be viewed as a development tool with flexible land use policies that promote a mixture of uses and densities to promote a diversity of jobs, housing options for all residents, and infrastructure investment to promote job growth. The primary existing employment centers in Surprise today include:

Surprise Loop 303 Market

With the ability to leverage its proximity and access to the Loop 303 freeway and nearby existing and planned residential communities, the Surprise Loop 303 Market area consists of approximately 1,800 acres of commerce and office related

land uses at the final completion of development. This area has already started to serve as a regional retail and office hub. At full build-out, the Surprise Loop 303 Market will all together have the Villages at Prasada, a regional destination mall, Dignity Medical Campus, and a regional professional office center that collectively could offer as many as 20,000 jobs in this area.

Surprise City Center

The Surprise City Center is approximately one square mile area that is home to City of Surprise Recreation Campus, Surprise Stadium, Surprise Tennis & Racquet Complex, Community Park, Aquatic Center, Surprise Regional Library, City Hall and Civic Complex, and the West Point master planned community. The Surprise Center District area is generally bounded by Bell Road to the north, Greenway Road to the south, Dysart Road to the east and Parkview Place to the west.

The City Center area in Surprise has been the recipient of considerable financial investment over the years, especially the partnership with Ottawa University-Arizona. The area is supported by strong transportation access from all four directions. This area currently serves as the recreation and tourism hub of the community by drawing visitors to its world class recreation center and spring training facilities. Restaurants, hotels, and shopping opportunities are in close proximity to support the recreation and tourism destinations. Surprise has long envisioned this area to ultimately be a vibrant downtown—an essential cornerstone element to the growth and vibrancy for the community. An infusion of mixed use developments, medical offices, higher density residential, hotels, restaurants, shops, and entertainment uses are desired to complement and build upon existing uses to create a more economically sustaining and robust downtown destination.

Southwest Railplex

The Southwest Railplex District is an advanced manufacturing hub consisting of two square miles generally located between Waddell Rd and Peoria Avenue and Litchfield Road to Dysart Road. This area is served by excellent infrastructure including a BNSF rail spur, two APS power substations, municipal water treatment facility and arterial roadway access with proximate connections to US 60 and Loop 303. The area is Arizona's first BNSF Certified Site and has received over \$250 million of corporate investment throughout its history. Railplex is planned to contribute more than 2,000 local jobs to the Surprise economy at full build-out.



Northwest Surprise Corridor

The North Surprise Corridor is an emerging area of economic importance in the City's planning area just southeast of the US 60 and SR-74 interchange. This area is anchored by the 4,200-acre development of the BNSF Railway Western Hub that is progressing forward and the almost 600-acre Cielo Crossings residential development, with lot sizes of a minimum 14,000 square feet. Not only will this area benefit from BNSF's intermodal logistics business, but convenient connections to the TSMC plant and the future I-11 corridor further boosts the economic potential of the area beyond a regional logistics hub to a perhaps even a future location of an inland port for the region.

AZ TechCelerator

Located in the Surprise Original Town Site, the AZ TechCelerator, a four-building campus, totaling nearly 66,000 square feet is designed to "incubate" new, start-up innovation business ventures by providing affordable space, tools, and resources to grow new businesses. The City offers access to experienced mentors and partnerships with area businesses such as University of Advancing Technologies (UAT), the Arizona Small Business Development Center (AZ SBDC) and Service Corps of Retired Executives (SCORE).

Luke AFB Compatibility District

The Ford Proving Grounds and Northwest Regional Landfill are the primary existing employers within the Luke Compatibility District. They selected their sites based on its remoteness from urbanization. The planned White Tanks Freeway bifurcates the LCD just north of the Jomax Road alignment. As this transportation facility develops in the future, it will serve as a transportation and logistical catalyst for industrial and commerce park employment growth opportunities in this area.



Economic Development Incentives

Surprise actively supports high employment projects, and the City promotes assistance programs to meet the critical needs of incoming projects through the following tools:

Development Assistance

Development projects that provide benefits such as employment, capital investment and new tax revenue to the City may be considered for development assistance funding. Funding may be used for purposes such as public infrastructure improvements and permitting and engineering fees.

Foreign Trade Zone Number 277

The City of Surprise is located within the Greater Maricopa Foreign Trade Zone (FTZ) Number 277 which offers federal benefits, operational efficiencies, and potential Arizona Real and Personal Property Tax savings. The City of Surprise partners with the Western Maricopa Coalition (WESTMARC), a public-private partnership of municipalities, business community, and the educational sector in the West Valley of Greater Phoenix, to facilitate the promotion and activation of the Foreign Trade Zone within the West Valley. The City has experience assisting businesses in obtaining an FTZ Designation and has representation on the Advisory Council of the Greater Maricopa Foreign Trade Zone (GMFTZ).

5-Day Building Permit Program

The Self-Certification Permit Program, also known as the 5-Day Building Permit Program, illustrates how the City of Surprise is committed to enhancing customer service for our building community. The program eliminates the plan review fee for Licensed Design Professionals certified with the City of Phoenix and provides a faster permit process for eligible projects, allowing a permit to be issued within five business days.

Cultivating and Attracting a Skilled, Educated and Well-trained Workforce

The development of a highly skilled and trained workforce is a committed collaboration between the City, local school districts, businesses, and others to invest the time and resources to train workers that will attract employers to invest in Surprise. The City will continue to take an active role by hosting job fairs, encouraging job training, apprenticeship programs, workforce development and life-long learning.

The City's support of the diversifying and strengthening of a variety of employment sectors in the local economy encourages the growth and education of its local workforce, further enhancing the high quality of life offered to residents of Surprise.



GOALS & POLICIES

Goal 8.1

Support economic competitiveness

Surprise is home to a variety of businesses and industries that offer opportunities for quality employment and capital investment. Surprise will continue to form strong economic foundations by positioning itself as a first-choice location for new and existing businesses that generate a diversity of local high-quality jobs. This will continue Surprise's transformation from a bedroom community to a competitive economic destination.

Policies

1. Encourage and promote partnerships between research institutions and businesses in emerging industries, technologies, and incubators. Additionally, facilitate and enhance collaboration among the Surprise business community and City government.
2. Attract and retain businesses that provide high-paying jobs to strengthen the economic base of Surprise through economic development incentives.
3. Support small business enterprise with access to professional resources that will assist in all stages of a business life cycle.
4. Research the feasibility of siting a university-backed technology park in one of the City's employment centers.
5. Conduct research to determine the feasibility of establishing an inland port or a Military Reuse Zone in proximity to Aux 1.



6. Strive to enhance the existing jobs to housing balance, pursuing one new job for every new dwelling unit. The City shall also strive to maintain a reasonable balance between employment income levels and housing costs within the city, recognizing the importance of housing choice to economic development in the city.
7. Continue to promote Surprise as a location for clean industry, high-tech manufacturing, and corporate office development.
8. Encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs.
9. Support economic development efforts in targeted areas with public improvements to community facilities when needed.
10. Seek to encourage job creation and employment attraction that serves to provide high-quality careers for younger members of the workforce as a way to retain and attract younger people to Surprise.



Goal 8.2

Be a regional economic partner

Surprise has distinguished itself through offering a competitive local economy when attracting major industries looking to locate to the metro area. Surprise will continue to promote and diversify itself as a strong regional, statewide, national, and global partner in forming economic relationships with other jurisdictions and entities.

Policies

1. In order to enhance the existing jobs to housing balance, the City of Surprise shall promote targeted employment expansion and relocation for clean industry, high-tech manufacturing, and corporate office development in the City through the use of preferred business attraction incentives, especially in the Loop 303/Prasada and the Surprise City Center areas.
2. Market the AZ TechCelerator to home-based technology businesses and other startup companies that match the vision of the AZ TechCelerator as a place for idea generation and business development.
3. Partner with state and local jurisdictions, governmental organizations, local colleges, non-profit agencies, and the local and regional business community to leverage Surprise's resources and workforce in implementing strategic programs and techniques in areas including, but not limited to, national and international marketing, regional economic issues and opportunities, workforce development, industry cluster development, and establishing emerging industries in order to showcase the City's ability to compete nationally and internationally for economic growth.



4. Utilize the research services that the Greater Phoenix Economic Council (GPEC) and MAG have to offer and participate in domestic and international marketing missions that support the City's quest for strategic industry targets.
5. Promote economic development program opportunities, such as the Greater Maricopa Foreign Trade Zone (GMFTZ), Government Property Lease Excise Tax (GPLET) utilization, and Foreign Trade Zones to expand economic development opportunities in Surprise.
6. Promote that new economic development initiatives and development support the City's water-conscious policies.



Goal 8.3

Elevate tourism through attractions

As the annual calendar of events continues to grow, Surprise will work to bring more opportunities for entertainment events to the City for the enjoyment of its residents and to attract tourists and visitors from across the region and state. Special attention will be given to promoting and cultivating various destinations for sports and leisure activities as a continued pillar of economic development for the community.

Policies

1. Continue to develop facilities and signature events that attract both amateur and professional sport tournaments at the local, regional, and national level.
2. Develop facilities and a sports complex to host soccer, lacrosse, and other field sport signature events while providing expanded recreational facilities for the residents.
3. Develop an indoor Fieldhouse Facility to host volleyball, basketball and court signature events while providing expanded recreational facilities for the residents.
4. Determine the feasibility of attracting family-oriented entertainment venues and identify full-service sites within the City to accommodate this use.
5. Attract entertainment and destination venues that will provide entertainment opportunities for residents and promote tourism.



6. Encourage the development of a destination resort in Surprise.
7. Create multi-beneficial partnerships with local businesses including hotels, restaurants, and entertainment venues to attract and support tourism-driven events and provide positive experiences for residents and tourists.
8. Expand tourism development and create walkable connections to support City Center growth, enhancing the economic impact for the community and reducing leakage to other cities.
9. Foster and allow for venue space that supports local art and cultural attraction events, cultural organizations, non-profits, and creative entrepreneurs.



Goal 8.4

Offer life-long learning and skill-building

In order for a well-educated workforce to choose to live and flourish in the City, Surprise will encourage an environment of broad, continuous learning for residents of all ages. This work will be achieved through focus and collaboration among a spectrum of partners including educational districts and institutions, businesses, public agencies, and community non-profits.

Policies

1. Support accessible and effective education through a variety of institutions that leads to local workforce attraction and retention in order to help the community meet the challenges of a changing knowledge-based economy. This will be done in part by strengthening the community's public and private relationships with educational institutions to promote incubator activities, research, and entrepreneurial partnerships and opportunities.
2. Enhance visibility of educational providers in the City and access of residents to the providers in order to promote and encourage opportunities for lifelong learning.
3. Attract new educational opportunities and retain existing with a special emphasis on continuing to attract higher education institution(s) that will enhance educational and cultural opportunities for Surprise residents.
4. Work to identify strategies to share facilities and develop shared use agreements.

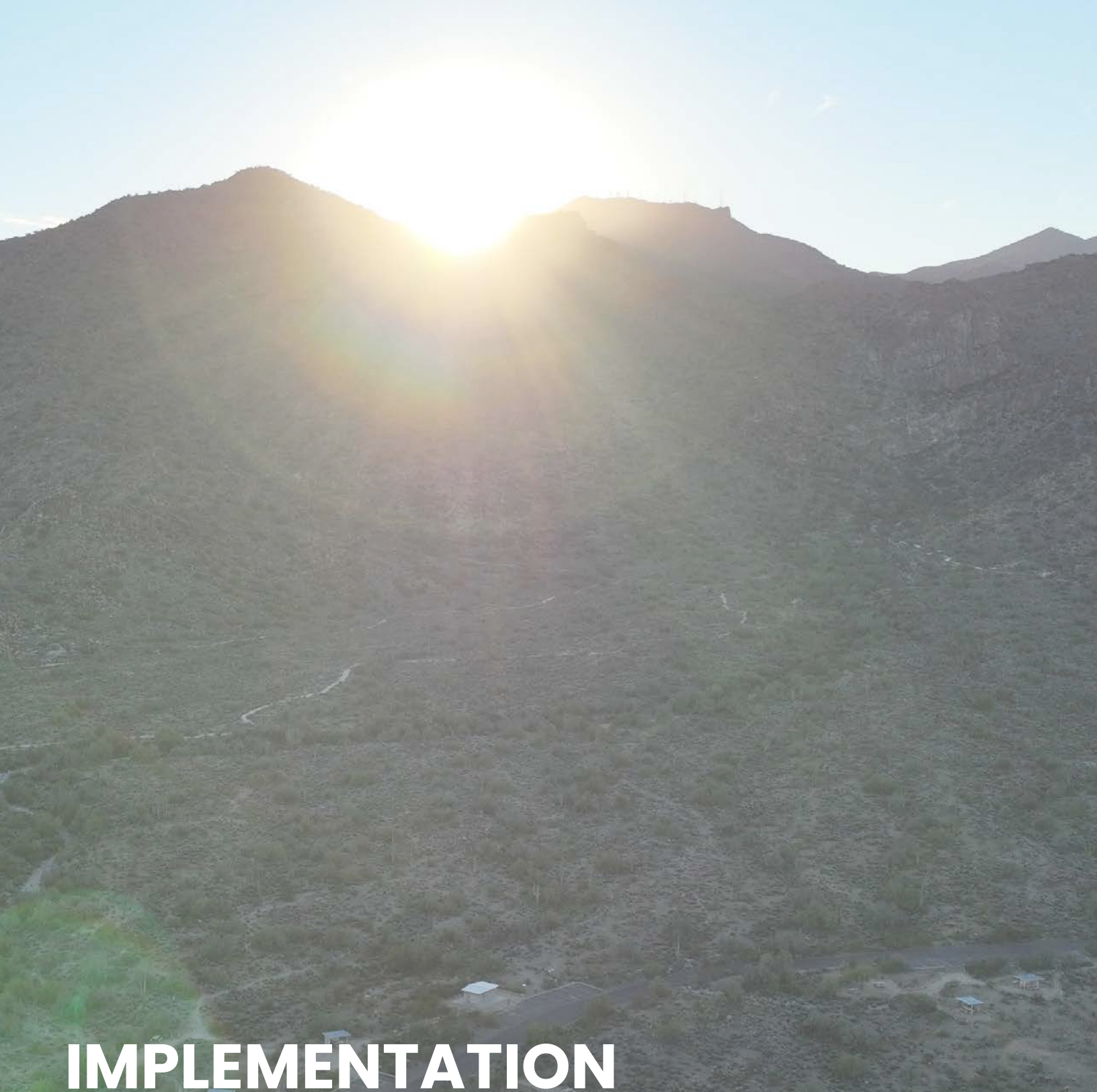


5. Support education-based facilities such as museums, libraries, conference centers, science centers, gardens, etc. Additionally, take advantage of public spaces such as City hall, fire stations, and parks as a place to educate the public on native plants, water and energy conservation methods, career opportunities, creative entrepreneurship, and other public issues through static displays or special events.
6. Create and adopt a Youth Master Plan to address the needs and desires of the City's younger generations to promote efforts related to youth education and their involvement in the community.
7. Support broadband infrastructure investment which provides access to affordable broadband communications for advancing education.



9

SURPRISE2040
General Plan



IMPLEMENTATION

IMPLEMENTATION

Introduction

This chapter identifies specific Implementation Initiatives and Administration Procedures that are necessary to ensure the overall vision and diverse goals of the Surprise 2040 General Plan are carried out effectively. These initiatives and procedures include the development of an Implementation Strategy Matrix and a Progress Metrics Matrix. The Implementation Strategy Matrix clearly defines those ordinances and/or code changes, additional planning studies, and other programs that are needed to carry-out the long-term goals and policy recommendations made throughout the Plan. The Progress Metrics Matrix lists a series of key indicator metrics that can be used to develop an annual monitoring report or evaluation that enables the City of Surprise to review the General Plan's various policies and assess their effectiveness in achieving desired plan outcomes.

Beyond the direct guiding aspects of this chapter, much of the General Plan implementation occurs on a case-by-case, or project-by-project, basis through review of proposed zoning applications, site plans, conditional uses, plats, public improvements, and facilities. Implementation also occurs on a daily basis within the City administration through an ongoing system of analysis, studying of changes in the marketplace, and reaching rational conclusions about community needs and the best courses of city action within the framework established by the Surprise 2040 General Plan.

Overall, the Surprise 2040 General Plan encourages consistent community and individual landowner-based decisions that will result in logical, desirable, and sustainable development. To accomplish this, the General Plan relies on a comprehensive planning perspective that incorporates progressive Character Area Land Use implementation techniques coupled with the Plans organizing fundamental values.

ARS Elements

Per Arizona Revised Statutes (ARS 9-461.05), a General Plan must include specific elements, or topics, that are determined based on the population of the City. Based on Surprise's current population, the required elements that must be addressed include:

- Land Use
- Circulation
- Open Space
- Growth Areas
- Environmental Planning
- Cost of Development
- Water Resources
- Conservation
- Recreation
- Public Services & Facilities
- Public Buildings
- Housing
- Rehabilitation and Redevelopment
- Safety
- Bicycling
- Energy
- Neighborhood Preservation and Revitalization

General Plans may also include additional elective elements on any topic that the City feels is important or unique to the long-term planning of the community. Within this context, and through the planning process, the City of Surprise identified the following additional key elements:

- Economic Development
- Arts & Culture
- Education
- Health

Given this General Plan is uniquely organized around the City's six core community-initiated values, the following ARS Element and Goal Matrix in Table 9.1 was developed to explicitly detail how the various goals (and their supporting policies) specified within each Chapter of the Plan apply to the elements that are both State required and City elected.

Table 9.1: Goals & Elements Matrix

			REQUIRED ELEMENTS												ELECTIVE ELEMENTS			
			Land Use & Growth Areas	Circulation & Bicycling	Recreation & Open Space	Revitalization & Redevelopment	Housing & Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Economic Development	Arts & Culture	Education	Health
A WELCOMING PLACE	Goal 3.1	Build strong neighborhoods and local connections	●		●	●	●				●	●			●	●		●
	Goal 3.2	Promote public engagement and participation				●					●			●		●	●	
	Goal 3.3	Foster effective communication				●							●	●	●	●	●	●
	Goal 3.4	Provide good governance through service excellence									●	●	●	●	●		●	●
A LIVABLE COMMUNITY	Goal 4.1	Maintain a well-managed community form	●			●	●							●	●	●		
	Goal 4.2	Be a home for everyone	●	●	●	●	●	●	●	●	●		●	●	●	●		
	Goal 4.3	Foster a sense of place through maintenance, reuse, or redevelopment of maturing areas	●		●	●	●	●				●	●	●	●			●
	Goal 4.4	Protect Luke Air Force Base	●	●	●		●	●	●		●	●	●	●	●			●
A CONNECTED CITY	Goal 5.1	Develop a complete transportation network to support desirable patterns of development	●	●		●	●	●					●	●	●			●
	Goal 5.2	Promote safe movement of people, goods, and vehicles across all modes of travel		●	●		●						●		●			●
	Goal 5.3	Relieve vehicular congestion	●	●		●	●	●		●			●	●	●			●
	Goal 5.4	Plan for emerging transportation technologies		●		●	●	●		●	●	●		●	●			
	Goal 6.1	Protect the health of our diverse environment	●		●			●										●

			REQUIRED ELEMENTS												ELECTIVE ELEMENTS			
			Land Use & Growth Areas	Circulation & Bicycling	Recreation & Open Space	Revitalization & Redevelopment	Housing & Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Economic Development	Arts & Culture	Education	Health
A SUSTAINING ENVIRONMENT	Goal 6.2	Utilize a systems approach to sustainability	●		●		●	●		●				●	●			
	Goal 6.3	Reduce risk and thrive under change		●	●			●				●	●				●	
	Goal 6.4	Provide exceptional core utilities					●	●		●	●			●	●			
	Goal 6.5	Continuously and responsibly manage our water resources	●		●	●		●	●						●			●
	Goal 6.6	Bolster water conservation	●			●		●	●									●
	Goal 6.7	Ensure for safe and reliable water delivery				●		●	●					●	●			●
A HEALTHY LIFESTYLE	Goal 7.1	Offer superior recreational amenities and activities	●	●	●			●	●			●			●	●		●
	Goal 7.2	Foster a system of natural opens spaces	●	●	●	●		●	●				●					●
	Goal 7.3	Increase access to wellness opportunities		●	●	●		●	●		●		●		●	●	●	●
	Goal 7.4	Ensure for quality community services	●	●			●				●		●					
	Goal 7.5	Cultivate and preserve our culture and heritage			●	●	●				●	●			●	●		●
A COMPETING ECONOMY	Goal 8.1	Support economic competitiveness	●	●		●			●	●	●				●		●	
	Goal 8.2	Be a regional economic partner						●	●	●	●				●			
	Goal 8.3	Elevate tourism through attractions	●			●							●		●	●		
	Goal 8.4	Offer life-long learning and skill-building			●		●				●	●			●	●	●	

Implementation Initiatives

Summary of Implementation Tools

The City of Surprise can use a variety of regulatory mechanisms and administrative procedures to implement the 2040 General Plan. The summary below outlines the general tools and strategies that Surprise can use to implement the vision, goals, and policies of this Plan:

- Surprise Land Development Ordinance (LDO)
- Sub-Area Plans
- Infrastructure Master Plans
- Planning and Design Guidelines
- Overlay Districts
- Engineering Development Standards
- Capital Improvement Program (CIP)
- Development Agreements
- Coordination with Public Agencies (MAG, FCDMC, ADOT)
- Coordination with Local Associations (WESTMARC, Chambers, HOA)

Implementation Strategy Matrix

The Implementation Strategy Matrix in Table 9.2 identifies specific actions that Surprise intends to take during the period of time that this Plan is in effect and implemented. The Implementation Strategy Matrix first identifies the relevant primary value and then defines the corresponding implementation strategy that helps to support that value, the lead department or agency charged with executing the strategy, and a general timeframe for implementation. The timeframes indicate both a strategy's regular review by the lead responsible party and time for full implementation.

It is important to note that the ability to implement the strategies outlined in the following matrix is dependent upon revenue, staffing, and other resource capabilities of the City of Surprise.

Table 9.2: Implementation Strategy Matrix

Primary Value	Implementation Strategy	Lead Responsible Party	Short-Term (0-5 Years)	Mid-Term (5-10 Years)	Long-Term (10-20 Years)
ALL VALUES	Pursue available grant funding to assist with the advancement of applicable policies	All Departments	●	●	●
	Stay involved in regional discussions and cooperative planning efforts (i.e. ADOT, MAG, MCDOT, FCDMC, WESTMARC)	Transportation Department	●	●	●
	Maintain the City's GIS data base to include development statistics to assist in monitoring the performance of the General Plan	All Departments	●	●	●
	Continuously review the Surprise Capital Improvement Plan (CIP) to ensure each element of the 2040 General Plan is being implemented to the greatest degree possible	All Departments	●	●	
A WELCOMING PLACE	Regularly evaluate and review ASC and NCS surveys to determine areas in need of improvement	Community Development Department	●	●	
A LIVABLE COMMUNITY	Update the LDO and PEDS to be consistent with the implementation of the General Plan	Community Development Department	●	●	
	Implement the recommendations of the Surprise Housing Study	Human Service & Community Vitality	●	●	
	Promote desired retail and employment within defined growth areas.	Community Development Department	●	●	●
	Explore the feasibility and development of an annexation policy.	Community Development Department	●		
A CONNECTED CITY	Develop and adopt a Transportation Master Plan encompassing transit and a Complete Streets Plan and Policy document	Transportation Department	●	●	●
	Implement transportation system improvements as described in Chapter 5: A Connected City	Transportation Department	●		
	Prioritize the recommendations of the Transit Feasibility Study	Transportation Department	●	●	
A SUSTAINING ENVIRONMENT	Review and update the Surprise Integrated Water Master Plan as necessary to respond to the evolving local and regional drought planning conditions.	Water Resource Management	●	●	
	Review and update the Engineering Development Standards, as appropriate to be consistent with the implementation of the General Plan	Public Works Department	●	●	
	Evaluate the need to prepare a Citywide Facilities Master Plan	Public Works Department	●		
A HEALTHY LIFESTYLE	Participate in the "safe routes to schools" program or similar programs.	Transportation Department	●	●	●
	Update the Parks and Recreation Master Plan to be consistent with the 2040 General Plan as applicable	Parks and Recreation Department	●		
	Collaborate with the development community to reserve and preserve desired open space for passive and recreational purposes in accordance with the Recreation Master Plan.	Parks and Recreation Department	●	●	●
A COMPETING ECONOMY	Periodically update the Economic Positioning Framework to assist in encouraging job growth	Economic Development Department	●		
	Continuously coordinate and review the American Community Survey (ACS) to better inform officials, community leaders, and businesses and support recommended updates to the General Plan and LDO.	Economic Development Department	●		
	Continuously coordinate and review economic and job growth data to encourage job growth and supportive housing opportunities through continued evaluation of the General Plan and LDO.	Economic Development Department	●	●	

Measuring Progress

As noted in the previous sections of this Chapter, the Surprise 2040 General Plan will be executed through implementation strategies and other actions, investments, and partnerships. The Community Development Department will demonstrate success of the 2040 General Plan through annual reporting on progress completing specific strategies and investments recommended by or that contribute to desired outcomes as expressed through the General Plan's vision, values, and goals. To support this effort, the City will continue to track the implementation of the plan based on key indicators identified in the Progress Metrics Matrix in Table 9.3. These metrics serve to evaluate projects and efforts in the City in line with the goals and policies put forth in the 2040 General Plan. Given metric availability and applicability often shifts due to trends outside of the City's control, it should be noted that it is problematic to tie any singular or group of metrics to implementation of a specific General Plan goal or conversely suggest any metric movement is solely tied to City actions. Consequently, new data sources and sets for the following metrics should be continuously reviewed and gathered to help further inform the annual reporting process.



Table 9.3: Progress Metrics Matrix

Metric	Interest Topic	Goal(s) Measured
Total population	Housing, Economic Development	4.2, 8.1, 8.2, 8.3
Tax revenues	Economic Development	8.1, 8.2, 8.3
New residential CoFO (single-family & multi-family)	Housing	4.14.2
New residential development (proximity to commercial and employment centers)	Neighborhoods	4.1, 4.2
New non-residential development (SF)	Economic Development	4.1, 8.3
Vacancy rate for commercial space	Economic Development	4.3, 8.1, 8.2, 8.3
New development/investment by growth area (by project and \$)	Housing, Economic Development	4.1, 4.2, 8.1, 8.2, 8.3
Housing type distribution	Housing	4.1, 4.2
Housing occupancy distribution (Ownership vs Rental)	Housing	4.1, 4.2
Median home price	Housing	4.1, 4.2, 4.3
Percent of population that is housing-cost burdened (housing $\geq$ 30% of income)	Housing	4.1, 4.2
Number of public art projects	Neighborhoods	3.1, 4.1, 4.3
Miles of sidewalks	Recreation, Transportation	5.1, 5.2, 5.3, 7.3
Miles of bike lanes	Recreation, Transportation	5.1, 5.2, 5.3, 7.3
Miles of trails	Recreation, Transportation	5.1, 7.2, 7.3
Number and type of City events	Recreation	3.1, 7.1, 7.5
Total acres of preserved public park and open space	Open Space	4.1, 7.2, 7.3
Annual water demand (calendar year)	Water	6.1, 6.2, 6.4, 6.5, 6.6, 6.7, 7.2, 8.2
Gallons of water per capita per day (GPCD) (calendar year)	Water	6.1, 6.2, 6.4, 6.5, 6.6, 6.7, 7.2, 8.2
Current designation of assured water supply volume	Water	6.1, 6.2, 6.4, 6.5, 6.6, 6.7, 7.2, 8.2
Crime rates	Public Safety	4.1, 4.3, 7.4
Total jobs	Economic Development	8.1, 8.2,
Total jobs by industry	Economic Development	8.1, 8.2
Median Household Income	Economic Development	8.1, 8.2
Percentage of population with a high-school degree	Education	8.1, 8.2, 8.4
Percentage population with some post-secondary education or a post-secondary degree	Education	8.1, 8.2, 8.4
Spring training attendance	Economic Development	7.1, 8.3

Administration Procedures

To ensure ongoing implementation of the Surprise 2040 General Plan as an important, practical, up-to-date, and consistent statement of city policy, the following actions should occur.

General Plan Monitoring Report

Arizona Revised Statutes mandates all Cities to provide an annual status report to their City Council on the progress of enacting the defined elements of their General Plan. During each monitoring cycle, a “State of the Surprise 2040 General Plan” report will be prepared to determine whether implementation of the plan is occurring in an anticipated fashion and whether it is achieving desired results, such as developing the housing and employment the City needs.

On a yearly basis implementation monitoring will provide qualitative information on the specific steps that the city and its partner agencies are taking to carry out the plan (for example, the adoption of new policies and regulations, or the investment in specified infrastructure).

More quantitative performance monitoring data in alignment with the metrics outlined in this Chapter will be tracked and detailed on five-year increments to measure changes in vital indicators such as jobs and housing growth, transportation behavior and performance, changes to the landscape, changes to assessed property values, fluctuations in building permits issued, and variation in retail sales tax revenue.

This overall monitoring approach will ultimately allow City staff and elected officials to determine how policies and strategies are influencing and promoting the type of growth and investment that is necessary to achieve the desired vision for Surprise.

General Plan Amendments

Major Amendments to the General Plan

A Major Amendment to the Surprise 2040 General Plan is any proposal that would result in a change to the Character Area Land Use Plan that would substantially alter the city’s planned mixture or balance of uses. It is important to examine the implications of the project on the cumulative impact on the entire planning area. The criteria for categorizing a proposed amendment to the Surprise 2040 General Plan as a major amendment includes determining the relative size and amount of the proposed change. Additionally, the relationship with surrounding land uses and its impact upon major public infrastructure is considered. The following are criteria for determining a major amendment to the Surprise 2040 General Plan:

- Any change in the Character Area Land Use designation from Neighborhood to Commerce & Office or Employment on 640 or more acres.
- Any change in the Character Area Land Use designation from Commerce & Office or Employment to Neighborhood.
- An increase or decrease in the planned number of acres designated for Open Space Character Area Land Use of 160 acres or more.
- Revisions to the text of the 2040 General Plan that are “not purely technical in nature.”

Minor Amendments to the General Plan

“Minor Amendments” to the Surprise 2040 General Plan are considered minor text changes and corrections that do not impact substantive portions of the Character Area Land Use plan’s mixture or balance. All amendments to the City of Surprise General Plan that are not defined as Major Amendments are considered Minor Amendments. Minor Amendments may be considered by the Surprise Planning and Zoning Commission and City Council at any time during the calendar year.

General Plan Amendment Procedures

Per Arizona Revised Statutes (ARS) 9-461.06, the City of Surprise will consider major amendments to the Surprise 2040 General Plan at a public hearing within twelve months of when the proposal is made. Major amendment applications must obtain a two-thirds majority vote of the City Council to approve them. In addition, all major amendments must meet the public involvement criteria outlined in ARS 9-461.06 that reads, “effective, early, and continuous public participation in the development and major amendment of the (Surprise 2040 General Plan) from all geographic, ethnic, and economic areas of the municipality.”

General Plan Amendment Evaluation Criteria

In considering plan amendments, the proposal will be considered in terms of all the General Plan Chapters. A thorough evaluation shall include, but is not limited to the following:

- Whether the proposed change is generally consistent with goals, objectives, and other elements of the Surprise 2040 General Plan.
- Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.
- Whether the proposed change creates an adverse impact on public facilities and services, including roads, sewers, water supply, drainage, schools, police, fire, and parks, that cannot be reasonably mitigated.
- Whether the proposed change creates an adverse impact on landmarks or other culturally significant structures or properties that cannot be reasonably mitigated.

- Whether development resulting from the proposed change would create an undue adverse impact on surrounding neighborhoods.
- Whether the proposed change would have a significant adverse impact on the natural environment, including washes, vegetation, slopes, groundwater, and other significant natural resources that could not be reasonably mitigated.
- Whether there was a change in city adopted policies or codes that would justify a change in the Surprise 2040 General Plan.

Development Proposal Review Criteria

On a routine basis the Community Development Department is tasked with the review of development proposals for compliance with the Surprise 2040 General Plan. To evaluate the quality and appropriateness of a development proposal, City staff shall utilize the goals, policies, recommendations and guidelines outlined within each chapter of this plan.

Depending on the project's size, location, and use, the review may address the project's impacts in a variety of areas including (but not limited to):

- Does the proposed development carry forward the vision and relevant goals and policies expressed in the General Plan?
- Does the proposed development adhere to the design guidelines of the applicable Character Area(s) and/or Development Type(s)?
- Does the proposed development strengthen or compromise the character of the area by adding to the mixture of uses?
- Does the proposed development maintain compatibility with or contribute to the quality of existing land uses in the surrounding area?
- Does the proposed development offer a range of mobility options and promote connectivity to adjacent or future development?
- Does the proposed development preserve natural systems (i.e. washes, wildlife corridors) and/or promote environmentally conscious practices (i.e. protect natural terrain, vegetation, viewsheds)?
- Does the proposed development improve and/or expand the existing infrastructure to the surrounding area?
- Does the proposed development further the provision of jobs in the surrounding area or the City as a whole?

Based on the outcome of the review, the City may work with the applicant to modify the project's size, density, land use mix or design, or take other measures to ensure compliance with the General Plan.

While many elements of the General Plan largely define the appropriateness of a development proposal, it is recognized that some specific conditions relating to the application of Character Areas and their associated Development Types

(as defined in Chapter 4: A Livable Community) require the following additional implementation and review criteria.

Greenfield Development

The City's large supply of vacant land both within the city limits and its planning area provide significant opportunities for development on previously undeveloped land – in fact most growth in Surprise will likely occur on vacant land. This is commonly referred to as greenfield development. Greenfield development on land that has no preexisting adjacent development represents an opportunity (as the initial development proposal for a given area) to define the type of neighborhoods, commercial nodes and job centers, or in other words the “Character” of an area, that does not exist today.

Greenfield development that in essence “sets the character” of an area should be reviewed over a larger geographic area and against key planning and infrastructure documents (i.e. Transportation Master Plan and Water and Sewer Infrastructure Plans) in order to measure long term impacts to the surrounding region and in turn assess its compliance with the overarching vision and goals of the 2040 General Plan.

Non-Conforming Development

Existing development, land uses or structures that are found to be non-conforming per the LDO, shall not be considered an existing use as it relates to determining the existing Character and/or Development Type of said development.

Approved Planned Area Developments

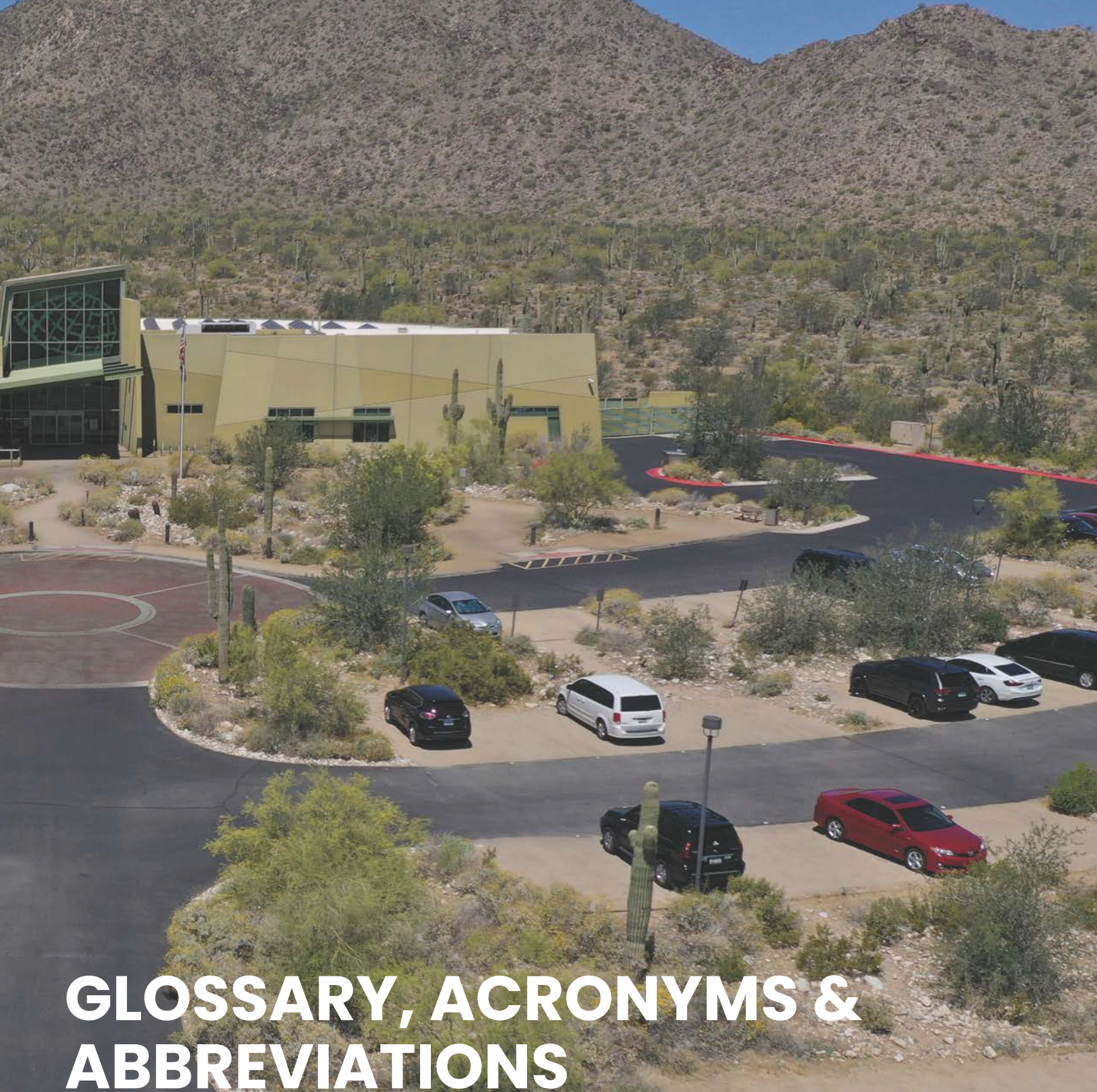
The City of Surprise has a large number of approved Planned Area Developments (PADs) that are all in various stages of implementation. The following criteria have been developed to assist with the incorporation of these PADs into the Surprise 2040 General Plan:

- By virtue of their existing zoning entitlements, these PADs are permitted to maintain their density and intensity of land use.
- To the greatest extent possible, each PAD shall provide open space areas and/or corridors that are consistent with those shown on the Character Area Land Use Plan. In the event that these open space areas and/or corridors are not consistent with the land use plan of the approved PAD, the development rights of the impacted areas shall be allowed to be transferred to alternate locations within the designated PAD.
- Development of the PADs shall meet or exceed the design guidelines of the applicable Character Area(s) and/or Development Type(s).



SURPRISE2040
General Plan

10



GLOSSARY, ACRONYMS & ABBREVIATIONS

GLOSSARY

Acre-foot – Amount of water it takes to cover an acre of land to a depth of one foot, about 326,000 gallons. An acre-foot can supply the annual needs of between one and two average Arizona households.

Acres – Unit of land measurement equal to 43,560 square feet, or 4,840 square yards

Adverse impact – A negative consequence for the physical, social or economic environment resulting from an action or project.

Alternative energy – Energy derived from nontraditional sources.

Annexation – process by which an area of land is incorporated into an existing city or municipality with a resulting change in the boundaries of the annexing jurisdiction.

Aquifer – Geological formation that is water bearing and permeable and yields economically significant amounts of water to wells or springs.

Buildout – Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Capital project – A specific undertaking involving procurement, construction or installation of facilities or related equipment which improves, preserves, enhances, or modernizes the City's provision of municipal services.

Census – The official decennial enumeration of the population conducted by the Federal Government.

City Council – A city's legislative body. The popularly elected City Council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some City officials. The council adopts the local general plan, zoning, and subdivision ordinance.

Cluster development – Concentration of development on only a portion of a site, allowing sensitive areas to be protected with no loss in the number of lots and maintaining the overall density of the site.

Cogeneration – Cogeneration is a highly efficient means of generating heat and electric power at the same time from the same energy source.

Complete streets – Complete streets are designed and operated to enable safe, attractive and comfortable access and travel for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities are able to safely and comfortably move along and across a complete street. Complete Streets also create a sense of place and improve social interaction, while generally improving property adjacent land values.

Conservation – Management of the human use of resource so as to yield the greatest sustainable benefit to present generation.

Effluent – Municipal sewage or wastewater that has been partially or completely treated.

Foreign Trade Zone— geographical area, in (or adjacent to) a United States Port of Entry, where commercial merchandise, both domestic and foreign, receives the same Customs treatment it would if it were outside the commerce of the United States

Habitat – The natural environment in which an organism lives.

Incorporated – Territory included under City of Surprise jurisdiction.

Metropolitan Area – The area which is located in a relatively large core city or cities and the adjacent geographic areas.

Micromobility – a variety of small, generally low-speed vehicles and conveyances, such as e-scooters, that can be electric or human-powered and privately owned or part of shared fleets.

Multimodal – Accommodating various modes of transportation including bicycles, pedestrians, transit vehicles, ferries, trains and personal vehicles.

Noise Contours – Noise contours are a series of lines superimposed on a map of the airport's environs. These lines represent various DNL levels. DNL noise contours are used for several purposes.

- Noise contours highlight existing or potential areas of significant aircraft noise exposure
- Noise contours are used to assess the relative aircraft noise exposure levels of different runway and/or flight corridor alternatives
- Noise contours provide guidance to political jurisdictions in the development of land use control measures. These measures include zoning ordinances, subdivision regulations, building codes and airport overlay zones.

Ordinance – A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Preservation – An action to reserve, protect or safeguard a portion of the natural environment from unnatural disturbance.

Recharge – A process by which water is added to a zone of saturation, usually by percolation from the soil surface.

Renewable – Energy obtained from sources that are essentially inexhaustible.

Subsidence – The process of sinking or settling of a land surface because of natural or artificial causes.

Sustainability – A concept of meeting the needs of the present without compromising the ability of future generations to meet their needs. Planning for sustainability promotes responsible development – not anti-development. It requires a democratic process of planning to achieve the greatest common good for all segments of our population, protect the health of the environment and assure future generations of the resources they will need to survive and progress.

Transit – Comprises all transport systems that transport members of the general public, usually charging set fares. It generally includes rail, bus services, ferries, taxicab services etc.

Urban Design – Urban design concerns the arrangement, appearance and functionality of towns and cities, and in particular the shaping and uses of urban public space. It has traditionally been regarded as a disciplinary subset of urban planning, landscape architecture, or architecture. Urban design theory deals primarily with the design and management of public space (i.e. the 'public environment', 'public realm' or 'public domain'), and the way public places are experienced and used.

ACRONYMS & ABBREVIATIONS

ADA – Americans with Disabilities Act
ADOT – Arizona Department of Transportation
ADWR – Arizona Department of Water Resources
AFB – Air Force Base
AFY – Acre Feet per Year
APS – Arizona Public Service
APZ – Accident Potential Zone
ARS – Arizona Revised Statute
ASLD – Arizona State Land Department
AUX – Auxiliary
BLM – Bureau of Land Management
BNSF – Burlington Northern and Santa Fe
BOR – Bureau of Reclamation
CAP – Central Arizona Project
CIP – Capital Improvement Project
CPTED – Crime Prevention through Environmental Design
CWA – Clean Water Act
DU/AC – Dwelling Units per Acre
EPA – Environmental Protection Agency
EV – Electric Vehicle
FAR – Federal Aviation Regulations
FCDMC – Flood Control District of Maricopa County
FEMA – Federal Emergency Management Agency
FHWA – Federal Highway Administration
FTZ – Foreign Trade Zone
GMFTZ – Greater Maricopa Foreign Trade Zone
GPLET – Government Property Lease Excise Tax
GO – General Obligation
HOA – Home Owners Association
HUD – Housing and Urban Development
HURF – Highway User Revenues Funds
ITS – Intelligent Traffic Systems
LCD – Luke Compatibility District
LDO – Land Development Ordinance
LOS – Level of Service
MAG – Maricopa Association of Governments
MCDOT – Maricopa County Department of Transportation
MPA – Municipal Planning Area
MU – Mixed Use
NPDES – National Pollutant Discharge Elimination System

NPDWR – National Primary Drinking Water Regulation
OS – Open Space
OTS – Original Townsite
PAD – Planned Area Development
PEDS – Planning & Engineering Design Standards
PF – Public Facility
PM10 – Particulate Matter 10 microns or less
PRMP – Parks and Recreation Plan
RR – Rural Residential
SDWA – Safe Drinking Water Act
SPA – Special Planning Area
SR – State Route
TOD – Transit Oriented Development
WESTMARC – Western Maricopa Coalition
YMCA – Young Men's Christians Association

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SURPRISE2040

General Plan



Public Outreach Summary

**Surprise 2040 General Plan Update
September 2023**

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Introduction

The City of Surprise initiated their General Plan Update process in April of 2022 and began a multifaceted outreach program to engage community members. The outreach program for this project is structured around a City Council approved Community Outreach and Participation Plan (COPP). This COPP was designed to be inclusive and educational by facilitating a meaningful conversation with Surprise residents about the issues and opportunities that are most important in their community. This report summarizes the public engagement and input received during the three phases of outreach activities conducted from August 2022 through August 2023. Within each round, Community Workshops were held both in-person and virtually in a workshop format. The in-person Community Workshops were conducted in an open house format, with an introductory presentation, multiple informational boards, and feedback boards to receive direct input from participants. Upon entering the Community Workshop, participants were asked to sign in and given a comment card for any additional thoughts, questions, or comments. After walking through the different stations giving feedback, the participants were free to come and go as they please. Target Workshops at citywide events, such as the Surprise Party, Fiesta Grande, and the State of the City, included smaller pop-up events and conversations with the public. The intent of this Summary Report is to present the information we received without making assumptions or recommendations. The feedback we received has been recorded within this document in order to memorialize key themes and ideas shared by Surprise residents, and it was used to help inform the 2040 General Plan Update, which included the preparation of a Vision Statement, evaluation of opportunities and challenges, land use changes, and the creation of new goals, policies, and actions. As the project moved toward completion, the General Plan update effort continued to involve numerous opportunities for the public to learn about the project and provide their input, including online at SurpriseGPUUpdate.com.



Community Workshop #1 Summary

Tuesday, August 30th, 2022

Ottawa University, Surprise, AZ

Student Union, 2nd Floor Multi-Purpose Room

6:00-8:00 PM

Virtual Edition Available: Aug 31st - November 30th, 2022

Introduction

The following is a summary of the live interactive and virtual components of Community Workshop #1 as well as the attendee's input.

A total of approximately 27 attendees (with 22 officially signing in) participated in the workshop. A copy of the sign-in sheet with attendees' personal information redacted is provided in **APPENDIX A** of this summary. Upon entry to the meeting, residents were asked to sign in and then were provided a factsheet with project information as well as a comment card. Residents were then able to join an introductory presentation followed by interactive activities organized around three stations. A youth craft area was also provided to allow younger residents to share their feedback (*not included in the virtual edition*). A copy of the PowerPoint presentation is provided in **APPENDIX B** of this summary. All materials provided at the meeting are available for download on the project website:

www.surprisegpupdate.com.

Another 25 people participated in the virtual edition of the workshop. The full survey results with attendees' personal information redacted are available in **APPENDIX C** of this summary.

Presentation

Jason Moquin, City of Surprise Planning Manager, opened the meeting with a formal welcome and introductory comments. Jason then introduced, Michael Baker International project manager Matthew Klyszeiko to provide a more detailed presentation that addressed the following topics:

SURPRISE2040 General Plan

A. Introductions

1. Meeting Purpose
2. Project Team

B. General Plan Overview

1. What is a General Plan?
 - How is it used?
2. Current Surprise General Plan
 - Surprise Planning Area
3. General Plan Update Process



C. Community Workshop Format

D. Next Steps

E. Questions & Responses

Following the formal presentation, audience questions focused around “Who is in charge of administering the General Plan?” “How is the General Plan implemented?” “How is progress tracked and/or measured?” “How can residents get more information on specific topics (i.e., water resources and transportation)?” as well as “How does the General Plan impact existing and/or planned development?”. Various General Plan project team members provided formal responses to each question and/or collected contact information to follow up individually with more information. At the conclusion of the question and response period, attendees were encouraged to visit each interactive station to provide input. The virtual edition of Community Workshop #1 did not include a live question and response period.

Interactive Information Boards

A series of 6 boards presented information to the public while requesting input in various areas. These boards were set up in 3 stations focused on the themes of “*Where Have We Been?*”, “*How Are We Doing?*”, And “*Where Are We Going?*”. Project team members were placed at each station to answer any questions and to provide additional detail on the information provided. The virtual edition utilized a Survey Monkey survey to ask the questions found on the boards in the live interactive meeting. Participant input is summarized in the following sections.

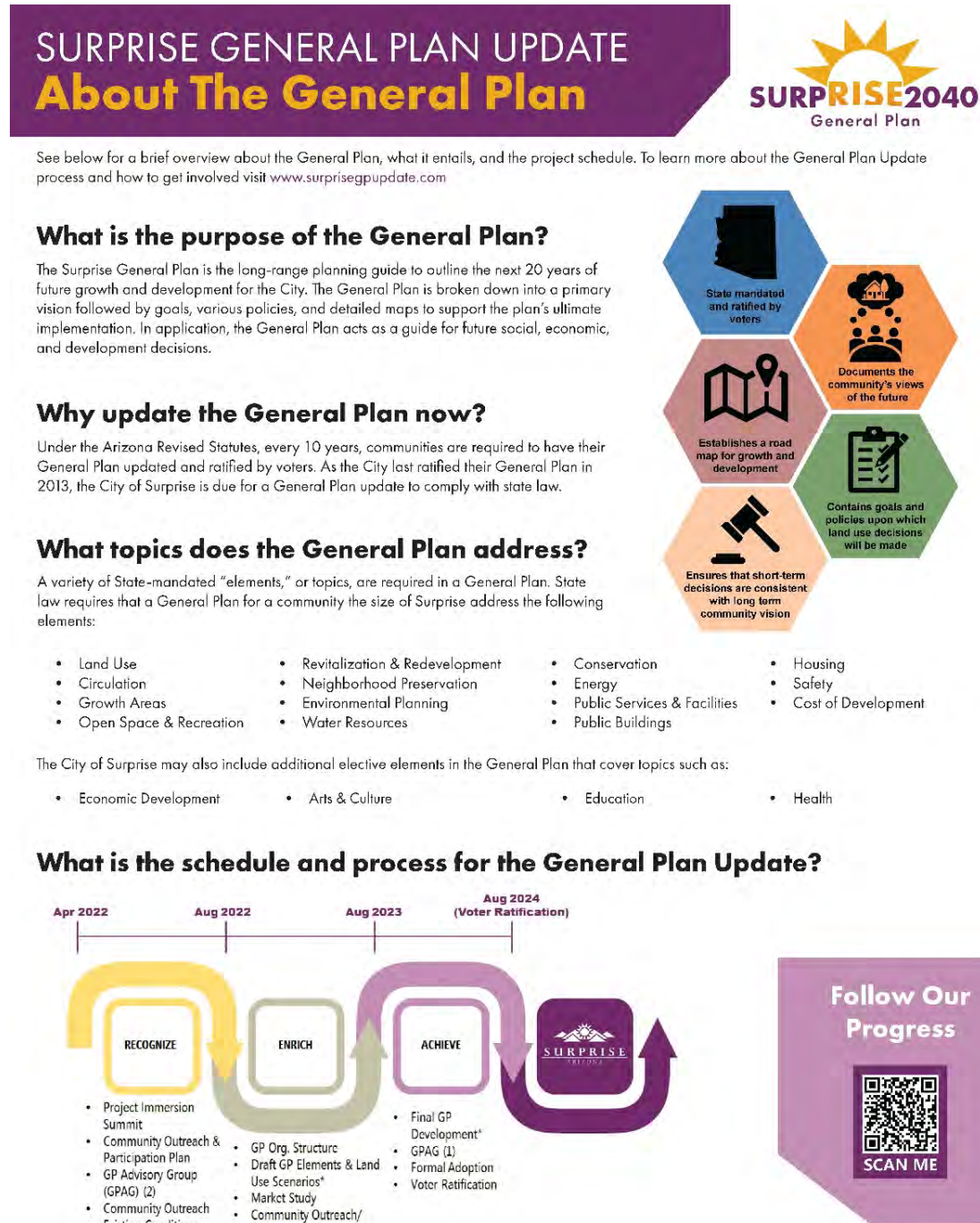
A. Station 1: Where Have We Been?

The following boards provided attendees with project context. One board defined what a general plan is, why it is needed, general plan topics, and the project process. The second board identified the latest Land Use Plan, Population Projections, Housing Types, Age Cohorts, as well as standout numbers.

SURPRISE2040

General Plan

Figure 1: General Plan Information Board



SURPRISE2040

General Plan

Figure 2: Surprise Existing Conditions

SURPRISE GENERAL PLAN UPDATE

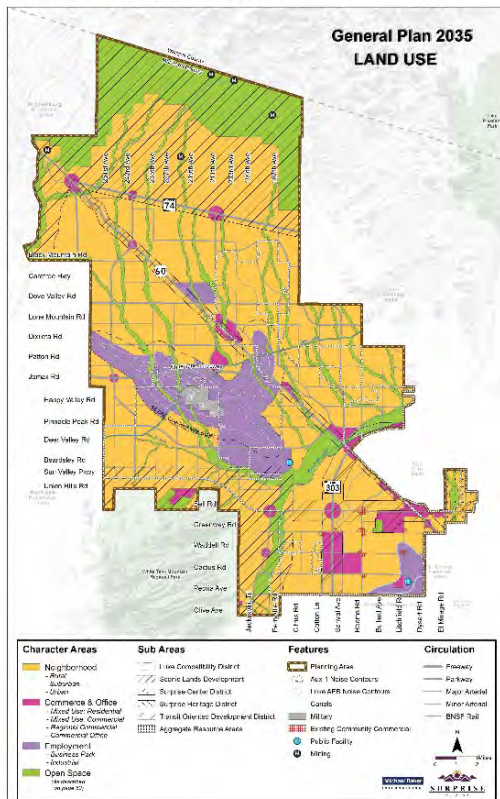
Existing Conditions

SURPRISE2040
General Plan

Review the map and data below to see a snapshot of key community components in Surprise today as we prepare for the City of tomorrow.

LAND USE PLAN

(EXISTING SURPRISE 2035 GENERAL PLAN)



SURPRISE BY THE NUMBERS

6th

Safest City in Arizona

10th

Largest City in Arizona
by population

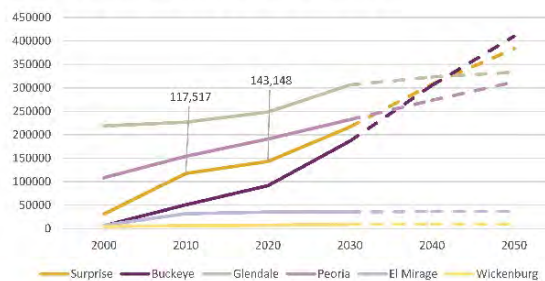
+22%

Population Change
from 2010-2020

36%

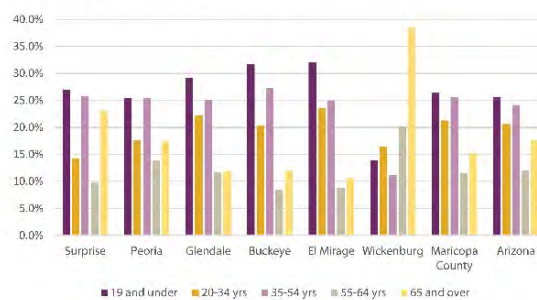
of Planning Area
Annexed

POPULATION PROJECTIONS



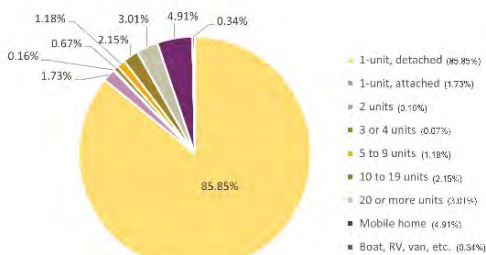
Source: U.S. Census Bureau, 2000, 2010, 2020 Decennial Census, 2020 ACS 5-Year Estimates and MAG

AGE COHORTS



Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates

HOUSING TYPES



Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates

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B. Station 2: How Are We Doing?

This station included two boards that summarize the 2021 City of Surprise National Community Survey. The objective was to check in with the community and see if they agree with the results and if they still ring true today.

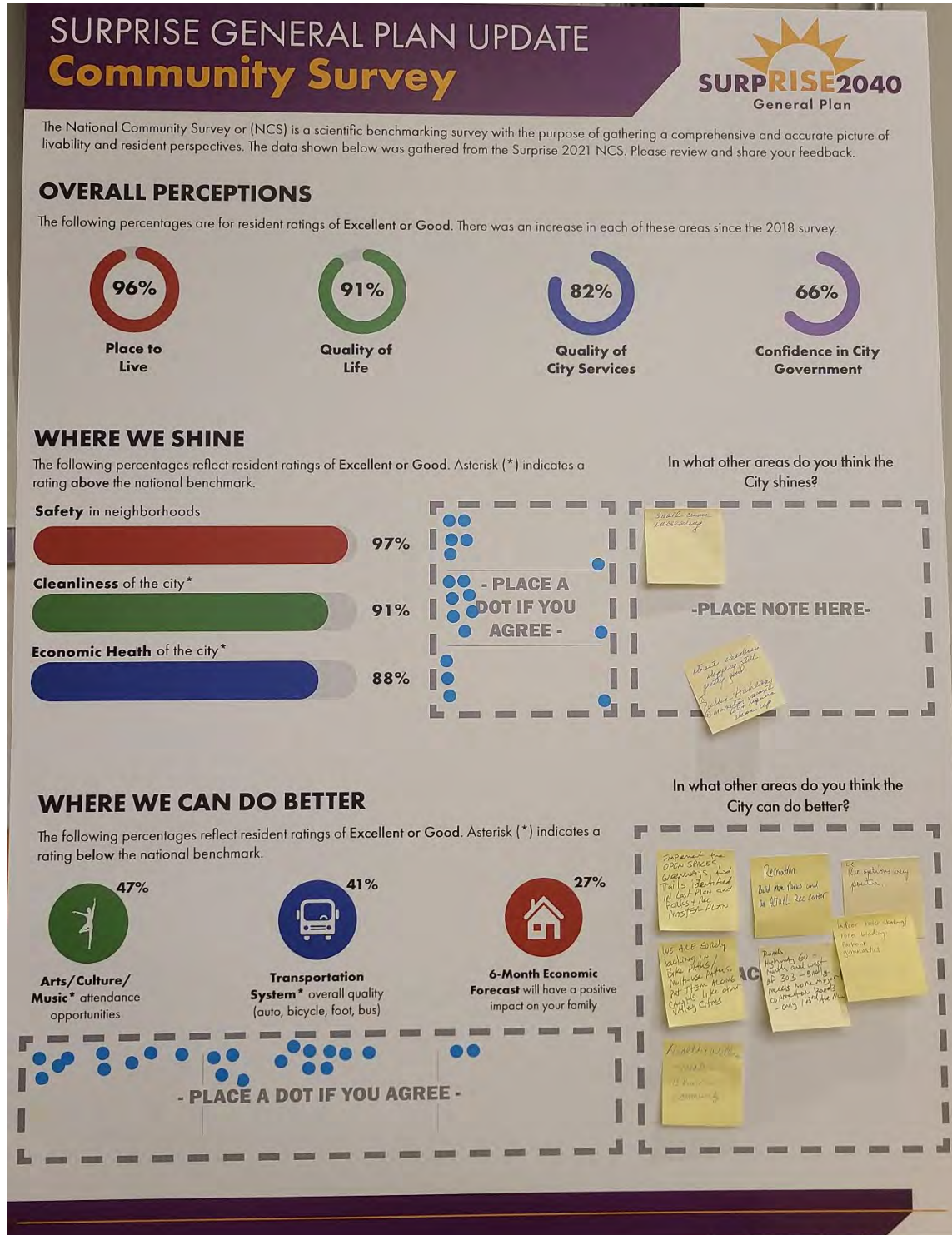
The community survey board comments showed a significant interest in improving and/or preserving water resources, housing options, transportation facilities, and recreation opportunities. Additionally, attendees desire a more walkable city with more Trail/Multi-use path connectivity and arts, entertainment, and retail opportunities. Images of the boards (**Figure 3 & Figure 4**) and the specific responses are shown on the following pages.



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General Plan

Figure 3: Community Survey Board #1





1. Where We Shine

As shown in **Figure 3**, participants were asked if they agree with the following National Community Survey outcomes from 2021 in response to where the city shines:

- 6 respondents agree with past resident ratings regarding *Safety in neighborhoods* (97%)
- 8 respondents agree with past resident ratings regarding the *Cleanliness of the City* (91%)
- 4 respondents agree with past resident ratings regarding the *Economic Health of the City* (88%)

Virtual Responses

- 12 respondents agree with past resident ratings regarding *Safety in neighborhoods* (92%)
- 13 respondents agree with past resident ratings regarding the *Cleanliness of the City* (100%)
- 11 respondents agree with past resident ratings regarding the *Economic Health of the City* (85%)

As shown in **Figure 3**, participants were asked, “*In what other areas do you think the City shines?*”:

- “Small crime increasing”
- “Street cleanliness slipping, still pretty good. 1. Public trashcans 2. Monitor vacant lots + require clean up.”

Virtual Responses

- "Still clean"
- "More parks and a walkable downtown modeled after Downtown Disney or Balboa Park in San Diego"
- "SUSTAINABLE GROWTH WITH GOOD BALANCE OF COMMERCIAL/RETAIL AND FAMILY STYLE RESIDENTIAL DEVELOPMENT"
- "4th of July and Christmas Party"
- "Visual arts--galleries, etc. Water retention areas 303 Wide sidewalks (in some areas)"
- "Safety and first response"
- "Our great weather"
- "The city buildings are very nice but Ottawa doesn't belong here. The majority of young adults in Surprise could not afford to go there"
- "Restaurant options; providers of services for the home (landscape, plumbers, electricians, etc); healthcare options; hotels"
- "Lots of choices for senior living"
- "Small business growth- ex Boyer Bakery and The Taphouse."



2. Where We Can Do Better

As shown in **Figure 3**, participants were asked if they agree with the following National Community Survey outcomes from 2021 in response to where residents can do better:

- 9 respondents agree with past resident ratings regarding *Arts/ Culture/ Music attendance opportunities* (47%)
- 12 respondents agree with past resident ratings regarding *Transportation System overall quality (auto, bicycle, foot, bus)* (41%)
- 2 respondents agree with past resident ratings regarding *6-month Economic Forecast will have a positive impact on your family* (27%)

Virtual Responses

- 10 respondents agree with past resident ratings regarding *Arts/ Culture/ Music attendance opportunities* (77%)
- 10 respondents agree with past resident ratings regarding *Transportation System overall quality (auto, bicycle, foot, bus)* (77%)
- 5 respondents agree with past resident ratings regarding *6-month Economic Forecast will have a positive impact on your family* (45%)

As shown in **Figure 3**, participants were asked, “In what other areas do you think the City can do better?”:

- “Implement the OPEN SPACES, Greenways, and trails identified in the Last Plan and Parks + Rec MASTER PLAN”
- “Recreation. Build more parks and an ACTUAL Rec center”
- “Rec options very positive”
- “We are sorely lacking in Bike Paths/Multi-use paths put THEM ALONG CANALS LIKE OTHER VALLEY CITIES”
- “Roads, Highway 60-North and West of 303- Badly need more major connection Roads- only 163rd Ave now”
- “Indoor roller skating/rollerblading. Parkour gymnastics.”
- “Health + Wellness, Create a “blue Zone” community”

Virtual Responses

- "Promote in-fill of development instead of far-reaching projects which create demands on transportation and other infrastructure and services."
- "Walkability"
- "you need to do more reviews with biologists to preserve and protect our desert landscapes and animals and birds. we are just building up all our vacant lands without thought to the impact of traffic and well-being and our wildlife. You just put up high-density apartments behind my house and ruined my peaceful neighborhood, and you are taking no thought of what the resulting buildings and stores do to the traffic and noise levels in our neighborhood. My mom lives off of Waddell by Costco and the noise is so loud in her house"



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General Plan

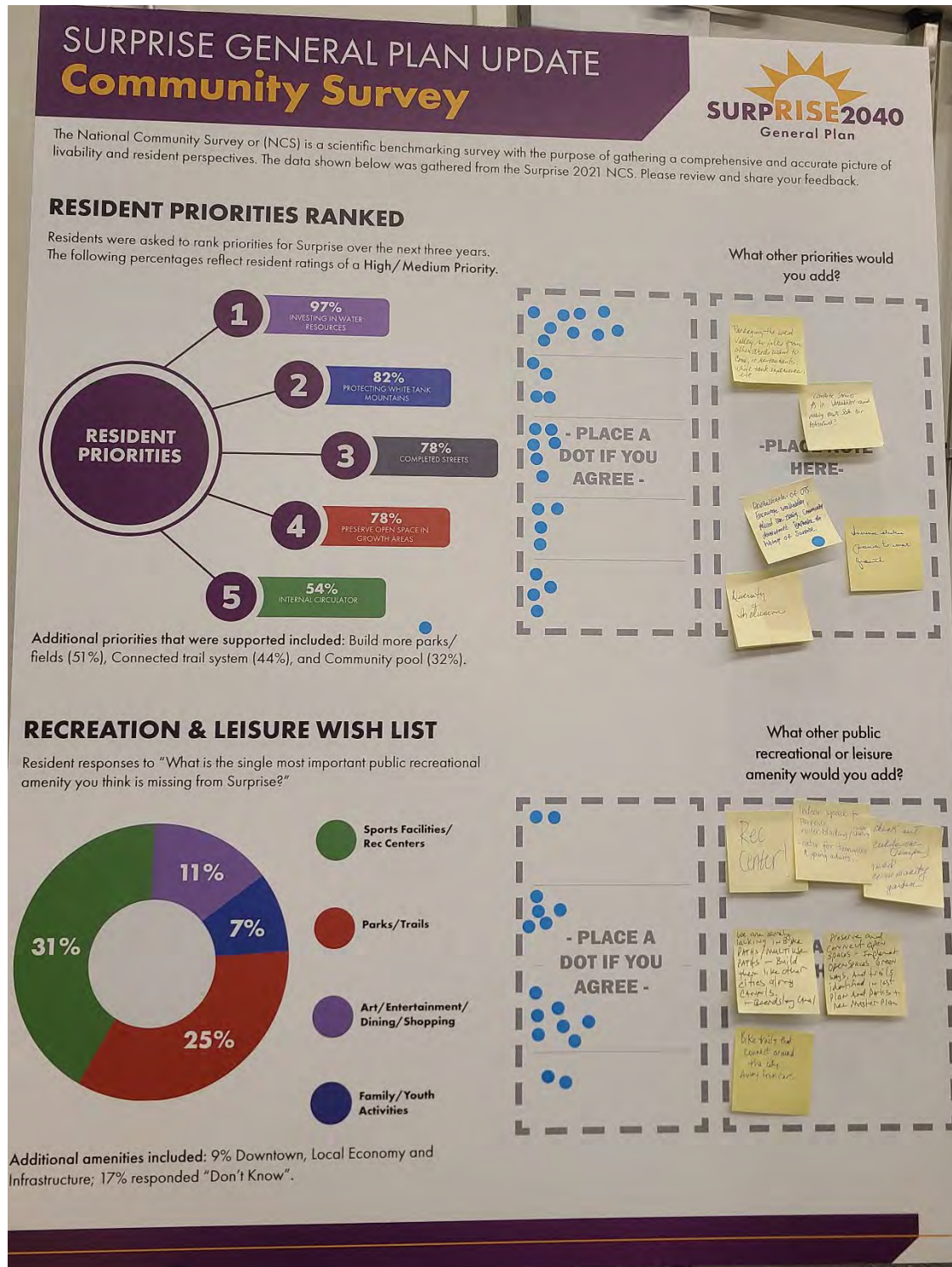
that you can't even hear her because of all the traffic outside. We are all considering moving out of surprise now due to how poorly the city is being built up and designed."

- "City government is unresponsive. The majority of the people did not want the libraries to break away from the Maricopa County libraries. The local government didn't listen, and it's the people who live here that will find there are less at libraries and fewer programs. The city needs to listen to what people want, and people want more things to do here. Get the rec centers expanded with more adult programs"
- "Reducing urban sprawl"
- "Horse trails should be integrated in the rural areas as determined in the 'Surprise Rural Development Standards and Design Guidelines Study'"
- "Shopping options, e.g. clothing making sure we keep lots of green space and not fill everything with multi-family housing and impact quality of life with too much dense housing"
- "Need safe bike path system for long rides that are paved...not gravel for safety"
- "Expand Grand Ave both North and South to at least 3 lanes each way between the 303 & 74"
- "Prioritize small business and family activities. Create a bike/walking path like the canal paths in Peoria or Scottsdale and integrate them throughout the city. Fewer car washes would be good too"

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Figure 4: Community Survey Board #2





3. Resident Priorities Ranked

As shown in **Figure 4**, participants were asked if they agree with the following National Community Survey outcomes from 2021 in response to resident priority rankings:

- 9 respondents agree with past resident ratings regarding *Investing in Water Resources* (97%)
- 4 respondents agree with past resident ratings regarding *Protecting White Tank Mountains* (82%)
- 6 respondents agree with past resident ratings regarding *Completed Streets* (78%)
- 4 respondents agree with past resident ratings regarding *Preserve Open Space in Growth Areas* (78%)
- 4 respondents agree with past resident ratings regarding *Internal Circulator* (54%)
- 1 respondent agreed with past resident ratings regarding *Build More Parks/ Fields* (8%)
- 0 respondents agree with past resident ratings regarding *Connected Trail System* (0%)
- 0 respondents agree with past resident ratings regarding *Community Pool* (0%)

Virtual Responses

- 12 respondents agree with past resident ratings regarding *Investing in Water Resources* (92%)
- 10 respondents agree with past resident ratings regarding *Protecting White Tank Mountains* (77%)
- 8 respondents agree with past resident ratings regarding *Completed Streets* (67%)
- 13 respondents agree with past resident ratings regarding *Preserve Open Space in Growth Areas* (100%)
- 5 respondents agree with past resident ratings regarding *Internal Circulator* (50%)
- 9 respondents agree with past resident ratings regarding *Build More Parks/ Fields* (90%)
- 11 respondents agree with past resident ratings regarding *Connected Trail System* (100%)
- 5 respondents agree with past resident ratings regarding *Community Pool* (50%)

As shown in **Figure 4**, participants were asked, “What other priorities would you add?”:

- “Revision of OTS. Encourage walkability, Mixed Use zoning, community development. _____ history of surprise”
 - An attendee placed a sticky dot on this comment in agreement
- “Packaging the west valley so folks from other areas want to come, ie restaurants, white tank experience, etc.”
- “”Complete Streets”, as in walkability and making roads safe for pedestrians”
- “Diversity + Inclusion”
- “Increase electric power to meet growth”

Virtual Responses

- "Maintaining cleanliness Green energy Provision/opportunity for homeless"



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- "Traffic and noise and high-density apartments need to stop going up in peaceful neighborhoods. I worked hard to own a home and now I have to have four apartment buildings "20 feet outside my backyard they are grotesque and are loud and have ruined my quiet neighborhood."
- "I think we could use more indoor rec centers with swimming pools indoor. With our hot months and the harsh sun, people need rec centers that they can use all year long. Go online and look at the wonderful rec center in Lone Tree, Colorado. It has a huge indoor pool with a kid's feature, waterslides, swims lanes etc. It also has a walking track indoors and offers many classes for youth as well as adults. The surprise could use some rec centers like this."
- "Focus on reusable and recycling areas, protect wildlife and natural desert landscapes"
- "shopping area, maybe Prasad will fill this need so we don't have to go to Arrowhead all the time. Maintain responsive, staffed police department - maintain safety and security."
- "Need more unique dining experiences....not just chain restaurants and fast food, More roads leading in and out of all the housing being built off 163rd to reduce traffic on 60"
- "Add more parks"

4. Recreation and Leisure Wish List

As shown in **Figure 4**, participants were asked if they agree with the following National Community Survey outcomes from 2021 in response to recreational amenity needs:

- 2 respondents agree with past resident ratings regarding *Sports Facilities/ Rec Centers* (31%)
- 5 respondents agree with past resident ratings regarding *Parks/ Trails* (25%)
- 7 respondents agree with past resident ratings regarding *Art/Entertainment/Dining/Shopping* (11%)
- 2 respondents agree with past resident ratings regarding *Family/Youth Activities* (7%)

Virtual Responses

- 8 respondents agree with past resident ratings regarding *Sports Facilities/ Rec Centers* (73%)
- 12 respondents agree with past resident ratings regarding *Parks/ Trails* (92%)
- 7 respondents agree with past resident ratings regarding *Art/Entertainment/Dining/Shopping* (64%)
- 7 respondents agree with past resident ratings regarding *Family/Youth Activities* (64%)

As shown in **Figure 4**, participants were asked, "What other public recreational or leisure amenity would you add?":

- "Rec center!"
- "Indoor space for parkour roller blading/roller skating- cater for teenagers and young adults."



- “Check out Cul de sac (Tempe). Need community garden”
- “We are surely lacking in Bike PATHS/MULTIUSE PATHS- Build them like other cities along canals- Beardsley Canal”
- “Preserve and connect open spaces- Implement Open Spaces, Greenways, And Trails identified in last Plan And Parks + Rec Master Plan”
- “Bike trails that connect around the city Away from cars”

Virtual Responses

- "none"
- "We need a huge park with shaded walking trails. This could be done with lots of trees etc. Definitely consider some modern rec centers with indoor everything."
- “Add more off-leash parks for dogs”
- "I'd like to see additional sports fields in the southeastern part of the city."

C. Station 3: Where Are We Going?

This station included two boards; one board that allowed participants to weigh in on the City’s current General Plan Vision and Values, and one board that provided participants an opportunity to identify geographic locations for change in Surprise.

Vision & Values Board

The vision and values board comments portrayed that the community desires a healthy and diverse city, one that is filled with both healthy options for food and activity. An image of the board (**Figure 5**) and the specific responses are shown on the following pages. A general comment received on this board about the Vision is as follows: “This is not a good vision statement AMK”.



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General Plan

Figure 5: Vision & Values Board

SURPRISE GENERAL PLAN UPDATE

Vision & Values



SURPRISE2040
General Plan

The General Plan is guided by a vision for the desired future of Surprise. Public input is critical to establishing this Vision Statement. View the existing General Plan Vision Statement and Community Values and then respond to the questions on the board using the sticky notes provided. We will use your feedback to help guide refining both the Vision Statement and/or Community Values as necessary.

2035 General Plan Vision Statement

The City of Surprise strives to uphold the values of its residents while balancing physical and economic growth, and maintaining a safe community. A high standard of living should be fostered by enhancing neighborhood and community amenities. Vibrant and diverse development is important for a young community, and Surprise should aim to preserve the uniqueness and history of the City.

What one word best describes Surprise?

-PLACE NOTE HERE-

Handwritten sticky notes: "A City with potential", "Thriving", "A city with potential"

2035 General Plan Community Values

- A Clean and Safe Community:**
Well maintained streets, attractive commercial properties, and clean neighborhoods are vital to creating a safe, healthy, and enjoyable community.
- Economic Development:**
Support for small business is a community priority, with additional focus needed on downtown growth, attracting both high-end retail and a regional mall, and expanding higher education opportunities.
- Sustainability:**
Environmentally conscious development standards, water conservation strategies and valuing the preservation of open space, natural terrain and vegetation, will help prepare Surprise for long-term sustainability.
- Quality Transportation Systems:**
A complete transportation network helps support community connectivity and fosters future growth. Connecting to regional freeway systems is an important priority, as is completing partially built streets. Bike lanes, walking trails and commuter rail should be considered to help enhance the overall network.
- Recreation:**
Having the opportunity for recreation is a valued asset for all age groups in Surprise. Facilities should be expanded to include regional parks, a centralized community recreation center and other various facilities.

What are some other key features or attributes that define Surprise?

-PLACE NOTE HERE-

Handwritten sticky note: "A city with potential"

What are some aspirations for what the community would like to be over the next 20 years?

-PLACE NOTE HERE-

Handwritten sticky notes: "Keep the high standard of living in the vision statement and make it a reality", "A city with potential", "More diverse", "A city with potential"



1. What one word best describes Surprise?

- "Sprawling Suburbs"
- "A City with potential"

Virtual Responses

- "CLEAN"
- "Vitality"
- "Quiet"
- "Young"
- "peaceful"
- "New"
- "suburb"
- "Homey"
- "friendly"
- "Safe"
- "Growing"
- "Disorganized"
- "clean"
- "Suburbs"

2. What are some other key features or attributes that define Surprise?

- "Diverse amenities, too much fast food."

Virtual Responses

- "RAPIDLY GROWING LIST OF AMENITIES SUITABLE FOR FAMILIES AND RETIREES. -LOTS OF OPEN SPACE. - DRAMATIC DESERT AND MOUNTAIN VIEWS - EASE OF ACCESSIBILITY VIA LOOP 303"
- "One key attribute for me is that Surprise has a good balance of the residential, commercial, and small business."
- "Clean, growing, friendly."
- "Fast-growing bedroom community"
- "Low traffic, desert landscape, not a city not built up, wide open spaces, peaceful and safe."
- "Well thought out usage of areas surrounding city core and the mixed development in all areas"
- "Not a lot to do in Surprise, lots of storage businesses, a lot of retiree developments"
- "Outdoor recreation opportunities, bike-ability"
- "Sports, growing arts community, good services, poor transportation."
- "Small town feeling with city amenities."
- "Safe, vibrant, multi-generational, education/learning venue (strong Dysart schools, Ottawa)"
- "Spring Training, Bedroom Community, Affordable Housing, Fast Growth"



- "Nothing to make it stand out, and that's fine by me"
- "Large residential neighborhoods- would like to see more green space and parks"

3. What are some aspirations for what the community would like to be over the next 20 years?

- "healthier"
- "Appeal to people of all generations."
- "More diverse."
- "Keep the high standard of the vision statement. Add more cultural events/venues. Improve city diversity."

Virtual Responses

- "STRONGLY ENCOURAGE ARIZONA STATE LAND DEPT AND MARICOPA COUNTY PARKS AND RECREATION DEPT TO CONSERVE LAND NEXT TO WHITE TANK REGIONAL PARK. - COORDINATE WITH ARIZONA GAME AND FISH DEPT TO DEVELOP AND CONSERVE WILD ANIMAL CORRIDORS - CATCH UP WITH STREET CONSTRUCTION AND IMPROVEMENT FOR BETTER TRAFFIC FLOW"
- "Annex land not just for the sake of growth but to generate the necessary revenue to keep Surprise a strong and vital community"
- "Staying clean, family-oriented, small-town feel"
- "Self-contained (all needs can be provided for locally) Access to nature Sensitive to environment Family oriented activities"
- "I would hope we continue to have parks and recreational areas developed with every community in mind. I also hope we continue to have wide main thoroughfares for the increased population and vehicle growth. The more local big industry would be a major factor."
- "There should definitely be more recreational things in our community like what Peoria and Goodyear offer. Our rec centers definitely need to 'up' their game like other up-and-coming cities have done. You can't even find adult yoga, bingo, or bunco at our rec centers like other cities have. I would like to see our libraries stay with the Maricopa county libraries. I also would like to see more adult programs at the libraries. I think our community definitely needs a city center area with a water feature like Westgate. It's great we are getting the shopping and dining over by Costco but this city with the growth needs more. We need a west-side botanical garden out here. The white tanks could certainly use some more trails. We definitely need more of a centralized gathering center bigger than what our lake offers. You definitely should check out The Streets of South Glenn in Centennial Colorado. They did it right with whole food, shopping, water features, and residential living above the shops. Surprise definitely needs to progress and grow with an emphasis on community."



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- "Sustained outdoor space and parks, continued improvement for outdoor enthusiasts, minimizing traffic corridors by spreading out retail and entertainment areas away from Bell Road"
- "Better east-west access, museum, mid-size venues, good public transportation"
- "I Know that growth is inevitable; however, there are some rural areas that should be preserved, especially by the White Tank Mountains. This is crucial for wildlife habitats and should be able to be accomplished without hampering the city's growth."
- "Safe, vibrant, multi-generational, place to work-learn-thrive"
- "Improve Rt 60.....needs to have quiet payment installed to protect noise levels in neighborhoods and handle increased traffic. Controlled growth that upgrades dining, shopping, & public spaces to appeal to people from around the valley to visit and dine here. Needs to pull people in like Scottsdale does."
- "Still clean"
- "More parks and a walkable downtown modeled after Downtown Disney or Balboa Park in San Diego"

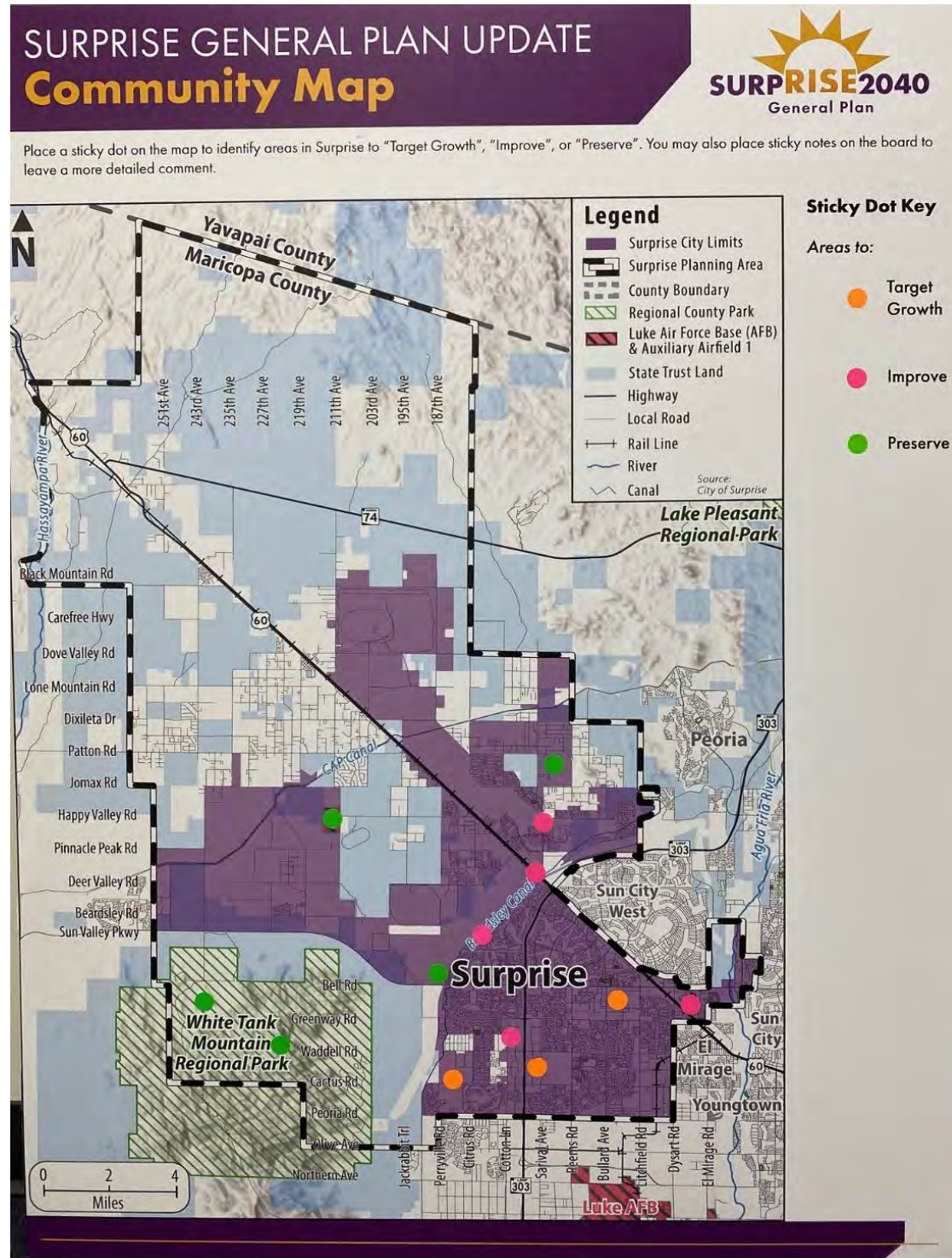
Community Mapping Board

This interactive mapping activity asked participants to identify places to *Preserve, Improve or Target Growth* throughout the Surprise Planning Area. An image of the board (**Figure 6**) and a description of the places identified at the meeting are shown on the following pages. The virtual mapping activity shown in **Figure 7** included the use of an ArcGIS platform that allowed respondents to provide the same input from their homes and/or offices. The virtual responses received are also provided.

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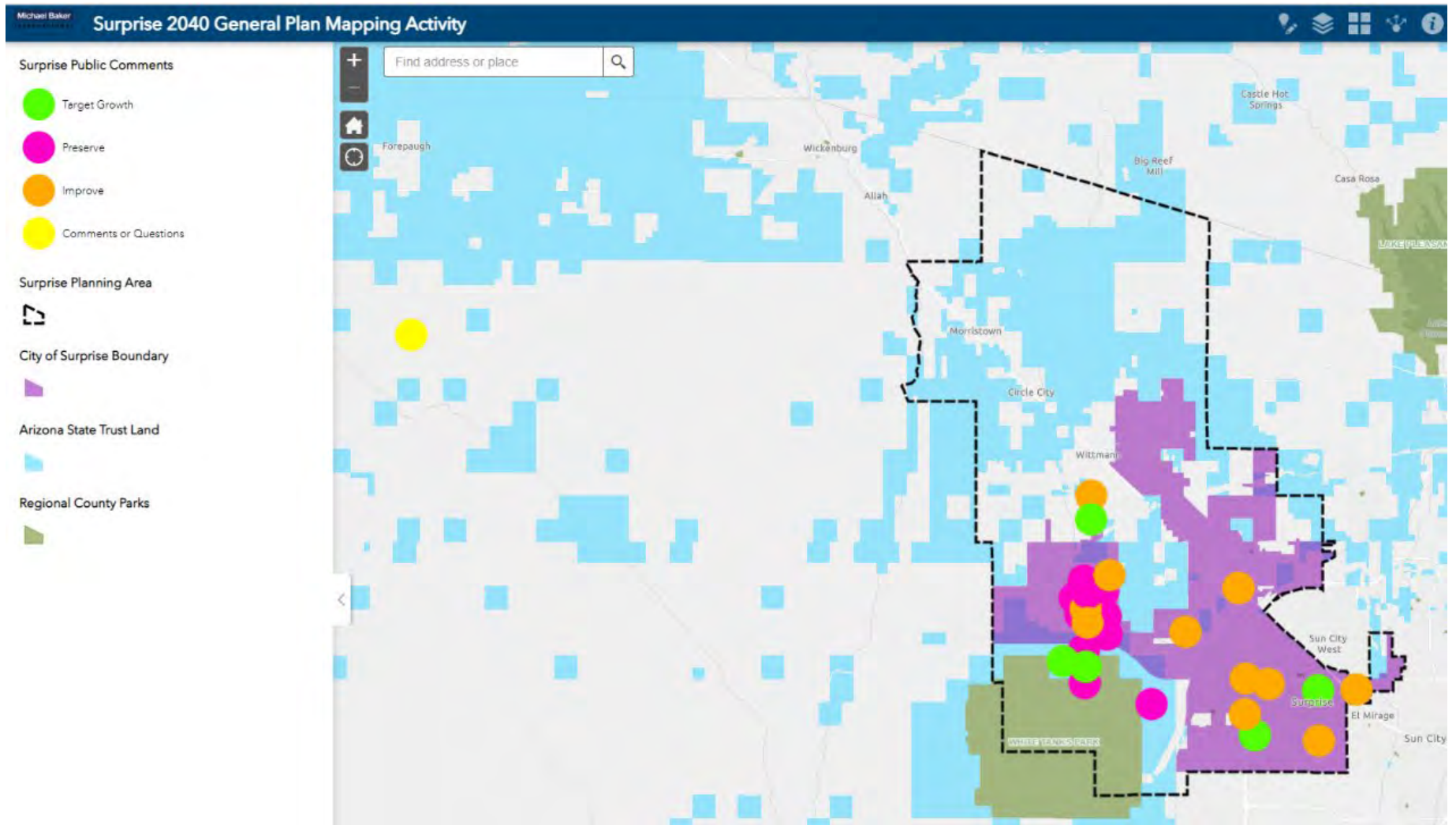
General Plan

Figure 6: Community Map Board



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Figure 7: Community Map Board- Virtual Edition





1. Areas Identified as “Target Growth”

- South of planning area (Near Cactus Road and Citrus Road)
- Prasada South Commercial (Arizona State Route 303 and Waddell Road)
- South of Surprise Community Park (Bullard Avenue and Paradise Lane)

Virtual Responses

- Crozier Rd & Patton Rd
 - “Gas station”
- City Center
 - “City Center is getting developed which is nice, but there needs to be transit. Buses are really the only viable option as it’s not dense enough for light rail”
- Prasada
 - “Prasada should not just be a shopping center. It should be a multi-use area like Desert Ridge or San Tan Village. Prasada should have residential, office, and commercial space integrated together. There should also be open space for a city park or amphitheater. This will not only make the area more attractive but will bring the local community together and hold events or concerts. The area should also attract local businesses by creating a walkable mixed-use mini community (Addison Circle in Texas is an example).”
- North of White Tank Mountains
 - “Perhaps a QUALITY resort such as El Conquistador in Tucson could be established in this area, on land LEASED from ASLD. It would minimally impact this area, yet bring in tourists to enhance Surprise businesses and allow the ASLD to create a revenue stream.”
 - “Get proactive with ASLD to utilize density transfers from the land near White Tanks Park to other ASLD property to the north. Higher density along US-60 transportation corridor. Conserve our dwindling natural desert!”

2. Areas Identified as “Improve”

- Surprise Original Townsite (Bell Road and El Mirage Road)
- Prasada West (Arizona State Route 303 and Greenway Road)
- West of Cimarron Golf Course (Beardsley Canal)
- Trilby Trailhead (Phoenix-Wickenburg Highway and 162nd Avenue)
- North of Surprise Fire-Medical Station 304 (Happy Valley Road and 163rd Avenue)

Virtual Responses

- Crozier Rd. & Dixileta Dr.
 - “Road washes away during storms”
- Deer Valley Rd & 219th Ave
 - “Due to recent development, 219th Ave. has been washed out by rainfall.”
 - 219 is often washed out during monsoon and takes days to get cleared.
- Deer Valley Rd & 223rd Ave



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- o “Deer Valley Rd. is nothing but potholes.”
- Trilby Wash
 - o “deter illegal dumping in the desert and do more for clean up efforts of trash.”
 - o There needs to be some roadway connection between Deer Valley Road and Bell Road to relieve congestion on Grand Ave. and create a second way out of North Copper Canyon
- Bullard Ave & Sweetwater Ave
 - o “Remove the bike paths along Bullard as it is not utilized and creates a hazard for those turning in and out of neighborhoods (view the tire marks throughout the cement curbs)”
- Deer Valley Rd & US 60/ Grand Ave
 - o “There needs to be a stop light at this intersection. It is highly unsafe with the traffic on the 60 with heavy weight vehicles accessing Deer Valley and all other public access to the new communities and school being developed.”
 - o “Is there a proposed stop light intersection at Grand and Deer Valley?”
- Old Town Site
 - o “OTS should feel more for the people there and people planning to live there. Adding infrastructure like bike lanes, improved sidewalks, and lighting will make the community more nicer and safe”
- Cotton Ln & Loop 303
 - o On the zoning map, this area is designated as Transit Oriented Development. I think we should have a bus system like Tempe Orbit that comes around major places in Surprise. Though, it should not cut through some neighborhoods as some residents may not want that.
- Bell Rd & Loop 303
 - o Stop putting in duplicate businesses of already existing ones. We don't need 3-4 gas stations all within a mile of each other.
- Bell Rd & Reems Rd
 - o Unsafe ending to bike lane--no easy way to transition to sidewalk or cross street

3. Areas Identified as “Preserve”

- West of McMicken Dam (Sun Valley Road and Beardsley Canal)
- Luke Airforce Base Auxiliary Airfield 1 (Northwest of Ford Proving Grounds)
- Northeast corner of Jomax Road and 163rd Avenue
- White Tank Mountain Regional Park (Directly south of the intersection of 243rd Avenue and Bell Road)
- White Tank Mountain Regional Park

Virtual Responses

- North of White Tank Mountains



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- o “Wildlife habitats are crucial in this rural area by White Tanks.” (6 comments repeated)
- 221st Ave & Williams Rd
 - o Keep rural and limit development
 - o Do not sell state trust land keep open for public use
 - o Keep state trust land open to public use
- East of White Tank Mountains
 - o “Strongly encourage inter-agency cooperation btwn. Az State Land Dept & Maricopa Co. Parks & Rec Dept to enlarge White Tanks Mtn Regional Park by absorbing ASLD land.”

Comment Cards

The two comment cards received at the workshop reflected community concerns regarding growing water usage and the need for more parks in the business sector of the city.

- “Top concerns: Water conservation (need to be extremely conservative for long-term) Planning for additional schools (Dysart has extreme difficulty getting funding for new schools from state or bonds)”
- “Top desires: Park open space white collar jobs-more office buildings”

Virtual Comments

- “My comment is general. I hope we have enough water for the growth of the area we have now. Have we considered the water problem for a much larger Surprise?” (Provided as a comment via virtual mapping activity)
- “I am completing this survey on behalf of Lutheran Social Services of the Southwest (LSS-SW). The mission of LSS-SW is to stabilize people during crisis and transition, build a foundation where people can thrive, and preserve dignity and respect for the most vulnerable. People need housing in order have a stable foundation on which they can build a life. We believe one thing lacking in the general plan and in the current land use planning of Surprise is zoning/planning for multi-family housing. It appears that only 0.1% of Surprise’s land is multi-family residential - on page 14 of the community assessment (current land use) there is very little multi-family housing. Regarding housing specifically, 85% of housing is single-family detached housing and 5% collectively is multi-family housing for 10-19 units and 20+ units. On page 16 (current zoning map) there is very little R2 (residential medium density) & R3(residential high density) and no MU-1 or 2 (mixed-used medium and high density) zoned; most of what is residentially zoned is for single-family housing and rural residential. We understand this indicates limited land currently zoned for multi-family housing. The Community Assessment shows large increases of projected growth within Surprise over the next 10-20years. The projection is around 73k from 2020-2030 and another 90k from 230-2040. If current zoning trends continue, it doesn’t appear as though



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there will be enough places for these people to live, certainly not affordable places. In addition, the old General Plan and the mission of Surprise said a focus would be on economic growth. We know from current research on growth and housing, and by listening to the recent Legislative Steering Subcommittee meetings, that economic growth can slow if companies' employees don't have anywhere affordable to live. I appreciate your consideration. Please reach out should you have any questions."

- "Please stop building up this city it has become an eyesore and the traffic is becoming horrific like taking twenty minutes to get out of my neighborhood. Noise from traffic is awful you are making this into a big city and that is not what we want. We want wide open spaces, a place to enjoy the desert and wildlife, and safety. You bring in these high-density low-income apartments everywhere and that is GONE!!!"
- The plan is great but please consider strongly what you have done with the libraries. We've lost our adult book groups and every other adult library program we've depended on over the years which is really sad. If you can not bring yoga & keep tai chi, book groups, crafts, bingo & other adult programs going at the library well then you need to strongly consider partnering up again with Maricopa county libraries.
- "PRESERVE RURAL SPACES"
- "As we make progress and add 'new things;' as we grow and add population, let us not lose the safety, the friendly environment, the multi-cultural, multi-generational working-class environment in which we all thrive."



Community Workshop #2 Summary

Meeting 1:

Tuesday, January 31, 2023
Mountainside High School, Wittmann, AZ
6:00-8:00 PM

Meetings 2 & 3:

Monday, February 13, 2023 & Wednesday, February 22, 2023
Surprise City Hall-Community Room, Surprise, AZ
6:00-8:00 PM

Introduction

The following is a summary of the live interactive and virtual components of Community Workshop #2 as well as the attendees' input.

A total of approximately 85 attendees (of those who officially signed in) participated in the three workshops with the first workshop having a full room to provide feedback to the City of Surprise's General Plan Update. A copy of the sign-in sheet from the first workshop with attendees' personal information redacted is provided in **APPENDIX D** of this summary. Upon entry to the meeting, residents were asked to sign in and then were provided a factsheet with project information as well as a comment card. Residents were then able to join an introductory presentation followed by interactive activities organized around four stations. A youth craft area was also provided to allow younger residents to share their feedback (*not included in the virtual edition*). A copy of the PowerPoint presentation is provided in **APPENDIX E** of this summary. All materials provided at the meeting are available for download on the project website: www.surprisegpupdate.com.

Another 17 people participated in the virtual edition of this workshop through the end of March 2023. The full virtual survey results with attendees' personal information redacted are available in **APPENDIX F** of this summary.

Presentation

Jason Moquin, City of Surprise Planning Manager, opened the meetings with a formal welcome and introductory comments on the General Plan Update. Jason then introduced Michael Baker International project manager Matthew Klyszeiko to provide a more detailed presentation of the project that addressed the following topics:

SURPRISE2040 General Plan

A. Introductions

1. Workshop Purpose
2. General Plan Process

B. Community Workshop Format

C. What We've Heard So Far

D. General Plan Vision and Values

E. General Plan Topics

1. Land Use
2. Growth Areas
3. Development and Circulation Plan

F. Next Steps

G. Questions & Responses



Following the formal presentation at all three workshops, audience questions focused on balancing new development and Surprise's traditional rural setting as well as enhancing existing neighborhoods in the City. Various project team members for the General Plan Update provided formal responses to each question and/or collected contact information to follow up individually with more information. At the conclusion of the question and response period, attendees were encouraged to visit each interactive station to provide input. The virtual edition of Community Workshop #2 did not include a live question and response period.

Interactive Information Boards

At all three community workshops, a series of 9 boards presented information to the public while requesting input in various areas. These boards were set up in 4 stations focused on the themes of *"What We've Heard," "Vision & Values," "Land Use Plan & Growth Area Review,"* and *"Circulation Plan Review."* Project team members were placed at each station to answer any questions and to provide additional detail on the information provided. The virtual edition utilized a Survey Monkey survey to ask the questions found on the boards in Stations 2-4 of the live interactive meeting. Participant input from the in-person and virtual meetings is summarized in the following sections.



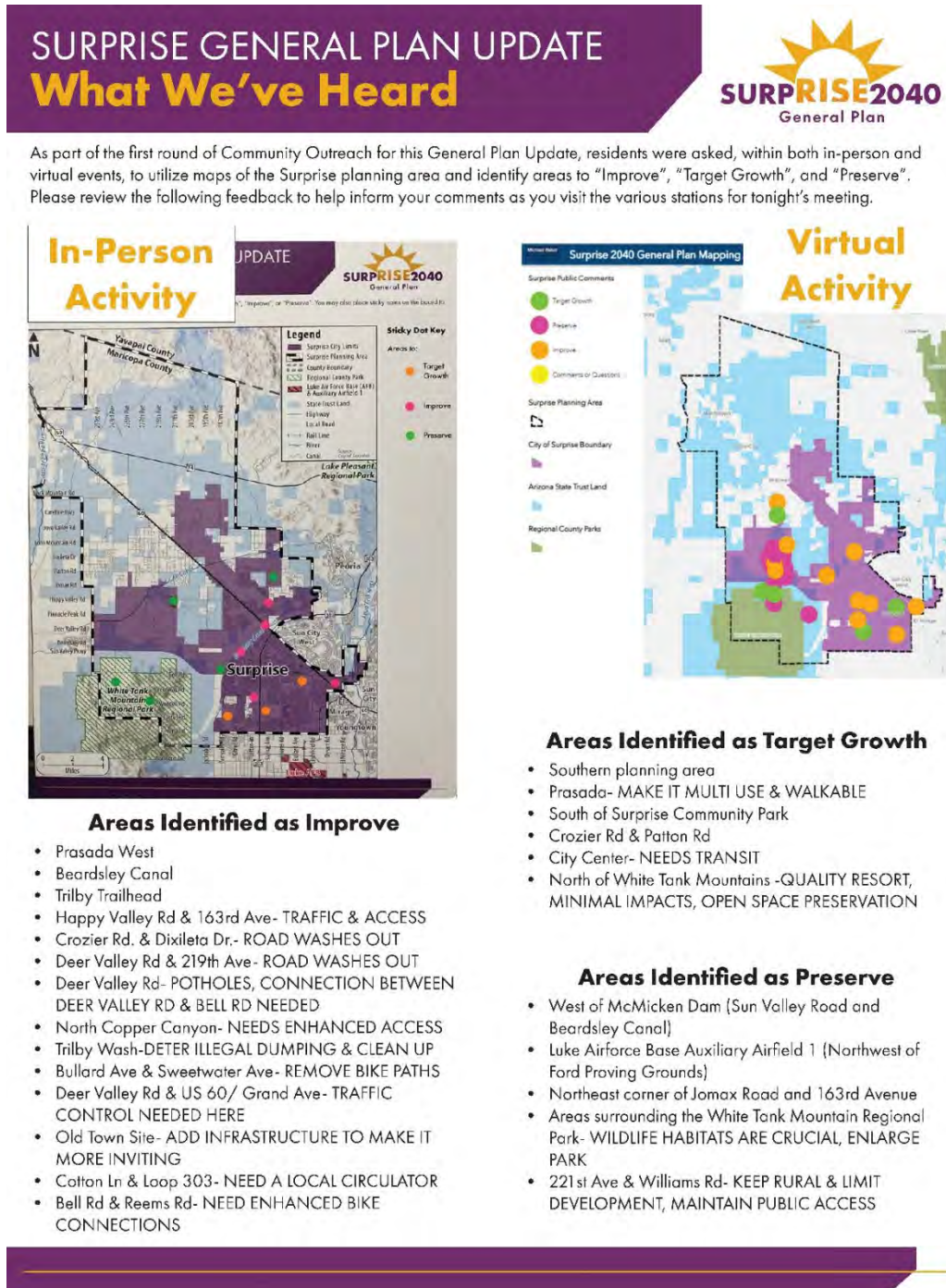
A. Station 1: What We've Heard

The first station included the following board (**Figure 1**) that provided attendees with a review of the feedback that had been collected through the previous public outreach efforts of the project. The board showed both the in-person and virtual mapping activities from the first round Community Workshop and the top areas that members of the public wanted to improve, preserve, or allow for targeted growth.

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Figure 1: What We've Heard



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B. Station 2: Vision & Values

The second station included a single board that solicited feedback from the workshop attendees (both in-person and virtual) on the Vision and Values that are being used in the updated Surprise General Plan.

The comments on the Vision & Values board showed a significant interest in preserving aspects of Surprise's rural heritage, enhancing outdoor recreation opportunities, and preserving open space and natural resources. An image of the board (**Figure 2**) and the specific responses are shown on the following page.



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Figure 2: Visions & Values

SURPRISE GENERAL PLAN UPDATE
2040 Vision & Values

SURPRISE2040
General Plan

General Plan's Vision and Value statements help to establish a clear foundation and organizational structure that guides the drafting of the overall plan. The proposed draft of the 2040 General Plan Vision & Values shown below refines the existing 2035 General Plan Vision & Values based on feedback collected through our community outreach efforts and in coordination with input from the General Plan Advisory Group. Please review the proposed 2040 Vision & Values below and use a sticky note to share what you like or dislike about each, as well as identify anything that may be missing.

Vision	Like	Dislike	Missing
Against the picturesque backdrop of the White Tank mountains, Surprise is a distinct community that provides a high-quality life for residents of all ages. A range of rural to urban neighborhoods are safe and aesthetically pleasing. Community-wide mobility and accessibility balanced with resource conservation to provide abundant greenways and open spaces for people to enjoy. Through responsible growth, the city's historic origins are embraced, while future thriving destinations provide cultural, employment, and shopping opportunities. This is implemented with well-planned infrastructure that creates a lasting foundation for the continued benefit of Surprise residents and visitors.		THAT WE DON'T GET A VOTE (I WAS DECEIVED THAT)	
Values	Like	Dislike	Missing
 A Welcoming Place (We value) A strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.	Great Police Staff City	Support many more people who are not included in the community (e.g., people with disabilities, people with mental health issues)	Outdoors as a community (e.g., trails, parks, etc.)
 A Livable Community (We value) Responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.	Pond South from location to Blue Rd. (EAST AND WEST)		Drainage pattern - small number of small neighborhoods with high school, kids, and playgrounds would be great.
 A Connected City (We value) Safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.	POUGH COOPER STREET - FROM TO "SHELL" RD		Hiking Trails Everywhere
 A Competing Economy (We value) Reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, coupled with enticing destinations attracting visitors, new employers and innovative workforce talent.			
 A Healthy Lifestyle (We value) A safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.	BIGGER PARKS		More and more people are moving to the city and we need to have more parks and recreational facilities to support the growth.
 A Sustaining Environment (We value) Thoughtful development, resource conservation, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to secure a resilient and adaptive future for all.			More and more people are moving to the city and we need to have more parks and recreational facilities to support the growth.



2040 Vision & Values

As shown in **Figure 2**, participants were asked what they liked, disliked, and what was missing from the Vision and Values from the current Surprise General Plan and provided feedback both in-person and virtually.

VISION

In-Person Responses

- 1 respondent disliked the Vision due to the fact there is not specific public vote for the Vision Statement and that only residents of Surprise get to vote on the updated General Plan.

Virtual Responses

- 5 respondents gave feedback on what they liked in the Vision. The virtual comments were:
 - o "Has admirable ambitions"
 - o "Distinct not 'cookie cutter'; high quality of life. ALL ages; balance of historic and future; balance of growth with conservation"
 - o "The White tanks and the fields that are now gone"
 - o "I like the focus on balance, accessibility, and embracing our historic origins."
 - o "Branding as a high-quality life"
- 4 respondents gave feedback on what they disliked in the Vision. The virtual comments were:
 - o "Way too long ... too detailed"
 - o "Maybe 'for the continued benefit of Surprise residents, visitors, and business owners.'"
 - o "Urban neighborhoods stuck in the rural areas making them all urban"
 - o "Nothing, it is excellent."
- 5 respondents gave feedback on what they believed was missing from the Vision. The virtual comments were:
 - o "An overall short and memorable vision"
 - o "A place for entrepreneurs and small business to flourish"
 - o "Well-planned infrastructure is missing- roadways and parking lots are already not sufficient for the population here!"
 - o "Nothing, it is excellent."
 - o "Fabulous dining and drinking life"



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VALUES

A Welcoming Place

In-Person Responses

- 1 respondent liked that Surprise is a “great police city,” and 1 respondent disliked that “Everyone moving to surprise needs to go through extensive background checks as a well as possible periodical and education and disinclination” under the A Welcoming Place Value. Missing from this value according to 1 respondent are “Buildings commercial residential with rural decor.”

Virtual Responses

- 5 respondents gave feedback on what they liked in the A Welcoming Place Value. The virtual comments were:
 - “Haven’t observed it ... in over 20 years here.”
 - “Inclusive; CONTINUED public through in-person & virtual communications;”
 - “Open”
 - “Inclusive culture, public engagement and collaboration.”
 - “collaboration-quality life”
- 3 respondents gave feedback on what they disliked in the A Welcoming Place Value. The virtual comments were:
 - “No inspirational thinking ... long-range”
 - “Not welcoming to families like it was 20 years ago”
 - “Nothing, it is excellent.”
- 4 respondents gave feedback on what they believed was missing from the A Welcoming Place Value. The virtual comments were:
 - “Aspiration”
 - “Engagement, collaboration, and decision-making”
 - “Elected officials caving to builders and \$\$ vs the codes that were/are already in place”
 - “Nothing, it is excellent.”

A Liveable Community

In-Person Responses

- 1 respondent liked the idea that a “road built from Crozier to Bell Rd. get traffic off Grand Ave.” under the A Liveable Community Value. Missing from this value according to 1 respondent are “Crozier Rd. and Patton Rd. should maintain rural growth areas [otherwise the area] will become congested with a high school close by. Road work will be needed first.”



Virtual Responses

- 5 respondents gave feedback on what they liked in the A Liveable Community Value. The virtual comments were:
 - o “Seem to be doing pretty well here”
 - o “Distinct identities; variety of housing options”
 - o “Like the concept of responsible growth, though it feels like it has been lost”
 - o “A focus on responsible growth with vibrant, distinct neighborhoods.”
 - o “All of it”
- 4 respondents gave feedback on what they disliked in the A Liveable Community Value. The virtual comments were:
 - o “Needs to inspire cohesiveness and zoning congruity”
 - o “Not clear that we do not seek high-rise unmanageable properties . . . rather 1-3 story smaller scale 'community' housing”
 - o “Wide variety of housing is being jammed together removing the rural, family environment that many moved away from urban to enjoy in the old Surprise”
 - o “Nothing, it is excellent.”
- 4 respondents gave feedback on what they believed was missing from the A Liveable Community Value. The virtual comments were:
 - o “Values other than money (ex: storage unit where Safeway was . . . lost use of space for walking, interactive use”
 - o “Not clear that we do not seek high-rise unmanageable properties . . . rather 1-3 story smaller scale 'community' housing”
 - o “Safe places for teens to gather”
 - o “Nothing, it is excellent.”

A Connected City

In-Person Responses

- 1 respondent liked that Crozier Rd. should be built to Bell Rd. under the A Connected City Value. Missing from this value according to 2 respondents is that there should be an emphasis on outdoor recreation, particularly hiking.

Virtual Responses

- 5 respondents gave feedback on what they liked in the A Connected City Value. The virtual comments were:
 - o “OK”
 - o “Safe and accessible”
 - o “Safe and accessible for all”
 - o “Mobility, all ages, well-maintained roads, etc.”
 - o “Great ‘values’”



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- 5 respondents gave feedback on what they disliked in the A Connected City Value. The virtual comments were:
 - o “OK”
 - o “‘embracing’ might better be ‘EXPLORING’ new technologies . . . weighing costs and benefits to our community, our nation, and world.”
 - o “False concept that public transit, bike lanes, and future transportation modes can function on the overpopulated current roads and infrastructures”
 - o “Nothing, it is excellent.”
 - o “These values are a huge hurdle with neighborhoods growing like crazy there is not enough of this. And safety . . . sheesh, people drive like maniacs.”
- 5 respondents gave feedback on what they believed was missing from the A Connected City Value. The virtual comments were:
 - o “A feeling of connectedness”
 - o “Affordable; and not transportation means which creates negative environmental impact to other parts of our country or other nations . . . like the huge mines being dug in poorer countries to find minerals for EV cars. 30,000 lithium soil needed to get 30 lbs of lithium for one battery. And with no plan to dispose of wind blades and EV batteries except US landfills.”
 - o “Same as above”
 - o “Nothing, it is excellent.”
 - o “We aren't one yet, great vision though”

A Competing Economy

In-Person Responses

- None

Virtual Responses

- 4 respondents gave feedback on what they liked in the A Competing Economy Value. The virtual comments were:
 - o “Small locally owned business not valued enough nor supported”
 - o “Reliable employment locally . . . responsive to economic fluctuations . . . enticing visitors/sports, etc.”
 - o “The thought that we would have enticing destinations”
 - o “Reliable employment that can ride through market changes, and the enticing destinations portion is great.”
- 4 respondents gave feedback on what they disliked in the A Competing Economy Value. The virtual comments were:
 - o “Way too much emphasis on economic value”
 - o “Not clear about protecting residential areas and nature/environmental areas”



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- o “People move out of the city to rural areas to have quiet, less traffic, less business noise- instead Surprise is turning into Mesa and Phoenix”
 - o “Nothing, it is excellent.”
- 4 respondents gave feedback on what they believed was missing from the A Competing Economy Value. The virtual comments were:
 - o “Individual small business integration”
 - o “Balance not communicated about such things as new housing being built next to ever-growing huge distribution centers.”
 - o “Enticing destinations”
 - o “Nothing, it is excellent.”

A Healthy Lifestyle

In-Person Responses

- 1 respondent liked the “bicycle path” under the A Healthy Lifestyle Value. Missing from this value according to 2 respondents are that open space should be a part of this value, and that Surprise should be more developed into a city for the youth population.

Virtual Responses

- 5 respondents gave feedback on what they liked in the A Healthy Lifestyle Value. The virtual comments were:
 - o “Ok”
 - o “Safe; access to recreation/art and health services”
 - o “Cultural events and venues”
 - o “Omg everything. Safe & modern community, access to public & health services, well supported arts and cultural events”
 - o “All of it.”
- 4 respondents gave feedback on what they disliked in the A Healthy Lifestyle Value. The virtual comments were:
 - o “Ok”
 - o “DOES focus upon BODY AND MIND . . . little light on SPIRIT HEALTH”
 - o “Too much traffic and congestion has air quality, safety, and peace unchecked”
 - o “Nothing, it is excellent.”
- 4 respondents gave feedback on what they believed was missing from the A Healthy Lifestyle Value. The virtual comments were:
 - o “Ok”
 - o “Variety of religious/worship venues”
 - o “We have no parks or trails west of the 303, recreation is limited to little green zones that are not safe for kids because teens and homeless hang out at them”



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- o “Nothing, it is excellent.”

A Sustaining Environment

In-Person Responses

- 2 respondents noted that two topics are missing from the A Sustaining Environment Value. First, is that “xeriscape [landscaping] is needed on all public areas,” and that Surprise should “make some more family areas that teach kids about the importance of protecting our valley like parks gardens and areas.”

Virtual Responses

- 5 respondents gave feedback on what they liked in the A Sustaining Environment Value. The virtual comments were:
 - o “Not much”
 - o “Resource conservation . . . consideration for \$, social and environmental impacts . . . resilience and adaptive for ALL”
 - o “Resource conservation and resiliency”
 - o “Taking environmental impacts into account - we have to adapt for the future and our water crisis.”
 - o “All of it”
- 3 respondents gave feedback on what they disliked in the A Sustaining Environment Value. The virtual comments were:
 - o “Where is beauty?”
 - o “‘financial, social, and environmental impacts’ to be ‘adaptive’”
 - o “Nothing, every single word is great.”
- 3 respondents gave feedback on what they believed was missing from A Sustaining Environment Value. The virtual comments were:
 - o “Physical beauty and cohesiveness”
 - o “Missing?? Thoughtful development and appropriate infrastructure--Limiting growth to prevent excessive environmental impacts”
 - o “Nothing, it is excellent.”



C. Station 3: Land Use Plan & Growth Area Review

This station included four boards; one board that allowed participants to provide location feedback on the Surprise Land Use Plan (**Figure 3**); a related board allowed for participants to give comments on the Character Areas of the Land Use Plan (**Figure 4**). A third board asked for public comments on the Sub Areas of the Land Use Plan and the proposed Rural Residential Overlay (**Figure 5**). The mapping activity of the location of the proposed Rural Residential Overlay from the virtual survey is also included (**Figure 6**). The final board allowed for respondents to comment on the Growth Areas of Surprise map (**Figure 7**). Collected comments from each of the boards follow their respective figures.

In the virtual community workshop, a virtual mapping activity was included asking for comments related to Land Use, Transportation, or a General idea. The four Land Use comments collected from the virtual community are included along with the other comments from the in-person meetings on the 2035 Land Use Plan.



2035 Land Use Plan

In-Person Responses

- "Keep Morristown in Rural overlay"
- "Air park keeps flying permit no contrary use"
- "Keep Wittman rural only"
- "Wittman area needs to stay. Rural 1 house per acre. No high-density"
- "Stay out."
- "Wild life"
- "More open spaces around existing rural communities"
- "fix me first – 163 Ave"
- "No development white tanks of Sun Valley"
- "Get more roads to travel to surprise to divert traffic off Grand"
- "Maintain more open spaces around rural commentary apply 225"
- "Keep airpark"
- "Need a large multi field soccer sports complex similar to Reach 11 (Phoenix), Bell Bank Park (Mesa)"
- "Sport complex w/an indoor track/Ice rink"

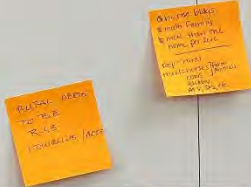
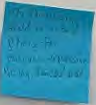
Virtual Responses

- "Look to expand Office and Commerce"
- "Expand Office and Commerce"
- "Expand Employment"
- "Be nice to keep the area between McMicken Road and the 303 as an open space area. Lots of wildlife are refuging there after all the development going in between Happy Valley and McMicken"

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Figure 4: 2035 Character Areas

SURPRISE GENERAL PLAN UPDATE 2035 Character Areas		 SURPRISE2040 General Plan	
The 2035 General Plan Land Use Plan contains four character areas described below. These categories inform zoning which then guides development in the City. Review the existing Land Use Character Areas and use a sticky note to indicate what conditions to "Promote" or "Discourage".			
Character Areas	Conditions to Promote	Conditions to Discourage	
Neighborhood Character Area: The Neighborhood Character Area encompasses a mix of residential, commercial, and public facilities and can vary in level of development and urbanization. Each neighborhood may have unique characteristics such as architectural style, streetscape design, and recreational amenities. The Neighborhood Character Area can generally be classified into three Development Types: • Rural Neighborhoods with a density of 0-2 units per acre • Suburban Neighborhoods with a density of 2-8 units per acre • Urban Neighborhoods with a density of 8+ units per acre			
Commerce & Office Character Area: The Commerce & Office Character Area is intended to provide a mixture of commercial, retail, office, higher-density housing, hospitality, government, civic, educational, medical, and entertainment options, creating a live-work-play environment that allows for greater flexibility in future development due to the proximity to transportation corridors. Unlike smaller urban mixed-use developments, this area supports a combination of uses on a larger and more vertical scale. The development pattern in this area is designed to be walkable and accommodate multi-modal transportation to create an urban living environment. The Commerce & Office Character Area can generally be classified into four Development Types: • Mixed Use – Residential • Mixed Use – Commercial • Regional Commercial • Commercial Office			
Employment Character Area: The Employment Character Area is focused around Luke AFB Auxiliary 1 field. The site is intended to support the mission of Luke AFB and to attract businesses that create jobs by clustering them together and providing access to transportation and infrastructure. Examples of appropriate uses in this area include research and development parks, corporate campuses, manufacturing facilities, distribution centers, medical campuses, and office and industrial spaces. The development in this area allows for a mix of commercial and residential uses with at least 75% of the site dedicated to commercial services. The Employment Character Area can generally be classified into two Development Types: • Business Parks • Industrial			
Open Space Character Area: The Open Space designation includes lands meant to be preserved for natural areas, conservation, trails and recreational facilities. These lands are primarily located in mountainous areas, along designated floodways, riverine areas and drainage corridors. They should be kept in their natural state and can only be developed with one dwelling unit per acre or with an alternate, economically viable land use according to Arizona State Statutes. The City's 2035 Land Use Plan sets aside a large portion of the northern region as Open Space, primarily managed by the Bureau of Land Management and the Arizona State Land Department. The City plans to establish a large conservation and recreation area, as well as a series of north-south linear open spaces that follow existing desert wash and drainage facilities. Pedestrian trails will be required along these wash corridors to enhance non-motorized mobility and connectivity.			



2035 Character Areas

Neighborhood Character Areas

In-Person Responses

Promote

- "1 Acre Minimum"
- "Rural 1 unit per acre"
- "Rural Sprawl large lots keep open range in mind"
- "Moderate more open space & distance between housing to allow more parking curb appeal"

Discourage

- "Reduce the night pollution of new communities"
- "Over-Suburbanization, need missing middle housing and walkable communities"
- "Over Development of open desert"

Virtual Responses

Promote

- "Appropriate and needed parking for each type; no high rise; lighting and safety features 'green spaces' with each."
- "Safety, well lit, wide streets for safe Emergency vehicle passage, limited density or appropriate parking spaces available for residences and guests"
- "Unique neighborhoods. For example, Marley Park's architecture and overall feel is just stunning. So unique."
- "Safety"

Discourage

- "No high-rise (nothing about 3 stories); limits to sizes of housing units per building and community"
- "Close buildings, limited parking, urban areas in rural and suburban areas"

Commerce & Office Character Area

In-Person Responses

Promote

- "Rural needs to be R-43 1 dwelling an acre"
- "More open parking with commercial areas, make it easier to move larger vehicles"
- "More Parking shade structures"

Discourage

- "We don't need parks, walkways, mixed-use, med centers, corporate offices"



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- “0 high-rises, multi-family no more than one home per acer”
- “rural means cows, horses, gardens ATV SXS Etc.”

Virtual Responses

Promote

- “Walkability”
- “No high-rise buildings (commercial or housing); parking sufficient for each;”
- “Locating them near the downtown area or in open fields with potential to grow and incorporate all desired areas. Provide live-play areas in the undeveloped land west of Cotton towards the White Tanks. Keep them beautiful to draw recreational residents and visitors.”
- “We need higher density housing. And I love the focus on walkability.”

Discourage

- “Asphalt for cars”
- “Multi-modal transportation needs more details/examples”
- “Placing multi-modal and multi use areas in the established housing areas.”

Employment Character Area

In-Person Responses

Promote

- “Set aside open space instead of business parks”
- “Require open space near rural areas”

Discourage

- “The auxiliary field is a bad choice for business and expansion noisy, limited use”

Virtual Responses

Promote

- “Quiet, non-polluting commercial/industrial neighbors”
- “Business Parks”
- “Research and dev parks, corporate campuses, medical campuses, and office spaces”

Discourage

- “Trying to do too many characters in one area”
- “Non-air and water and noise polluting commercial/manufacturing/industrial facilities”
- “Industrial- we live in the desert and we do not need to deal with environmental pollution!”
- “Manufacturing and Industrial - these industries pollute the air and increase cancer risk”



Open Space Character Area

In-Person Responses

Promote

- "Increase open space not just washes"
- "Open space should grow continue to promote ATV use"
- "Equestrian access to open arms"
- "Increase open spaces, make more accessibility easy"
- "equestrian access"

Virtual Responses

Promote

- "NON-MOTORIZED access and mobility in these areas."
- "Trails, parks, atv or motorized trails (get them off the main streets and neighborhoods!)"
- "Pedestrian trails, connectivity, and recreation area"
- "Nature"

Discourage

- "No ATVs tearing up soil and driving natural habitat away; also bringing dust and noise."
- "Changing the designations and allowing more industrial or high density housing, NO Train Relay stations"
- "Anything commercial or industrial nearby"

The logo for the Surprise 2040 General Plan. It features a stylized sun with a white semi-circle and yellow rays. Below the sun, the text "SURPRISE2040" is written in a bold, sans-serif font, with "SURPRISE" in purple and "2040" in yellow. Underneath that, the words "General Plan" are written in a smaller, purple, sans-serif font.

Figure 5: 2035 Land Use Sub Areas

SURPRISE 2040
General Plan

The 2035 General Plan Land Use Plan contains six Sub Areas. These categories inform zoning which then guides development in the City. Review the existing Sub Areas described below and use a sticky note to indicate what conditions to "Promote" or "Discourage". Further, based on community feedback collected to date, residents have also expressed a desire to give further consideration to existing rural residential development and development encroachment. Please also review the Rural Residential Overlay information and share your input by placing a sticky note in the space below or drawing and/or writing on the map handout provided.

Sub Areas	Conditions to Promote	Conditions to Discourage
Luke Compatibility District: The Luke Compatibility District (LCD) is an area intended to support the use of Luke Air Force Base and Auxiliary Field #1 while also allowing for community growth and development. It will be the largest concentration of employment-related job opportunities at the buildout in Surprise, but it also includes some residential and rural areas. The LCD includes properties affected by higher noise levels and a buffer zone around it.		
Scenic Lands Development: The Scenic Lands Development Sub Area is a 68,000-acre area of unique and scenic natural beauty located north of Carefree Highway, the Hassayampa River and White Tank Mountains Regional Park. The future planning guidance for the area aims to integrate development with the topography while protecting the natural environment and preserving public access.		
Surprise Center District: The Surprise Center District is a 2.5 square mile area that includes various recreational facilities, government buildings, and a master-planned community with a mix of commercial and residential developments. It serves as an economically sustainable and robust downtown destination with attractions such as the City of Surprise Recreation Campus, Surprise Stadium, Tennis Complex, Community Park, Aquatic Center and Northwest Regional Library.		
Surprise Heritage District: The City of Surprise is creating a Heritage District to preserve and protect the historical and cultural qualities of the area. The Heritage District is one square mile from the Surprise Original Town Site (OTS). The OTS is the historic center of Surprise. It has a diverse range of land uses, including original historic residences, modern shops, restaurants, offices, community facilities, industrial services, multi-family uses, and railroad rights-of-way.		
Transit Oriented Development District: The Transit Oriented Development (TOD) area is designated for roadways and surrounding areas with high-capacity transportation connections to and from Surprise, including US 60, SR 74, Loop 303, Sun Valley Parkway, and Bell Road. The goal is to develop plans that recognize the connection between land uses and transit operations, increase residential and non-residential density near transit stops, and ensure efficient mobility near transit stops.		
Aggregate Resource Area: The Land Use Element and Map identifies known sources of aggregates and policies to preserve them and avoid incompatible land uses. There are five known aggregate resource areas in the Surprise Municipal Planning Area and one Aggregate District with known or potential extractable resources. These areas are mainly located north of SR 74 and on BLM managed lands or Arizona State Land.		

Rural Residential Overlay

As part of our first round of community outreach efforts, much of the feedback received reflected a desire to preserve rural residential areas and protect them from the encroachment of development. As part of this General Plan Update, the City would like to explore the creation of a new Rural Residential Overlay. This new overlay is desired to give Surprise the ability to further guide future development and provide residents with the quality of life they desire. Considerations could be given to applying maximum density conditions, enhanced buffer or setback requirements, increased landscaping, height limitations, and/or viewshed preservation. **What would you like to see included in this new Rural Residential Overlay? Add your input to a sticky note and place it in the space below, you may also utilize the map handouts to identify areas you believe this new overlay should apply to.**

• 100% open space

• 100% open space

• 100% open space

• 100% open space

• 100% open space

• 100% open space

• 100% open space

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2035 Land Use Sub Areas

Luke Compatibility District

In-Person Responses

Promote

- N/A

Discourage

- “No industrial”

Virtual Responses

Promote

- “Buffer Zone needs to be better described”
- “Noise reduction in residential areas - the jets can get SO loud”

Discourage

- “Yes, support of Luke is critical. We need to be sure that noise-sensitive building (like residences, health care facilities, etc) is not allowed in "noise zones." If this is allowed, then those who build (or buy later) will then be complaining about the jet noise. Great to have distribution center of small research and productive facilities in those zones.”
- not sure”

Scenic Lands Development

In-Person Responses

Promote

- “Develop nature preservation for wildlife around white tanks”

Discourage

- “Why ‘develop’ this? It’s already there. God is given how to plan on improving nature. So dump.”

Virtual Responses

Promote

- “Preserving natural environments and public access (not ATVs)”
- “Natural History Museums, Parks, Hiking Trails, only low rise, low density development/housing”
- “Preserving the natural environment and public access”

Discourage

- “Integrate development with typography . . .” scary words. Feels like development will overrule preservation of natural beauty and wildlife corridors



- “Train depot, buildings taller than 2 stories, residences, industry, or business that requires heavy traffic from large rigs”

Surprise Center District

In-Person Responses

- None

Virtual Responses

Promote

- “Economically sustainable.....Center of Our City . . . come study, eat, play, live, visit (visitor attraction omitted)”
- “Residences and multi family developments to provide a centrally located, walkable life”
- “Sustainability and robust downtown”

Discourage

- “More sit down dining restaurants- they are needed around the 303, north and south”

Surprise Heritage District

In-Person Responses

- None

Virtual Responses

Promote

- “Improve the buildings/parking; take advantage of this history; zone out businesses that don't contribute to historical perspective”
- “Our Heritage . . . our historic center . . . our roots with homes & businesses”
- “Maintaining the historic style and original residences”
- “More infrastructure to make the environment more welcoming”

Discourage

- “Dirty streets (Grand Ave, etc.);”
- “No destroying of our historic center for a 'new idea”

Transit Oriented Development

In-Person Responses

- None

Promote

- “N/S road west of Tomas is needed, West to shame needed in district oasis”



Virtual Responses

Promote

- “Increased density at the intersections of these major thoroughfares; Connectedness of our community for those in buses, cars, or on bicycles”
- “Transit district off of Grand and west to Dysart-Litchfield”

Discourage

- “No plans for major corridors/highway expansions to go through existing residential neighborhoods”
- “No transit depot with semis which would over burden the roads - especially with all the warehouses off of the 303 all the way to I-10 now”

Aggregate Resource Areas

In-Person Responses

Promote/Discourage

- “What are the five areas? Playing with words”

Virtual Responses

Promote

- “Minimizing the movement of potential spores of Valley Fever to dig in areas that would affect the residents and wildlife in Surprise and surrounding areas”

Discourage

- “Mining and open eye sores”

Rural Residential Overlay

What would you like to see included?

In-Person Responses

- “Allowance for livestock ‘noise’ and ‘smell.’ Rural residential buffer zone for animals, ranches, livestock.
- “Limit to 0.25-0.33 acres near buffer areas to rural residential”
- “Don’t allow zoning amendments to areas next to existing residential areas, (no increase in density, No increase in noise no increase in height no ugly building more open space buffers)
- “Open space”
- “Keep horses, roosters & other farm animals”
- “No shopping centers, restaurants, gas stations. (Home and businesses etc.)”
- “Retain desert landscapes, mountains, views & wildlife”
- “We love the cows”



- “Keep Wittman area rural, one house per acer. No high density. Respect water and wild life, ranches, farms etc.”

Virtual Responses

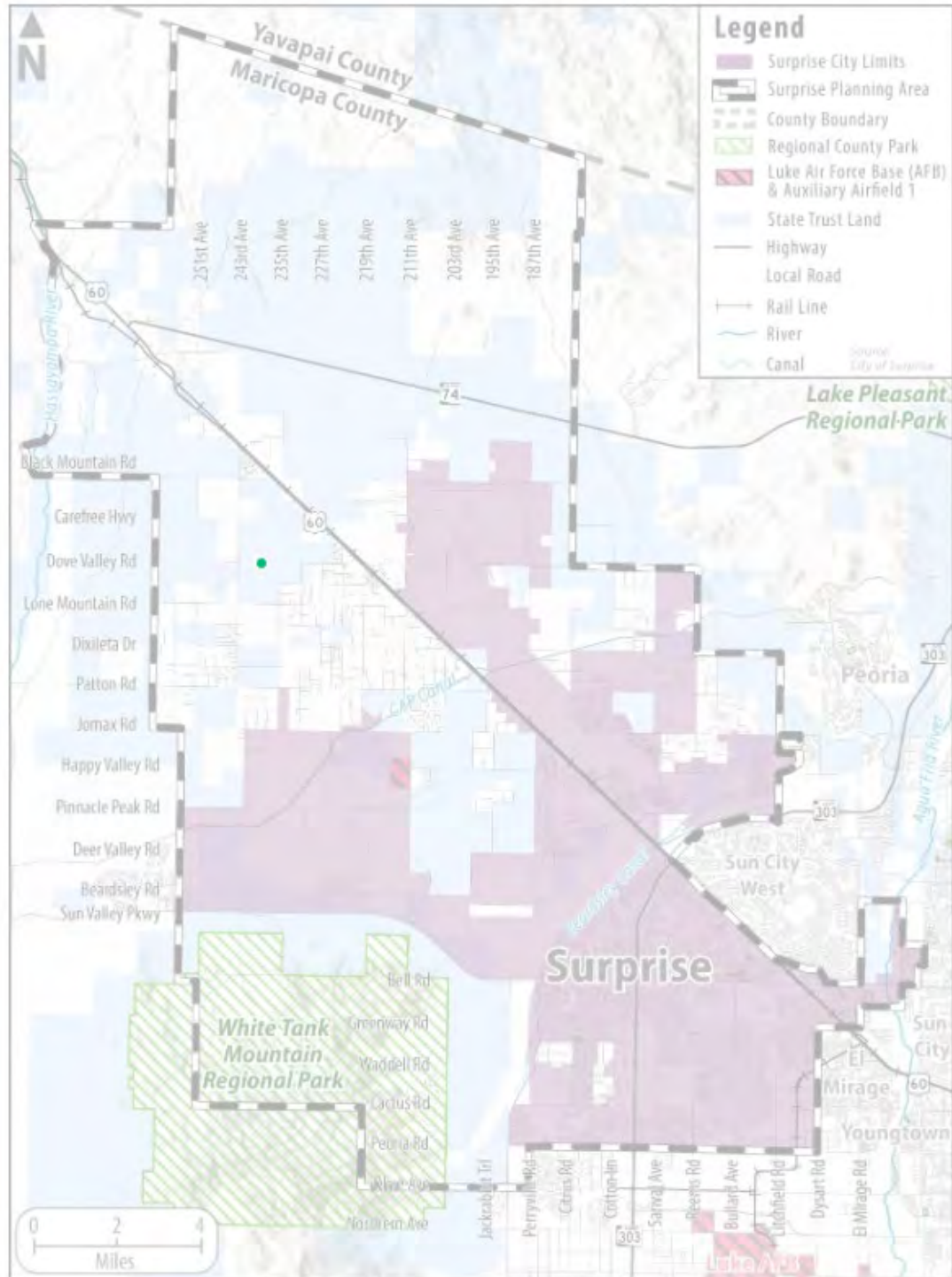
- “Maximum density conditions; height, noise, pollutions limitations; what kind of roadways & utilities will be provided?”
- “Respecting community residents and listen to their concerns. No more than 2 stories, Abundant parking, enhanced buffers and walls, views preserved”

The Virtual Survey allowed for respondents to place a dot on a map of the Surprise Planning Area for where the proposed Rural Residential Overlay should be located. As shown in **Figure 6**, a single respondent believes that the proposed Rural Residential Overlay should be located near the intersection of the Dove Valley Road and 243rd Avenue alignments.

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General Plan

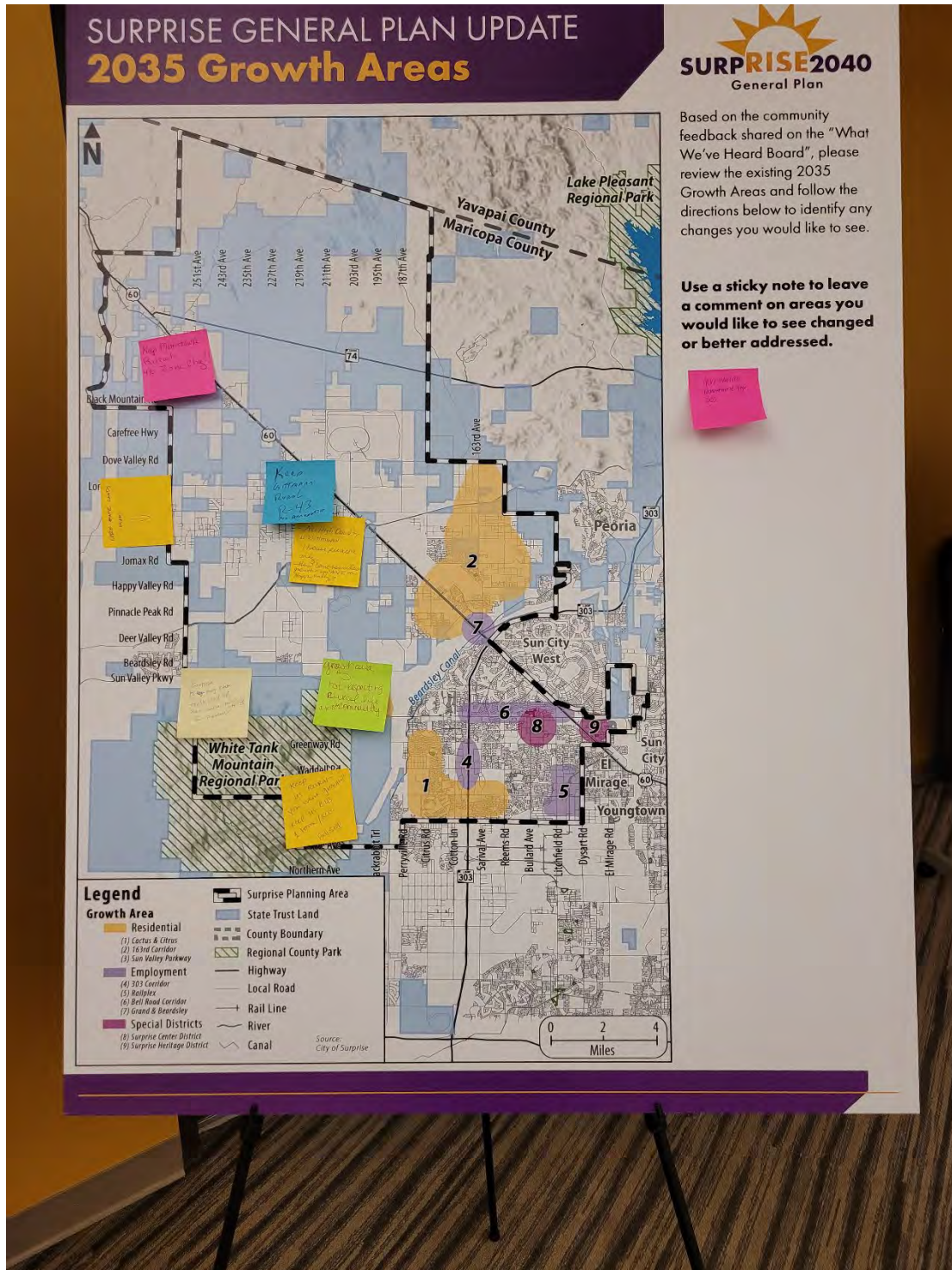
Figure 6: Virtual Survey Rural Residential Overlay Feedback



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Figure 7: 2035 Growth Areas





2035 Growth Areas

In-Person Responses

- "Keep Morristown rural no zone change!!"
- "Keep Wittmann Rural R-43. No Annexation"
- "Check State Lands Map"
- "No high density in Wittmann, 1 house peace only, How come you allow growth and I on Happy Valley"
- "Surprise to buy stake trust land up near white tanks off the surprise for presence"
- "Grow area #3 not respecting rural life exists in the community"
- "Keep us Rural you want to growth? Keep us R-43 1 home/Arce full stop"
- "More industrial development near 303"

Virtual Responses

- "Greater emphasis on White Tanks Conservation don't want them to turn into Camelback Mtn."
- "Area 7 will need much highway/traffic congestion easing before further commercial expansion in that area. Appreciate the attention to 8 and 9 to preserve and enhance"
- "1 Residential growth- would like to see it remain low height, low density housing to allow for the natural beauty of the white tanks to be enjoyed by everyone and the limited resources and infrastructure not be over burdened"
- "Looks good to me"
- "With all of the new building from 163 to 195th, just off grand in either direction, we need a closer area of entertainment, drinks, food, fun...we are currently required to travel grand east or 303 south for any of this. = driving issues"



D. Station 4: Development and Circulation Plan

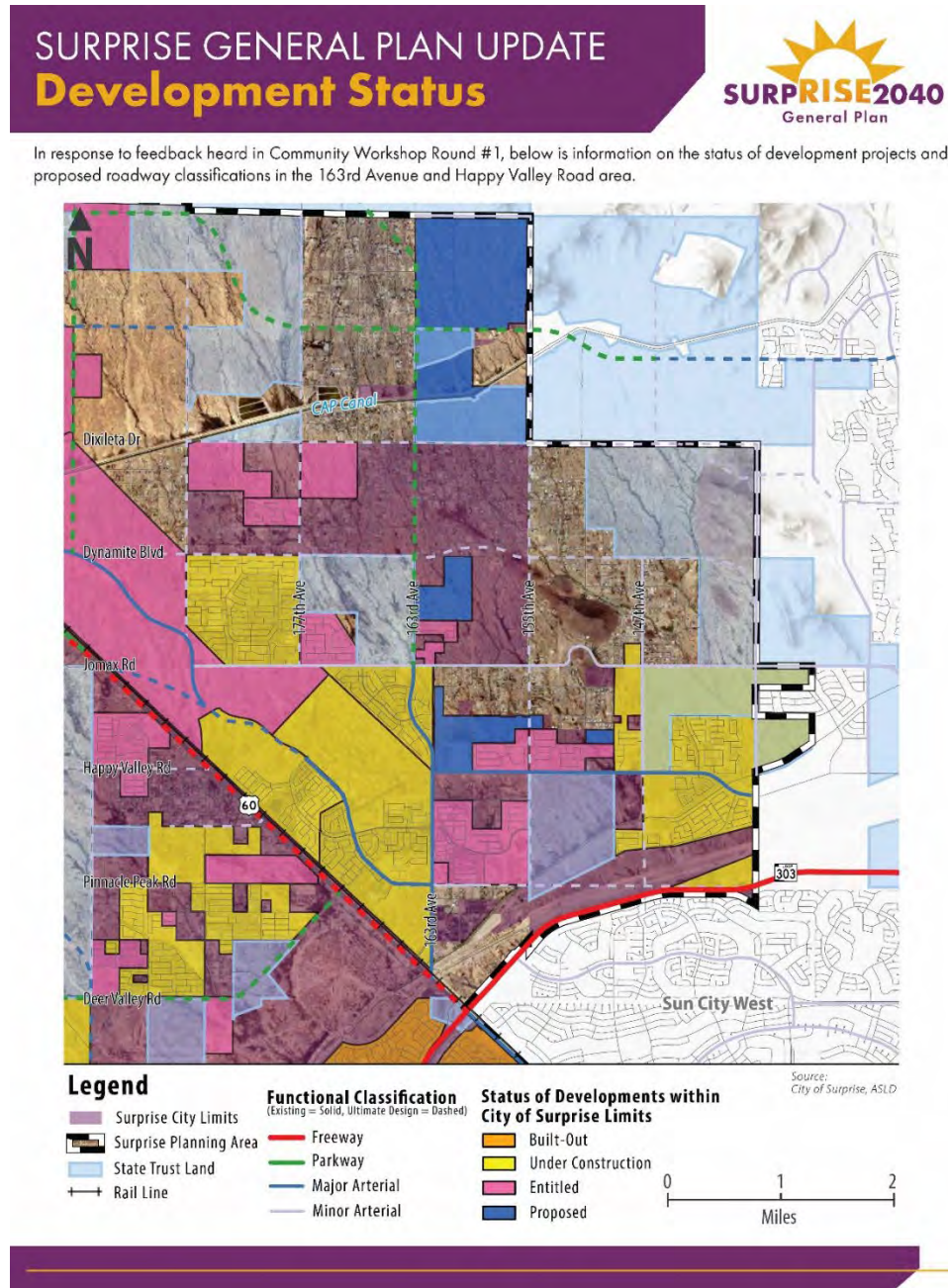
This station included three boards. One board allowed participants to view the status of developments northwest of the Loop 303 freeway (**Figure 8**). The second board provided a conceptual plan for the Surprise City Center area (**Figure 9**). The third board exhibited the City's Circulation plan from the current General Plan (**Figure 10**). The participants had the ability to leave comments and feedback on the boards in this station.

In the virtual community workshop, a virtual mapping activity was included asking for comments related to Land Use, Transportation, or a General idea. The six Transportation comments collected from the virtual community are included along with the other comments from the in-person meetings on the 2035 Circulation Plan. Only three of these six comments included actual text associated with the dot points placed on the virtual map. The other three comments were blank.

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Figure 8: Development Status



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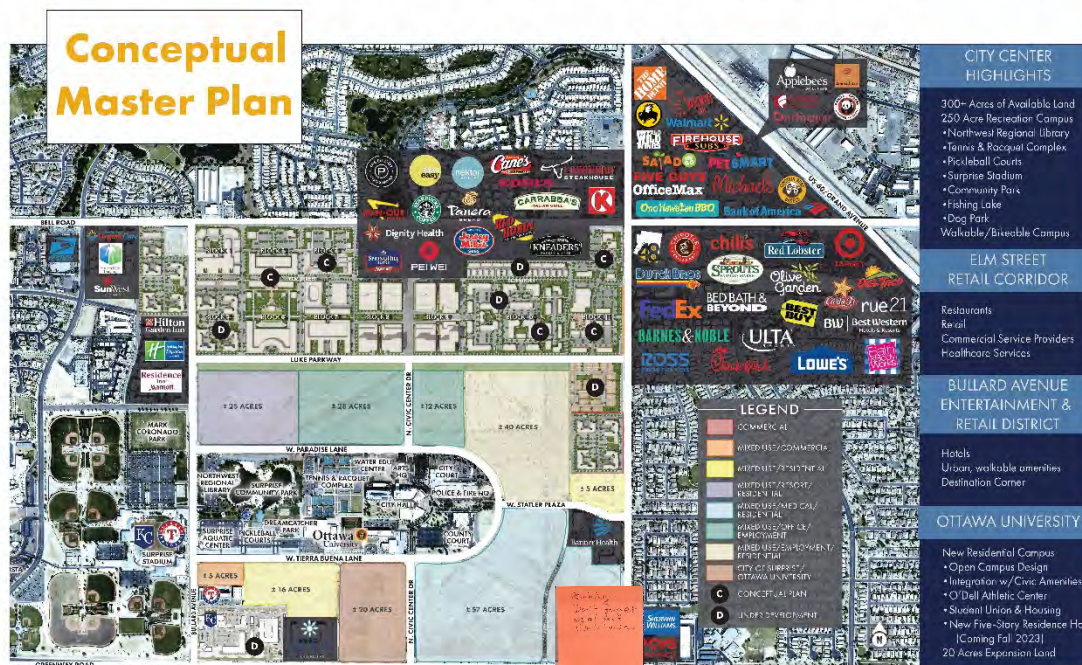
Figure 9: City Center Master Plan

SURPRISE GENERAL PLAN UPDATE

City Center Master Plan



In response to feedback heard in Community Workshop Round #1, below is information on the City Center Conceptual Master Plan, current construction and next steps in the development process. This area is centered around retail, employment, and mid- to high- density residential. Housing here is anticipated to provide residences for students, workforce, and first time homebuyer opportunities. The conceptual design supports walkability, entertainment, and restaurants, along with supporting open space areas.



CURRENTLY UNDER CONSTRUCTION

- Wood Partners, 3-story walkup, 320 units - Litchfield north of Statler
- Ridgehouse - 3 and 4-story urban project, 240 units, Greenway Road east of Bullard
- Family Development - 114 Townhome units for rent

Current Focus Area

Next Steps

- Leon - 142nd Street and Elm, 4-story urban, 320 units
- Finalizing Phase I Plan for SimonCRE Retail
 - Leases
 - Financing
 - Site Plan
 - Construction
- Bullard Avenue Multi-Family



City Center Master Plan

Conceptual Master Plan

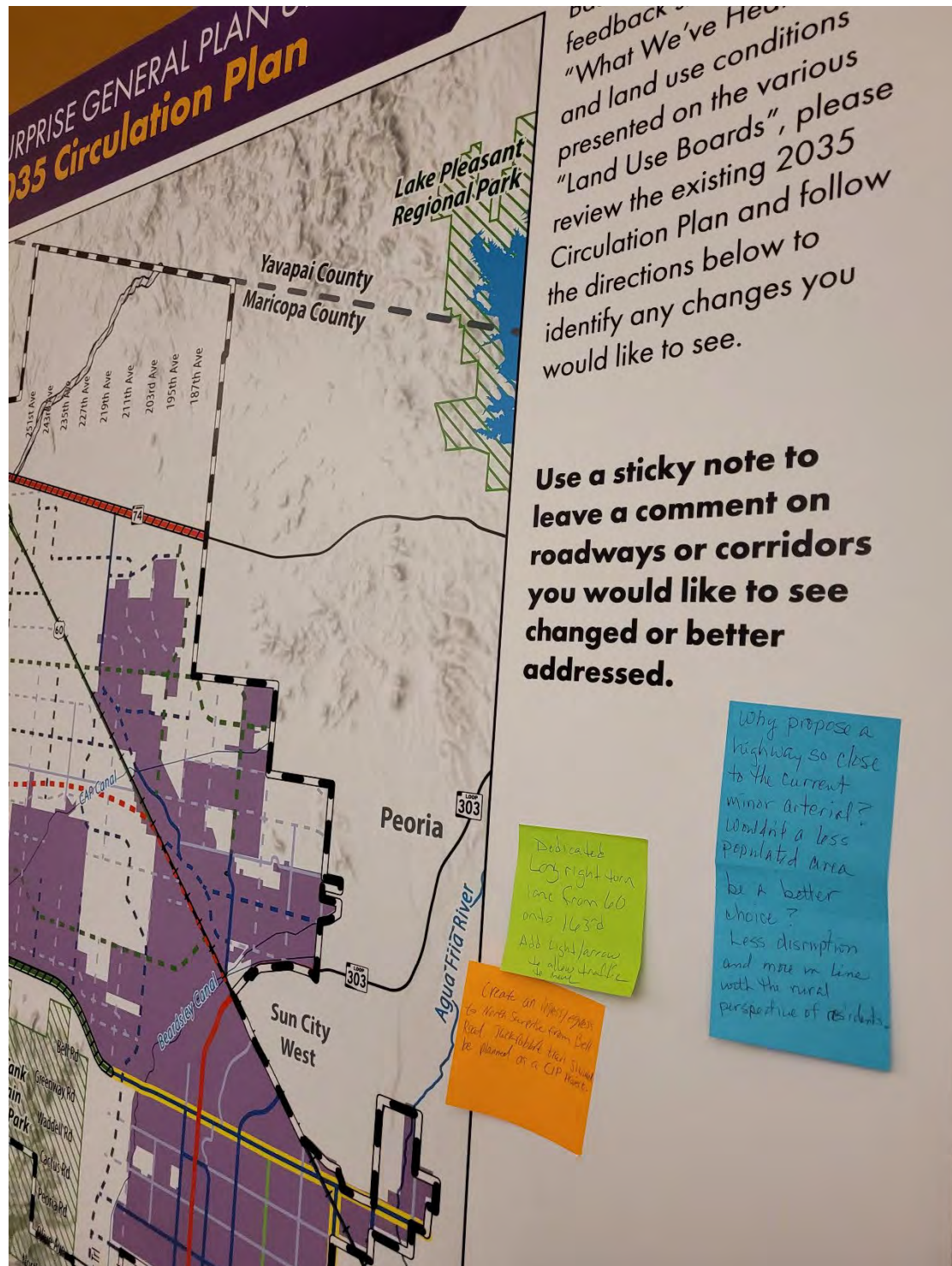
In-Person Responses

- “Parking don’t forget we all don’t live in town”

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General Plan

Figure 10: Circulation Plan





2035 Circulation Plan

In-Person Responses

- “Dedicated Long right turn lane from 60 into 163rd. Add light/arrow to allow traffic to move”
- “Why Propose a highway so close to the current minor arterial? Wouldn’t a less populated area be better? Less disruption and more line with the rural perspective of residential”
- “Create an ingress/egress to North Surprise from Bell Road. Jackrabbit Trail should be planned as a CIP project.”

Virtual Responses

- “A bus system would be ideal for the Bell Road Corridor. Either from the Valley Metro system, or a neighborhood circulator like Orbit or POGO”
- “Jackrabbit Trail could be added as a CIP project.”
- “This entire area needs the severely underplayed transportation facilities to be upgraded here. I know that is also ADOT involved but it needs improved. And fast”



General Comments from Virtual Survey

The following responses were the open-ended feedback from the respondents regarding any additional thoughts, comments, or questions anyone may still have about the General Plan.

- “This survey is very long ... anything that takes more than 10-15" is too long for most people to stay with and complete.”
- “Thanks for providing this means of communicating and participating when work travel has prohibited in-person participation.”
- “I appreciate the opportunity to comment; however it feels futile. Every builder and developer who has approached our elected officials at the meetings and requested a waiver to the building ordinances, and exceptions have been granted them. Instead of keeping the integrity of a rural, suburban area the residents have been sold out to over growth without sufficient infrastructure, roadways, and traffic patterns around the schools. We have minimal open spaces and parks for the families that bought west of Cotton. Now, despite sink holes and community resistance, plans are being steamrolled for high density housing in the middle of our quiet, single family residences. This is NOT what was advertised and sold to all of us who moved away from the city to Surprise. This is a sad betrayal and sell out which will change the character of the area west of Cotton Rd. I worry that the blatant disregard for community input and alterations of the land density designations will cause more families to depart joining those neighbors who have already moved.”

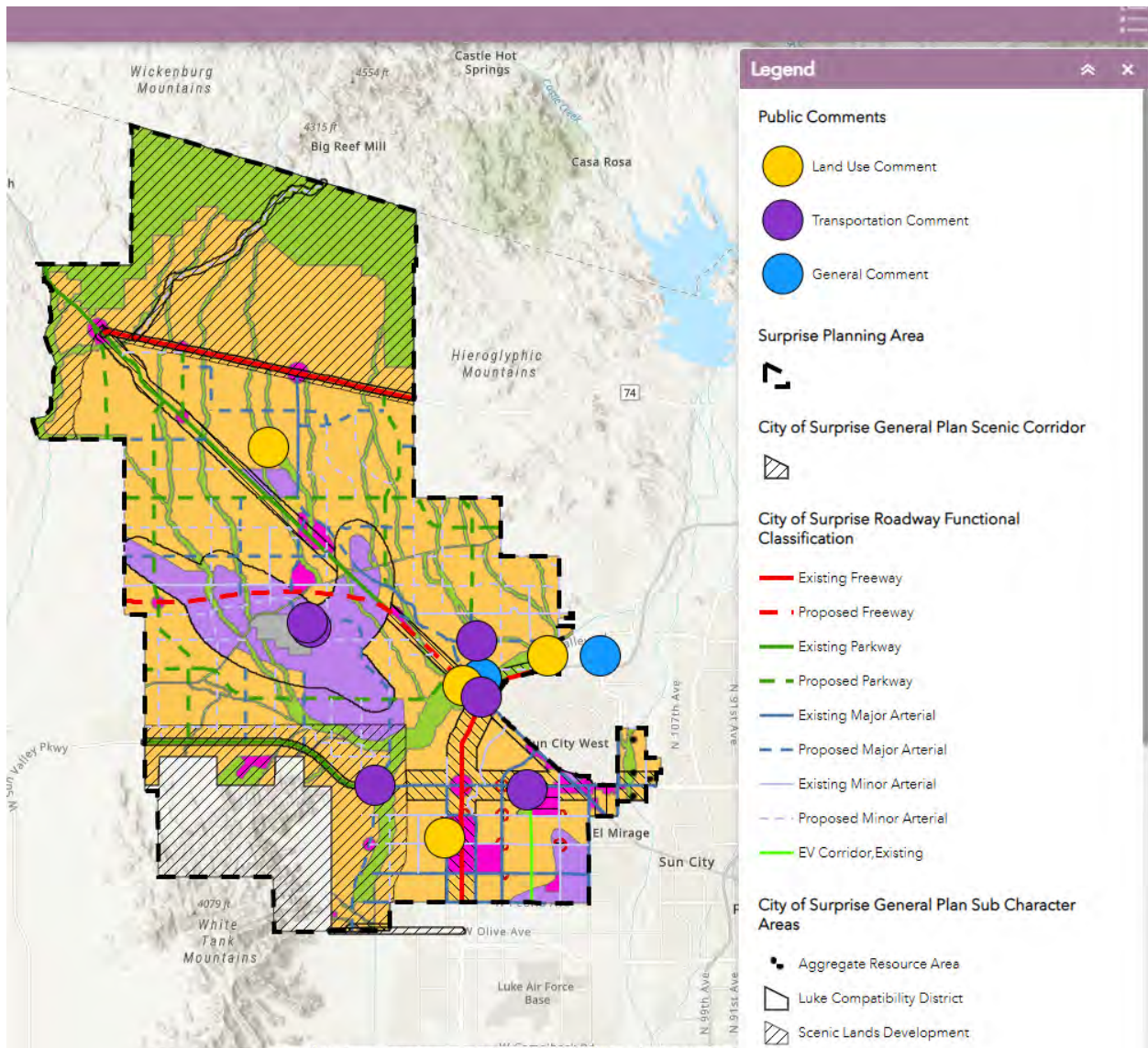
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Virtual Mapping Activity

As mentioned previously, the mapping activity in the virtual community workshop collected feedback from respondents regarding Land Use, Transportation, or General ideas within the planning area of Surprise (Figure 11).

Figure 11: Virtual Mapping Activity and Collected Comments





Overall, there were 12 comments on this mapping activity: 6 Transportation, 4 Land Use, and 2 General comments. The Land Use and Transportation comments have been reported with the in-person comments on the Land Use and Circulation Plans appropriately. The two remaining General comments are recorded below.

Virtual Mapping Activity – General Comments

- “I do think a moratorium on new permits would be necessary until something can be done about the situation on 303 and Grand.”
- “How is the City of Surprise coordinating with City of Peoria and ADOT on the possible extension of El Mirage Road north to W Happy Valley Road? The residents to the west of EL Mirage/Happy Valley have one way west and one way east to get out of the area. I am aware this isn't Surprise Municipality, but is there a coordination effort on-going to alleviate the traffic strain?”



Comment Cards

The several comment cards received at the workshops reflected community concerns regarding the future growth and development in the Surprise Planning Area, particularly outside the jurisdiction of the City.

- “(1) Do not rezone from R4-43 to allow more than one house per acre! (2) Congestion on 60 must be a priority to solution for. (3) We do not want to be annexed by Surprise. (4) Purple area on land use map under Aux noise contours should be Green open land to accommodate rural lifestyle (people live here w/ horses, etc.). (5) I have concerns over wildlife & natural desert habitat. in the plan, there is very Little green open land ground/through Wittmann!”
- “I appreciate you collecting feedback and friends Wittmann. I live in Surprise, happily, and I like Wittmann the way it is. I believe my city should focus efforts on improving the quality of life for people who choose to live in surprise, rather than facilitating changes to Wittmann for the people who choose to live a rural improving traffic lifestyle please, direct your energy toward safety on 163rd, and enhancing walkability and non-automotive transportation for a northwest surprise. Wittmann residents should be treated with the consideration due to good neighbors.”
- “Before any plans are made to grow, please first address the current traffic issues as well as plan for any future growth & traffic that comes along with growth. We saved and planned to move to a rural area after our children got married and moved away. This is our dream house and area. The thought of houses being built in Subdivisions with less than an acre takes away from what we moved here for. We do not want any growth that will change our home your dream. Water is a big concern for us - we see it happening in other areas that have wells + growth came in. Now the wells are dry, and the residents have to pay to remedy that.”
- Traffic issues on Grand Avenue at 163rd, Deer Valley, backups 303 exit to grand Ave traffic Patton rd. leave all no rezoning state to land of Wittmann & Morgantown @ minimum 1 dwelling!” No rezoning to commercial to accommodate BNSF railroad on state land north of Cloud Road! West of 211th Avenue
- “We will end up like Tempe Buckeye NO WATER ROADS, DONOT support what growth has happened already.
- “Our concern is not really clearly explained more than your plan
EX, Water well, public safety, traffic, taxes increased, more crime, loose nature and quietness, what is our profit to in surprise”
- “Wittmann resident must be any and all decisions involved in votes and Patton and crozier does not need to grow.”
- “One of the reasons we moved to Wittmann was to get the traffic, the lights that away from the city pollute the beauty of our night sky. I love being able to go outside at night and see the stars. with growth, more houses- a freeway - comes light that takes away from the beauty of our rural life. No streetlights - no freeway- no houses in subdivisions. None of it will allow us our rural lifestyle. You are literally driving from our dream home, that we worked for so many years to obtain.”



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- “(1) Water issues - sucking water level below many home wells. (2) Traffic bottle necks-35-40 minutes from RH Johnson to 163rd Ave. (3) Polluting aquifer from hundreds of thousands of homes sewer water. (4) Removing our rural lifestyle. (5) Crime rate. (6) Light pollution”
- “Green Dotted area to " "target Growth" is Not compatible w/Rural Wittmann? Near Gatton & Crozier. - 1 house per acre. Roads out of Estate & Desert oasis to Grand were from. Us years age. Where are they would help 163rd & US 60
Need N/S road west of Grand. when there is an accident there is no way through. BNSP Does not belong by the school in Wittman, S/B near warehouses on 303.
Rural Wittman deserves a final meeting before the plan that affects us (that we can't vote on) to vote on by Surprise voters.
- “Need more traffic Studies along with ADOT, too MANY Accidents”
- “Please, please, please consider those of w who cherish the rural lifestyle.
Grow responsible. Stop looking for the money”
- “Private water wells - is there a direct impact to ownership/or rights to retain or to be reallocated for growth communities? we" well owners" have invested north of \$70k to secure ownership of water wells.”
- “DO NOT ANNEX US. Stop Leave us a trying to take over Wittmann.
#keep us Rural.”
- “Add a Transit Element to the Plan Add Bicycles + Pedestrian Elements to Circulation Add City Center Sub Area Plan. Under Cost of Development element include all city services which will need to be expanded to serve Libraries, Parks, Fire, Sheriff/Police, Roads/Streets, Sidewalks, ADA needs School to Add Bicycle Pedestrian Sub-area plans for Existing Comm Commercial every public. Add Bicycle /Pedestrian Sub-area plans for Keep Bike Paths- Bullard Ave + Sweetwater Ave- Target density & invest/ direct city funding to existing areas- 1st build environmental then 2 direct growth/city funds to infill between existing areas & only expand growth 3rd when 1&2 are at /near capacity”
- “Create a rural residential overlay outside the Surprise city limit Preserve rural areas of a rural designation. Require annexation agreements when extending city infrastructure outside- Do not extend sewer outside city limits.
The TOD needs to be wrapped around density not the freeway. 1. Much of that is vacant & will take years to build, 2. TOD needs to connect people to school, work, shopping, and medicals. 3. TOD should also come to have nodes at existing centers 4. TOD wrapped around freeways + vacant, low-density land will not you high for Federal Transit & State Economic. 5. TOD area Should optimally connect to other adjacent municipal 6. TODS need to be walkable to alternative (non SOV) any transport (show on map) transportation don't make them so linear and large.”
- “Plan for open space purchase & requirements w/in a mile of each neighborhood (linear parks/trails count) Create a separate bicycle plan + ped plan separate from vehicles Promote + only allow mixed use in areas w/ walkable services
Add that health element and include heat danger + include plans for: 1. Cooling Centers 2. Public



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covered rest areas. 3. Urban tree planning. Add Econ. Development, Arts & Culture, & Education Elements!!! Development does not pay for the cost of growth & expansion. Therefore, please ask staff to not make that statement to the public Developers tell can contribute to the cost, but ultimately the taxpayer pay for most of the cost of expansion.

- “Discourage the use of potable water for a large water feature
Add an annexation section w/ phasing. Add a Capital Facilities + Utilities element that must conform. 1 show funding plans within 6 years. Cap facilities & Utility Planning drive growth & all and be consistent w/ the Surprise General plan and citizenship element Consider adding Local governance to help collaboration with w/other municipalities & govt layers. Add a Historic preservation element Require all development outside the current Surprise limits to meet city development standards if it has annexation waivers or receives city services”
- “This was a bunch of bull none of our questions were truly answered”
- “Not all citizens have social media. Like the need to be notified by mail”
- “We thank you for the information. Everything is about the Water!! The Crime! The
- Highway 60!!! Traffic deaths are horrendous!!
- Water is absolutely necessary! The Crime will increase”



Community Workshop #3 Summary

Thursday, August 10, 2023

Surprise City Hall-Community Room, Surprise, AZ

6:00-8:00 PM

Introduction

The following is a summary of the live interactive and virtual components of Community Workshop #3 as well as the attendees' input.

A total of 10 attendees (of those who officially signed in) participated in the third-round community workshop at the City of Surprise's City Hall Community Room on Thursday, August 10, 2023. A copy of the sign-in sheet from the first workshop with attendees' personal information redacted is provided in **APPENDIX G** of this summary. Upon entry to the meeting, residents were asked to sign in and then were provided a factsheet with project information as well as a comment card. Residents were then able to join an introductory presentation followed by interactive activities organized around four stations. A youth craft area was also provided to allow younger residents to share their feedback (*not included in the virtual edition*). A copy of the PowerPoint presentation is provided in **APPENDIX H** of this summary. All materials provided at the meeting are available for download on the project website: www.surprisegpupdate.com.

The Surprise 2040 General Plan 60-Day Review Draft online comment portal served as the virtual component of the third-round community workshop. A total of **13** people provided comments on the 60-Day Review Draft of the 2040 General Plan through the online portal by the conclusion of the 60-day period at the end of August 2023. The full responses from the online comments are shown in in **APPENDIX I** of this summary with participants' personal information redacted. **APPENDIX J** of this summary shows the public comments on the 60-Day Review draft that were sent in the form of multiple paragraph comments.

Presentation

Jason Moquin, City of Surprise Planning Manager, opened the meetings with a formal welcome and introductory comments on the General Plan Update. Jason then introduced Michael Baker International project manager Matthew Klyszeiko to provide a more detailed presentation of the project that addressed the following topics:

SURPRISE2040 General Plan

A. General Plan Process

1. Project Timeline

B. Community Workshop Format

C. About the General Plan and Public Engagement

D. General Plan Vision & Values

E. Goals by Value

1. A Welcoming Place
2. A Livable Community
3. A Connected City
4. A Sustaining Environment
5. A Healthy Lifestyle
6. A Competitive Economy

F. Mapping & Implementation

G. Next Steps

H. Thank You



Following the formal presentation at the community workshop, the audience was directed to view the boards at the four stations displayed around the Community Room at Surprise City Hall.

Interactive Information Boards

A series of 14 boards presented information to the public. Meeting attendees were instructed to leave feedback, input, and comments on the provided us areas. These boards were set up in 4 stations focused on the themes of “*General Plan Background and Public Engagement*,” “*Vision & Values*,” “*Goals by Value*,” and “*General Plan Maps and Implementation*.” Project team members were placed at each station to answer any questions and to provide additional detail on the information provided. The online portal for community members to leave public comments on the Surprise 2040 General Plan 60-Day Review draft utilized an internet survey hosted on Survey Monkey. The comments from the online portal served the same function as the comment cards for the in-person Community Workshop #3 on Thursday, August 10, 2023. The participant input from the in-person Community Workshop #3 and the comments and feedback from the 60-Day Review online portal are summarized in the sections following the workshop boards.

SURPRISE2040 General Plan

A. Station 1: General Plan Background and Public Engagement

The first station included the following boards (Figure 1, Figure 2, and Figure 3) that provided meeting attendees with a summary of the General Plan update process, a review of the existing conditions in the City of Surprise at the beginning of the General Plan, and an overview of the public engagement efforts during project. The Public Engagement board also included the Area of Interest Table that is included the Surprise 2040 General Plan 60-Day Review Draft.



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General Plan

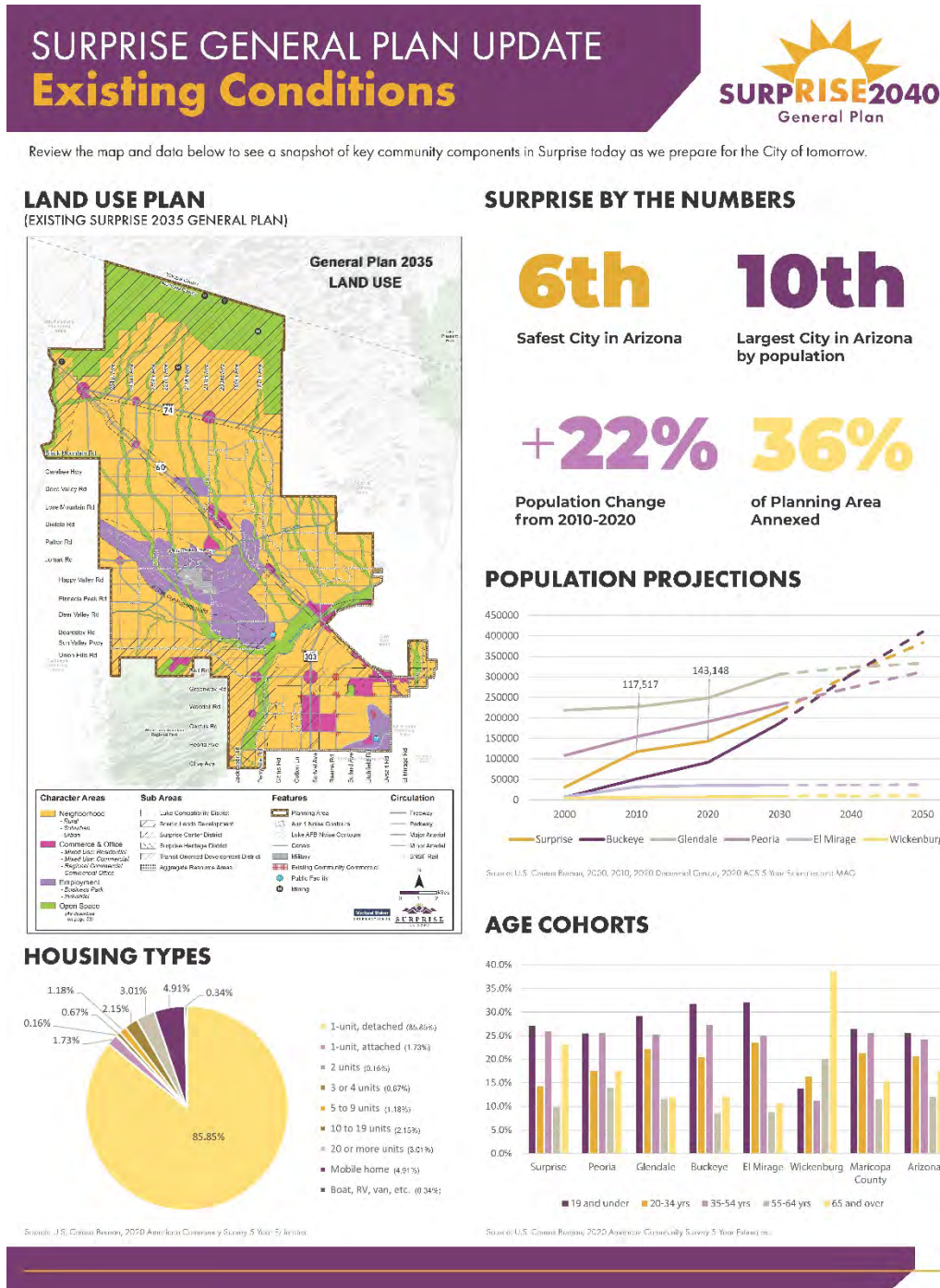
Figure 1: About the General Plan



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Figure 2: Existing Conditions



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Figure 3: Public Engagement

SURPRISE GENERAL PLAN UPDATE Public Engagement

As part of this 2040 General Plan Update process, public engagement was conducted in three phases that included multiple outreach opportunities, including both in-person and virtual formats, stakeholder interviews, and community presentations. See below for a brief overview about the work that has been completed for the General Plan Update. To learn more about engagement efforts, visit www.surprisegpupdate.com.

Completed General Plan Engagement

- Community Outreach & Participation Plan
- Project Website Development
- General Plan Advisory Group (GPAG) Meetings (9 meetings)
- Stakeholder Small Group & HOA Meetings (10 meetings)
- Youth Council Meeting
- Community Workshops, In-Person & Virtual (3 rounds)
- Community Pop-Up Workshops (3 events)
- City Council/Planning Commission Joint Workshop (2 Workshops)
- 60-Day General Plan Draft Review
- Press Releases & Surprise Progress Magazine Articles
- Various Marketing & Social Media Posts

Engagement Feedback

Share One Word to Describe Surprise

- Growth, Livability, Seasonal, Peaceful, Potential, Opportunity, Suburbs, Sprawling

Most Important Future Topic/Focus Areas

- Jobs
- Protection of White Tank Mountains
- Affordable Housing
- Water Resources and Conservation
- Infrastructure and Development

Physical Areas of Opportunities

- Infill Development
- Development around New Residential Communities
- Tech Loop around Luke AFB Aux Airfield 1
- Enhancements to:
 - Prasada, Asante, City Center



2040 Plan Area of Interest Table

This table is a new addition that is included in the Surprise 2040 General Plan. It serves as a guide with direct references to key areas of interest that were commonly identified by community members during the public involvement process. In alignment with their importance, these areas of interest are covered in multiple sections of the Surprise 2040 General Plan.

Topic	Chapter	Interest	Reference (Goal)
Water	6, 7 & 8	How we will manage our water resources.	6.1, 6.2, 6.5, 6.6, 6.7, 7.1, 7.2, 8.2
		How we will conserve our water.	6.1, 6.2, 6.4, 6.5, 6.6, 6.7, 7.1, 7.2, 8.2
Housing	4 & 8	How we will create housing opportunity for all income groups.	4.1, 4.2, 4.3, 8.1
Transportation	5 & 8	How we will increase mobility options.	5.1, 5.2, 5.4
		How we will help to relieve congestion	5.2, 5.3, 5.4, 8.2
Recreation	7 & 8	How we will provide opportunity for recreation.	7.1, 7.2, 7.3, 8.3
Public Safety	3, 4, 5, 6 & 7	How we will ensure our City is safe for all residents.	3.3, 3.4, 4.3, 4.4, 5.1, 5.2, 5.3, 6.3, 7.2, 7.3, 7.4, 8.3
Education	3, 6, 7 & 8	How we will support education.	3.2, 3.3, 3.4, 6.3, 7.3, 8.1, 8.4
Neighborhoods	4 & 5	How we will promote quality design.	4.1, 4.2, 4.3, 5.1
		How we will protect existing rural development.	4.1, 4.2, 5.1
Open Space	4, 6, 7 & 8	How we will emphasize the importance of our natural and passive open spaces.	4.1, 4.3, 6.1, 6.2, 6.3, 7.1, 7.2, 7.3, 7.4, 7.5, 8.4
		How we will preserve our wildlife corridors.	6.1, 6.2, 7.2, 7.5

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B. Station 2: Vision & Values

The second station included a single board that presented the updated Vision and Values that are used in the 2040 Surprise General Plan 60-Day Review Draft. The six values are the foundation for the 2040 General Plan in the 60-Day Review Draft. An image of the board is shown in **Figure 4**.



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Figure 4: Visions & Values

SURPRISE GENERAL PLAN UPDATE

2040 Vision & Values



A General Plan's Vision Statement and Values help to establish a clear foundation and organizational structure that guides the drafting of the overall plan. The Vision Statement of the 2040 General Plan is the shared aspiration that the City of Surprise aims to achieve moving forward into the long-term future. The direction provided in the General Plan supports the collective vision statement developed by the input from the community at large and the General Plan Advisory Group. View the updated General Plan Vision Statement and Values below:

Our Vision for the Future

Against the picturesque backdrop of the White Tank mountains, Surprise is a distinct community that provides a high-quality life for residents of all ages. A range of rural to urban neighborhoods are safe and aesthetically pleasing. Community-wide mobility and accessibility is balanced with resource conservation to provide abundant greenways and open spaces for people to enjoy. Through responsible growth, the City's historic origins are embraced, while thriving destinations provide cultural, employment, and shopping opportunities. This is complemented with well-planned infrastructure that creates a lasting foundation for the continued benefit of Surprise residents and visitors.

Our Values

What is New?
Following public feedback during the General Plan update process, six core values were identified as the foundation to guide the City of Surprise's efforts to achieve the community's vision



A Welcoming Place

Surprise values a strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.



A Livable Community

Surprise values responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.



A Connected City

Surprise values safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.



A Sustaining Environment

Surprise values thoughtful development, resource conservation with a secure water future, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to ensure a resilient and adaptive future for all.



A Healthy Lifestyle

Surprise values a safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.



A Competing Economy

Surprise values reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, and enticing destinations attracting visitors, new employers, and innovative workforce talent.



D. Station 3: Goals by Value

This station included four boards displaying the goals of all six values: (1) A Welcoming Place, (2) A Livable Community, (3) A Connected City, (4) A Sustaining Environment, (5) A Healthy Lifestyle, and (6) A Competitive Economy. Values 1 and 2 shared a board (**Figure 5**), and Values 3 and 6 shared a board (**Figure 6**). A Sustaining Environment and A Healthy Lifestyle each had their own separate board as shown in **Figure 7** and **Figure 8**, respectively.



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Figure 5: Goals for A Welcoming Place and A Livable Community

SURPRISE GENERAL PLAN UPDATE Goals	
Each of the six Values form a separate chapter of the 2040 General Plan 60-Day Review Draft. Within each chapter, the Values are then supported by a series of Goals that are high-level statements of desired future outcomes. Please review the draft Goals below:	
A Welcoming Place Goal 3.1: Build strong neighborhoods and local connections Surprise's rapid residential growth has produced and will continue to produce some of the most desired neighborhoods in the West Valley. As time moves forward, the City will encourage these existing and future new neighborhoods to interact through both planned events and unplanned opportunities in order to build and solidify local connections between them to strengthen the community as a whole. Goal 3.2: Promote public engagement and participation The City's public engagement strategies and initiatives should promote ease of access for public participation in the various public activities, including the planning process. Broadening the horizon of participation empowers the public in taking part of the local decision-making process. Goal 3.3: Foster effective communication Effective communications and constructive relationships should be developed among the City, neighborhoods, local businesses, community institutions, and the residents. This builds a public environment on a foundation of public trust and common goals for the community. Goal 3.4: Provide good governance through service excellence Surprise is focused on attracting, developing, motivating, and retaining a high quality, engaged and productive workforce and staff that is committed to good governance by supporting a strong inclusive culture, collaborating with various partner entities, and providing excellent service. Within this context, the City will continuously evaluate capacity to ensure resources are effectively balanced with community need.	
A Livable Community Goal 4.1: Maintain a well-managed community form The City of Surprise will provide a high quality of life and a unique living experience by offering a sense of place through design and an intimate community atmosphere while also providing close access to all the conveniences and amenities of a modern city. The overall community form will be strengthened through deliberate use of land resources, and strategic expansion will be balanced with context sensitive infill development while protecting existing development that contributes to the City's character. Goal 4.2: Be a home for everyone Upholding the condition and quality of the city's housing stock is necessary to maintain safe, attractive, and livable neighborhoods for all people who want to live in Surprise. Surprise will also work to preserve housing opportunity through providing more diverse, accessible options within neighborhoods that expand the range of housing types, densities, and prices. Goal 4.3: Foster a sense of place through maintenance, reuse, or redevelopment of maturing areas The redevelopment, rehabilitation, and conservation of property and neighborhoods sustains the long-term cultural and economic well-being of Surprise. To this end, Surprise will utilize ongoing maintenance and redevelopment strategies to provide for the long-term stability of maturing residential and commercial neighborhoods. Comprehensive revitalization efforts should be focused in targeted areas to maximize scarce resources. Appropriate reuse and rehabilitation of vacant and obsolete buildings will also be encouraged. Goal 4.4: Protect Luke Air Force Base Surprise will incorporate a future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training while also accommodating community growth and development.	



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General Plan

Figure 6: Goals for A Connected City and A Competitive Economy

SURPRISE GENERAL PLAN UPDATE

Goals



Each of the six Values form a separate chapter of the 2040 General Plan 60-Day Review Draft. Within each chapter, the Values are then supported by a series of Goals that are high-level statements of desired future outcomes. Please review the draft Goals below:

A Connected City
Goal 5.1: Develop a complete transportation network to support desirable patterns of development There is a complex relationship between roadways and adjacent land uses. As the City continues to grow, the transportation network must work in conjunction with the land use plan. The City will strive to integrate existing and future land uses with roadway system design, operations, and aesthetics in a manner that aligns with the character of the neighborhoods that these roads serve.
Goal 5.2: Promote safe movement of people, goods, and vehicles across all modes of travel The ongoing development and growth across Surprise presents the opportunity to plan for a variety of transportation options to connect the city. Surprise will develop and promote a balanced, multimodal transportation system that sustains a mix of vehicular, bicycle, pedestrian, transit, and freight trucking options to ensure safe movement and efficient linkages of all people and goods in the city.
Goal 5.3: Relieve vehicular congestion Traffic is a concern for many Surprise residents. Beyond supporting alternative modes of travel, the design of roadways and the level of connectivity those roads have plays a major role in ensuring for a more efficient and convenient system. To achieve residents' desires for a reduction of vehicular congestion, Surprise will support a high level of connectivity between neighborhoods and destination centers.
Goal 5.4: Plan for emerging transportation technologies Emerging transportation modes and services, including micromobility, bike-sharing and e-scooters, ride hailing, electric and autonomous vehicles, and public transit innovations, can affect travel activity, affordability, and overall infrastructure design. Surprise will continue to collaborate, assess, and program the supporting infrastructure needed to realize those technologies that most appropriately improve efficiencies and better ways of moving people or goods across the city.
A Competing Economy
Goal 8.1: Support economic competitiveness Surprise is home to a variety of businesses and industries that offer opportunities for quality employment and capital investment. Surprise will continue to form strong economic foundations by positioning itself as a first-choice location for new and existing businesses that generate a diversity of local high-quality jobs. This will continue Surprise's transformation from a bedroom community to a competitive economic destination.
Goal 8.2: Be a regional economic partner Surprise has distinguished itself through offering a competitive local economy when attracting major industries looking to locate to the metro area. Surprise will continue to promote and diversify itself as a strong regional, statewide, national, and global partner in forming economic relationships with other jurisdictions and entities.
Goal 8.3: Elevate tourism through attractions As the annual calendar of events continues to grow, Surprise will work to bring more opportunities for entertainment events to the City for the enjoyment of its residents and to attract tourists and visitors from across the region and state. Special attention will be given to promoting and cultivating various destinations for sports and leisure activities as a continued pillar of economic development for the community.
Goal 8.4: Offer life-long learning and skill-building In order for a well-educated workforce to choose to live and flourish in the City, Surprise will encourage an environment of broad, continuous learning for residents of all ages. This work will be achieved through focus and collaboration among a spectrum of partners including educational districts and institutions, businesses, public agencies, and community non-profits.



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Figure 7: Goals for A Sustaining Environment

SURPRISE GENERAL PLAN UPDATE Goals 								
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The City will look to preserve and maintain the natural surrounding landscape in its planning area, including in the City's Growth Areas, so as to maintain the high level of environmental quality, water protection, and scenic amenities for all to enjoy. </td></tr> <tr> <td data-bbox="347 810 1399 1003"> Goal 6.2: Utilize a systems approach to sustainability An enduring community must establish a sustaining framework that balances the needs of the present without compromising the ability of future generations in Surprise to meet their own needs. Surprise will align with this endeavor by optimizing the environmental, economic, and social dimensions of the City as systems related to each other in an interconnected manner. New growth will be guided through the use of more defined and efficient development practices, seeking to support the City's efforts to reduce its overall reliance on non-renewable resources. Additionally, Surprise will commit to adhering to financially sustainable practices through requiring that development pay its share of the cost of public service needs generated by the development. </td></tr> <tr> <td data-bbox="347 1003 1399 1142"> Goal 6.3: Reduce risk and thrive under change Providing for an overall environment for safe and healthy living is a mainstay for any desirable community. Beyond planning for personal health initiatives, Surprise desires to minimize the threats of natural and human-induced hazard risks by employing broad interdisciplinary-derived methods and emerging techniques to respond, adapt, and thrive under these changing conditions. </td></tr> <tr> <td data-bbox="347 1142 1399 1255"> Goal 6.4: Provide exceptional core utilities Surprise must utilize technological innovation and strategic investment in its public municipal utilities (i.e. water, wastewater, stormwater, and solid waste) infrastructure to support its current and future residents, businesses and visitors in a manner that supports reliable services and efficient patterns of development. </td></tr> <tr> <td data-bbox="347 1255 1399 1369"> Goal 6.5: Continuously and responsibly manage our water resources The City will continuously pursue to develop and implement programs that protect and enhance the City's water supply portfolio in accordance with the adopted Water Resource Management Plan. 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Figure 8: Goals for A Healthy Lifestyle

SURPRISE GENERAL PLAN UPDATE

Goals



Each of the six Values form a separate chapter of the 2040 General Plan 60-Day Review Draft. Within each chapter, the Values are then supported by a series of Goals that are high-level statements of desired future outcomes. Please review the draft Goals below:

A Healthy Lifestyle
Goal 7.1: Offer superior recreational amenities and activities As the City grows, Surprise will continue to create and maintain a high quality of life for its residents by providing a wide variety of recreational opportunities that includes high-quality, safe, sustainable, and distinctive parks and trails, along with robust recreational programming.
Goal 7.2: Foster a system of natural open spaces Surprise is situated amongst unique areas with exceptional natural beauty and residents are eager to protect those attributes for future generations. In order to balance the planning of new development, preserving natural resources, and promoting water conservation, Surprise will look to expand the City's Open Space System to protect valued resources and meet the future needs of residents. Additionally, Surprise will coordinate signature greenway planning and capital improvement projects with other jurisdictions to support open space accessibility, wildlife movement and recreation needs in the larger region.
Goal 7.3: Increase access to wellness opportunities Surprise will be a leading community in promoting a comprehensive vision for healthy living and facilitate an environment with resources for maintaining high levels of personal and community health and wellness. This includes planning for access to fresh foods, healthcare, and recreational areas to enhance residents' opportunity to make healthy choices.
Goal 7.4: Ensure for quality community services In order to meet the needs of the City's growing population and keep the community safe, Surprise will maintain and enhance processes, policies, and facilities to ensure efficient and effective delivery of police, fire, emergency, and other public services.
Goal 7.5: Cultivate and preserve our culture and heritage To keep the City grounded in its past and fostering its creativity, Surprise will continue work to increase access to its history, culture, and the arts for residents and visitors. Historic and cultural resources in the City and the rural agricultural areas will be identified and preserved, and art will be a valued important component to incorporate into both public and private projects.

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E. Station 4: General Plan Maps and Implementation

The fourth and final station exhibited six boards, five of which showed key maps related to the Surprise General Plan Update process. The first board showed a map of the Character Area Land Use Plan from the currently ratified Surprise General Plan 2035 along with areas of land use change in the 2040 proposed land use plan highlighted within black ovals (**Figure 9**). The second board showed a map of the Land Use Character Area Plan from the 2040 General Plan 60-Day Review Draft (**Figure 10**). The third, fourth, and fifth boards all showed maps from the 2040 General Plan 60-Day Review Draft of the Growth Areas (**Figure 11**); Functional Classification (**Figure 12**); and the Parks, Trails, Open Space, and Wildlife Corridors (**Figure 13**). The sixth and final board displayed the Implementation Strategy Matrix from the Implementation Chapter of the 2040 General Plan 60-Day Review Draft (**Figure 14**).



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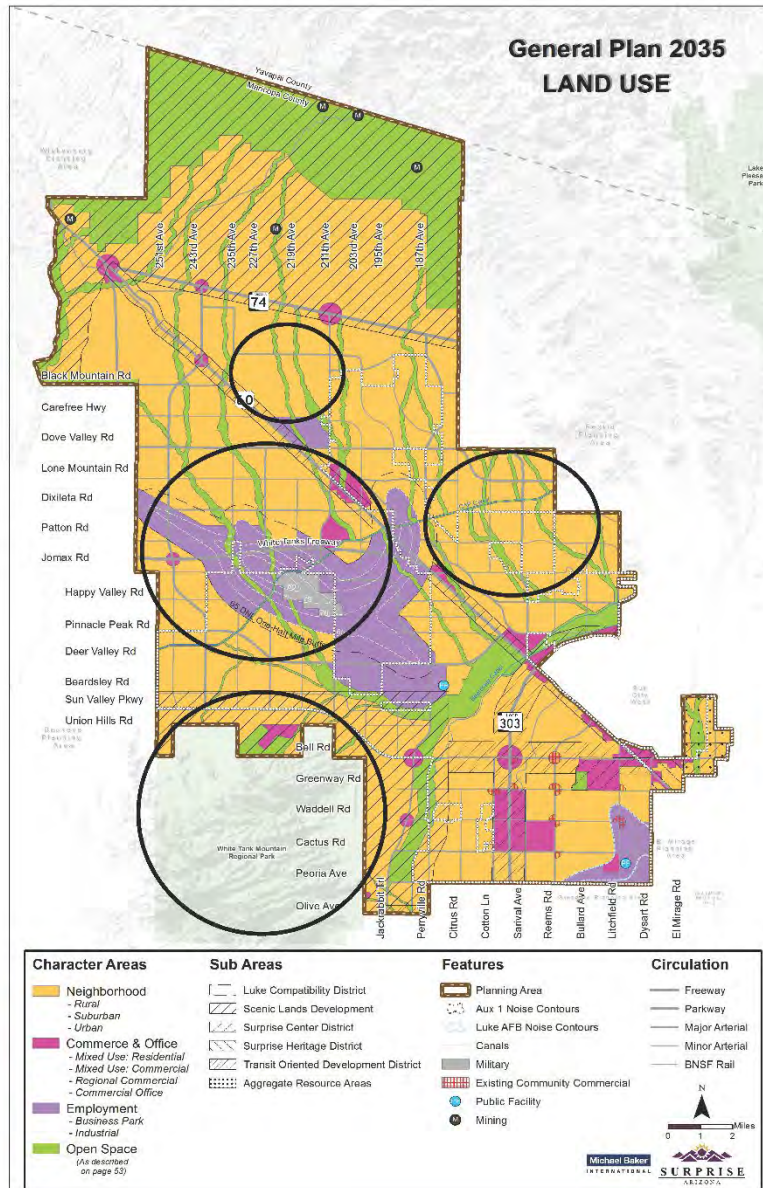
Figure 9: Land Use Character Area Plan (2035 & 2040)

SURPRISE GENERAL PLAN UPDATE

Land Use Character Area Plan (2035 & 2040)



This map is a graphic representation of the current Land Use Character Area pattern for all land within the Surprise Municipal Planning Area from the 2035 General Plan. Round ovals overlayed on this map indicate areas that have changed in the Land Use Character Area Plan of the Surprise 2040 General Plan 60-Day Review Draft.



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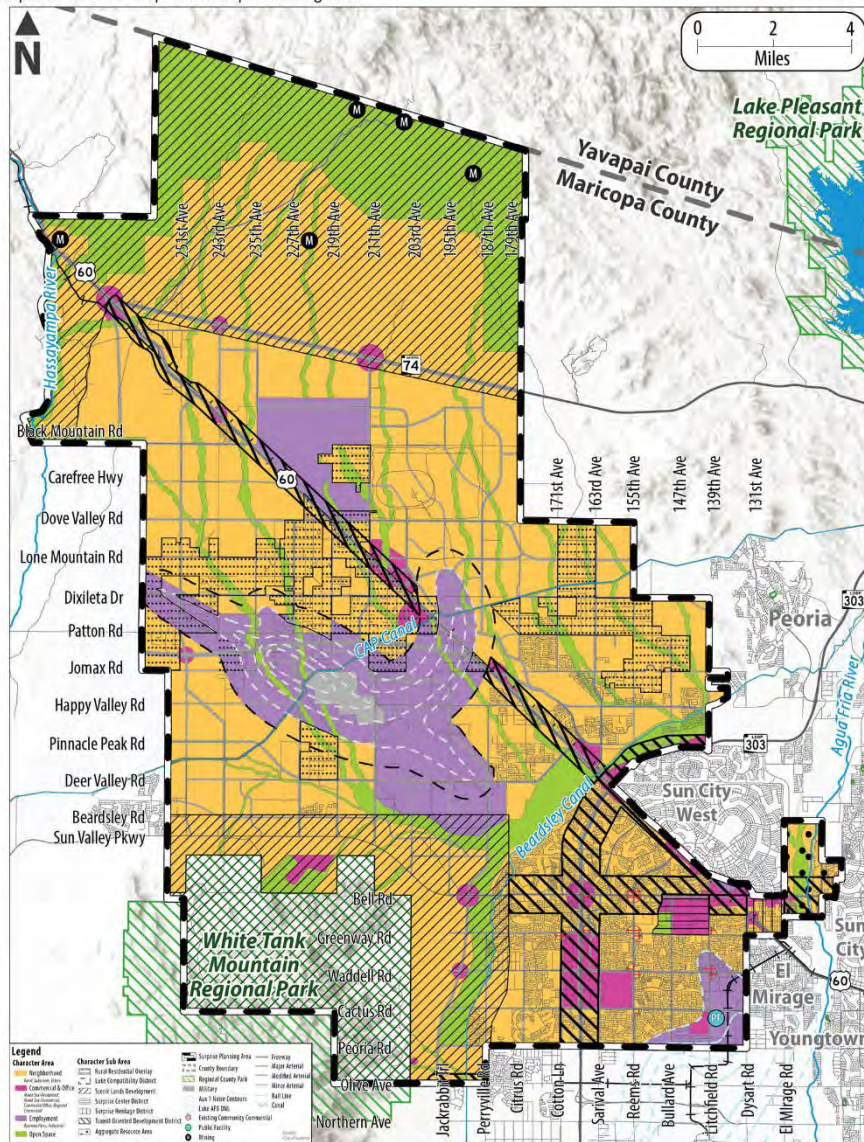
Figure 10: Land Use Character Area Plan

SURPRISE GENERAL PLAN UPDATE

Land Use Character Area Plan



This map is a graphic representation of the desired Land Use Character Area pattern for all land within the Surprise Municipal Planning Area in the Surprise 2040 General Plan 60-Day Review Draft. The map specifically indicates the intended distribution and type of Land Use Character Areas and Sub-Areas. Although not a zoning map, this Land Use Character Area map should also be referenced to guide future development within the Surprise Municipal Planning Area.



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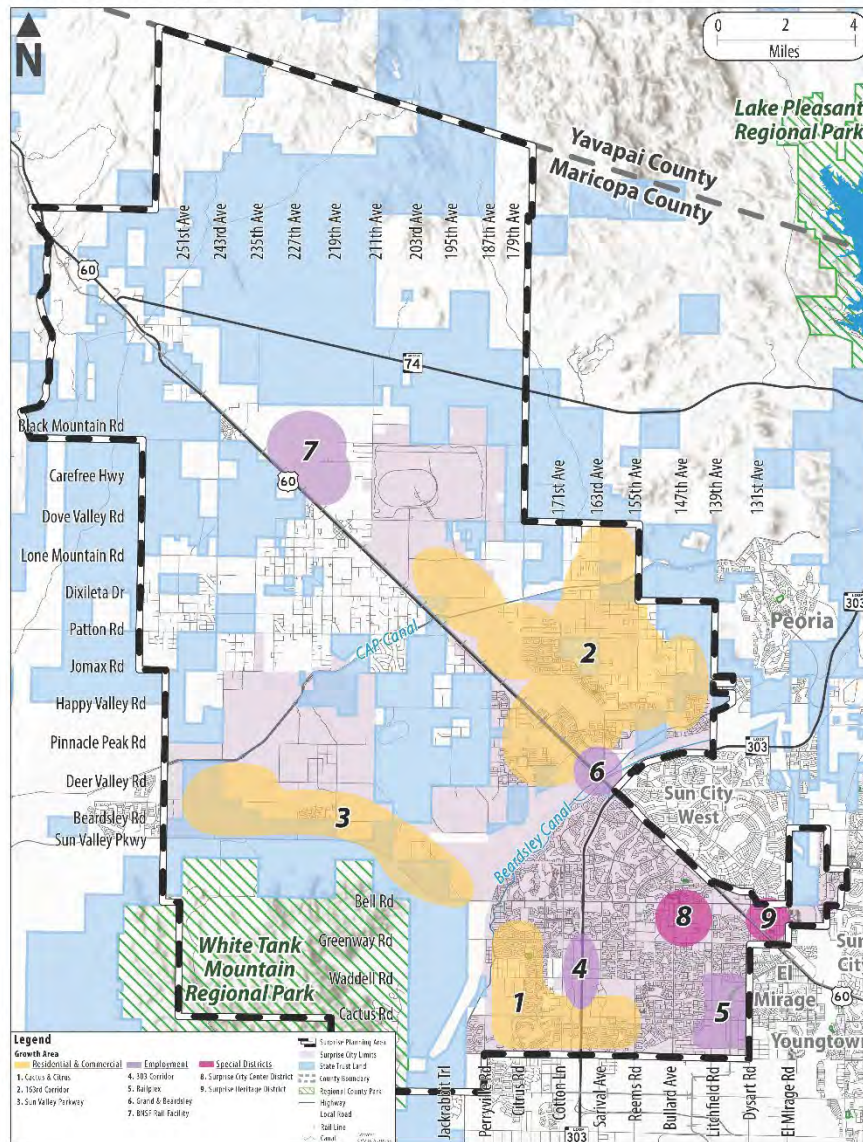
Figure 11: Growth Areas Plan

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Growth Areas Plan

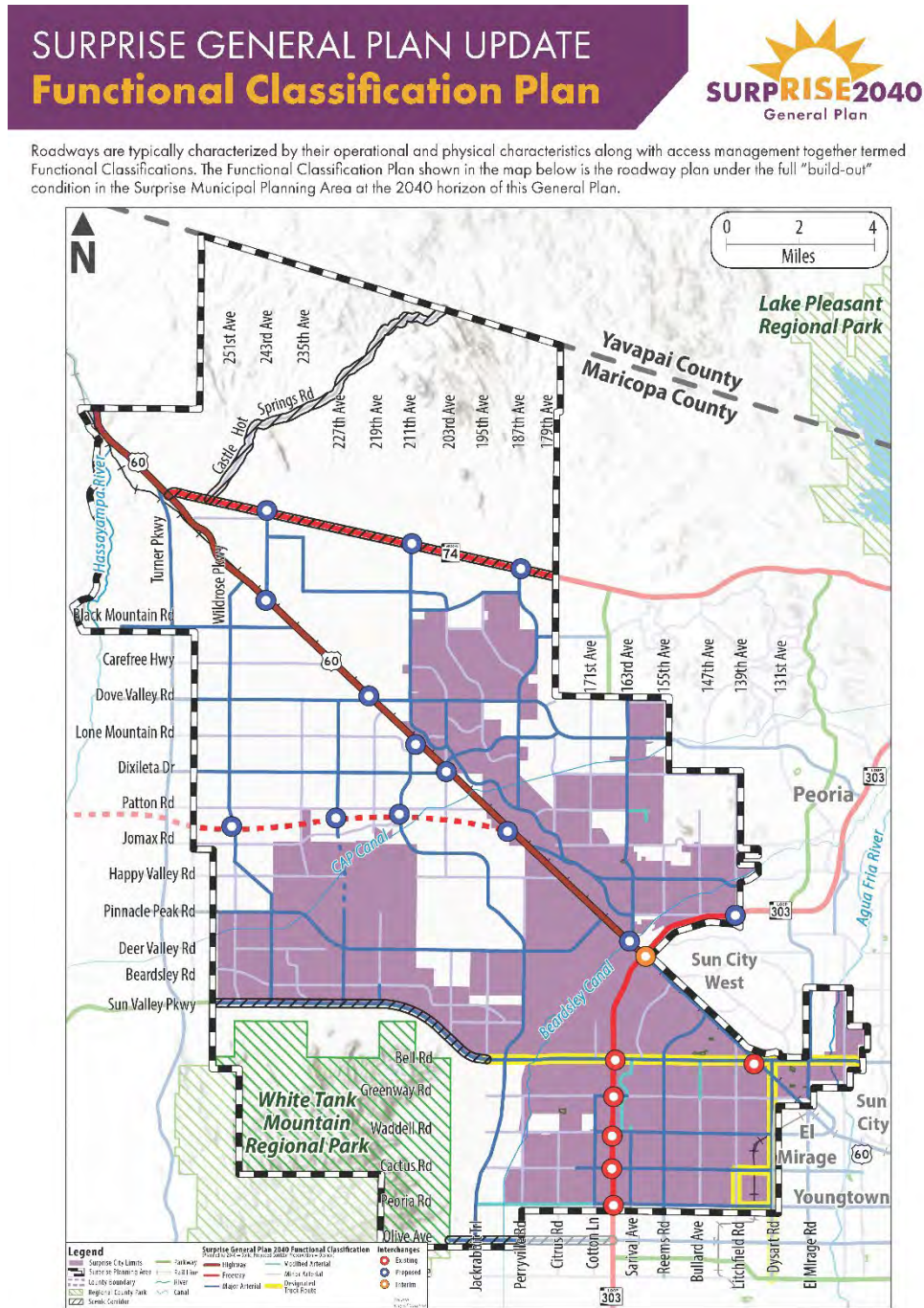


The Growth Map shows where growth is highly likely and encouraged in the City. These nine growth areas are categorized by the type of development that may occur and will be further defined as part of a specific area plan to better define land use, circulation, and urban form plans for each area. Note that growth could also occur outside the illustrated growth areas.



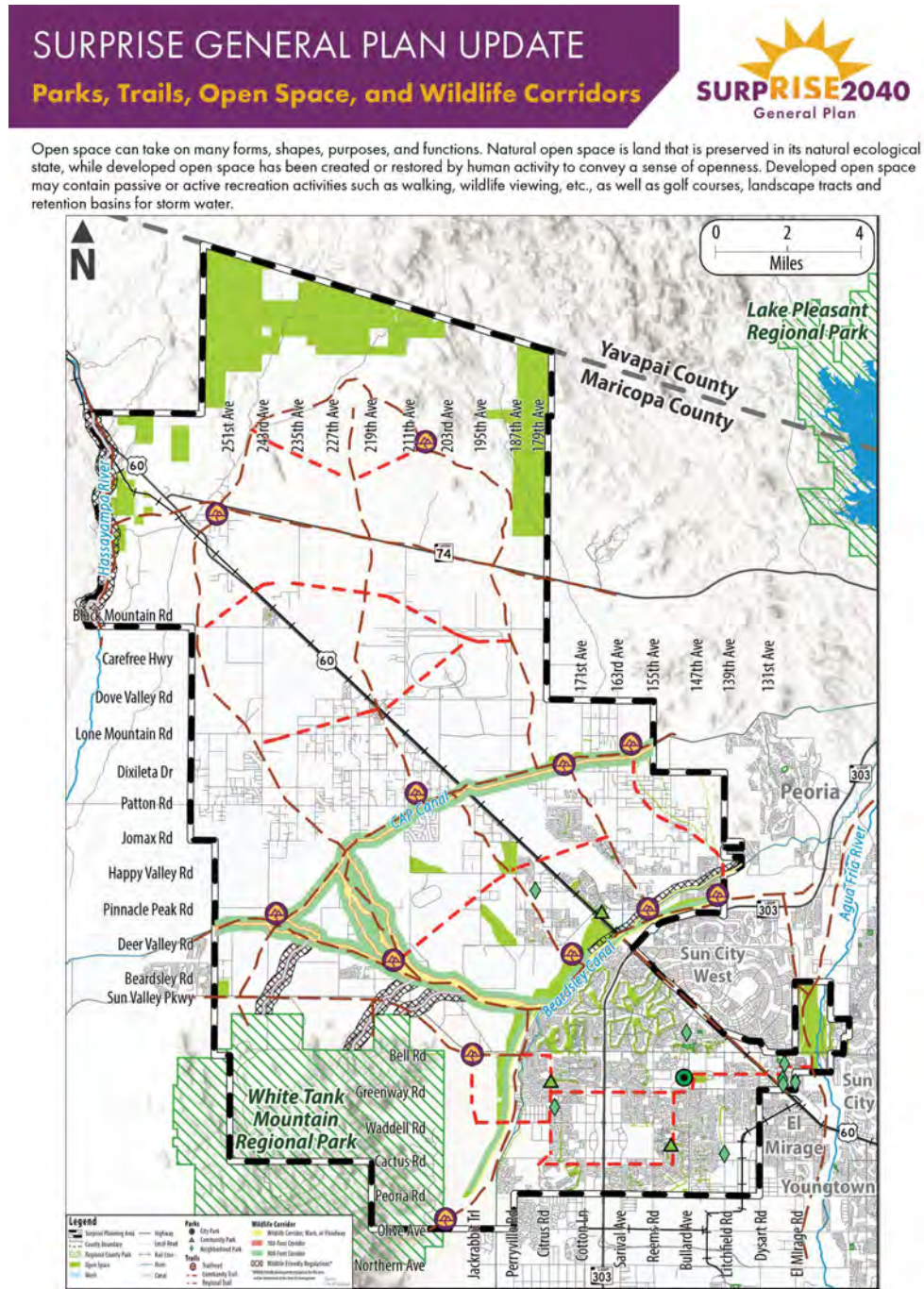
The logo for the Surprise 2040 General Plan. It features a stylized sun with a white semi-circle and yellow rays. Below the sun, the text "SURPRISE2040" is written in a bold, sans-serif font, with "SURPRISE" in purple and "2040" in yellow. Underneath that, "General Plan" is written in a smaller, purple, sans-serif font.

Figure 12: Functional Classification Plan



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Figure 13: Parks, Trails, Open Space, and Wildlife Corridors





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Figure 14: Implementation Strategy Matrix

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Implementation Strategy Matrix



The Implementation Strategy Matrix identifies specific actions that Surprise intends to take during the implementation period of this Plan. The matrix first identifies the relevant primary value and then defines the corresponding implementation strategy that helps to support that value, the lead department or agency charged with executing the strategy, and a timeframe for implementation. It is important to note that the ability to implement the strategies outlined in the following matrix is dependent upon revenue, staffing, and other resource capabilities of the City of Surprise. Please review the draft Implementation Strategy Matrix below:

Primary Value	Implementation Strategy	Lead Responsible Party	Short-Term (0-5 Years)	Mid-Term (5-10 Years)	Long-Term (10-20 Years)
ALL VALUES	Pursue available grant funding to assist with the advancement of applicable policies	All Departments	●	●	●
	Stay involved in regional discussions and cooperative planning efforts (i.e. ADOT, MAG, MCDOT, FCDMC, WESTMARC)	Transportation Department	●	●	●
	Maintain the City's GIS data base to include development statistics to assist in monitoring the performance of the General Plan	All Departments	●	●	●
	Continuously review the Surprise Capital Improvement Plan (CIP) to ensure each element of the General Plan 2040 is being implemented to the greatest degree possible	All Departments	●	●	
A WELCOMING PLACE	Regularly evaluate and review ASC and NCS surveys to determine areas in need of improvement	Community Development Department	●	●	
A LIVABLE COMMUNITY	Update the LDO and PEDS to be consistent with the implementation of the General Plan	Community Development Department	●	●	
	Implement the recommendations of the Surprise Housing Study	Human Service & Community Vitality	●	●	
	Promote desired retail and employment within defined growth areas.	Community Development Department	●	●	●
	Explore the feasibility and development of an annexation policy.	Community Development Department	●		
A CONNECTED CITY	Develop and adopt a Transportation Master Plan encompassing transit and a Complete Streets Plan and Policy document	Transportation Department	●	●	●
	Implement transportation system improvements as described in Chapter 5: A Connected City	Transportation Department	●		
	Prioritize the recommendations of the Transit Feasibility Study	Transportation Department	●	●	
A SUSTAINING ENVIRONMENT	Review and update the Surprise Integrated Water Master Plan as necessary to respond to the evolving local and regional drought planning conditions.	Water Resource Management	●	●	
	Review and update the Engineering Development Standards, as appropriate to be consistent with the implementation of the General Plan	Public Works Department	●	●	
	Evaluate the need to prepare a Citywide Facilities Master Plan	Public Works Department	●		
A HEALTHY LIFESTYLE	Participate in the "safe routes to schools" program or similar programs.	Transportation Department	●	●	●
	Update the Parks and Recreation Master Plan to be consistent with General Plan 2040 as applicable	Parks and Recreation Department	●		
	Collaborate with the development community to reserve and preserve desired open space for passive and recreational purposes in accordance with the Recreation Master Plan.	Parks and Recreation Department		●	●
A COMPETING ECONOMY	Periodically update the Economic Positioning Framework to assist in encouraging job growth	Economic Development Department	●		
	Continuously coordinate and review the American Community Survey (ACS) to better inform officials, community leaders, and businesses and support recommended updates to the General Plan and LDO.	Economic Development Department	●		
	Continuously coordinate and review economic and job growth data to encourage job growth and supportive housing opportunities through continued evaluation of the General Plan and LDO.	Economic Development Department	●	●	



Comment Cards

One comment card was received at end of the August 10th community workshop. The brief remarks on this card are recorded below:

- “Fewer apartments”
- “More upscale restaurants”
- “Less storage facilities”

Public Comments Relayed Directly to City Staff from Community Workshop #3

During the open house portion of Community Workshop #3, several members of the public preferred to give their comments verbally. City staff present at the meeting collected, recorded, and summarized the comments for the project team’s review. The comments, as summarized, are written below:

- “General questions regarding the designated truck routes. It may be helpful to specify what this means for trucks traveling through the city.”
- “Specific question on the change where Bell Road turns in to Sun Valley Parkway. Residents had concerns about the practicality of this and the impact on Sun Valley Parkway’s Scenic Corridor overlay.”
- “General questions regarding the ability for developers to reroute wash corridors and deviate from the open space and trails designations in the plan.”
- “Maricopa Trail missing on Open Space Map.”
- “Questions about, and a desire for, more equestrian connectivity.”
- “There was a long discussion regarding buffering from roadways. The residents present live near Deer Valley and 219th Ave. They have concerns about Deer Valley being developed as a major arterial roadway, directly in front of their homes. The residents asked about the ability to have buffers between their properties and the roadway, or rerouting to Pinnacle Peak farther east than what is currently planned. There was also mention of mitigation efforts such as sound walls or frontage roads, however they want to maintain their views to the White Tanks.”
- “We received a lot of positive feedback on the changes that have been made in direct response to the feedback they have been giving. They were generally very thankful and happy to have been heard and that their thoughts and concerns were incorporated into the plan.”
- “There was a discussion about how new developments’ wells will impact existing private wells and rural residents’ ability to continue to pump water. They mentioned the desire to have some sort of language in a goal or policy that speaks to the city, developers, and existing residents working together to ensure that new development does not negatively impact existing residents.”
- “There was a comment on the word of Goal 7.5 not being clear as to what it means for agriculture.”



Comments Received from GPAG Members on 60-Day Review Draft

The following responses were received from GPAG members. There was also a formal letter sent by one of the GPAG members giving support to the overall 60-Day Review Draft.

- “Finding Your Way by Interest” (Pg ix) - the connections are not always clear in the Reference column, i.e. "Public Safety" - Goals 3.3, 3.4”
- “Who We Are” (Pg 22-23) - “Small town feel with big city amenities” - Both pictures depict a “small town”
- “Bus route to downtown Phoenix (Pg 127) - It shares a pick-up location in Surprise but not a pick-up location in Phoenix back to Surprise”
- “Figure 5.1 (Pg 129) - What do the lines mean on the Rt 174 proposed?”
- “Picture (Pg 175) - Any pictures that show workers actually working. This picture seems to catch them all not working. No doubt they are on a break, but it would be good to show them working.”
- “Inclusion & Diversity” (Pg 204) - There are no goals or policies related to inclusion or diversity here.
- “Implementation Strategy” (Pg 249) - “Safety” is not called out as an important area. I believe it should be.
- “Page 21 How to use this document – Approach frameworks: (i.e. maps) I think should be e.g. maps since many exhibits are charts and other things.”
- “Page 41 references Workforce and Staff. But later only references staff. Is there a difference between those two employment classifications with the city?”
- “Page 44 3rd paragraph has “Surprises’ overall planning area”. Believe that should be Surprise’s since the city isn’t plural. But... just a style question. Throughout the document sometimes the city is referred to as City of Surprise, sometimes City and sometimes Surprise. Should we be consistent on how we refer to it. Seems like the difference is because the different sections were written by different people.”
- “Page 56 Neighborhood character area – The sentence “The Neighborhood Character Area is one of the most character defining features of the City...” I think the character should be removed.”
- “Page 60 Suburban Neighborhoods – this section references medium density and medium high density but not low density. I didn’t see low density mentioned in the Rural section (nor would I expect to see that there). Shouldn’t it be listed here or am I missing something?”
- “Page 80 – Open Space Character area uses the acronym ASLD in the second paragraph before defining it. It defines it in the 3rd paragraph. I think it is customary to spell it out on the first usage of the abbreviation.”
- “Page 165 – reclaimed water paragraph second sentence. The second sentence either needs to be reworded or the “takes” should be “taken”.”



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- “Page 195 – the parks and trail map appears to show a trail down Cactus from just east of Reems to Citrus. Most of that area doesn’t even have sidewalks let alone a trail so not sure where that is coming from.”
- “Page 37 references the Fiesta Grande. I saw a post on social media lately that someone was complaining about that being eliminated (or combined with the Founder’s day party. Not sure if that’s true.”
- “Page 253 – Listing of the evaluation of a project doesn’t include the effects it may have on people (positive or negative). The whole plan centers around what would be best for residents (current and future). Shouldn’t the evaluation of a project include a review of how residents are affected too? I know this can be subjective, but all the analysis is subjective for all the elements listed. There are some pros and cons under each of the questions asked and hopefully the pros outweigh the cons but unless you consider the effects on citizens how can we say the analysis is complete?”
- “At one of the meetings, I asked about including something that would reference reconnecting neighborhoods bifurcated by major road projects. For instance, my community was cut in half by the 303. There are references to a pedestrian bridge over the 303 to reconnect it in the PAD documents. Since Surprise may have future impacts when the White tanks freeway is built and possibly I-11 wouldn’t it be prudent to think about how communities be made whole when major transportation projects are designed and built? I looked in the transportation section and in the Connected sections and didn’t see anything there, but my eyes are little crossed about now.”
- “Goals & Elements Dot Matrix in Chapter 9: Implementation should be moved to the front of the 2040 Plan.”

Comments from 60-Day Review Draft Online Portal

The following responses were the open-ended comments on the Surprise 2040 General Plan 60-Day Review Draft that members of the public submitted through the online portal via the project website at surprisegupdate.com.

- “Northwest development would be great! Especially for the North Copper Canyon community.”
- “Page 140, why not mention of the Sweetwater Road bridge over the Loop 303. Page 208, correct “Town of Buckeye” to “City of Buckeye.”
- “We love living in Surprise and we have the luxury to work remotely. The biggest issue we’re facing on whether to stay here and invest additional resources into our home and community is heat mitigation. Scottsdale recently required all new developments to incorporate heat mitigation into their design. For a family with toddlers - this is so attractive in a community. We would like to see Surprise make similar commitments to making a livable city, especially as temperatures continue to rise and my family is forced to spend more and more days inside escaping the heat.”



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- “Really solid general plan. I love how it touched on transportation and housing more, and filled in many holes that I felt were in the 2035 plan.”
- “The development at Prasada is not designed in a manor to accommodate people walking and gathering outdoors. The parking lots are not safe and you have to cross multiple to walk the shops. We were under the impression this would be like a marketplace (Tempe or Westgate) to allow for outdoor gatherings. The design creates chaotic traffic and unsafe areas to cross traffic.”
- “Thank you for sharing the plan for review. Some general thoughts: 1) Neighborhoods/Communities - Yes. limiting building heights, attention to similar architectural style, covered or underground parking (critical in AZ) 2) Integrating Health Into Our Communities - planning for health, education, & nature in our communities (not urban sprawl). Thinking of all those Social Determinants of Health. 3) Goal 4.4 - YES. Protect Luke AFB. Sometimes folks move in and then want to complain about occasional jet noise. 4) Goal 4.3 - YES. "Revitalization of mature communities...distressed areas" - not ignoring, but revitalizing. Do not want to have declining quality of communities such as we can see in many Sun City areas with no landscaping left, non-maintained dwellings; etc. 5) YES. Crime Prevention Through Environmental Design (CPTED) 6) YES. Protecting and developing scenic, natural land (68,000 acres) - protecting open spaces. 7) YES. Rural Residential Overlay - protecting/promoting traditional rural lifestyle. 8) Did not know about our Water Reclamation facility - Bravo 9) Alternate Energy - I understand many are putting solar panels on home. Would rather encourage APS/others to develop main alternate solar 'farms;' then batteries to actually store the energy. NO to wind blades in our community or open spaces or anywhere. 10) Employment Character Area - YES, attention to noise, access/streets; water; waste; high quality architecture; signage height limits; concern re. visual clutter. Don't want to look like Pebble Creek right next to all the Distribution Centers. 11) Connectivity/Traffic - YES. Goal 5.3 re. vehicle congestion. Have goal of LOC C or greater. Have traffic lights timed 'better.' (e.g. McDowell from Litchfield Rd to 303...if maintaining speed limit, can drive whole distance on green lights.)”
- “I already left a comment here, but i would recommend the City to look into Urban3, a firm that helps cities understand their health and economy.”
- “This plan is ridiculously too long and drawn out...you lost me after page 5.”
- “Please do not waste my money on mass transit. Do road improvements instead.”
- “There isn’t enough data to show the projected water availability over the next 20 years. Educating the public on water conservation will not work. And how will the city ensure that we will not be so dependent on water for landscaping and water falls in retirement communities as well as golf courses? We need more data and a stronger action plan so residents are guaranteed a water supply, despite population growth. I did not see any projections of water availability as population rises. It seems like there



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is more planning around building and community, but not enough proof that this will all be sustainable over the next 20 years. Also, after those 20 years, what does it look like? The Colorado river is being drained, what is the plan once it is completely dried up?? We need answers for our children and grandchildren as well as younger people who will be living here over the next 40 years. If Surprise continues to build but has no solid plan with scientific projections of available resources, then it won't work. People will leave and lose value on their homes, etc."

- "The 2040 Plan is very well done! Congratulations! I live in Asante Heritage, and the northwest portion of the city is expected to have the highest population growth over the next 10-15 years. Presently, several commercial and business service developments are available or planned in the populated sections of the city, such as the City Center, the Bell Road corridor, and Prasada. There are minimal services for many of us living in Asante, Desert Oasis, N. Copper Canyon, and numerous other developments north of Loop 303 and Grand Ave. Loop 303 bifurcates the city, and many of my neighbors travel east to large shopping areas such as Vistancia in Peoria or south to areas near Goodyear City Hall for dining, retail purchases, or services. Surprise does not receive sales tax or service revenue when this happens. Further, if Litchfield Rd and El Mirage Rd interchanges with loop 303 are developed, it becomes even easier to bypass services in Surprise. In the 2040 land use section, I do not see a large designated area to serve the future rooftops in the 163rd Ave/Grand Ave NW corridor, including the developments on the southwest side of Grand Ave. The 100+ acres of mixed-use development at 163rd and Grand does not seem large enough for the next 10-15 years. My concern is that a series of numerous small strip shopping pads with low-grade retail will develop, rather than a concentrated commercial center with multiple services. I suggest that a larger area be designated for future commercial/business services as the population increases."
- "I am pleased with the General Plan review. I am in an unincorporated area (Wittmann), and I am happy that you will be planning to someday include us in the City Limits. A group of citizens here under the name Keep Us Rural LLC are spreading misinformation via their Facebook group, so it is reassuring to see the General Plan for myself. I sincerely hope that the City of Surprise will hold their stance on including Wittmann as we sincerely would benefit from being a part of Surprise. Thank you again."
- "I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique



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character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that honors and safeguards the rural way of life in Morristown, Circle City, and Wittmann. Sincerely, Jeremy Jacobs A concerned 20+ year resident of Wittmann.”

- Excellent Master Plan! I recommend consideration of Universal Design in communication and technologies that are accessible not only for people with disabilities but also for everyone else in the community. There are several mentions about ADA (Americans with Disabilities Act) and physical access for people with disabilities such as ramps, etc. in the Master Plan but nothing is mentioned about communication access. This is why I strongly recommend inclusion of Universal Design in communication and technologies including visual alerts for emergency and information purposes such as captioning and visual/description messaging. I sincerely believe this inclusion will benefit everyone including people with disabilities in the community in the Master Plan. Thank you for your consideration.
- “Comment 1. Draft comment period occurring during the summer excludes a large number of residents, which leave for the summer. This comment period is not



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conducive to enabling all Residents the opportunity to review and comment.
Recommend extending the review period to November 30, 2023.”

- “Comment 2. The General Plan does not include a vision for the use of recycled water. Recommend adding a policy to Goal 6.2 (page 176) to mandate the use of recycle water for all outdoor watering for all new construction, both commercial and residential.”
- “Comment 3. Recommend adding a policy to Goal 6.2 (page 176) to increase the distribution of recycled water to all Surprise Communities with golf courses. The cost to pipe recycled water to these communities will be large, but in the long run will provide more water resources for Resident and Commercial use.”
- “**Page 18. Values Based Approach states the six value-based chapters include ‘community-driven goals and policies.’ Page 20 ‘policies that work to see the community’s Vision firmly established in Surprise’s future.’ Page 21 ‘Policies further refine goals and guide the course of action.’ If policies further refine goals, it will lead one to believe that policies would be even more specific and relevant and communicate the intentions of our local government clearly. Without clarity, Residents will be unable to evaluate the policies.
- “The following words, should be removed from the Plan. They mean something completely different to different groups or allow the policies to be completely ignored:
 - o promote
 - o encourage
 - o enhance
 - o guide
 - o traditional rural lifestyles
 - o expand
 - o should work
 - o proactively
 - o expand
 - o explore
 - o incentives
 - o preserve neighborhoods
 - o strive
 - o fully and effectively connected
 - o investigate
 - o work to
 - o support
 - o encourage
 - o foster
 - o enhance visibility
 - o attract”



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- “Goals are SMART; Specific, Measurable, Attainable, Relevant, and Timed.
Recommend using the Plans' Page 21 definition so policies developed are well defined.
The following require development of policies using a SMART (or something similar) format.
 - o Comment 4) Page 38, Rewrite Policies, 1. & 2.
 - o Comment 5) Page 39, Rewrite Policies, 1., 2., & 3.
 - o Comment 6) Page 40, Rewrite Policies, 1., 2., & 3.
 - o Comment 7) Page 41, Rewrite Policies, 1., 2., 3., & 4.
 - o Comment 8) Pages 108 and 109, Rewrite Policies 1-11
 - o Comment 9) Page 110 and 111, Rewrite Policies 1-12.
 - o Comment 10) Page 112 and 113, Rewrite Policies 1-9.
 - o Comment 11) Page 114, Rewrite Policies 4 and 6. Note: Policies 1,2,3, and 5 are very clear and require no additional changes.
 - o Comment 12. Page 102, first paragraph. The Plan references "smart growth policies" but does not define the exact policies our government leaders will use to make decisions. Recommend adding the "Smart Growth Policies" to the Plan.
 - o Comment 13. Page 107, third paragraph. The Plan references "various conservation goals and policies". These goals and policies are not included in the Plan. Recommend adding the "Conservation Goals and Policies" to the Plan.
 - o Comment 14. Page 138. The City of Surprise prohibits the use of a bicycle and any type of e-bike on public sidewalks. E-bikes that are Class I & II require pedal input and effort from riders. The Plan requires the following additions/changes:
 - Bike Lanes: Bike lanes are safe bicycle riding lanes within the roadway, next to the curb. Bike lanes are proposed for collector streets and minor arterial roadways. Bike lanes are striped with appropriate signage.
 - Multi-purpose paths: Multi-purpose paths are behind the curb and sized to accommodate bicycles, ebike Class I & II, and pedestrians simultaneously. Multi-purpose paths are proposed for major arterials and will also be provided along washes and natural corridors through neighborhood developments.
 - Bike Routes: Bicycle routes are roadways which have no bike lane designation. Currently designated Bike Routes on Figure 5.3 of the Plan are hazardous for use by bicycle riders and not recommended for bicycle travel with the exception of the wide paved edges of Highway 60, Highway 74, and Sun Valley Parkway west of 184th Street."



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- o Comment 15. Page 140. In addition to Policy 3., recommend the addition of SMART Policies to enhance the safety and access for riders of bicycles and electric conveyances. This is truly the future of transportation for young adults and school aged children. Ignoring electric scooters, electric bicycles, electric one-wheeled conveyances will contribute to deaths of our younger generations.
- o Comment 16. Pages 140-142. Rewrite Policies 3, 4, 7, 8, and 12.
- o Comment 17. Pages 144 and 145. Rewrite Policies 2 (who is responsible for the repository of "National Best Practices"?), 4 (delete "nonmotorized"), 5, 6, 7, 9 (define the areas), Delete 10, 11 (add for all modes of transportation including bicycles and electric conveyances).
- o Comment 18, Page 146. Rewrite Policies 2 (delete "by encouraging and"), 5 (add "vehicle, bicycle, and electric conveyances").
- o Comment 19, Page 148. DELETE Policies 1, 4, and 5. These expenditures should be put to a vote of the community before you use our money to support caustic, hazardous, unsustainable EVs. Our Fire Departments are not equipped to put out electric car fires. Why would we give preferential treatment to the wealthy?
- o Comment 20, Page 175. Rewrite Policy 4 to specify how we will protect our water resources from abuse to put out electric car fires, which take more than 2,600 gallons of water per fire. Possibly charge EV users a surcharge to use/charge/garage an EV within the city limits.
- o Comment 21, Page 176. Rewrite Policies 1, 2, 3, 6.
- o Comment 22. Page 178 and 179. Rewrite Policy 1, Delete policy 5. Note: Policy 7 is EXCELLENT.
- o Comment 23. Page 182. Add a policy for the development, use, plan requirements, and distribution of recycled/recharge water.
- o Comment 24. Page 185. Rewrite policy 3 to include the distribution to as built communities."
- "Comment 25. Page 5, Figure 5.3.
 - o A) There is no Bike Route along Beardsley Canal between Highway 60 and Peoria Road. There is a currently Maricopa County trail system that runs in the desert area from Highway 60 to Sun Valley Parkway. The dirt road along Beardsley Canal is fenced on both sides of Sun Valley Parkway.
 - o B) The Bike Paths shown between Sun Valley Parkway and Jomax Road do not exist.
 - o C) The Bike Paths along CAP Canal do not exist. All access along CAP Canal is fenced and signage designating as Water District Property, No Trespassing.



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- o D) The Bike Path shown between El Mirage Road, under the 303 to Jomax Road does not exist. The end of El Mirage Road at 303 is a dead ended fenced area.
- o E) The Bike Path (narrow road) shown on 163rd Ave ends on the north end at W Dove Valley Road.
- o F) The Bike Path going from Highway 60 to N 171st Ave does not exist. There is a blocked dirt road.
- o G) The Bike Path shown from Highway 74 down to Highway 60 and Dove Valley Road does not exist. There is no road.”
- “Comment 26, Page 195, Figure 7.1. Similar to Figure 5.3 this map is filled with errors, most trails are not as shown, or do not exist.”
- “Comment 27, Page 199, Figure 7.2. The Beardsley Canal and CAP Canal areas both have considerable fencing of significant height to prevent animal movement. Whomever is responsible should update this map to something more realistic.”
- “Comment 28, Pages 5, 195, and 199. The lack of attention to the accuracy of these maps is indicative of a very LOW PRIORITY for outdoor recreation and wildlife.”
- “Comment 29, Page 202. Delete the entire "Inclusion and Diversity" section. This is a not the place for a political statement. Your example is erroneous. Dreamcatcher Park is not a place I feel welcome.”
- “Comment 30, Page 204. Each year Surprise Residents die due to the heat. Water is life. Unfortunately new communities are not required to install refrigerated drinking water sources at their parks or playgrounds. When riding a bike or out for a walk a Surprise resident can walk 5-6 miles without coming in contact with any water sources. Recommend adding a policy to require all city parks, Community level parks, HOA parks, and playgrounds include a refrigerated water fountain, maintained by either the City or by the HOA for HOA parks. Additionally, all Fire Departments, City Buildings, and Police Department Stations will have a refrigerated water source, that is available to the General Public 24/7, on the unfenced exterior of the building. This is a safety issue.”
- “Comment 31, Page 208. Policy 12, final bullet, DELETE. The Nature Conservancy is an NGO. It is inappropriate for the City to include Plans or Policies that support or denounce any particular NGO. What about my NGOs, are you going to add policies to work with my NGOs too?”
- “Comment 32, Page 210. Policy 6, delete reference to "Community Gardens". After months of research, I found most factual information on community gardens is negative. Security, physical altercations, theft, vandalism, etc. The facts are stacked up against any community supporting a Community Garden.”
- “Comment 33, Page 243. Per ARS 9-461.05 General Plan must address ‘Bicycling.’”
- “Comment 34, Page 244, 245. Table 9.1 Does not include the Required Element ‘Bicycling.’”



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- “Comment 35, Page 248 & 249. Measuring Progress. Goal measurement by the listed policies is subjective and neither specific nor can it be measured due to a lack of metric.”
- “Recommend hiring a goal specialist to help in the definition of goals and policy development.”
- “When a state or federally-funded or -permitted project has the potential to affect historic properties (prehistoric/historic archaeological sites, districts, buildings, structures or objects listed in or determined eligible for listing in the Arizona / National Register of Historic Places [ARHP / NRHP]), formal consultation with our office should be initiated before any work proceeds. SHPO’s reviews are conducted pursuant to A.R.S. 41-861 through 41-864, the State Historic Preservation Act (State Act) or 54 USC §306101 et seq, the National Historic Preservation Act (NHPA) and its implementing regulations at 36 CFR Part 800 (Section 106). When consulting with our office on non-mandated projects, our review will be in line with State Act consultation.”
- “SHPO recommends adding commitments and procedures for conducting consultation with Native American Tribes that may be affiliated with the area to identify concerns with any natural and cultural resources that may be affected under this plan. Tribes with ancestral ties to the area can be identified using the Government-to-Government Consultation Toolkit available on the SHPO website at <https://sites.google.com/view/azconsultation-toolkit/home>.”
- “Policies within Goals 4.1 and 4.3 encourage reuse of the City’s historic buildings. Owners of A/NRHP-eligible or listed properties may be eligible for special historic preservation tax incentives.
 - The Federal Investment Tax Credit Program authorizes a 20 percent investment tax credit coupled with accelerated depreciation for income-producing properties. The SHPO is responsible for reviewing the eligibility of properties for the NRHP as well as rehabilitation plans to ensure their compliance with the Secretary of the Interior’s Standards for Rehabilitation.
 - Additionally, the State of Arizona maintains a property tax reduction program for non-income-producing properties listed on the A/NRHP and a property tax incentive program for income-producing properties. This program is administered by the SHPO in conjunction with the county assessors.”
- “Goal 7.5 aspires to identify opportunities to partner with the SHPO to enhance the City’s historic preservation program. The City’s extant historic zoning overlay for the Surprise Heritage District (the Original Townsite) is identified and discussed on page 93 of the draft Plan. If SHPO determines the district to be eligible for listing on the A/NRHP, the incentives above would be available to building owners. Currently the City of Surprise has no buildings listed on the NRHP. More information is available at <https://azstateparks.com/national-register-of-historic-places> and we would be happy to discuss the process with City.”



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- “Chapter 4 – Housing Occupancy, (Whole Chapter) Housing occupancy is being measured by a community estimate census survey. 89% is occupied with ¾ of that being owner occupied. Data is pulled from pre-pandemic data and may be poor for future residential planning use.”
- “(Page 55) Figure 4.6: Land Use Character Areas-- While not limited to Commercial & Office areas, the majority of high-density multi-family housing for Surprise’s growth is meant to be in very limited (bright pink) areas on the map. Neighborhood areas (yellow) would be limited to single family development with supporting uses.”
- “(Page 62) Urban Neighborhoods (8+ du/ac), the most financially feasible developer driven multifamily, is positioned as ‘Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas.’ We recommend that the City define areas where Urban Neighborhood is allowed. Not defined on any figures other than verbally ‘along collectors or arterials.’”
- “(Page 62) Multi-family parking required to be all “internal” and “covered”. Extremely limits development configurations for creative site uses. Suggest having covered parking minimums.”
- “Page 33 the map is using an out-of-date land ownership layer. The “BLM” yellow rectangle at the intersection Happy Valley Road and 211th Avenue is actually USAF fee-owned land. The USAF also owns in fee a parcel on the westerly side of the Luke AFB Aux 1 field (Luke AFB leases a parcel of land between these two USAF fee-owned parcels). BLM recently updated the BLM Surface Management Agency GIS file with these changes for these two fee-owned USAF parcels.”
- “Page 89 has military in the legend but the military lands are not identified on the map.”
- “Page 173 - For Heat Island Goals - recommend adding a third item for retention and/or acquisition of open space.”
- “Page 197 – for the Agriculturally Significant Resource Lands paragraph, what about the City partnering, or at least encouraging land trusts that will purchase the development rights of farms, thus preserving the agricultural use of existing farmland?”
- “Page 208, Item 12 Bullet 6 – ‘Town of Buckeye’ should be ‘City of Buckeye.’”



Comments Received from Residents on 60-Day Review Draft

The following responses were sent by residents and members of the public directly to City of Surprise staff.

- "Pages 92, 104 and 110 discuss HIGH density housing, this must have limits set; whether it is a given number of R-3 units per square mile or some other restriction."
- "Page 108 discusses Education efforts for zoning; Increasing the notification distance of proposed commercial zoning changes to 500' would help this item."
- "Page 141 of Goals- 'Require that proposed developments demonstrate that there are adequate transportation facilities or plans to provide the necessary facilities needed.'"
- "An addendum is needed – Developers to work with the City and Dysart School district to designate land for new school buildings. A good estimate on how many new school students need to be accommodated: 1/5 of a student per house. A development of every 100 homes will have about 20 students."
- "Page 92 - An infusion of mixed use developments, medical offices, higher density residential, hotels, restaurants, shops, and entertainment uses are 'desired' to complement and build upon existing uses to create a more economically sustaining and robust downtown destination." – "CHANGE **desired** to suggested"
- "Page 104 - Area 2 163rd Area Corridor - growth in this area should include a full range of housing opportunities" – "ADD – a **Limited number of R-3 residential units are available per square mile** "
- "Page 108 - Enhance education efforts for neighborhood groups to learn about property maintenance issues, property standards, enforcement procedures, and zoning." – "Increasing the notification for zoning modifications to 500' would help this."
- "Continue to establish and refine the LDO and PEDS to promote design, development, and transition standards that are applied consistently and **yield positive and equitable development guidance to establishing desired character areas.**" – "What does the bold section mean?"
- "Page 110 - Locate higher density housing along existing and future transit corridors in order to maximize direct patron access and to buffer proximate lower density housing neighborhood."
- "Page 141 – Goals 6 Add that developers to work with the City and Dysart School district to designate land for new school buildings. A good estimate on how many new school students need to be accommodated: 1/5 of a student per house. A development of every 100 homes will have about 20 students."
- "Dear City of Surprise and Respected Politicians, I write to you today out of concern for the rapid and massive urban sprawl that threatens the Arizona Sonoran Desert and our rural way of life in the far NW Valley. As the hottest summer nears an end, I am



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sharing my concerns following over 140 days without rain in Morristown. Just exactly how can our desert survive with the expansion the heat island and decades of increased temperatures? The water demands on our systems is simply not sustainable, particularly with what is being proposed by the City of Surprise. Put an end to the insanity by saying NO to the mindless unchecked sprawl while it is still possible to do so."

- "Our rural community met last night to review the feedback that our work group implemented and to get any additional feedback. Attached is our community's feedback for rural areas within the City of Surprise. In addition, there were a couple of items that the group wanted to make you aware of: 1. Park Trails - If you compare the Growth Map and the Park Trails Map they are inconsistent because a majority of the growth area overlaps the trails and wildlife corridor areas. 2. Since our rural community is the most aware of the happenings in our area, why wasn't someone in our area asked to assist with the trails/wildlife corridors?"
- "What is 'public activities' provide examples"
- "City should provide an in-depth reporting and process of community engagement and have a response and respondent report on each comment and complaint from community engagements that is required for every applicant. This information should also be presented at city council meeting and allow those that attended and responded could be heard out at the city meeting."
- "Hold developers accountable for feedback, hold councils for asking for how they accomplish/concessions made, etc."
- "meetings typically have not held developers accountable for the concerns, and have been overrun at meetings, or ignored, unable to be recognized for very real concerns - both at p&Z commission and city council sessions. There needs to be a definitive process to hold developers accountable and recognize residents as valuable stakeholders in the process"
- "Dotted area - Rural Residential Overlay"
- "Note the purple area: Employment Character Area allows for business parks, medical, research, industrial, etc. to be built NEXT TO rural areas. We need to keep our eyes open as to what types of businesses are looking to establish near us, potential for environmental disturbances - wildlife, water, noise, light, etc. "
- "Rewrite: Agricultural Uses and accessory uses such as barns or stables to support farming and livestock needs."
- "Suburban - allowed as transition @Rural, includes these land uses"
- "Change to say: Rural Residential Overlay areas primarily represent private large-lot residential land that currently exists in the northern portions of the MPA and are depicted on the Land Use Plan. These Rural Residential areas are limited on the infrastructure requirements typically found in an urban or suburban community, such as sidewalks, curbs and gutters, street lighting, or public water and sewer."



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- “Rural Residential Overlay - establishes Desert Rural Zoning Designation to be created, along with the area (page 55) it applies to”
- “The objectives of annexation are to: Needs changes.”
- “Guide urban development away from prime agricultural lands and open space resources in support of agricultural land buffer overlays.”
- “PMO, LDO, PEDS, etc...”
- “Protection of Rural lifestyle (Goal 4.1, Policy 7)”
- “break [Goal 4.2, Policy 6] out as two separate policies, they don't have to be in the same policy to be considered aligned within the same goal” 6. Maintain a rural quality of life and character in the established rural areas of Surprise and its planning area 7. Accommodate medium and high-density development/redevelopment in appropriate areas of the City while being good neighbors to existing development.”
- “Make sure the redirection of Pinnacle Peak and Deer Valley and 2-6 lane major arterial doesn't effect the rural residential areas where the road butts up against existing homes, farms, ranches, & residents. Move up to Pinnacle Peak earlier to avoid the 219-225 community. This will go inside several residents front/back yards and literally next to their houses.”
- "Incorporate language around expansion and buffering not displacing existing rural home sites. Work with residents to redirect traffic to maintain their homes with adequate buffers to preserve their homes, ranches, farms. Will disrupt wash – which misaligns with goals (which one) to protect washes and wildlife corridors, etc..”
- “Also on Page 133.”
- “Bell Road/Jackrabbit Trail truck route ends? Why how does this work and align with scenic corridor?”
- “[Goal 5.1, Policy 8], Intent to design environmentally sensitive roadways.”
- “Residents of 219th want to know what plans are for hookups, fire hydrants, etc. Many residents were told they would have to pay for hookups, put city services into plot maps, etc.”
- “Include White Tanks (President is Ben)and Rancho Wells (President is Eddy Edens 801-499-4900) to list of private community well providers in area”
- “what about a task force of representatives of private well owners?”
- “White Tank Well, Inc. Ben McCaughey is the President..boardofdirectors@gmail.com”
- “[Goal 6.5]: Work with private well companies and surrounding developments to assure the development doesn't effect other private wells in the area should the levels drop below near by wells.”
- “[Goal 6.7, Policy 4]: Include private well companies in this plan.”
- “The concerns raised regarding the planning public outreach process has to do with execution. Several attempts by residents have been made to participate where they attended developer neighborhood meetings and provided feedback. They then heard



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nothing after the meeting and attended the P&Z meeting where the request was passed through with either no question about feedback or no opportunity for them to speak regarding their concerns that had not been responded to. This was then repeated at city Council. This happened on two separate occasions and left the residents feeling as if their participation was fruitless, and that neither meeting held developers accountable nor members actually cared. If these activities are occurring then how and when do the residents affected get the opportunity to review how developers respond and determine if their concerns have been adequately addressed and if not, what is their path forward to address the opens if P&Z doesn't listen and then City Council assumes it's been taken care of. The process can't be a black hole. If it's felt the process is adequate the. Ask the residents if they agree or how it could be improved. Should be inclusive. The proposal was to add into both meetings specific process steps that require members of those meetings to ask to review the details of the feedback, ask if residents are present and if they need to speak."

- "Thank you for sending, and please share my thanks with all involved in producing the plan. As a friend and neighbor of Wittmann community members, I am glad to see that efforts have been made to reach out to people living there and to hear their concerns. Their identity and the characteristics of their community are valuable and worth preserving. As a resident of Surprise, it is important to me that our city will be a good neighbor to those outside our city. As you know, fears of annexation and other changes imposed on people who chose a particular life are easily spread; effective two-way communication will go a long way in building trust that aspects of the plan are not intended to fundamentally disrupt the current environment. As one with no experience in city planning, I do not understand the motivation to expand boundaries. I do not believe that making a city better necessarily follows from making it bigger. It does make sense to me that Surprise city leaders would be more willing than county or state officials to listen to people in Wittmann. To that end, I hope that those meetings and other communications will continue, and that their desires will be respected and accommodated. Again, thank you for your efforts, and for your thoughtfulness."

Comments Received from External Entities and Organizations on 60-Day Review Draft

The following responses were received from other public entities or stakeholder organizations.

- "Thank you so much for the opportunity to review the upcoming City of Surprise General Plan. After reviewing the adjoining uses between the City of Surprise proposed General Plan and the City of Glendale current General Plan, we did not find any notable conflicts of designated uses. The designated uses between the two plans—i.e residential, mixed use, and industrial--seem to correspond well at the



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boundaries of the two planning areas. Thank you again for the considerate opportunity to review the proposed City of Surprise General Plan. If you have any additional questions or inquiries, please do not hesitate to contact me at the information below."

- "Looking over the draft General Plan Land Use Element ownership description and map, there are some issues with the ownership status and accompanying description for the 1,000+ acres for Luke AFB's Aux Field No. 1. This is in part due to BLM's Surface Management Agency GIS layer not being up to date, which is the basis for the ASLD ownership layer that apparently the City's GP contractor used. For example, that "BLM" rectangle at 211th/Happy Valley in the draft GP is called out as BLM land but is actually USAF condemned fee-simple land. I am working internally here to assist in getting the BLM GIS layer corrected. I will try and get the City some info on this soon. Also, I have a suggestion regarding Aux 1 for the Land Use Element Map – it may be more informative to show the Aux 1 boundary as a hollow polygon since the majority of the Aux 1 land is leased by Luke AFB from the State. Right now, the map legend has gray for military but the map does not show any gray anywhere on the map (to include Aux 1)."
- "Thank you for the opportunity to review the City of Surprise 2040 General Plan. It was well written, and we have no comments or concerns."
- "Can you guide me to a source for detail on the potential BNSF crossings in the red area. I've had individual requests to consider new/modified crossings at 203rd Ave and Jomax. I would like to look at all the potential crossings as a group rather than one at a time. Thanks for any help."
- "Suggest spelling out "percentage" instead of using "%" in text."
- "Be consistent with punctuation at the end of bullet points. (See page 69)"
- "Check capitalization for 'City' referring to the 'City of Surprise.' Most, but not all are capitalized."
- "Be consistent with commas before and in a series. Most have commas."
- "Page 137: Final sentence is missing the period."
- "Page 138: Suggest replacing 'three types of bike path designations' with 'three types of bike facility designations.' Two of the facilities discussed are on the street and are not considered 'paths' by any of the national entities providing design guidance. Multiuse or multipurpose paths are typically referred to as shared use paths."
- "Page 157 & 189: White Tank Mountain Regional Park is no longer the largest park in the Maricopa County Park system. Vulture Mountains Recreation Area contains 71,000 acres."
- "I have the following comments on the draft 2040 General Plan. (1) If you zoom in on the attached 2040 Land Use Edits attachment, you'll see two small red circles in the Desert Trails/Fox Trails project. These are two areas designated for Employment that



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need to be changed to Neighborhood. We've talked with Lloyd and Trever about these and they were mistakes the last go around (since Desert Trails is already zoned for residential). (2) On the attached 2040 Transportation Edits attachment, you'll see I have circled 211th Avenue. This should be removed from the plan. We have discussed removing 211th from the Desert Trails project with Kristin and Dana, and they both concur. I would assume that the portions north and south of Desert Trails would also be removed. Additionally, in the KEY there is a reference to "Parkways;" however, there are no longer any Parkways on the plan, so this should be removed from the KEY."

- MAG sent comments clarifying the air quality discussion in "A Sustaining Environment."
- "McMicken Dam and McMicken Outlet Channel together comprise a large regional flood protection project protecting a significant portion of the City of Surprise. The Flood Control District of Maricopa County – Dam Safety Branch would like to request that McMicken Dam be shown on all applicable maps in the report and include a narrative on the dam and outlet channel where applicable within the City of Surprise General Plan 2040 - 60-Day report. Let me know if you have any questions."
- Pg. 80: Open Space Character Area: "Open Space designation may also be developed at a maximum of one dwelling unit per acre or with an alternative, economically viable land use. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase or trade." **Comment:** State Trust Land cannot be traded for open space, it must be acquired at auction.
- The Land Use Plan denotes a significant portion of the City's northern planning area as Open Space. These areas are primarily Bureau of Land Management (BLM) and Arizona State Land Department (ASLD) managed lands consisting of mountainous terrain with slopes of 20% or greater. **Comment:** Identifying the proper designation on STL is significant as the designation sets public expectation regarding STL. Pursuant to ARS 9-461.06. N and Policy 7.2 Goal 12, please remove the Open Space designation on STL. ASLD's strong preference is that STL be designated as Neighborhood Character with a Rural Residential Overlay (assuming that 1 DU/acre is allowed by the overlay).
- Pg. 174 Policy 6.1. Goal 1: Work with the Arizona State Land Department in exploring the benefits of development buffers adjacent to the boundaries within the Surprise Planning Area of the White Tank Mountain Regional Park. Pg. 208 Policy 7.2. Goal 12: Communicate regularly with the Arizona State Land Department and other public agencies to gain their consent for the appropriate designation, disposition, or acquisition of land classified as parks or open space under their control within the Surprise planning area. **Comment:** ASLD appreciates that the above goals recognize the STL requirements and welcomes coordination with the City of Surprise. "
- **GP Trails and Open Space Map comments:** The map shows proposed trails, trailheads and open space character areas running through STL and it is appreciated that the



SURPRISE2040

General Plan

need for acquisition is addressed. Where appropriate on the map or within the GP, it is important to note that the trail alignments are conceptual only and would require coordination with and/or approval of landowners.

- **Land Ownership:** Given that the Arizona State Land Department manages State Trust Land, encompassing 36.6% of the MPA, has the City considered an overlay district for STL?
- **Density Transfers:** Protect scenic resources such as ridgelines, steep-slopes (greater than 10 percent), and Palo Verde-Saguaro foothill vegetation areas as open space through the use of density transfer or purchase of development rights, acquisition, donation, or other acceptable methods. **Comment:** Given that there is so much STL within the Surprise Planning area boundary, consider employing a STL overlay with the next General Plan update.
- **Transportation:** (a) Consider future development of STL when planning arterials and roadways to ensure that access is maintained between STL and newly planned and approved developments. (b) Minimize remnant STL parcels when evaluating roadway alignment.
- **Aggregates:** ASLD has both surface and subsurface mineral rights, sometimes as split estate, in portions of the Hassayampa, Agua Fria, and areas north of Highway 74 designated as open space. ASLD has active mining leases and exploration permits throughout these areas and encourages the City to note these areas as appropriate for mineral exploration. Please note that a proposed trailhead is located near an active mineral materials lease.
- “Thank you for the opportunity to review the City of Surprise 2040 General Plan. It was well written, and we have no comments or concerns.” [City of El Mirage]
- “In previous years, there has been a discussion between the City of Peoria and the City of Surprise regarding the alignment of 163rd Avenue westward through Section 13 (T5N-R2W) such that its intersection with Dove Valley Road is approximately at the 167th Avenue alignment (mid-section of Section 12, T5N-R2W) in order to avoid significant drainage, floodplain and topographic features in the eastern halves of both Sections 12 and 13.”
- “We do note that there are proposed other possible / proposed crossings within the City of Peoria (and potentially the City of Surprise) whereby both our path along the CAP canal and the City of Surprise’s proposed Regional Trail along the CAP may be able to connect. Please revise the graphic to show the City of Peoria’s section of the regional path [City of Surprise Regional Trail] on the south side of the CAP.”
- Page 95, Consider referencing the Graduated Density Concept either in this section or within the Neighborhood Character Area: Residential development follows the Graduated Density Concept (GDC). The GDC graduates densities away from the 65 DNL as follows: a maximum of 2 dwelling units (du) per acre (ac) from the 65 DNL to ½ mile, a maximum of 4 du/ac from ½ mile to 1 mile, a maximum of 6 du/ac from 1 to 3 miles, and graduated densities beyond 3 miles.
- Page 51, add "the Luke AFB Targeted Growth Management Plan (June 2020)"



Appendix A

Community Workshop #1
Sign-In Sheet-Redacted



City of Surprise
General Plan Update
Community Workshop #1

Ottawa University
15950 N. Civic Center Plaza, Surprise, AZ 85374
Multi-Purpose Rooms - 2nd Floor

Tuesday, August 30th, 2022
6:00 PM to 8:00 PM

Sign In Sheet

Name	Role in Community				Email	Check to receive project updates
	Check all that apply			Describe if Other selected		
	Resident	Business Owner	Other			
T. William Coriam	X					
Ekemini MbekeAnako	✓					
STEVE Doolittle	✓					
TONY SPATA	✓					
BOB AIKEN	✓					
LINDA PARLOW	✓					
MARGARET LIEU	✓					
JENNIFER RWBY			✓			
ANTHONY ROBINSON	✓		✓	GPAG		
Seth Dyson				COS		
KEVIN JOHNSON	✓					
Kelly BRAUN	✓					
Jean Dowis	✓					



City of Surprise
General Plan Update
Community Workshop #1

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Tuesday, August 30th, 2022
6:00 PM to 8:00 PM

Sign In Sheet

Name	Role in Community				Email	Check to receive project updates		
	Check all that apply			Describe if Other selected				
	Resident	Business Owner	Other					
Andy Cepon	X							
David Bruce	X							
ERREN MORENO	X							
Chris Cavalletto	X							
Jon Cavalletto	X							
CRAIG SOOBLIERE	X							
KEVIN PERRY	X							
Bruce & Heidi Tait	X							



APPENDIX B

Community Workshop #1 PowerPoint Presentation



SURPRISE2040

General Plan

Community Workshop #1



August 30,
2022

Meeting Purpose

- 1. Introduce the General Plan 10-Year Update project, team and process.**
- 2. Engage in an interactive workshop to identify city-wide issues, opportunities, and challenges that may influence the General Plan Update effort.**

Project Team

City Staff

Jason Moquin – Planning Manager/City Point of Contact

Lloyd Abrams – Assistant Director, Community Development

Trever Fleetham – Senior Planner

Consultant Staff

Kevin Kugler, AICP – Project Director (Michael Baker International)

Matt Klyszeiko, AICP – Project Manager/Point of Contact (Michael Baker International)

Tristan Black-Colla, AICP – Project Planner (Michael Baker International)

Steven Sifferman, AICP- Project Planner and GIS Specialist (Michael Baker International)

Judie Scalise – Economist (ESI Corporation)

What is a General Plan?



Required Elements

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

Elective Elements

- Economic Development
- Arts & Culture
- Education
- Health

How is the General Plan Used?



Surprise General Plan

Chapter 1: Development

- Growth Areas
- Land Use
- Economic Development

Chapter 2: Quality of Life

- Neighborhood Planning
- Housing
- Conservation, Rehabilitation, & Redevelopment
- Recreation & Open Space
- Education
- Arts & Culture

Chapter 3: Transportation

- Roadway Systems
- Transit
- Alternate Modes

Chapter 4: Resources

- Environmental Planning
- Conservation
- Water Resources
- Energy

Chapter 5: Finance, Infrastructure, and Services

- Cost of Development
- Public Buildings & Services
- Public Utilities
- Health & Safety

Chapter 6: Implementation

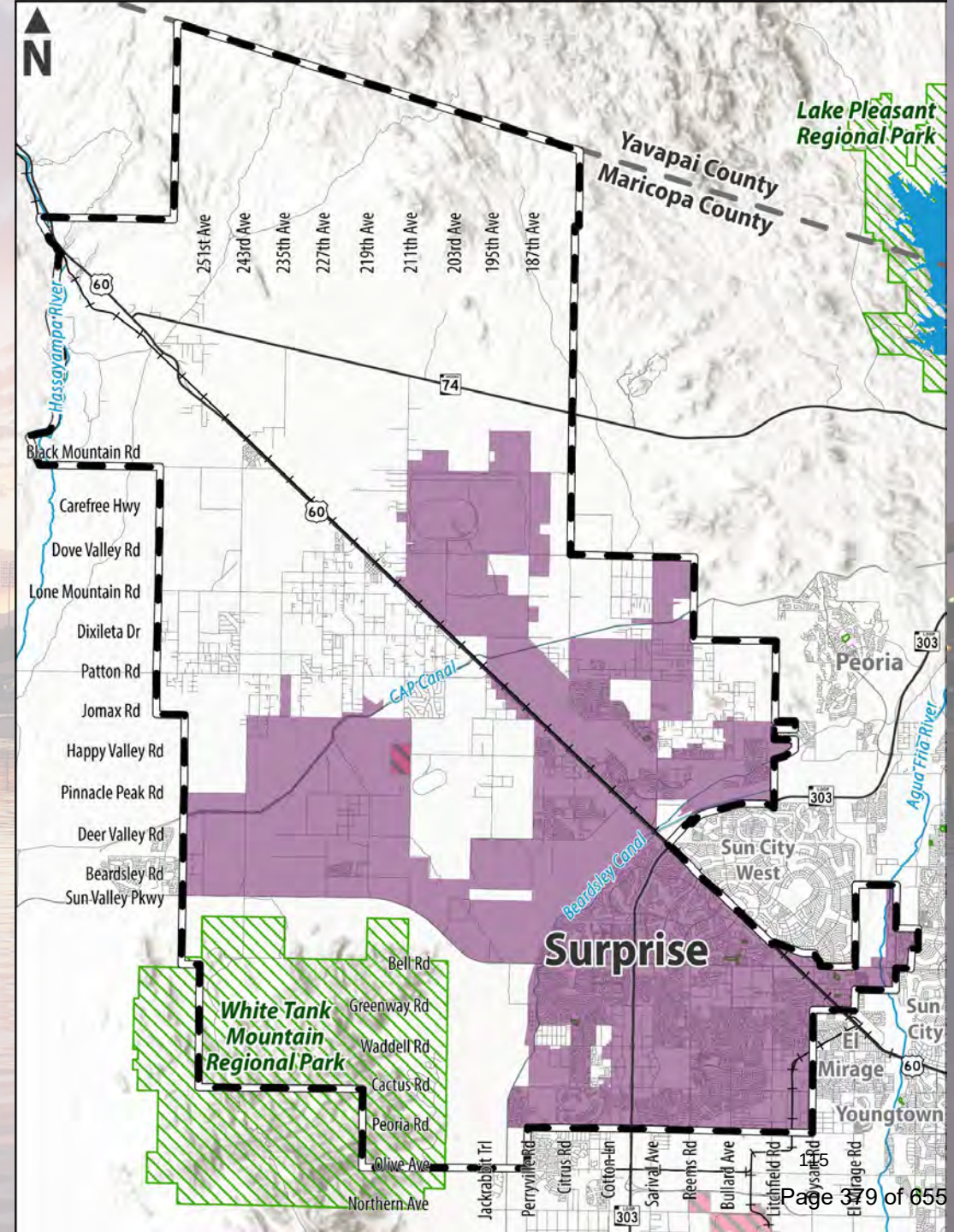
- Administration Procedures
- Implementation Initiatives
- Implementation Strategy Matrix

Surprise Planning Area

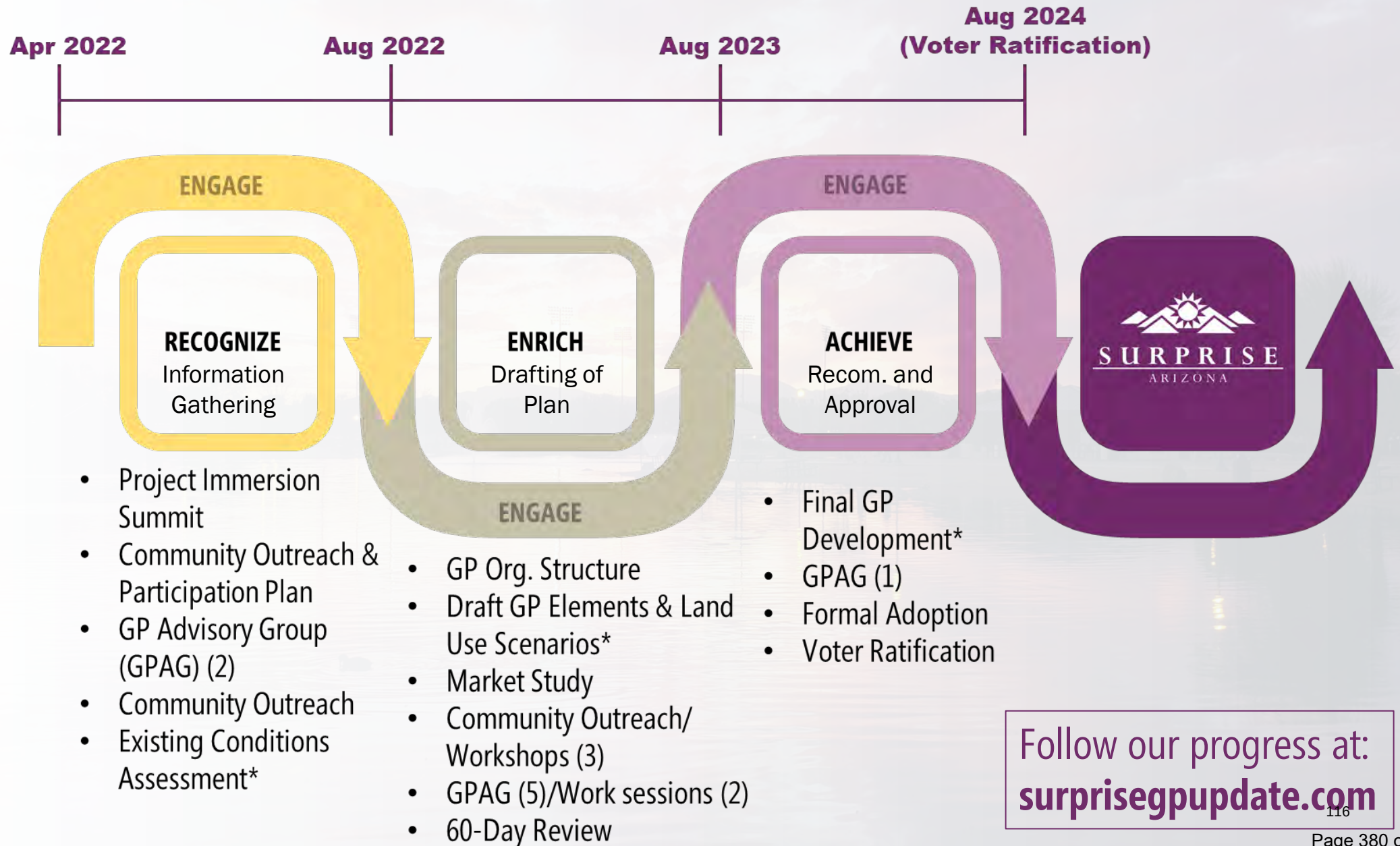
Legend

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

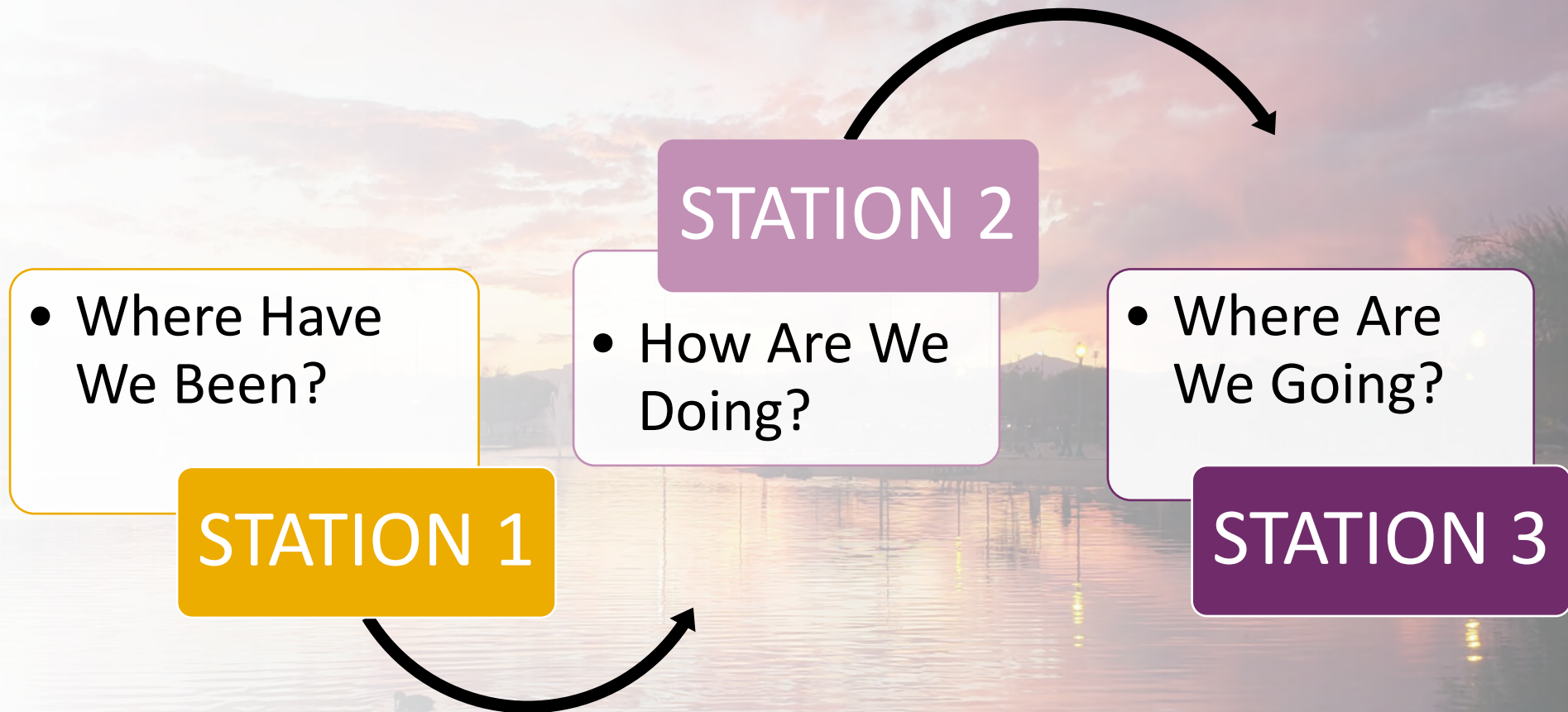
Source:
City of Surprise



General Plan Process



Community Workshop Format



Next Steps

- **Actions**

- Validate Vision & Values using feedback received
- Confirm General Plan Structure and Draft Goals & Policies
- Finalize Market Area Analysis and Land Use Plan

- **Outreach**

- Virtual Workshop #1: **surprisegpupdate.com**
- GPAG Meeting #2: September 2022-open to the public
- GPAG Meeting #3: October 2022-open to the public
- Community Workshop #2: January 2023

Thank You

- **Contact Information**

Jason Moquin

City of Surprise, Planning Manager

Email: Jason.Moquin@surpriseaz.gov

Direct: (623) 222-3045



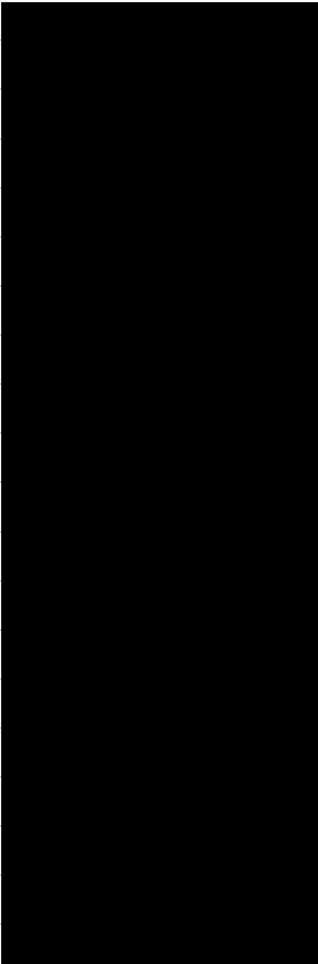
APPENDIX C

Community Workshop #1
Virtual Survey Results: *Redacted*

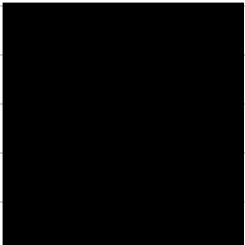
Q1 Sign In

Answered: 25 Skipped: 0

ANSWER CHOICES	RESPONSES	
First and Last Name	100.00%	25
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	25
Phone Number	0.00%	0

#	FIRST AND LAST NAME	DATE
1	James Truman	
2	Caitlin Gonzales on behalf of Lutheran Social Services of the Southwest	
3	John Malito	
4	John Malito	
5	Philip Johnson	
6	Christine Nannery	
7	Julene Schatz	
8	Elena Dominguez	
9	Darcy Hasenfus	
10	John Ingianni	
11	Marla Kinnersley	
12	Karl Krogstad	
13	Jennifer Olson	
14	Susan deJong	
15	Nanct Alcock	
16	Michele Staples	
17	Wanona Fritz	
18	Sandi Cargill	
19	Shannon Aguirre	
20	Gail Burgoni	

Surprise General Plan Update Community Workshop #1- Virtual Edition

21	Judy Clifford	
22	jeff pearson	
23	Gabriella García	
24	Tucker Brinton	
25	Virginia Mungovan	

#	COMPANY	DATE
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There are no responses.

#	ADDRESS	DATE
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There are no responses.

#	ADDRESS 2	DATE
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There are no responses.

#	CITY/TOWN	DATE
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There are no responses.

#	STATE/PROVINCE	DATE
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There are no responses.

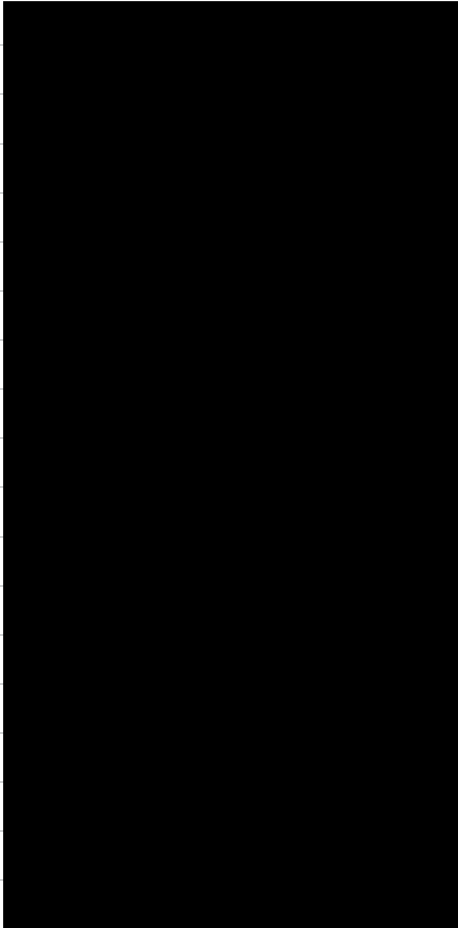
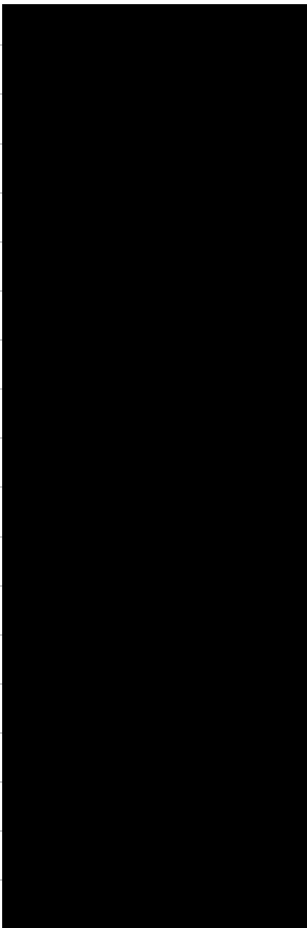
#	ZIP/POSTAL CODE	DATE
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There are no responses.

#	COUNTRY	DATE
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There are no responses.

#	EMAIL ADDRESS	DATE
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#	PHONE NUMBER		DATE
There are no responses.			

Q2 What one word best describes Surprise?

Answered: 14 Skipped: 11

#	RESPONSES	DATE
1	CLEAN	11/30/2022 10:26 AM
2	Vitality	11/16/2022 10:31 PM
3	Quiet	11/2/2022 2:03 PM
4	Young	11/1/2022 9:11 PM
5	peaceful	10/18/2022 12:07 PM
6	New	10/3/2022 5:08 PM
7	suburb	9/27/2022 1:39 PM
8	Homey	9/10/2022 9:01 PM
9	friendly	9/10/2022 11:10 AM
10	Safe	9/8/2022 5:52 PM
11	Growing	9/5/2022 5:05 PM
12	Disorganized	9/2/2022 8:48 AM
13	clean	9/1/2022 9:22 AM
14	Suburbs	8/31/2022 8:20 PM

Q3 What are some key features or attributes that define Surprise?

Answered: 14 Skipped: 11

#	RESPONSES	DATE
1	- RAPIDLY GROWING LIST OF AMENITIES SUITABLE FOR FAMILIES AND RETIREES. - LOTS OF OPEN SPACE. - DRAMATIC DESERT AND MOUNTAIN VIEWS - EASE OF ACCESSIBILITY VIA LOOP 303	11/30/2022 10:26 AM
2	One key attribute for me is the fact that Surprise has a good balance of residential, commercial, and small business.	11/16/2022 10:31 PM
3	Clean, growing, friendly	11/2/2022 2:03 PM
4	Fast growing Bedroom community	11/1/2022 9:11 PM
5	low traffic, desert landscape, not a city not built up, wide open spaces, peaceful and safe	10/18/2022 12:07 PM
6	Well thought out usage of areas surrounding city core and the mixed development in all areas.	10/3/2022 5:08 PM
7	not a lot to do in surprise, lots of storage businesses, a lot of retiree developments.	9/27/2022 1:39 PM
8	outdoor recreation opportunities, bikeability	9/10/2022 9:01 PM
9	sports, growing arts community, good services, poor transportation	9/10/2022 11:10 AM
10	Small town feeling with city ammenities	9/8/2022 5:52 PM
11	Safe, vibrant, multi-generational, education/learning venue (strong Dysart schools, Ottawa)	9/5/2022 5:05 PM
12	Spring Training, Bedroom Community, Affordable Housing, Fast Growth	9/2/2022 8:48 AM
13	nothing to make it stand out, and thats fine by me.	9/1/2022 9:22 AM
14	Large residential neighborhoods- would like to see more green space and parks.	8/31/2022 8:20 PM

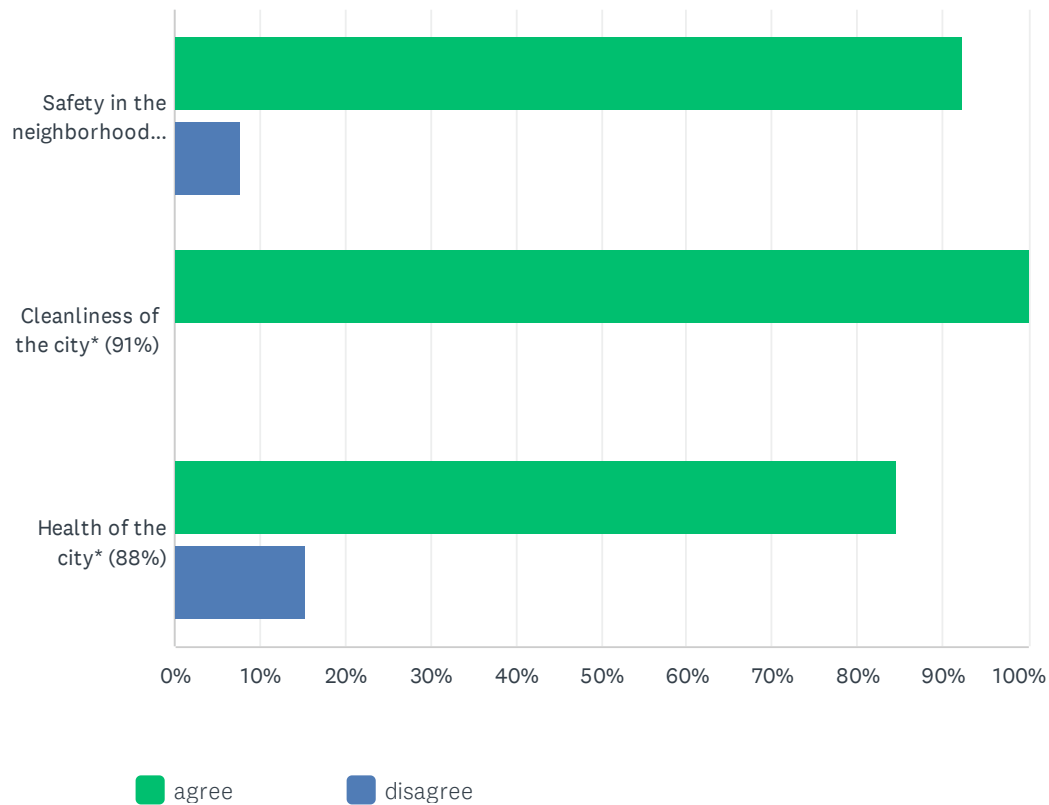
Q4 What are some aspirations for what the community would like to be over the next 20 years?

Answered: 14 Skipped: 11

#	RESPONSES	DATE
1	- STRONGLY ENCOURAGE ARIZONA STATE LAND DEPT AND MARICOPA COUNTY PARKS AND RECREATION DEPT TO CONSERVE LAND NEXT TO WHITE TANK REGIONAL PARK. - COORDINATE WITH ARIZONA GAME AND FISH DEPT TO DEVELOP AND CONSERVE WILD ANIMAL CORRIDORS - CATCH UP WITH STREET CONSTRUCTION AND IMPROVEMENT FOR BETTER TRAFFIC FLOW	11/30/2022 10:26 AM
2	Annex land not just for the sake of growth but to generate the necessary revenue to keep Surprise a strong and vital Community	11/16/2022 10:31 PM
3	Staying clean, family oriented, small town feel	11/2/2022 2:03 PM
4	Self-contained (all needs can be provided for locally) Access to nature Sensitive to environment Family oriented activities	11/1/2022 9:11 PM
5	I would like us to stop building up so much and keep our space and desert landscapes and protect and preserve our wildlife and actually care about what we are doing instead of putting up a bunch of gas stations and stores on every corner. Also bell road cannot sustain traffic if you keep building up traffic is becoming unbearable for those of us on bell road.	10/18/2022 12:07 PM
6	I would hope we continue to have parks and recreational areas developed with every community in mind. I also hope we continue to have wide main thoroughfares for the increased population and vehicle growth. More local big industry would be a major factor.	10/3/2022 5:08 PM
7	there should definitely be more recreational things in our community like what Peoria and Goodyear offer. Our rec centers definitely need to 'up' their game like other up and coming cities have done. You can't even find adult yoga, bingo, or bunco at our rec centers like other cities have. I would like to see our libraries stay with the maricopa county libraries. I also would like to see more adult programs at the libraries. I think our community definitely needs a city center area with a water feature like Westgate. It's great we are getting the shopping and dining over by Costco but this city with the growth needs more. We need a west side botanical garden out here. The white tanks could certainly use some more trails. We definitely need more of a centralized gathering center bigger than what our lake offers. You definitely should check out The Streets of Southglenn in Centennial Colorado. They did it right with a whole foods, shopping, water features, and residential living above the shops. Surprise definitely needs to progress and grow with an emphasis on community.	9/27/2022 1:39 PM
8	sustained outdoor space and parks, continued improvement for outdoor enthusiast, minimizing traffic corridors by spreading out retail and entertainment areas away from bell rd.	9/10/2022 9:01 PM
9	better east-west access, museum, mid-size venues, good public transportation	9/10/2022 11:10 AM
10	I know that growth is inevitable, however, there are some rural areas that should be preserved, especially by the White Tank Mountains. This is crucial for wildlife habitats and should be able to be accomplished without hampering the city's growth.	9/8/2022 5:52 PM
11	Safe, vibrant, multi-generational, place to work-learn-thrive	9/5/2022 5:05 PM
12	Improve Rt 60.....needs to have quiet payment installed to protect noise levels in neighborhoods and handle increased traffic. Controlled growth that upgrades dining, shopping, & public spaces to appeal to people from around the valley to visit and dine here. Needs to pull people in like Scottsdale does.	9/2/2022 8:48 AM
13	still clean	9/1/2022 9:22 AM
14	More parks and a walkable downtown modeled after Downtown Disney or Balboa Park in San Diego	8/31/2022 8:20 PM

Q5 The following percentages reflect resident ratings of Excellent or Good. Asterisk (*) indicates a rating above the national benchmark. Do you agree with where we shine?

Answered: 13 Skipped: 12



	AGREE	DISAGREE	TOTAL
Safety in the neighborhoods (97%)	92.31% 12	7.69% 1	13
Cleanliness of the city* (91%)	100.00% 13	0.00% 0	13
Health of the city* (88%)	84.62% 11	15.38% 2	13

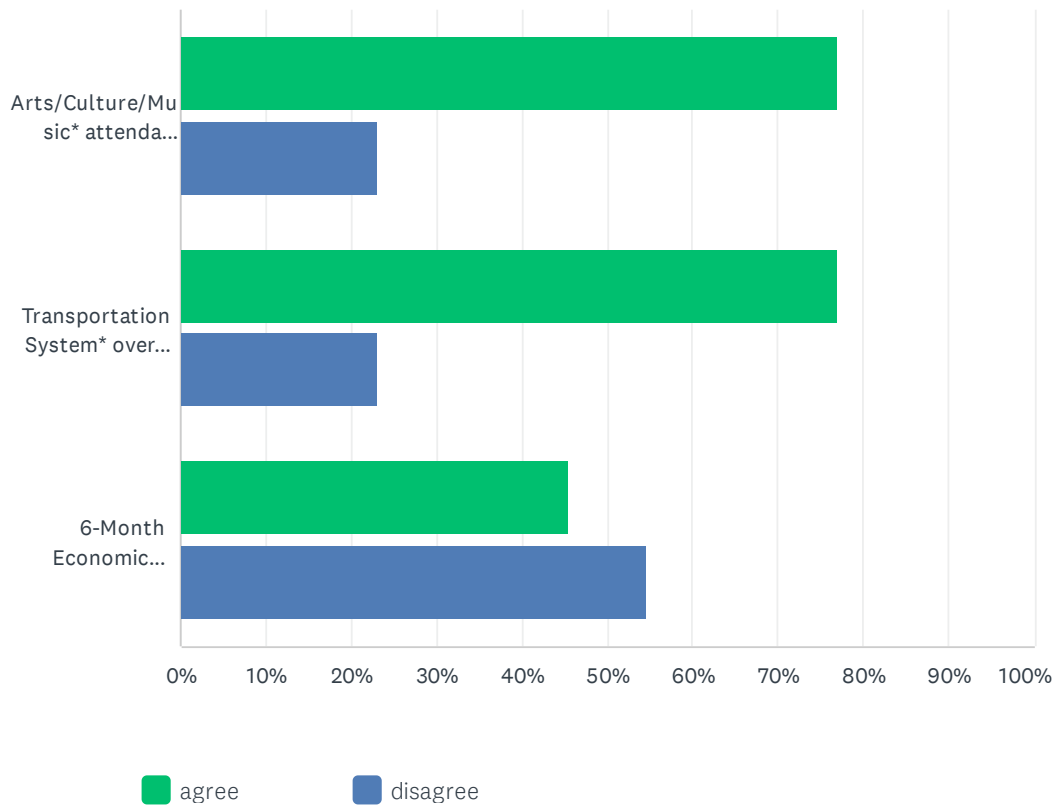
Q6 In what other areas do you think the City shines?

Answered: 9 Skipped: 16

#	RESPONSES	DATE
1	SUSTAINABLE GROWTH WITH GOOD BALANCE OF COMMERCIAL/RETAIL AND FAMILY STYLE RESIDENTIAL DEVELOPMENT	11/30/2022 10:33 AM
2	4th of July and Christmas Party.	11/2/2022 2:05 PM
3	Visual arts--galleries, etc. Water Retention areas 303 Wide sidewalks (in some areas)	11/1/2022 9:24 PM
4	safety and first response	10/18/2022 12:11 PM
5	Our great weather	10/3/2022 5:10 PM
6	The city buildings are very nice but Ottawa doesn't belong here. The majority of young adults in Surprise could not afford to go there.	9/27/2022 1:48 PM
7	Restaurant options; providers of services for the home (landscape, plumbers, electricians, etc); healthcare options; hotels;	9/5/2022 5:09 PM
8	Lots of choices for senior living.	9/2/2022 8:58 AM
9	Small business growth- ex Boyer Bakery and The Taphouse	8/31/2022 8:28 PM

Q7 The following percentages reflect resident ratings of Excellent or Good. Asterisk (*) indicates a rating below the national benchmark. Do you agree with where we can do better?

Answered: 13 Skipped: 12



	AGREE	DISAGREE	TOTAL
Arts/Culture/Music* attendance opportunities (47%)	76.92% 10	23.08% 3	13
Transportation System* overall quality (auto, bicycle, foot, bus) (41%)	76.92% 10	23.08% 3	13
6-Month Economic Forecast will have a positive impact on your family (27%)	45.45% 5	54.55% 6	11

Q8 In what other areas do you think the City can do better?

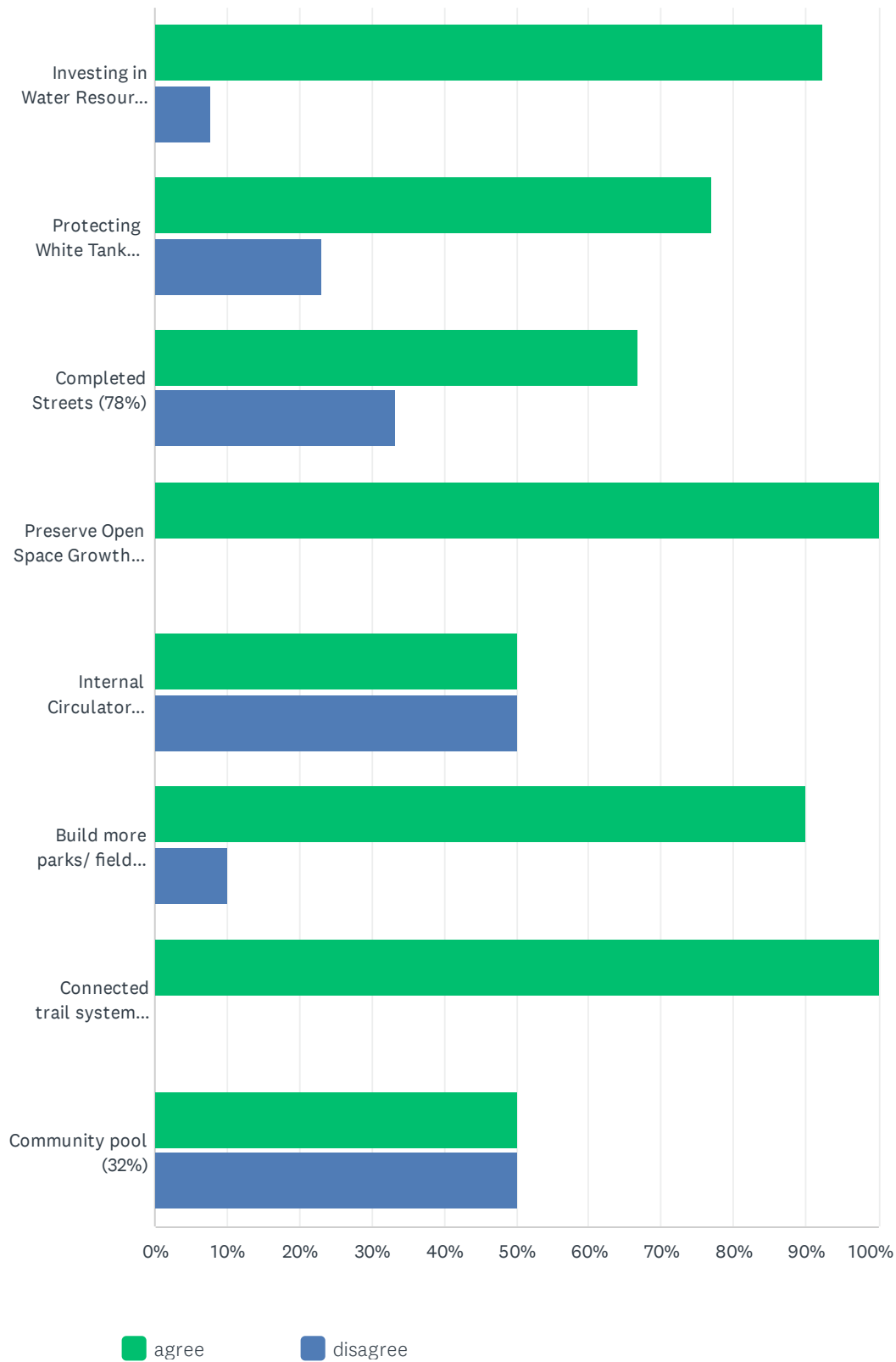
Answered: 10 Skipped: 15

#	RESPONSES	DATE
1	PROMOTE IN-FILL OF DEVELOPMENT INSTEAD OF FAR-REACHING PROJECTS WHICH CREATE DEMANDS ON TRANSPORTATION AND OTHER INFRASTRUCTURE AND SERVICES.	11/30/2022 10:33 AM
2	Walkability	11/1/2022 9:24 PM
3	you need to do more reviews with biologists to preserve and protect our desert landscapes and animals and birds. we are just building up all our vacant lands without thought to the impact of traffic and well being and our wildlife. You just put up high density apartments behind my house and ruined my peaceful neighborhood and you are taking no thought of what the resulting buildings and stores do to our traffic and noise levels in our neighborhood. My mom lives off of Waddell by costco and the noise is so loud in her house that you can't even hear her tv because of all the traffic outside. We are all considering moving out of surprise now due to how poorly the city is being built up and designed.	10/18/2022 12:11 PM
4	City government is unresponsive. The majority of the people did not want the libraries to break away from the maricopa county libraries. The local government didn't listen and it's the people who live here that will find there is less at the libraries and less programs. The city needs to listen to what people want and people want more things to do here. Definitely get the rec centers expanded with more adult programs.	9/27/2022 1:48 PM
5	reducing urban sprawl	9/10/2022 9:06 PM
6	I would also like to add to the "Transportation System" portion - Horse Trails should also be integrated in the rural areas as determined in the "Surprise Rural Development Standards and Design Guidelines Study".	9/8/2022 5:59 PM
7	shopping options, e.g. clothing making sure we keep lots of green space and not fill everything with multi-family housing and impact quality of life with too much dense housing	9/5/2022 5:09 PM
8	Need safe bike path system for long rides that are paved...not gravel for safety.	9/2/2022 8:58 AM
9	Expand Grand Ave both North and South to at least 3 lanes each way between the 303 & 74	9/1/2022 9:25 AM
10	I think you have to prioritize small business and family activities. If there was a way to create a bike/ walking path like the canal paths in Peoria or Scottsdale and integrate them throughout the city it would be quite exciting. Less car washes would be good too.	8/31/2022 8:28 PM

Q9 Residents were asked to rank priorities for Surprise over the next three years. The following percentages reflect resident ratings of a High/Medium Priority. Do you agree with these priorities?

Answered: 13 Skipped: 12

Surprise General Plan Update Community Workshop #1- Virtual Edition



Surprise General Plan Update Community Workshop #1- Virtual Edition

	AGREE	DISAGREE	TOTAL
Investing in Water Resources (97%)	92.31% 12	7.69% 1	13
Protecting White Tank Mountains (82%)	76.92% 10	23.08% 3	13
Completed Streets (78%)	66.67% 8	33.33% 4	12
Preserve Open Space Growth in Growth Areas (78%)	100.00% 13	0.00% 0	13
Internal Circulator (54%)	50.00% 5	50.00% 5	10
Build more parks/ fields (51%)	90.00% 9	10.00% 1	10
Connected trail system (44%)	100.00% 11	0.00% 0	11
Community pool (32%)	50.00% 5	50.00% 5	10

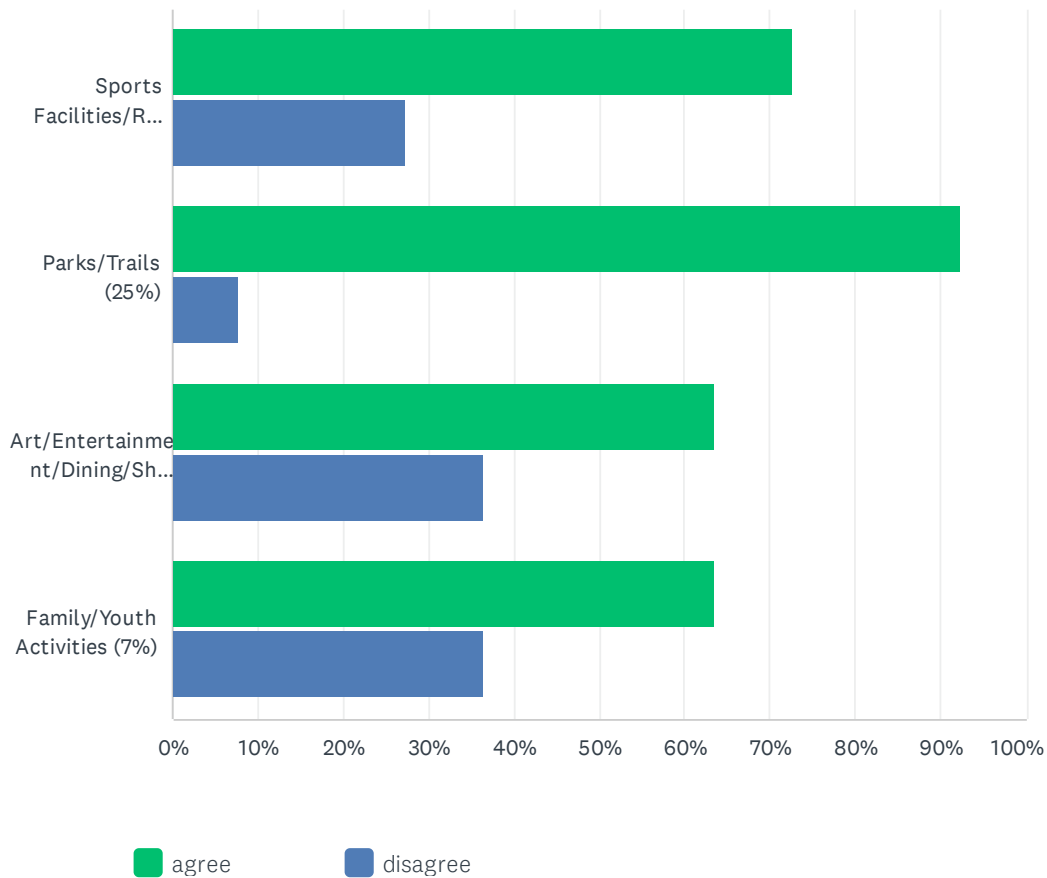
Q10 What other priorities would you add?

Answered: 7 Skipped: 18

#	RESPONSES	DATE
1	Maintaining cleanliness Green energy Provision/opportunity for homeless	11/1/2022 9:24 PM
2	Traffic and noise and high density apartments need to stop going up in peaceful neighborhoods. I worked hard to own a home and now I have to have four apartment building 20 feet outside my backyard they are grotesque and are loud and have ruined my quiet neighborhood	10/18/2022 12:11 PM
3	I think we could use more indoor rec centers with swimming pools indoor. With our hot months and the harsh sun people need rec centers that they can use all year long. Go online and look at the wonderful rec center in Lone Tree Colorado. It has a huge indoor pool with a kids feature, waterslides, swim lanes etc. It also has a walking track indoors and offers many classes for youth as well as adults. Surprise could definitely use some rec centers like this.	9/27/2022 1:48 PM
4	focus on reusable and recycling areas, Also protect wildlife and natrua desert landscapes	9/10/2022 9:06 PM
5	shopping area, maybe Prasada will fill this need so we don't have to go to Arrowhead all the time. Maintain responsive, staffed police department - maintain safety and security.	9/5/2022 5:09 PM
6	Need more unique dining experiences....not just chain restaurants and fast food. More roads leading in and out of all the housing being built off 163rd to reduce traffic on 60.	9/2/2022 8:58 AM
7	Add more parks	8/31/2022 8:28 PM

Q11 Below are resident responses to “What is the single most important public recreational amenity you think is missing from Surprise?” Do you agree?

Answered: 13 Skipped: 12



	AGREE	DISAGREE	TOTAL
Sports Facilities/Rec Centers (31%)	72.73% 8	27.27% 3	11
Parks/Trails (25%)	92.31% 12	7.69% 1	13
Art/Entertainment/Dining/Shopping (11%)	63.64% 7	36.36% 4	11
Family/Youth Activities (7%)	63.64% 7	36.36% 4	11

Q12 What other public recreational or leisure amenity would you add?

Answered: 4 Skipped: 21

#	RESPONSES	DATE
1	none	10/18/2022 12:11 PM
2	We need a huge park with shaded walking trails. This could be done with lots of trees etc.. Definitely consider some modern rec centers like I mentioned with indoor everything.	9/27/2022 1:48 PM
3	add more off leash parks for dogs	9/10/2022 9:06 PM
4	I'd like to see additional sports fields in the southeastern part of the city.	8/31/2022 8:28 PM

Q13 Please write any additional thoughts, comments, or questions you may have about the General Plan below:

Answered: 6 Skipped: 19

#	RESPONSES	DATE
1	I am completing this survey on behalf of Lutheran Social Services of the Southwest (LSS-SW). The mission of LSS-SW is to stabilize people during crisis and transition, build a foundation where people can thrive, and preserve dignity and respect for the most vulnerable. People need housing in order have a stable foundation on which they can build a life. We believe one thing lacking in the general plan and in the current land use planning of Surprise is zoning/planning for multi-family housing. It appears that only 0.1% of Surprise's land is multi-family residential - on page 14 of the community assessment (current land use) there is very little multi-family housing. Regarding housing specifically, 85% of housing is single-family detached housing and 5% collectively is multi-family housing for 10-19 units and 20+ units. On page 16 (current zoning map) there is very little R2 (residential medium density) & R3 (residential high density) and no MU-1 or 2 (mixed used medium and high density) zoned; most of what is residentially zoned is for single family housing and rural residential. We understand this indicates limited land currently zoned for multi-family housing. The Community Assessment shows large increases of projected growth within Surprise over the next 10-20 years. The projection is around 73k from 2020-2030 and another 90k from 230-2040. If current zoning trends continue, it doesn't appear as though there will be enough places for these people to live, certainly not affordable places. In addition, the old General Plan and the mission of Surprise said a focus would be on economic growth. We know from current research on growth and housing, and by listening to the recent Legislative Steering Subcommittee meetings, that economic growth can slow if companies' employees don't have anywhere affordable to live. Thank you for your consideration. Please reach out should you have any questions.	11/22/2022 11:34 AM
2	Please stop building up this city it has become an eyesore and the traffic is becoming horrific like taking twenty minutes to get out of my neighborhood. Noise from traffic is awful you are making this into a big city and that is not what we want. We want wide open spaces, a place to enjoy the desert and wildlife and safety. You bring in these high density low income apartments everywhere and that is GONE!!!	10/18/2022 12:12 PM
3	The plan is great but please consider strongly what you have done with the libraries. We've lost our adult book groups and every other adult library program we've depended on over the years which is really sad. If you can not bring yoga & keep tai chi, book groups, crafts, bingo & other adult programs going at the library well then you need to strongly consider partnering up again with maricopa county libraries.	9/27/2022 1:52 PM
4	PRESERVE RURAL SPACES	9/10/2022 9:06 PM
5	As we make progress and add 'new things;" as we grow and add population, let us not lose the safety, the friendly environment, the multi-cultural, multi-generational working class environment in which we all thrive.	9/5/2022 5:10 PM
6	None	8/31/2022 8:29 PM



APPENDIX D

Community Workshop #2
Sign-In Sheets - *Redacted*



City of Surprise
General Plan Update
Community Workshop #2

Mountainside High School
32919 N Center St, Wittmann, AZ 85361

Tuesday, January 31, 2023
6:00 PM to 8:00 PM

Sign In Sheet

Check to
receive
project
updates

Name	Role in Community				Describe if Other selected	Email	Check to receive project updates
	Resident	Business Owner	Other	Check all that apply			
Andrew Ceper			✓				
MIKE & RENEE TRAD	✓						
Sandy Jordan	✓						
Ante Monro	✓						
VINCENT ROMANO	✓						
Michele Staples	✓						
Mary Sprinkle	✓						
Nellie Ogbovi	✓						
Sam Cocca	✓						
PETE WEINERT	✓						
Nancy Draper							
Erica Stubbs	✓						
Nick Nelson	✓	✓					
Kew Patch	✓						

Michael Baker
INTERNATIONAL



City of Surprise
General Plan Update
Community Workshop #2

Mountainside High School
32919 N Center St, Wittmann, AZ 85361

Tuesday, January 31, 2023
6:00 PM to 8:00 PM

Sign In Sheet

Check to
receive
project
updates

Name	Role in Community				Describe if Other selected	Email	Check to receive project updates
	Resident	Business Owner	Other	Check all that apply			
Donna & Lloyd Boese	✓						
Margaret & Kenneth Bean	✓						
Megumi Larson	✓						
Jennifer Baker	X						
Susan Byrnes	X						
Kimberly Breestek	X						
Lisa Peach	X						
Dick Wyndand	X						
Trace Salgado	X						
Sal Salgado	X						
Debra Bell	X						
LEANDER ARBONTE	X						
Susan Morgan	X						

Michael Baker
INTERNATIONAL



City of Surprise
General Plan Update
Community Workshop #2

Mountainside High School
32919 N Center St, Wittmann, AZ 85361

Tuesday, January 31, 2023
6:00 PM to 8:00 PM

Sign In Sheet

Name	Role in Community			Describe if Other selected	Email	Check to receive project updates
	Check all that apply	Resident	Business Owner	Other		
Candace Mumm	X					
Amber K. Bates	X					
Shirley R. Bates	X					
Terri L. Bates	X					
Gene J. Bates	X					
Cassandra Humphrey	X					
Roddy Humphrey	X					
Susan Marshace	X					
John Marshace	X					
Al Bratcher	X			X		
TERRI GOLD	X					
Pam Poncelet						
Sandra L. Loe	X					
NORA Hodges	X					

Michael Baker
INTERNATIONAL



City of Surprise
General Plan Update
Community Workshop #2

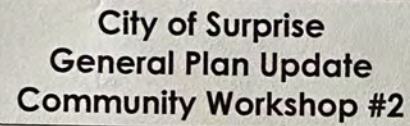
Mountainside High School
32919 N Center St, Wittmann, AZ 85361

Tuesday, January 31, 2023
6:00 PM to 8:00 PM

Sign In Sheet

Name	Role in Community			Describe if Other selected	Email	Check to receive project updates
	Check all that apply	Resident	Business Owner	Other		
Paul Fegian	X					
Dyanette Jennifer Olson	X					
GREG & Kim Bell	X					
Tom McClelland	X					
Gary Sturm	X					
Sharon Sturm	X					
Dee Ford	X			PRESS		
Joe & Kristi Brum	X					
Stacy & Peter Szazolina	X					
Michael J. Auble & Paula Auble	X					
Trevor Robert Auble	X					
Pam Poncelet						
DZombolas	X					
MATT VARITEK	X					

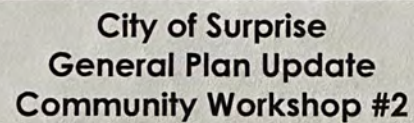
Michael Baker
INTERNATIONAL



Wednesday, February 22, 2023
6:00 PM – 8:00 PM

Sign In Sheet

Page 408 of 655
Michael Baker



Surprise City Hall,
16000 N Civic Center Plaza,
Surprise, AZ 85374

Wednesday, February 22, 2023
6:00 PM – 8:00 PM

Sign In Sheet

[illegible]



APPENDIX E

Community Workshop #2 PowerPoint Presentation



SURPRISE2040

General Plan

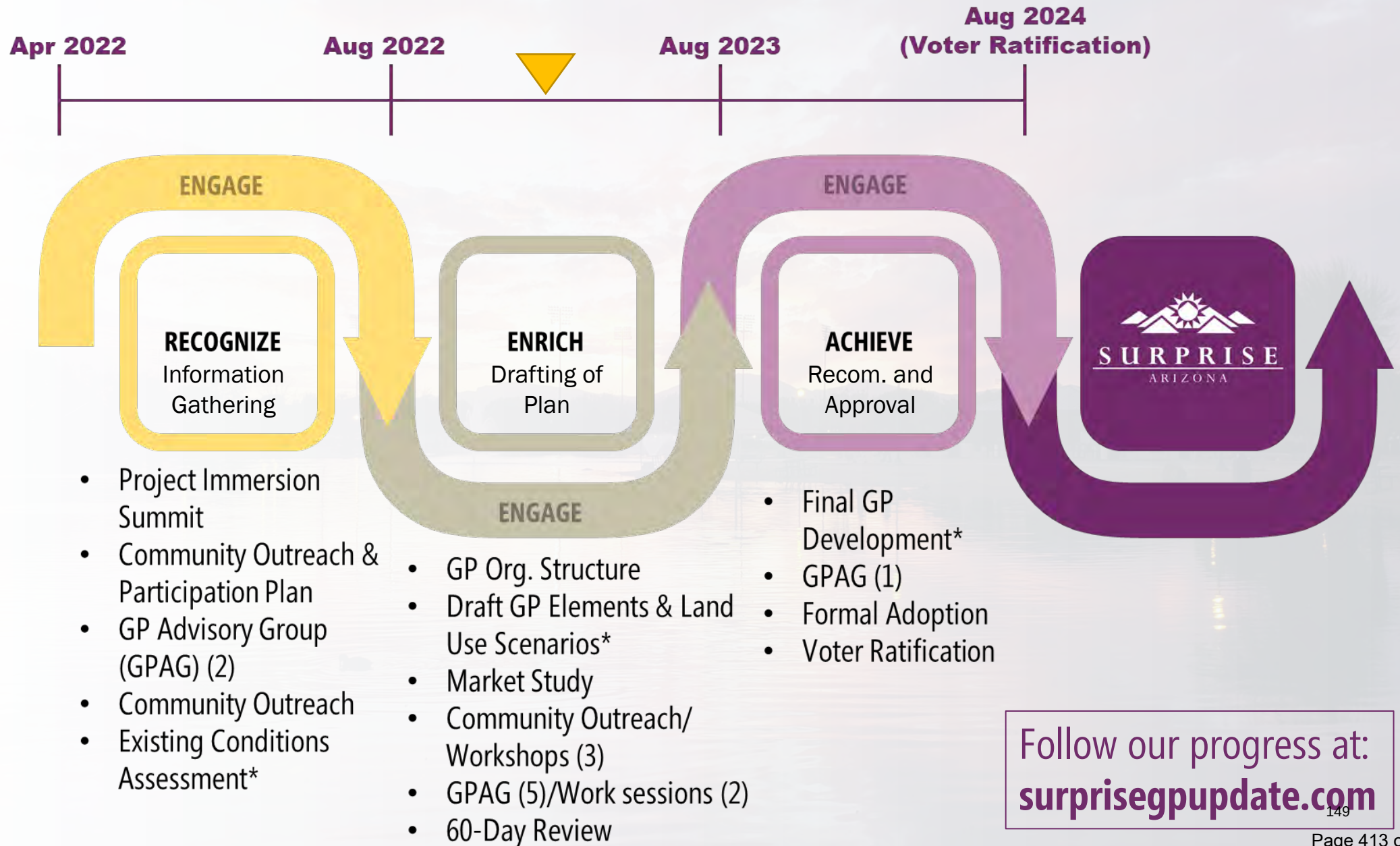
Community Workshop #2



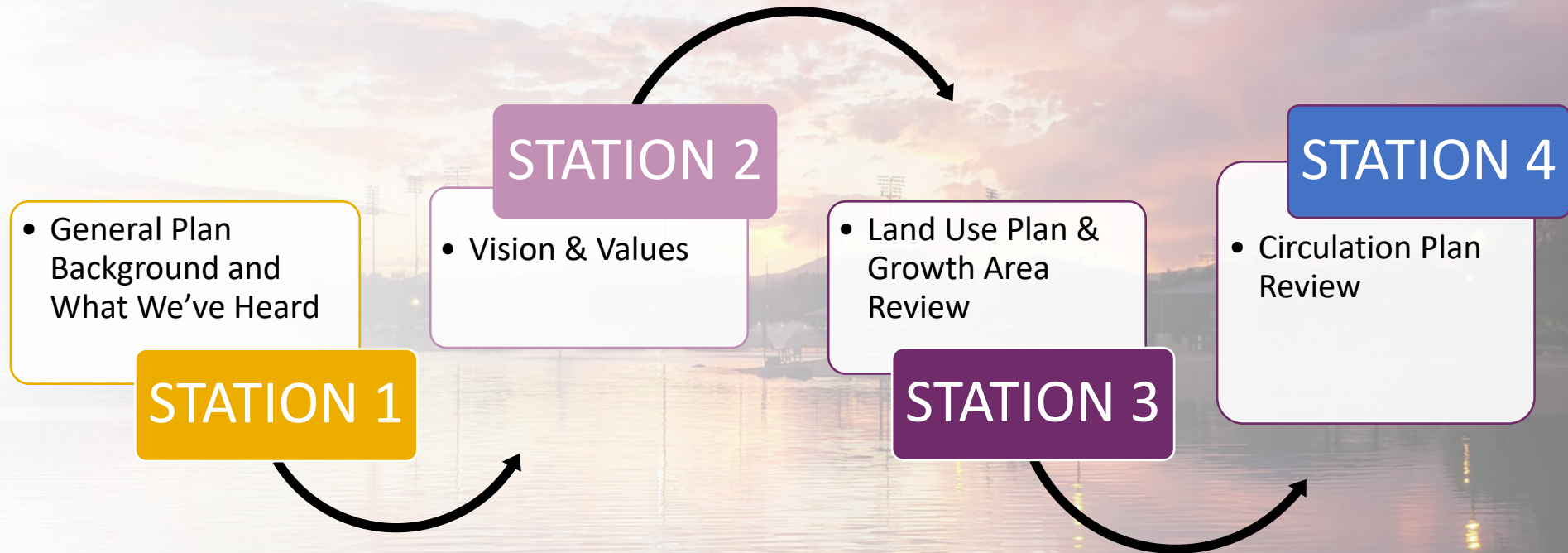
Workshop Purpose

- 1. Provide a status update on the General Plan 10-Year Update process.**
- 2. Review and affirm land use, growth area, and circulation conditions to identify potential policy and/or mapping revisions.**

General Plan Process



Community Workshop Format



What We've Heard So Far

STATION 1

- **AREAS TO IMPROVE:**

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

- **AREAS TO PRESERVE:**

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

- **AREAS TO TARGET GROWTH:**

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

General Plan Vision Statement

STATION 2

Existing General Plan 2035 Vision Statement

The City of Surprise strives to uphold the values of its residents, while balancing physical and economic growth, and maintaining a safe community. A high standard of living should be fostered by enhancing neighborhood and community amenities. Vibrant and diverse development is important for a young community, and Surprise should aim to preserve the uniqueness and history of the City.



Proposed General Plan 2040 Vision Statement

Against the picturesque backdrop of the White Tank mountains, Surprise is a distinct community that provides a high-quality life for residents of all ages. A range of rural to urban neighborhoods are safe and aesthetically pleasing. Community-wide mobility and accessibility is balanced with resource conservation to provide abundant greenways and open spaces for people to enjoy. Through responsible growth, the City's historic origins are embraced, while future thriving destinations provide cultural, employment, and shopping opportunities. This is complemented with well-planned infrastructure that creates a lasting foundation for the continued benefit of Surprise residents and visitors.

General Plan Values

STATION 2

Existing General Plan 2035 - Values

A Clean and Safe Community

(Surprise values) Well maintained streets, attractive commercial properties, and clean neighborhoods are vital to creating a safe, healthy, and enjoyable community.

Economic Development

(Surprise values) Support for small business is a community priority, with additional focus needed on downtown growth, attracting both high-end retail and a regional mall, and expanding higher education opportunities.

Sustainability

(Surprise values) Environmentally conscious development standards, water conservation strategies and valuing the preservation of open space, natural terrain and vegetation, will help prepare Surprise for long-term sustainability.

Quality Transportation Systems

(Surprise values) A complete transportation network helps support community connectivity and fosters future growth. Connecting to regional freeway systems is an important priority, as is completing partially built streets. Bike lanes, walking trails and commuter rail should be considered to help enhance the overall network.

Recreation

(Surprise values) Having the opportunity for recreation is a valued asset for all age groups in Surprise. Facilities should be expanded to include regional parks, a centralized community recreation center and other various facilities.



Proposed General Plan 2040 - Values

A Welcoming Place

(We value) A strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.

A Livable Community

(We value) Responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.

A Connected City

(We value) Safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.

A Competing Economy

(We value) Reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, coupled with enticing destinations attracting, visitors, new employers and innovative workforce talent.

A Healthy Lifestyle

(We value) A safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.

A Sustaining Environment

(We value) Thoughtful development, resource conservation, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to secure a resilient and adaptive future for all.

2035 Land Use Character Areas

DEVELOPMENT TYPES

Nighborhoods:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

Commerce & Office:

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

Employment:

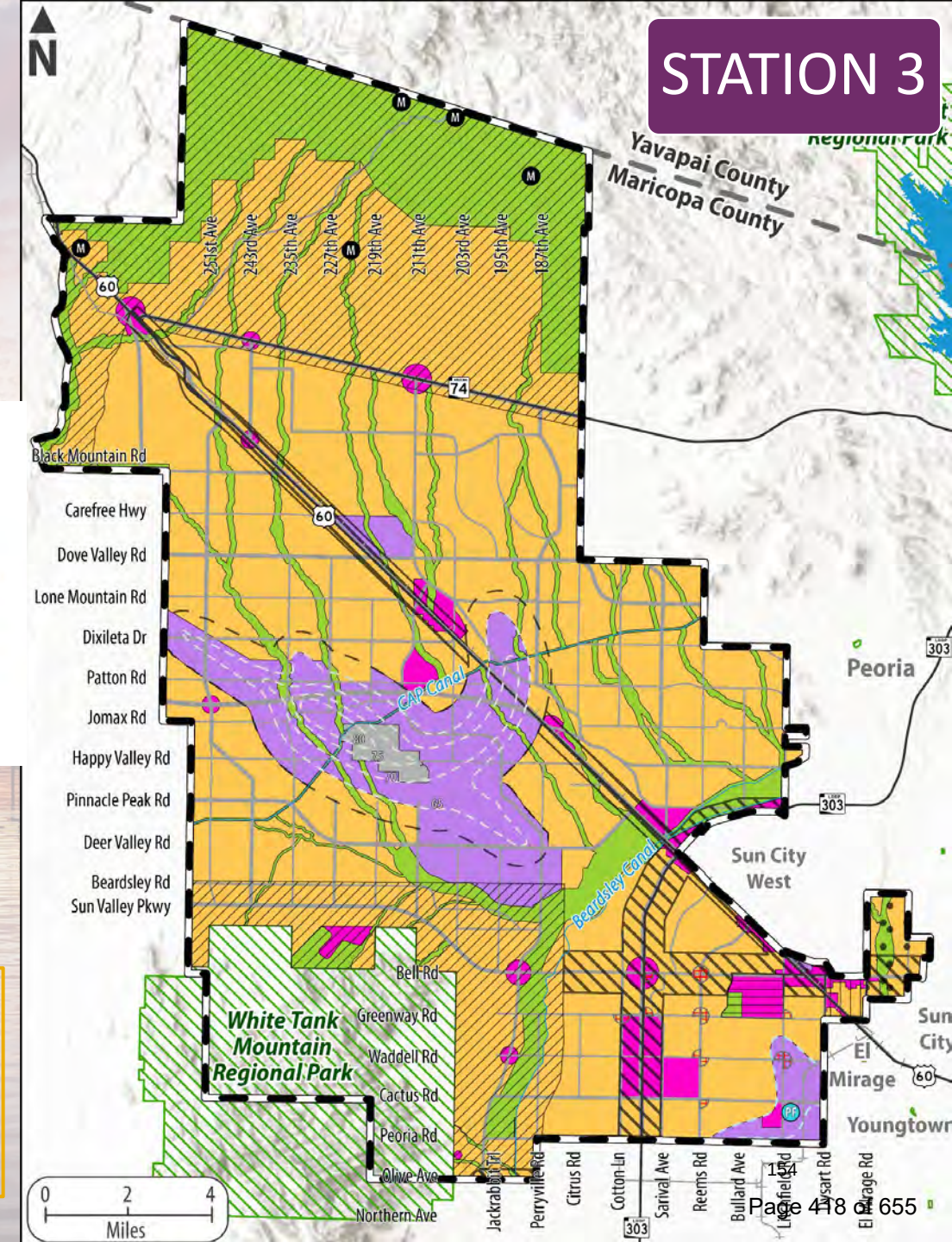
- Business Parks
- Industrial

Additional Character Sub Areas:

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



Proposed Rural Residential Overlay:
Provide input today to help us draft a NEW Sub Area



2035 Land Use Development Types

STATION 3

Surprise General Plan 2035: Foundation for the Future

Suburban Neighborhoods

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



Density Range

2-8 du/ac

Aesthetics and Built Form

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

CHAPTER 1: DEVELOPMENT

40

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

Land Use Element



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



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

Surprise General Plan 2035: Found

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

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

Typical Uses

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

Development Types

Character Areas

Community



155

2035 Growth Areas

Growth Areas:

Residential

- Cactus & Citrus
- 163rd Corridor
- Sun Valley Parkway

Employment

- 303 Corridor
- Railplex
- Bell Road Corridor
- Grand & Beardsley

Special Districts

- Surprise Center
- Surprise Heritage

Legend

Growth Area

Residential

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

Employment

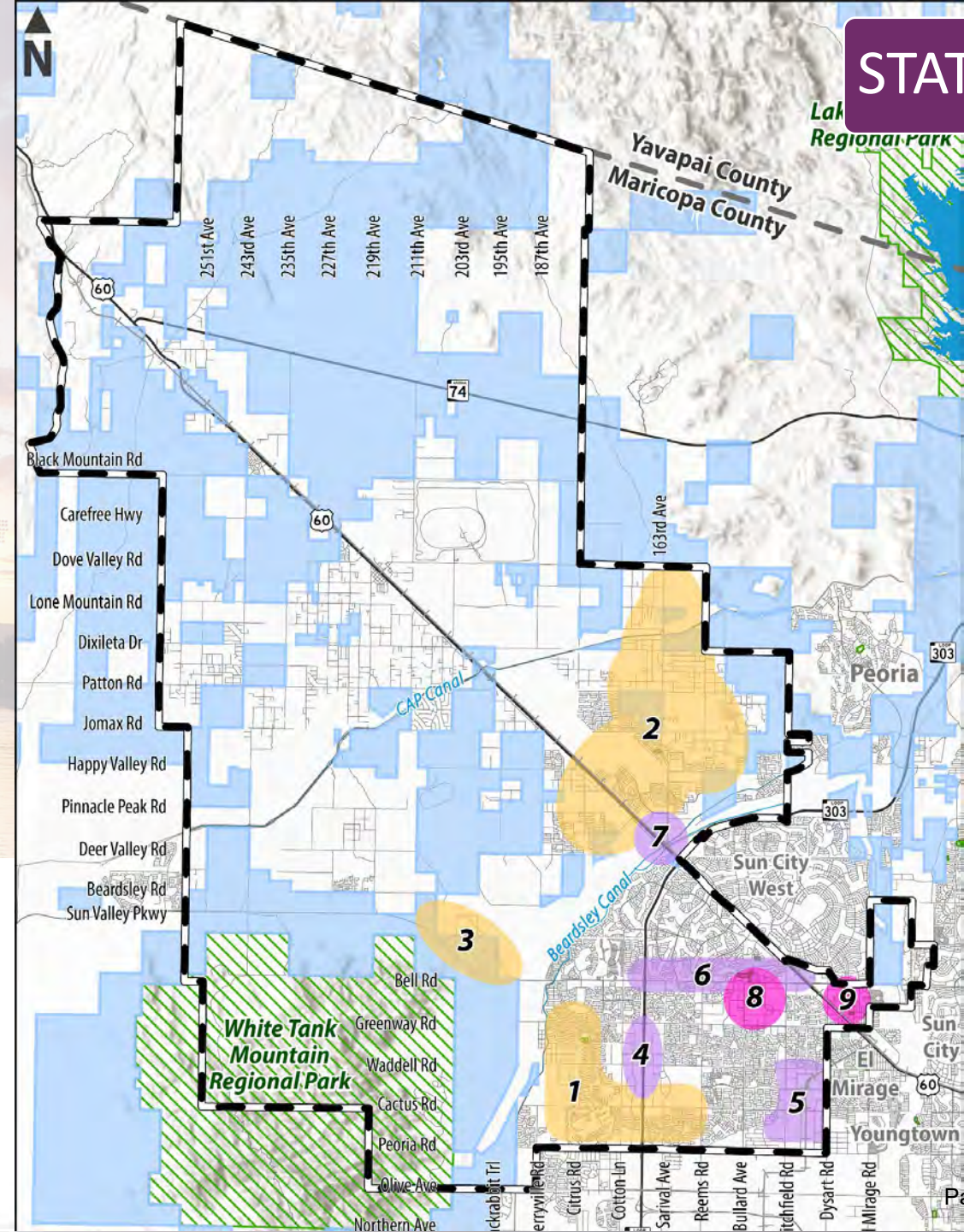
- (4) 303 Corridor
- (5) Railplex
- (6) Bell Road Corridor
- (7) Grand & Beardsley

Special Districts

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

- Surprise Planning Area
- State Trust Land
- County Boundary
- Regional County Park
- Highway
- Local Road
- Rail Line
- River
- Canal

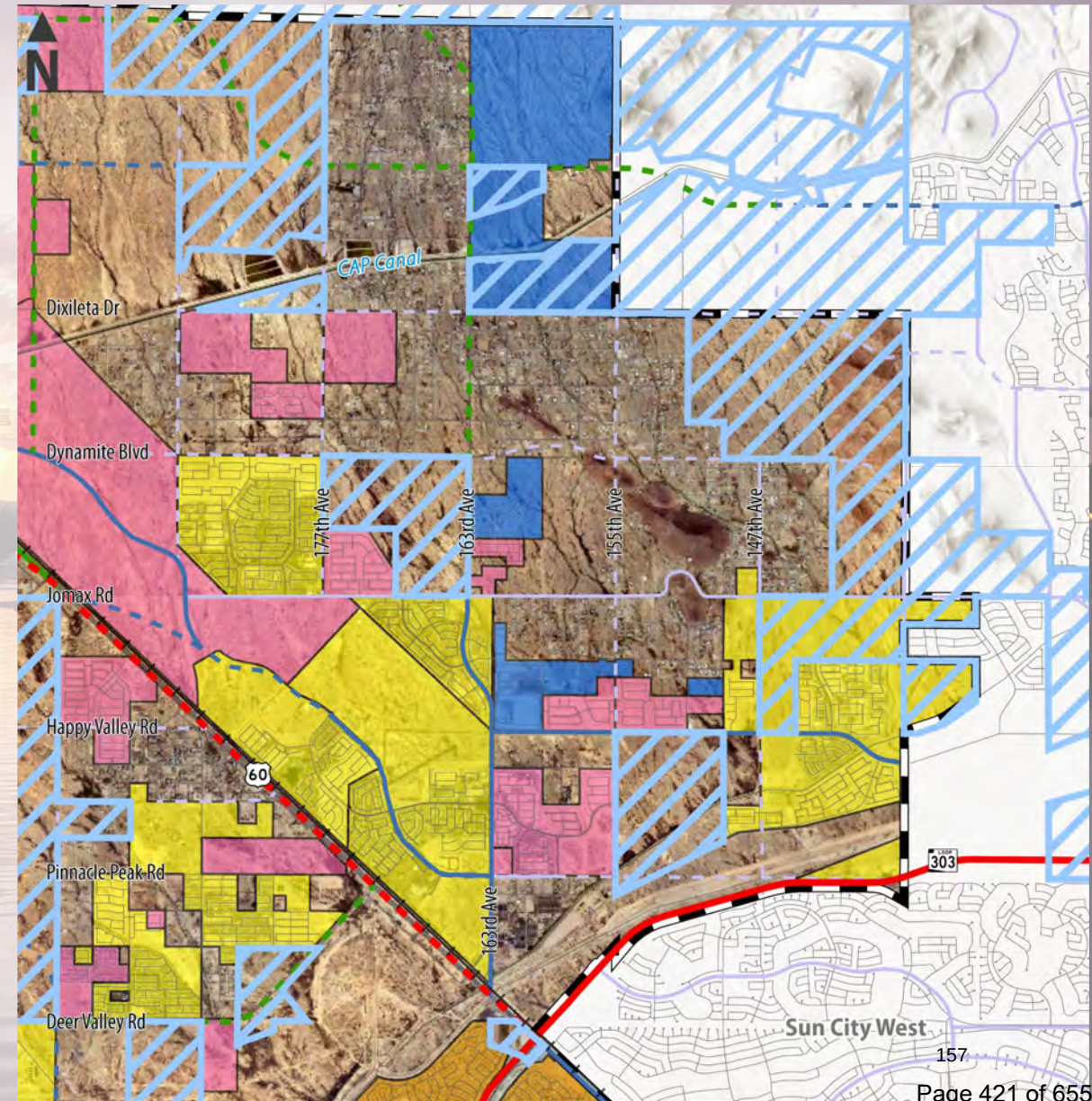
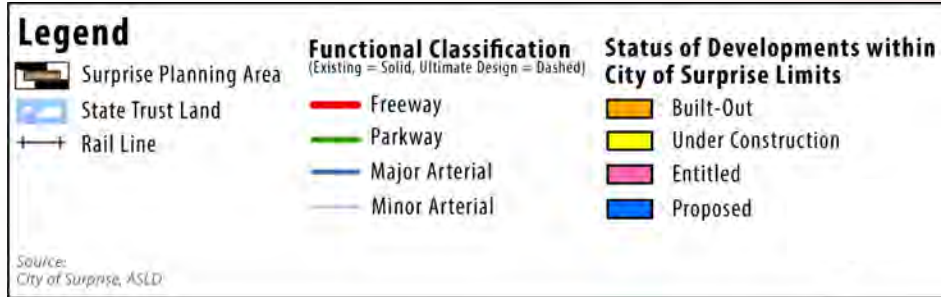
Source:
City of Surprise



Supporting Information

Development Status

STATION 3



Supporting Information City Center

STATION 3



CITY CENTER HIGHLIGHTS

- 300+ Acres of Available Land
- 250 Acre Recreation Campus
- Northwest Regional Library
- Tennis & Racquet Complex
- Pickleball Courts
- Surprise Stadium
- Community Park
- Fishing Lake
- Dog Park
- Walkable/Bikeable Campus

ELM STREET RETAIL CORRIDOR

- Restaurants
- Retail
- Commercial Service Providers
- Healthcare Services

BULLARD AVENUE ENTERTAINMENT & RETAIL DISTRICT

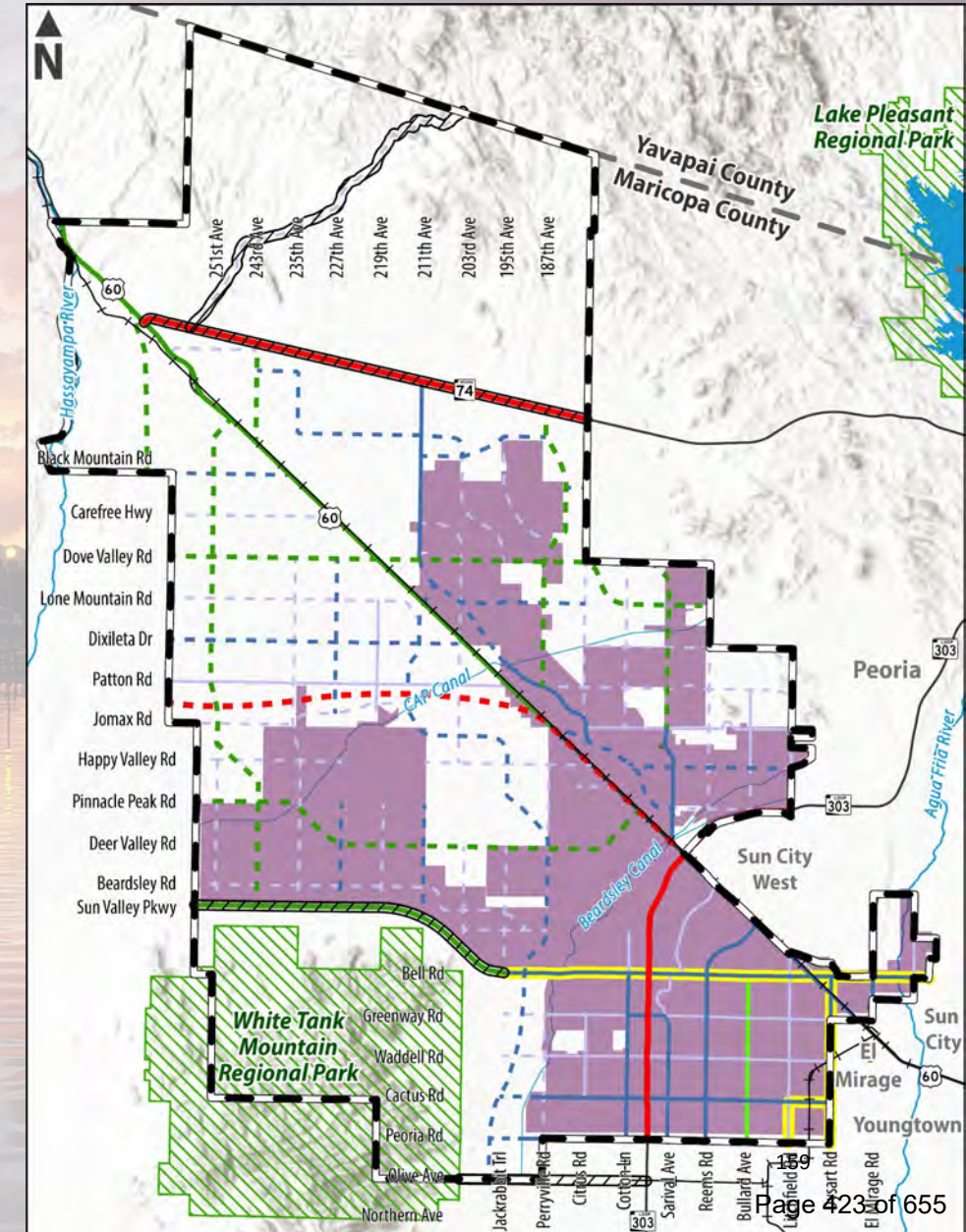
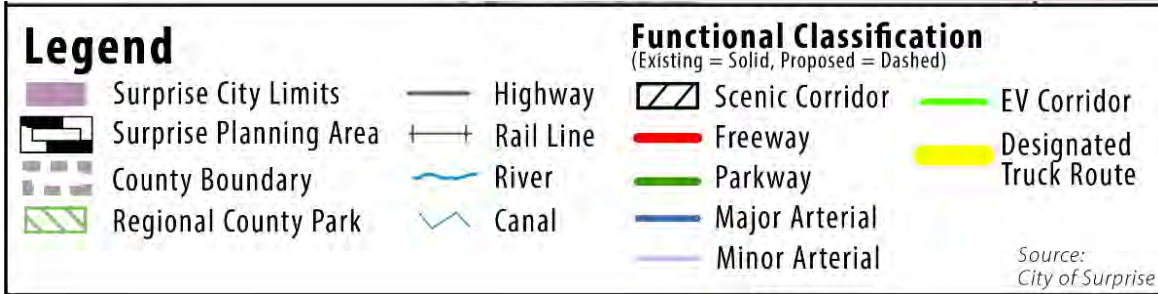
- Hotels
- Urban, walkable amenities
- Destination Corner

OTTAWA UNIVERSITY

- New Residential Campus
- Open Campus Design
- Integration w/ Civic Amenities
- O'Dell Athletic Center
- Student Union & Housing
- New Five-Story Residence Hall (Coming Fall 2023)
- 20 Acres Expansion Land

2035 Circulation Plan

STATION 4



Next Steps

Public Outreach

- 2 more dates and locations + a Virtual component
 - o Feb 13, 2023, 6-8 @ City Hall- Community Room
 - Virtual Component opens Feb 14, 2023
 - o Feb 22, 2023, 6-8 @ City Hall- Community Room
- GPAG Meeting # 5: Transportation & Economic Development
 - o Feb 15, 2023, 6-8 @ City Hall- Community Room

Follow our progress at:
surprisegpupdate.com

Thank You

- **Contact Information**

Jason Moquin

City of Surprise, Planning Manager

Email: Jason.Moquin@surpriseaz.gov

Direct: (623) 222-3045

Follow our progress at:
surprisegpupdate.com

2035 Land Use Character Areas

Character Area Development Types:

Neighborhoods:

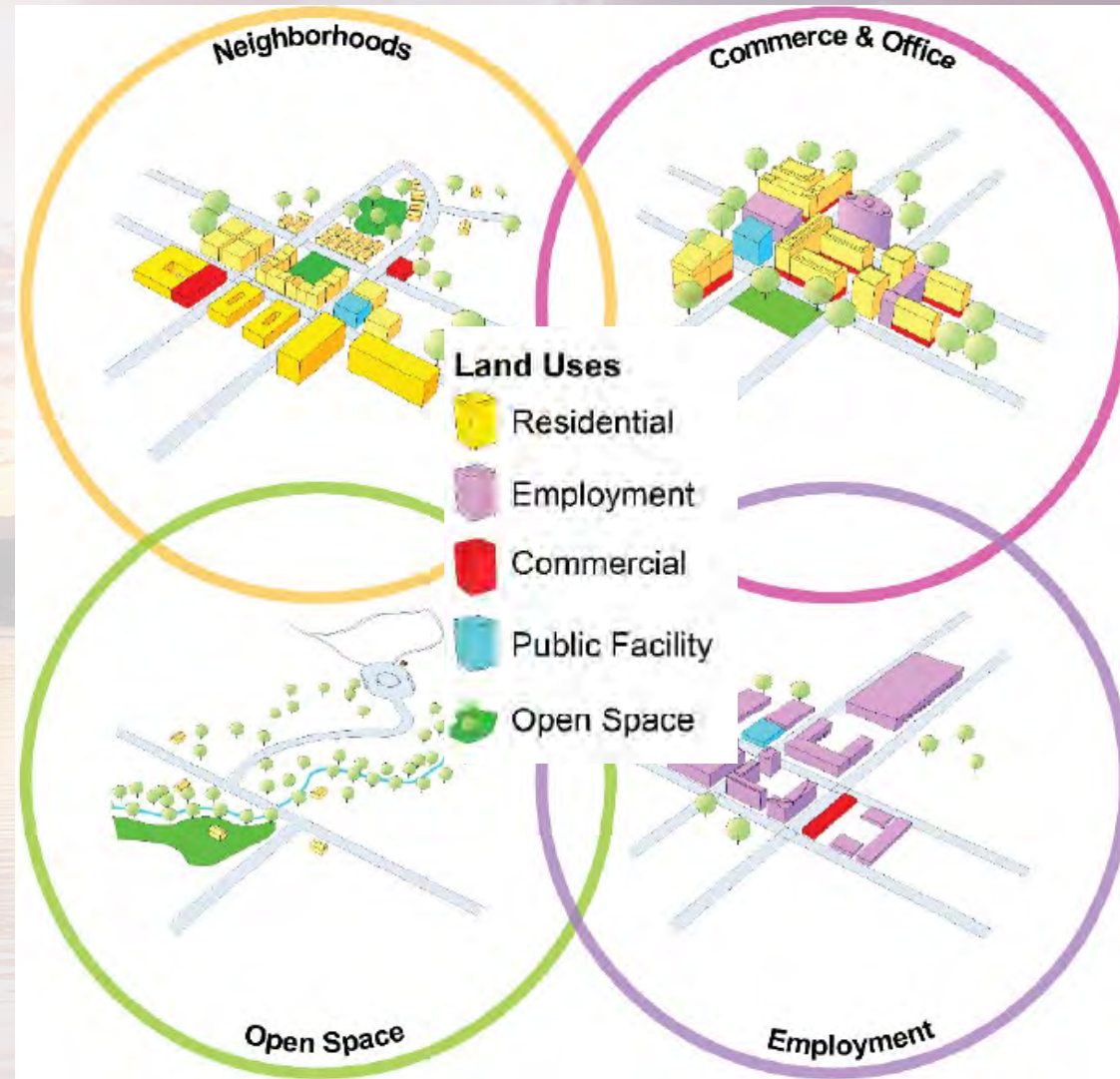
- Rural
- Suburban
- Urban

Commerce & Office:

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

Employment:

- Business Parks
- Industrial



2035 Land Use Character Area - *Neighborhoods*

Rural Neighborhoods (0-2 du/ac)

Rural Neighborhoods represent areas defined by low-density residential uses, and limited low intensity neighborhood commercial and civic uses that are necessary to support the rural lifestyle. These areas typically lie just outside the Suburban Neighborhoods and are intended to preserve and enhance the natural desert landscape and appropriate agricultural uses. Housing is scattered across the landscape in a random pattern, within large lot subdivisions, or clustered to preserve open space, views, and other natural features. Because trip distances are typically too long for walking, transportation mobility is largely dependent on automobiles but non-motorized trail facilities are included where appropriate. The availability of public infrastructure is limited.

Suburban Neighborhoods (2-8 du/ac)

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

Urban Neighborhoods (8+ du/ac)

Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas. Urban neighborhoods are predominantly residential in nature and are characterized by a diverse mix of residential types; from small-lot to vertical multi-unit developments. However, community commercial uses along with professional employment and civic uses can also be embedded within this neighborhood type. This mixture of residential and nonresidential uses is typically in close proximity to one another to promote a dense, pedestrian oriented, urban environment. The resulting development patterns provide higher street connectivity, smaller block lengths, improved transit options and the greatest degree of public infrastructure services.

2035 Land Use Character Area - *Commerce & Office*

Commercial Office

Consists of a more intensive collection of mid-rise professional office buildings that are concentrated in an urban development form that, by their very nature, also attract supporting retail, restaurant, hotel and civic spaces to support the concentration of professional offices. Educational and medical campuses along with their typical support facilities may also be located within this development type. Stand-alone multi-family residential development could be integrated into the overall design, were appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion.

Mixed-Use- Residential

Includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute commercial retail, office, education, medical, entertainment or civic related uses.

Mixed-Use- Commercial

Includes a vertical and or horizontal mixture of commercial land uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.

Regional Commercial

Includes a vertical and or horizontal mixture of commercial land uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.

2035 Land Use Character Area - *Employment*

Business Parks

The Business Park Development Type can contain a variety of businesses, offices and light industrial oriented uses that are connected in their street access, site design and orientation and architectural design. Typical uses will consist of research and development parks, corporate campuses, professional offices, office/industrial flex space, and light industrial facilities with limited indoor fabrication/assembly. Heavier industrial operations with outdoor fabrication and/or storage are not appropriate in the Business Park development type

Industrial

The Industrial Development Type are those locations that are suitable for light and heavy industrial related uses such as manufacturing, processing, warehouse, distribution and other types of industrial related facilities. These areas are major employment and economic providers for the city but may come with special zoning concerns relating to truck access, infrastructure needs and, depending on the nature of their operational characteristics, may require additional buffer or separation from encroachment of incompatible land uses. Industrial facilities include the operation of laboratories, warehousing and distribution facilities, and a wide variety of light to heavy manufacturing and assembly of products; including compounding, processing, packaging or treatment of various goods. Manufacturing processes using animal products and byproducts as component parts in finished materials are not permitted in Surprise. Objectionable vibrations, glare, noise, odors, and dust, must be appropriately mitigated to protect adjacent non-industrial uses. Supporting retail, office and caretaker resident uses are appropriate where integral to the operation of the industrial facility.

2035 Land Use Character Area - *Open Space*

Open Space

The Open Space designation includes public and privately held lands that are intended to be preserved for natural areas, conservation areas and/or trail and other regional recreational facilities. Open space designations in Surprise are primarily designated in mountainous areas, along designated floodways, riverine areas, and along significant desert wash and other drainage corridors. Open space areas should be maintained in their natural state due to topographic, drainage, vegetative and landform constraints.

Per Arizona Revised Statutes, ASLD and privately held lands with an Open Space designation may also be developed at a maximum of one dwelling unit per acre or with an alternative, economically viable land use. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase or trade. The Land Use Plan denotes a significant portion of the City's northern planning area as Open Space. These areas are primarily Bureau of Land Management (BLM) and Arizona State Land Department (ASLD) managed lands consisting of mountainous terrain with slopes of 20% or greater. The City's intent is to establish a large conservation and recreation area at this location.

2035 Land Use Development Types - *Multiple Character Areas*

Community Commercial

The Neighborhood, Commerce & Office, and Employment Land Use Character Areas include parcels of land appropriate for Community Commercial use, even though they are not specifically illustrated on the Character Area Map. Community Commercial use is intended to provide retail goods and services that serve an approximate 1-2 mile primary trade area. Community Commercial uses are typically sited at the intersection of arterial roadways and may also be served by transit. Their typical building configuration is to contain at least one anchor (typically a grocery store) with additional secondary stores (i.e. drug, specialty, sports).

Public Facility

The Land Use Character Area Map includes the designation (by PF icon) of large-scale public facilities. These uses are important to identify and make the public aware of the adjacency or proximity of non-residential uses that exist and/or are planned within the Surprise Planning Area. Such uses are typically of a size that serves a larger area of Surprise and can be located within any Character Area. These large-scale public facilities may require on and off-site mitigation and/or buffering. Appropriate uses include but are not limited to: amphitheater/stadium (indoor/outdoor), electrical generation stations, electrical receiving stations, post-secondary educational facility, renewable/conventional energy production facility, solid waste landfill facility, solid waste transfer facility, wastewater treatment plants, water treatment plants, and worship facility.

2035 Land Use Character *Sub Areas*

Scenic Lands Development - The Scenic Lands Development area consists of approximately 68,000 acres (over 1/3 of the Surprise Municipal Planning Area) of unique and scenic qualities that are only found in these pristine natural settings.

Surprise Center District - The Surprise Center District is identified for the approximately 2.5 square mile area that is home to City of Surprise Recreation Campus, Surprise Stadium, Tennis Complex, Community Park, Aquatic Center, Northwest Regional Library, City Hall and Civic Complex, and the West Point master planned community

Heritage District- Original Town Site - The Heritage District consists of the Surprise Original Town Site (OTS) which is a one square mile area bounded by Bell Road to the north, Greenway Road to the south, Dysart Road to the west and El Mirage road to the east.

Luke Compatibility District - The Luke Compatibility District (LCD) represents a large swatch of area that is intended to establish a land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1

Transit Oriented Development - The Transit Oriented Development area (TOD) designation denotes roadways and adjacent development areas where existing or planned high capacity vehicular multi-modal, and transit corridors provide regionally significant connections to and from Surprise.

Aggregate Resource Areas - In accordance with Arizona Revised Statutes Section 9-461.05, the Land Use Element and Map identifies known sources of aggregates and policies to preserve currently identified aggregate sites and to avoid incompatible land uses.

2035 Land Use Growth / Constraints

Roadways:

- US 60
- Loop 303
- SR 74
- Bell Road

Land Ownership:

- AZ State Land Department
- Bureau of Land Management

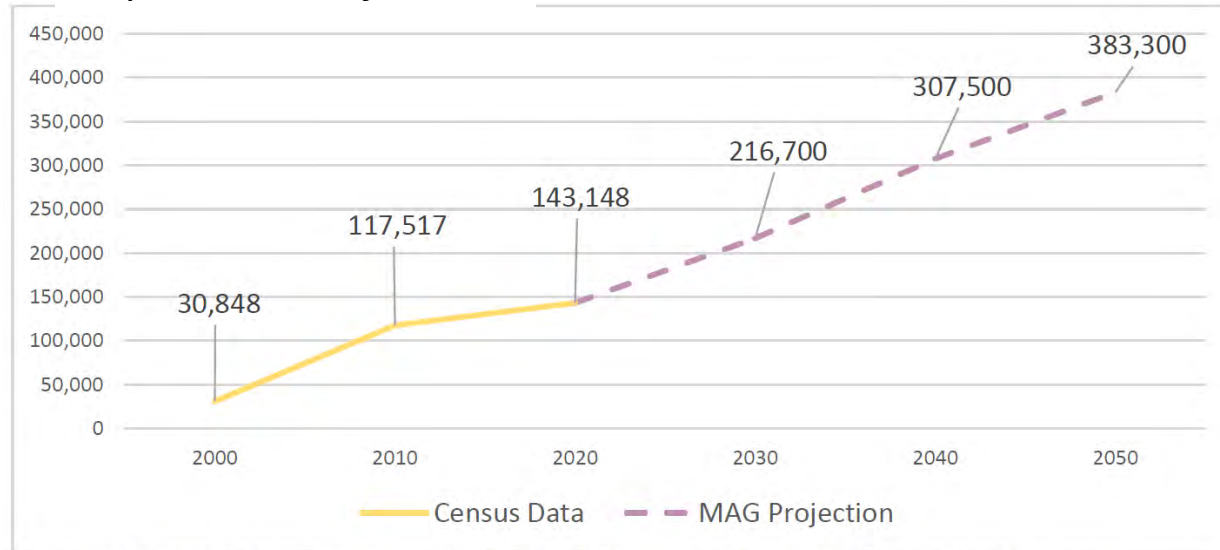
Terrain:

- Washes
- Canals
- Rivers
- Floodplains

Operations:

- Airport
- Military

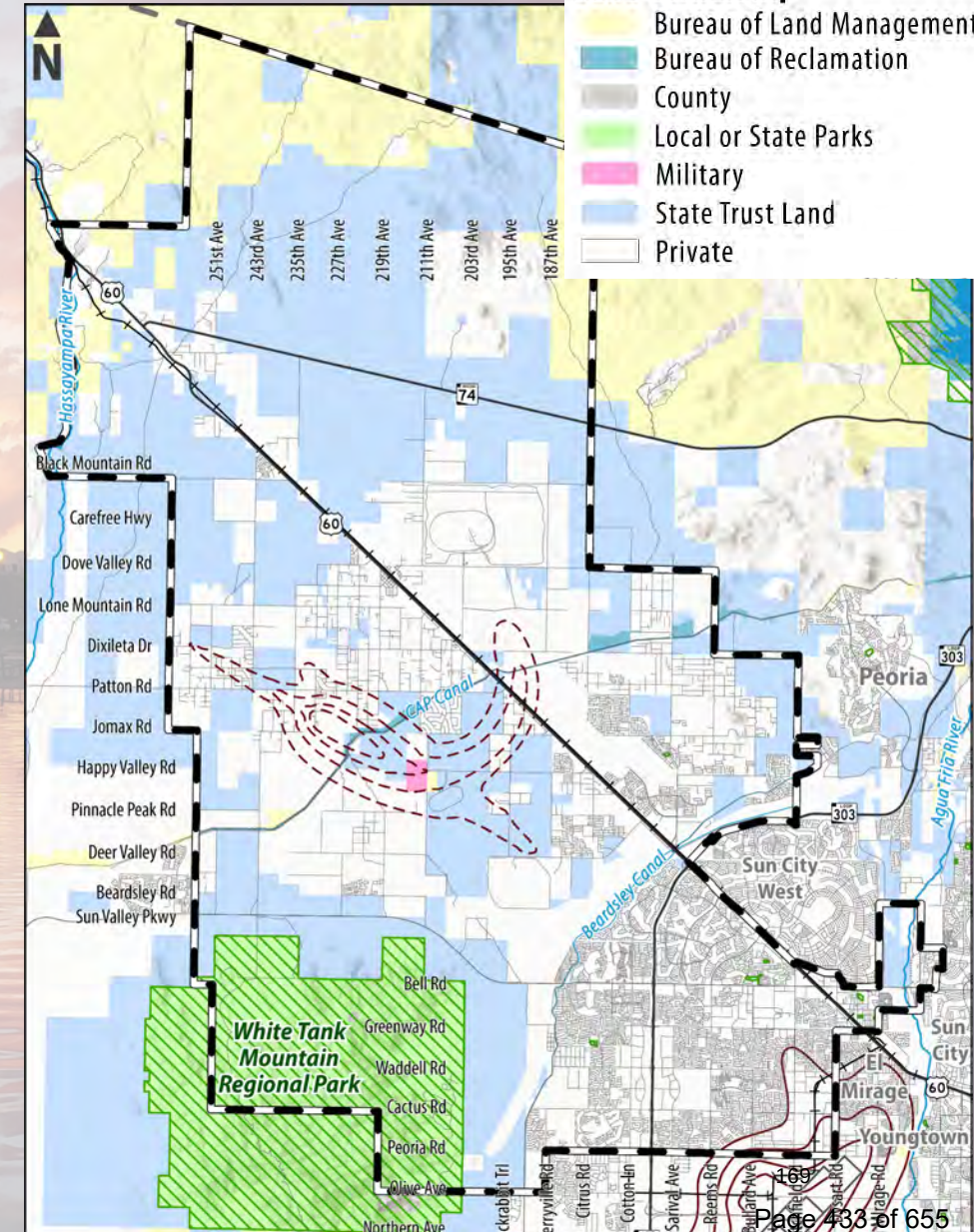
Population Projections



Source: U.S. Census Bureau, 2010 Decennial Census, 2020 American Community Survey 5-Year Estimates; Maricopa Association of Governments, 2019 Socioeconomic Projections

Land Ownership

- Bureau of Land Management
- Bureau of Reclamation
- County
- Local or State Parks
- Military
- State Trust Land
- Private



Land Use - Discussion

EXISTING GENERAL PLAN 2035 – LAND USE ELEMENT

How
should
our
goals
change?

Goal 1 – Unique Community: The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area. (GPAC Feedback: keep-7, revise-2)

Goal 2 – Jobs-Housing Balance: Balance residential development with a diversity of high-quality jobs. (GPAC Feedback: keep-4, remove-1, revise-4)

Goal 3 – Safe Community: Maintain Surprise as a safe and connected community. (GPAC Feedback: keep-9)

Goal 4 – Luke Air Force Base: A future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training and accommodates community growth and development. (GPAC Feedback: keep-7, revise-3)

Goal 5 – Natural Conditions: Preserve and Maintain natural area open spaces in the Surprise. (GPAC Feedback: keep-10, revise-3)

Goal 6 – Variety of Housing: Provide high-quality housing in a range of residential densities and types. (GPAC Feedback: keep-8, revise-6)

Goal 7 – Public Outreach: Promote public participation in the City's planning processes. (GPAC Feedback: keep-10, revise-2)

Goal 8 – Sustainable Construction: Promote energy efficient development and construction practices. (GPAC Feedback: keep-9, revise-3)

Growth Area - Discussion

How
should
our
goals
change?

EXISTING GENERAL PLAN 2035 – GROWTH AREA ELEMENT

Goal 1 – Sustainable Growth: Support sustainable growth that ensures effective, efficient, and equitable provision of public services, land, and infrastructure. (GPAC Feedback: keep-9, revise-2)

Goal 2 – Multi-Modal Growth: Emphasize efficient transportation to, from, and within growth areas, focusing on automobile, transit, and other forms of circulation. (GPAC Feedback: keep-8, revise-4)

Goal 3 – Natural Resources: Conserve significant natural resources and open space in the Growth Areas. (GPAC Feedback: keep-8, revise-4)

Goal 4 – Downtown: Foster the continued development of a unique and well-designed downtown. (GPAC Feedback: keep-7, remove-1, revise-3)

Goal 5 – Original Townsite: Protect the historic qualities of the Original Townsite (OTS) while promoting compatible, context-sensitive infill development. (GPAC Feedback: keep-10, revise-1)



APPENDIX F

Community Workshop #2
Virtual Survey Results: *Redacted*

Q1 Sign In

Answered: 17 Skipped: 1

ANSWER CHOICES	RESPONSES	
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
Country	0.00%	0
Email Address	100.00%	17
Phone Number	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Company	0.00%	0
First and Last Name	100.00%	17

#	ADDRESS	DATE
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There are no responses.

#	ADDRESS 2	DATE
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There are no responses.

#	CITY/TOWN	DATE
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There are no responses.

#	COUNTRY	DATE
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There are no responses.

#	EMAIL ADDRESS	DATE
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12

Surprise General Plan Update Community Workshop #2 - Virtual Edition

13	
14	
15	
16	
17	

#	PHONE NUMBER	DATE
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There are no responses.

#	STATE/PROVINCE	DATE
---	----------------	------

There are no responses.

#	ZIP/POSTAL CODE	DATE
---	-----------------	------

There are no responses.

#	COMPANY	DATE
---	---------	------

There are no responses.

#	FIRST AND LAST NAME	DATE
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1	Graeme	
2	B Paul Murphy Jr	
3	Jan Moffat	
4	Bill Rogers	
5	Patricia Finnell	
6	Wanona Fritz	
7	Charles Starr	
8	Karen Goffena	
9	Sarah Bihms	
10	Joanne Casey	
11	Suzanne Langford	
12	nellie cesena	
13	Joyce Miller	
14	David Brinkman	
15	Jennea Bono	
16	Jeff Gibbs	
17	Michele Staples	

Q2 Using the textboxes below, please list any comments about what you like, dislike, or what is missing from the updated vision statement.

Answered: 5 Skipped: 13

ANSWER CHOICES	RESPONSES
What do you like about the vision update?	100.00% 5
What do you dislike about the vision update?	80.00% 4
What is missing from the vision update?	100.00% 5

#	WHAT DO YOU LIKE ABOUT THE VISION UPDATE?	DATE
1	Has admirable ambitions	3/13/2023 2:14 PM
2	"distinct" not 'cookie cutter'; high quality of life..ALL ages; balance of historic and future; balance of growth with conservation	3/11/2023 12:10 PM
3	The White tanks and the fields that are now gone	3/1/2023 7:50 PM
4	I like the focus on balance, accessibility, and embracing our historic origins.	3/1/2023 11:58 AM
5	branding as a high-quality life,	3/1/2023 6:05 AM
#	WHAT DO YOU DISLIKE ABOUT THE VISION UPDATE?	DATE
1	way too long ... too detailed	3/13/2023 2:14 PM
2	maybe "for the continued benefit of Surprise residents, visitors, and business owners.	3/11/2023 12:10 PM
3	Urban neighborhoods stuck in the rural areas making them all urban	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM
#	WHAT IS MISSING FROM THE VISION UPDATE?	DATE
1	an overall short and memorable vision	3/13/2023 2:14 PM
2	a place for entrepreneurs and small business to flourish	3/11/2023 12:10 PM
3	Well-planned infrastructure is missing- roadways and parking lots are already not sufficient for the population here!	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM
5	fabulous dining and drinking	3/1/2023 6:05 AM

Q3 A Welcoming Place: (We value) A strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.

Answered: 5 Skipped: 13

ANSWER CHOICES	RESPONSES	
What do you like about the Welcoming Place value?	100.00%	5
What do you dislike about the Welcoming Place value?	60.00%	3
What is missing from the Welcoming Place value?	80.00%	4

#	WHAT DO YOU LIKE ABOUT THE WELCOMING PLACE VALUE?	DATE
1	Haven't observed it ... in over 20 years here.	3/13/2023 2:14 PM
2	inclusive; CONTINUED public through in-person & virtual communications;	3/11/2023 12:10 PM
3	open	3/1/2023 7:50 PM
4	inclusive culture, public engagement and collaboration.	3/1/2023 11:58 AM
5	collaboration	3/1/2023 6:05 AM

#	WHAT DO YOU DISLIKE ABOUT THE WELCOMING PLACE VALUE?	DATE
1	no inspirational thinking ... long-range	3/13/2023 2:14 PM
2	not welcoming to families like it was 20 years ago	3/1/2023 7:50 PM
3	Nothing, it is excellent.	3/1/2023 11:58 AM

#	WHAT IS MISSING FROM THE WELCOMING PLACE VALUE?	DATE
1	aspiration	3/13/2023 2:14 PM
2	engagement, collaboration, and decision-making	3/11/2023 12:10 PM
3	elected officials caving to builders and \$\$ vs the codes that were/are already in place	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM

Q4 A Livable Community: (We value) Responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.

Answered: 5 Skipped: 13

ANSWER CHOICES	RESPONSES	
What do you like about the Livable Community value?	100.00%	5
What do you dislike about the Livable Community value?	80.00%	4
What is missing from the Livable Community value?	80.00%	4

#	WHAT DO YOU LIKE ABOUT THE LIVABLE COMMUNITY VALUE?	DATE
1	seem to be doing pretty well here	3/13/2023 2:14 PM
2	distinct identities; variety of housing options	3/11/2023 12:10 PM
3	like the concept of responsible growth, though it feels like it has been lost	3/1/2023 7:50 PM
4	A focus on responsible growth with vibrant, distinct neighborhoods.	3/1/2023 11:58 AM
5	all of it	3/1/2023 6:05 AM

#	WHAT DO YOU DISLIKE ABOUT THE LIVABLE COMMUNITY VALUE?	DATE
1	needs to inspire cohesiveness and zoning congruity	3/13/2023 2:14 PM
2	not clear that we do not seek high-rise unmanageable properties.....rather 1-3 story smaller scale 'community' housing	3/11/2023 12:10 PM
3	wide variety of housing is being jammed together removing the rural, family environment that many moved away from urban to enjoy in the old Surprise	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM

#	WHAT IS MISSING FROM THE LIVABLE COMMUNITY VALUE?	DATE
1	values other than money (ex: storage unit where Safeway was ... lost use of space for walking, interactive use	3/13/2023 2:14 PM
2	not clear that we do not seek high-rise unmanageable properties.....rather 1-3 story smaller scale 'community' housing	3/11/2023 12:10 PM
3	Safe places for teens to gather	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM

Q5 A Connected City: (We value) Safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.

Answered: 5 Skipped: 13

ANSWER CHOICES	RESPONSES	
What do you like about the Connected City value?	100.00%	5
What do you dislike about the Connected City value?	100.00%	5
What is missing from the Connected City value?	100.00%	5

#	WHAT DO YOU LIKE ABOUT THE CONNECTED CITY VALUE?	DATE
1	OK	3/13/2023 2:14 PM
2	safe and accessible	3/11/2023 12:10 PM
3	safe and accesible for all	3/1/2023 7:50 PM
4	mobility, all ages, well-maintained roads, etc	3/1/2023 11:58 AM
5	great "values"	3/1/2023 6:05 AM

#	WHAT DO YOU DISLIKE ABOUT THE CONNECTED CITY VALUE?	DATE
1	OK	3/13/2023 2:14 PM
2	'embracing' might better be "EXPLORING" new technologies.....weighing costs and benefits to our community, our nation, and world.	3/11/2023 12:10 PM
3	false concept that public transit, bike lanes, and future transportation modes can function on the overpopulated current roads and infrastructures	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM
5	these values are a huge hurdle with neighborhoods growing like crazy there is not enough of this. and safety....sheesh, people drive like maniacs	3/1/2023 6:05 AM

#	WHAT IS MISSING FROM THE CONNECTED CITY VALUE?	DATE
1	a feeling of connectedness	3/13/2023 2:14 PM
2	affordable; and not transportation means which creates negative environmental impact to other parts of our country or other nations.....like the huge mines being dug in poorer countries to find minerals for EV cars. 30,000 lithium soil needed to get 30 lbs of lithium for one battery. And with no plan to dispose of wind blades and EV batteries except US landfills.	3/11/2023 12:10 PM
3	same as above	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM
5	we aren't one yet, great vision though	3/1/2023 6:05 AM

Q6 A Competing Economy: (We value) Reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, coupled with enticing destinations attracting, visitors, new employers and innovative workforce talent.

Answered: 4 Skipped: 14

ANSWER CHOICES	RESPONSES	
What do you like about the Competing Economy value?	100.00%	4
What do you dislike about the Competing Economy value?	100.00%	4
What is missing from the Competing Economy value?	100.00%	4

#	WHAT DO YOU LIKE ABOUT THE COMPETING ECONOMY VALUE?	DATE
1	small locally owned business not valued enough nor supported	3/13/2023 2:14 PM
2	reliable employment locally.....responsive to economic fluctuations.....enticing visitors/sports, etc.	3/11/2023 12:10 PM
3	the thought that we would have enticing destinations	3/1/2023 7:50 PM
4	Reliable employment that can ride through market changes, and the enticing destinations portion is great.	3/1/2023 11:58 AM

#	WHAT DO YOU DISLIKE ABOUT THE COMPETING ECONOMY VALUE?	DATE
1	way too much emphasis on economic value	3/13/2023 2:14 PM
2	not clear about protecting residential areas and nature/environmental areas	3/11/2023 12:10 PM
3	People move out of the city to rural areas to have quiet, less traffic, less business noise- instead Surprise is turning into Mesa and Phoenix	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM

#	WHAT IS MISSING FROM THE COMPETING ECONOMY VALUE?	DATE
1	individual small business integration	3/13/2023 2:14 PM
2	balance not communicated about such things as new housing being built next to ever-growing huge distribution centers.	3/11/2023 12:10 PM
3	enticing destinations	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM

Q7 A Healthy Lifestyle: (We value) A safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.

Answered: 5 Skipped: 13

ANSWER CHOICES	RESPONSES	
What do you like about the Healthy Lifestyle value?	100.00%	5
What do you dislike about the Healthy Lifestyle value?	80.00%	4
What is missing from the Healthy Lifestyle value?	80.00%	4

#	WHAT DO YOU LIKE ABOUT THE HEALTHY LIFESTYLE VALUE?	DATE
1	ok	3/13/2023 2:14 PM
2	safe; access to recreation/art and health services	3/11/2023 12:10 PM
3	cultural events and venues	3/1/2023 7:50 PM
4	omg everything. Safe & modern community, access to public & health services, well supported arts and cultural events	3/1/2023 11:58 AM
5	all of it	3/1/2023 6:05 AM

#	WHAT DO YOU DISLIKE ABOUT THE HEALTHY LIFESTYLE VALUE?	DATE
1	ok	3/13/2023 2:14 PM
2	DOES focus upon BODY AND MIND.....little light on SPIRIT HEALTH	3/11/2023 12:10 PM
3	Too much traffic and congestion has air quality, safety, and peace unchecked	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM

#	WHAT IS MISSING FROM THE HEALTHY LIFESTYLE VALUE?	DATE
1	ok	3/13/2023 2:14 PM
2	variety of religious/worship venues	3/11/2023 12:10 PM
3	We have no parks or trails west of the 303, recreation is limited to little green zones that are not safe for kids because teens and homeless hang out at them	3/1/2023 7:50 PM
4	Nothing, it is excellent.	3/1/2023 11:58 AM

Q8 A Sustaining Environment: (We value) Thoughtful development, resource conservation, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to secure a resilient and adaptive future for all.

Answered: 5 Skipped: 13

ANSWER CHOICES	RESPONSES	
What do you like about the Sustaining Environment value?	100.00%	5
What do you dislike about the Sustaining Environment value?	60.00%	3
What is missing from the Sustaining Environment value?	60.00%	3

#	WHAT DO YOU LIKE ABOUT THE SUSTAINING ENVIRONMENT VALUE?	DATE
1	not much	3/13/2023 2:14 PM
2	resource conservation.....consideration for \$, social and environmental impacts....resilience and adaptive for ALL	3/11/2023 12:10 PM
3	resource conservation and resiliency	3/1/2023 7:50 PM
4	taking environmental impacts into account - we have to adapt for the future and our water crisis.	3/1/2023 11:58 AM
5	all of it	3/1/2023 6:05 AM

#	WHAT DO YOU DISLIKE ABOUT THE SUSTAINING ENVIRONMENT VALUE?	DATE
1	where is beauty?	3/13/2023 2:14 PM
2	"financial, social, and environmental impacts" to be "adaptive"	3/1/2023 7:50 PM
3	nothing, every single word is great.	3/1/2023 11:58 AM

#	WHAT IS MISSING FROM THE SUSTAINING ENVIRONMENT VALUE?	DATE
1	physical beauty and cohesiveness	3/13/2023 2:14 PM
2	Missing?? Thoughtful development and appropriate infrastructure--Limiting growth to prevent excessive environmental impacts	3/1/2023 7:50 PM
3	Nothing, it is excellent.	3/1/2023 11:58 AM

Q9 Neighborhood Character Area: The Neighborhood Character Area encompasses a mix of residential, commercial, and public facilities and can vary in level of development and urbanization. Each neighborhood may have unique characteristics such as architectural style, streetscape design, and recreational amenities. The Neighborhood Character Area can generally be classified into three Development Types:

- Rural Neighborhoods with a density of 0-2 units per acre
- Suburban Neighborhoods with a density of 2-8 units per acre
- Urban Neighborhoods with a density of 8 + units per acre

Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Character Area:

Answered: 4 Skipped: 14

ANSWER CHOICES	RESPONSES	
What conditions should be promoted in the Neighborhood Character Area?	100.00%	4
What conditions should be discouraged in the Neighborhood Character Area?	50.00%	2

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE NEIGHBORHOOD CHARACTER AREA?	DATE
1	appropriate and needed parking for each type; no high rise; lighting and safety features 'green spaces' with each.	3/11/2023 12:19 PM
2	Safety, well lit, wide streets for safe Emergency vehicle passage, limited density or appropriate parking spaces available for residences and guests	3/1/2023 8:03 PM
3	unique neighborhoods. For example, Marley Park's architecture and overall feel is just stunning. So unique.	3/1/2023 12:18 PM
4	safety...	3/1/2023 6:09 AM
#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE NEIGHBORHOOD CHARACTER AREA?	DATE
1	no high-rise (nothing about 3 stories).; limits to sizes of housing units per building and community	3/11/2023 12:19 PM
2	Close buildings, limited parking, urban areas in rural and suburban areas	3/1/2023 8:03 PM

Q10 Commerce & Office Character Area: The Commerce & Office Character Area is intended to provide a mixture of commercial, retail, office, higher-density housing, hospitality, government, civic, educational, medical, and entertainment options, creating a live-work-play environment that allows for greater flexibility in future development due to the proximity to transportation corridors. Unlike smaller urban mixed-use developments, this area supports a combination of uses on a larger and more vertical scale. The development pattern in this area is designed to be walkable and accommodate multi-modal transportation to create an urban living environment. The Commerce & Office Character Area can generally be classified into four Development Types: • Mixed Use – Residential • Mixed Use – Commercial • Regional Commercial • Commercial Office

Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Character Area:

Answered: 4 Skipped: 14

ANSWER CHOICES		RESPONSES
What conditions should be promoted in the Commerce & Office Character Area?		100.00% 4
What conditions should be discouraged in the Commerce & Office Character Area?		75.00% 3

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE COMMERCE & OFFICE CHARACTER AREA?	DATE
1	walkability	3/13/2023 2:17 PM
2	no high-rise buildings (commercial or housing); parking sufficient for each;	3/11/2023 12:19 PM
3	Locating them near the downtown area or in open fields with potential to grow and incorporate all desired areas. Provide live-play areas in the undeveloped land west of Cotton towards the White Tanks. Keep them beautiful to draw recreational residents and visitors	3/1/2023 8:03 PM
4	We need higher density housing. And I love the focus on walkability.	3/1/2023 12:18 PM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE COMMERCE & OFFICE CHARACTER AREA?	DATE
1	asphalt for cars	3/13/2023 2:17 PM
2	multi-modal transportation needs more details/examples	3/11/2023 12:19 PM
3	Placing multi-modal and multi use areas in the established housing areas.	3/1/2023 8:03 PM

Q11 Employment Character Area: The Employment Character Area is focused around Luke AFB Auxiliary 1 field. The site is intended to support the mission of Luke AFB and to attract businesses that create jobs by clustering them together and providing access to transportation and infrastructure. Examples of appropriate uses in this area include research and development parks, corporate campuses, manufacturing facilities, distribution centers, medical campuses, and office and industrial spaces.

The development in this area allows for a mix of commercial and residential uses with at least 75% of the site dedicated to commercial services. The Employment Character Area can generally be classified into two Development Types: • Business Parks • Industrial Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Character Area:

Answered: 4 Skipped: 14

ANSWER CHOICES		RESPONSES	
What conditions should be promoted in the Employment Character Area?		75.00%	3
What conditions should be discouraged in the Employment Character Area?		100.00%	4

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE EMPLOYMENT CHARACTER AREA?	DATE
1	Quiet, non-polluting commercial/industrial neighbors	3/11/2023 12:19 PM
2	Business Parks	3/1/2023 8:03 PM
3	research and dev parks, corporate campuses, medical campuses, and office spaces	3/1/2023 12:18 PM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE EMPLOYMENT CHARACTER AREA?	DATE
1	trying to do too many characters in one area	3/13/2023 2:17 PM
2	non-air and water and noise polluting commercial/manufacturing/industrial facilities	3/11/2023 12:19 PM
3	Industrial- we live in the desert and we do not need to deal with environmental pollution!	3/1/2023 8:03 PM
4	Manufacturing and Industrial - these industries pollute the air and increase cancer risk	3/1/2023 12:18 PM

Q12 Open Space Character Area: The Open Space designation includes lands meant to be preserved for natural areas, conservation, trails and recreational facilities. These lands are primarily located in mountainous areas, along designated floodways, riverine areas and drainage corridors. They should be kept in their natural state and can only be developed with one dwelling unit per acre or with an alternate, economically viable land use according to Arizona State Statutes. The City's 2035 Land Use Plan sets aside a large portion of the northern region as Open Space, primarily managed by the Bureau of Land Management and the Arizona State Land Department. The City plans to establish a large conservation and recreation area, as well as a series of north-south linear open spaces that follow existing desert wash and drainage facilities. Pedestrian trails will be required along these wash corridors to enhance non-motorized mobility and connectivity. Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Character Area:

Answered: 4 Skipped: 14

ANSWER CHOICES		RESPONSES
What conditions should be promoted in the Open Space Area?		100.00% 4
What conditions should be discouraged in the Open Space Area?		75.00% 3

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE OPEN SPACE AREA?	DATE
1	NON-MOTORIZED access and mobility in these areas.	3/11/2023 12:19 PM
2	trails, parks, atv or motorized trails (get them off the main streets and neighborhoods!)	3/1/2023 8:03 PM
3	pedestrian trails, connectivity, and recreation area	3/1/2023 12:18 PM
4	nature	3/1/2023 6:09 AM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE OPEN SPACE AREA?	DATE
1	No ATVs tearing up soil and driving natural habitat away; also bringing dust and noise.	3/11/2023 12:19 PM
2	Changing the designations and allowing more industrial or high density housing, NO Train Relay stations	3/1/2023 8:03 PM
3	anything commercial or industrial nearby	3/1/2023 6:09 AM

Q13 Looking at the map above, please leave any comments on areas you would like to see changed or better addressed related to Growth Areas in the City:

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	greater emphasis on White Tanks Conservation don't want them to turn into Camelback Mtn.	3/13/2023 2:18 PM
2	Area 7 will need much highway/traffic congestion easing before further commercial expansion in that area. Appreciate the attention to 8 and 9 to preserve and enhance	3/11/2023 12:21 PM
3	1 Residential growth- would like to see it remain low height, low density housing to allow for the natural beauty of the white tanks to be enjoyed by everyone and the limited resources and infrastructure not be over burdened	3/1/2023 8:06 PM
4	looks good to me	3/1/2023 12:19 PM
5	with all of the new building from 163 to 195th, just off grand in either direction, we need a closer area of entertainment, drinks, food, fun...we are currently required to travel grand east or 303 south for any of this. = driving issues	3/1/2023 6:17 AM

Q14 Luke Compatibility District: The Luke Compatibility District (LCD) is an area intended to support the use of Luke Air Force Base and Auxiliary Field #1 while also allowing for community growth and development. It will be the largest concentration of employment-related job opportunities at the buildout in Surprise, but it also includes some residential and rural areas. The LCD includes properties affected by higher noise levels and a buffer zone around it. Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Land Use Sub-Area:

Answered: 2 Skipped: 16

ANSWER CHOICES		RESPONSES
What conditions should be promoted in the Luke Compatibility District?		100.00% 2
What conditions should be discouraged in the Luke Compatibility District?		100.00% 2

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE LUKE COMPATIBILITY DISTRICT?	DATE
1	Buffer Zone needs to be better described	3/11/2023 12:35 PM
2	noise reduction in residential areas - the jets can get SO loud	3/1/2023 12:28 PM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE LUKE COMPATIBILITY DISTRICT?	DATE
1	Yes, support of Luke is critical. We need to be sure that noise-sensitive building (like residences, health care facilities, etc) is not allowed in "noise zones." If this is allowed, then those who build (or buy later) will then be complaining about the jet noise. Great to have distribution center of small research and productive facilities in those zones.	3/11/2023 12:35 PM
2	not sure	3/1/2023 12:28 PM

Q15 Scenic Lands Development: The Scenic Lands Development Sub Area is a 68,000-acre area of unique and scenic natural beauty located north of Carefree Highway, the Hassayampa River and White Tank Mountains Regional Park. The future planning guidance for the area aims to integrate development with the topography while protecting the natural environment and preserving public access. Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Land Use Sub-Area:

Answered: 3 Skipped: 15

ANSWER CHOICES		RESPONSES
What conditions should be promoted in the Scenic Lands Development Sub-Area?		100.00% 3
What conditions should be discouraged in the Scenic Lands Development Sub-Area?		66.67% 2

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE SCENIC LANDS DEVELOPMENT SUB-AREA?	DATE
1	preserving natural environments and public access (not ATVs)	3/11/2023 12:35 PM
2	Natural History Museums, Parks, Hiking Trails, only low rise, low density development/housing	3/1/2023 8:23 PM
3	preserving the natural environment and public access	3/1/2023 12:28 PM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE SCENIC LANDS DEVELOPMENT SUB-AREA?	DATE
1	"integrate development with typography....." scary words. Feels like development will overrule preservation of natural beauty and wildlife corridors	3/11/2023 12:35 PM
2	train depot, buildings taller than 2 stories, residences, industry, or business that requires heavy traffic from large rigs	3/1/2023 8:23 PM

Q16 Surprise Center District: The Surprise Center District is a 2.5 square mile area that includes various recreational facilities, government buildings, and a master-planned community with a mix of commercial and residential developments. It serves as an economically sustainable and robust downtown destination with attractions such as the City of Surprise Recreation Campus, Surprise Stadium, Tennis Complex, Community Park, Aquatic Center, and Northwest Regional Library. Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Land Use Sub-Area:

Answered: 3 Skipped: 15

ANSWER CHOICES		RESPONSES
What conditions should be promoted in the Surprise Center District?		100.00% 3
What conditions should be discouraged in the Surprise Center District?		33.33% 1

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE SURPRISE CENTER DISTRICT?	DATE
1	Economically sustainable.....Center of Our City.....come study, eat, play, live, visit (visitor attraction omitted)	3/11/2023 12:35 PM
2	residences and multi family developments to provide a centrally located, walkable life	3/1/2023 8:23 PM
3	sustainability and robust downtown	3/1/2023 12:28 PM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE SURPRISE CENTER DISTRICT?	DATE
1	More sit down dining restaurants- they are needed around the 303 , north and south	3/1/2023 8:23 PM

Q17 Surprise Heritage District: The City of Surprise is creating a Heritage District to preserve and protect the historical and cultural qualities of the area. The Heritage District is one square mile of the Surprise Original Town Site (OTS). The OTS is the historic center of Surprise. It has a diverse range of land uses, including original historic residences, modern shops, restaurants, offices, community facilities, industrial services, multi-family uses, and railroad rights-of-way. Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Land Use Sub-Area:

Answered: 4 Skipped: 14

ANSWER CHOICES		RESPONSES
What conditions should be promoted in the Surprise Heritage District?		100.00% 4
What conditions should be discouraged in the Surprise Heritage District?		50.00% 2

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE SURPRISE HERITAGE DISTRICT?	DATE
1	improve the buildings/parking; take advantage of this history; zone out businesses that don't contribute to historical perspective	3/13/2023 2:22 PM
2	Our Heritage.....our historic center....our roots with homes & businesses	3/11/2023 12:35 PM
3	maintaining the historic style and original residences	3/1/2023 8:23 PM
4	More infrastructure to make the environment more welcoming	3/1/2023 12:28 PM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE SURPRISE HERITAGE DISTRICT?	DATE
1	dirty streets (Grand Ave, etc.);	3/13/2023 2:22 PM
2	No destroying of our historic center for a 'new idea'	3/11/2023 12:35 PM

Q18 Transit Oriented Development District: The Transit Oriented Development (TOD) area is designated for roadways and surrounding areas with high-capacity transportation connections to and from Surprise, including US 60, SR 74, Loop 303, Sun Valley Parkway, and Bell Road. The goal is to develop plans that recognize the connection between land uses and transit operations, increase residential and non-residential density near transit stops, and ensure efficient mobility near transit stops. Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Land Use Sub-Area:

Answered: 2 Skipped: 16

ANSWER CHOICES		RESPONSES
What conditions should be promoted in the Transit Oriented Development District?		100.00% 2
What conditions should be discouraged in the Transit Oriented Development District?		100.00% 2

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE TRANSIT ORIENTED DEVELOPMENT DISTRICT?	DATE
1	Increased density at the intersections of these major thoroughfares; Connectedness of our community for those in buses, cars, or on bicycles	3/11/2023 12:35 PM
2	Transit district off of Grand and west to DysartLitchfield	3/1/2023 8:23 PM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE TRANSIT ORIENTED DEVELOPMENT DISTRICT?	DATE
1	No plans for major corridors/highway expansions to go through existing residential neighborhoods	3/11/2023 12:35 PM
2	No transit depot with semis which would over burden the roads - especially with all the warehouses off of the 303 all the way to I-10 now	3/1/2023 8:23 PM

Q19 Aggregate Resource Area: The Land Use Element and Map identifies known sources of aggregates and policies to preserve them and avoid incompatible land uses. There are five known aggregate resource areas in the Surprise Municipal Planning Area and one Aggregate District with known or potential extractable resources. These areas are mainly located north of SR 74 and on BLM managed lands or Arizona State Land. Using the textboxes below, please list any comments about what conditions to promote or discourage in the corresponding Land Use Sub-Area:

Answered: 1 Skipped: 17

ANSWER CHOICES		RESPONSES	
What conditions should be promoted in the Aggregate Resource Area?		100.00%	1
What conditions should be discouraged in the Aggregate Resource Area?		100.00%	1

#	WHAT CONDITIONS SHOULD BE PROMOTED IN THE AGGREGATE RESOURCE AREA?	DATE
1	minimizing the movement of potential spores of Valley Fever to dig in areas that would affect the residents and wildlife in Surprise and surrounding areas	3/1/2023 8:23 PM

#	WHAT CONDITIONS SHOULD BE DISCOURAGED IN THE AGGREGATE RESOURCE AREA?	DATE
1	Mining and open eye sores	3/1/2023 8:23 PM

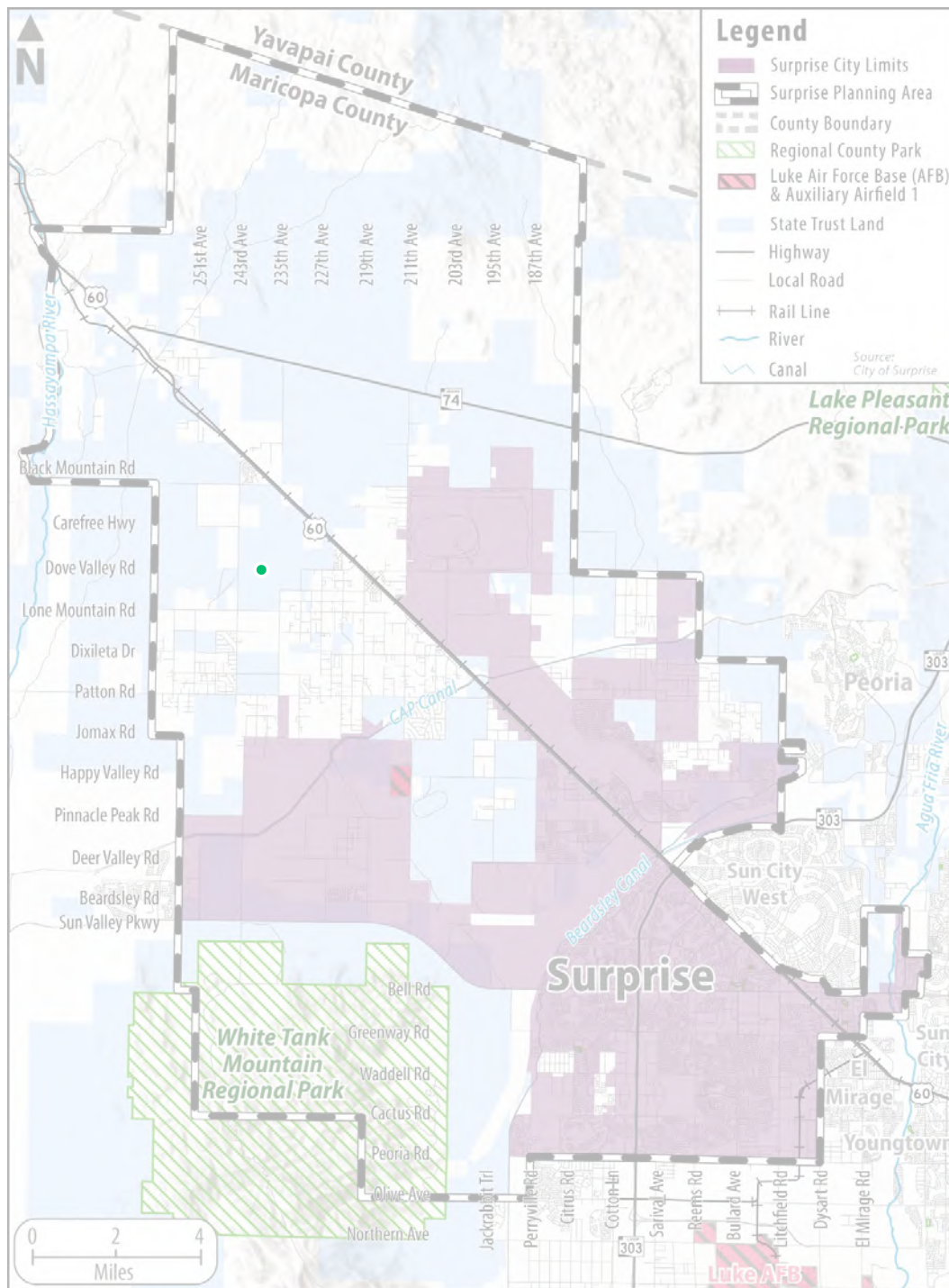
Q20 Rural Residential OverlayAs part of our first round of community outreach efforts, much of the feedback received reflected a desire to preserve rural residential areas and protect them from the encroachment of development. As part of this General Plan Update, the City would like to explore the creation of a new Rural Residential Overlay. This new overlay is desired to give Surprise the ability to further guide future development and provide residents with the quality of life they desire. Considerations could be given to applying maximum density conditions, enhanced buffer or setback requirements, increased landscaping, height limitations, and/or viewshed preservation.Using the textbox below, please list any comments about what conditions to include in the development of this new Land Use Sub-Area:

Answered: 2 Skipped: 16

ANSWER CHOICES		RESPONSES
What would you like to see included in this new Rural Residential Overlay?		100.00% 2
#	WHAT WOULD YOU LIKE TO SEE INCLUDED IN THIS NEW RURAL RESIDENTIAL OVERLAY?	DATE
1	Maximum density conditions; height, noise, pollutions limitations; what kind of roadways & utilities will be provided?	3/11/2023 12:35 PM
2	Respecting community residents and listen to their concerns. No more than 2 stories, Abundant parking, enhanced buffers and walls, views preserved	3/1/2023 8:23 PM

Q21 Where should the Rural Residential Overlay be generally applied?
Click once in the general center of your identified area on the map below:

Answered: 1 Skipped: 17



Q22 Please write any additional thoughts, comments, or questions you may have about the General Plan below:

Answered: 3 Skipped: 15

#	RESPONSES	DATE
1	This survey is very long ... anything that takes more than 10-15" is too long for most people to stay with and complete.	3/13/2023 2:23 PM
2	Thanks for providing this means of communicating and participating when work travel has prohibited in-person participation.	3/11/2023 12:36 PM
3	I appreciate the opportunity to comment; however it feels futile. Every builder and developer who has approached our elected officials at the meetings and requested a waiver to the building ordinances, and exceptions have been granted them. Instead of keeping the integrity of a rural, suburban area the residents have been sold out to over growth without sufficient infrastructure, roadways, and traffic patterns around the schools. We have minimal open spaces and parks for the families that bought west of Cotton. Now, despite sink holes and community resistance, plans are being steamrolled for high density housing in the middle of our quiet, single family residences. This is NOT what was advertised and sold to all of us who moved away from the city to Surprise. This is a sad betrayal and sell out which will change the character of the area west of Cotton Rd. I worry that the blatant disregard for community input and alterations of the land density designations will cause more families to depart joining those neighbors who have already moved.	3/1/2023 8:39 PM



APPENDIX G

Community Workshop
#3 Sign-In Sheets -
Redacted



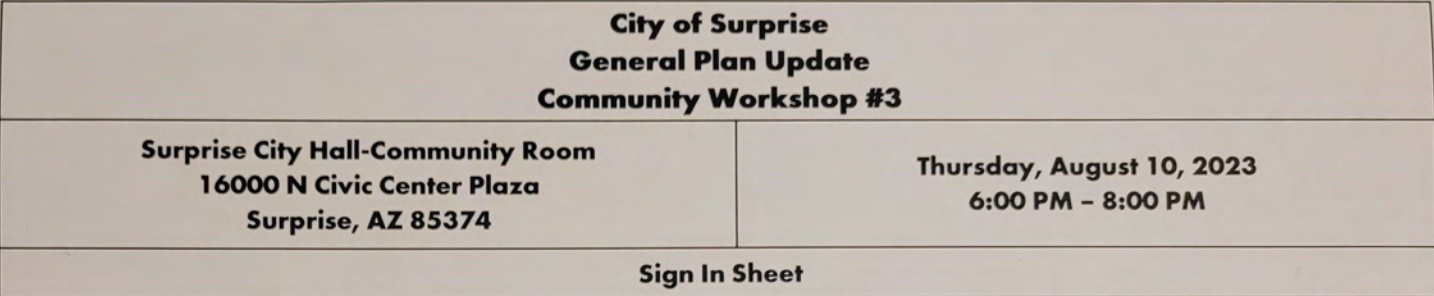
**City of Surprise
General Plan Update
Community Workshop #3**

Surprise City Hall-Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

Thursday, August 10, 2023
6:00 PM – 8:00 PM

Sign In Sheet

[illegible]

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INTERNATIONAL



APPENDIX H

Community Workshop #3
PowerPoint Presentation



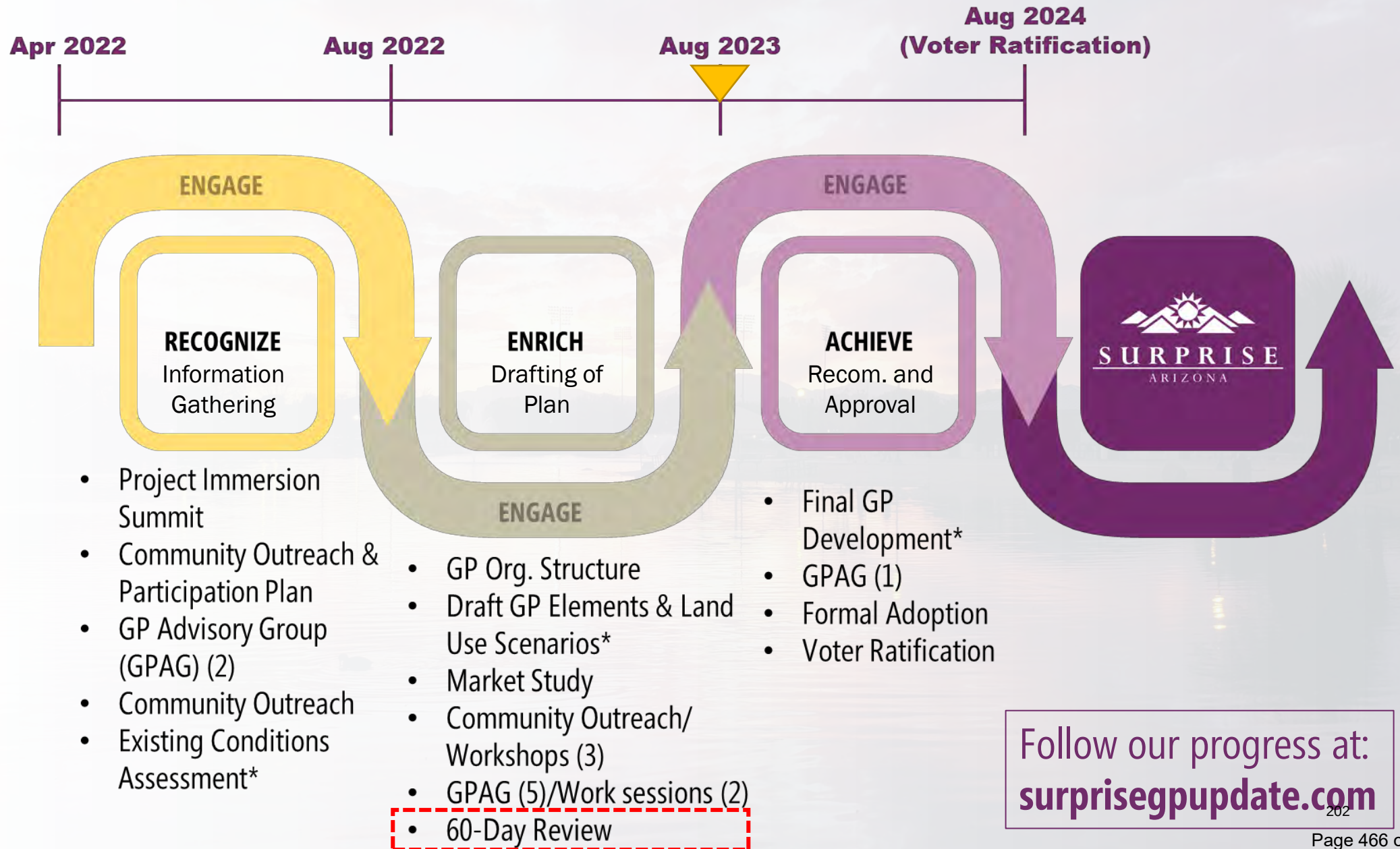
SURPRISE2040

General Plan

Community Workshop #3

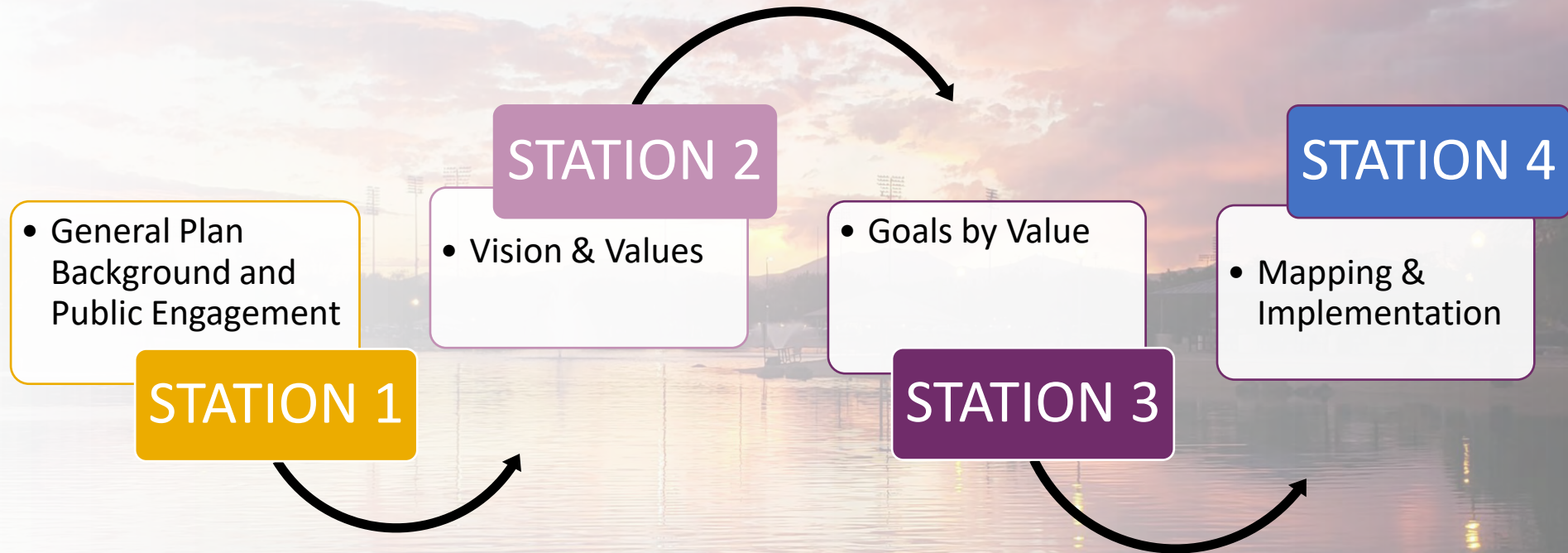


General Plan Process



Community Workshop Format

60-Day Review Draft



About the General Plan and Public Engagement

STATION 1

SURPRISE GENERAL PLAN UPDATE About The General Plan



See below for a brief overview about the General Plan, what it entails, and the project schedule. To learn more about the General Plan Update process and how to get involved visit www.surpriseupdate.com

What is the purpose of the General Plan?

The Surprise General Plan is the long-range planning guide to outline the next 20 years of future growth and development for the City. The General Plan is broken down into a primary vision followed by goals, various policies, and detailed maps to support the plan's ultimate implementation. In application, the General Plan acts as a guide for future social, economic, and development decisions.

Why update the General Plan now?

Under the Arizona Revised Statutes, every 10 years, communities are required to have their General Plan updated and ratified by voters. As the City last ratified their General Plan in 2013, the City of Surprise is due for a General Plan update to comply with state law.

What topics does the General Plan address?

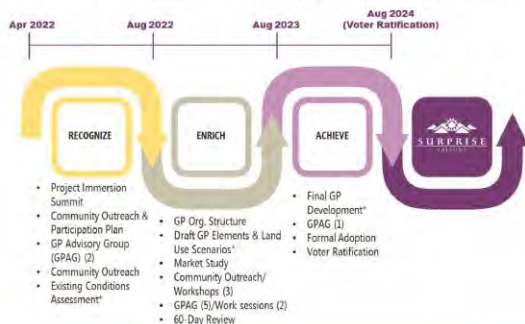
A variety of State-mandated "elements," or topics, are required in a General Plan. State law requires that a General Plan for a community the size of Surprise address the following elements:

- Land Use
- Circulation
- Growth Areas
- Open Space & Recreation
- Revitalization & Redevelopment
- Neighborhood Preservation
- Environmental Planning
- Water Resources
- Conservation
- Energy
- Public Services & Facilities
- Public Buildings
- Housing
- Safety
- Cost of Living

The City of Surprise may also include additional elective elements in the General Plan that cover topics such as:

- Economic Development
- Arts & Culture
- Education
- Health

What is the schedule and process for the General Plan Update?



SURPRISE GENERAL PLAN UPDATE Existing Conditions



Review the map and data below to see a snapshot of key community components in Surprise today as we prepare for the City of tomorrow.

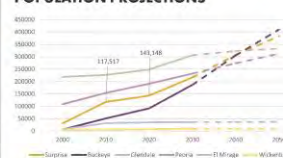
LAND USE PLAN (EXISTING SURPRISE 2035 GENERAL PLAN)



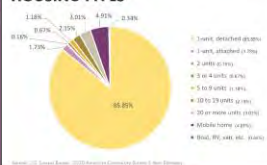
SURPRISE BY THE NUMBERS



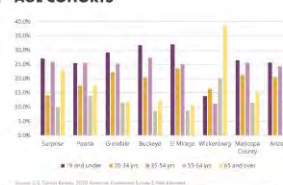
POPULATION PROJECTIONS



HOUSING TYPES



AGE COHORTS



SURPRISE GENERAL PLAN UPDATE Public Engagement



As part of this 2040 General Plan Update process, public engagement was conducted in three phases that included multiple outreach opportunities, including both in-person and virtual formats, stakeholder interviews, and community presentations. See below for a brief overview about the work that has been completed for the General Plan Update. To learn more about engagement efforts, visit www.surpriseupdate.com.

Completed General Plan Engagement

- Community Outreach & Participation Plan
- Project Website Development
- General Plan Advisory Group (GPAG) Meetings (9 meetings)
- Stakeholder Small Group & HOA Meetings (10 meetings)
- Youth Council Meeting
- Community Workshops, In-Person & Virtual (3 rounds)
- Community Pop-Up Workshops (3 events)
- City Council/Planning Commission Joint Workshop (2 Workshops)
- 60-Day General Plan Draft Review
- Press Releases & Surprise Progress Magazine Articles
- Various Marketing & Social Media Posts



Engagement Feedback

Share One Word to Describe Surprise

- Growth, Livability, Seasonal, Peaceful, Potential, Opportunity, Suburbs, Sprawling

Most Important Future Topic/Focus Areas

- Jobs
- Protection of White Tank Mountains
- Affordable Housing
- Water Resources and Conservation
- Infrastructure and Development

Physical Areas of Opportunities

- Infill Development
- Development around New Residential Communities
- Tech Loop around Luke AFB Aux Airfield 1
- Enhancements to:
 - Prasada, Asante, City Center

2040 Plan Area of Interest Table

This table is a new addition that is included in the Surprise 2040 General Plan. It serves as a guide with direct references to key areas of interest that were commonly identified by community members during the public involvement process. In alignment with their importance, these areas of interest are covered in multiple sections of the Surprise 2040 General Plan.

Topic	Chapter	Interest	Reference (Goal)
Water	6, 7 & 8	How we will manage our water resources.	6.1, 6.2, 6.5, 6.6, 6.7, 7.1, 7.2, 8.2
		How we will conserve our water.	6.1, 6.2, 6.4, 6.5, 6.6, 6.7, 7.1, 7.2, 8.2
Housing	4 & 8	How we will create housing opportunity for all income groups.	4.1, 4.2, 4.3, 8.1
Transportation	5 & 8	How we will increase mobility options.	5.1, 5.2, 5.4
Recreation	7 & 8	How we will help to relieve congestion.	5.2, 5.3, 5.4, 8.2
Public Safety	3, 4, 5, 6 & 7	How we will provide existing opportunity for recreation.	7.1, 7.2, 7.3, 8.3
Education	3, 6, 7 & 8	How we will ensure our City is safe for all residents.	3.3, 3.4, 4.3, 4.4, 5.1, 5.2, 5.3, 6.3, 7.3, 8.1, 8.4
Neighborhoods	4 & 5	How we will support education.	4.1, 4.2, 4.3, 5.1
Open Space	4, 6, 7 & 8	How we will promote quality design.	4.1, 4.2, 4.3, 5.1
		How we will protect existing rural development.	4.1, 4.2, 4.3, 5.1
		How we will emphasize the importance of our natural and positive open spaces.	4.1, 4.2, 6.1, 6.2, 6.3, 7.1, 7.2, 7.3, 7.4, 7.5, 8.4
		How we will protect our wildlife corridors.	6.1, 6.2, 7.2, 7.5

SURPRISE GENERAL PLAN UPDATE 2040 Vision & Values



A General Plan's Vision Statement and Values help to establish a clear foundation and organizational structure that guides the drafting of the overall plan. The Vision Statement of the 2040 General Plan is the shared aspiration that the City of Surprise aims to achieve moving forward into the long-term future. The direction provided in the General Plan supports the collective vision statement developed by the input from the community at large and the General Plan Advisory Group. View the updated General Plan Vision Statement and Values below:

Our Vision for the Future

Against the picturesque backdrop of the White Tank mountains, Surprise is a distinct community that provides a high-quality life for residents of all ages. A range of rural to urban neighborhoods are safe and aesthetically pleasing. Community-wide mobility and accessibility is balanced with resource conservation to provide abundant greenways and open spaces for people to enjoy. Through responsible growth, the City's historic origins are embraced, while thriving destinations provide cultural, employment, and shopping opportunities. This is complemented with well-planned infrastructure that creates a lasting foundation for the continued benefit of Surprise residents and visitors.

What is New?

The Vision Statement was adjusted to provide a broad and robust, yet unique, future direction for Surprise.

Our Values

What is New?

Following public feedback during the General Plan update process, six core values were identified as the foundation to guide the City of Surprise's efforts to achieve the community's vision.



A Welcoming Place

Surprise values a strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.



A Livable Community

Surprise values responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.



A Connected City

Surprise values safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.



A Sustaining Environment

Surprise values thoughtful development, resource conservation with a secure water future, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to ensure a resilient and adaptive future for all.



A Healthy Lifestyle

Surprise values a safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.



A Competing Economy

Surprise values reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, and enticing destinations attracting visitors, new employers, and innovative workforce talent.

Goals by Value

STATION 3

SURPRISE GENERAL PLAN UPDATE Goals

Each of the six Values form a separate chapter of the 2040 General Plan 60-Day Review Draft. Within each chapter, supported by a series of Goals that are high-level statements of desired future outcomes. Please review the draft Goals below:

A Welcoming Place

Goal 3.1: Build strong neighborhoods and local connections

Surprise's rapid residential growth has produced and will continue to produce some of the most desired neighborhoods in the West Valley. As time moves forward, the City will encourage these existing and future new neighborhoods to both planned events and unplanned opportunities in order to build and solidify local connections between the community as a whole.

Goal 3.2: Promote public engagement and participation

The City's public engagement strategies and initiatives should promote ease of access for public participation in public activities, including the planning process. Broadening the horizon of participation empowers the public in the local decision-making process.

Goal 3.3: Foster effective communication

Effective communications and constructive relationships should be developed among the City, neighborhood community institutions, and the residents. This builds a public environment on a foundation of public trust and the community.

Goal 3.4: Provide good governance through service excellence

Surprise is focused on attracting, developing, motivating, and retaining a high quality, engaged and productive staff that is committed to good governance by supporting a strong inclusive culture, collaborating with vendors, and providing excellent service. Within this context, the City will continuously evaluate capacity to ensure services are effectively balanced with community need.

A Livable Community

Goal 4.1: Maintain a well-managed community form

The City of Surprise will provide a high quality of life and a unique living experience by offering a sense of place and an intimate community atmosphere while also providing close access to all the conveniences and amenities of a city. The overall community form will be strengthened through deliberate use of land resources, and strategic balanced with context sensitive infill development while protecting existing development that contributes to the community.

Goal 4.2: Be a home for everyone

Upholding the condition and quality of the city's housing stock is necessary to maintain safe, attractive, and livable neighborhoods for all people who want to live in Surprise. Surprise will also work to preserve housing opportunities providing more diverse, accessible options within neighborhoods that expand the range of housing types, densities, and locations.

Goal 4.3: Foster a sense of place through maintenance, reuse, or redevelopment of neighborhoods

The redevelopment, rehabilitation, and conservation of property and neighborhoods sustains the long-term character and well-being of Surprise. To this end, Surprise will utilize ongoing maintenance and redevelopment strategies to ensure long-term stability of maturing residential and commercial neighborhoods. Comprehensive revitalization efforts focused in targeted areas to maximize scarce resources. Appropriate reuse and rehabilitation of vacant and underutilized properties will also be encouraged.

Goal 4.4: Protect Luke Air Force Base

Surprise will incorporate a future land use pattern that fosters the continued use of Luke Air Force Base and Air Force Station while also accommodating community growth and development.

SURPRISE GENERAL PLAN UPDATE Goals

Each of the six Values form a separate chapter of the 2040 General Plan 60-Day Review Draft. Within each chapter, supported by a series of Goals that are high-level statements of desired future outcomes. Please review the draft Goals below:

A Connected City

Goal 5.1: Develop a complete transportation network to support desirable patterns of development

There is a complex relationship between roadways and adjacent land uses. As the City continues to grow, the transportation network must work in conjunction with the land use plan. The City will strive to integrate existing and future roadway system design, operations, and aesthetics in a manner that aligns with the character of the neighborhoods it serves.

Goal 5.2: Promote safe movement of people, goods, and vehicles across all modes

The ongoing development and growth across Surprise presents the opportunity to plan for a variety of transportation modes that connect the city. Surprise will develop and promote a balanced, multimodal transportation system that supports walking, bicycle, pedestrian, transit, and freight trucking options to ensure safe movement and efficient linkages across the city.

Goal 5.3: Relieve vehicular congestion

Traffic is a concern for many Surprise residents. Beyond supporting alternative modes of travel, the design and level of connectivity those roads have plays a major role in ensuring for a more efficient and comfortable travel experience. Surprise desires for a reduction of vehicular congestion, Surprise will support a high level of connectivity between neighborhoods and destination centers.

Goal 5.4: Plan for emerging transportation technologies

Emerging transportation modes and services, including micromobility, bike-sharing and e-scooters, ride sharing, autonomous vehicles, and public transit innovations, can affect travel activity, affordability, and overall quality of life. Surprise will continue to collaborate, assess, and program the supporting infrastructure needed to realize the most appropriately improve efficiencies and better ways of moving people or goods across the city.

A Competing Economy

Goal 8.1: Support economic competitiveness

Surprise is home to a variety of businesses and industries that offer opportunities for quality employment. Surprise will continue to form strong economic foundations by positioning itself as a first-choice location for businesses that generate a diversity of local high-quality jobs. This will continue Surprise's transformation of the community to a competitive economic destination.

Goal 8.2: Be a regional economic partner

Surprise has distinguished itself through offering a competitive local economy when attracting major industries to the metro area. Surprise will continue to promote and diversify itself as a strong regional, statewide, and national partner in forming economic relationships with other jurisdictions and entities.

Goal 8.3: Elevate tourism through attractions

As the annual calendar of events continues to grow, Surprise will work to bring more opportunities for entertainment to the City for the enjoyment of its residents and to attract tourists and visitors from across the region and state. Surprise will be given to promoting and cultivating various destinations for sports and leisure activities as a continuing development for the community.

Goal 8.4: Offer life-long learning and skill-building

In order for a well-educated workforce to choose to live and flourish in the City, Surprise will encourage a broad, continuous learning for residents of all ages. This work will be achieved through focus and collaboration with a spectrum of partners including educational districts and institutions, businesses, public agencies, and community organizations.

SURPRISE GENERAL PLAN UPDATE Goals

Each of the six Values form a separate chapter of the 2040 General Plan 60-Day Review Draft. Within each chapter, the Values are then supported by a series of Goals that are high-level statements of desired future outcomes. Please review the draft Goals below:

A Sustaining Environment

Goal 6.1: Protect the health of our diverse environment

The planning area for Surprise is ecologically diverse. Surprise will research, promote, and incorporate innovative policies and practices that protect this diversity through environmental stewardship. The City will look to preserve and maintain the natural surrounding landscape in its planning area, including in the City's Growth Areas, so as to maintain the high level of environmental quality, water protection, and scenic amenities for all to enjoy.

Goal 6.2: Utilize a systems approach to sustainability

An enduring community must establish a sustaining framework that balances the needs of the present without compromising the ability of future generations in Surprise to meet their own needs. Surprise will align with this endeavor by optimizing the environmental, economic, and social dimensions of the City as systems related to each other in an interconnected manner. New growth will be guided through the use of more defined and efficient development practices, seeking to support the City's efforts to reduce its overall reliance on non-renewable resources. Additionally, Surprise will commit to adhering to financially sustainable practices through requiring that development pay its share of the cost of public service needs generated by the development.

Goal 6.3: Reduce risk and thrive under change

Providing for an overall environment for safe and healthy living is a mainstay for any desirable community. Beyond planning for personal health initiatives, Surprise desires to minimize the threats of natural and human-induced hazard risks by employing broad interdisciplinary-derived methods and emerging techniques to respond, adapt, and thrive under these changing conditions.

Goal 6.4: Provide exceptional core utilities

Surprise must utilize technological innovation and strategic investment in its public municipal utilities (i.e. water, wastewater, stormwater, and solid waste) infrastructure to support its current and future residents, businesses and visitors in a manner that supports reliable services and efficient patterns of development.

Goal 6.5: Continuously and responsibly manage our water resources

The City will continuously pursue to develop and implement programs that protect and enhance the City's water supply portfolio in accordance with the adopted Water Resource Management Plan. Within this work, the City will monitor and support efforts to improve regional cooperation and communications among appropriate agencies and communities.

Goal 6.6: Bolster water conservation

In the spirit of bettering the use of water across the City, Surprise will continue to promote water conservation in accordance with the adopted Water Resource Management Plan. The use of reclaimed water will also be encouraged, and there will be further investment into best management practices for the optimal capture of stormwater runoff.

Goal 6.7: Ensure for safe and reliable water delivery

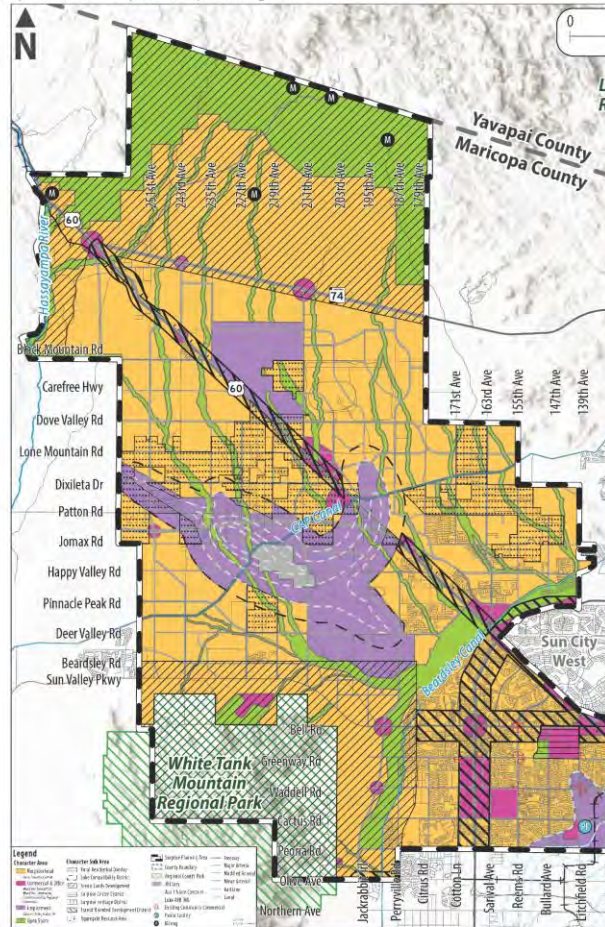
The City of Surprise will continue to invest in water treatment, storage, and distribution systems to ensure reliable delivery of high-quality water to meet daily and emergency needs.

Mapping & Implementation

STATION 4

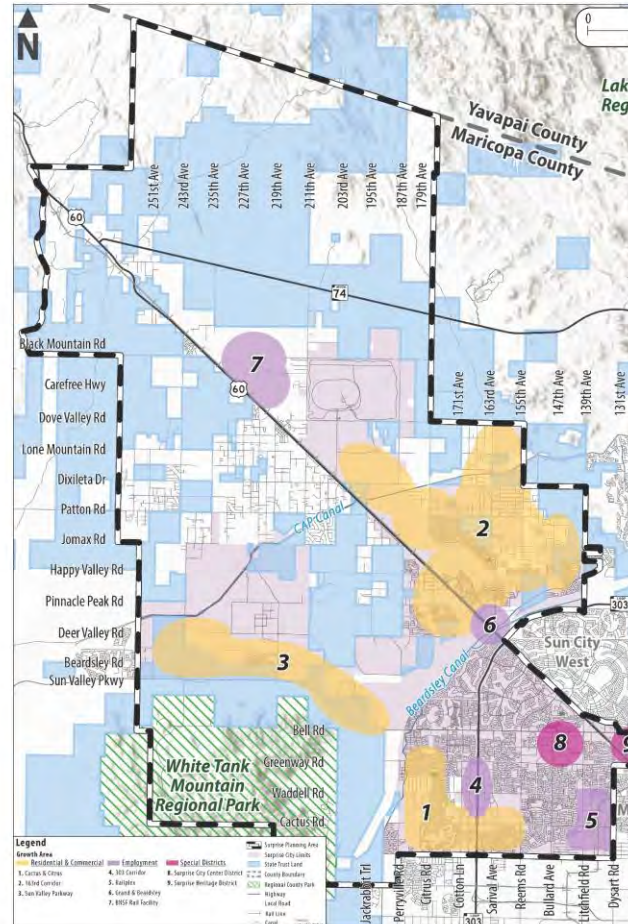
SURPRISE GENERAL PLAN UPDATE Land Use Character Area Plan

This map is a graphic representation of the desired Land Use Character Area pattern for all land within the Surprise Area in the Surprise 2040 General Plan 60-Day Review Draft. The map specifically indicates the intended distribution of Character Areas and Sub-Areas. Although not a zoning map, this Land Use Character Area map should also be used in conjunction with the Surprise Municipal Planning Area.



SURPRISE GENERAL PLAN UPDATE Growth Areas Plan

The Growth Map shows where growth is highly likely and encouraged in the City. These nine growth areas are categorized by land use and development that may occur and will be further defined as part of a specific area plan to better define land use, circulation, and other factors. Note that growth could also occur outside the illustrated growth areas.



SURPRISE GENERAL PLAN UPDATE Implementation Strategy Matrix



The Implementation Strategy Matrix identifies specific actions that Surprise intends to take during the implementation period of this Plan. The matrix first identifies the relevant primary value and then defines the corresponding implementation strategy that helps to support that value, the lead department or agency charged with executing the strategy, and a timeframe for implementation. It is important to note that the ability to implement the strategies outlined in the following matrix is dependent upon revenue, staffing, and other resource capabilities of the City of Surprise. Please review the draft Implementation Strategy Matrix below:

Primary Value	Implementation Strategy	Lead Responsible Party	Short-Term (0-5 Years)	Mid-Term (5-10 Years)	Long-Term (10-20 Years)
ALL VALUES	Pursue available grant funding to assist with the advancement of applicable policies	All Departments	●	●	●
	Stay involved in regional discussions and cooperative planning efforts (i.e. ADOT, MAG, MCDOT, FCDMC, WESTMARC)	Transportation Department	●	●	●
	Maintain the City's GIS data base to include development statistics to assist in monitoring the performance of the General Plan	All Departments	●	●	●
	Continuously review the Surprise Capital Improvement Plan (CIP) to ensure each element of the General Plan 2040 is being implemented to the greatest degree possible	All Departments	●	●	●
A WELCOMING PLACE	Regularly evaluate and review ASC and NCS surveys to determine areas in need of improvement	Community Development Department	●	●	●
A LIVABLE COMMUNITY	Update the LDO and PEDS to be consistent with the implementation of the General Plan	Community Development Department	●	●	●
	Implement the recommendations of the Surprise Housing Study	Human Service & Community Vitality	●	●	●
	Promote desired retail and employment within defined growth areas	Community Development Department	●	●	●
A CONNECTED CITY	Explore the feasibility and development of an annexation policy	Community Development Department	●	●	●
	Develop and adopt a Transportation Master Plan encompassing transit and a Complete Streets Plan and Policy document	Transportation Department	●	●	●
	Implement transportation system improvements as described in Chapter 5: A Connected City	Transportation Department	●	●	●
A SUSTAINING ENVIRONMENT	Prioritize the recommendations of the Transit Feasibility Study	Transportation Department	●	●	●
	Review and update the Surprise Integrated Water Master Plan as necessary to respond to the evolving local and regional drought planning conditions	Water Resource Management	●	●	●
	Review and update the Engineering Development Standards, as appropriate to be consistent with the implementation of the General Plan	Public Works Department	●	●	●
A HEALTHY LIFESTYLE	Evaluate the need to prepare a Citywide Facilities Master Plan	Public Works Department	●	●	●
	Participate in the "safe routes to schools" program or similar programs	Transportation Department	●	●	●
	Update the Parks and Recreation Master Plan to be consistent with General Plan 2040 as applicable	Parks and Recreation Department	●	●	●
A COMPETING ECONOMY	Collaborate with the development community to reserve and preserve desired open space for passive and recreational purposes in accordance with the Recreation Master Plan	Parks and Recreation Department	●	●	●
	Periodically update the Economic Positioning Framework to assist in encouraging job growth	Economic Development Department	●	●	●
	Continuously coordinate and review the American Community Survey (ACS) to better inform officials, community leaders, and businesses and support recommended updates to the General Plan and LDO	Economic Development Department	●	●	●
A COMPETING ECONOMY	Continuously coordinate and review economic and job growth data to encourage job growth and supportive housing opportunities through continued evaluation of the General Plan and LDO	Economic Development Department	●	●	●
	Continuously coordinate and review economic and job growth data to encourage job growth and supportive housing opportunities through continued evaluation of the General Plan and LDO	Economic Development Department	●	●	●

207

Next Steps

Review

- 60-Day Review Period
 - o June 30, 2023 – August 30, 2023
(may review and provide comments online)

Follow our progress at:
surprisegpupdate.com

Adoption

- Planning & Zoning Commission
 - o October 5, 2023 & November 2, 2023
- City Council
 - o December 5, 2023

Ratification (Primary Election) – August 6, 2024

Thank You

- **Contact Information**

Jason Moquin

City of Surprise, Planning Manager

Email: Jason.Moquin@surpriseaz.gov

Direct: (623) 222-3045



APPENDIX I

Community Workshop #3
Surprise 2040 General Plan 60-Day Review Draft Online
Comments: *Redacted*

#1

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Tuesday, July 04, 2023 1:28:27 PM
Last Modified: Tuesday, July 04, 2023 1:29:46 PM
Time Spent: 00:01:18
IP Address: 172.56.80.156

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Ryan Morris

Email Address

RYAN.MORRIS.P@GMAIL.COM

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Northwest development would be great! Especially for the North Copper Canyon community.

#2

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Wednesday, July 05, 2023 12:00:48 PM
Last Modified: Wednesday, July 05, 2023 12:04:19 PM
Time Spent: 00:03:31
IP Address: 174.78.95.30

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Randy Proch

Email Address

randyproch@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Page 140, why not mention of the Sweetwater Road bridge over the Loop 303.

Page 208, correct "Town of Buckeye" to "City of Buckeye".

#3

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Wednesday, July 05, 2023 8:08:04 PM
Last Modified: Wednesday, July 05, 2023 8:19:00 PM
Time Spent: 00:10:56
IP Address: 24.255.11.129

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Alex Williamson

Email Address

williamsonbaily@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

We love living in Surprise and we have the luxury to work remotely. The biggest issue we're facing on whether to stay here and invest additional resources into our home and community is heat mitigation. Scottsdale recently required all new developments to incorporate heat mitigation into their design. For a family with toddlers - this is so attractive in a community. We would like to see Surprise make similar commitments to making a livable city, especially as temperatures continue to rise and my family is forced to spend more and more days inside escaping the heat.

#4

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Saturday, July 08, 2023 9:29:29 PM
Last Modified: Saturday, July 08, 2023 9:31:06 PM
Time Spent: 00:01:37
IP Address: 38.9.248.77

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name	Ekemini MbekAnako
Agency or Business (Optional)	Research
Email Address	ekeminianako02@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Really solid general plan. I love how it touched on transportation and housing more, and filled in many holes that I felt were in the 2035 plan.

#5

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Sunday, July 09, 2023 9:51:41 PM
Last Modified: Sunday, July 09, 2023 9:55:26 PM
Time Spent: 00:03:45
IP Address: 67.168.19.84

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name	Dr. Aspasia Angelou
Agency or Business (Optional)	Resident
Email Address	aspasiaangelou@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

The development at Prasada is not designed in a manor to accommodate people walking and gathering outdoors. The parking lots are not safe and you have to cross multiple to walk the shops. We were under the impression this would be like a marketplace (Tempe or Westgate) to allow for outdoor gatherings. The design creates chaotic traffic and unsafe areas to cross traffic.

#6

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Monday, July 10, 2023 10:55:36 AM
Last Modified: Monday, July 10, 2023 11:08:47 AM
Time Spent: 00:13:11
IP Address: 184.176.148.86

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name	Winnie Fritz
Agency or Business (Optional)	HCCA Management / Healthcare
Email Address	wfritz@hcca.phxcoxmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Thank you for sharing the plan for review. Some general thoughts:

- 1) Neighborhoods/Communities - Yes. limiting building heights, attention to similar architectural style, covered or underground parking (critical in AZ)
- 2) Integrating Health Into Our Communities - planning for health, education, & nature in our communities (not urban sprawl). Thinking of all those Social Determinants of Health.
- 3) Goal 4.4 - YES. Protect Luke AFB. Sometimes folks move in and then want to complain about occasional jet noise.
- 4) Goal 4.3 - YES. "Revitalization of mature communities...distressed areas" - not ignoring, but revitalizing. Do not want to have declining quality of communities such as we can see in many Sun City areas with no landscaping left, non-maintained dwellings; etc.
- 5) YES. Crime Prevention Through Environmental Design (CPTED)
- 6) YES. Protecting and developing scenic, natural land (68,000 acres) - protecting open spaces.
- 7) YES. Rural Residential Overlay - protecting/promoting traditional rural lifestyle.
- 8) Did not know about our Water Reclamation facility - Bravo
- 9) Alternate Energy - I understand many are putting solar panels on home. Would rather encourage APS/others to develop main alternate solar 'farms;' then batteries to actually store the energy. NO to wind blades in our community or open spaces or anywhere.
- 10) Employment Character Area - YES, attention to noise, access/streets; water; waste; high quality architecture; signage height limits; concern re. visual clutter. Don't want to look like Pebble Creek right next to all the Distribution Centers.
- 11) Connectivity/Traffic - YES. Goal 5.3 re. vehicle congestion. Have goal of LOC C or greater. Have traffic lights timed 'better.' (e.g. McDowell from Litchfield Rd to 303...if maintaining speed limit, can drive whole distance on green lights.)

#7

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Saturday, July 15, 2023 7:03:40 PM
Last Modified: Saturday, July 15, 2023 7:06:31 PM
Time Spent: 00:02:50
IP Address: 38.9.248.77

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Ken Ana

Email Address

ekeminianako02@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

I already left a comment here, but i would recommend the City to look into Urban3, a firm that helps cities understand their health and economy.

#8

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Sunday, July 16, 2023 8:27:24 AM
Last Modified: Sunday, July 16, 2023 8:28:59 AM
Time Spent: 00:01:35
IP Address: 38.18.82.213

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Tammy Riley

Email Address

tammylee_riley@msn.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

This plan is ridiculously too long and drawn out...you lost me after page 5.

#9

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Sunday, July 16, 2023 9:07:28 PM
Last Modified: Sunday, July 16, 2023 9:08:35 PM
Time Spent: 00:01:07
IP Address: 98.97.58.238

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Jack Harper

Email Address

jackwesleyharper@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Please do not waste my money on mass transit.
Do road improvements instead.

#10

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Saturday, July 29, 2023 1:54:36 PM
Last Modified: Saturday, July 29, 2023 2:02:20 PM
Time Spent: 00:07:43
IP Address: 67.234.230.58

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Cassandra Hamman

Email Address

cassandrahamman@icloud.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

There isn't enough data to show the projected water availability over the next 20 years. Educating the public on water conservation will not work. And how will the city ensure that we will not be so dependent on water for landscaping and water falls in retirement communities as well as golf courses? We need more data and a stronger action plan so residents are guaranteed a water supply, despite population growth. I did not see any projections of water availability as population rises. It seems like there is more planning around building and community, but not enough proof that this will all be sustainable over the next 20 years. Also, after those 20 years, what does it look like? The Colorado river is being drained, what is the plan once it is completely dried up?? We need answers for our children and grandchildren as well as younger people who will be living here over the next 40 years. If Surprise continues to build but has no solid plan with scientific projections of available resources, then it won't work. People will leave and lose value on their homes,,etc

#11

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Friday, August 11, 2023 9:52:40 AM
Last Modified: Friday, August 11, 2023 9:53:53 AM
Time Spent: 00:01:13
IP Address: 72.212.0.58

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Kevin Perry

Email Address

kevinperry10@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

The 2040 Plan is very well done! Congratulations!

I live in Asante Heritage, and the northwest portion of the city is expected to have the highest population growth over the next 10-15 years. Presently, several commercial and business service developments are available or planned in the populated sections of the city, such as the City Center, the Bell Road corridor, and Prasada.

There are minimal services for many of us living in Asante, Desert Oasis, N. Copper Canyon, and numerous other developments north of Loop 303 and Grand Ave. Loop 303 bifurcates the city, and many of my neighbors travel east to large shopping areas such as Vistancia in Peoria or south to areas near Goodyear City Hall for dining, retail purchases, or services. Surprise does not receive sales tax or service revenue when this happens. Further, if Litchfield Rd and El Mirage Rd interchanges with loop 303 are developed, it becomes even easier to bypass services in Surprise.

In the 2040 land use section, I do not see a large designated area to serve the future rooftops in the 163rd Ave/Grand Ave NW corridor, including the developments on the southwest side of Grand Ave. The 100+ acres of mixed-use development at 163rd and Grand does not seem large enough for the next 10-15 years. My concern is that a series of numerous small strip shopping pads with low-grade retail will develop, rather than a concentrated commercial center with multiple services. I suggest that a larger area be designated for future commercial/business services as the population increases.

#12

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Monday, August 14, 2023 1:58:50 PM
Last Modified: Monday, August 14, 2023 2:01:36 PM
Time Spent: 00:02:45
IP Address: 209.104.13.74

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Katie A.

Email Address

jzhac2@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

I am pleased with the General Plan review. I am in an unincorporated area (Wittmann), and I am happy that you will be planning to someday include us in the City Limits. A group of citizens here under the name Keep Us Rural LLC are spreading misinformation via their Facebook group, so it is reassuring to see the General Plan for myself. I sincerely hope that the City of Surprise will hold their stance on including Wittmann as we sincerely would benefit from being apart of Surprise. Thank you again.

#13

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Tuesday, August 15, 2023 12:35:46 PM
Last Modified: Tuesday, August 15, 2023 12:36:23 PM
Time Spent: 00:00:36
IP Address: 163.116.139.115

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Jeremy Jacobs

Email Address

jnj_jacobs@hotmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands.

Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle.

The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body.

Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities.

I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann.

Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that honors and safeguards the rural way of life in Morristown, Circle City, and Wittmann.

Sincerely,

Jeremy Jacobs A concerned 20+ year resident of Wittmann

#14

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Monday, August 28, 2023 8:08:22 AM
Last Modified: Monday, August 28, 2023 8:21:44 AM
Time Spent: 00:13:22
IP Address: 38.9.239.122

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

T. Alan Hurwitz

Email Address

talanhurwitz17@gmail.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Excellent Master Plan! I recommend consideration of Universal Design in communication and technologies that are accessible not only for people with disabilities but also for everyone else in the community. There are several mentions about ADA (Americans with Disabilities Act) and physical access for people with disabilities such as ramps, etc. in the Master Plan but nothing is mentioned about communication access. This is why I strongly recommend inclusion of Universal Design in communication and technologies including visual alerts for emergency and information purposes such as captioning and visual/description messaging. I sincerely believe this inclusion will benefit everyone including people with disabilities in the community in the Master Plan. Thank you for your consideration.

#15

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Tuesday, August 29, 2023 10:37:18 PM
Last Modified: Tuesday, August 29, 2023 10:54:48 PM
Time Spent: 00:17:29
IP Address: 38.9.232.215

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name

Mike Ouellett

Email Address

ocotillo711@yahoo.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Page 33 the map is using an out-of-date land ownership layer. The "BLM" yellow rectangle at the intersection Happy Valley Road and 211th Avenue is actually USAF fee-owned land. The USAF also owns in fee a parcel on the westerly side of the Luke AFB Aux 1 field (Luke AFB leases a parcel of land between these two USAF fee-owned parcels). BLM recently updated the BLM Surface Management Agency GIS file with these changes for these two fee-owned USAF parcels.

Page 89 has military in the legend but the military lands are not identified on the map.

Page 173 - For Heat Island Goals - recommend adding a third item for retention and/or acquisition of open space.

Page 197 – for the Agriculturally Significant Resource Lands paragraph, what about the City partnering, or at least encouraging land trusts that will purchase the development rights of farms, thus preserving the agricultural use of existing farm land?

Page 208, Item 12 Bullet 6 – "Town of Buckeye" should be "City of Buckeye".

#16

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Tuesday, August 29, 2023 8:15:38 PM
Last Modified: Tuesday, August 29, 2023 11:26:43 PM
Time Spent: 03:11:05
IP Address: 38.9.240.163

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name	Thomas Gabehart
Agency or Business (Optional)	Not applicable
Email Address	TOMASLDO@YAHOO.COM

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Comment 1. Draft comment period occurring during the summer excludes a large number of residents, which leave for the summer. This comment period is not conducive to enabling all Residents the opportunity to review and comment. Recommend extending the review period to November 30, 2023.

Comment 2. The General Plan does not include a vision for the use of recycled water. Recommend adding a policy to Goal 6.2 (page 176) to mandate the use of recycle water for all outdoor watering for all new construction, both commercial and residential.

Comment 3. Recommend adding a policy to Goal 6.2 (page 176) to increase the distribution of recycled water to all Surprise Communities with golf courses. The cost to pipe recycled water to these communities will be large, but in the long run will provide more water resources for Resident and Commercial use.

*****Policy Comments*****

**Page 18. Values Based Approach states the six value-based chapters include "community-driven goals and policies". Page 20 "policies that work to see the community's Vision firmly established in Surprise's future". Page 21 "Policies further refine goals and guide the course of action". If policies further refine goals, it will lead one to believe that policies would be even more specific and relevant and communicate the intentions of our local government clearly. Without clarity, Residents will be unable to evaluate the policies.

The following words, should be removed from the Plan. They mean something completely different to different groups or allow the policies to be completely ignored;

"promote"

"encourage"

"enhance"

"guide"

"traditional rural lifestyles"

"expand"

"should work"

"proactively"

"expand"

"explore"

"incentives"

"preserve neighborhoods"

"strive"

"fully and effectively connected"

"investigate"

"work to"

"support"

"encourage"

"foster"

"enhance visibility"

"attract"

Goals are SMART; Specific, Measurable, Attainable, Relevant, and Timed.

Recommend using the Plans' Page 21 definition so policies developed are well defined.

Surprise 2040 General Plan 60-Day Review Comments

The following require development of policies using a SMART (or something similar) format.

Comment 4) Page 38, Rewrite Policies, 1. & 2.

Comment 5) Page 39, Rewrite Policies, 1., 2., & 3.

Comment 6) Page 40, Rewrite Policies, 1., 2., & 3.

Comment 7) Page 41, Rewrite Policies, 1., 2., 3., & 4.

Comment 8) Pages 108 and 109, Rewrite Policies 1-11

Comment 9) Page 110 and 111, Rewrite Policies 1-12.

Comment 10) Page 112 and 113, Rewrite Policies 1-9.

Comment 11) Page 114, Rewrite Policies 4 and 6. Note: Policies 1,2,3, and 5 are very clear and require no additional changes.

Comment 12. Page 102, first paragraph. The Plan references "smart growth policies" but does not define the exact policies our government leaders will use to make decisions. Recommend adding the "Smart Growth Policies" to the Plan.

Comment 13. Page 107, third paragraph. The Plan references "various conservation goals and policies". These goals and policies are not included in the Plan. Recommend adding the "Conservation Goals and Policies" to the Plan.

Comment 14. Page 138. The City of Surprise prohibits the use of a bicycle and any type of e-bike on public sidewalks. E-bikes that are Class I & II require pedal input and effort from riders. The Plan requires the following additions/changes:

Bike Lanes: Bike lanes are safe bicycle riding lanes within the roadway, next to the curb. Bike lanes are proposed for collector streets and minor arterial roadways. Bike lanes are striped with appropriate signage.

Multi-purpose paths: Multi-purpose paths are behind the curb and sized to accommodate bicycles, ebike Class I & II, and pedestrians simultaneously. Multi-purpose paths are proposed for major arterials, and will also be provided along washes and natural corridors through neighborhood developments.

Bike Routes: Bicycle routes are roadways which have no bike lane designation. Currently designated Bike Routes on Figure 5.3 of the Plan are hazardous for use by bicycle riders and not recommended for bicycle travel with the exception of the wide paved edges of Highway 60, Highway 74, and Sun Valley Parkway west of 184th Street.

Comment 15. Page 140. In addition to Policy 3., recommend the addition of SMART Policies to enhance the safety and access for riders of bicycles and electric conveyances. This is truly the future of transportation for young adults and school aged children. Ignoring electric scooters, electric bicycles, electric one-wheeled conveyances will contribute to deaths of our younger generations.

Comment 16. Pages 140-142. Rewrite Policies 3, 4, 7, 8, and 12.

Comment 17. Pages 144 and 145. Rewrite Policies 2 (who is responsible for the repository of "National Best Practices"?), 4 (delete "nonmotorized"), 5, 6, 7, 9 (define the areas), Delete 10, 11 (add for all modes of transportation including bicycles and electric conveyances).

Comment 18, Page 146. Rewrite Policies 2 (delete "by encouraging and"), 5 (add "vehicle, bicycle, and electric conveyances").

Surprise 2040 General Plan 60-Day Review Comments

Comment 19, Page 148. DELETE Policies 1, 4, and 5. These expenditures should be put to a vote of the community before you use our money to support caustic, hazardous, unsustainable EVs. Our Fire Departments are not equipped to put out electric car fires. Why would we give preferential treatment to the wealthy?

Comment 20, Page 175. Rewrite Policy 4 to specify how we will protect our water resources from abuse to put out electric car fires, which take more than 2,600 gallons of water per fire. Possibly charge EV users a surcharge to use/charge/garage an EV within the city limits.

Comment 21, Page 176. Rewrite Policies 1, 2, 3, 6.

Comment 22. Page 178 and 179. Rewrite Policy 1, Delete policy 5. Note: Policy 7 is EXCELLENT.

Comment 23. Page 182. Add a policy for the development, use, plan requirements, and distribution of recycled/recharge water.

Comment 24. Page 185. Rewrite policy 3 to include the distribution to as built communities.

*****End of Policy Comments*****

Comment 25 . Page 5, Figure 5.3.

A) There is no Bike Route along Beardsley Canal between Highway 60 and Peoria Road. There is a currently Maricopa County trail system that runs in the desert area from Highway 60 to Sun Valley Parkway. The dirt road along Beardsley Canal is fenced on both sides of Sun Valley Parkway.

B) The Bike Paths shown between Sun Valley Parkway and Jomax Road do not exist.

C) The Bike Paths along CAP Canal do not exist. All access along CAP Canal is fenced and signage designating as Water District Property, No Trespassing.

D) The Bike Path shown between El Mirage Road, under the 303 to Jomax Road does not exist. The end of El Mirage Road at 303 is a dead ended fenced area.

E) The Bike Path (narrow road) shown on 163rd Ave ends on the north end at W Dove Valley Road.

F) The Bike Path going from Highway 60 to N 171st Ave does not exist. There is a blocked dirt road.

G) The Bike Path shown from Highway 74 down to Highway 60 and Dove Valley Road does not exist. There is no road.

Comment 26, Page 195, Figure 7.1. Similar to Figure 5.3 this map is filled with errors, most trails are not as shown, or do not exist.

Comment 27, Page 199, Figure 7.2. The Beardsley Canal and CAP Canal areas both have considerable fencing of significant height to prevent animal movement. Whomever is responsible should update this map to something more realistic.

Comment 28, Pages 5, 195, and 199. The lack of attention to the accuracy of these maps is indicative of a very LOW PRIORITY for outdoor recreation and wildlife.

Comment 29, Page 202. Delete the entire "Inclusion and Diversity" section. This is a not the place for a political statement. Your example is erroneous. Dreamcatcher Park is not a place I feel welcome.

Comment 30, Page 204. Each year Surprise Residents die due to the heat. Water is life. Unfortunately new communities are not required to install refrigerated drinking water sources at their parks or playgrounds. When riding a bike or out for a walk a Surprise resident can walk 5-6 miles without coming in contact with any water sources. Recommend adding a policy to require all city parks, Community level parks, HOA parks, and playgrounds include a refrigerated water fountain, maintained by either the City or by the HOA for HOA parks. Additionally, all Fire Departments, City Buildings, and Police Department Stations will have a refrigerated water source, that is available to the General Public 24/7, on the unfenced exterior of the building. This is a safety issue.

Comment 31, Page 208. Policy 12, final bullet, DELETE. The Nature Conservancy is an NGO. It is inappropriate for the City to

Surprise 2040 General Plan 60-Day Review Comments

include Plans or Policies that support or denounce any particular NGO. What about my NGOs, are you going to add policies to work with my NGOs too?

Comment 32, Page 210. Policy 6, delete reference to "Community Gardens". After months of research, I found most factual information on community gardens is negative. Security, physical altercations, theft, vandalism, etc. The facts are stacked up against any community supporting a Community Garden.

Comment 33, Page 243. Per ARS 9-461.05 General Plan must address "Bicycling".

Comment 34, Page 244, 245. Table 9.1 Does not include the Required Element "Bicycling".

Comment 35, Page 248 & 249. Measuring Progress. Goal measurement by the listed policies is subjective and neither specific nor can it be measured due to a lack of metric.

Recommend hiring a goal specialist to help in the definition of goals and policy development.

#17

COMPLETE

Collector: 60-Day Review (Web Link)
Started: Wednesday, August 30, 2023 7:00:55 AM
Last Modified: Wednesday, August 30, 2023 7:08:52 AM
Time Spent: 00:07:56
IP Address: 64.154.153.74

Page 1: Review Comment Instructions

Q1

Please input your name below

First and Last Name	Nathan Landreville
Agency or Business (Optional)	NAIOP Arizona Multifamily Committee
Email Address	nlandreville@stgdesign.com

Q2

Please share your 60-Day Review Draft comment(s) and any corresponding page number(s) below: (NOTE: Page numbers can be found to the bottom left or right corner of the draft. If you have multiple comments, please submit all comments and page number references below.)

Chapter 4 – Housing Occupancy

(Whole Chapter) Housing occupancy is being measured by a community estimate census survey. 89% is occupied with ¾ of that being owner occupied. Data is pulled from pre-pandemic data and may be poor for future residential planning use.

(Page 55) Figure 4.6: Land Use Character Areas-- While not limited to Commercial & Office areas, the majority of high-density multi-family housing for Surprise's growth is meant to be in very limited (bright pink) areas on the map. Neighborhood areas (yellow) would be limited to single family development with supporting uses.

(Page 62) Urban Neighborhoods (8+ du/ac), the most financially feasible developer driven multifamily, is positioned as "Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas." We recommend that the City define areas where Urban Neighborhood is allowed. Not defined on any figures other than verbally "along collectors or arterials".

(Page 62) Multi-family parking required to be all "internal" and "covered". Extremely limits development configurations for creative site uses. Suggest having covered parking minimums.



APPENDIX J

Community Workshop #3
Surprise 2040 General Plan 60-Day Review Draft Public
Comments: Letter *Format*



Comments Received from Public on 60-Day Review Draft in the form of a Letter.

The following letter was sent seven times from individual residents in the Surprise MPA.

Dear City of Surprise and Respected Politicians,

I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands.

Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle.

The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body.

Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities.

I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann.

Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that honors and safeguards the rural way of life in Morristown, Circle City, and Wittmann.



The following letter was sent to the City of Surprise regarding the 60-Day Review Draft of the 2040 General Plan.

General Plan inputs

In 2035 general plan, neighborhood wellness is stated as “a topic of increasing concern in communities across the nation this term is deliberately used is concepts associated with wellness. Such as health, wellbeing and stability, and describe the ideal conditions that should exist in every city neighborhood. Neighborhood is defined by safe sound and affordable housing. Well maintained private yards in public spaces. A safe environment and sound public infrastructure. Neighborhood wellness also aims to preserve neighborhoods, character and promote resident involvement and neighborhood affairs.”

In the preface to the surprise 2040 general plan, they describe “rising to 2040”. It further states “momentum from continued growth and development has helped create the defining qualities of the City of Surprise over the last 20 years, boasting safe neighborhoods with quality housing, enhanced, educational facilities and ample recreational opportunities. Surprise has transformed beyond its former reputation as a bedroom town and gateway to Phoenix, into a community where people of all ages in varying pursuits can live grow and thrive. As a result, the city of Surprise now stands as “a pillar of importance in the metropolitan region and the state overall”.

I believe these two statements are fundamental to the changing philosophy, of who Surprise is, and what counsel aspires to be on behalf of all of the citizens. I also believe this clear fork in the road will further define Surprise as a very different community than the one that we saw and as it built out, we bought or rented and moved our families to. What we see now is a never-ending thirst for dense or high-density housing, uncontrolled growth in its face and style, with what seems to be a whipsaw of philosophy, defining our community. Residents sense, a philosophy, or a city philosophy of build it first, and then fix the problem that was created. This creates years of problem-solving and fixing things after the fact. A quick review of other west valley communities finds a great deal more community planning and anticipation of their community growth in the next 20 years. One only has to look at the inherent problems in district one to understand high density without proper infrastructure is creating an actual nightmare for residents of the city. The lack of planning and full speed ahead mentality the city, and Council seems hell-bent on, will seemingly apply the same district 1 problems to the other high-growth districts of three and six.

The city leaders talk about preservation of past, but the actions of the general plan 2040 suggest the inevitability of high density and rooftops over every square acre of the community. Many of the general plan 2035 initiatives seem to have been abandoned left undone in the proposed 2040 general plan.

I would suggest at minimum the following prioritization in the general plan of 2040.

1. Housing density. Place a moratorium on the high-density housing projects until all that are in the pipeline and have been approved in total have been completed. At that time the city can better determine further the needs of high-density housing and the inventory of such housing necessary to



SURPRISE2040

General Plan

support, the city ecosystem and NOT DEFINE THE CITY. Additionally, any residential development coming before planning and zoning or City Council to ask for a variance of higher density than the current PAD, should be rejected.

2. General plan 2035 states the following: the medium and high-density residential neighborhoods are located in areas of the city that are close to major roads and transportation routes and some service transition areas between low density, residential neighborhoods and commercial districts. High density development can be accommodated with more cost-efficient public services, but because these neighborhoods are usually located adjacent or close to busy streets, moving residence between their neighborhoods and parks, employment and shopping areas can be difficult unless there is care in locating and designing safe, efficient and convenient. Pedestrian crossings in transit service stops. Take a moment and think about that paragraph. Waddell Crossing Is an example of how this City Council is not following its own mission.

3. Furthermore, under preserving neighborhoods, general plan 2035 states Surprise is made up of a number of distinct neighborhood areas each with somewhat different physical characteristics, such as the age of housing Street configuration and the size of structure and lots. In bold, established, stable neighborhoods must be preserved and protected from encroaching in incompatible development, while new neighborhoods are developed in a sustainable manner. Neighborhoods that are declining need a joint effort between the city and residence to rehabilitate the public infrastructure as well as private property investments.

4. The city discusses in the general plan, 2040 states that citizens have ample recreational opportunities. This is simply not true. The recreational master plan has never been anywhere near partially funded (budgeted) or fully funded. With all of the new residents moving to Surprise , it will be extremely important for the city to provide the recreational amenities that keep families engaged, healthy, active, as well as the substantial senior population that is part of our community, who also enjoy many of the same benefits of recreation. As the city lacks funding, to catch up I would encourage them to develop a more reflective set of recreational impact fees for any new development.

Issues

1. In plan 2040 it states that housing stock in Surprise newer than 2010-2020 is only 6008 units of which was out of date when they published it as there has been an obvious explosion of growth in the north and south western portions of surprise. This assumption is no longer relevant and should be addressed.

2. By definition general plan 2040 refers to suburban neighborhoods, including predominantly, medium density and medium to high density, residential, housing types that serve varying income levels. By definition the City of Surprise calls medium density at 2-8 dwellings per acre. They are populated in suburban neighborhoods, according to the city of Surprise. Conversely, urban neighborhoods typically referred to as “city dwelling” states density range should be in the range of 8+ dwellings per acre. Again, the reality is that while this was generally in the 2035 General Plan it was ignored when convenient. Nothing suggests any more attention will be paid to this in 2040. Council can refer these amendments to



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General Plan

the “Deviation Commission or Planning and Zoning” as it is referred to at the City Website. I believe these Neighborhood Character definitions on page 55 should be reviewed for a more realistic “what is happening” instead of the concepts of neighborhood character. Make the plan match what the City does, not what they say to make things sound nice.

3. In general plan 2040 it defines mixed use residential as; “includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75% of the overall square footage, vertical mixed-use or acreage, horizontal mixed use the remaining 25% of the square footage or acreage would constitute commercial, retail, office, education, medical, entertainment, or civic related uses”. It further describes mixed use commercial as including a vertical indoor horizontal mixture of commercial land, uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage, vertical mixed-use, or acreage, (horizontal, mixed-use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.

In summary, I believe that City leadership is managing the 2040 general plan in the vision of their own desires, and not what will build a healthy, thriving and supportive community that the vast majority of its resident’s desire. The general plan shifts the focus for those who dare to read, to building our own urban structure, in a similar vision of the city of Phoenix, when in fact, I believe we were more appropriately a bedroom community that had smaller development growth plans in mind. I do appreciate the quality of the company writing the plan for council with input from Council, Staff and the silent majority of us. It is a large document and I have only touched on a small part of it. I fear less than 1% of the population will read, review and provide input.

Community Member	Date	Agency or Business	Comment	Applicable to General Plan	Incorporated (Y/N)	Reasoning	Notes
Ryan Morris	7/4/2023	Resident	Northwest development would be great! Especially for the North Copper Canyon community.	Not Applicable	N	Too specific for General Plan	Online
			Looking over the draft General Plan Land Use Element ownership description and map, there are some issues with the ownership status and accompanying description for the 1,000+ acres for Luke AFB's Aux Field No. 1. This is in part due to BLM's Surface Management Agency GIS layer not being up to date, which is the basis for the ASLD ownership layer that apparently the City's GP contractor used. For example, that "BLM" rectangle at 211th/Happy Valley in the draft GP is called out as BLM land but is actually USAF condemned fee-simple land. I am working internally here to assist in getting the BLM GIS layer corrected.				Matt K. -> Thanks for passing along. The ownership map is based on available BLM GIS data, so with more accurate information or guidance from BLM we can certainly update the ownership map as directed. In terms of the Land Use Map, as you know, this map is intended to show land use and not ownership, so not sure a change to just showing a boundary for AUX 1 is applicable on this particular map (however this comment could be applied to the ownership map once revised with updated ownership info). Further, the suggestion indicates on the land use map that military is shown on the legend, but not on the map. The current land use map distinctly shows the gray military land use designation for the long standing AUX 1 area.
Mike Ouellett	7/5/2023	BLM	I will try and get the City some info on this soon. Also, I have a suggestion regarding Aux 1 for the Land Use Element Map – it may be more informative to show the Aux 1 boundary as a hollow polygon since the majority of the Aux 1 land is leased by Luke AFB from the State. Right now, the map legend has gray for military but the map does not show any gray anywhere on the map (to include Aux 1).	Applicable	Y		We can contact Mike to clarify on all fronts, unless you prefer to coordinate on your end?
			We love living in Surprise and we have the luxury to work remotely. The biggest issue we're facing on wether to stay here and invest additional resources into our home and community is heat mitigation. Scottsdale recently required all new developments to incorporate heat mitigation into their design. For a family with toddlers - this is so attractive in a community. We would like to see Surprise make similar commitments to making a livable city, especially as temperatures continue to rise and my family is forced to spend more and more days inside escaping the heat.	Applicable	Y	"Exterme Heat Mititgation" section added on pg. 156 of P2C Draft	Online
Alex Williamson	7/5/2023	Resident	Page 140, why not mention of the Sweetwater Road bridge over the Loop 303. Page 208, correct "Town of Buckeye" to "City of Buckeye".	Applicable	Y	Unsure of reference to Sweetwater Rd Bridge over 303; Changed to "City of Buckeye"	Online
Randy Proch	7/5/2023	Resident	I have the following comments on the draft 2040 General Plan. 1. If you zoom in on the attached 2040 Land Use Edits attachment, you'll see two small red circles in the Desert Trails/Fox Trails project. These are two areas designated for Employment that need to be changed to Neighborhood. We've talked with Lloyd and Trever about these and they were mistakes the last go around (since Desert Trails is already zoned for residential).				
			2. On the attached 2040 Transportation Edits attachment, you'll see I have circled 211th Avenue. This should be removed from the plan. We have discussed removing 211th from the Desert Trails project with Kristin and Dana, and they both concur. I would assume that the portions north and south of Desert Trails would also be removed. Additionally, in the KEY there is a reference to "Parkways;" however, there are no longer any Parkways on the plan, so this should be removed from the KEY.	Applicable	Y		Land Use confirmed by Jason M. and Transportation confirmed by Stephen Chang
Jeffrey M. Blilie	7/6/2023	Beus Gilbert McGroder PLLC	Really solid general plan. I love how it touched on transportation and housing more, and filled in many holes that I felt were in the 2035 plan.	Applicable	N	Affirmations of topics in General Plan	Online
Ekemini MbekAnako	7/8/2023	Resident	The development at Prasada is not designed in a manor to accommodate people walking and gathering outdoors. The parking lots are not safe and you have to cross multiple to walk the shops. We were under the impression this would be like a marketplace (Tempe or Westgate) to allow for outdoor gatherings. The design creates chaotic traffic and unsafe areas to cross traffic.		N	Too focused on a singular development	Online
Dr. Aspasia Angelou	7/9/2023	Resident	Thank you for sharing the plan for review. Some general thoughts: 1) Neighborhoods/Communities - Yes. limiting building heights, attention to similar architectural style, covered or underground parking (critical in AZ) 2) Integrating Health Into Our Communities - planning for health, education, & nature in our communities (not urban sprawl). Thinking of all those Social Determinants of Health. 3) Goal 4.4 - YES. Protect Luke AFB. Sometimes folks move in and then want to complain about occasional jet noise. 4) Goal 4.3 - YES. "Revitalization of mature communities...distressed areas" - not ignoring, but revitalizing. Do not want to have declining quality of communities such as we can see in many Sun City areas with no landscaping left, non-maintained dwellings; etc. 5) YES. Crime Prevention Through Environmental Design (CPTED) 6) YES. Protecting and developing scenic, natural land (68,000 acres) - protecting open spaces. 7) YES. Rural Residential Overlay - protecting/promoting traditional rural lifestyle. 8) Did not know about our Water Reclamation facility - Bravo 9) Alternate Energy - I understand many are putting solar panels on home. Would rather encourage APS/others to develop main alternate solar 'farms;' then batteries to actually store the energy. NO to wind blades in our community or open spaces or anywhere. 10) Employment Character Area - YES, attention to noise, access/streets; water; waste; high quality architecture; signage height limits; concern re. visual clutter. Don't want to look like Pebble Creek right next to all the Distribution Centers. 11) Connectivity/Traffic - YES. Goal 5.3 re. vehicle congestion. Have goal of LOC C or greater. Have traffic lights timed 'better.' (e.g. McDowell from Litchfield Rd to 303...if maintaining speed limit, can drive whole distance on green lights.)	Applicable	N	Affirmations of topics in General Plan	Online
Winnie Fritz	7/10/2023	Resident	Can you guide me to a source for detail on the potential BNSF crossings in the red area. I've had individual requests to consider new/modified crossings at 203rd Ave and Jomax. I would like to look at all the potential crossings as a group rather than one at a time.				
Jason Pike	7/14/2023	Arizona Corporation Commission	Thanks for any help.	Not Applicable	N		
Ken Ana	7/15/2023	Resident	I already left a comment here, but i would recommend the City to look into Urban3, a firm that helps cities understand their health and economy.		N	Recommendation for further consultant work beyond the scope of the General Plan	Online
Jack Harper	7/16/2023	Resident	Please do not waste my money on mass transit. Do road improvements instead.	Applicable	N	Improving roads is an overarching aim of the General Plan; transit services are also an aim. Transit goals are scaled appropriately to Surprise's size, density, and urban form	Online
Tammy Riley	7/16/2023	Resident	This plan is ridiculously too long and drawn out...you lost me after page 5.				Online
Steve Doolittle	7/17/2023	GPAG Chair - Resident	Finding Your Way by Interest" (Pg ix) - the connections are not always clear in the Reference column, i.e. "Public Safety" - Goals 3.3, 3.4	Applicable	Y		These comments from Steve Doolittle, GPAG Chair, are supplemental to his comments in the large PDF file he sent separately.
Steve Doolittle	7/17/2023	GPAG Chair - Resident	"Who We Are" (Pg 22-23) - "Small town feel with big city amenities" - Both pictures depict a "small town" Bus route to downtown Phoenix (Pg 127) - It shares a pick-up location in Surprise but not a pick-up location in Phoenix back to Surprise	Applicable	Y		These comments from Steve Doolittle, GPAG Chair, are supplemental to his comments in the large PDF file he sent separately.
Steve Doolittle	7/17/2023	GPAG Chair - Resident	Figure 5.1 (Pg 129) - What do the lines mean on the Rt 174 proposed?	Applicable	N		These comments from Steve Doolittle, GPAG Chair, are supplemental to his comments in the large PDF file he sent separately. Lines indicate SR 74 is Scenic Corridor

Steve Doolittle	7/17/2023	GPAG Chair - Resident	Picture (Pg 175) - Any pictures that show workers actually working. This picture seems to catch them all not working. No doubt they are on a break, but it would be good to show them working.	Applicable	N		Some workers are actively working in picture
Steve Doolittle	7/17/2023	GPAG Chair - Resident	“Inclusion & Diversity” (Pg 204) - There are no goals or policies related to inclusion or diversity here.	Applicable	Y		This section discusses inclusion and diversity in succinct, broad terms. Goals and Policies are not in this discussion section.
Steve Doolittle	7/17/2023	GPAG Chair - Resident	“Implementation Strategy” (Pg 249) - “Safety” is not called out as an important area. I believe it should be.	Applicable	Y		Safety included as key topic in preface and Key Interest Table
Evan Evangelopoulos, AICP	7/25/2023	City of Glendale	reviewing the adjoining uses between the City of Surprise proposed General Plan and the City of Glendale current General Plan, we did not find any notable conflicts of designated uses. The designated uses There isn’t enough data to show the projected water availability over the next 20 years. Educating the public on water conservation will not work. And how will the city ensure that we will not be so dependent on water for landscaping and water falls in retirement communities as well as golf courses? We need more data and a stronger action plan so residents are guaranteed a water supply, despite population growth. I did not see any projections of water availability as population rises. It seems like there is more planning around building and community, but not enough proof that this will all be sustainable over the next 20 years. Also, after those 20 years, what does it look like? The Colorado river is being drained, what is the plan once it is completely dried up?? We need answers for our children and grandchildren as well as younger people who will be living here over the next 40 years. If Surprise continues to build but has no solid plan with scientific projections of available resources, then it won’t work. People will leave and lose value on their homes,,etc	Applicable	N	Affirmation of overall General Plan	
Cassandra Hamman	7/29/2023	Resident	In the far west side of the City, Deer Valley Road should be extended to 251st Ave as a Minor Arterial.	Applicable	N	Water section written and vetted for General Plan requirements and purposes by City Staff	Online
Stephen Chang	7/31/2023	City of Surprise	Can we add it the following: These are commonly referred to as scalloped streets.	Applicable	Y		
Eric Boyles	8/1/2023	City of Surprise	This will match our Bond Language for the transportation question.	Applicable	Y		
Eric Boyles	8/1/2023	City of Surprise	Did we actually start and finish the “Gap Analysis”?	Applicable	Y		Removed references to the Gap Analysis. It was never a formally accepted document. -
Eric Boyles	8/1/2023	City of Surprise	Is this true? I just want to make sure it is performing below the desired LOS. IF it is only performing that way at peak times, then maybe this should be changed to reflect that.	Applicable	N		Bell Road is at or overcapacity for most of the day. - Stephen Chang
Eric Boyles	8/1/2023	City of Surprise	I think that we should not publish that an intersection is not safe. Maybe this would be better: "and the intersection is not currently performing at the desired LOS." Overall comment to this page: It looks like we have lost a lot of Parkway designations on this map that were there in the last plan. I also think that this now conflicts with what MAG has noted as our roadway classifications. Can we look at this to make sure it accurately denotes what it should?	Applicable	Y		
Eric Boyles	8/1/2023	City of Surprise	Do we want to talk about the commuter rail? I thought that this was a long shot to get done, and even if it does it will be decades in the future. Just a thought because we do actually get some questions on this.	Applicable	Y		Map changes were verified by Stephen Chang
Eric Boyles	8/1/2023	City of Surprise	Can I ask where these goals and policies came from? I don't have an issue with them, I just want some background and when published what our department needs to be doing to meet these. I am also planning to complete a transportation master plan in the near future, so I don't want these to be in conflict. Ideally they would supplement each other!	Applicable	Y		It is good to mention this as it would effect Surprise if it gets done during the long-term horizon of the 2040 General Plan. The goals and policies came from combining the goals and policies from the current 2035 General Plan, public input, and feedback from Surprise transportation staff. The Implementation Strategy Matrix in the final chapter of the 2040 Plan presents a framework to accomplishing the goals and policies of the transportation chapter of the proposed 2040 General Plan. Included in the Implementation Strategy Matrix is the completion of a
Eric Boyles	8/1/2023	City of Surprise	Broadband redlines	Applicable	Y		The goals and policies came from combining the goals and policies from the current 2035 General Plan, public input, and feedback from Surprise transportation staff. The
Eric Fitzer	8/1/2023	City of Surprise	Suggest spelling out “percentage” instead of using “%” in text.	Applicable	Y		See Word document of Eric F.'s Redlines for full incorporated text in subsequent drafts
Reed Kempton	8/3/2023	McDOT	Be consistent with punctuation at the end of bullet points. (See page 69)	Applicable	N	Style preference	
Reed Kempton	8/3/2023	McDOT	Check capitalization for “City” referring to the “City of Surprise.” Most, but not all are capitalized.	Applicable	Y		
Reed Kempton	8/3/2023	McDOT	Be consistent with commas before and in a series. Most have commas.	Applicable	Y		
Reed Kempton	8/3/2023	McDOT	Page 137: Final sentence is missing the period.	Applicable	Y		
Reed Kempton	8/3/2023	McDOT	Page 138: Suggest replacing “three types of bike path designations” with “three types of bike facility designations.” Two of the facilities discussed are on the street and are not considered “paths” by any of the national entities providing design guidance. Multiuse or multipurpose paths are typically referred to as shared use paths.	Applicable	Y		
Reed Kempton	8/3/2023	McDOT	Page 157 & 189: White Tank Mountain Regional Park is no longer the largest park in the Maricopa County Park system. Vulture Mountains Recreation Area contains 71,000 acres.	Applicable	Y		See PDF letter for list of comments
Scott Wilken	8/9/2023	MAG	Environmental Comments	Applicable	Y		See Word document of edits related to air quality in "A Sustaining Environment"
Trever Fleetham	8/9/2023	City of Surprise	Implementation Metrics Matrix Redlines	Applicable	Y		Implementation Metrics Matrix Redlines
Jason Moquin	8/9/2023	City of Surprise	Expand discussions on pg. 242, 244, 248 (in 60-Day Draft) to be an introduction to this table and add in text about evaluating goals and policies on a project basis.	Applicable	Y		
Jason Moquin	8/9/2023	City of Surprise	Consider adding an Executive Summary or a robust section at the beginning of the plan with an emphasis on how to use the plan	Applicable	Y		
David Marsh	8/10/2023	Resident	Reference Table of Topics of Interest will include bolded text for Key Goals by Topic Pages 92, 104 and 110 discuss HIGH density housing, this must have limits set; whether it is a given number of R-3 units per square mile or some other restriction.	Not Applicable	N	Too specific for General Plan	
David Marsh	8/10/2023	Resident	Page 108 discusses Education efforts for zoning; Increasing the notification distance of proposed commercial zoning changes to 500' would help this item	Not Applicable	N	This is a specific action that this policy, 4.1.2, allows for.	
David Marsh	8/10/2023	Resident	Page 141 of Goals- “Require that proposed developments demonstrate that there are adequate transportation facilities or plans to provide the necessary facilities needed”	Applicable	Y		First sentence of policy 5.1.6 rewritten to be more clear.
David Marsh	8/10/2023	Resident	An addendum is needed – Developers to work with the City and Dysart School district to designate land for new school buildings. A good estimate on how many new school students need to be accommodated: 1/5 of a student per house. A development of every 100 homes will have about 20 students.	Not Applicable	N	Coordination between City and school district is mentioned in the plan under the Development Guidelines for Specific Public Facility Types section.	

			Page 92 An infusion of mixed use developments, medical offices, higher density residential, hotels, restaurants, shops, and entertainment uses are "desired" to complement and build upon existing uses to create a more economically sustaining and robust downtown destination.				
David Marsh	8/10/2023	Resident	CHANGE desired to suggested	Not Applicable	N	"Desired" is the preferred term.	
			Page 104 Area 2 163rd Area Corridor - growth in this area should include a full range of housing opportunities				
David Marsh	8/10/2023	Resident	ADD – a Limited number of R-3 residential units are available per square mile	Not Applicable	N	Too specific for General Plan	
			Page 108 2. Enhance education efforts for neighborhood groups to learn about property maintenance issues, property standards, enforcement procedures, and zoning.				
David Marsh	8/10/2023	Resident	Increasing the notification for zoning modifications to 500’ would help this.	Not Applicable	N	This is a specific action that this policy, 4.1.2, allows for.	
			5. Continue to establish and refine the LDO and PEDS to promote design, development, and transition standards that are applied consistently and yield positive and equitable development guidance to establishing desired character areas. – what does the bold section mean ?				
David Marsh	8/10/2023	Resident		Not Applicable	N	Comment is looking for definition of term	Question for City staff
			Page 110 5. Locate higher density housing along existing and future transit corridors in order to maximize direct patron access and to buffer proximate lower density housing neighborhood				
David Marsh	8/10/2023	Resident		Not Applicable	N	Too specific for General Plan	
			Page 141 – Goals 6 Add - Developers to work with the City and Dysart School district to designate land for new school buildings. A good estimate on how many new school students need to be accommodated: 1/5 of a student per house. A development of every 100 homes will have about 20 students.				
David Marsh	8/10/2023	Resident		Not Applicable	N	Coordination between City and school distirct is mentioned in the plan under the Development Guidelines for Specific Public Facility Types section.	
			GPAG Member - Zoning				
Taylor Earl	8/10/2023	Attorney	Letter in support of General Plan	Applicable	N	Affirmation of overall General Plan	
			Resident (collected by				
Trever Fleetham	8/11/2023	Trever at CW #3)	General questions regarding the designated truck routes. It may be helpful to specify what this means for trucks traveling through the city.	Applicable	Y	Designated Truck Routes is a written section in "A Connected City" chapter	
			Resident (collected by				
Trever Fleetham	8/11/2023	Trever at CW #3)	Specific question on the change where Bell Road turns in to Sun Valley Parkway. Residents had concerns about the practicality of this and the impact on Sun Valley Parkway’s Scenic Corridor overlay.	Applicable	Y	Scenic Corridor and Truck Route are defined in the Plan	
			Resident (collected by				
Trever Fleetham	8/11/2023	Trever at CW #3)	General questions regarding the ability for developers to reroute wash corridors and deviate from the open space and trails designations in the plan.	Not Applicable	N	Comments sent from Keep Us Rural, LLC at the end of 08/2023	
			Resident (collected by				
Trever Fleetham	8/11/2023	Trever at CW #3)	Maricopa Trail missing on Open Space Map	Applicable	Y		
			Resident (collected by				
Trever Fleetham	8/11/2023	Trever at CW #3)	Questions about, and a desire for, more equestrian connectivity.	Not Applicable	N	Comments sent from Keep Us Rural, LLC at the end of 08/2023	
			There was a long discussion regarding buffering from roadways. The residents present live near Deer Valley and 219th Ave. They have concerns about Deer Valley being developed as a major arterial roadway, directly in front of their homes. The residents asked about the ability to have buffers between their properties and the roadway, or rerouting to Pinnacle Peak farther east than what is currently planned.				
			There was also mention of mitigation efforts such as sound walls or frontage roads, however they want to maintain their views to the White Tanks.				
Trever Fleetham	8/11/2023	Resident (collected by		Not Applicable	N	Comments sent from Keep Us Rural, LLC at the end of 08/2023; Roadway Functional Classifications and Alignments in Plan were vetted by and provided by City of Surprise Transportation Department.	
			Trever at CW #3)				
			Resident (collected by				
Trever Fleetham	8/11/2023	Trever at CW #3)	We received a lot of positive feedback on the changes that have been made in direct response to the feedback they have been giving. They were generally very thankful and happy to have been heard and that their thoughts and concerns were incorporated into the plan.	Applicable	N	Comments sent from Keep Us Rural, LLC at the end of 08/2023	
			There was a discussion about how new developments’ wells will impact existing private wells and rural residents’ ability to continue to pump water. They mentioned the desire to have some sort of language in a goal or policy that speaks to the city, developers, and existing residents working together to ensure that new development does not negatively impact existing residents.				
Trever Fleetham	8/11/2023	Resident (collected by		Not Applicable	N	Comments sent from Keep Us Rural, LLC at the end of 08/2023	
			Trever at CW #3)				
			Resident (collected by				
Trever Fleetham	8/11/2023	Trever at CW #3)	There was a comment on the word of Goal 7.5 not being clear as to what it means for agriculture.	Applicable	Y	Scrub "agricultural" mention in Goal 7.5. Add policy of rural preservation in Goal 4.1	
			Land Use Character Area Map correction for no Open Space on BNSF land and 163rd/Grand Ave corrections				
Trever Fleetham	8/11/2023	City of Surprise	Fewer apartments	Applicable	Y		
			Resident (collected by				
			Trever at CW #3)				
			More upscale restaurants				
			Less storage facilities	Not Applicable	N	Too specific for General Plan	Comment left on cards at CW #3
			The 2040 Plan is very well done! Congratulations! I live in Asante Heritage, and the northwest portion of the city is expected to have the highest population growth over the next 10-15 years. Presently, several commercial and business service developments are available or planned in the populated sections of the city, such as the City Center, the Bell Road corridor, and Prasada. There are minimal services for many of us living in Asante, Desert Oasis, N. Copper Canyon, and numerous other developments north of Loop 303 and Grand Ave. Loop 303 bifurcates the city, and many of my neighbors travel east to large shopping areas such as Vistancia in Peoria or south to areas near Goodyear City Hall for dining, retail purchases, or services. Surprise does not receive sales tax or service revenue when this happens. Further, if Litchfield Rd and El Mirage Rd interchanges with loop 303 are developed, it becomes even easier to bypass services in Surprise. In the 2040 land use section, I do not see a large designated area to serve the future rooftops in the 163rd Ave/Grand Ave NW corridor, including the developments on the southwest side of Grand Ave. The 100+ acres of mixed-use development at 163rd and Grand does not seem large enough for the next 10-15 years. My concern is that a series of numerous small strip shopping pads with low-grade retail will develop, rather than a concentrated commercial center with multiple services. I suggest that a larger area be designated for future commercial/business services as the population increases.				
Kevin Perry	8/11/2023	Resident		Not Applicable	N	Noted	Online
			1.Pg. 80: Open Space Character Area: “Open Space designation may also be developed at a maximum of one dwelling unit per acre or with an alternative, economically viable land use. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase or trade.”				
Rhonda Buss, AICP	8/14/2023	ASLD	Comment. State Trust Land cannot be traded for open space, it must be acquired at auction.	Applicable	Y		

			The Land Use Plan denotes a significant portion of the City’s northern planning area as Open Space. These areas are primarily Bureau of Land Management (BLM) and Arizona State Land Department (ASLD) managed lands consisting of mountainous terrain with slopes of 20% or greater.			
			Comment: Identifying the proper designation on STL is significant as the designation sets public expectation regarding STL. Pursuant to ARS 9-461.06. N and Policy 7.2 Goal 12, please remove the Open Space designation on STL. ASLD’s strong preference is that STL be designated as Neighborhood Character with a Rural Residential Overlay (assuming that 1 DU/acre is allowed by the overlay).			
Rhonda Buss, AICP	8/14/2023	ASLD	PG. 174 Policy 6.1. Goal 1: Work with the Arizona State Land Department in exploring the benefits of development buffers adjacent to the boundaries within the Surprise Planning Area of the White Tank Mountain Regional Park.	Applicable	Y	Stated in 2040 General Plan that Open Space can be designated at 1 DU/acre
			Pg. 208 Policy 7.2. Goal 12: Communicate regularly with the Arizona State Land Department and other public agencies to gain their consent for the appropriate designation, disposition, or acquisition of land classified as parks or open space under their control within the Surprise planning area.			
Rhonda Buss, AICP	8/14/2023	ASLD	Comment: ASLD appreciates that the above goals recognize the STL requirements and welcomes coordination with the City of Surprise.	Applicable	N	Affirmation of relevant goals
			GP Trails and Open Space Map comments: The map shows proposed trails, trailheads and open space character areas running through STL and it is appreciated that the need for acquisition is addressed. Where appropriate on the map or within the GP, it is important to note that the trail alignments are conceptual only and would require coordination with and/or approval of landowners.	Applicable	Y	
Rhonda Buss, AICP	8/14/2023	ASLD	Land Ownership: Given that the Arizona State Land Department manages State Trust Land, encompassing 36.6% of the MPA, has the City considered an overlay district for STL?	Applicable	N	Overaly District will not be included for STL
Rhonda Buss, AICP	8/14/2023	ASLD	Density Transfers: Protect scenic resources such as ridgelines, steep-slopes (greater than 10 percent), and Palo Verde-Saguaro foothill vegetation areas as open space through the use of density transfer or purchase of development rights, acquisition, donation, or other acceptable methods.			
			Comment: Given that there is so much STL within the Surprise Planning area boundary, consider employing a STL overlay with the next General Plan update.	Applicable	N	Density transfers not considered by Surprise at this time
			Transportation:			
			a.Consider future development of STL when planning arterials and roadways to ensure that access is maintained between STL and newly planned and approved developments.			
Rhonda Buss, AICP	8/14/2023	ASLD	b.Minimize remnant STL parcels when evaluating roadway alignment.	Applicable	N	Noted
			Aggregates: ASLD has both surface and subsurface mineral rights, sometimes as split estate, in portions of the Hassayampa, Agua Fria, and areas north of Highway 74 designated as open space. ASLD has active mining leases and exploration permits throughout these areas and encourages the City to note these areas as appropriate for mineral exploration. Please note that a proposed trailhead is located near an active mineral materials lease.	Applicable	N	Noted. There is a distinction between aggregates and mining in general.
Rhonda Buss, AICP	8/14/2023	ASLD	Dear City of Surprise and respected Commissioners, I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that	Applicable	N	Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document.
						After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged.
						The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles.
						While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary.
Lydia Abril	8/14/2023	Resident (PA)	Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that	Not Applicable	N	Thank you again for your comments. They will be forwarded to the City’s General Plan consultant to be memorialized with the comments received to date. If you have any questions or would like to discuss further, please feel free to reach out to me.

David Quine	8/14/2023	Resident (PA)	Dear City of Surprise and respected Commissioners, I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that	Not Applicable	N	Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged. The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles. While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary. Thank you again for your comments. They will be forwarded to the City’s General Plan consultant to be memorialized with the comments received to date. If you have any questions or would like to discuss further, please feel free to reach out to me.
Larry Akins	8/14/2023	Resident (PA)	Dear City of Surprise and respected Commissioners, I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that	Not Applicable	N	Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged. The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles. While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary. Thank you again for your comments. They will be forwarded to the City’s General Plan consultant to be memorialized with the comments received to date. If you have any questions or would like to discuss further, please feel free to reach out to me.

Jon Click	8/14/2023	Resident (PA)	Dear City of Surprise and Respected Politicians, I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that	Not Applicable	N	Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged. The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles. While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary. Thank you again for your comments. They will be forwarded to the City’s General Plan consultant to be memorialized with the comments received to date. If you have any questions or would like to discuss further, please feel free to reach out to me. Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged. The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles. While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary.
Bill Collins	8/14/2023	Resident (PA)	Dear City of Surprise and Respected Politicians, I write to you today out of concern for the rapid and massive urban sprawl that threatens the Arizona Sonoran Desert and our rural way of life in the far NW Valley. As the hottest summer nears an end, I am sharing my concerns following over 140 days without rain in Morristown. Just exactly how can our desert survive with the expansion the heat island and decades of increased temperatures? The water demands on our systems is simply not sustainable, particularly with what is being proposed by the City of Surprise. Put an end to the insanity by saying NO to the mindless unchecked sprawl while it is still possible to do so. Dear City of Surprise and Respected Politicians, I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that	Not Applicable	N	Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged. The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles. While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary.
Janet Pridgen	8/14/2023	Resident (PA)	Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged. The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles. While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary. Thank you again for your comments. They will be forwarded to the City’s General Plan consultant to be memorialized with the comments received to date. If you have any questions or would like to discuss further, please feel free to reach out to me.	Not Applicable	N	

Joann Price	8/14/2023	Resident (PA)	Dear City of Surprise and respected Commissioners, I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that	Not Applicable	N	Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged. The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles. While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary. Thank you again for your comments. They will be forwarded to the City’s General Plan consultant to be memorialized with the comments received to date. If you have any questions or would like to discuss further, please feel free to reach out to me.
Duane Dowler	8/14/2023	Resident (PA)	Dear City of Surprise and respected Commissioners, I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that	Not Applicable	N	Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged. The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles. While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary. Thank you again for your comments. They will be forwarded to the City’s General Plan consultant to be memorialized with the comments received to date. If you have any questions or would like to discuss further, please feel free to reach out to me.
Katie A.	8/14/2023	Resident (PA)	I am pleased with the General Plan review. I am in an unincorporated area (Wittmann), and I am happy that you will be planning to someday include us in the City Limits. A group of citizens here under the name Keep Us Rural LLC are spreading misinformation via their Facebook group, so it is reassuring to see the General Plan for myself. I sincerely hope that the City of Surprise will hold their stance on including Wittmann as we sincerely would benefit from being apart of Surprise. Thank you again.	Not Applicable	N	Comment in favor of annexation Online

			I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands. Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle. The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body. Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities. I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann. Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful thought to the voices and aspirations of the residents you represent, and work towards a future that honors and safeguards the rural way of life in Morristown, Circle City, and Wittmann. Sincerely, Jeremy Jacobs A concerned 20+ year resident of Wittmann	Not Applicable		
Jeremy Jacobs	8/15/2023	Resident (PA)	McMicken Dam and McMicken Outlet Channel together comprise a large regional flood protection project protecting a significant portion of the City of Surprise. The Flood Control District of Maricopa County – Dam Safety Branch would like to request that McMicken Dam be shown on all applicable maps in the report and include a narrative on the dam and outlet channel where applicable within the City of Surprise General Plan 2040 - 60-Day report. Let me know if you have any questions.	Applicable	Y	
Jeff Wise	8/22/2023	Maricopa County Flood Control	In 2035 general plan, neighborhood wellness is stated as “a topic of increasing concern in communities across the nation this term is deliberately used is concepts associated with wellness. Such as health, wellbeing and stability, and describe the ideal conditions that should exist in every city neighborhood. Neighborhood is defined by safe sound and affordable housing. Well maintained private yards in public spaces. A safe environment and sound public infrastructure. Neighborhood wellness also aims to preserve neighborhoods, character and promote resident involvement and neighborhood affairs.” In the preface to the surprise 2040 general plan, they describe “rising to 2040”. It further states “momentum from continued growth and development has helped create the defining qualities of the City of Surprise over the last 20 years, boasting safe neighborhoods with quality housing, enhanced, educational facilities and ample recreational opportunities. Surprise has transformed beyond its former reputation as a bedroom town and gateway to Phoenix, into a community where people of all ages in varying pursuits can live grow and thrive. As a result, the city of Surprise now stands as “a pillar of importance in the metropolitan region and the state overall”. I believe these two statements are fundamental to the changing philosophy, of who Surprise is, and what counsel aspires to be on behalf of all of the citizens. I also believe this clear fork in the road will further define Surprise as a very different community than the one that we saw and as it built out, we bought or rented and moved our families to. What we see now is a never-ending thirst for dense or high-density housing, uncontrolled growth in its face and style, with what seems to be a whipsaw of philosophy, defining our community. Residents sense, a philosophy, or a city philosophy of build it first, and then fix the problem that was created. This creates years of problem-solving and fixing things after the fact. A quick review of other west valley communities finds a great deal more community planning and anticipation of their community growth in the next 20 years. One only hast to look at the inherent problems in district one to understand high density without proper infrastructure is creating an actual nightmare for residents of the city. The lack of planning and full speed ahead mentality the city, and Council seems hell-bent on, will seemingly apply the same district 1 problems to the other high-growth districts of three and six. The city leaders talk about preservation of past, but the actions of the general plan 2040 suggest the inevitability of high density and rooftops over every square acre of the community. Many of the general plan 2035 initiatives seem to have been abandoned left undone in the proposed 2040 general plan. I would suggest at minimum the following prioritization in the general plan of 2040.	Applicable	Y	Thank you for your comments and input on the city's updated General Plan. Your comments have been forwarded to the city's consultant to be made part of the administrative record.
Nate Pomeroy	8/23/2023	Resident	Excellent Master Plan! I recommend consideration of Universal Design in communication and technologies that are accessible not only for people with disabilities but also for everyone else in the community. There are several mentions about ADA (Americans with Disabilities Act) and physical access for people with disabilities such as ramps, etc. in the Master Plan but nothing is mentioned about communication access. This is why I strongly recommend inclusion of Universal Design in communication and technologies including visual alerts for emergency and information purposes such as captioning and visual/description messaging. I sincerely believe this inclusion will benefit everyone including people with disabilities in the community in the Master Plan. Thank you for your consideration.	Not Applicable	N	
T. Alan Hurwitz	8/28/2023	Resident	What is “public activities” provide examples	Applicable	Y	
Keep Us Rural	8/29/2023	Residents (PA)	City should provide an in-depth reporting and process of community engagement and have a response and respondent report on each comment and complaint from community engagements that is required for every applicant. This information should also be presented at city council meeting and allow those that attended and responded could be heard out at the city meeting.	Applicable	N	Examples of activities and events given in Planning Discussion of chapter
Keep Us Rural	8/29/2023	Residents (PA)		Applicable	Y	This action can be implemented from this policy if the City chooses to move in this direction. The 2040 General Plan includes a goal for continued open community participation.

Keep Us Rural	8/29/2023	Residents (PA)	Hold developers accountable for feedback, hold councils for asking for how they accomplish/concessions made, etc. meetings typically have not held developers accountable for the concerns, and have been overrun at meetings, or ignored, unable to be recognized for very real concerns - both at p&Z commission and city council sessions. There needs to be a definitive process to hold developers accountable and recognize residents as valuable stakeholders in the process	Applicable	Y	This action can be implemented from this policy if the City chooses to move in this direction. The 2040 General Plan includes a goal for continued open community participation.
Keep Us Rural	8/29/2023	Residents (PA)		Applicable	Y	This action can be implemented from this policy if the City chooses to move in this direction. The 2040 General Plan includes a goal for continued open community participation.
			Dotted area - Rural Residential Overlay			
Keep Us Rural	8/29/2023	Residents (PA)	Note the purple area: Employment Character Area allows for business parks, medical, research, industrial, etc. to be built NEXT TO rural areas. We need to keep our eyes open as to what types of businesses are looking to establish near us, potential for environmental disturbances - wildlife, water, noise, light, etc. Rewrite: Agricultural Uses and accessory uses such as barns or stables to support farming and livestock needs.	Not Applicable	N	
Keep Us Rural	8/29/2023	Residents (PA)	Suburban - allowed as transition @Rural, includes these land uses	Applicable	Y	
Keep Us Rural	8/29/2023	Residents (PA)	Change to say: Rural Residential Overlay areas primarily represent private large-lot residential land that currently exists in the northern portions of the MPA and are depicted on the Land Use Plan. These Rural Residential areas are limited on the infrastructure requirements typically found in an urban or suburban community, such as sidewalks, curbs and gutters, street lighting, or public water and sewer.	Not Applicable	N	Highlighted text by reader for calling out among group document review
Keep Us Rural	8/29/2023	Residents (PA)	Rural Residential Overlay - establishes Desert Rural Zoning Designation to be created, along with the area (page 55) it applies to	Applicable	Y	Change made with a slight rewording
Keep Us Rural	8/29/2023	Residents (PA)	The objectives of annexation are to: Needs changes.	Not Applicable	N	Highlighted text by reader for calling out among group document review
Keep Us Rural	8/29/2023	Residents (PA)	Guide urban development away from prime agricultural lands and open space resources in support of agricultural land buffer overlays.	Not Applicable	N	Highlighted text by reader for calling out among group document review
Keep Us Rural	8/29/2023	Residents (PA)	PMO, LDO, PEDS, etc...	Not Applicable	N	Highlighted text by reader for calling out among group document review
Keep Us Rural	8/29/2023	Residents (PA)	Protection of Rural lifestyle (Goal 4.1, Policy 7) break [Goal 4.2, Policy 6] out as two separate policies, they don't have to be in the same policy to be considered aligned within the same goal	Applicable	N	Highlighted text by reader for calling out among group document review
			6. Maintain a rural quality of life and character in the established rural areas of Surprise and its planning area			
Keep Us Rural	8/29/2023	Residents (PA)	7. Accommodate medium and high-density development/redevelopment in appropriate areas of the City while being good neighbors to existing development. Make sure the redirection of Pinnacle Peak and Deer Valley and 2-6 lane major arterial doesn't effect the rural residential areas where the road butts up against existing homes, farms, ranches, & residents. Move up to Pinnacle Peak earlier to avoid the 219-225 community. This will go inside several residents front/back yards and literally next to their houses.	Applicable	Y	
Keep Us Rural	8/29/2023	Residents (PA)	Incorporate language around expansion and buffering not displacing existing rural home sites. Work with residents to redirect traffic to maintain their homes with adequate buffers to preserve their homes, ranches, farms. Will disrupt wash – which misaligns with goals (which one) to protect washes and wildlife corridors, etc..	Applicable	Y	Functional Classification and Alignments have been vetted and provided by City Staff. Transportation Master Plan can revisit this issue.
Keep Us Rural	8/29/2023	Residents (PA)	Also on Page 133.	Applicable	Y	Functional Classification and Alignments have been vetted and provided by City Staff. Transportation Master Plan can revisit this issue.
Keep Us Rural	8/29/2023	Residents (PA)	Bell Road/JackrabbitTrail truck route ends? Why how does this work and align with scenic corridor?	Applicable	Y	Scenic Corridor starts where Truck route ends.
Keep Us Rural	8/29/2023	Residents (PA)	[Goal 5.1, Policy 8], Intent to design environmentally sensitive roadways. Residents of 219th want to know what plans are for hookups, fire hydrants, etc. Many residents were told they would have to pay for hookups, put city services into plot maps, etc.	Not Applicable	N	Highlighted text by reader for calling out among group document review
Keep Us Rural	8/29/2023	Residents (PA)	Include White Tanks (President is Ben)and Rancho Wells (President is Eddy Edens 801-499-4900) to list of private community well providers in area	Not Applicable	N	Too specific for General Plan
Keep Us Rural	8/29/2023	Residents (PA)	what about a task force of representatives of private well owners? White Tank Well, Inc. Ben McCaughey is the President..... wtwboardofdirectors@gmail.com	Not Applicable	N	Too specific for General Plan
Keep Us Rural	8/29/2023	Residents (PA)	[Goal 6.5]: Work with private well companies and surrounding developments to assure the development doesn't effect other private wells in the area should the levels drop below near by wells.	Not Applicable	N	Too specific for General Plan
Keep Us Rural	8/29/2023	Residents (PA)	[Goal 6.7, Policy 4]: Include private well companies in this plan.	Not Applicable	N	Too specific for General Plan
Jose Macias	8/29/2023	City of El Mirage	Thank you for the opportunity to review the City of Surprise 2040 General Plan. It was well written, and we have no comments or concerns.	Applicable	N	Affirmation of overall General Plan
Susan Draper	8/29/2023	GPAG Member - Resident	Page21 How to use this document – Approach frameworks: (i.e. maps) I think should be e.g. maps since many exhibits are charts and other things.	Applicable	Y	
Susan Draper	8/29/2023	GPAG Member - Resident	Page 41 references Workforce and Staff. But later only references staff. Is there a difference between those two employment classifications with the city?	Applicable	Y	
			Page 44 3rd paragraph has “Surprises’ overall planning area”. Believe that should be Surprise’s since the city isn’t plural. But... just a style question. Throughout the document sometimes the city is referred to as City of Surprise, sometimes City and sometimes Surprise. Should we be consistent on how we refer to it.			
Susan Draper	8/29/2023	GPAG Member - Resident	Seems like the difference is because the different sections were written by different people.	Applicable	Y	
Susan Draper	8/29/2023	GPAG Member - Resident	Page 56 Neighborhood character area – The sentence “The Neighborhood Character Area is one of the most character defining features of the City..” I think the character should be removed.	Applicable	Y	
Susan Draper	8/29/2023	GPAG Member - Resident	Page 60 Suburban Neighborhoods – this section references medium density and medium high density but not low density. I didn’t see low density mentioned in the Rural section (nor would I expect to see that there). Shouldn’t it be listed here or am I missing something?	Applicable	N	Rural does mention low density residential
Susan Draper	8/29/2023	GPAG Member - Resident	Page 80 – Open Space Character area uses the acronym ASLD in the second paragraph before defining it. It defines it in the 3 rd paragraph. I think it is customary to spell it out on the first usage of the abbreviation.	Applicable	Y	

Susan Draper	8/29/2023	GPAG Member - Resident	Page 165 – reclaimed water paragraph second sentence. The second sentence either needs to be reworded or the “takes” should be “taken” .	Applicable	Y	
Susan Draper	8/29/2023	GPAG Member - Resident	Page 195 – the parks and trail map appears to show a trail down Cactus from just east of Reems to Citrus. Most of that area doesn’t even have sidewalks let alone a trail so not sure where that is coming from .	Applicable	N	Map shows current and planned paths
Susan Draper	8/29/2023	GPAG Member - Resident	Page 37 references the Fiesta Grande. I saw a post on social media lately that someone was complaining about that being eliminated (or combined with the Founder’s day party. Not sure if that’s true.	Not Applicable	N	Still separate events
Susan Draper	8/29/2023	GPAG Member - Resident	Page 253 – Listing of the evaluation of a project doesn’t include the effects it may have on people (positive or negative). The whole plan centers around what would be best for residents (current and future). Shouldn’t the evaluation of a project include a review of how residents are affected too? I know this can be subjective, but all the analysis is subjective for all the elements listed. There are some pros and cons under each of the questions asked and hopefully the pros outweigh the cons but unless you consider the effects on citizens how can we say the analysis is complete?	Applicable	N	List is not comprehensive as mentioned in the text
Susan Draper	8/29/2023	GPAG Member - Resident	At one of the meetings, I asked about including something that would reference reconnecting neighborhoods bifurcated by major road projects. For instance, my community was cut in half by the 303. There are references to a pedestrian bridge over the 303 to reconnect it in the PAD documents. Since Surprise may have future impacts when the White tanks freeway is built and possibly I-11 wouldn’t it be prudent to think about how communities be made whole when major transportation projects are designed and built? I looked in the transportation section and in the Connected sections and didn’t see anything there, but my eyes are little crossed about now.	Applicable	N	Covered in Goal 4.1
Greg Loper, AICP	8/29/2023	City of Peoria	In previous years, there has been a discussion between the City of Peoria and the City of Surprise regarding the alignment of 163rd Avenue westward through Section 13 (T5N-R2W) such that its intersection with Dove Valley Road is approximately at the 167th Avenue alignment (mid-section of Section 12, T5N-R2W) in order to avoid significant drainage, floodplain and topographic features in the eastern halves of both Sections 12 and 13.	Applicable	Y	Stephen Chang initiated the change in the map with his initial list of changes for Functional Classification. 163rd is already paved on the section line to the northern city limits in this area. Peoria's alignment for Surprise's road would now travel through private, developed property.
Greg Loper, AICP	8/29/2023	City of Peoria	We do note that there are proposed other possible / proposed crossings within the City of Peoria (and potentially the City of Surprise) whereby both our path along the CAP canal and the City of Surprise’s proposed Regional Trail along the CAP may be able to connect. Please revise the graphic to show the City of Peoria’s section of the regional path [City of Surprise Regional Trail] on the south side of the CAP.	Applicable	Y	
Margaret Lieu	8/29/2023	GPAG Vice Chair - Resident	Goals & Elements Dot Matrix in Chapter 9: Implementation should be moved to the front of the 2040 Plan	Applicable	Y	
Mike Ouellett	8/29/2023	BLM	Page 33 the map is using an out-of-date land ownership layer. The “BLM” yellow rectangle at the intersection Happy Valley Road and 211th Avenue is actually USAF fee-owned land. The USAF also owns in fee a parcel on the westerly side of the Luke AFB Aux 1 field (Luke AFB leases a parcel of land between these two USAF fee-owned parcels). BLM recently updated the BLM Surface Management Agency GIS file with these changes for these two fee-owned USAF parcels.	Applicable	Y	
Mike Ouellett	8/29/2023	BLM	Page 89 has military in the legend but the military lands are not identified on the map.	Applicable	Y	
Mike Ouellett	8/29/2023	BLM	Page 173 - For Heat Island Goals - recommend adding a third item for retention and/or acquisition of open space.	Applicable	Y	
Mike Ouellett	8/29/2023	BLM	Page 197 – for the Agriculturally Significant Resource Lands paragraph, what about the City partnering, or at least encouraging land trusts that will purchase the development rights of farms, thus preserving the agricultural use of existing farm land?	Applicable	Y	
Mike Ouellett	8/29/2023	BLM	Page 208, Item 12 Bullet 6 – “Town of Buckeye” should be “City of Buckeye”.	Applicable	Y	
Thomas Gabehart	8/29/2023	Resident	Comment 1. Draft comment period occurring during the summer excludes a large number of residents, which leave for the summer. This comment period is not conducive to enabling all Residents the opportunity to review and comment. Recommend extending the review period to November 30, 2023.	Not Applicable	N	60-Day Comment period determined by Ratification Election Date
Thomas Gabehart	8/29/2023	Resident	Comment 2. The General Plan does not include a vision for the use of recycled water. Recommend adding a policy to Goal 6.2 (page 176) to mandate the use of recycle water for all outdoor watering for all new construction, both commercial and residential.	Not Applicable	N	Too specific for General Plan. Surprise does have a Reclaimed Water Policy in effect.
Thomas Gabehart	8/29/2023	Resident	Comment 3. Recommend adding a policy to Goal 6.2 (page 176) to increase the distribution of recycled water to all Suprise Communities with golf courses. The cost to pipe recycled water to these communities will be large, but in the long run will provide more water resources for Resident and Commercial use.	Not Applicable	N	Too specific for General Plan. Surprise does have a Reclaimed Water Policy in effect.
Thomas Gabehart	8/29/2023	Resident	**Page 18. Values Based Approach states the six value-based chapters include "community-driven goals and policies". Page 20 "policies that work to see the community's Vision firmly established in Surprise's future". Page 21 "Policies further refine goals and guide the course of action". If policies further refine goals, it will lead one to believe that policies would be even more specific and relevant and communicate the intentions of our local government clearly. Without clarity, Residents will be unable to evaluate the policies.	Not Applicable	N	Evaluation of action from the General Plan is outlined in Implementation Chapter
Thomas Gabehart	8/29/2023	Resident	different groups or allow the policies to be completely ignored;			
Thomas Gabehart	8/29/2023	Resident	"promote"	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	"encourage"	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 4) Page 38, Rewrite Policies, 1. & 2.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 5) Page 39, Rewrite Policies, 1., 2., & 3.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 6) Page 40, Rewrite Policies, 1., 2., & 3.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 7) Page 41, Rewrite Policies, 1., 2., 3., & 4.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 8) Pages 108 and 109, Rewrite Policies 1-11	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 9) Page 110 and 111, Rewrite Policies 1-12.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 10) Page 112 and 113, Rewrite Policies 1-9.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 11) Page 114, Rewrite Policies 4 and 6. Note: Policies 1,2,3, and 5 are very clear and require no additional changes.	Not Applicable	N	No requirement to follow such a framework for goals.

Thomas Gabehart	8/29/2023	Resident	Comment 12. Page 102, first paragraph. The Plan references "smart growth policies" but does not define the exact policies our government leaders will use to make decisions. Recommend adding the "Smart Growth Policies" to the Plan.	Not Applicable	N	Smart growth defined earlier in Responsible Growth Management.
Thomas Gabehart	8/29/2023	Resident	Comment 13. Page 107, third paragraph. The Plan references "various conservation goals and policies". These goals and policies are not included in the Plan. Recommend adding the "Conservation Goals and Policies" to the Plan.	Not Applicable	N	Conservation goals and policies are found later in the 2040 Plan as stated in the text.
Comment 14. Page 138. The City of Surprise prohibits the use of a bicycle and any type of e-bike on public sidewalks. E-bikes that are Class I & II require pedal input and effort from riders. The Plan requires the following additions/changes:						
Bike Lanes: Bike lanes are safe bicycle riding lanes within the roadway, next to the curb. Bike lanes are proposed for collector streets and minor arterial roadways. Bike lanes are striped with appropriate signage.						
Multi-purpose paths: Multi-purpose paths are behind the curb and sized to accommodate bicycles, ebike Class I & II, and pedestrians simultaneously. Multi-purpose paths are proposed for major arterials, and will also be provided along washes and natural corridors through neighborhood developments.						
Thomas Gabehart	8/29/2023	Resident	Bike Routes: Bicycle routes are roadways which have no bike lane designation. Currently designated Bike Routes on Figure 5.3 of the Plan are hazardous for use by bicycle riders and not recommended for bicycle travel with the exception of the wide paved edges of Highway 60, Highway 74, and Sun Valley Parkway west of 184th Street.	Applicable	Y	Text for bike facilities already vetted by City Transportation department staff.
Thomas Gabehart	8/29/2023	Resident	Comment 15. Page 140. In addition to Policy 3., recommend the addition of SMART Policies to enhance the safety and access for riders of bicycles and electric conveyances. This is truly the future of transportation for young adults and school aged children. Ignoring electric scooters, electric bicycles, electric one-wheeled conveyances will contribute to deaths of our younger generations.	Applicable	Y	Micromobility references added in goals and policies as determined by transportation staff.
Thomas Gabehart	8/29/2023	Resident	Comment 16. Pages 140-142. Rewrite Policies 3, 4, 7, 8, and 12.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 17. Pages 144 and 145. Rewrite Policies 2 (who is responsible for the repository of "National Best Practices"?), 4 (delete "nonmotorized"), 5, 6, 7, 9 (define the areas), Delete 10, 11 (add for all modes of transportation including bicycles and electric conveyances).	Applicable	Y	Micromobility references added in goals and policies as determined by transportation staff.
Thomas Gabehart	8/29/2023	Resident	Comment 18, Page 146. Rewrite Policies 2 (delete "by encouraging and"), 5 (add "vehicle, bicycle, and electric conveyances").	Applicable	Y	Adjustments to policies change their overall meaning. Policies are broad enough to pertain to "vehicles, bicycles, and electric conveyances."
Thomas Gabehart	8/29/2023	Resident	Comment 19, Page 148. DELETE Policies 1, 4, and 5. These expenditures should be put to a vote of the community before you use our money to support caustic, hazardous, unsustainable EVs. Our Fire Departments are not equipped to put out electric car fires. Why would we give preferential treatment to the wealthy?	Not Applicable	N	EV inclusion was important in both GPAG and public feedback
Thomas Gabehart	8/29/2023	Resident	Comment 20, Page 175. Rewrite Policy 4 to specify how we will protect our water resources from abuse to put out electric car fires, which take more than 2,600 gallons of water per fire. Possibly charge EV users a surcharge to use/charge/garage an EV within the city limits.	Not Applicable	N	EV inclusion was important in both GPAG and public feedback
Thomas Gabehart	8/29/2023	Resident	Comment 21, Page 176. Rewrite Policies 1, 2, 3, 6.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 22. Page 178 and 179. Rewrite Policy 1, Delete policy 5. Note: Policy 7 is EXCELLENT.	Not Applicable	N	No requirement to follow such a framework for goals.
Thomas Gabehart	8/29/2023	Resident	Comment 23. Page 182. Add a policy for the development, use, plan requirements, and distribution of recycled/recharge water.	Not Applicable	N	Too specific for General Plan
Thomas Gabehart	8/29/2023	Resident	Comment 24. Page 185. Rewrite policy 3 to include the distribution to as built communities.	Not Applicable	N	Too specific for General Plan
Comment 25 . Page 5, Figure 5.3.						
A) There is no Bike Route along Beardsley Canal between Highway 60 and Peoria Road. There is a currently Maricopa County trail system that runs in the desert area from Highway 60 to Sun Valley Parkway. The dirt road along Beardsley Canal is fenced on both sides of Sun Valley Parkway.						
B) The Bike Paths shown between Sun Valley Parkway and Jomax Road do not exist.						
C) The Bike Paths along CAP Canal do not exist. All access along CAP Canal is fenced and signage designating as Water District Property, No Trespassing.						
D) The Bike Path shown between El Mirage Road, under the 303 to Jomax Road does not exist. The end of El Mirage Road at 303 is a dead ended fenced area.						
E) The Bike Path (narrow road) shown on 163rd Ave ends on the north end at W Dove Valley Road.						
F) The Bike Path going from Highway 60 to N 171st Ave does not exist. There is a blocked dirt road.						
Thomas Gabehart	8/29/2023	Resident	G) The Bike Path shown from Highway 74 down to Highway 60 and Dove Valley Road does not exist. There is no road.	Applicable	Y	The comments on the map stem from the unclear language in the text of the plan. The map should be titled and described to indicate that it is showing future full buildout plan in Surprise.
Thomas Gabehart	8/29/2023	Resident	Comment 26, Page 195, Figure 7.1. Similar to Figure 5.3 this map is filled with errors, most trails are not as shown, or do not exist.	Applicable	Y	The comments on the map stem from the unclear language in the text of the plan. The map should be titled and described to indicate that it is showing future full buildout plan in Surprise.
Thomas Gabehart	8/29/2023	Resident	Comment 27, Page 199, Figure 7.2. The Beardsley Canal and CAP Canal areas both have considerable fencing of significant height to prevent animal movement. Whomever is responsible should update this map to something more realistic.	Applicable	Y	The comments on the map stem from the unclear language in the text of the plan. The map should be titled and described to indicate that it is showing future full buildout plan in Surprise.
Thomas Gabehart	8/29/2023	Resident	Comment 28, Pages 5, 195, and 199. The lack of attention to the accuracy of these maps is indicative of a very LOW PRIORITY for outdoor recreation and wildlife.	Applicable	Y	The comments on the map stem from the unclear language in the text of the plan. The map should be titled and described to indicate that it is showing future full buildout plan in Surprise.
Thomas Gabehart	8/29/2023	Resident	Comment 29, Page 202. Delete the entire "Inclusion and Diversity" section. This is a not the place for a political statement. Your example is erroneous. Dreamcatcher Park is not a place I feel welcome.	Not Applicable	N	Too specific for General Plan
Comment 30, Page 204. Each year Surprise Residents die due to the heat. Water is life. Unfortunately new communities are not required to install refrigerated drinking water sources at their parks or playgrounds. When riding a bike or out for a walk a Surprise resident can walk 5-6 miles without coming in contact with any water sources. Recommend adding a policy to require all city parks, Community level parks, HOA parks, and playgrounds include a refrigerated water fountain, maintained by either the City or by the HOA for HOA parks. Additionally, all Fire Departments, City Buildings, and Police Department Stations will have a refrigerated water source, that is available to the General Public 24/7, on the unfenced exterior of the building.						
Thomas Gabehart	8/29/2023	Resident	This is a safety issue.	Not Applicable	N	Too specific for General Plan

Thomas Gabehart	8/29/2023	Resident	Comment 31, Page 208. Policy 12, final bullet, DELETE. The Nature Conservancy is an NGO. It is inappropriate for the City to include Plans or Policies that support or denounce any particular NGO. What about my NGOs, are you going to add policies to work with my NGOs too?	Not Applicable	N	Text states ". . . And other conservancies." This is the inclusive text to show that Surprise not favoring Nature Conservancy.
Thomas Gabehart	8/29/2023	Resident	Comment 32, Page 210. Policy 6, delete reference to "Community Gardens". After months of research, I found most factual information on community gardens is negative. Security, physical altercations, theft, vandalism, etc. The facts are stacked up against any community supporting a Community Garden.	Not Applicable	N	Too specific for General Plan
Thomas Gabehart	8/29/2023	Resident	Comment 33, Page 243. Per ARS 9-461.05 General Plan must address "Bicycling".	Applicable	Y	Bicycling Element included in Connected City Value as shown in element to 2040 Plan matrix,
Thomas Gabehart	8/29/2023	Resident	Comment 34, Page 244, 245. Table 9.1 Does not include the Required Element "Bicycling".	Applicable	Y	Bicycling Element included in Connected City Value as shown in element to 2040 Plan matrix,
Thomas Gabehart	8/29/2023	Resident	Comment 35, Page 248 & 249. Measuring Progress. Goal measurement by the listed policies is subjective and neither specific nor can it measured due to a lack of metric.	Not Applicable	N	Metrics are listed to evaluate the Plan's implementation.
Thomas Gabehart	8/29/2023	Resident	Recommend hiring a goal specialist to help in the definition of goals and policy development.	Not Applicable	N	No state requirement to follow such a framework for goals.
			The concerns raised regarding the planning public outreach process has to do with execution. Several attempts by residents have been made to participate where they attended developer neighborhood meetings and provided feedback. They then heard nothing after the meeting and attended the P&Z meeting where the request was passed through with either no question about feedback or no opportunity for them to speak regarding their concerns that had not been responded to. This was then repeated at city Council.			Thank you for the clarification. These comments will also be included, however, the General Plan wouldn't be the appropriate place to address these concerns.
			This happened on two separate occasions and left the residents feeling as if their participation was fruitless, and that neither meeting held developers accountable nor members actually cared.			
			If these activities are occurring then how and when do the residents affected get the opportunity to review how developers respond and determine if their concerns have been adequately addressed and if not, what is their path forward to address the opens if P&Z doesn't listen and then City Council assumes it's been taken care of.			Public participation is encouraged throughout all aspects of the development process and is supported by staff through the posting of and transparency of the process on the city's website as well as notification via multiple methods (newspaper, site posting and mailers) of which the City of Surprise uses all three above and beyond what's required in State Statue. Ultimately, we are bound by State Statue, which prescribes the outreach meetings and public hearings. It is during these meetings that both the public and developer have an opportunity to speak before the respective bodies. I have witnessed some projects change and I have also seen project go unchanged. As staff and a city if there is no discretionary action required, the applicants are only required to adhere to the minimum standards set forth by the Zoning Code.
			The process can't be a black hole. If it's felt the process is adequate the. Ask the residents if they agree or how it could be improved. Should be inclusive.			That said, annexation and zone changes are discretionary, and it is here where public input if most important and you are encouraged to submit comments and engage during the public outreach process. As staff we are here to also listen to the concerns brought forward; however, as staff we do not advocate for one position or the other, we do state the facts associated with the case so that the decision bodies can make an informed decision based on the facts and the information contained in the public record which include all emails received.
Kimberly Virostek	8/29/2023	Resident (PA)	The proposal was to add into both meetings specific process steps that require members of those meetings to ask to review the details of the feedback, ask if residents are present and if they need to speak.	Not Applicable	N	Please feel free to reach out with any additional comments and on the behalf of the City of Surprise and the Community Development Department, we look forward to continuing to work together well beyond the General Plan 2040.
			any additional feedback. Attached is our community's feedback for rural areas within the City of Surprise.			forwarded to the city's consultant for review.
Kimberly Virostek	8/29/2023	Resident (PA)	In addition, there were a couple of items that the group wanted to make you aware of: 1.Park Trails - If you compare the Growth Map and the Park Trails Map they are inconsistent because a majority of the growth area overlaps the trails and wildlife corridor areas. 2.Since our rural community is the most aware of the happenings in our area, why wasn't someone in our area asked to assist with the trails/wildlife corridors?	Applicable	N	With respect to the trails and Growth maps, these are general areas in which the city anticipates growth and growth will occur in areas where trails and washes exist. The City is unable to further designate these areas as Open Space without securing the property. As development occurs within the vicinity it is required to further map and prepared detailed studies and mitigate impacts to these areas. However, this is done at the Zoning level at the time of development.
Susan Lawson	8/30/2023	Arizona State Historic Preservation Office	When a state or federally-funded or -permitted project has the potential to affect historic properties (prehistoric/historic archaeological sites, districts, buildings, structures or objects listed in or determined eligible for listing in the Arizona / National Register of Historic Places [ARHP / NRHP]), formal consultation with our office should be initiated before any work proceeds. SHPO's reviews are conducted pursuant to A.R.S. 41-861 through 41-864, the State Historic Preservation Act (State Act) or 54 USC §306101 et seq, the National Historic Preservation Act (NHPA) and its implementing regulations at 36 CFR Part 800 (Section 106). When consulting with our office on non-mandated projects, our review will be in line with State Act consultation.	Not Applicable	N	Details of SHPO Processes
Susan Lawson	8/30/2023	Arizona State Historic Preservation Office	SHPO recommends adding commitments and procedures for conducting consultation with Native American Tribes that may be affiliated with the area to identify concerns with any natural and cultural resources that may be affected under this plan. Tribes with ancestral ties to the area can be identified using the Government-to-Government Consultation Toolkit available on the SHPO website at https://sites.google.com/view/azconsultation-toolkit/home .	Applicable	Y	
			Policies within Goals 4.1 and 4.3 encourage reuse of the City's historic buildings. Owners of A/NRHP-eligible or listed properties may be eligible for special historic preservation tax incentives.			
			- The Federal Investment Tax Credit Program authorizes a 20 percent investment tax credit coupled with accelerated depreciation for income-producing properties. The SHPO is responsible for reviewing the eligibility of properties for the NRHP			
			as well as rehabilitation plans to ensure their compliance with the Secretary of the Interior's Standards for Rehabilitation.			
			- Additionally, the State of Arizona maintains a property tax reduction program for non-income-producing properties listed on the A/NRHP and a property tax incentive program for income-producing properties. This program is administered			
Susan Lawson	8/30/2023	Arizona State Historic Preservation Office	by the SHPO in conjunction with the county assessors.	Not Applicable	N	Details of SHPO Processes

			Goal 7.5 aspires to identify opportunities to partner with the SHPO to enhance the City’s historic preservation program. The City’s extant historic zoning overlay for the Surprise Heritage District (the Original Townsite) is identified and discussed on page 93 of the draft Plan. If SHPO determines the district to be eligible for listing on the A/NRHP, the incentives above would be available to building owners. Currently the City of Surprise has no buildings listed on the NRHP. More information is available at https://azstateparks.com/national-register-of-historic-places and we would be happy to discuss the process with City.	Not Applicable	N	Details of SHPO Processes
Susan Lawson	8/30/2023	Arizona State Historic Preservation Office	Chapter 4 – Housing Occupancy (Whole Chapter) Housing occupancy is being measured by a community estimate census survey. 89% is occupied with ¾ of that being owner occupied. Data is pulled from pre-pandemic data and may be poor for future residential planning use.	Not Applicable	N	Data is current and has been vetted.
Nathan Landreville	8/30/2023	NAIOP Arizona Multifamily Committee	(Page 55) Figure 4.6: Land Use Character Areas-- While not limited to Commercial & Office areas, the majority of high-density multi-family housing for Surprise’s growth is meant to be in very limited (bright pink) areas on the map. Neighborhood areas (yellow) would be limited to single family development with supporting uses.	Applicable	Y	Multi-family is allowed in yellow Neighborhood Character Area
Nathan Landreville	8/30/2023	NAIOP Arizona Multifamily Committee	(Page 62) Urban Neighborhoods (8+ du/ac), the most financially feasible developer driven multifamily, is positioned as “Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas.” We recommend that the City define areas where Urban Neighborhood is allowed. Not defined on any figures other than verbally “along collectors or arterials”.	Not Applicable	N	Too specific for General Plan
Nathan Landreville	8/30/2023	NAIOP Arizona Multifamily Committee	(Page 62) Multi-family parking required to be all “internal” and “covered”. Extremely limits development configurations for creative site uses. Suggest having covered parking minimums.	Not Applicable	N	Too specific for General Plan
Nathan Landreville	8/30/2023	NAIOP Arizona Multifamily Committee	thank you for sending, and please share my thanks with all involved in producing the plan.			
			As a friend and neighbor of Wittmann community members, I am glad to see that efforts have been made to reach out to people living there and to hear their concerns. Their identity and the characteristics of their community are valuable and worth preserving. As a resident of Surprise, it is important to me that our city will be a good neighbor to those outside our city. As you know, fears of annexation and other changes imposed on people who chose a particular life are easily spread; effective two-way communication will go a long way in building trust that aspects of the plan are not intended to fundamentally disrupt the current environment.			
			As one with no experience in city planning, I do not understand the motivation to expand boundaries. I do not believe that making a city better necessarily follows from making it bigger. It does make sense to me that Surprise city leaders would be more willing than county or state officials to listen to people in Wittmann. To that end, I hope that those meetings and other communications will continue, and that their desires will be respected and accommodated.			Thank you for your comments and on the behalf of the City of Surprise and the Community Development Department, we fell the Surprise General Plan 2040 takes the initial steps to identify the areas that are rural in nature and identifies special needs for those within the northwest and westerly portions of the Surprise Planning Area and facilitates a path to establish a Desert Rural Zoning designation that is more in line with the Wittman and alike communities.
Matt Varitek	8/30/2023	Resident	Again, thank you for your efforts, and for your thoughtfulness. Consider referencing the Graduated Density Concept either in this section or within the Neighborhood Character Area:	Not Applicable	N	
Jenn Rahn	8/31/2023	Luke AFB	Residential development follows the Graduated Density Concept (GDC). The GDC graduates densities away from the 65 DNL as follows: a maximum of 2 dwelling units (du) per acre (ac) from the 65 DNL to ½ mile, a maximum of 4 du/ac from ½ mile to 1 mile, a maximum of 6 du/ac from 1 to 3 miles, and graduated densities beyond 3 miles. Consider referencing the Luke AFB Targeted Growth Management Plan if determined applicable in the final sentence:	Applicable	N	Jason Moquin: "We can acknowledge the comments but we would like to stay the course with the Graduated Density language in the current General Plan."
Jenn Rahn	8/31/2023	Luke AFB	For land use compatibility within these sensitive areas, the City of Surprise defers to State Statue A.R.S. § 28-8461, the Western Maricopa/Luke Air Force Base Regional Compatibility Plan (March 2003), the Luke AFB Targeted Growth Management Plan (June 2020), and other City approved documents. This table (5.1) is not from the EDS. It was in the Surprise General Plan 2035 and has been modified to only address the street sections shown in the EDS.	Applicable	Y	
Dana Owslany	9/6/2023	City of Surprise	add "with proper signage" to bike lanes description	Applicable	Y	Table Source rewritten to be City of Surprise
Stephen Chang	9/6/2023	City of Surprise	remove "neighborhood" to "all" in multi-purpose lanes description	Applicable	Y	
Stephen Chang	9/6/2023	City of Surprise	show future Bike Routes as dashed lines in bike facilities map	Applicable	Y	Future bike facilites not dashed. Rather text of plan has been rewritten to clarify that this is the full network buildout plan for bikes. Also, adjusted transit map to remove dashed line and clarified that this map is the full buildout of transit services in the city as vurrently planned.
Stephen Chang	9/6/2023	City of Surprise	Develop, monitor, and update a Citywide Transportation Master Plan to ensure the orderly development of the City's arterial and collector roadway system. Add this as policy to Goal 5.1	Applicable	Y	
Stephen Chang	9/6/2023	City of Surprise	add ", micromobility," to description of Goal 5.2	Applicable	Y	
Stephen Chang	9/6/2023	City of Surprise	add ", bicycle and micromobility" text to Goal 5.2, Policy 11	Applicable	Y	
Stephen Chang	9/6/2023	City of Surprise	should be on all public streets for clarification of Goal 5.3, Policy 1	Applicable	Y	

Comments on Surprise 2040 General Plan					
Dear City of Surprise and Respected Politicians,					
I write to you today with great urgency and deep concern regarding the approval of master planned communities and the prospective annexation that threaten to dramatically alter the rural way of life in Morristown, Circle City, and Wittmann. As a passionate resident of these close-knit communities, I strongly oppose the implementation of these developments and the potential loss of vital recreation opportunities on state trust lands.					
Our rural way of life is rooted in the strong community connections, the serenity of our natural landscapes, and the unique character that embodies our towns. The master planned communities, with their extensive urbanization and population growth, pose a direct threat to the very fabric and essence that make our communities so special. We cherish the tranquility and the intimate connections with nature that define our rural lifestyle.					
The sphere of influence asserted by the City of Surprise 2040 general plan not only threatens our rural identity but also raises concerns about the loss of local control and the ability to shape our own future. As residents, we deserve a say in decisions that have such a significant impact on our lives and the fate of our towns. It is disheartening to witness the potential erosion of our voice and the potential imposition of regulations from a distant governing body.					
Furthermore, I must emphasize the alarming impact on the recreation opportunities on state trust lands. These lands, which have traditionally provided us with opportunities for outdoor activities, wildlife observation, and the enjoyment of untouched natural beauty, are at risk of being compromised or lost entirely due to the proposed master planned communities. The loss of these recreation opportunities would be devastating not only for our residents but also for the growth of our local economy and the overall well-being of our communities.					
I implore you, as representatives entrusted with serving the best interests of the people, to reconsider the approval of master planned communities, halt the prospective annexation by the City of Surprise, and revisit the 2040 general plan. Instead, let us focus on alternative solutions that respect and preserve the rural way of life, protect the state trust lands for future generations, and foster growth that aligns with the needs and desires of the residents in Morristown, Circle City, and Wittmann.					
Dana Alexander	9/12/2023	Resident (PA)	Thank you for attentively considering the concerns raised in this letter. I trust that you will give careful	Not Applicable	N
Susan Draper	9/14/2023	GPAG Member - Resident	Add dot to "Collaborate with the development community to reserve and preserve desired open space for passive and recreational purposes in accordance with the Recreation Master Plan." 0-5 years box	Applicable	Y

Good evening,

Thank you for your email regarding the City of Surprise Draft General Plan 2040. The City values feedback on this important planning document. Although received outside the 60-day review period, I have forwarded your comments to our General Plan consultant to have it added to the comments received.

After reading your comments, I would like to clarify that the proposed draft does not expand the City of Surprise municipal limits. The existing City limits and Planning Area boundary remain unchanged.

The draft plan does make assumptions and accounts for potential growth within the existing Planning Area boundary; however, unlike past General Plans, the General Plan 2040 speaks to maintaining rural lifestyles. If adopted and ratified, the plan affords the City of Surprise the ability to create a Desert Rural Zoning Designation. This designation will further establish development standards that are more conducive to rural lifestyles.

While these have the potential to be effective tools for development inside our City boundaries, I would like to reiterate that the draft plan does not propose any changes to the City boundaries or Planning Area boundary.

Thank you again for your comments. They will be forwarded to the City's General Plan consultant to be memorialized with the comments received to date. If you have any questions or would like to discuss further, please feel free to reach out to me.

NOTICE OF PUBLIC HEARINGS

CITY OF SURPRISE

NOTICE IS HEARBY GIVEN that the City of Surprise Planning and Zoning Commission will hold public hearings pursuant to A.R.S. § 9-461.06E to take public comment on the proposed adoption of the Surprise RISE 2040 General Plan (Case #FS22-0648). The General Plan is a policy document and guide for the development of the City of Surprise. This Plan, if adopted by the City Council and approved by the voters, will replace the current City of Surprise 2035 General Plan. The date, place and location of the first public hearing is as follows:

Planning & Zoning Commission Public Hearing #1

Date: **Thursday, October 5, 2023**
Time: **6:00 p.m.**
Location: AZ TechCelerator
12425 W Bell Road
Surprise, AZ 85378

The proposed Surprise RISE 2040 General Plan includes a statement of community vision, goals, and development policies as well as appropriate maps, charts, and other relevant exhibits and such elements as required by state law, including additional elements particular to the needs and purposes of the City of Surprise. Other conforming amendments may be considered and the above may be revised as a result of public comment during the public hearing process.

The proposed Surprise RISE 2040 General Plan, as well as studies, surveys, comments and meeting summaries related to the General Plan, are available online at the project website: www.surprisegpupdate.com. A copy of the proposed Surprise RISE 2040 General Plan is also available for review, during business hours at the following locations:

1. City of Surprise, Community Development Department
16000 N Civic Center Plaza
Surprise, Arizona 85374

At these meetings any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost. Contact Jason Moquin with the City of Surprise at 623-222-3045 or jason.moquin@surpriseaz.gov for additional information.



S U R P R I S E

A R I Z O N A

Planning & Zoning Commission

October 5, 2023

General Plan Amendment

SurpRISE 2040 General Plan

FS22-0648

Off-Site Meeting



SURPRISE2040

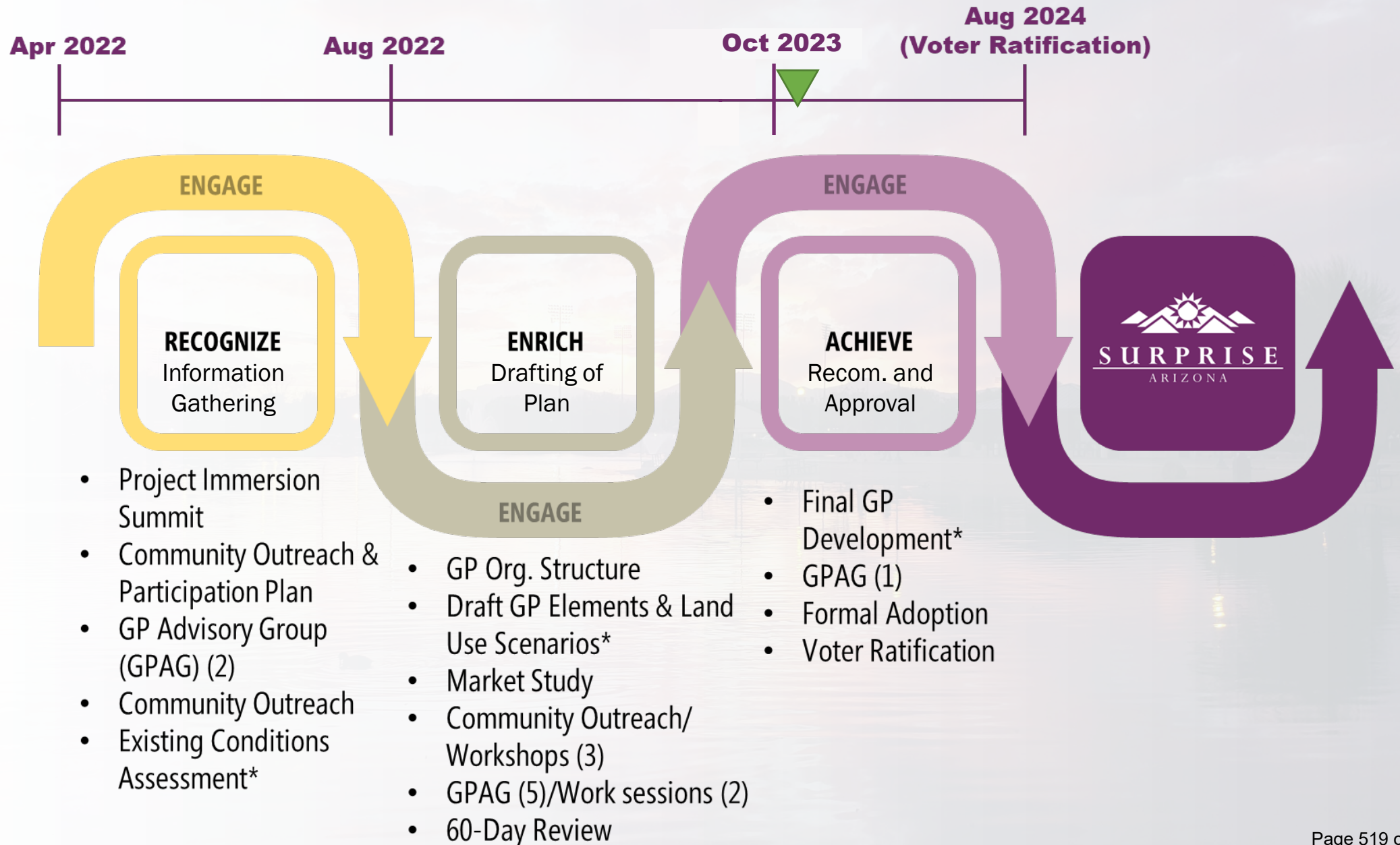
General Plan

Planning & Zoning Commission Public Hearing #1



October 5,
2023

General Plan Process



General Plan Advisory Group

- **19 Volunteers**
 - **Residents**
 - **Business Owners**
 - **Commission Members**
 - **City Council Recommendations**
- **Chair and Vice-Chair**
 - **Chair - Steve Doolittle**
 - **Vice-Chair - Margaret Lieu**
- **July 2022 – September 2023**
 - **14 Months**
 - **Nine meetings**
 - **Approximately 600 hours dedicated - Collectively**

General Plan Public Engagement

**Community Workshop**

**SURPRISE2040**
General Plan

Tuesday, August 30, 2022 6:00-8:00 PM
Ottawa University- Surprise
14360 W Tierra Buena Lane, Surprise, AZ 85374

We want to hear from you!
Join us on the 2nd floor in the Multi-Purpose room for the official kickoff of the Surprise General Plan Update.



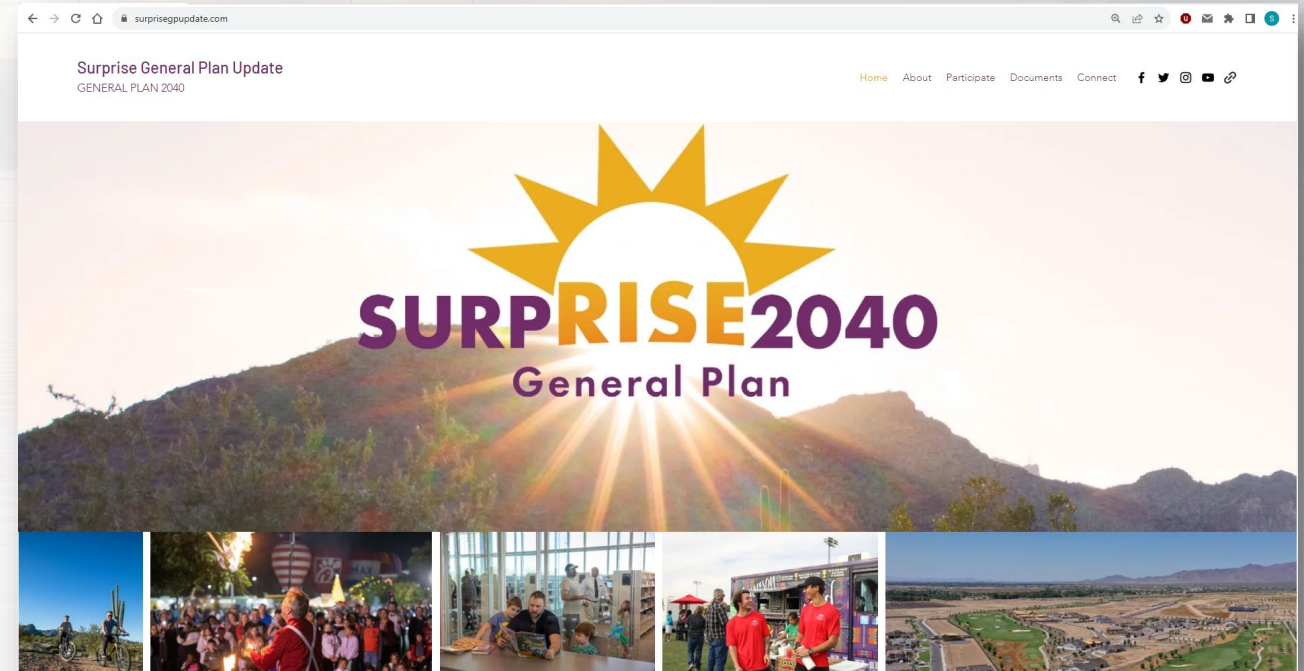
**SCAN ME**

Scan the QR Code or visit Surprisegpupdate.com to find out more about the project and subscribe for updates today!



• Summary

- Project Website
- 5 In-Person Community Workshops
- 4 Pop-Up Booths at Local Events
- 3 Virtual Community Workshops
- 2 Joint Council Council-Planning & Zoning Commission Work Sessions
- News Articles/Press Releases
- Social Media Posts
- 60-Day Public Agency Review



www.surprisegpupdate.com



60-Day Review – Public Engagement

- **Agency Notification** (40 Agency Notifications)
 - **Press Release**
 - **Town Website/Project Website**
 - **Social Media** (Facebook/Instagram Ads)
 - **Email Blasts** (GP Contact List)
 - **Unique Responses** (188)
 - General Comments (129)
 - Agency Comments (59)
-

Public Hearing Draft – Structure

- **Current Structure**

- Overall Vision Statement
- Organized by individual Element each with Goals
- 93 Individual Goals
- 568 Policies
- 16 Implementable Strategies

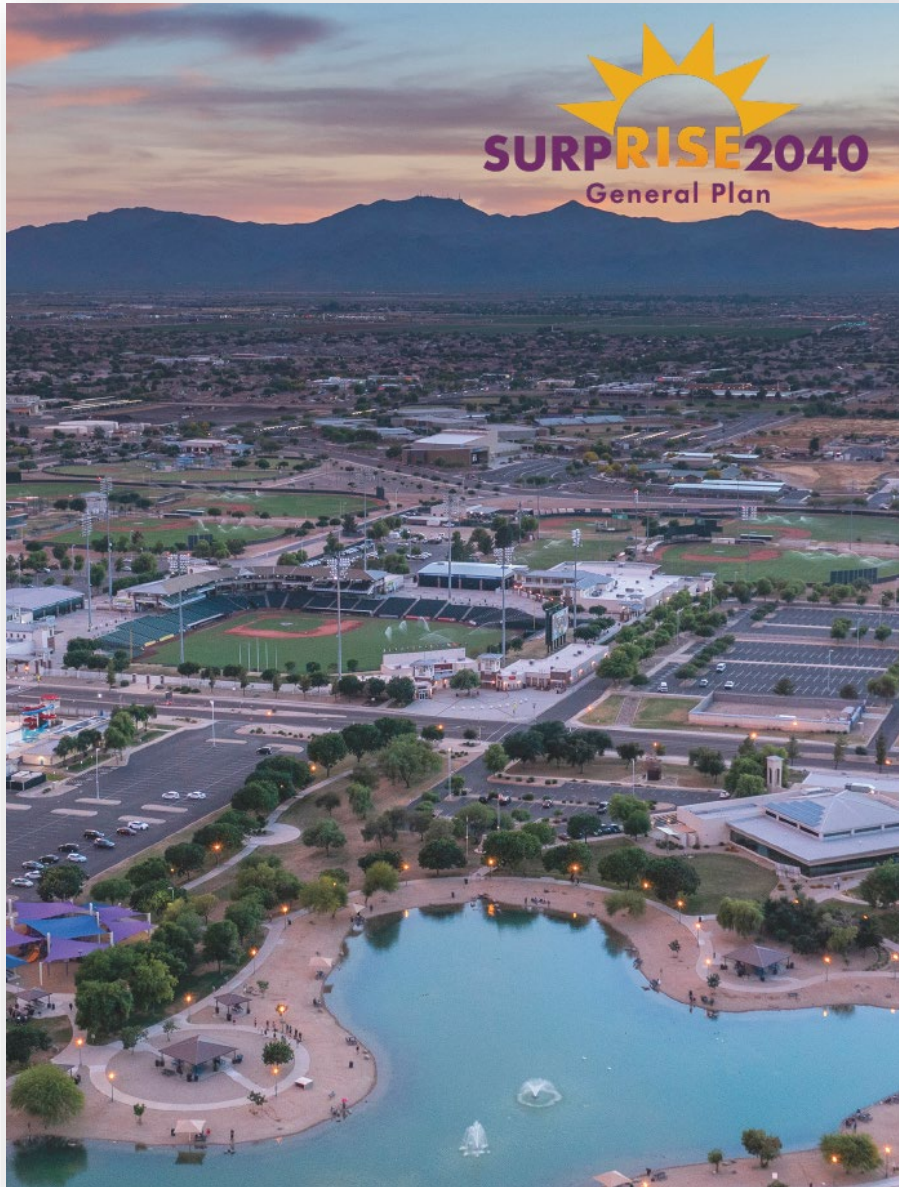
- **Revised Structure**

- Overall Vision Statement
- Organized by Core Community Values
- 6 Core Community Values
- 28 Individual Goals
- 207 Policies
- 21 Implementable Strategies

- **Core Community Values**

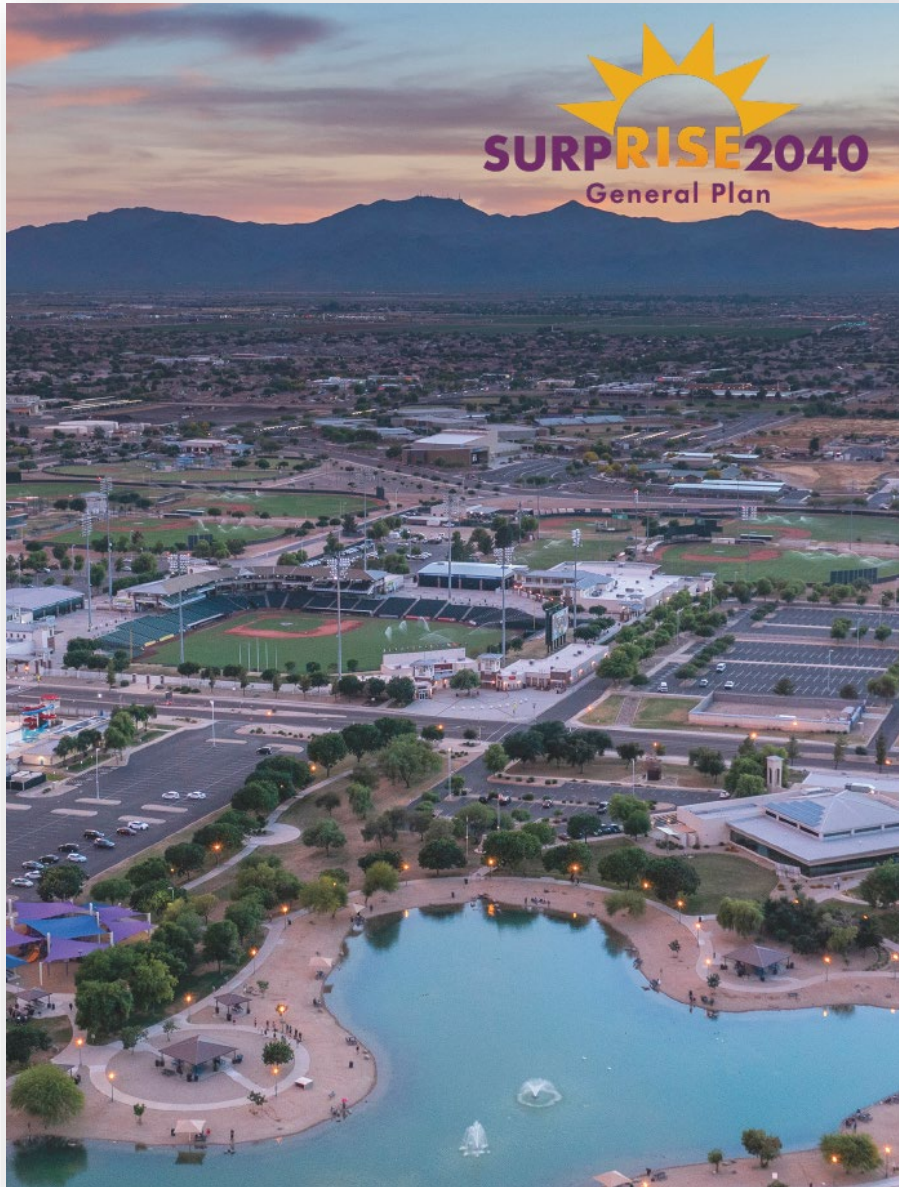
- A Welcoming Place
- A Livable Community
 - A Connected City
- A Sustaining Environment
 - A Healthy Lifestyle
- A Competing Economy

Public Hearing Draft – Organization



- **Executive Summary**
- **1 – Introduction**
- **2 – Who We Are**
- **3 – A Welcoming Place**
- **4 – A Livable Community**
- **5 – A Connected City**
- **6 – A Sustaining Environment**
- **7 – A Healthy Lifestyle**
- **8 – A Competing Economy**
- **9 – Implementation**
- **10 – Glossary, Acronyms, & Abbreviations**

Public Hearing Draft – Reorganizing Elements



- **3 – A Welcoming Place**
- **4 – A Livable Community**
 - Land Use; Growth Areas; Housing; Neighborhood Preservation and Revitalization; Conservation, Rehabilitation, and Redevelopment
- **5 – A Connected City**
 - Circulation, Bicycling, Transit
- **6 – A Sustaining Environment**
 - Water Resources, Environmental Planning, Conservation, Energy, Cost of Development
- **7 – A Healthy Lifestyle**
 - Open Space, Recreation, Health, Safety, Public Services & Facilities, Public Buildings, Arts & Culture,
- **8 – A Competing Economy**
 - Economic Development, Education

Public Hearing Draft – Reorganizing Elements

			REQUIRED ELEMENTS												ELECTIVE ELEMENTS			
			Land Use & Growth Areas	Circulation & Bicycling	Recreation & Open Space	Revitalization & Redevelopment	Housing & Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Economic Development	Arts & Culture	Education	Health
A WELCOMING PLACE	Goal 3.1	Build strong neighborhoods and local connections	●	●	●	●					●	●			●	●		●
	Goal 3.2	Promote public engagement and participation				●					●			●		●	●	
	Goal 3.3	Foster effective communication				●							●	●	●	●	●	●
	Goal 3.4	Provide good governance through service excellence									●	●	●	●	●		●	●
A LIVABLE COMMUNITY	Goal 4.1	Maintain a well-managed community form	●			●	●							●	●	●		
	Goal 4.2	Be a home for everyone	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
	Goal 4.3	Foster a sense of place through maintenance, reuse, or redevelopment of maturing areas	●		●	●	●	●				●	●	●	●			●
	Goal 4.4	Protect Luke Air Force Base	●	●	●		●	●	●		●	●	●	●	●			●
A CONNECTED CITY	Goal 5.1	Develop a complete transportation network to support desirable patterns of development	●	●		●	●	●					●	●	●			●
	Goal 5.2	Promote safe movement of people, goods, and vehicles across all modes of travel		●	●		●						●		●			●
	Goal 5.3	Relieve vehicular congestion	●	●		●	●	●		●			●	●	●			●
	Goal 5.4	Plan for emerging transportation technologies		●		●	●	●		●	●	●		●	●			
	Goal 6.1	Protect the health of our diverse environment	●	●				●										●

			REQUIRED ELEMENTS												ELECTIVE ELEMENTS			
			Land Use & Growth Areas	Circulation & Bicycling	Recreation & Open Space	Revitalization & Redevelopment	Housing & Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities	Public Buildings	Safety	Cost of Development	Economic Development	Arts & Culture	Education	Health
A SUSTAINING ENVIRONMENT	Goal 6.2	Utilize a systems approach to sustainability	●		●		●	●		●					●	●		
	Goal 6.3	Reduce risk and thrive under change		●	●			●					●	●			●	
	Goal 6.4	Provide exceptional core utilities					●	●		●	●			●	●			
	Goal 6.5	Continuously and responsibly manage our water resources	●		●	●		●	●						●			●
A SUSTAINING ENVIRONMENT	Goal 6.6	Bolster water conservation	●			●		●	●									●
	Goal 6.7	Ensure for safe and reliable water delivery				●		●	●					●	●			●
A HEALTHY LIFESTYLE	Goal 7.1	Offer superior recreational amenities and activities	●	●	●			●	●				●			●	●	●
	Goal 7.2	Foster a system of natural opens spaces	●	●	●	●		●	●				●					●
	Goal 7.3	Increase access to wellness opportunities		●	●	●		●	●		●		●		●	●	●	●
	Goal 7.4	Ensure for quality community services	●	●			●				●		●					
A COMPETING ECONOMY	Goal 7.5	Cultivate and preserve our culture and heritage			●	●	●				●	●			●	●		●
	Goal 8.1	Support economic competitiveness	●	●		●			●	●	●				●		●	
	Goal 8.2	Be a regional economic partner						●	●	●	●				●			
	Goal 8.3	Elevate tourism through attractions	●			●							●		●	●		
	Goal 8.4	Offer life-long learning and skill-building			●		●				●	●			●	●	●	

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

Land Use

Public Hearing Draft – Land Use Plan

2040 GP LAND USE & CHARACTER AREA MAP

- Refined land use plan and text to mitigate growth impacts

 Rural Residential Overlay

Legend

Character Area

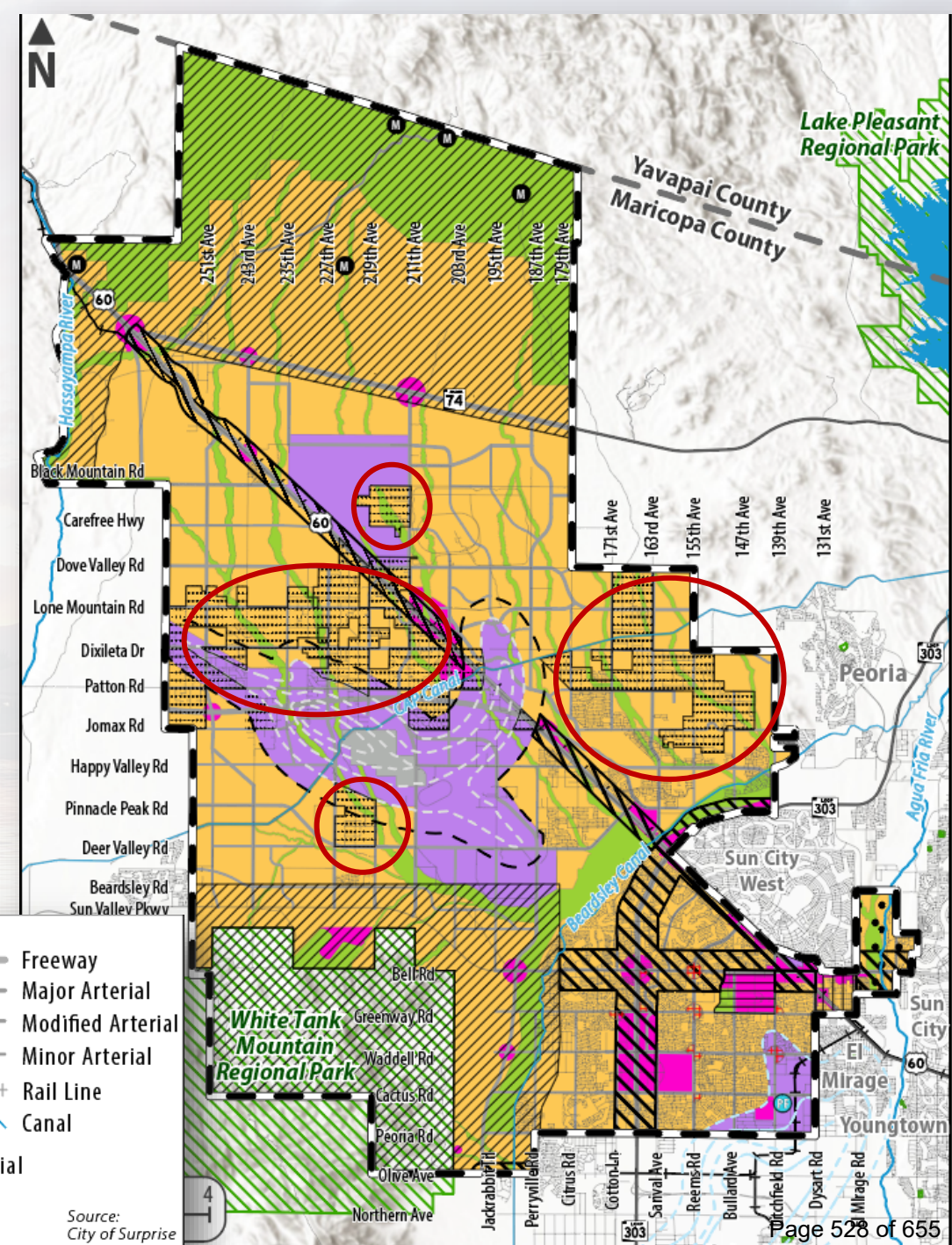
-  Neighborhood
Rural, Suburban, Urban
-  Commercial & Office
*Mixed Use-Residential,
Mixed Use-Commercial,
Commercial Office, Regional
Commercial*
-  Employment
Business Parks, Industrial
-  Open Space

Character Sub Area

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

-  Surprise Planning Area
-  County Boundary
-  Regional County Park
-  Military
-  Aux 1 Noise Contours
-  Luke AFB DNL
-  Existing Community Commercial
- Public Facility
- Mining

-  Freeway
-  Major Arterial
-  Modified Arterial
-  Minor Arterial
-  Rail Line
-  Canal





Growth Areas

Public Hearing Draft – Growth Areas

2040 GP GROWTH AREAS MAP

Legend

Growth Area

Residential & Commercial

1. Cactus & Citrus
2. 163rd Corridor
3. Sun Valley Parkway

Employment

4. 303 Corridor
5. Railplex
6. Grand & Beardsley
7. BNSF Rail Facility

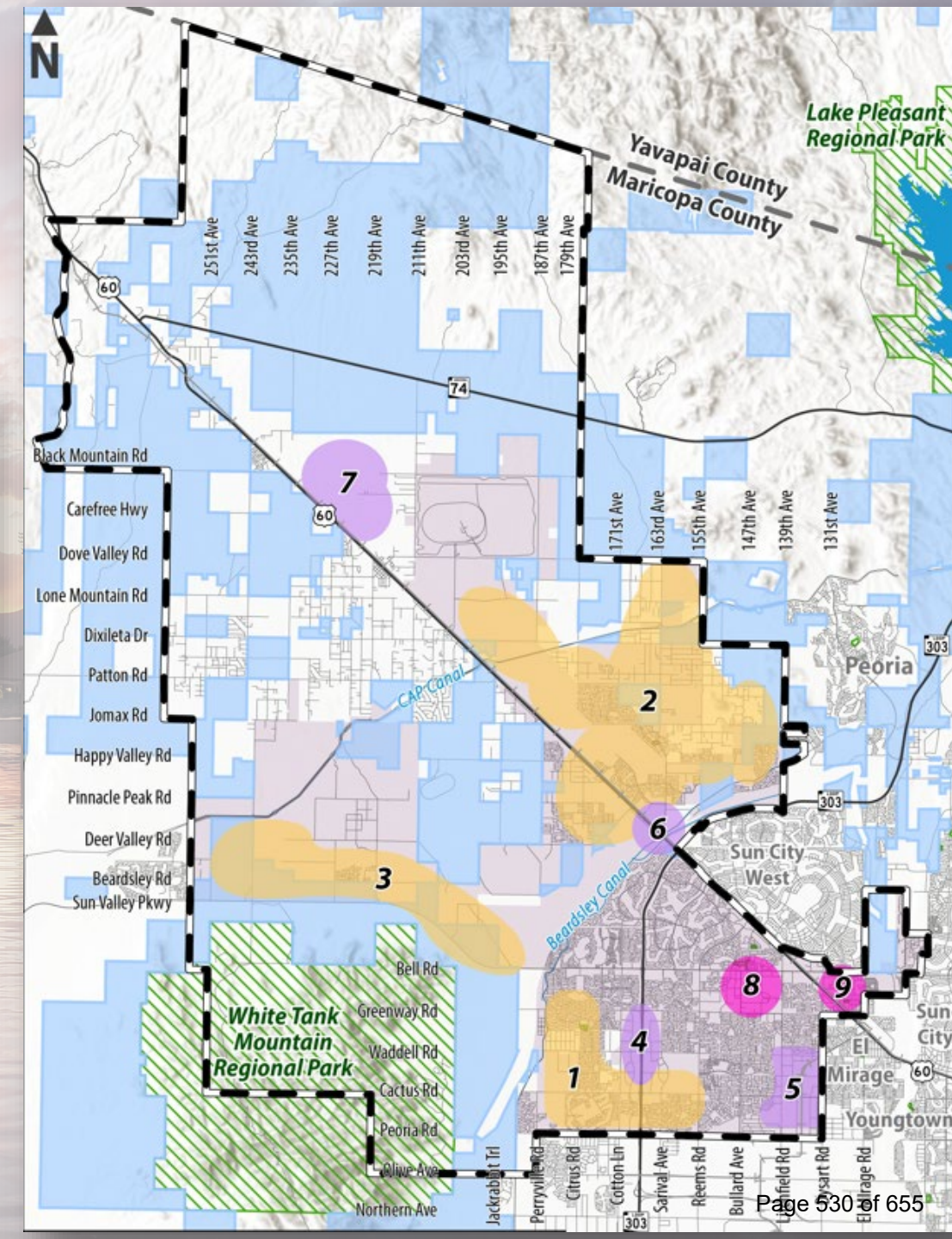
Special Districts

8. Surprise City Center District
9. Surprise Heritage District

- Surprise Planning Area
- Surprise City Limits
- State Trust Land
- County Boundary
- Regional County Park
- Highway
- Local Road
- Rail Line
- Canal

Source:
City of Surprise

- **Refined Growth Areas to account for residential and employment market trends**
 - Expanded Residential Growth Areas 2 & 3
 - Added Growth Area 7 – BNSF Rail Facility



A photograph of a park at sunset. In the foreground, a calm lake reflects the sky and the lights from the stadium. A small fountain is visible in the water. In the background, several tall stadium lights stand against a sky filled with colorful, pink and orange clouds. Mountains are visible in the distance. To the right, there are some trees and a building with a covered patio area.

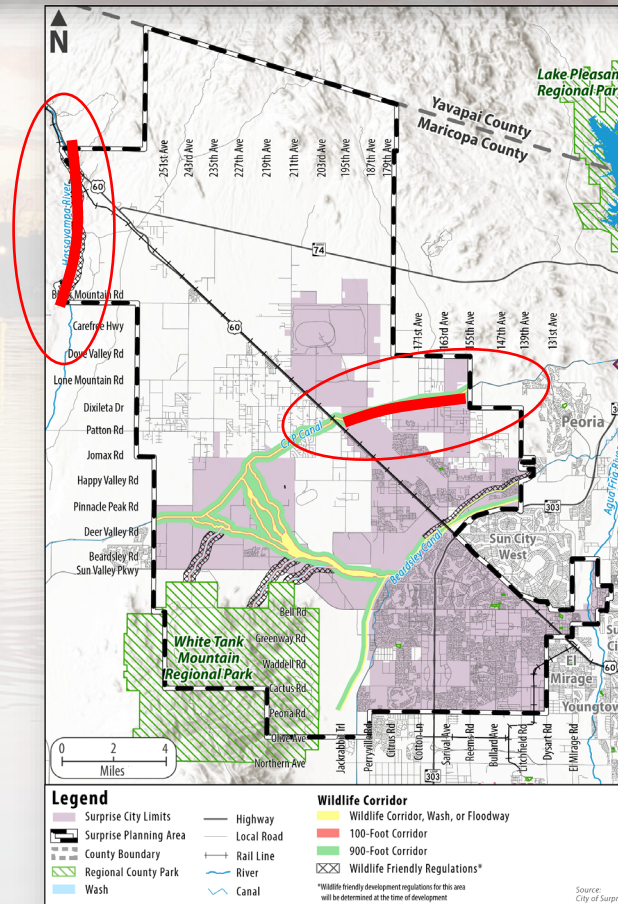
Open Space

Open Space Plan

2040 GP Parks, Trails, Open Space & Recreation Map



- Maintain wildlife and recreational connectivity through natural and planned Open Space corridors.



A sunset scene over a body of water, likely a lake or reservoir. The sky is filled with soft, pinkish-orange clouds. In the background, several tall stadium lights are visible, suggesting a sports field or arena. The water in the foreground is calm, reflecting the colors of the sky and the lights. A small, dark object, possibly a duck, is visible in the water. The overall mood is peaceful and serene.

Housing

Housing

2040 GP Value 2: Livable Community

- **A Balanced Approach to Housing (for All)**

- **Goal 2.2: Be a home for everyone**

Upholding the condition and quality of the city's housing stock is necessary to maintain safe, attractive, and livable neighborhoods for all people who want to live in Surprise. Surprise will also work to preserve housing opportunity through providing more diverse, accessible options within neighborhoods that expand the range of housing types, densities, and price points. (10 supporting policies - excerpts below)

1. Proactively update local ordinances, policies, and building codes to encourage development of residential neighborhoods that broaden the choice of housing type, size, price, amenities, and conveniences so as to allow for a wide variety of options for all who live or want to live in Surprise.
2. To expand housing choice, explore creative housing opportunities such as accessory dwelling units, live-work spaces, and residential mixed-use areas, where appropriate to the character of the area in the city.
3. Establish appropriate incentives and leverage other funding sources for the development of safe and quality housing that accommodates a diversity of housing types to better serve evolving demographic and economic needs of its residents.

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

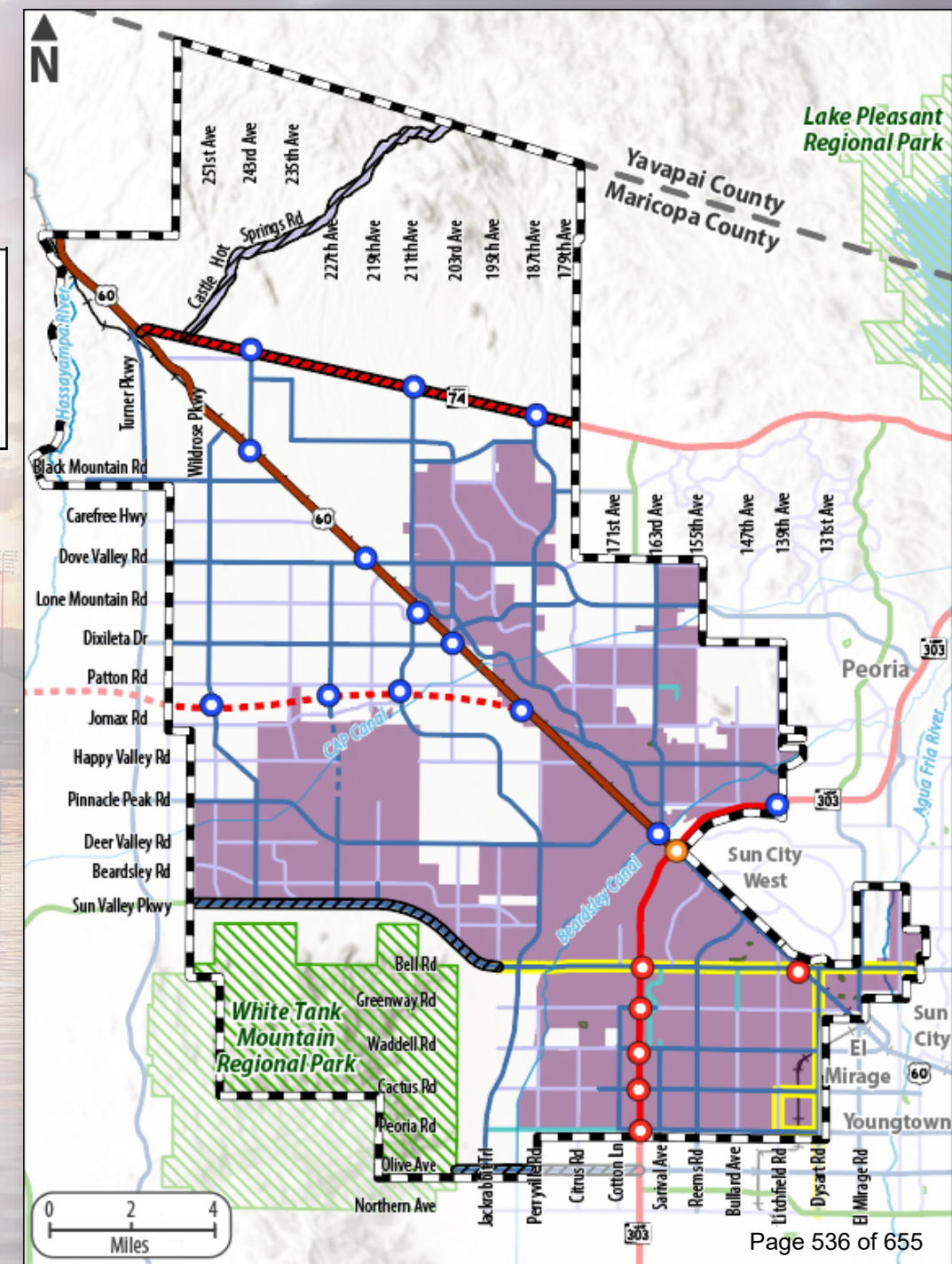
Transportation

Transportation

2040 GP FUNCTIONAL CLASSIFICATION PLAN



- Updated Functional Classification Plan to align with City and regional transportation planning efforts/priorities.
- Refined supporting transportation goals, policies, and actions to promote partnerships/funding sources that help to mitigate congestion.



A photograph of a lake at sunset. The sky is filled with soft, pink and orange clouds. In the background, several stadium lights are visible, and their reflection is seen in the water. The water is calm, with gentle ripples. The overall scene is peaceful and scenic.

Water Resources

Water Resources

2040 GP Value 6: Sustaining Environment

- **Make Water Management/Conservation more prominent**
 - **Goal 6.5: Continuously and responsibly manage our water resources**

The City will continuously pursue to develop and implement programs that protect and enhance the City's water supply portfolio in accordance with the adopted Water Resource Management Plan. Within this work, the City will monitor and support efforts to improve regional cooperation and communications among appropriate agencies and communities.
 - **Goal 6.6: Bolster water conservation**

In the spirit of bettering the use of water across the City, Surprise will continue to promote water conservation in accordance with the adopted Water Resource Management Plan. The use of reclaimed water will also be encouraged, and there will be further investment into best management practices for the optimal capture of stormwater runoff.
 - **Goal 6.7: Ensure for safe and reliable water delivery**

The City of Surprise will continue to invest in water treatment, storage, and distribution systems to ensure reliable delivery of high-quality water to meet daily and emergency needs.

Water Resources in 2040 General Plan

2040 GP Value 6: Sustaining Environment

- Make Water Management/Conservation more prominent

REQUIRED ELEMENTS													
		Land Use & Growth Areas	Circulation & Bicycling	Recreation & Open Space	Revitalization & Redevelopment	Housing & Neighborhood Preservation	Environmental Planning & Conservation	Water Resources	Energy	Public Services & Facilities (Utilities)	Public Buildings	Safety	Cost of Development
Goal 4.2	Be a home for everyone	4	4	4	4	4	4	4	4	4		4	4
Goal 6.1	Protect the health of our diverse environment	4		4			4	4					
Goal 6.2	Utilize a systems approach to sustainability	4		4		4	4	4	4				4
Goal 6.3	Reduce risk and thrive under change		4	4			4	4			4	4	
Goal 6.4	Provide exceptional core utilities					4	4	4	4	4			4
Goal 6.5	Continuously and responsibly manage our water resources	4		4	4		4	4					
Goal 6.6	Bolster water conservation	4			4		4	4					
Goal 6.7	Ensure for safe and reliable water delivery				4		4	4					4
Goal 7.1	Offer superior recreational amenities and activities	4	4	4			4	4			4		
Goal 7.2	Foster a system of natural opens spaces	4	4	4	4		4	4				4	
Goal 7.3	Increase access to wellness opportunities		4	4	4		4	4		4		4	
Goal 8.1	Support economic competitiveness	4	4		4			4	4	4			
Goal 8.2	Be a Regional Economic Partner						4	4	4	4			

Public Notice

- **Public Notice:**
 - **Provided pursuant to A.R.S. § 9-461.06E to take public comment on the proposed adoption of the Surprise 2040 General Plan**
- **Published:**
 - **Daily Independent, September 15, 2023**
 - **Surprise Independent September 20, 2023**
- **Posted on the City and Project websites**

Recommendation

- **Planning and Zoning Commission Open the public hearing to take public comment.**

Next Steps

- **PZ Commission Public Hearing – 2nd (Recommendation)**
 - Thursday, November 2, 2023 at Surprise City Hall
- **City Council Public Hearing Consideration**
 - Tuesday, December 5, 2023 (Consideration)
- **General Plan Ratification**
 - Tuesday, August 6, 2024 (Primary Election)

A sunset scene over a body of water, likely a lake or reservoir. The sky is filled with soft, pinkish-orange clouds. In the background, several tall stadium lights are visible, suggesting a sports field or arena. The water in the foreground is calm, reflecting the colors of the sky and the lights. The overall mood is peaceful and serene.

Thank You
Questions?



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: October 5, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: Citywide

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise standards to update and clarify lighting provisions. Case FS22-1581.

Motion:

Motion to recommend approval/denial of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to revise standards to update and clarify lighting provisions.

Background:

On December 15, 2020, the City Council approved Ordinance 2020-38, which repealed Chapters 101-122 of the Surprise Municipal Code and adopted "Part II – Land Development Ordinance, Chapters 101-111" under case FS18-296. This action, which became effective in January 2021, was a comprehensive update to the City of Surprise zoning code, replacing the Surprise Unified Development Code (SUDC), to help further implement the Surprise General Plan 2035. Upon real-world application of the new code, staff have identified areas of conflict within the text, and others in need of clarification or updating to industry standards for outdoor lighting.

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 - FS22-1581 ZTA for Lighting Updates - Staff Report 100523 PZ
 2. 01 - FS22-1581 ZTA for Lighting Updates - Narrative
 3. 02 - FS22-1581 ZTA for Lighting Updates - Legislative Edit
 4. 03 - FS22-1581 ZTA for Lighting Updates - Citizen Participation Report
 5. FS22-1581 ZTA for Lighting Updates - 100523 PZ
-

ZONING TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-1581

Project Name: Zoning Text Amendment for Lighting Updates

Council District: Citywide

Meeting Date: October 5, 2023

Planner: Trever Fleetham, Senior Planner

Applicant: City of Surprise

Request: Zoning Text Amendment to the Surprise Land Development Ordinances to revise standards to update and clarify lighting provisions

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

Support/Opposition: See attached Citizen Participation Report.

PROJECT DESCRIPTION:

Upon real-world application of the Land Development Ordinances (LDO) since its adoption in January 2021, staff has identified areas of conflict within the text and compared to industry standards. The City has initiated this Zoning Text Amendment (ZTA) to the LDO to update and clarify those lighting standards.

BACKGROUND:

On December 15, 2020, City Council approved Ordinance 2020-38, which repealed Chapters 101-122 of the Surprise Municipal Code and adopted "Part II – Land Development Ordinance, Chapters 101-111" under case FS18-296. This action, which became effective in January 2021, was a comprehensive update to the City of Surprise zoning code, replacing the Surprise Unified Development Code (SUDC), to help further implement the Surprise General Plan 2035. Upon real-world application of the new code, staff has identified areas of conflict within the text, and others in need of clarification or updating for outdoor lighting.

ANALYSIS AND DISCUSSION

While applying the LDO lighting standards to new development proposals, staff has made note of several provisions that require clarity. There exists language within the code that is technical in nature and difficult for staff to apply or for applicants to navigate. Additionally, the lighting provisions are currently spread throughout multiple sections of the LDO, some with incorrect references or conflicting language. The proposed amendments aim to reduce that redundancy and conflict and improve the readability and applicability of outdoor lighting provisions.

Additionally, Surprise's Engineering Division recently updated their Street Light Design Guidelines with assistance from a lighting consultant. This contracted consultant also provided feedback on the LDO provisions related to on-site outdoor lighting. The proposed amendments incorporate some of their suggested edits, as well as remove street light standards from the LDO. This removal will eliminate conflict with the Engineering standards, since street light reviews and approvals are a function of the Engineering Division.

The full extent of the proposed changes are outlined in the attached Legislative Edit, but some of the key changes include the following:

- Address scrivener's errors and conflicting language
- Removal of International Dark Sky Association seal requirement
- Removal of "narrow spectrum amber" requirement
- Remove street light standards and add reference to Street Light Design Guidelines
- Return pole height maximums to from the current 16 feet to the previous 25 feet requirement, with a 16 feet maximum when within 50 feet of residential
- Introduce a 20:1 ratio for lighting intensity
- Lower minimum allowed lighting levels
- Retain maximum lighting levels at property lines
- Reincorporating inadvertently removed language regarding Street Light Improvement Districts (SLID)

The affected code sections for the proposed amendment include 107-3 Outdoor Lighting Regulations, 101-2 Rules of Interpretation and Glossary of Terms, 106-10 Use Specific Standards, and 108-2 Land Division and Subdivision Regulations.

CONFORMANCE WITH ADOPTED PLANS:

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

CITIZEN PARTICIPATION:

An in-person neighborhood meeting was held at City Hall in the Community Room on July 25, 2023 at 6 p.m. There were approximately 15 members of the public in attendance and the meeting lasted for approximately one (1) hour. Staff provided an overview presentation of the proposed changes and attendees asked questions throughout. Topics of concern

82 included fixture shielding, street lighting, excessive glare, pole heights, mounting heights,
83 sports field lighting, Community Development Director discretion, and searchlights. A full
84 summary of the discussions is included in the attached Citizen Participation Report.
85

86 After receiving these questions and feedback, staff conducted additional research that was
87 incorporated into staff's presentation.
88

89 **SUMMARY:**

90 The proposed Zoning Text Amendment to the Land Development Ordinances (LDO) will
91 clarify the readability and applicability of the outdoor lighting standards within the LDO.
92

93 **RECOMMENDATION:**

94 Based on the findings noted above, staff recommends the Commission recommend
95 **approval** of the subject Zoning Text Amendment request to the Mayor and City Council.
96

97 However, should the Commission wish to **deny** the request, the Commission should make
98 its own findings and base its decision on those alternative findings.
99

100 **ATTACHMENTS:**

101 01 Narrative
102 02 Legislative Edit
103 03 Public Participation Report
104 PowerPoint

Land Development Ordinance Zoning Text Amendment for Lighting

Narrative – September 19, 2023 – FS22-1581

PROJECT DESCRIPTION

Upon real-world application of the Land Development Ordinances (LDO) since its adoption in January 2021, staff has identified areas of conflict within the text and compared to industry standards. The City has initiated this Zoning Text Amendment (ZTA) to the LDO to update and clarify those lighting standards.

LDO SECTIONS

Section 101-2: Rules of Interpretation and Glossary of Terms

This section includes various definitions for terms related to outdoor lighting. Several of these terms were not used, conflicting, or unnecessary and are proposed to be deleted or revised accordingly.

Section 106-10: Use Specific Standards

This section includes development standards specific to certain allowed uses. Some of these subsections included use-specific lighting standards. Staff found that having these located outside of the Outdoor Lighting section caused conflict and confusion for applicants. Staff is proposing that these provisions be deleted and replaced with references to the lighting code in order to provide clarity and consistency.

Section 107-3: Outdoor Lighting Regulations

This section includes the regulations for outdoor lighting within the city. Proposed changes to this section include addressing scrivener's errors, including and correcting references to other sections, adding details or clarifications, deleting redundant or unnecessary provisions, building in more flexibility, and revising regulations to better match industry standards.

Section 108-2: Reports, Plans, and Design Standards

This section includes requirements for ensuring that all development conforms to the goals, objectives, and requirements adopted and contained in the city General Plan. When the LDO was adopted to replace the SUDC, the language regarding Street Light Improvement Districts (SLID) was inadvertently left out. The proposed change includes reincorporating and updating that language.

Draft Zoning Text Amendment to the Land Development Ordinances for Lighting (FS22-1581)

Edits in ~~red~~ are deletions; edits **HIGHLIGHTED** are additions

Chapter 101 - ADMINISTRATIVE PROVISIONS

ARTICLE II. RULES OF INTERPRETATION AND GLOSSARY OF TERMS

Sec. 101-2.2. Glossary of terms.

Outdoor lighting. Artificial illuminating device that includes the complete lighting unit of a *lamp* or *lamps* and ballast(s) (when applicable) together with the parts designed to distribute the light, to position and protect the *lamps*, and to connect the *lamps* to the power supply; whether permanent or portable, a device used for illumination or advertisement including, but are not limited to, search, spot or flood lights for *buildings* and *structures*, recreational areas, parking *lot* lighting, landscape lighting, *signage* and *street* lighting.

1. **Adaptive controls.** Devices such as motion sensors, timers and dimmers used in concert with *outdoor lighting* equipment to vary the intensity or duration of operation of lighting.
2. ~~**Ambient light level.** The general overall level of background lighting in an area.~~
3. ~~**Bulb or lamp.** The source of electric light; to be distinguished from the whole assembly (see luminaire). *Lamp* often is used to denote the bulb and its housing.~~
4. ~~**Cut-off angle of a luminaire.** The angle, measured up from the nadir (i.e. straight down), between the vertical axis and the first line of sight at which the bare source (the bulb or lamp) is not visible.~~
5. **Direct illumination.** Illumination resulting from light emitted directly from a *lamp* or *luminaire*, not light diffused through translucent *signs* or reflected from other surfaces (such as the ground, *building* faces, or artistic *structure*).
6. **Fixture.** The assembly that holds the *lamp* in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.
7. ~~**Floodlight.** A *fixture* designed to "flood" a well-defined area with light.~~
8. **Full cut-off.** Attribute of a *luminaire* from which no light is emitted by the *fixture*, either directly from the *lamp* or indirectly from the *fixture*, at or above a horizontal plane drawn through the highest light-emitting portion of the *luminaire* and no more than ten (10) percent of the *lamp*'s intensity is emitted at or above an angle ten (10) degrees below that horizontal plane, at all lateral angles around the *luminaire*. A *full cut-off luminaire*, by definition, also is "fully shielded."
9. ~~**Fully shielded luminaire.** A *luminaire* constructed and installed in such a manner that all light emitted by the *luminaire*, either directly from the *lamp* or a diffusing element, or indirectly by reflection or refraction from any part of the *luminaire*, is projected below the horizontal plane through the *luminaire*'s lowest light-emitting part.~~
10. ~~**HID lamp.** In a discharge *lamp*, the emitted energy (light) is produced by the passage of an electric current through a gas. High-intensity discharge (HID) include *metal halide* and high-pressure sodium *lamps*. Other discharge *lamps* are low pressure sodium (LPS) and fluorescent. Some such *lamps* have~~

PART II - LAND DEVELOPMENT ORDINANCE
Chapter 107 - DESIGN AND DEVELOPMENT REGULATIONS
ARTICLE III. OUTDOOR LIGHTING REGULATIONS

- internal coatings to convert some of the ultraviolet energy emitted by the gas discharge into visual output.
11. ~~**High-pressure sodium (HPS) lamp.** A HID lamp where radiation is produced as a "point source" from sodium vapor at relatively high partial pressures (100 torr) commonly used in street lighting; emits an amber color.~~
12. **LED.** Light emitting diode.
13. ~~**Light spill.** Unwanted spillage of light onto adjacent areas and may affect sensitive receptors particularly residential properties and ecological sites.~~
14. **Light trespass.** Excessive light that spills onto adjacent property, typically produced by stray light coming from street lighting fixtures, illuminated signage and other outdoor lighting sources.
15. ~~**Low-pressure sodium (LPS) lamp.** A HID lamp where the light is produced as a "tube source" by radiation from sodium vapor at a relatively low partial pressure (about 0.001 torr) commonly used in street lighting; emits a monochromatic light.~~
16. **Lumen.** A measurement of the total amount of ambient light emitted by a source.
17. **Metal halide lamp.** An HID lamp where the light source is produced by radiation from metal-halide vapors commonly used for street lighting; emits a good quality white light.
18. ~~**Nit.** The industry standard for measuring the specific light intensity (brightness) of electronic messaging center (EMC) signs or one (1) candela per square meter.~~
19. **Partially shielded.** Fixtures that are shielded in such a manner that the bottom edge of the shield is below the plane of the center line of the lamp reducing light above the horizontal.
20. ~~**Photometry.** The quantitative measurement of light level and distribution.~~
21. **Shield.** An opaque material permanently installed and/or attached that blocks the transmission or emission of light as a means of controlling or directing the light emitted from an outdoor lighting fixture to provide for full cut-off photometric performance.
22. ~~**Spotlight.** A fixture designed to light only a small, well-defined area.~~
23. ~~**Stray light.** Emitted light that falls away from the area where it is needed or wanted (see also light trespass).~~
24. ~~**Temporary lighting.** Lighting that is intended for uses that, by their nature are of limited duration, e.g. holiday decorations, civic events or construction projects.~~
25. ~~**Wallpack.** A luminaire, typically affixed to the side of a structure, used for area lighting or security lighting.~~

Chapter 106 - ZONING AND USE STANDARDS

ARTICLE X. USE SPECIFIC STANDARDS

Sec. 106-10.39. Schools and universities.

- A. Pre-K through 12 *schools* shall be subject to the following requirements:
1. *School* sites shall not have public *access* directly from a *parkway* or arterial.
 2. *Building setbacks* shall be a minimum of fifty (50) feet for front, side and *rear setbacks*.
 3. Maximum *lot coverage* shall be sixty (60) percent.
 4. *Open space*, including play area, shall be a minimum of twenty-five (25) percent.
 5. Designated and separate bus and parental drop off/pick up areas with separate pedestrian pathways shall be provided. The parental drop off/pick up area shall accommodate a minimum of five (5) cars at a time. The bus drop off/pick up area shall accommodate a minimum of three (3) buses at a time.
 6. Special paving, brick, striping, or other methods shall be *used* for pathway areas that cross vehicular *use* areas.
 7. Dumpster and trash receptacles shall be *screened* and located a minimum of seventy-five (75) feet from any residential property lines.
 8. **OUTDOOR LIGHTING MUST COMPLY WITH CHAPTER 107, ARTICLE 3 OF THIS ORDINANCE.** ~~All lighting shall be directed down and fully shielded. All building mounted lighting and freestanding pole mounted lighting shall be a maximum of sixteen (16) feet in height above grade. All pole lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.~~
 9. Parking may be allowed in the *front setbacks* of the *lot* for *schools* on a *right-of-way* designated as a collector or greater. There shall be a three (3) foot high landscaped *berm* or *fence/wall* or combination thereof along the *street frontage* where parking occurs. On all other *street* classifications, parking shall meet minimum *setbacks*. A minimum of fifteen (15) percent of all *parking areas* shall be landscaped. A twenty (20) foot minimum landscaped *setback* shall be provided where parking is *adjacent* to residential districts.
 10. Security fencing of the campus and/or outdoor play areas shall be view fencing and shall allow for emergency vehicle *access*.
 11. All *buildings* shall be designed in accordance with the PEDS (see **Chapter 107** herein) and to be compatible with the surrounding residential neighborhood.
 12. New *schools* shall not be located in areas within the 65 DNL noise contours.
 13. *Off-site* improvements may be required to accommodate peak traffic volumes.
- B. University, college or trade *schools* shall be subject to the following requirements:
1. *School* sites may have public *access* from a *parkway* or *major arterial*.

PART II - LAND DEVELOPMENT ORDINANCE
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2. The site shall have pedestrian and bicycle accessibility.
3. Campus-like development site shall include a minimum of twenty-five (25) percent *open space*.
4. New *schools* shall not be located in areas within the 65 LDN noise contours.
5. *School* sites shall provide adequate on-site parking or participate in the improvements of *off-site* parking facilities or *structure(s)* that would adequately serve student needs without impacting the surrounding neighborhoods or *uses*.
6. **OUTDOOR LIGHTING MUST COMPLY WITH CHAPTER 107, ARTICLE 3 OF THIS ORDINANCE.** ~~All outdoor lighting shall be directed down and fully shielded. All building-mounted lighting and freestanding pole mounted lighting shall be a maximum of sixteen (16) feet in height above grade. All pole lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line.~~

Sec. 106-10.44. Sport courts.

- A. Outdoor sport courts in residential and *mixed use zoning districts*, including the enclosure and lighting elements, may be built as follows:
 1. Sport courts and other facilities shall not be permitted in the *front yard* when *accessory* to a *dwelling unit*;
 2. Sport courts other facilities without lighting shall be set back five (5) feet from all *lot lines* (measure from the edge of the playing surface) and when *accessory* to a *dwelling unit* shall maintain *height* limitations defined in **Section 106-10.3**;
 3. ~~Sport courts with lighting shall be set back twenty (20) feet from all side and rear lot lines (measured from the edge of the playing surface or base of the lighting standard);~~
 4. ~~Photometric foot-candles shall be zero along property lines and shielded to prevent light spillage;~~
 5. Protective fencing/netting may be allowed along the residential property line that *abuts* a ballfield, sport courts, or golf course.

(Ord. No. 2022-21 , § 1(Exh. A), 10-4-22)

Sec. 106-10.48. Vehicle fueling stations.

- A. All activities and operations shall be conducted entirely within an enclosed *structure*, except as follows:
 1. The dispensing pumps and plug-in stands, water and air facilities;
 2. Trash receptacles and windshield cleaning paraphernalia.
- B. The total site area shall not be less than twenty thousand (20,000) square feet unless it is planned to be part of a functionally integrated commercial complex.
- C. All *structures* shall be of a unique design character that is appropriate to the area. If present, pump island plug-in stand canopies shall be architecturally similar to and compatible with the main *structure* unless otherwise approved through the *site plan* review process.
- D. Landscaping shall account for a minimum of fifteen (15) percent of the site. For sites that are located at intersections, a landscaped area shall be provided at the intersection and shall extend a minimum of one hundred fifty (150) feet in both directions from the *street* corner. Paving shall be limited to functional vehicle and pedestrian areas. All unpaved areas shall be maintained with landscaping.

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- E. Sites located on arterial intersections or in other areas of significant pedestrian *use* shall locate pump islands, plug-in stands, and queuing lines away from intersections, driveways, sidewalks and other pedestrian areas.
- F. Site improvements such as *buildings* or *structures* (permanent or temporary) shall be separated from any residential property line by a minimum of seventy-five (75) feet. *Parking areas* shall be separated from any residential property line by at least twenty-five (25) feet.
- G. Pump islands and plug-in stands shall be located a minimum of fifty (50) feet from a *street right-of-way* line or non-residential property line and seventy-five (75) feet from a residential property line.
- H. **OUTDOOR LIGHTING MUST COMPLY WITH CHAPTER 107, ARTICLE 3 OF THIS ORDINANCE.** ~~All sources of artificial light shall be hidden and all lighting shall be full cut-off and designed so there is no glare or spillover on adjacent properties and roadways. Lighting under canopies shall use flat lenses (rather than drop lenses or refractors) and/or be fully recessed within the canopy.~~
- I. No vehicle shall be *parked* on the premises for the purposes of offering the vehicle for sale.
- J. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- K. Interior curbs of not less than six (6) inches in *height* shall be constructed to separate driving surfaces from sidewalks, landscaped areas, and *street rights-of-way*.
- L. Driveways for *fueling stations* shall be developed in conjunction with *adjacent uses* and shall be located as part of the total circulation element of such *adjacent uses*. Single *use* driveways for *fueling station use* will only be allowed when environmental or topographic constraints prohibit such shared driveway *access*.
- ~~M. — Lighting shall not exceed fifty (50) foot-candles under canopies.~~
- M**N. No existing *fueling station* or *abandoned fueling station* may be converted to any other *use* unless the following standards are met:
 - 1. All pumps, canopies, *signs*, insignia, and corporate trademarks, supporting *structures*, mountings, and foundations, and all other aboveground improvements which are uniquely associated with *fueling station* operations shall be taken down, dismantled, and removed from the site.
 - 2. All fuel storage tanks, fuel lines, pumps, and other below ground apparatus related to the delivery or disposal of fuel products shall be excavated and removed from the site or *filled* in accordance with the provisions of the fire code as currently adopted by the city and all other applicable law.
 - 3. Upon the removal of the tanks, *structures*, and apparatus specified in subsections 1 and 2 of this subsection, the proposed converted fuel station site shall be resurfaced and landscaped in a manner appropriate to the proposed commercial or industrial *use*.

(Ord. No. 2021-17 , § 1(Exh. A), 2-1-22; Ord. No. 2022-21 , § 1(Exh. A), 10-4-22)

Chapter 107 - DESIGN AND DEVELOPMENT REGULATIONS

ARTICLE III. OUTDOOR LIGHTING REGULATIONS

Sec. 107-3.1. Purpose, intent and applicability.

- A. The purposes of this article is to protect the community and its neighborhoods with appropriately regulated and properly installed *outdoor lighting* that will contribute to the safety, security and wellbeing of *persons* engaged in outdoor public activities at night, while maintaining **ACCESS** ~~access~~ to the dark night sky. The city will prevent the negative impact created by excessive glare, *light trespass*, and unnecessary waste of energy and resources caused by improper design and installation of *outdoor lighting*.
- B. It is the intent of this article that *outdoor lighting* be installed with the idea of safety and being a "good neighbor" by keeping unnecessary direct light from shining onto *abutting* properties or *streets*. Establishing environmentally responsible lighting regulations that limit the area that certain kinds of *outdoor lighting fixtures* can illuminate will balance the need for safe lighting with the need for dark skies.
- C. All outdoor illuminating devices shall be installed in conformance with the provisions of this article, the PEDS, the sign regulations in **Chapter 109-108**, and the electrical code as adopted by the city under appropriate permit and inspection.
1. The development standards provided herein shall apply to all proposed new land *uses*, developments, *buildings*, *structures*, or *building* additions within the city.
 2. Any new or modified *outdoor lighting* on an existing *building*, *structure*, or site shall meet the requirements of this article with regard to shielding and *lamp* type; the total amount of lighting after modifications are complete shall not exceed that on the site before the modification, or that permitted by this article, whichever is more restrictive.
 3. Legal non-conforming **EXISTING** *lighting fixtures* may continue to be **USED** ~~used~~ provided such *fixtures* are turned off between the hours of 10:00 p.m. and sunrise. This requirement does not apply to *fixtures* **USED** ~~used~~ for safety or security purposes. Sign lighting cannot be **USED** ~~used~~ for security lighting purposes.
- D. **LIGHTING-SPECIFIC TERMS USED IN THIS ARTICLE ARE DEFINED IN CHAPTER 101 ARTICLE II UNDER "OUTDOOR LIGHTING".**

Sec. 107-3.2. General standards.

- A. All *fixtures* installed anywhere in the city shall at a minimum be *full cut-off fixtures*; excluding seasonal holiday lighting, ~~and~~ decorative string lighting for outdoor seating areas, **LOW-OUTPUT GROUND-MOUNTED LIGHTS DIRECTED AT TREES, MONUMENT SIGNS, AND OTHER DECORATIVE FEATURES, AND LANDSCAPE LIGHT FIXTURES NOT EXCEEDING ONE THOUSAND (1,000) LUMENS PER LUMINAIRE**. Other exceptions to *full cut-off fixtures* may be approved on a case-by-case basis by the community development director provided it can be shown that the proposed *fixture* includes **ALTERNATIVE** ~~alternative~~ technology luminaries or artistic attachments/shields that provide similar photometric results as *full cut-off fixtures*.
- B. **INTERNAL OR EXTERNAL SHIELDS MAY BE REQUIRED ON SOME INSTALLATIONS DEPENDING ON LOCATION AND ADJACENT LAND USES. INTERNAL SHIELDS ARE PREFERRED ON NEW INSTALLATIONS. EXTERNAL**

SHIELDS SHALL BE TREATED TO BE NON-REFLECTIVE. Fully shielded fixtures are generally preferred and may be required in some installations depending on location and adjacent land uses. Internally shielded fixtures are required except when retrofitting existing light fixtures with external shields treated to be non-reflective. See **Figure 107-3a**.

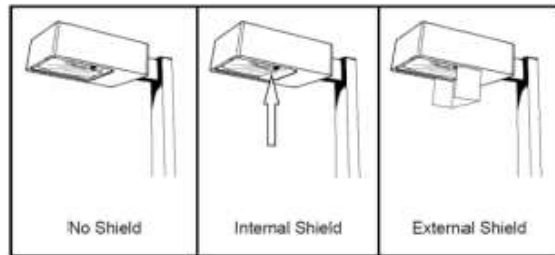


Figure 107-3a

- C. The maximum light output per acre for new commercial, industrial, mixed use, and multi-family residential developments in the LZ2 lighting zone shall not exceed one hundred fifty thousand (150,000) lumens per acre when adjacent to residential and two hundred thousand (200,000) lumens when not adjacent to residential in order to control the amount of visible light on the property and thus reducing the overall brightness. ~~Unshielded fixtures or lighting sources shall not exceed three thousand (3,000) lumens per luminaire.~~
- D. *Outdoor lighting* installations shall be served by underground electrical service and include *adaptive controls*, including but not limited to, timers, dimmers and/or sensors in order to reduce overall energy consumption, eliminate unnecessary lighting, and to comply with the city's automatic lighting reduction requirements of **Section 107-3.4** herein.
- E. The city is not mandating a specific design, material or *lighting fixture* ~~other than all lighting fixtures shall meet the "fixture seal of approval" (FSA) program established by the International Dark-Sky Association (IDA).~~ Below, for illustrative purposes only, are examples of both unacceptable and acceptable *lighting fixtures* for **USE** ~~use~~ in the city. See **Figure 107-3b**.
- F. **EXCEPTIONS TO THE STANDARDS CONTAINED HEREIN MAY BE APPROVED AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR.**

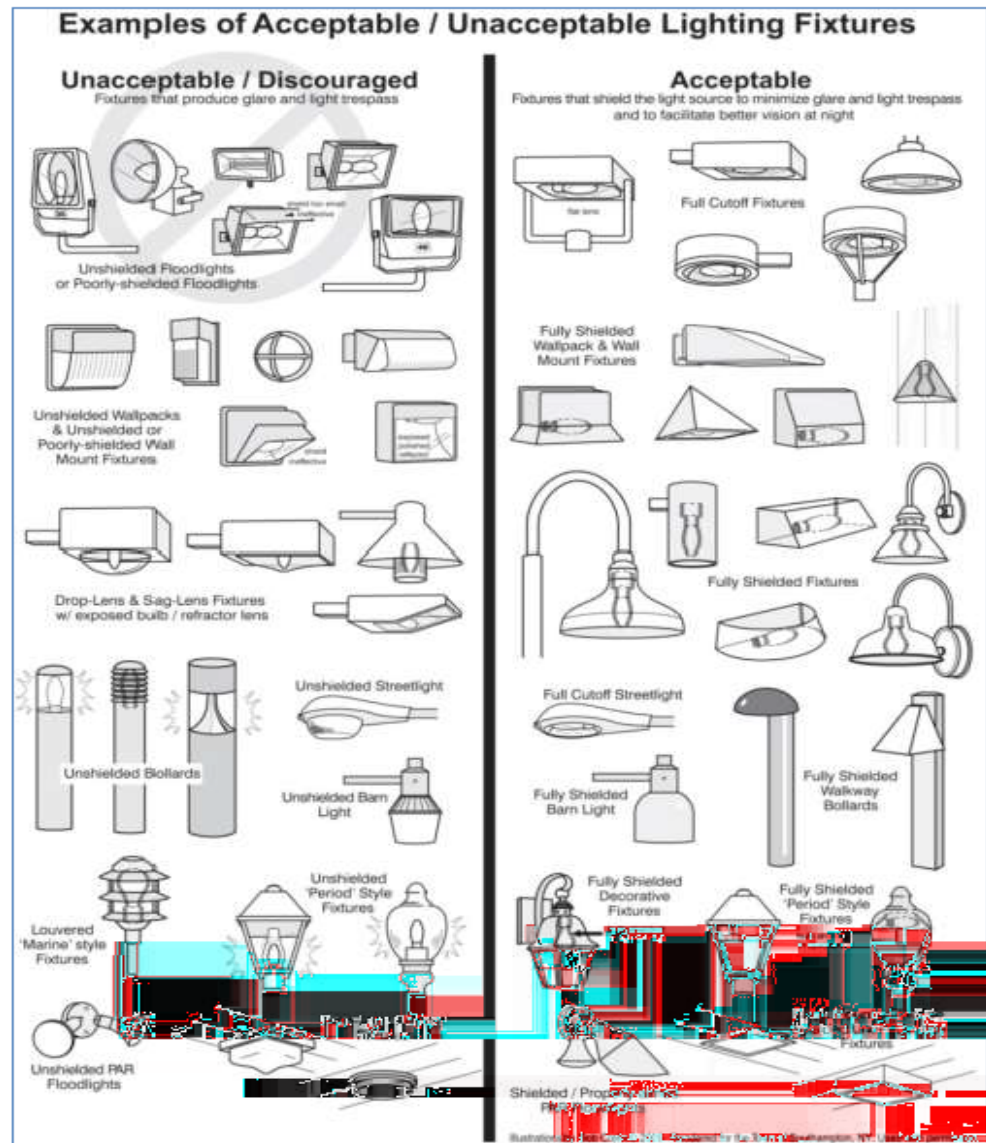


Figure 107-3b

- F. The style of light standards and *fixtures* should be consistent with the style and architectural character of the proposed development site and in compliance with the light source and shielding requirements for the specific lighting zone per **Table 107-3a** below. The pedestals for pole-mounted *fixtures* are to be finished in a manner and with a material that complements the architectural character of the proposed development site.
- G. All *light fixtures*, including security lighting, shall be located, aimed, and shielded so that the *direct illumination* from the *fixture* will be confined entirely within the property boundaries of the source.
- H. The overall height shall be measured from the finished *grade* to the top of the *light fixture*. Any pedestals upon which pole-mounted *fixtures* are placed shall be included in the overall height measurement. Exceptions to the height limitations shall be allowed only for those *structures* and facilities where lighting must be **USED** ~~used~~ to illuminate potential obstructions and/or hazards to air navigation.

-
- I. An approved site lighting plan photometric indicating the lighting zone, type of light source, *fixture* detail, and schedule is required prior to the issuance of a *building permit*.

Sec. 107-3.3. Outdoor lighting zones and lighting uses.

- A. There are different lighting zones throughout the city. The lighting source, shielding requirements, and automatic lighting reductions are determined by both the lighting zone and the specific *use* of the property. The lighting zones are further delineated as follows:

1. **Lighting zone 2 (LZ2).** Areas within this lighting zone includes the neighborhood areas that are developed at the suburban and urban level, high *use* recreational and play fields, commerce and *office* areas of the city, and within the transit oriented development district as designated by the city *General Plan*. Lighting levels in the LZ2 are medium to high ambient brightness due to the higher levels of night time activity and the concentration and types of land *uses* allowed by the *zoning district*;i§ particularly where color rendition is important for the effectiveness and safety of the permitted activities.
2. **Lighting zone 1 (LZ1).** Areas within this lighting zone includes the neighborhood area that is developed as large *lot* **SINGLE FAMILY** *single-family*, rural residential, and surrounding natural *open space* as well as **BUSINESS PARKS** *business-parks* and industrial areas with limited nighttime activity. Lighting levels in the LZ1 are low ambient brightness with general illumination for safety or security focused at activity centers and along travel corridors.
3. **Lighting zone 0 (LZ0).** Areas within this lighting zone includes those lands within a scenic lands development area as designated by the city *General Plan* and for other lands determined to have *environmentally sensitive features* or to be located in *environmental buffer areas*. In these areas, the preservation of an intrinsically dark environment both in the sky and in the visible landscape is considered of paramount value and special review will be required for any permanent lighting in this zone.
4. A property located in more than one (1) of the lighting zones described in subsections 1 to 3 above shall be considered to be only in the more restrictive lighting zone.

- ~~B. —Outdoor lighting fixtures will be permitted for the following uses and activities provided they are allowed in the lighting zone and designed to meet the standards further outlined herein and in the PEDS:~~

- ~~1. —Street lighting.~~
- ~~2. —Parking lot lighting.~~
- ~~3. —Architectural illumination and structural lighting.~~
- ~~4. —Landscape lighting and the illumination of trees, shrubs, water features, and open-space plaza areas.~~
- ~~5. —Outdoor recreational sports fields/courts and play area lighting.~~
- ~~6. —Signage (external and internal lighting).~~
- ~~7. —Product display area.~~
- ~~8. —Building overhangs and open canopies.~~
- ~~9. —Outdoor seating areas at eating and drinking establishments.~~
- ~~10. —Security lighting.~~
- ~~11. —Walkways and trails.~~
- ~~12. —Agricultural uses: arenas, corrals and animal containment areas.~~

- BC.** The lighting zones delineated in **Section 107-3.3** above have specific permitted/prohibited lighting sources and shielding requirements associated with them as outlined in the following **Table 107-3a** and in other subsections herein.

Table 107-3a—Allowed Lighting and Shielding Standards			
Lighting Activities in Lighting Zones	LZ2	LZ1	LZ0
Street lighting	LED, (1), (7) N/A (8)	LED, ENV, (1), (7) N/A (8)	ENV, (1), (5), (7) N/A (8)
Parking LOT lot lighting	LED, MH, (2), (5), (7)	LED, MH, (2), (5), (7)	ENV LED, (1), (6), (7)
Commercial signage (external and internal lighting)	LED, (1), (5)	LED, (1), (5)	LED, (1), (6)
School and community facilities such as sports field/court and play area lighting	LED, MH, (1), (6), (7)	LED, MH, (1), (6), (7)	LED, MH, (1), (6), (7)
Architectural/structural illumination	LED, (1)	ENV LED, (1)	ENV LED, (1), (6)
Landscape lighting (trees, shrubs, open space features)	ENV LED, (2)	ENV LED, (2)	ENV LED, (1), (6)
Vehicular sales LOT lot lighting	LED, MH, (1), (5), (7)	X	X
OUTDOOR DISPLAY AND SALES AREA LIGHTING	LED, MH, (1), (5), (7)	LED, MH, (1), (5), (7)	X
Building overhangs and open canopies	LED, MH, (1), (5), (7)	LED, MH, (1), (5), (7)	ENV LED, (1), (6)
Plazas and outdoor seating areas at eating and drinking establishments	LED, (3), (4), (5)	LED, (3), (4), (5)	ENV LED, (3), (4), (5)
Security lighting	LED, MH, (1), (7)	LED, MH, (1), (7)	LED, ENV, (1), (7)
Walkways and trails	LED, MH, (2), (5), (7)	LED, MH, (2), (5), (7)	ENV LED, (1), (6)
AGRICULTURAL USES Agricultural uses: arenas, corrals and animal containment areas	X	MH, ENV LED, (2), (6)	X
Notes : (1) FULL CUT-OFF Fully shielded (2) PARTIALLY SHIELDED Partially shielded (3) Unshielded—shielding not required but highly recommended (4) Decorative unshielded low-wattage incandescent lamps will be permitted (5) Lighting reductions are required (6) Lighting shut-off required (7) Adaptive controls REQUIRED shall be utilized (8) REFER TO 'SURPRISE STREET LIGHT DESIGN GUIDELINES' FOR STREET LIGHT STANDARDS Light source code : ENV = "narrow-spectrum amber" LED; LED LED = filtered to have a correlated color temperature (CCT) maximum of 3,000K unless otherwise indicated MH = metal halide X = not allowed			

Sec. 107-3.4. Lighting reduction requirements.

A. ~~Table 107-3a above delineates specific lighting zones and certain types of lighting uses that require lighting to be reduced or extinguished. The following sections further detail those requirements; which shall be accomplished by providing adaptive controls for the automatic reductions and/or extinguishment of the lighting fixtures.~~

CB. Lighting reductions and/or shut off is not required for any of the following:

1. With the exception of landscape lighting, lighting for **MULTI-FAMILY** ~~multi-family~~ residential properties having common areas.
2. When the outdoor lighting consists of only one (1) luminaire.
3. Code required lighting for steps, stairs, walkways, and building entrances.
4. When in the opinion of the community development director, lighting levels must be maintained.
5. Motion activated lighting.
6. Lighting governed by special use permit in which times of operation are specifically identified.
7. Lighting **USED** ~~used~~ to illuminate potential obstructions and/or hazards to air navigation.

Sec. 107-3.5. Street lighting standards.

A. Standards for street lights are subject to the 'Surprise Street Light Design Guidelines' of the Engineering Development Services Division.

A. ~~General requirements:~~

1. ~~All lighting fixtures along public and private streets should be non-reflective and consist of full cut-off, fully shielded luminaires to prevent any glare or light trespass onto adjoining property and adjacent areas; primarily lighting the pedestrian sidewalk, specifically at intersections and crosswalks, and secondarily to light the driving lanes.~~
2. ~~Lighting sources shall adhere to Table 107-3a and the overall height of the lighting standard, measured from finish grade to the top of the fixture should be as follows:~~
 - a. ~~Along local streets serving residential areas should not exceed 16 feet in height in all lighting zones. Local streets serving non-residential areas in the LZ0 lighting zone shall not exceed sixteen (16) feet and in all other lighting zones shall not exceed twenty-five (25) feet in height.~~
 - b. ~~Along collector streets serving residential areas should not exceed sixteen (16) feet in height in all lighting zones. Collector streets serving non-residential areas in the LZ0 and LZ1 lighting zone should not exceed sixteen (16) feet and in the LZ2 lighting zone should not exceed thirty (30) feet six (6) inches in height.~~
 - c. ~~Along the city's primary arterials should not exceed thirty (30) feet in height in the LZ0 and LZ1 lighting zones and thirty-nine (39) feet six (6) inches in the LZ2 lighting zone.~~
3. ~~In residential neighborhoods where curb separated sidewalks exist, pole-mounted lighting fixtures on local residential streets shall be placed within the landscape strip between the curb and sidewalk, and spaced in an alternate pattern using both sides of the street; utilizing the lighting source specified for the lighting zone in which the development is located.~~
4. ~~The use of adaptive controls that regulate and automatically reduce the amount of light based on the traffic flows should be utilized in all circumstances and in all lighting zones.~~

B. ~~Street lighting in the LZ2 lighting zone.~~

1. ~~Arterial and collector streets shall utilize LED's filtered to have a CCT of three thousand (3,000) K.~~

C. ~~Street Lighting in the LZ1 lighting zone.~~

1. ~~Due to the rural nature of the lighting zone limited use of street lighting should be expected with lighting provided only as outlined below:~~
- a. ~~Major intersecting rural roads.~~
 - b. ~~Intersections where local roads of a rural subdivision intersect with a major rural road.~~
 - c. ~~Those areas identified as dangerous and hazardous to vehicular travel due to significant changes in roadway alignment, bridges, or hazardous structures such as curbs, piers, abutments or culverts.~~
 - d. ~~Locations along roads and highways where police reports indicate nighttime accident rates exceed those of daytime hours.~~
 - e. ~~Locations along a highway or rural road where traffic turning movements to and from adjacent commercial developments threaten public safety.~~
2. ~~Arterial streets only should utilize LED's filtered to have a CCT of four thousand (4,000) K all others shall be limited to three thousand (3,000) K or a narrow spectrum amber LED.~~

D. ~~Street lighting in the LZ0 lighting zone.~~

1. ~~Due to the environmentally sensitive nature of the lighting zone minimal use of street lighting should be expected with lighting provided only as outlined below:~~
- a. ~~Locations along a highway or arterial road where traffic turning movements to and from adjacent commercial developments threaten public safety.~~
 - b. ~~Intersections where the entrance of a subdivision intersects with a major road.~~
2. ~~Adaptive controls for the automatic reduction of lighting by thirty (30) percent between 11:00 p.m. and sunrise will be required for all street lights.~~

Sec. 107-3.6. Parking lot and loading area lighting standards.

- A. Ornamental parking lighting may be permitted provided it is complimentary to the architecture and meets the intent of this ordinance and the design aspects of the PEDS.
- B. The maximum height of parking ~~LOT~~ ~~lot~~ lighting standards (poles) shall be ~~sixteen (16) feet~~ TWENTY-FIVE (25) FEET. WITHIN 50' OF ANY RESIDENTIAL PROPERTY LINE, THE MAXIMUM HEIGHT OF PARKING LOT LIGHTING STANDARDS SHALL BE SIXTEEN (16) FEET. ALL LIGHTING ~~within the interior of the parking lot and twelve (12) feet at or along the perimeter of the parking lot and~~ shall be located in such a manner as to not conflict with tree locations ~~within the planting islands and buffers.~~
- C. *Parking area* lighting for all *uses* and within all lighting zones shall achieve, as near as possible, an equal luminance uniformity throughout the *parking area* with a reduced level at the property line when *adjacent* to the public *right-of-way* or a residential property.
- D. Within LZ2 and LZ1 lighting zones.
1. For any non-residential land *use* THE MINIMUM LIGHTING INTENSITY SHALL BE 0.2 FOOTCANDLES (0.2 FCS) AND A MAXIMUM TWENTY TO ONE (20:1) MAXIMUM TO MINIMUM RATIO IS REQUIRED WITHIN THE PARKING LOT. LIGHTING INTENSITY SHALL NOT EXCEED 1 FOOTCANDLE (1 FC) MEASURED AT THE PROPERTY LINE FOR LOTS ADJOINING THE PUBLIC RIGHT-OF-WAY OR A RESIDENTIAL PROPERTY. ~~the~~

~~minimum lighting intensity shall be two lumens (2.0 fcs), the maximum intensity shall not exceed five lumens (5.0 fcs), as measured within the parking lot, and shall not exceed 1 lumen (1.0 fcs) measured at the property line for parking lots adjoining the public right-of-way or a residential property.~~

2. All lighting shall at a minimum be reduced by fifty (50) percent between 11:00 p.m. (or thirty (30) minutes after close of *business* whichever is later) and sunrise.

E. Within LZ0 lighting zone.

1. For any non-residential land use ~~the minimum lighting intensity shall be one lumen (1.0 fcs), the maximum intensity shall not exceed two lumens (2.0 fcs), as measured within the parking lot, and shall not exceed 0.5 lumen (0.5 fcs) measured at the property line for parking lots adjoining the public right-of-way or a residential property.~~ THE MINIMUM LIGHTING INTENSITY SHALL BE 0.2 FOOTCANDLES (0.2 FCS) AND A MAXIMUM TWENTY TO ONE (20:1) MAXIMUM TO MINIMUM RATIO IS REQUIRED WITHIN THE PARKING LOT. LIGHTING INTENSITY SHALL NOT EXCEED 0.5 FOOTCANDLES (0.5 FCS) MEASURED AT THE PROPERTY LINE FOR LOTS ADJOINING THE PUBLIC RIGHT-OF-WAY OR A RESIDENTIAL PROPERTY.
2. All lighting shall be extinguished between 11:00 p.m. (or thirty (30) minutes after close of *business* whichever is later) and sunrise; except for *businesses* that operate on a twenty-four (24) hour basis.

Sec. 107-3.7. Outdoor advertising signs.

All outdoor advertising signs shall be in conformance with **Chapter 109** of this Code.

(Ord. No. 2021-17 , § 1(Exh. A), 2-1-22)

Sec. 107-3.8. School and community facility sports field/court and play area lighting.

- A. The city's intent is to follow the IES recommended practice for sports and recreational area lighting and the International Dark-Sky Association (IDA) criteria for community-friendly outdoor sports lighting.
 1. ~~The measurement of on-field illuminance values will be those appropriate for the application per IESNA RP-6-15 sports and recreational area lighting criteria (or equivalent CIE guidance) together with modeled initial illuminance targets. To limit over-lighting, the design may vary by no more than ten (10) percent above the average target illuminance levels for each class.~~
 2. ~~The IES TM-15-11 luminaire classification system for outdoor lighting is not appropriate for sports lighting.~~
- B. Provide advanced *adaptive controls* and documentation for the following:
 1. Automatic and/or remote control system via smartphone apps, or direct remote communication to the company/agency/department facility responsible for handling the lighting controls, to enforce shut-off at the established curfew time per the lighting zone in which the facility is located, not to be later than 11:00 p.m. Illumination of the playing field, court or track shall be permitted after the curfew only to conclude a scheduled event that was unable to conclude before the curfew due to unusual circumstances.
 2. On-site manual and/or remote control system shall also be provided to allow for the lights to be turned on or off at will (before curfew) to assure that only active sports fields are lighted.
 3. ~~Provide readily accessible controls to implement uniform and variable adaptive illumination levels for different task lighting needs on field, e.g. IES class of play, competition athletics, band practice, striping,~~

~~mowing, sports practice, etc. Adaptive dimming shall be possible across the range of twenty-five (25) percent to one hundred (100) percent of full illumination.~~

- C. SPORT COURTS WITH LIGHTING SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM ALL SIDE AND REAR LOT LINES. WHEN LOCATED WITHIN A RESIDENTIAL TRACT, SPORTS COURT LIGHTING SHALL BE SET BACK A SUFFICIENT DISTANCE TO ENSURE FOOT-CANDLES ARE ZERO ALONG ADJACENT RESIDENTIAL PROPERTY LINES.

- DE. Maximum mounting heights, measured from the finished *grade* to the top of the *fixture*, for recreational lighting shall be in accordance with the following:

1. Pedestrian and bicycle pathways throughout a *park* or developed *open space* area should not exceed SIXTEEN (16) ~~twelve (12)~~ feet in height and should be spaced in a manner to provide continuous illumination of the pathway.
2. Sport court activities such as basketball, tennis, volleyball, and handball should not exceed twenty-five (25) feet in height.
3. Recreational activities such as, but not limited to, horseshoes, lawn bowling and bocce ball courts, shuffleboard, miniature golf, and swimming pool aprons/decks should not exceed twenty (20) feet in height.
4. Athletic fields for football, soccer, baseball, lacrosse, and nighttime practice golf ranges should not exceed eighty (80) feet in height. Little league baseball fields should not exceed sixty (60) feet in height for fields with a radius of two hundred (200) feet and seventy (70) feet in height for fields with a radius of three hundred (300) feet.

5. EXCEPTIONS TO THE ABOVE MOUNTING HEIGHT REQUIREMENTS MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

- ED. Lighting for outdoor athletic fields, courts or tracks shall be exempt from the *lumens* per acre limits of **subsection 107-3.2.C.** herein. All such lighting shall utilize *full cut-off* luminaires that are installed in a fashion that maintains the *full cut-off* characteristics unless certified by a registered engineer that such shielding is impractical AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. ~~Every such lighting system design shall be certified by a registered engineer as conforming to all applicable restrictions of this ordinance. Where full cut-off fixtures are not utilized, acceptable luminaires shall include those which:~~

1. ~~Are provided with internal and/or external glare control louvers and installed so as to limit direct up-light to less than five (5) percent of the total lumens exiting from the installed fixtures and minimize off-site light trespass as required herein, and~~
2. ~~Are installed with minimum aiming angles of twenty-five (25) degrees downward from the horizontal. Said aiming angle shall be measured from the axis of the luminaire maximum beam candlepower as certified by independent testing agency.~~

- F. PHOTOMETRIC FOOT-CANDLES SHALL BE ZERO ALONG PROPERTY LINES AND SHIELDED TO PREVENT LIGHT SPILLAGE.

Sec. 107-3.9. Architectural and landscape lighting.

- A. Architectural/structural and landscape lighting **USED** ~~used~~ to illuminate the wall of a *building* or elements are permitted in all lighting zones per **Table 107-3a**. Subject to the review and approval of the community development director or designee, said lighting must satisfy the criteria in the following sections:
1. *Lighting fixtures* shall be selected, located, aimed and shielded so that *direct illumination* is focused exclusively on the *building* **FAÇADE** ~~façade~~, plantings and other intended site features and away from adjacent properties and the public *right-of-way*;

-
2. ~~Any lighting that directly shines onto neighboring properties or the public right-of-way shall be prohibited.~~ Wall mounted (downward lighting) flood or spot *lamps* must be **FULL CUT-OFF** ~~fully shielded~~, except that unshielded wall mounted lights, whose glare is mitigated by features such as porches and *building* overhangs and minimizes *light trespass* onto neighboring properties **ARE PERMITTED**.
 3. The lighting will illuminate an architectural feature or landscape feature that is unique to the particular project due to the *use* of materials, colors or design characteristics which are not commonly found within the city. Such *fixtures* should be located and designed in such a manner that the actual *lamp* and reflector are shielded so that it is not seen from normal public viewing; **IN ORDER TO LIMIT** ~~such as but not limited to~~ direct glare **IMPACTS TO** ~~be protected from~~ vehicular and pedestrian traffic.
- B. Architectural and landscaping lighting in the LZ0 lighting zone shall be shut off from 11:00 p.m. to sunrise except when lighting is required by code for steps, stairs, walkways, and *building* entrances. **USE** *Use* of motion sensors is encouraged.

Sec. 107-3.10. Multimodal pathways and trails, plazas, and outdoor seating areas.

- A. Lighting within fifty (50) feet of a residential property line **OR WITHIN A RESIDENTIAL DEVELOPMENT** shall not exceed a maximum standard height of **SIXTEEN (16)** ~~twelve (12)~~ feet.
- B. Lighting shall be aimed or directed in a manner that any changes in the elevation or turn of the pathway are illuminated so that such pathway features are clearly discernible through the *use* of, but not limited to, freestanding poles, bollards, in-place step, and/or *structure/building-mounted fixtures*.
- C. Bollard lighting shall be a maximum of four (4) feet in height with the *fixture* standard made primarily of concrete. All *fixtures* shall be shielded, have some type of control mechanism for the reduction or shut off, and *use* a low ambient light source as indicated above in **Table 107-3a** herein.
- D. Trailheads, plazas, and outdoor seating areas, including their entrances and exits, shall be illuminated one (1) half hour before sunset to one (1) half hour after sunrise to facilitate natural surveillance opportunities and discourage unsafe activities. All lighting shall be pedestrian scaled and integrated into the total design in a manner that brings definition, order and a sense of security that welcomes pedestrian **USE** *use*.

Sec. 107-3.11. Canopy lighting.

- A. Canopies include, but are not limited to, the following applications:
 1. All canopies associated with *vehicle fueling stations*, **DRIVE-THROUGHS** and convenience stores.
 2. Canopies over store and *office* fronts.
 3. All marquees and projecting overhangs.
 4. Exterior canopies over driveways, **LOADING AREAS**, and *building* entrances.
 5. Pavilions and gazebos.
- B. Overhead lighting **USED** *used* to light ~~*building overhangs and open*~~ canopies shall have a maximum lighting intensity (eye illumination levels) under the canopies no greater than five **FOOTCANDLES** *lumens* (5 fcs) when measured directly under the overhang or canopy or greater than one **FOOTCANDLE** *lumen* (1 fcs) when measured at the property line. Areas outside canopies and pump areas shall be regulated by the type of lighting application and the lighting zone in which the development is located as delineated in other sections herein.

C. OVERHEAD LIGHTING USED TO LIGHT FUEL CANOPIES SHALL HAVE A MAXIMUM LIGHTING INTENSITY UNDER THE CANOPIES NO GREATER THAN 50 FOOTCANDLES (FCS) WHEN MEASURED DIRECTLY UNDER THE OVERHANG OR CANOPY. AREAS OUTSIDE THE CANOPIES SHALL BE REGULATED BY THE TYPE OF LIGHTING APPLICATION AND THE LIGHTING ZONE IN WHICH THE DEVELOPMENT IS LOCATED AS DELINEATED IN OTHER SECTIONS HEREIN.

DC. Overhead lighting **USED** ~~used~~ to light ~~building overhangs, open canopies, fueling facility canopies, drive-through canopies, customer loading~~ canopies, and similar *structures* shall be a recessed *fixture* incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy. No portion of the *fixture* shall project below the ceiling of the canopy *structure*.

ED. Canopies for pavilions and gazebos may utilize indirect lighting beamed upward and then reflected down from the underside of the canopy. Such *fixtures* shall be shielded such that *direct illumination* is focused exclusively on the underside of the canopy.

FE. Canopy lighting shall be reduced by thirty (30) percent between the hours of 11:00 p.m. to sunrise. Except for *businesses* open twenty-four (24) hours, canopy lighting in the LZ0 lighting zone shall be shut off by 11:00 p.m. or thirty (30) minutes after the close of *business* or at such time as the last employee leaves the *business* premises, whichever is later.

Sec. 107-3.12. Reserved.

Sec. 107-3.13. Security lighting.

A. Security lighting shall **USE** ~~use~~ the lowest possible illumination level to effectively allow surveillance and reduce the negative impacts of crime.

{B.} Security lighting systems shall utilize the light sources delineated in **Table 107-3a** herein, be **FULL CUT-OFF** ~~fully-shielded~~ *fixtures*, and aimed so that illumination is directed to the designated areas.

{C.} The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the planning and zoning commission to conserve energy, provide safety and promote compatibility between different land *uses*.

Sec. 107-3.14. Exposed string lighting.

A. Lights that are blinking and/or chasing are not permitted in non-residential zones. Only during seasonal periods identified herein may residential zones utilize blinking and/or chasing lights.

B. Permanently exposed string lights are permitted the following criteria are satisfied:

1. Exposed permanent string lights shall be exclusively a white light with a clear bulb as a commercially available maximum 2.8-watt system and may require a *building permit* according to **Chapter 105** of this ordinance.
2. Exposed string lights shall be limited to designated areas for outside dining, seating, or gathering and main pedestrian entry to a project site.
3. Lighting of living landscape features (trees) may be permitted if **USED** ~~used~~ in combination with other highlighting or pedestrian *lighting fixtures* within these immediate areas. Lighting of landscape features shall be secured to the landscape feature with bands that will not puncture the skin of the plant.
4. Residential string lights must comply with regulations of this article herein with regards to *light trespass* and spillage.

-
5. Applications considered with the development review process may require string lights details to be included with final approval made with the community development director or designee upon satisfactory compliance with the limitations and design parameters above.

Sec. 107-3.15. Outdoor display and sales areas **AND VEHICULAR SALES LOTS.**

- A. All site lighting not directly associated with the *outdoor display* and *sales areas* shall conform to the lighting standards described in other sections of this article, including but not limited to the lighting source and shielding requirements of **Table 107-3a** and the *lumens* per acre limits of **subsection 107-3.2.C**.
- B. Lighting for the *outdoor display* and **OUTDOOR** *sales areas* ~~shall be designed to not exceed the luminance recommendations for the activity as defined by the most current recommended practice of the Illuminating Engineering Society of North America (IESNA). All such lighting~~ shall utilize *full cut-off* luminaires that are installed in a fashion that maintains the *full cut-off* characteristics. Every such lighting system design shall be certified by a registered certified engineer **AND SUBJECT TO COMMUNITY DEVELOPMENT DIRECTOR APPROVAL** ~~as conforming to all applicable restrictions of this article.~~
- C. Maximum lighting standard (pole) heights, measured from the finished *grade* to the top of the *fixture*, should not exceed sixteen (16) feet in height along the perimeter of the **OUTDOOR** *display area* and twenty-five (25) feet within the interior of the **OUTDOOR** *display area*.
- D. **DUE TO THE NATURE OF VEHICULAR SALES LOTS, DEVIATION FROM THE FOOTCANDLE OR HEIGHT REQUIREMENTS MAY BE NEEDED. EVERY SUCH LIGHTING SYSTEM SHALL BE CERTIFIED BY A REGISTERED ENGINEER AND SUBJECT TO COMMUNITY DEVELOPMENT DIRECTOR APPROVAL.**
- ~~E.D. Display area lighting shall be turned off by 11:00 p.m. or within thirty (30) minutes after closing of the business, whichever is later.~~ **Lighting shall be turned off thirty (30) minutes after close of business or 11:00 p.m., whichever is later.** Security lighting shall be exempt from these turn-off requirements.

or thirty (30) minutes after close of *business* whichever is later

Sec. 107-3.16. Prohibited outdoor lighting.

- A. The **USE** ~~use~~, installation, sale of any mercury vapor *lamps* is prohibited per A.R.S. § 49-1104.
- B. The **USE** ~~use~~ of laser source light or any similar high intensity light for outdoor advertising or entertainment when projected above the horizontal is prohibited.
- C. The operation of searchlights for advertising purposes in the LZ2 lighting zone is prohibited between 10:00 p.m. and sunrise the following morning and prohibited at all times in lighting zones LZ1 and LZ0.
- D. Bottom-mounted outdoor sign lighting attached to the sign shall not be **USED** ~~used~~.

Chapter 108 - LAND DIVISION AND SUBDIVISION REGULATIONS

ARTICLE II. - REPORTS, PLANS, AND DESIGN STANDARDS

Sec. 108-2.11. – Street light improvement district.

- A. All streetlights shall be installed in accordance with city Street Light Design Guidelines of the engineering development standards. The initial costs associated with the design, purchase, installation, operation, and maintenance of streetlights shall be the responsibility of the developer. The developer shall be responsible for establishing a street light improvement district (SLID) prior to the final plat approval by executing a petition for formation of a SLID in a form acceptable to the city attorney. The SLID is an assessment by the city against the owners of the real property within the boundaries for the costs associated with the ongoing maintenance and operation of the street lights except major arterial, minor arterials, and parkways.

Citizen Participation Report

Zoning Text Amendment for Lighting Updates

July 26, 2023 – FS22-1581

PROJECT DESCRIPTION

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to address scrivener's errors, provide clarity and reduce redundancy, and revise standards related to lighting provisions. Affected sections of the LDO include Section 101-2: Rules of Interpretation and Glossary of Terms; Section 106-10: Use Specific Standards; and Section 107-3: Outdoor Lighting Regulations.

ADVERTISING

The meeting was advertised in the Surprise Independent on Wednesday, July 5, 2023 and the Daily News Sun on Friday, July 7, 2023, and published on the City website.

MEETING DESCRIPTION & ATTENDANCE

The meeting was held at City Hall in the Community Room on July 25, 2023 at 6 p.m. and ended at approximately 7 p.m. There were approximately 15 members of the public in attendance.

FEEDBACK

Staff provided an overview presentation of the proposed changes and attendees asked questions throughout and provided discussion. Below is a summary of those questions and discussions.

- Fixture shielding
 - The feedback received was that expanded shielding requirements should be included in order to direct light in a more downward direction to further prevent light from extending on to adjacent properties.
- Street lighting
 - Concerns were expressed about the brightness of street lights and their impacts on adjacent properties. Questions about APS standards and processes, and the relationship of those to the City's, were asked.
- Excessive glare
 - Suggestions were made to expand the language regarding "excessive glare" and add ways to quantify or measure glare.
- Pole heights
 - Attendees were generally unfavorable to increasing the allowed pole heights. The feedback was that this would only create more issues of glare and light trespass.
- Mounting heights
 - Questions were posed about mounting height requirements for building-mounted light fixtures, and if those were proposed to be increased as well.
- Sports field lighting

- Concerns were expressed about the brightness of sports lighting, school field lighting being left on late, and light spillages. Questions were raised about the ability to add additional shielding to these fixtures.
- Community Development Director discretion
 - Attendees generally had concerns regarding the proposed language that would allow for increased staff discretion for deviations from the standards. Feedback was received regarding the ambiguity of “extenuating circumstances” and felt that this was too open-ended. Suggestions were made to have these deviations be approved by the Planning & Zoning Commission.
- Searchlights
 - A suggestion was made to amend Section 107-3.16 C regarding searchlights to prohibit them completely.

NAME

ADDRESS

CONTACT

Andy Cepon

DAVE MARSH

Cathy Tudisco

Patricia Tudisco

Tyler Tudisco

NATE POMEROY

Laura Pomeroy

Cathy Bwyno

Jim Bwyno

James Truman

Andrew Borrafato

Kelly BRAUN

QUINTUS SCHULTRE

Lauren Nugent

ERREN MORENO



SURPRISE

ARIZONA

Planning & Zoning Commission
October 5, 2023

Zoning Text Amendment
Lighting Updates
FS22-1581



OVERVIEW

- Clean-up of lighting code to provide:
 - Clarity
 - Reduce redundancy
 - Create code section easily understandable by staff, residents, and applicants
- Recommendations are a combined effort by staff and a lighting consultant
 - Consultant also revised Street Light Standards for the Engineering Division



OVERVIEW

➤ Key Concerns

○ The 2021 Code Update:

- Caused language to be technical in nature & difficult to implement
- Lowered pole heights which increased light intensity, decreased uniformity, and increased number of poles
- Included conflicting technical terminology for lighting

➤ Key Changes

- Remove street light standards & refer to Engineering standards
- Amend height requirements and lighting levels
- Consolidate lighting provisions and remove redundancy/conflict



KEY CHANGES

- Address scrivener's errors and conflicting language
- Removal of International Dark Sky Association seal requirement
- Removal of “narrow spectrum amber” requirement
- Add reference to street light standards
- Pole heights returning to previous 25' max
 - 16' max within 50' of residential
- Introducing a 20:1 ratio for lighting intensity
- Lower minimum light levels
- Retain maximum lighting levels at property lines



APPLICABLE SECTIONS

- **Section 107-3: Outdoor Lighting Regulations**
 - Primary section to be amended
- **Section 101-2: Rules of Interpretation and Glossary of Terms**
 - Delete/ revise applicable lighting definitions
- **Section 106-10: Use Specific Standards**
 - Remove conflict
 - Add referenced back to Section 107-3



COMMUNITY FEEDBACK

- Concerns regarding pole heights/ mounting heights
- General concerns regarding shielding
- Questions/concerns regarding APS standards & street lights
- Need for extra details regarding 'excessive glare'
- Ball field lighting standards
- Opposition to Community Development Director discretion
- Desire to strike allowance for searchlights



TIMELINE

- 9/19/23: City Council Work Session
- 10/5/23: P&Z Commission Date
- 11/7/23: City Council Date





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: October 5, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action regarding an amendment to the Windstone Ranch PUD on approximately 19.92 acres generally located at the northeast corner of Happy Valley Road and 151st Avenue. FS23-0454.

Motion:

Motion to recommend approval of the PUD amendment to the Windstone Ranch PUD subject to stipulations “a” and “b” as outlined in the staff report.

Background:

The subject request involves amending the Windstone Ranch PUD (FS19-263), on approximately 19.92 acres, located at the northeast corner of Happy Valley Road and 151st Avenue. The amendment proposes to reduce the rear yard setback development standard and add an amenity area that includes a community pool.

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 - FS23-0454 Windstone Ranch PUD Amendment - Staff Report
2. 01 - FS23-0454 Windstone Ranch PUD Amendment - Vicinity Map
3. 02 - FS23-1454 Windstone Ranch PUD Amendment - Zoning Map

4. 03 - FS23-0454 Windstone Ranch PUD Amendment - PUD Amendment Document
 5. 04 - FS23-0454 Windstone Ranch PUD Amendment - Site Plan
 6. 05 - FS23-0454 Windstone Ranch PUD Amendment - Conceptual Amenity Site Plan
 7. 06 - FS23-0454 Windstone Ranch PUD Amendment - Luke AFB Letter
 8. 07 - FS23-0454 Windstone Ranch PUD Amendment - Affidavit of Site Posting
 9. 08 - FS23-0454 Windstone Ranch PUD Amendment - Citizen Outreach Report - REDACTED
 10. FS23-0454 Windstone Ranch PUD Amendment - Powerpoint
-

PUD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0454

Project Name: Windstone Ranch PUD Amendment

Council District: 1 – Acacia

Meeting Date: October 5, 2023

Planner: Chris Sexton

Owner: Todd Skoro on behalf of R-Hearthstone Lot Option Pool 04 LP

Applicant: Andrew Yancy with Bergin, Frakes, Smalley & Oberholtzer PLLC

Request: PUD amendment to request a reduction in the rear yard setback standard and to add an amenity area with a community pool.

Site Location: Generally located on the northeast corner of Happy Valley Road and 151st Avenue.

Site Size: 19.92 acres (approx.)

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

Support/Opposition: Refer to the attached Citizen Participation Report.

Staff Recommendation: Based on the findings contained in this report, the Commission may **recommend approval of** the proposed PUD Amendment, subject to stipulations 'a' through 'b'.

Project Description:

The subject request involves amending the Windstone Ranch PUD (original case number FS19-263), on approximately 19.92 acres, located at the northeast corner of Happy Valley Road and 151st Avenue. The amendment proposes to reduce the rear yard setback development standard and add an amenity area that includes a community pool.

Background:

November 10, 2007: The City Council approved the annexation (Ordinance 07-47) of the subject property.

April 2, 2020: Planning and Zoning Commission recommended to City Council to approve a rezone to the project under subject case FS19-263.

May 5, 2020: The Mayor and City Council approved the rezone with a PUD overlay under subject case FS19-263.

August 17, 2021: The Mayor and City Council approved the preliminary plat under subject case FS20-596.

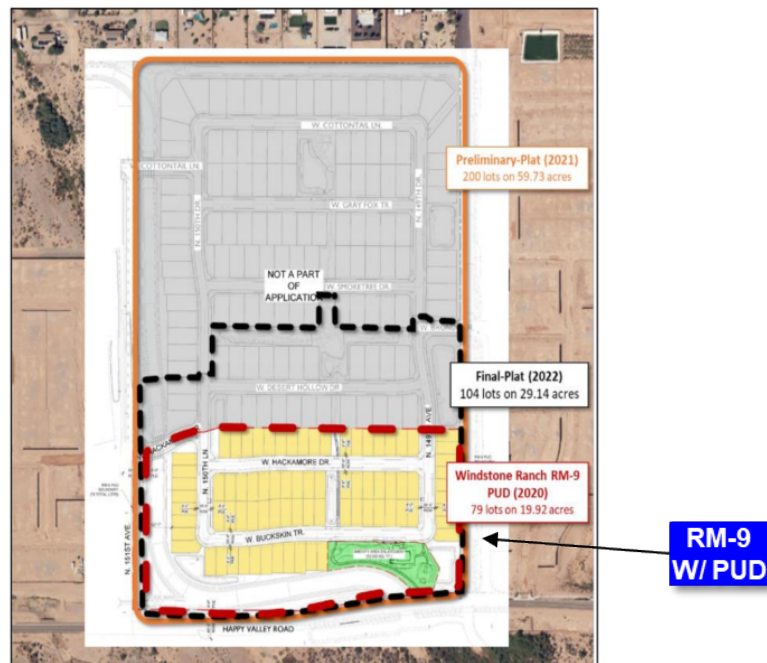
May 4, 2022: The applicant was provided with Concept Review comments under case CR22-0328.

June 1, 2023: The applicant filed the subject case for a PUD amendment under the subject case, FS23-0454.

July 11, 2023: An outreach meeting was held at the Surprise Regional Library with no attendees.

Analysis and Discussion:

The subject request involves modifying the rear yard setback from 20-feet to 15-feet for the RM-9 portion of the Windstone Ranch as indicated below. The RM-9 development encompasses 79 lots on approximately 19.92 acres.



In 2021, the preliminary plat with a PUD overlay, was approved by City Council and included the property to the north which includes 29 acres for an approximate total of 49 acres. The PUD made several modifications to the RM-9 district, including removing the requirement for a community pool under the Surprise Unified Development Code (SUDC). The justification for removing the community pool requirement was the 20-foot rear yard setback would allow sufficient room for individual homeowners to install private pools in their backyards. Also, the PUD extended the front setback from front-facing garages from 20-feet to 21-feet to provide an extra foot of driveway area which will be maintained. The PUD's minimum lot dimensions adhere to the RM-9 minimum standards of 40-foot width, 100-foot depth and 4,500 square feet overall area. The lots on the northern portion of the subdivision were approved at 60-foot and 70-foot widths.

While the project's development standards in the PUD align with the SUDC, the proposed modification bring the project's zoning more in line with the Land Development Ordinance (LDO). The 15-foot rear yard setback is consistent with the standards for a 45-foot-wide lot and exceeds the minimum 10-foot rear yard setback (under urban lots in R-2 zoning) in the LDO.

Apart from the rear yard setback, all other development standards will remain the same. The development standards table showing the proposed modification is below:

Table 2 – Windstone Ranch PUD Development Standards Table

WINDSTONE RANCH - LOTS 108-186	
	WINDSTONE RANCH RM-9 PUD DEVELOPMENT STANDARDS
MINIMUM LOT AREA (PER UNIT)	4,500 S.F.
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
BUILDING SETBACK – FRONT (LIVABLE)	12' ⁽²⁾
BUILDING SETBACK – FRONT (GARAGE)	21' ⁽¹⁾
BUILDING SETBACK – SIDE	5'
BUILDING SETBACK – REAR	20' 15' ⁽⁵⁾
MAXIMUM BUILDING HEIGHT	35'
(1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 21-FOOT FRONT YARD SETBACK MEASURED FROM BACK OF SIDEWALK (2) 12-FOOT LIVABLE FRONT SETBACK IS MEASURED FROM RIGHT-OF-WAY (3) TO BE DETERMINED AT SITE PLAN OR PRELIMINARY PLAT REVIEW (4) THERE IS NOT A STREET SIDE SETBACK REQUIREMENT IN THE SUDC (5) PORCHES / PATIOS MAY ENCROACH 2'-6" INTO THE REAR YARD SETBACK	

As part of this project, an amenity site is being proposed near the project's southeast corner. The amenity site will include an approximate 1,900 square foot community pool, basketball half-court, bathrooms, ramada, shade sail with benches, open turf area and a barbecue area for the residents of the 79 lots. Access to the site may be by car, as 10 on-street parking spaces including 2 ADA are being provided, or by foot.



Additionally, the proposed amenity area exceeds the LDO and Planning and Engineering Design Standards (PEDS) for amenity sites as the LDO provide a formula for determining the size of an amenity for single-family developments. For the 79 lots in the Windstone Ranch PUD, the formula would require a 30,020 square foot amenity size while the proposed amenity site is over 50,000 square feet. Plus, the addition of the community pool meets the SUDC amenity requirement that was previously removed as part of the PUD approval.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac).

The project is located within the 163rd Avenue Corridor Growth Area, which was created to encourage a full range of housing opportunities, densities and product types.

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Case: FS23-0454 Windstone Ranch PUD Amendment

In addition, the PUD amendment will result in a new amenity site which will help cultivate a sense of community within the Windstone Ranch project and encourage greater and increased interactions among residents.

Reviewing Agencies:

The request was routed to internal and external agencies, who indicated no objections to the request.

Citizen Outreach:

The applicant held an outreach meeting on July 11, 2023, at the Surprise Regional Library. There were no attendees at the outreach meeting.

A summary of outreach efforts can be found in the attached Citizen Outreach Report.

Summary:

Staff concludes the proposed PUD Amendment is consistent with the Surprise General Plan 2035 and all applicable zoning codes.

Findings:

- The proposed PUD Amendment is consistent with RM-9 PUD (Windstone Ranch) zoning districts.
- The proposed PUD Amendment is consistent with the Preliminary Plat approved under case FS20-596.
- The proposed PUD Amendment is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

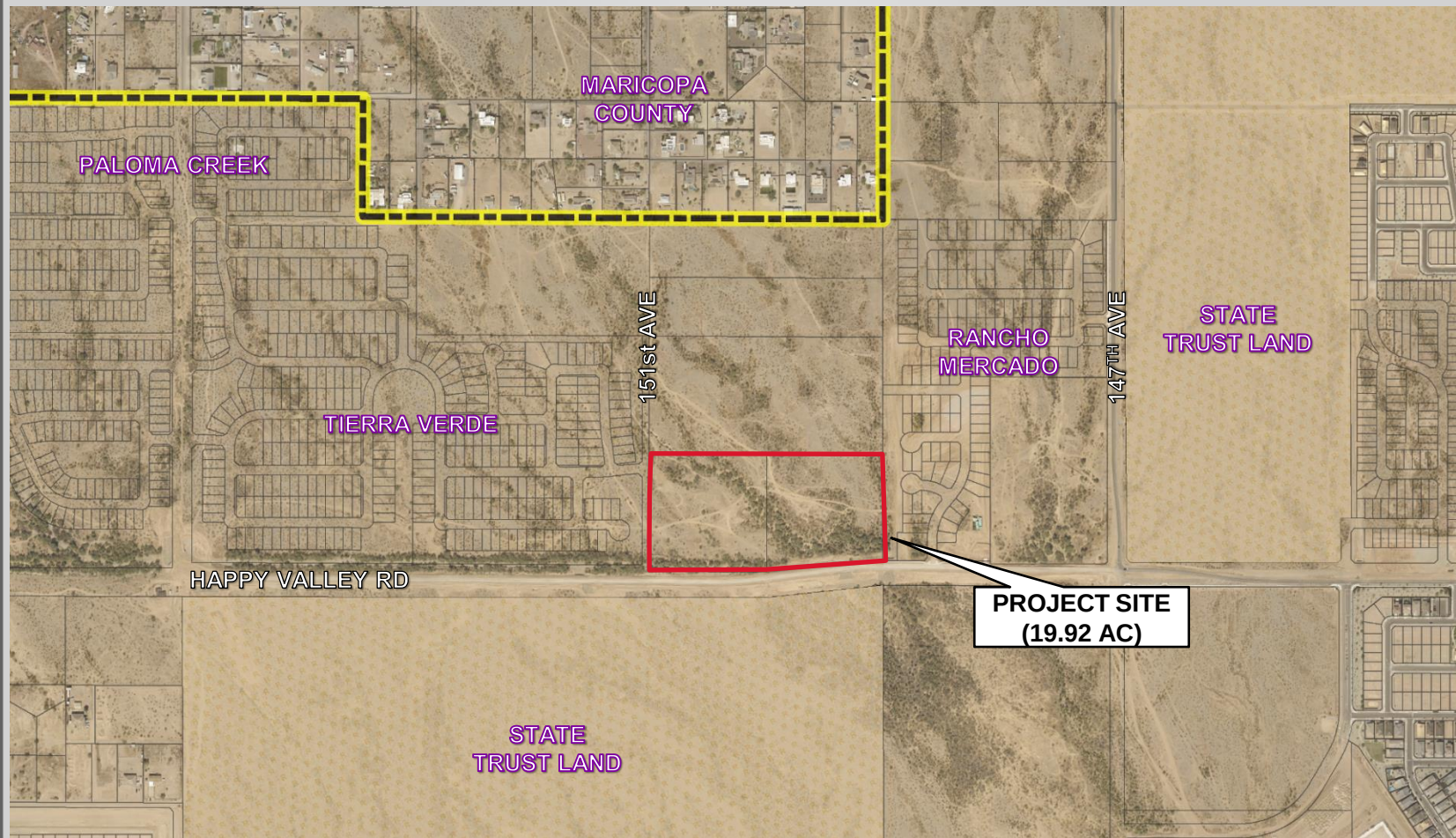
Staff's Recommendation:

Based on the findings noted above, the Commission may move to recommend approval of case FS23-0454 to the City Council subject to stipulations 'a' through 'b' as follows:

- a. Development and use of the site shall be consistent with the narrative entitled "Windstone Ranch PUD Amendment" dated July 28, 2023.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

163 **Attachments:**
164
165 01 Vicinity Map
166 02 Zoning Map
167 03 PUD Document
168 04 Site Plan
169 05 Conceptual Amenity Site Plan
170 06 Luke AFB comments
171 07 Affidavit of Site Posting
172 08 Citizen Outreach Report – REDACTED
173 PPT



PALOMA CREEK

MARICOPA
COUNTY

TIERRA VERDE

RANCHO
MERCADO

STATE
TRUST LAND

HAPPY VALLEY RD

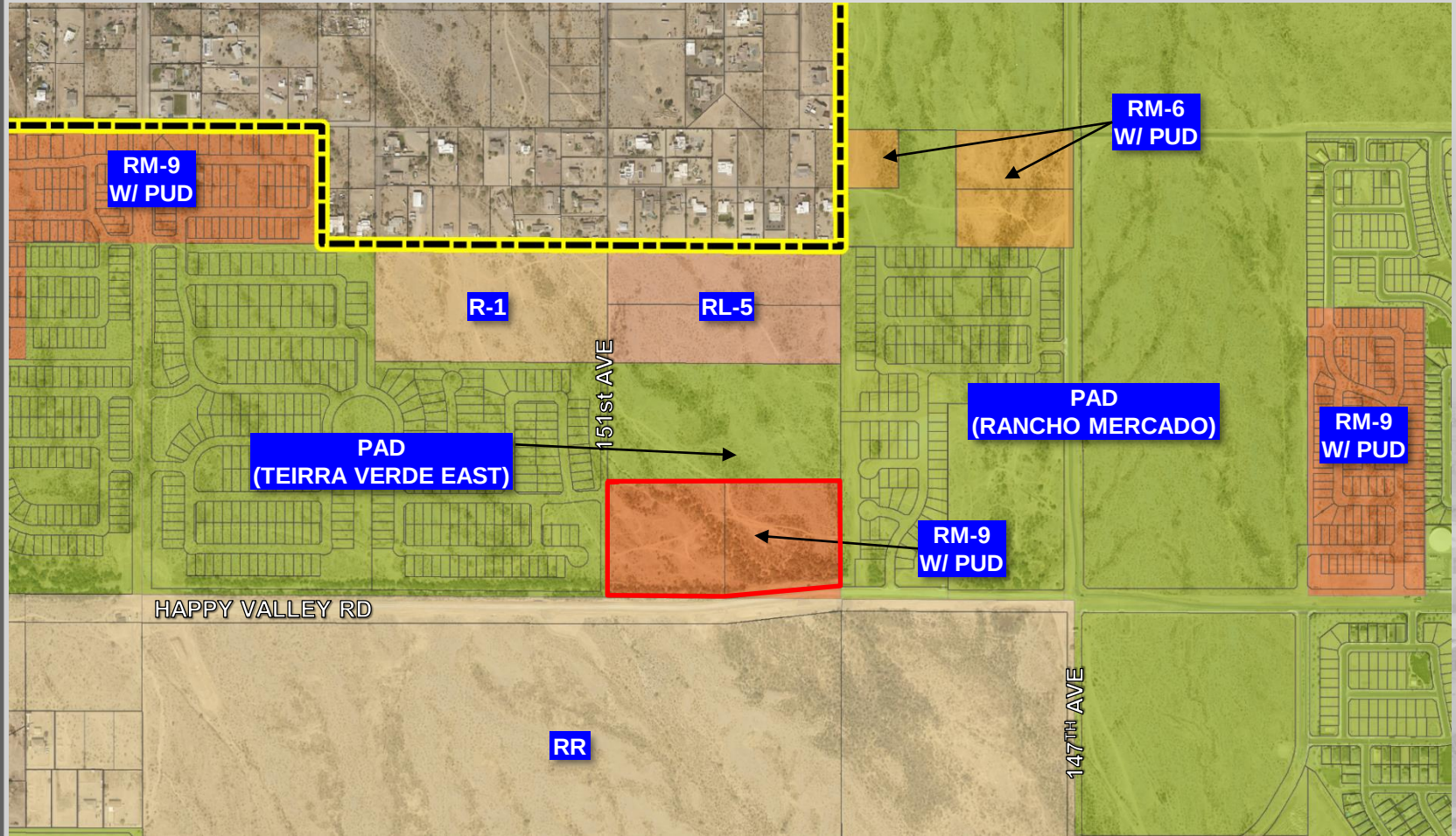
151st AVE

147th AVE

STATE
TRUST LAND

PROJECT SITE
(19.92 AC)

FS23-0454 VICINITY MAP



FS23-0454 ZONING MAP

Windstone Ranch

PUD Amendment Rezoning Narrative

Case File: FS23-0454

19.92 Acres

Northeast corner of Happy Valley Road and 151st Avenue



**Submitted to City of Surprise
July 28, 2023**

Windstone Ranch PUD Team



Tyler Shute, Land Development Manager
1665 W. Alameda Dr., Ste 130
Tempe, AZ 85282



Shawn Byron, PLA, Associate Principal
4900 North Scottsdale Road, Suite 1200
Scottsdale, AZ 85251



Michael Park, P.E.
4900 North Scottsdale Road, Suite 1600
Scottsdale, AZ 85251



BERGIN, FRAKES, SMALLEY & OBERHOLTZER

Andrew Yancey, Esq.
4343 East Camelback Road, Suite 210
Phoenix, Arizona 85018

Table of Contents

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General Plan Consistency....7
Conclusion....8

Introduction

This application would amend the Windstone Ranch PUD (FS19-263) on approximately 19.92 acres located at the northeast corner of Happy Valley Road and 151st Avenue (“Property”) to reduce the rear setback and to add a significant amenity area with a community pool. The Property was zoned by a previous owner in 2020 to the RM-9 district with a PUD overlay to allow development of 79 lots (“Project”). At this time, a subsidiary of Lennar Corporation has purchased the Property and is commencing development. See Figure 1 for a Property Aerial. The Property will be part of a 200-home subdivision (“Entire Subdivision”), which also encompasses approximately 40 additional acres to the north that will be developed with larger lots to ensure a diversity of homebuying opportunities. The 40 acres to the north are not subject to this request.

Figure 1 – Property Aerial



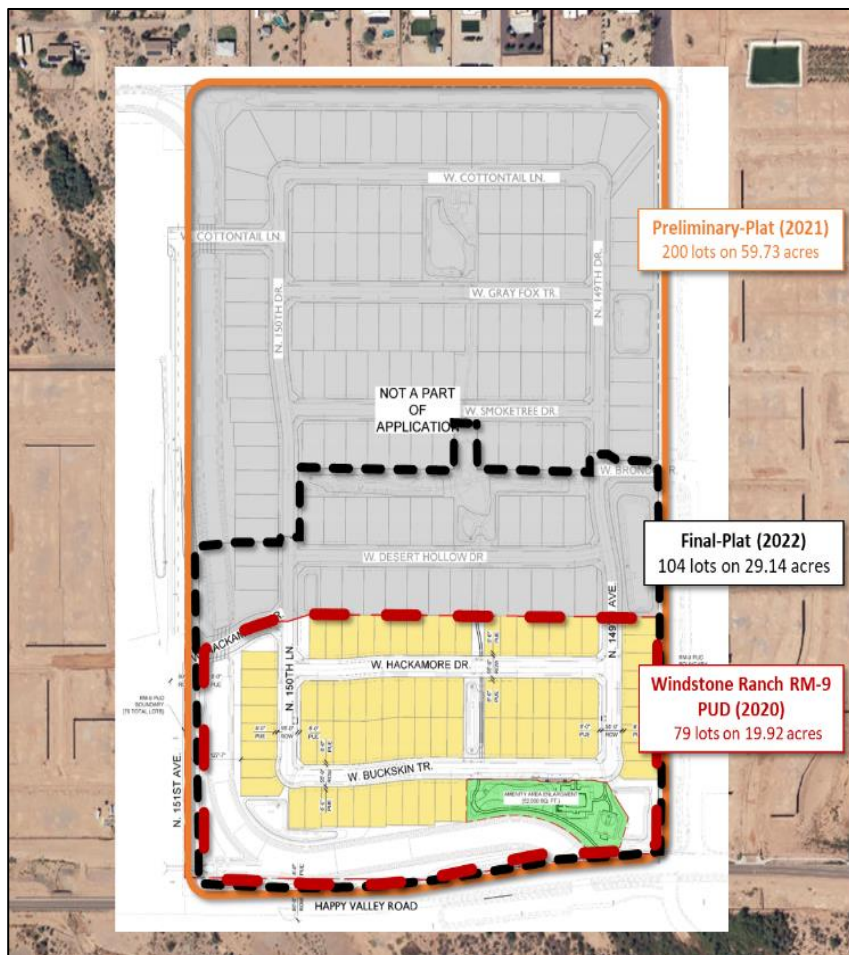
Recent trends in the single-family residential market show that buyers are shifting their preferences to single-story homes for affordability, health, and lifestyle reasons. Because some of Lennar’s single-story floor plans do not fit within the current lot setback requirements on the Property, this application would modify a single development standard by reducing the rear setback from 20’ to 15’ to accommodate more one-story plans. The proposed standard is consistent with the City’s updated Zoning Ordinance. Limiting this modification to only the rear setback would maintain the current front yard setback to preserve the community’s intended streetscape. To ensure future homeowners within the Project are afforded ample opportunities for outdoor recreation, Lennar is also proposing an enhanced amenity area of approximately 50,000sf that will include a community pool with restrooms and a barbeque area, a half basketball court, open turf area, artificial turf game area, and a trail with shading and benches, as well as 10 adjacent on-street parking spaces (“Enhanced Amenity Area”).

With more than 60 years of operations, Lennar has built over one million homes nationwide and has extensive experience throughout the Valley. Their experience in Surprise includes portions of the master planned Asante community which features both family-targeted and active adult components as well as the multi-generational NextGen home option that Lennar also plans to offer at Windstone. Lennar focuses on building high quality homes that attract a variety of buyers, and they look forward to developing Windstone with a range of home options to appeal to first-time buyers, families, move-up buyers, and empty nesters all in the same community.

The Windstone Ranch PUD was proposed by a previous owner and approved in 2020 under the previous zoning ordinance (“SUDC”). That case zoned the Property RM-9 with a PUD overlay and limited the Property to 79 residential lots. That zoning remains on the Property today, and this request would not alter the 79 lot maximum. The 2020 PUD is attached as Appendix A and is incorporated herein, except that this document controls to the extent it conflicts with Appendix A.

In 2021, a pre-plat (Case Number FS20-596) was approved that included the Property as well as the additional ~40 acres to the north for a total of ~60 acres across the Entire Subdivision. The pre-plat approved 200 lots for the Entire Subdivision, including 79 on the Property. The lots on the Property were approved as 45'x100', which is 5' more width than required in the Windstone Ranch PUD. The lots on the northern portion of the subdivision were approved at 60' and 70' widths, which contribute to a diversity of home types planned for this community.

Figure 2 – Entitlement History



Surrounding Area

The surrounding area is either vacant or under development as single-family residential. The area is within the Neighborhood character area of the Surprise General Plan 2035 (“General Plan”) and also within the 163rd Avenue Corridor Growth Area. The Project’s 45’-wide lots will add diversity north of Happy Valley Road where platted lots are primarily 50’-wide or more, with multiple pockets of 60’-wide and 70’-wide lots, including within Lennar’s property to the north. Figure 3 below provides maps of surrounding uses and surrounding zoning, while Table 1 below provides information on properties adjacent to the Property.

Figure 3

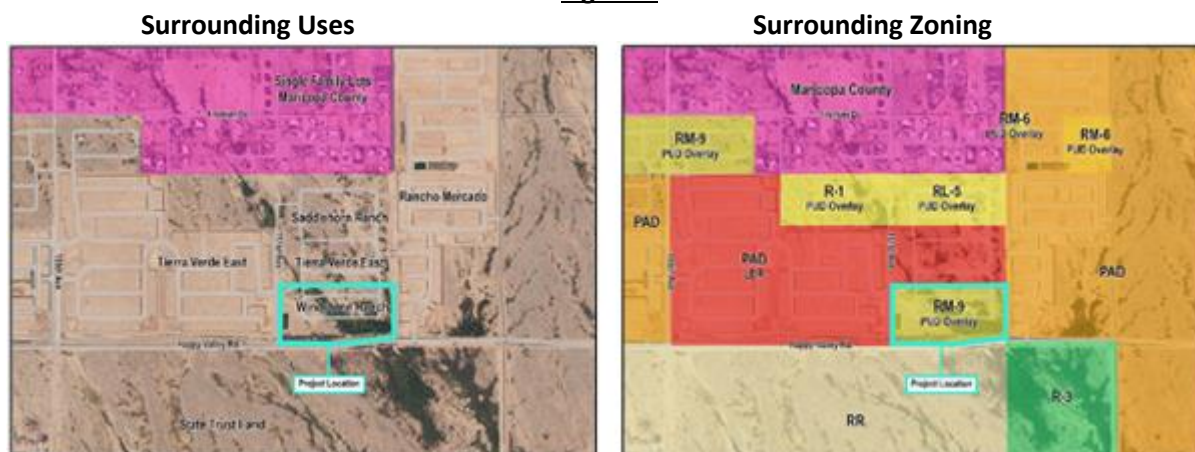


Table 1 – Windstone Ranch PUD Surrounding Uses

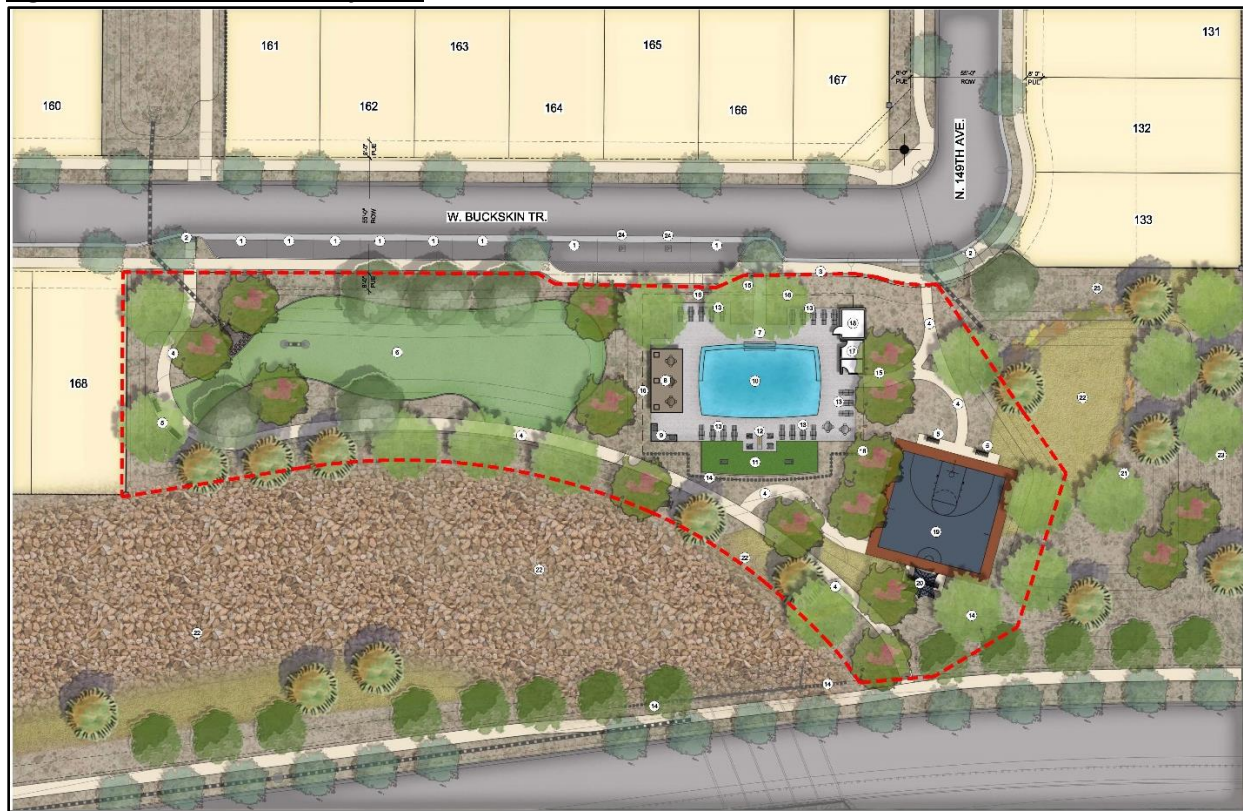
	General Plan	Zoning	Land Use
Subject Site	Neighborhood Character Area	RM-9 PUD	Platted Single Family Lots (Windstone Ranch)
North	Neighborhood Character Area	LDR PAD	Platted Single Family Lots (Tierra Verde East)
West	Neighborhood Character Area	LDR PAD	Platted Single Family Lots (Tierra Verde East)
South	n/a	n/a	Happy Valley Road
South of Happy Valley Road	Neighborhood Character Area	RR	Vacant Land (State Trust Land)
Southeast	Neighborhood Character Area	R-3	Vacant Land (Kamarata Ranch)
East	Neighborhood Character Area	PAD	Platted Single Family Lots (Rancho Mercado)

Description of Request

This amendment to the Windstone Ranch PUD will reduce the rear yard setback from 20’ to 15’ to permit Lennar’s single-story floor plans. No other development standards are being modified. This request is limited to only the 19.92-acre portion of the Entire Subdivision as depicted herein. Additionally, because the proposed modification is limited to a setback standard interior to the lot, no modification to the layout on the recorded final plat is required.

As part of this Project, Lennar proposes to create a significant amenity area located in Tract R of the approved final plat, which is near the Property's southeast corner. Convenient access to the approximately 1,900sf community pool, half-court basketball court, and other outdoor recreation and leisure elements is provided for residents of all 79 lots on the Property. Access may be by car or foot as there will be 10 on-street parking spaces (minimum 10'x22'), including two ADA spaces, located along Buckskin Trail. In addition, a 6' tree-lined trail with benches runs through the Enhanced Amenity Area and connects to the trail system leading throughout the Entire Subdivision. The pool area includes bathrooms and a barbeque area to accommodate events and visits of various durations. The basketball court has been carefully planned with its orientation and surrounding tree cover providing shade and limiting player's exposure to glare from the sun. A shade sail with benches will be provided adjacent to the court to allow players and spectators a place to rest and cool off. Both the pool and the basketball court are located near the center of the Enhanced Amenity Area to limit the potential for noise impacts to adjacent lots. An illustration of the Enhanced Amenity Area is provided in Figure 4 below.

Figure 4 – Enhanced Amenity Area



The open turf area supports a variety of recreational opportunities and connects to the basketball court via the 6' trail. An artificial turf area provides opportunities for various outdoor games, such as cornhole. The adjacent retention basin maintains the openness of the area and may provide additional passive leisure opportunities. Overall, the Enhanced Amenity Area will be screened from Happy Valley Road by multiple layers of landscaping, including lush trees.

While the Property's zoning standards are controlled by the existing Windstone Ranch PUD approved under the SUDC, the proposed changes in this application bring the Property's zoning more in

line with the newly approved Land Development Ordinance (“LDO”). The proposed 15’ rear setback is consistent with the standards for a Suburban lot (45’ width) and exceeds the 10’ minimum rear setback permitted for Urban lots (4,500sf) in the LDO. In addition, the proposed Enhanced Amenity Area far exceeds the LDO’s amenity area requirements. Section 2.2.B.4.d of the Planning and Engineering Design Standards associated with the LDO sets forth a formula for determining the size of a large amenity for single-family development. For the 79 lots in the Windstone Ranch PUD, this formula would require an amenity size of 30,020sf. At over 50,000sf, the Enhanced Amenity Area far exceeds the LDO’s requirement. In addition, by including a community pool, this proposal reinstates an SUDC amenity requirement that was removed as part of the previous PUD approval.

With the exception of the proposed modification to the rear yard setback, the Project’s development standards are the same as in the existing PUD. The development standards table showing the proposed modification is provided below.

Table 2 – Windstone Ranch PUD Development Standards Table

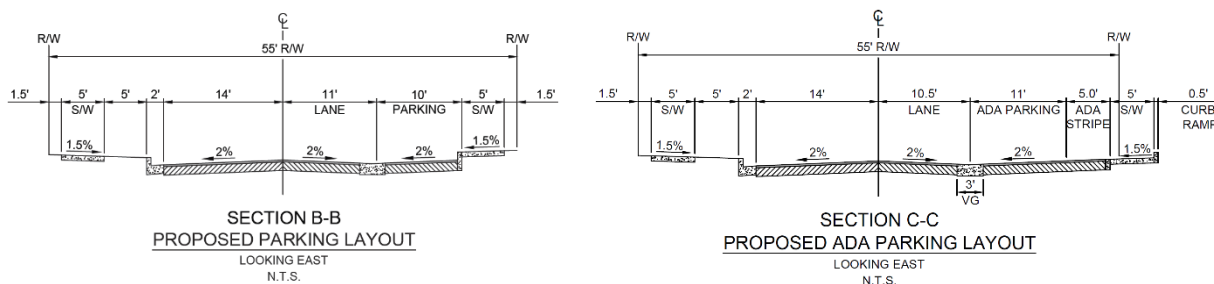
WINDSTONE RANCH - LOTS 108-186	
	WINDSTONE RANCH RM-9 PUD DEVELOPMENT STANDARDS
MINIMUM LOT AREA (PER UNIT)	4,500 S.F.
MINIMUM LOT WIDTH	40’
MINIMUM LOT DEPTH	100’
BUILDING SETBACK – FRONT (LIVABLE)	12’ ⁽²⁾
BUILDING SETBACK – FRONT (GARAGE)	21’ ⁽¹⁾
BUILDING SETBACK – SIDE	5’
BUILDING SETBACK – REAR	20’ 15’ ⁽⁵⁾
MAXIMUM BUILDING HEIGHT	35’
(1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 21-FOOT FRONT YARD SETBACK MEASURED FROM BACK OF SIDEWALK (2) 12-FOOT LIVABLE FRONT SETBACK IS MEASURED FROM RIGHT-OF-WAY (3) TO BE DETERMINED AT SITE PLAN OR PRELIMINARY PLAT REVIEW (4) THERE IS NOT A STREET SIDE SETBACK REQUIREMENT IN THE SUDC (5) PORCHES / PATIOS MAY ENCROACH 2’-6” INTO THE REAR YARD SETBACK	

Open Space and Amenities

This PUD amendment is narrowly focused on two elements: a reduced rear setback to accommodate an additional single-story home option and an Enhanced Amenity Area that includes a swimming pool, half-basketball court, open turf areas, shaded seating, and dedicated on-street parking, as previously described. In addition to the Enhanced Amenity Area, the Project provides a variety of open space and landscaped areas for shade and the visual softening of the built environment as set forth in the approved pre-plat and final plat.

Circulation and Access

With the exception of 10 new on-street parking spaces (minimum 10'x22') adjacent to the Enhanced Amenity Area, all circulation and access for the Project shall remain unchanged. The on-street amenity parking will be designed as a ½-car width offset to serve as a delineation between the typically allowed on-street parking and the parking that is intended to serve the Enhanced Amenity Area with a 20' taper to transition from Buckskin Trail. The design for curb and sidewalk along Buckskin Trail will be modified to accommodate this on-street parking, and approved Paving Plans will be updated and submitted under separate cover for approval as a plan addendum.



Utilities

The Property is part of an approved final plat, and all utilities have been approved. Only one change is required as part of this application. In order to accommodate the proposed community pool facility, the sewer easement crossing Tract R would need to be redesigned to run due north along the east side of the Property, then along Lot 133, connecting to Buckskin Trail. The Sewer Plans have been updated with this change and the addendum for the plan change has been submitted under separate cover. This adjustment will not impact the function of the sewer. The utility providers for this project are provided below:

SEWER	CITY OF SURPRISE
WATER	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
NATURAL GAS	SW GAS
TELEPHONE	CENTURYLINK
TELEPHONE	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
REFUSE COLLECTION	CITY OF SURPRISE

Grading and Drainage

All onsite grading and drainage requirements have been met and will continue to meet the City's standards following this PUD amendment. The previously approved retention basin near the southeast corner of the Property will be adjusted to account for the pool area and basketball court. The new basin location provides the appropriate required retention volume.

General Plan Consistency

This Property is within the Neighborhood Character Area land use designation in the Surprise General Plan 2035 (“General Plan”). The Neighborhood Character Area designation allows Rural, Suburban, and Urban Neighborhoods with densities ranging from 0-2 du/ac to 8+ du/ac based on the property’s context and the proposal’s alignment with General Plan design and transition criteria. The following General Plan goals and policies support this PUD amendment:

General Plan Land Use Element Goal 6, Policy 1: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.

This PUD amendment is focused on the modification of a single development standard, which will not affect the approved use, density, or circulation. This amendment will accommodate additional one-story home plans that Lennar anticipates will be desirable at this location, which will support the General Plan’s policies encouraging diversity of housing opportunities.

General Plan Land Use Element Goal 1, Policy 1: The City will guide the pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context.

This amendment will not modify lot sizes from the approved plan. It will permit the construction of additional one-story floor plans, which will increase choices for homebuyers and advance the visual interest portion of this policy by emphasizing vertical variability in the streetscape.

General Plan Land Use Element Goal 4, Policy 4: The City shall continue to coordinate with Maricopa County (within the Surprise Planning Area) and Luke Air Force Base to review development proposals to determine their propensity to cause hazards or impediments for F-35 training operations within the Luke Compatibility District.

This project was reviewed by Luke AFB representatives who determined that these minor changes “...will not negatively impact the flying operations at Luke AFB.”

General Plan Land Use Element Goal 6, Policy 2: The City shall promote various residential options that provide amenities and conveniences within the residence and surrounding community that is above the median housing mix.

This amendment supports the introduction of additional single-story home options on 45’-wide lots in an area dominated by new residential lots with 50’ or greater width. Providing this home layout option with the benefits of the Enhanced Amenity Area will attract a variety of first-time homebuyers, empty nesters, and out-of-state transplants to an area that has move-up opportunities. In particular, the single-story format is desirable for homebuyers with advanced age or limitations on physical abilities who prefer not to make multiple trips up and down stairs each day.

General Plan Neighborhood Planning Element Goal 1, Policy 4: Encourage community interaction and participation through methods that strengthen the neighborhood communications process.

This PUD amendment will result in a significant new amenity area, which will help foster a sense of community within the Project and encourage greater and prolonged interactions among residents.

General Plan Roadway Systems Element Goal 5, Policy 1: The City of Surprise shall require that newly proposed developments demonstrate that there are adequate services and facilities, or plans to provide the necessary services and facilities, to serve the development during the development approval process.

This Property is the subject of an existing PUD, an approved preliminary plat, and an approved final plat, and the City has determined through these processes that adequate infrastructure and services exist to serve the Project. This amendment does not change the project density, lot sizes, or configuration, and it does not impact demand for utilities and services. The addition of the Enhanced Amenity Area with a community pool provides a benefit that will reduce the demand for City recreational facilities.

General Plan Alternate Modes Element Goal 1, Policy 2: Develop a safe and convenient network of sidewalks, crossings and paths for walking and bicycling that provides connections between schools, recreation facilities, residential areas, transit stops and business centers.

The Enhanced Amenity Area will include a 6' tree lined trail with benches to increase connectivity to the trail system already approved for the Project and to provide additional opportunities for recreation and leisure. In addition, 10 on-street parking spaces, including two ADA compliant spaces, will be located adjacent to the Enhanced Amenity Area on the south side of Buckskin Trail and allow residents who drive to the amenity to access it without crossing the street.

General Plan Growth Element Goal 1, Policy 2: Give priority to infrastructure upgrades and improvements in the identified growth areas.

This Property is within the 163rd Avenue Corridor Growth Area, which was created to encourage a full range of housing opportunities, densities, and product types. This Growth Area is defined by its developable land, open space linkages, and access. The Project is among several developing residential properties, all of which support this Growth Area. This PUD amendment accommodates an additional single-story product type, which will contribute to the overall attractiveness of the area.

Conclusion

This request is limited in scope to only a rear setback modification on 79 lots. It will help Lennar implement some of its single-story floor plans that they anticipate will be popular among buyers and will help add to housing diversity in the area. The proposed Enhanced Amenity Area will be a significant benefit to new residents and ensure that all homeowners on the Property have access to a pool and high-quality amenities that will benefit their overall quality of life.

APPENDIX A
PREVIOUSLY APPROVED WINDSTONE RANCH PUD
(FS19-263, APPROVED MAY 5, 2020)

WINDSTONE RANCH ZONE CHANGE

Case File # FS19-263
Zone Change from Residential Ranch (RR) to
RM-9 (Residential Medium Density) with a Planned Unit
Development (PUD) Overlay

19.92 Gross Acres

Northeast corner Happy Valley Road and 151st Avenue
Surprise, Arizona

Prepared by: Kent A. Xander

Submitted To: City of Surprise, Arizona

Dated: February 7, 2019
Revised: April 5, 2019
Revised: June 3, 2019
Revised: January 6, 2020

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Development Concept Plan.....	Exhibit D
Adjacent Rancho Mercado PAD Map.....	Exhibit E
General Plan 2035 Land Use Map.....	Exhibit F

Windstone Ranch Team:

Applicant:

Kent A. Xander
kxander@kaxgroup.com
10973 N. 138th Way
Scottsdale, Arizona 85259
(602) 499-9305

Engineer:

Atwell, LLC - Ted Northrop
tnorthrop@atwell-group.com
4700 E. Southern Avenue
Mesa, AZ 85206
(480) 586-2104

Location and Introduction:

A Vicinity Map is shown on page 4 illustrating Windstone Ranch location (NEC Happy Valley Road and 151st Avenue (alignments)).

Windstone Ranch is a 19.92 gross acre proposed single-family residential subdivision adjacent to Rancho Mercado PAD Parcel A22 and Tierra Verde East PAD Parcel 3 and Parcel 4 all zoned for an allowed density of 3.1 – 3.7 units per acre. The subject property is adjacent to unincorporated vacant land to the south (south of Happy Valley Road alignment) owned by Arizona State Land Department. There are no homes within ¼ mile of Windstone Ranch. One of the development constraints of this property is the offsite drainage which traverses from northwest to southeast. This project includes working with and the cooperation with the north property owner (Tierra Verde East PAD Parcel 4) to formulate a cohesive development plan working out circulation, utilities and drainage (including a drainage report and CLOMR). When Windstone Ranch is developed, the adjacent half street improvements on 151st Avenue shall be constructed by the developer subject to City of Surprise and Maricopa County Flood Control requirements. The Conceptual Plan shown in **Exhibit D**, provides for a 79-lot single-family residential subdivision on 19.92 gross acres that has 44.6% net residential acreage open space.

Exhibit A depicts a map of the existing zoning of the subject property, adjacent PAD's, and vacant land. Existing homes are ¼ mile north of Windstone Ranch. The adjacent specific zoning and land uses are as follows:

East

- Rancho Mercado PAD Parcel A22 41.7 Acres 149 lots (53' x 105')

North

- Tierra Verde East PAD Parcel 4 19.6 Acres 61 lots (60' x 115')

West

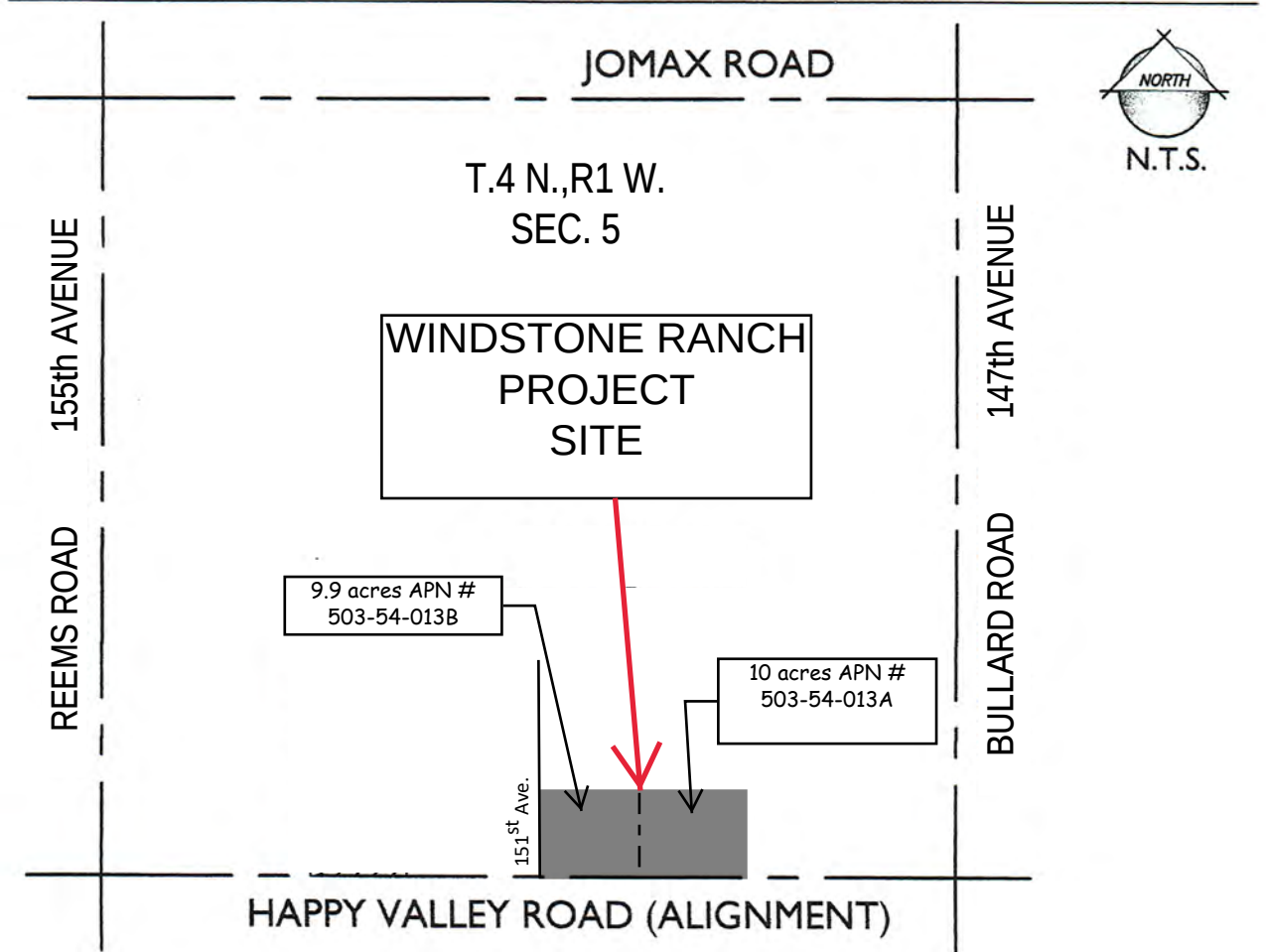
- Tierra Verde East PAD Parcel 3 39.48 Acres 144 lots (50' x 120')

South

- Residential Ranch (RR) Vacant Land State Land Trust

Exhibit E shows the relationship of the Subject Property to the Adjacent PAD's on Rancho Mercado's Planned Area Development Map.

VICINITY MAP



Description of Request:

Applicant, requests approval of a Zone Change (Case# FS19-263) regarding 19.92 gross acres vacant land from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay.

See Exhibit B for Proposed Zoning Map and See Exhibit C for Legal Description and Map Exhibit.

Base zoning RM-9 allows up to 9 dwelling units per acre (DU/Ac); however, through the PUD Overlay, the subject property proposes not more than 79 dwelling units over approximately 19.92 gross acres for a maximum gross density of 3.96 DU/Ac.

With a cap on density, the applicant believes the development standards associated with the RM-9 with a PUD Overlay zoning district are in line with those of the adjacent PAD's to the subject property, with certain deviations as articulated in **Table A** of the Windstone Ranch Narrative.

Windstone Ranch proposed zoning district and lot sizes provides for an excellent transition subdivision located on Happy Valley Road Arterial to buffer the larger lots to the north from Happy Valley Road. Windstone Ranch zoning district will be designed to allow flexibility per the PUD Overlay while maintaining an environment and pedestrian access compatible with adjoining neighborhoods and provide standards to ensure compatibility and transportation access.

Windstone Ranch Development Concept Plan shown on **Exhibit D** shows this project working with and the cooperation with the north property owner (Tierra Verde East PAD Parcel 4) to formulate a cohesive development plan working out circulation, utilities and drainage issues (including a drainage report and CLOMR). Exhibit D is a conceptual design and the final design will be determined by a final plat.

Section 122-137(r) of the SUDC requires a community swimming pool for Medium Density Residential projects of 60 or more units. The Applicant proposes the deletion of this requirement through the PUD Overlay. The rationale being that as a single-family development with 20' rear setbacks, ample space will be available on each lot to accommodate a private pool requirement.

There is a provision in the current SUDC which limits the width of a single-family residential driveway to 30% of the lot width. The proposed minimum lot width is 40' for the RM-9. If the RM-9 is limited to 30%, the driveways would only be 12.5' wide. Since a minimum width of a parking space is 9 feet, the driveway to accommodate a 2-car garage will be a minimum of 18 feet wide.

There is a provision in the current SUDC which limits the area of a residential driveway to 30% of the required front area, which is that area located between the front setback line and the front lot line. The proposed minimum lot width is 40', while the proposed minimum front setback is 12'. The existing standard 30% of the resulting area will not accommodate a driveway. Since a minimum width of a parking space is 9 feet, the driveway to accommodate a 2-car garage will be a minimum of 18 feet wide.

Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres. The Applicant proposes the removal of the 3.5-acre minimum size requirement, based on the proportionate size of the field relative to the proposed single-family development of a maximum of 79 dwelling units. The applicant instead proposes three (3) separate fields that are spread out within the single-family development. The following amenities shall be spread out over the three (3) fields:

- One shade covered play structure consistent with ADA requirements;
- One swing set;
- Three benches;
- Two trash receptacles;
- One drinking fountain;
- Two ramadas;
- Two picnic tables; and
- Two barbeque grills.

The SUDC requires that not less than 20% of the “net residential acreage” be set aside as open space. The Applicant proposes an increase to 44.6% of the net residential area as open space, which exceeds the 20% requirement set forth in the SUDC.

Open Space	304,920 SF	7.000 Acres
Net Residential Acreage = Lot Area + Open Space	684,328 SF	15.71 Acres
Open Space as % of NRA	<u>44.6%</u>	

In addition to the above Windstone Ranch amenities and interconnecting pedestrian trails, Windstone Ranch pedestrian trail system will connect with Rancho Mercado PAD Parcel A22 and Tierra Verde East PAD Parcel 4 trail systems to gain access to the Cities regional trail system and future bus stops and schools. See Development Concept Plan **Exhibit E** for pedestrian access and trails.

Table A Residential Medium Density RM-9 PUD Overlay Development Standards Comparison Table:

Development Standard	City Base RM-9 Development Standards	Proposed RM-9 PUD Development Standards
Net Residential Acreage Open Space	20%	44.6%
Maximum Density	9.0	3.96
Minimum Lot Area (sf)	4,500	4,500
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	100
Minimum Front Yard Setback (ft) (livable area / front -facing garage)	12/20 ⁽¹⁾	12/21 ^{(1) (2)}
Minimum Side Yard Setback (ft)	- ⁽³⁾	5
Minimum Rear Yard Setback (ft)	20	20 ⁽⁵⁾
Maximum Building Height (ft)	35	35
Driveway Width Percentage	30%	40%
Driveway Area Percentage	30%	40%
Street Side/Corner Lot (ft)	- ⁽⁴⁾	5

- (1) Front facing garages shall have a minimum 21-foot front yard setback measured from back of sidewalk.
(2) 12-foot livable front setback is measured from back of right of way.
(3) To be determined at Site Plan or Preliminary Plat Review.
(4) There is not a street side setback requirement in the SUDC.
(5) Porches/patios may encroach 2.5' into the rear yard setbacks.

The result of the Windstone Ranch Zone Change with a PUD Overlay would be:

- Windstone Ranch will be in conformance with the adopted Surprise General Plan 2035 as noted below.
- The development of Windstone Ranch will occur in a manner that is consistent with the surrounding PAD's and PUD' and share in City major infrastructure sustainable costs with other adjacent projects.
- The development will have seamlessly been integrated and aligned with adjacent zoning, open space, pedestrian trails, drainage tracts, roads, and, utilities with adjacent Rancho Mercado PAD Parcel A22 and Tierra Verde East PAD Parcel 4.
- Unless specified in this Zoning Document, all development shall comply with the development standards and design guidelines set in the Surprise Municipal Code at the time of development.

Conformance with the adopted Surprise General Plan 2035:

The Surprise General Plan 2035 (see **Exhibit F**) shows the subject property as lying within the Neighborhood Land Use Character Area, which in a Suburban Neighborhood supports residential development of up to 8 DU/Acre or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The proposed 3.96 DU/Ac is consistent with the General Plan's allowed density and allowed transition of density policy. The proposed RM-9 PUD component will be buffered from Happy Valley Road by a large open space and the project is consistent with the General Plan in this regard. The General plan seeks appropriate buffers and transitions between the various Character Areas. To meet this guideline, the lots along the south side of the subject property will be set back off Happy Valley Road with open space and pedestrian trails through the property and connecting to the open space planned for Rancho Mercado Parcels A22, and Tierra Verde East PAD Parcels 3 and 4.

Ingress/Egress/Access:

1. Access is driven by the timing of Tierra Verde and Rancho Mercado development schedule.
2. Primary access is on 151st Avenue from Happy Valley Road to Windstone Ranch.
3. Secondary access is through Tierra Verde Parcel 4 and Rancho Mercado Parcel 22.

While the lotting of Tierra Verde East PAD Parcel 4 was not contemplated with the Rancho Mercado Parcel A22, provisions have been always made to accommodate future access to and from Tierra Verde East PAD Parcel 4 via W. Bronco Lane to Rancho Mercado Parcel A22. Applicant is in discussion with the owners of Rancho Mercado Parcel A22 and Tierra Verde East PAD Parcel 4 regarding the lotting arrangement as expressed in **Exhibit D**. While this arrangement may slightly change between the time of the current zone change and the ultimate development of these parcels, applicant is comfortable with the lotting as proposed.

Transportation/Traffic and Utilities

- Upon development of Windstone Ranch, all necessary utilities for Windstone Ranch will be extended from adjacent Rancho Mercado Parcel A22 and Tierra Verde East Parcel 3 and 4.
- Windstone Ranch is working with other projects in this area to develop the water and water resources necessary to service this project.
- Windstone Ranch will purchase sewer capacity pursuant to SPA 2 Water Reclamation Facility Capacity Allocation Agreement.
- Onsite streets shall be constructed to meet City standards at the time of construction.
- City of Surprise 151st Avenue right of way. Windstone Ranch shall dedicate to the City of Surprise a half street width of a Collector street along the entire project at Final Plat recording.
- The relocation of the wash adjacent on the east side of 151st Avenue is subject to CLOMR approval.



Exhibit A Existing Zoning Map

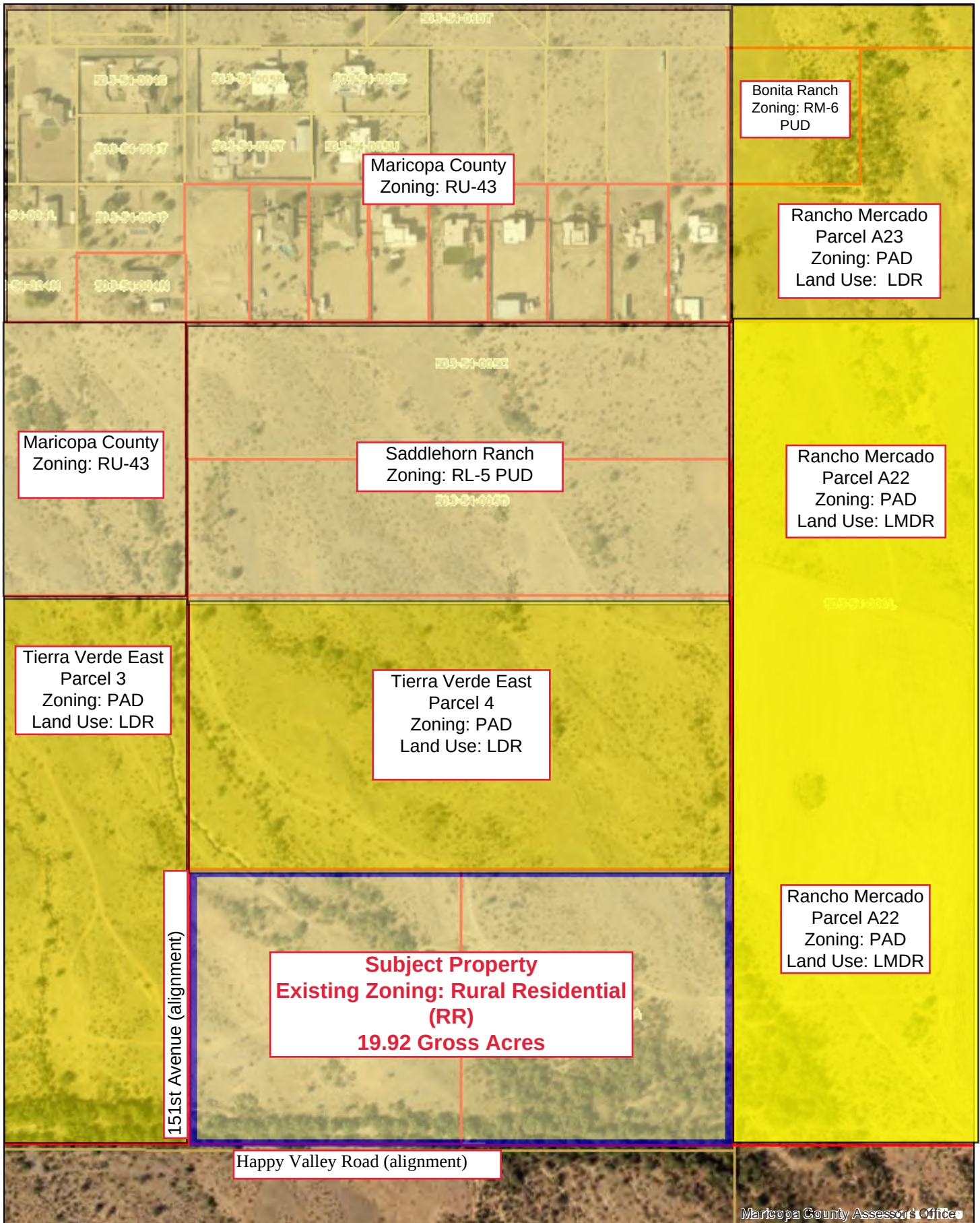
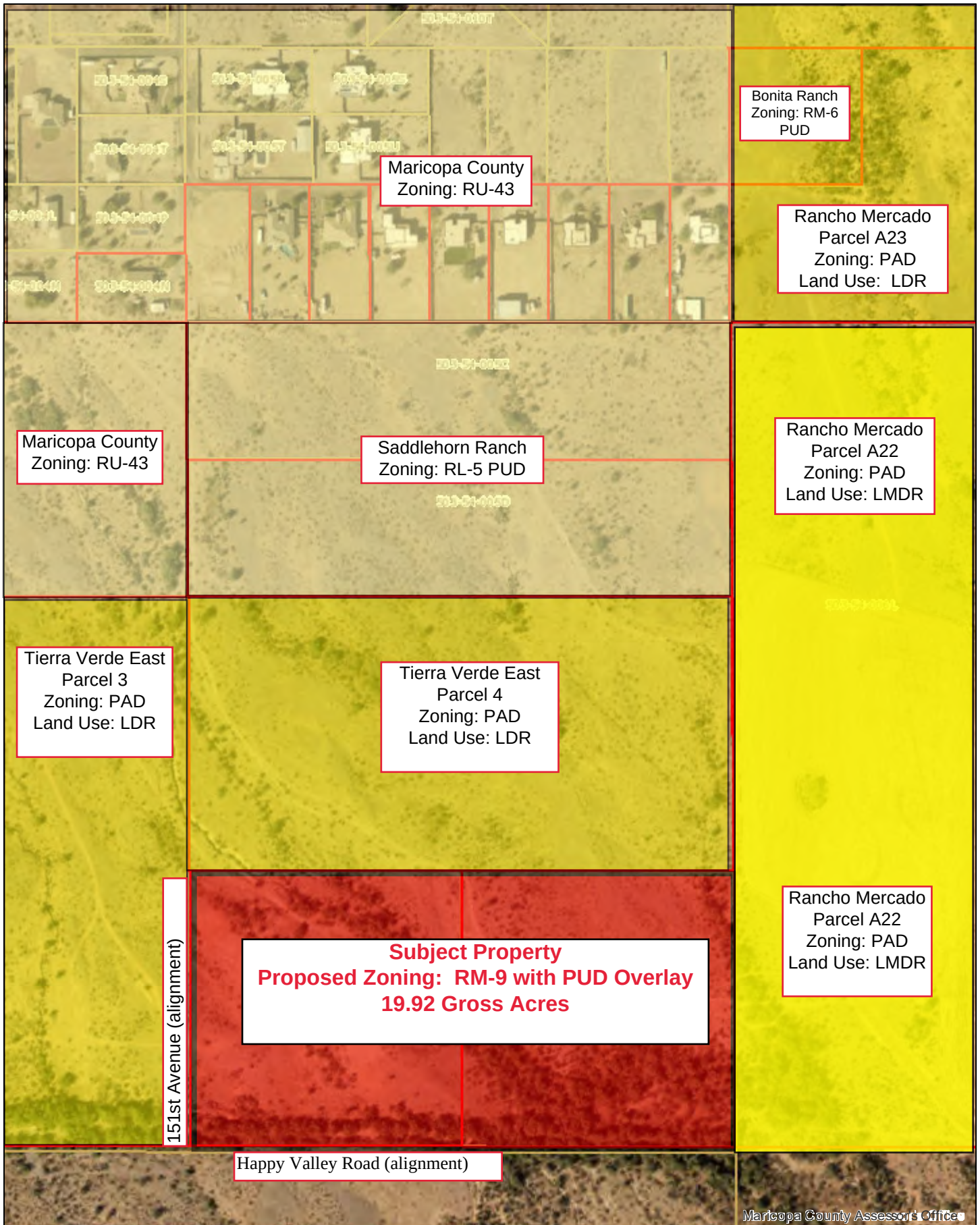




Exhibit B Proposed Zoning Map



**EXHIBIT C, PAGE 1
LEGAL DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 5, S00°07'05"E A DISTANCE OF 2645.63 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE, ALONG THE SOUTH LINE OF SAID SECTION 5, N89°36'55"W A DISTANCE OF 1313.47 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 5, N89°36'55"W A DISTANCE OF 1313.47 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID SECTION 5, N00°01'59"E A DISTANCE OF 660.55 FEET;

THENCE, S89°38'02"E A DISTANCE OF 1312.60 FEET;

THENCE, S00°02'31"E A DISTANCE OF 660.98 FEET TO THE SOUTH LINE OF SAID SECTION 5, ALSO BEING THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 867,588 SQUARE FEET OR 19.917 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR 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 OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000032.00:03
JUNE 5TH, 2019



EXHIBIT C, PAGE 2
PARCEL MAP CHECK REPORT

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 19000032.00:03
JUNE 5TH, 2019

Name: PENSICO TRUST COMPANY LLC

North: 986610.0910' East: 558609.1815'

Segment #1 : Line

Course: N89°36'54.601"W Length: 1313.4711'

North: 986618.9130' East: 557295.7400'

Segment #2 : Line

Course: N0°01'58.660"E Length: 660.5461'

North: 987279.4590' East: 557296.1200'

Segment #3 : Line

Course: S89°38'01.913"E Length: 1312.6044'

North: 987271.0712' East: 558608.6976'

Segment #4 : Line

Course: S0°02'31.000"E Length: 660.9803'

North: 986610.0910' East: 558609.1815'

Perimeter: 3947.6020' Area: 867587.79 Sq. Ft.

Error Closure: 0.0000 Course: N14°46'33.818"E

Error North: 0.00003 East: 0.00001

Precision 1: 3947601900.0000



CENTER OF SEC 5, T.4N., R.1W
 FOUND BRASS CAP FLUSH
 STAMPED LS 9753
 N89°41'19"W 2619.85'
 E1/4 COR SEC 5, T.4N., R.1W.,
 W1/4 COR SEC 4, T.4N., R.1W.,
 FND 2" ALUM CAP STAMPED
 MARICOPA COUNTY LS 35832 2003
 BASIS OF BEARING
 YEARLING ROAD
 S89°46'48"E
 5255.54' M
 E1/4 COR SEC 4, T.4N., R.1W
 FND 3" BRASS CAP IN HANDHOLE
 STAMPED MARICOPA COUNTY DEPARTMENT OF
 TRANSPORTATION LS 36770
 FOUND 1/2" REBAR
 YPC LS 36562
 VOYAGER SURPRISE 20 LLC
 A.P.N. 503-54-013C
 N00°02'15"E
 1321.12'
 660.55'
 N00°01'59"E 1321.09'
 660.55'
 S89°38'02"E
 1312.60'
 THIS SITE
 PENSCO TRUST COMPANY, LLC
 660.98'
 S00°02'31"E
 WILLIAM LYON HOMES INC
 A.P.N. 503-54-006L
 1313.47'
 N89°36'55"W 2626.94'
 HAPPY VALLEY ROAD
 S1/4 COR SEC 5, T.4N., R.1W
 FOUND ALUMINUM CAP IN HANDHOLE
 STAMPED 1/4 5/6 2003 LS 35832
 ARIZONA STATE LAND
 SE COR SEC 5, T.4N., R.1W.,
 SW COR SEC 4, T.4N., R.1W.,
 FOUND 2" ALUM CAP
 STAMPED LS 33307 2011
 Scale: 1"=300'
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO.
 22282
 JAMES G. SPRING
 Date Signed: 6/15/19
 ARIZONA, U.S.A.

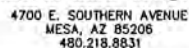
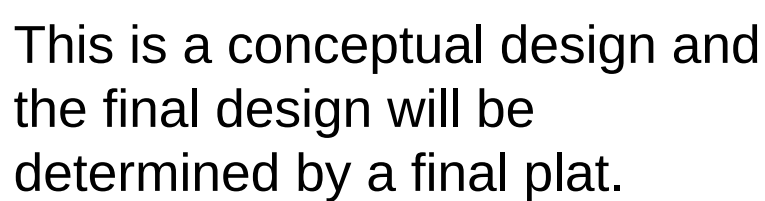


EXHIBIT C 6-5-2019
PENSICO TRUST COMPANY, LLC
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



Rancho Mercado

City of Surprise, Arizona

Planned Area Development

Windstone Ranch proposed (RM-9)
PUD pedestrian access and trails.

LEGEND

- Low Density Residential (LDR) 2.0-5.0 du/ac
- Low Medium Density Residential (LMDR) 4.0-6.0 du/ac
- Medium Density Residential (MDR) 5.0-10.0 du/ac
- High Density Residential (HDR) 15.0 + du/ac
- Community Commercial
- Commercial / Employment
- Educational / School
- Recreational Open Space
- Open Space/Wash Corridors
- Fire Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed Mini Parks (Locations TBD at time of plat)
- Well Site
- Water Campus

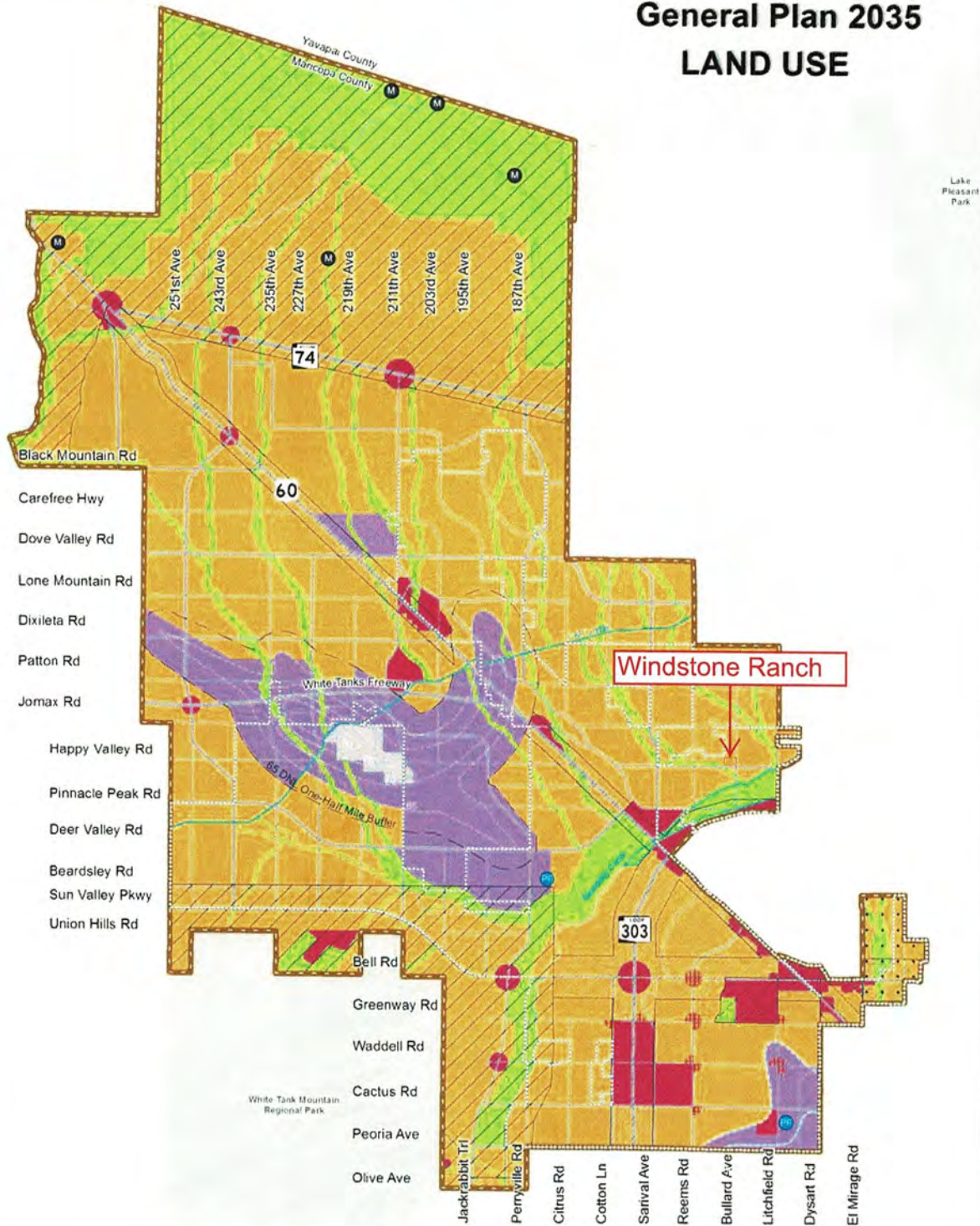


Date: 06-26-06
Drawn By: MR
Revised: 02-23-07

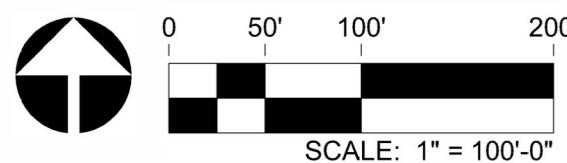
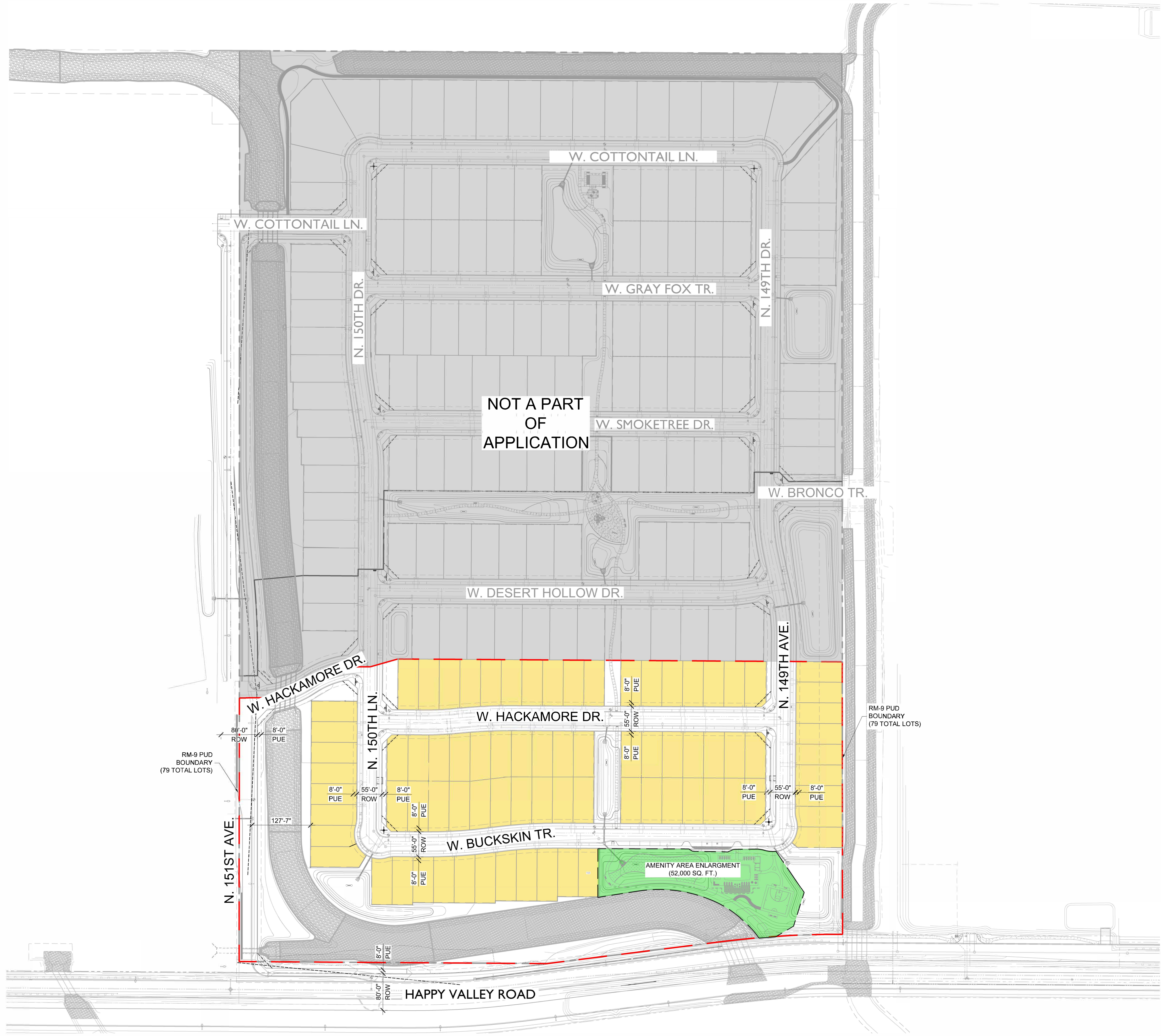


Exhibit F

General Plan 2035 LAND USE



L:\21004215 WINDSTONE LENNAR\621004215 LANDSCAPE\621004215 CD SITE PLAN.dwg 7/27/2023 nsh horvath



Rvi
4900 N. Scottsdale Road
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rvplanning.com

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

WINDSTONE RANCH

CONCEPTUAL RM-9 SITE PLAN

SURPRISE, ARIZONA

PROJECT NO : 21004215
DATE : 07/27/2023
DRAWN : TEAM
REVIEWED : SLB

REVISIONS	
1	
2	
3	
4	
5	

CONCEPTUAL SITE PLAN

L1.00

SHEET 1 OF 1

Case No. FS23-0454
Page 615 of 655



LEGEND

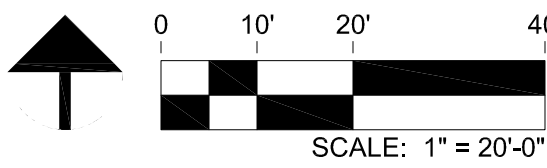
- 1 10 PARALLEL PARKING
- 2 PEDESTRIAN RAMP
- 3 5FT SIDEWALK
- 4 6FT TRAIL
- 5 BENCH SEATING
- 6 OPEN TURF
- 7 POOL DECK
- 8 15FT x 30FT CANTILEVER SHADE STRUCTURE
- 9 BUILT-IN BARBECUE AREA
- 10 1,900 SQ. FT POOL
- 11 ARTIFICIAL TURF WITH CORNHOLE
- 12 FIRE TABLE SEATING
- 13 LOUNGE CHAIRS
- 14 RETAINING WALL W/ POOL FENCE
- 15 POOL ENTRY
- 16 POOL FENCE
- 17 POOL STRUCTURE / RESTROOM
- 18 POOL EQUIPMENT AREA
- 19 HALF BASKETBALL COURT (IN BASIN)
- 20 SHADE SAIL WITH 2 BENCHES
- 21 RETENTION BASIN
- 22 DRAINAGE CHANNEL
- 23 SEWER EASEMENT
- 24 ADA PARKING
- 52,000 SQUARE FEET AMENITY AREA BOUNDARY

Copyright RVI



WINDSTONE • CONCEPTUAL POOL ENLARGEMENT

📍 SURPRISE, ARIZONA
📅 05/31/2023
21004215
👤 LENNAR ARIZONA



For illustrative purposes only. Subject to change without notice.

Christina Sexton

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.ahn@us.af.mil>
Sent: Monday, June 5, 2023 1:29 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0454 Windstone Ranch PUD Amendment New Digital Submittal 06.01.23
Attachments: RE: FS22-0807 Windstone Ranch North New Digital Submittal 06.07.22; smime.p7s; ATT00001.txt; ATT00002.htm

Importance: High

Dear Ms. Farago,

Thank you for the opportunity to provide comments on the proposed PUD amendment for Windstone Ranch. The final site is located on 29.14 acres located at the northeast corner of Happy Valley Road and 151st Avenue in Surprise, AZ. The application is to amend rear yard setbacks to accommodate the addition of a 50,000SF enhanced amenity area for the community. The site is approximately 5 miles outside the AUX-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This project was previously commented on via "Windstone Ranch (FS20-596)" (attached) and these minor changes will not affect our previous input. As described, this project will not negatively impact the flying operations at Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential occupant(s) about Luke AFB operations.

Respectfully,

Jenn Rahn

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

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Thursday, June 1, 2023 4:58 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren Gerard <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: [Non-DoD Source] FS23-0454 Windstone Ranch PUD Amendment New Digital Submittal 06.01.23

Good afternoon,

Attached please find the **application and PUD Amendment** for the above referenced project.

Please feel free to contact us with any questions.

Thanks,

TIERNEY FARAGO

Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-3154

PLEASE NOTE: Effective August 3, 2022 we will be adding 2 business days for out-processing 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: FS23-0454
Applicant Name: BFSO
Location: NEC 151st Ave and Happy Valley Rd
Date Site Posted: 8/24/2023

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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

8/24/2023
Date

This instrument was acknowledged before me on 8/24/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: July 11, 2023
Time: 6:00 P.M. - 7:00 P.M.
Location: Surprise Regional Library
Program Room
16089 N Bullard Ave Surprise, Az 85374

Planning & Zoning

Date: October 5, 2023
Time: 6:00 P.M.
Location: 12425 Bell Road
Surprise, AZ 85378

City Council

Date: November 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: **FS23-0454**

PROJECT DESCRIPTION: A Rezone Amendment application to amend the Windstone Ranch PUD on approximately 19.92 acres located at the northeast corner of Happy Valley Road and 151st Avenue to reduce the rear setback and to add an amenity area with a community pool.

For more information, call: 623-222-3011 Surpriseaz.gov



Aug 24, 2023 08:54AM
25084 N 147th Ave
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: July 11, 2023
Time: 6:00 P.M. - 7:00 P.M.
Location: Surprise Regional Library
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Aug 24, 2023 08:41AM

W Happy Valley Rd

Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: July 11, 2023
Time: 6:00 P.M. - 7:00 P.M.
Location: Surprise Regional Library
Program Room
16089 N Bullard Ave Surprise, Az 85374

Planning & Zoning

Date: October 5, 2023
Time: 6:00 P.M.
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Surprise, AZ 85378

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For more information, call: 623-222-3011 Surpriseaz.gov



Aug 24, 2023 08:41AM
W Happy Valley Rd
Maricopa County

Windstone PUD Amendment



Citizen Participation Report

Case No. FS23-0454

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, AZ 85374

623 222-1000

Citizen Participation Report Submittal: August 30, 2023

Citizen Participation Report

Windstone PUD Amendment

Case# FS23-0454

Introduction

Lennar ("Applicant") is seeking a rezone for 19.92 acres located at the northeast corner of Happy Valley Road and 151st Avenue in Surprise, AZ ("The Property"). This application would amend the Windstone Ranch PUD (FS19-263) to reduce the rear setback and to add a significant amenity area with a community pool. The Property will be part of a 200-home subdivision, which also encompasses approximately 40 additional acres to the north that will be developed with larger lots to ensure a diversity of homebuying opportunities. The 40 acres to the north are not subject to this request.

Techniques Used to Involve the Public:

Neighborhood Meeting:

A neighborhood meeting for the rezone request was hosted on July 11, 2023, at 6:00 p.m. at the Surprise Regional Library located at 16089 N. Bullard Ave, Surprise, AZ 85374. A copy of the meeting summary is attached to this report as **Exhibit A**, and the exhibit boards displayed at the meeting are attached as **Exhibit B**. There were three members of the city staff present, but no members of the public attended the meeting.

Notifications:

Notification letters and legal advertisements were arranged by the City of Surprise. The Applicant posted the site on June 6, 2023, with information about the neighborhood meeting. An affidavit of the site posting, and photos of the signs are included as **Exhibit C**. The site postings were updated on August 24, 2023, to add the upcoming dates for the Planning and Zoning Commission and City Council hearings. An affidavit of the site posting, and photos of the signs are included as **Exhibit D**.

Concerns, issues, and problems the applicant is unwilling or unable to address and why:

Through the public participation process, the Applicant did not receive any input or concerns from the public.

Exhibits:

- A. Neighborhood Meeting Summary
- B. Exhibit Boards from Neighborhood Meeting
- C. Affidavit of Posting for Neighborhood Meeting – with photos
- D. Affidavit of Posting for Public Hearings – with photos

Neighborhood Meeting Summary for Windstone PUD Amendment Case No. FS23-0454

A neighborhood meeting for a rezoning request for 19.92 acres located at the northeast corner of Happy Valley Road and 151st Avenue in Surprise, AZ was held at 6:00 p.m. on Tuesday July 11, 2023. The meeting was held at the Surprise Regional Library at 16089 N. Bullard Ave, Surprise, AZ 85374.

No citizens or other interested parties attended the meeting. Three City staff members and four members of the development team were in attendance. A series of informational boards and handouts were available to guide discussion and provide information about the rezoning request. Staff was aware of the project and did not have questions for the development team, nor was a presentation requested.

Members of the development team present:

Andrew Yancey – Bergin, Frakes, Smalley & Oberholtzer
Tyler Shute – Lennar
Shawn Byron – RVi Planning + Landscape
Adam Pruett – Bergin, Frakes, Smalley & Oberholtzer

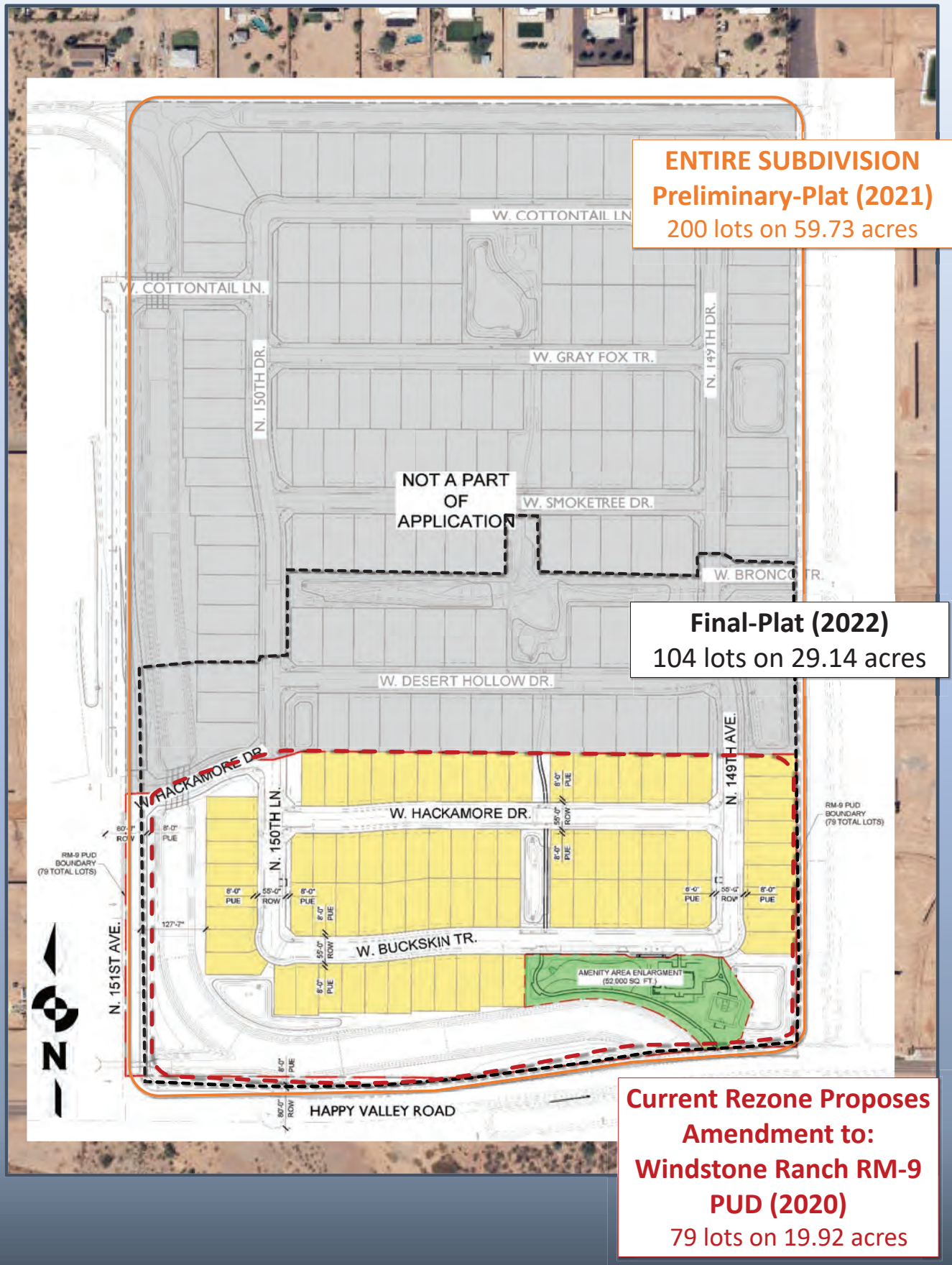
City staff present:

Tiffany Copp, Assistant Director of Community Development
Jason Moquin, Planning Manager
Chris Sexton, Planner

Vicinity Map



Entire Subdivision



Enhanced Amenity Area with Pool

FS23-0454 – PUD Amendment



Exceeds LDO requirement of 30,020 sf for 79 homes within Windstone PUD

Rear Setback Modification

WINDSTONE RANCH	
WINDSTONE RANCH RM-9 PUD DEVELOPMENT STANDARDS	
MINIMUM LOT AREA (PER UNIT)	4,500 S.F.
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
BUILDING SETBACK – FRONT (LIVABLE)	12' (2)
BUILDING SETBACK – FRONT (GARAGE)	21' (1)
BUILDING SETBACK – SIDE	5'
BUILDING SETBACK – SIDE (AGGREGATE)	10'
BUILDING SETBACK – SIDE (STREET SIDE / CORNER LOT)	15'
BUILDING SETBACK – REAR	5'
MAXIMUM BUILDING HEIGHT	20'(5) 35'
(1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 21-FOOT FRONT YARD SETBACK MEASURED FROM BACK OF SIDEWALK	
(2) 12-FOOT LIVABLE FRONT SETBACK IS MEASURED FROM RIGHT-OF-WAY	
(3) TO BE DETERMINED AT SITE PLAN OR PRELIMINARY PLAT REVIEW	
(4) THERE IS NOT A STREET SIDE SETBACK REQUIREMENT IN THE SUDC	
(5) PORCHES / PATIOS MAY ENCROACH 2'-6" INTO THE REAR YARD SETBACK	

Proposal to reduce rear setback from 20' to 15'

15' rear setback is consistent with LDO standards

Allows for an additional single-story home option

Preserves front yard / streetscape

ZONING

PLATS

Saddlehorn Ranch

RL-5 PUD (2019)

62 lots on 20 acres
60'x100' (7,200 sf min)
70'x120' (North)
NO CHANGES PROPOSED

Tierra Verde East

LDR PAD (2005)

61 lots on 19.61 acres
60'x115'
NO CHANGES PROPOSED

Windstone Ranch

RM-9 PUD (2020)

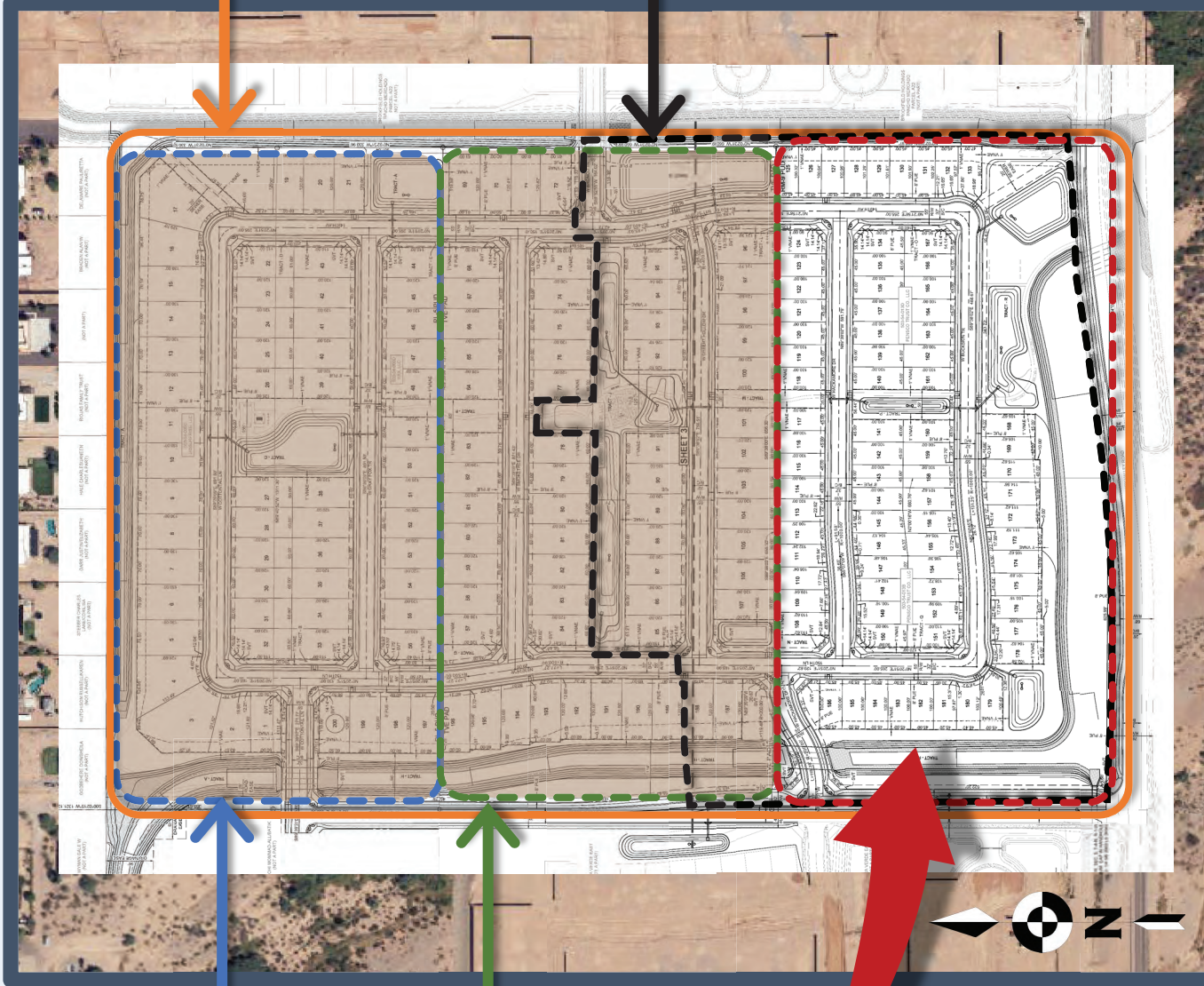
79 lots on 19.92 acres

Preliminary-Plat (2021)

200 lots on 59.73 acres
45'x100' (79)
60'x120' (107)
70'x130' (14)

Final-Plat (2022)

104 lots on 29.14 acres
60'x120' (25 Lots, Tierra Verde East)
45'x100' (79 Lots, Windstone PUD)



Happy Valley Rd

Happy Valley Rd

151st Ave

AFFIDAVIT OF POSTING

Application No: FS23-0454

Applicant Name: BFSO

Location: NEC 151st Ave and Happy Valley Rd.

Date Site Posted: 6/23/2023

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

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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

6/26/2023

Date

This instrument was acknowledged before me on 6/26/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Mary Beth 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: July 11, 2023

Time: 6:00 P.M. - 7:00 P.M.

Location: Surprise Regional Library

Program Room

16069 N Bullard Ave Surprise, Az 85374

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: **FS23-0454**

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For more information, call: 623-222-3011 Surpriseaz.gov



Jun 23, 2023 at 11:08:06 AM
25084 N 147th Ave
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: July 11, 2023

Time: 6:00 P.M. - 7:00 P.M.

Location: Surprise Regional Library
Program Room
16089 N Bullard Ave Surprise, Az 85374

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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For more information, call: 623-222-3011 Surpriseaz.gov



Jun 23, 2023 at 11:07:43 AM
25084 N 147th Ave
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: July 11, 2023

Time: 6:00 P.M. - 7:00 P.M.

Location: Surprise Regional Library
Program Room
16089 N Bullard Ave Surprise, Az 85374

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Jun 23, 2023 at 11:03:17 AM
W Happy Valley Rd
Surprise AZ 85387
United States



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Neighborhood Meeting

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Time: 6:00 P.M. - 7:00 P.M.
Location: Surprise Regional Library
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16089 N Bullard Ave Surprise, Az 85374

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Date: TBD
Time: 6:00 P.M.
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Jun 23, 2023 at 11:02:58 AM
W Happy Valley Rd
Surprise AZ 85387
United States



AFFIDAVIT OF POSTING

Application No: FS23-0454
Applicant Name: BFSO
Location: NEC 151st Ave and Happy Valley Rd
Date Site Posted: 8/24/2023

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Meghan Liggett
Applicant/Representative Signature

8/24/2023
Date

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

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Case number: **FS23-0454**

PROJECT DESCRIPTION: A Rezone Amendment application to amend the Windstone Ranch PUD on approximately 19.92 acres located at the northeast corner of Happy Valley Road and 151st Avenue to reduce the rear setback and to add an amenity area with a community pool.

For more information, call: 623-222-3011 Surpriseaz.gov



Aug 24, 2023 08:54AM
25084 N 147th Ave
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: July 11, 2023
Time: 6:00 P.M. - 7:00 P.M.
Location: Surprise Regional Library
Program Room
16089 N Bullard Ave Surprise, Az 85374

Planning & Zoning

Date: October 5, 2023
Time: 6:00 P.M.
Location: 12425 Bell Road
Surprise, AZ 85378

City Council

Date: November 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
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W Happy Valley Rd

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W Happy Valley Rd
Maricopa County

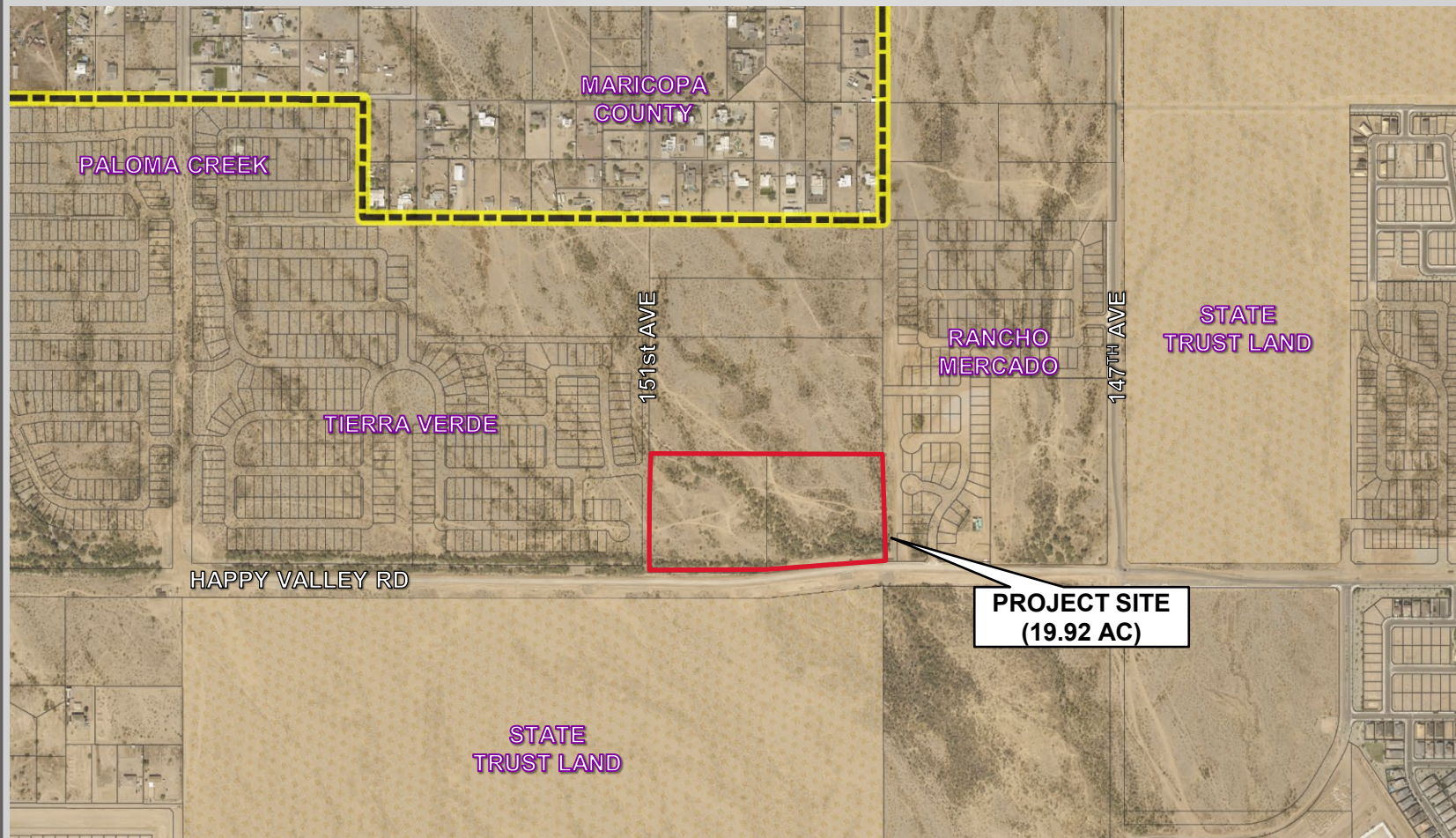


FS23-0454

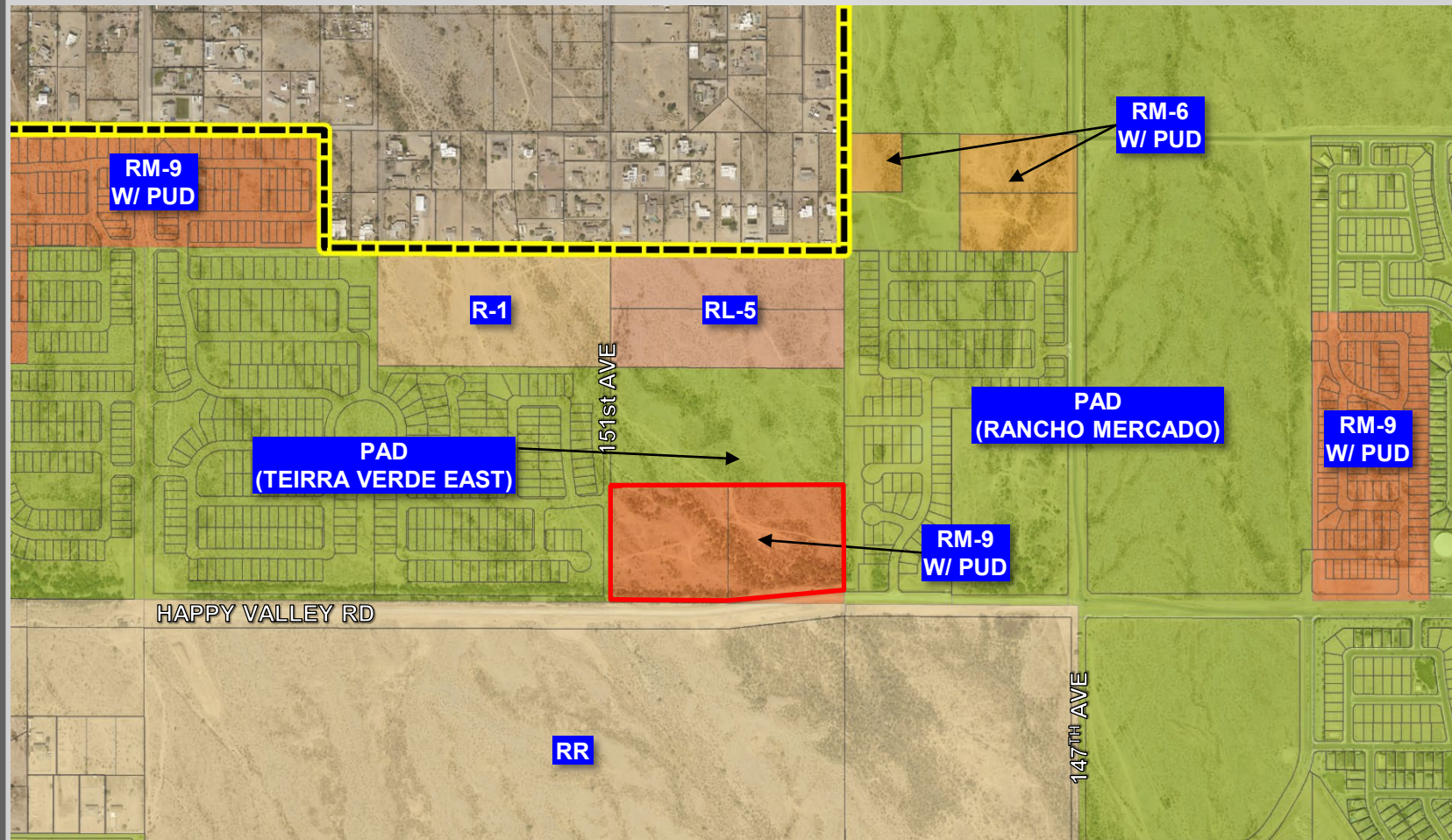
Windstone Ranch

PUD Amendment

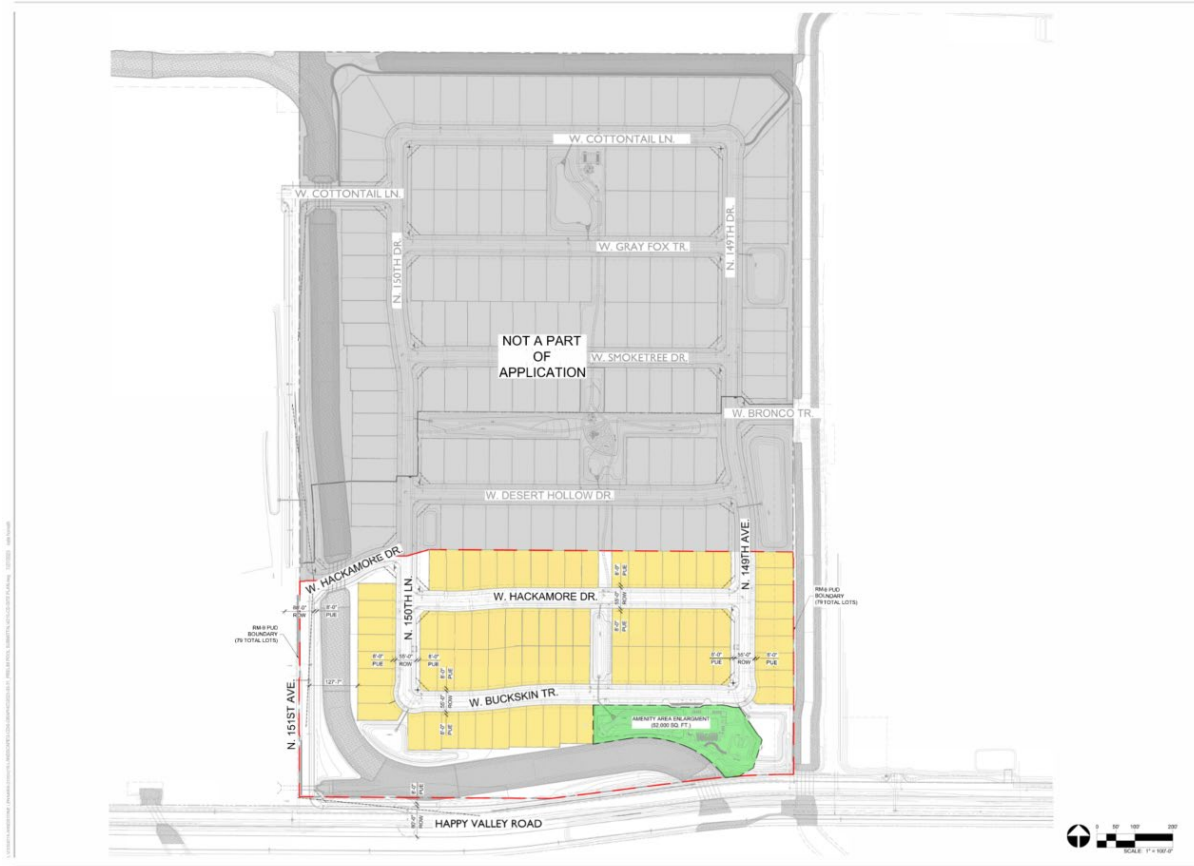
City Council
October 5, 2023



FS23-0454 VICINITY MAP



FS23-0454 ZONING MAP



CONCEPTUAL SITE PLAN



- LEGEND**
- 1 TO PARALLEL PARKING
 - 2 PEDESTRIAN RAMP
 - 3 GFT SIDEWALK
 - 4 GFT TRAIL
 - 5 BENCH SEATING
 - 6 OPEN FLAT
 - 7 POOL DECK
 - 8 GFT + GFT CHAIRS/EVER SHADE STRUCTURE
 - 9 BUILT-IN BARBECUE AREA
 - 10 1,000 SQ. FT. POOL
 - 11 UNIVERSAL PLAY AREA/CORNSHOLE
 - 12 FIVE TABLE SEATING
 - 13 LOUNGE CHAIRS
 - 14 RETAINING WALL W/ POOL FENCE
 - 15 POOL ENTRY
 - 16 POOL FENCE
 - 17 POOL STRUCTURE / RESTROOM
 - 18 POOL EQUIPMENT AREA
 - 19 HALF BASKETBALL COURT (IN BAY)
 - 20 SHADE BAR WITH 2 BENCHES
 - 21 RETENTION BASIN
 - 22 OVERWASH CHANNEL
 - 23 SEWER EASEMENT
 - 24 ADA PARKING
 - 25 62,000 SQUARE FEET AMENITY AREA BOUNDARY



WINDSTONE • CONCEPTUAL POOL ENLARGEMENT

SURPHOSE, ARIZONA
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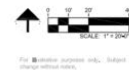


Table 2 – Windstone Ranch PUD Development Standards Table

WINDSTONE RANCH - LOTS 108-186	
	WINDSTONE RANCH RM-9 PUD DEVELOPMENT STANDARDS
MINIMUM LOT AREA (PER UNIT)	4,500 S.F.
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
BUILDING SETBACK – FRONT (LIVABLE)	12' ⁽²⁾
BUILDING SETBACK – FRONT (GARAGE)	21' ⁽¹⁾
BUILDING SETBACK – SIDE	5'
BUILDING SETBACK – REAR	20' 15' ⁽⁵⁾
MAXIMUM BUILDING HEIGHT	35'
(1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 21-FOOT FRONT YARD SETBACK MEASURED FROM BACK OF SIDEWALK (2) 12-FOOT LIVABLE FRONT SETBACK IS MEASURED FROM RIGHT-OF-WAY (3) TO BE DETERMINED AT SITE PLAN OR PRELIMINARY PLAT REVIEW (4) THERE IS NOT A STREET SIDE SETBACK REQUIREMENT IN THE SUDC (5) PORCHES / PATIOS MAY ENCROACH 2'-6" INTO THE REAR YARD SETBACK	



OUTREACH

Neighborhood Meeting

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- July 11, 2023 – Surprise Regional Library
 - No attendees





RECOMMENDATION



Staff recommends Planning & Zoning Commission recommended Approval to the Mayor and City Council subject to stipulations 'a' and 'b'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the narrative entitled “Windstone Ranch PUD Amendment” dated July 28, 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.