



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, October 19, 2023 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the September 21, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 3 | Consideration and action pertaining to a rezone to change the zoning of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3). The site is generally located south of the southwest corner of Bell Road and Sarival Avenue. Case FS23-0409. | Chris Sexton
Community
Development |
| 3. | District 1 | Consideration and action pertaining to the rezone of approximately 69.32 acres from Light Industrial (I-1), General Industrial (I-2), Neighborhood Commercial (C-1), and Regional Commercial (C-3) to entirely General Industrial (I-2). The proposed rezone is located south of Deer Valley Road along both the west and east sides of 185 th Avenue. Case FS23-0406. | Tanner Wessel
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: Thursday, October 12, 2023 @ 1:15 PM

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



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: October 19, 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 the September 21, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 10-05-23 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 5, 2023 / 6:00 PM

**AZ TECHCELERATOR
12425 W Bell Rd
Surprise, AZ 85378**

CALL TO ORDER.

Chair Jared Holland called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at AZ Techcelerator, 12425 W Bell Rd, Surprise, AZ 85378, on October 5, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Trevor Fleetham, Current Planner; Chris Sexton, Current Planner; Alyssa Carpenter, Planning and Zoning Secretary and Michelle Espie; Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Trevor Fleetham informed Commission that October is National Community Planning Month, thanked the Commission for their service to the City of Surprise.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Holland opened the call to the public to discuss any items not listed on the agenda. Hearing no requests, Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the September 21, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the September 21, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Chair Holland advised the agenda items would be reordered, agenda item 4, case FS23-0454, would move to agenda item 2. Updated agenda item numbers have been reflected in the minutes below.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – 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 151st Avenue. FS23-0454.

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:

- Not in favor of smaller lots, the amenity site with a pool is more favorable.

Commissioner Bash made a motion to recommend approval to the City Council of the PUD amendment to the Windstone Ranch PUD subject to stipulations “a” and “b” as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

Item 3 – Citywide – Presentation and discussion pertaining to the adoption of the Surprise 2040 General Plan.

Jason Moquin, City Planning Manager and Matthew Klyszeiko, with Michael Baker International, 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:

- Clarification on the difference between policies, objectives, and goals
- Designated land use for schools and parks
- Parks and active open space analysis in comparison to surrounding cities

Item 4 – 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.

Trever Fleetham, 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:

None.

Commissioner Rosenbaum made a motion to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to revise standards to update and clarify lighting provisions. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 7:06 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

Council Meeting Date: October 19, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a rezone to change the zoning of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3). The site is generally located south of the southwest corner of Bell Road and Sarival Avenue. Case FS23-0409.

Motion:

Motion to Recommend Approval of a rezone to change the zoning of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3), subject to stipulations 'a' and 'b' as memorialized in the staff report.

Background:

Josh Hannon with EPS Group Inc. proposes to rezone approximately 3.21 gross acres from Rural Residential (RR) to R-3 (High Density Residential) for the development of a townhome community with 46 units and a gross density of 14.33 DU/Ac. The site is generally located south on the southwest corner of Bell Road and Sarival Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS23-0409 Artisan Loop 303 - Rezone - Staff Report
2. 01 - FS23-0409 Artisan Loop 303 - Rezone - Vicinity Map

3. 02 - FS23-0409 Artisan Loop 303 - Rezone - Existing Zoning
 4. 03 - FS23-0409 Artisan Loop 303 - Rezone - Proposed Zoning
 5. 04 - FS23-0409 Artisan Loop 303 - Rezone - Rezone Document
 6. 05 - FS23-0409 Artisan Loop 303 - Rezone - Conceptual Site Plan
 7. 06 - FS23-0409 Artisan Loop 303 - Rezone - Luke AFB Letter
 8. 07 - FS23-0409 Artisan Loop 303 - Rezone - Citizen Participation Report
 9. 08 - FS23-0409 Artisan Loop 303 - Rezone - Affidavit of Site Posting
 10. FS23-0409 - Artisan Loop 303 - Rezone
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0409

Project Name: Artisan Loop 303 - Rezone

Council District: 5 - Palm

Meeting Date: October 19, 2023

Planner: Chris Sexton, Planner II

Owner: New Song United Methodist Church

Applicant: Josh Hannon, EPS Group, Inc

Request: Zone Change from Rural Residential (RR) to High Density Residential (R-3) to allow for the development of Multi-Family Residential.

Site Location: Generally located south of the southwest corner of Bell Road and Sarival Avenue

Site Size: 3.21 (approx.)

Density: 14.33 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.

Support/Opposition: A Citizen Neighborhood Meeting was held on August 30, 2023. Refer to the attached Citizen Participation Report.

Staff Recommendation: Staff recommends the Planning and Zoning Commission **recommend approval** of the proposed Zone Change, subject to stipulations 'a' and 'b'.

Project Description:

Josh Hannon with EPS Group Inc. proposes to rezone approximately 3.21 gross acres from Rural Residential (RR) to High Density Residential (R-3) for the development of a townhome community with 46 units and a gross density of 14.33 DU/Ac. The site is generally located south on the southwest corner of Bell Road and Sarival Avenue.

Background:

June 20, 1984: The parcel was annexed into the City of Surprise by Ordinance 84-03.

February 18, 2020: City Council approved a final plat to configure the subject parcel along with the two lots north of the site under case, FS17-621.

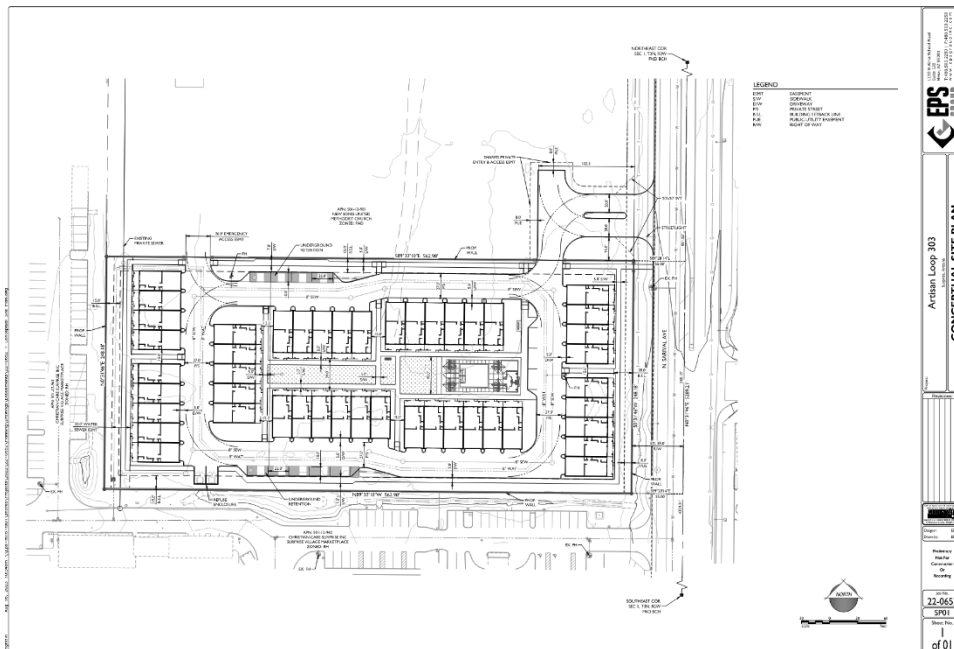
October 21, 2021: A Concept Review meeting was held under case, CR21-566.

May 16, 2023: The applicant filed a request for a Zone Change under the subject case, FS23-0409.

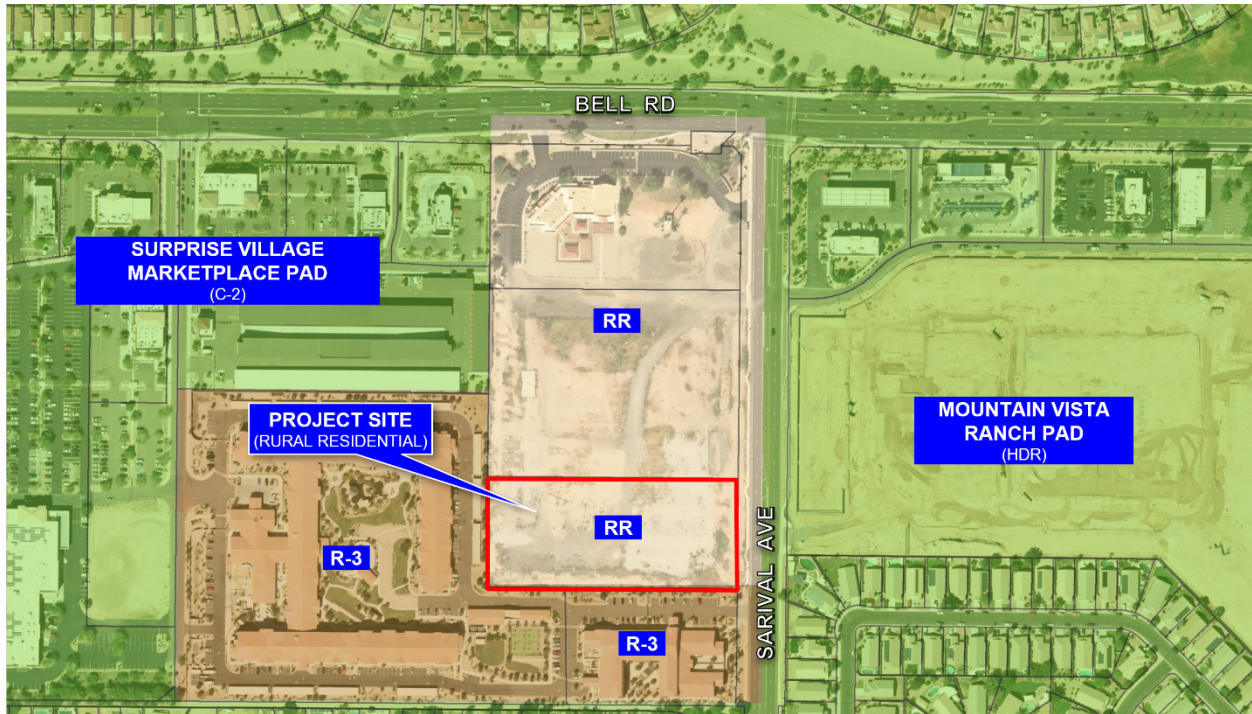
August 30, 2023: The applicant held an Outreach Meeting to discuss the project.

Analysis and Discussion:

The applicant requests a rezone of approximately 3.21 acres from Rural Residential (RR) to High Density Residential (R-3) to accommodate a multi-family townhome project. The development consists of a townhome community with 46 units that are proposed to be two-stories.



Access to the site will be provided along Sarival Avenue via a shared entry with the parcel to the north and secondary emergency access will also be shared with the parcel to the north, at the northwest corner of the site. Internal circulation will consist of a two-lane private drive aisle. Resident parking and visitor parking will be provided via two-car garages and parallel parking, located outside the private drive aisle width area. The Sarival Avenue access will be right-in, right-out access.



Existing Zoning



Proposed Zoning

The development of the project site is subject to review and approval of a comprehensive site plan, in which the site design, architecture, parking, setbacks and landscaping will be reviewed in accordance with the requirements prescribed by the City's LDO requirements and the adopted Planning and Engineering Design Standards (PEDS). The table below reflects the current LDO requirements for the R-3 zoning district.

Table 106-2e - Residential High Density (R-3) Zoning district

Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft) ²	20	20	20
Min. Setback to Collector and Local ROW (ft) ²	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150

Notes:

1. The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to *Single-family, Two-family, Three-family development parcels*. The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum *height* equal to the *zoning*.
2. *Setback* may be reduced to 10' along Collector or Local *right-of-way* for units that open to the *street* and exclude a perimeter wall

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area and the Transit Oriented Development District (TODD) which supports the development of high-density residential projects. The Neighborhood Character Area permits high-density residential projects with no limit on density. The proposed 14.33 DU/Ac is in conformance with the higher density housing that is encouraged in the Neighborhood Character Area and the TODD. The proposed Zone Change will allow for a high-density residential development in close proximity to existing and future commercial development creating the desired large scale horizontal mixture of uses in the General Plan Neighborhood Character Area.

Reviewing Agencies:

In addition to the standard city internal reviewing departments and Luke Air Force Base and Maricopa Water District were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

107
108 **Citizen Outreach:**

109 On August 30, 2023, the applicant held a Neighborhood Meeting at Cimarron Springs Middle
110 School. The meeting was properly advertised per the requirements of the LDO regarding
111 advertising in the newspaper and mailers sent to property owners within 300 feet of the site.
112 During this meeting, there was one (1) person in attendance. In general, the questions
113 pertained to the number of stories, access points, unit sizes and amenities. The developer
114 answered all questions.

115
116 **Summary:**

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118 The proposed Zone Change is consistent with the manner and intent of the Surprise
119 Municipal Code. If approved, the site will be allowed to be developed in accordance with
120 the requirements of the City of Surprise.

121
122 **Findings:**

- 123
124
 - The proposed Zone Change is consistent with the Surprise General Plan 2035.
 - 125 • The proposed Zone Change demonstrates compliance with the criteria set forth in
 - 126 the Land Development Ordinance.
 - 127 • The proposed Zone Change demonstrates compliance with the criteria set forth in
 - 128 the Surprise Municipal Code
 - 129 • The reviewing agencies have indicated no objections to the request.

130
131

132 **Staff's Recommendation:**

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134 Based on the findings noted above, staff recommends the Commission move to recommend
135 approve of case FS23-0409 to the City Council subject to stipulations 'a' and 'b' as follows:

- 136
137
 - a. Development and use of the site shall be consistent with the narrative entitled
 - 138 "Artisan Loop 303" dated August 16, 2023.

139
140
 - b. Non-compliance with the stipulations of approval of this case will be treated as a
 - 141 violation in accordance with the applicable provisions of the Surprise Municipal
 - 142 Code.

143

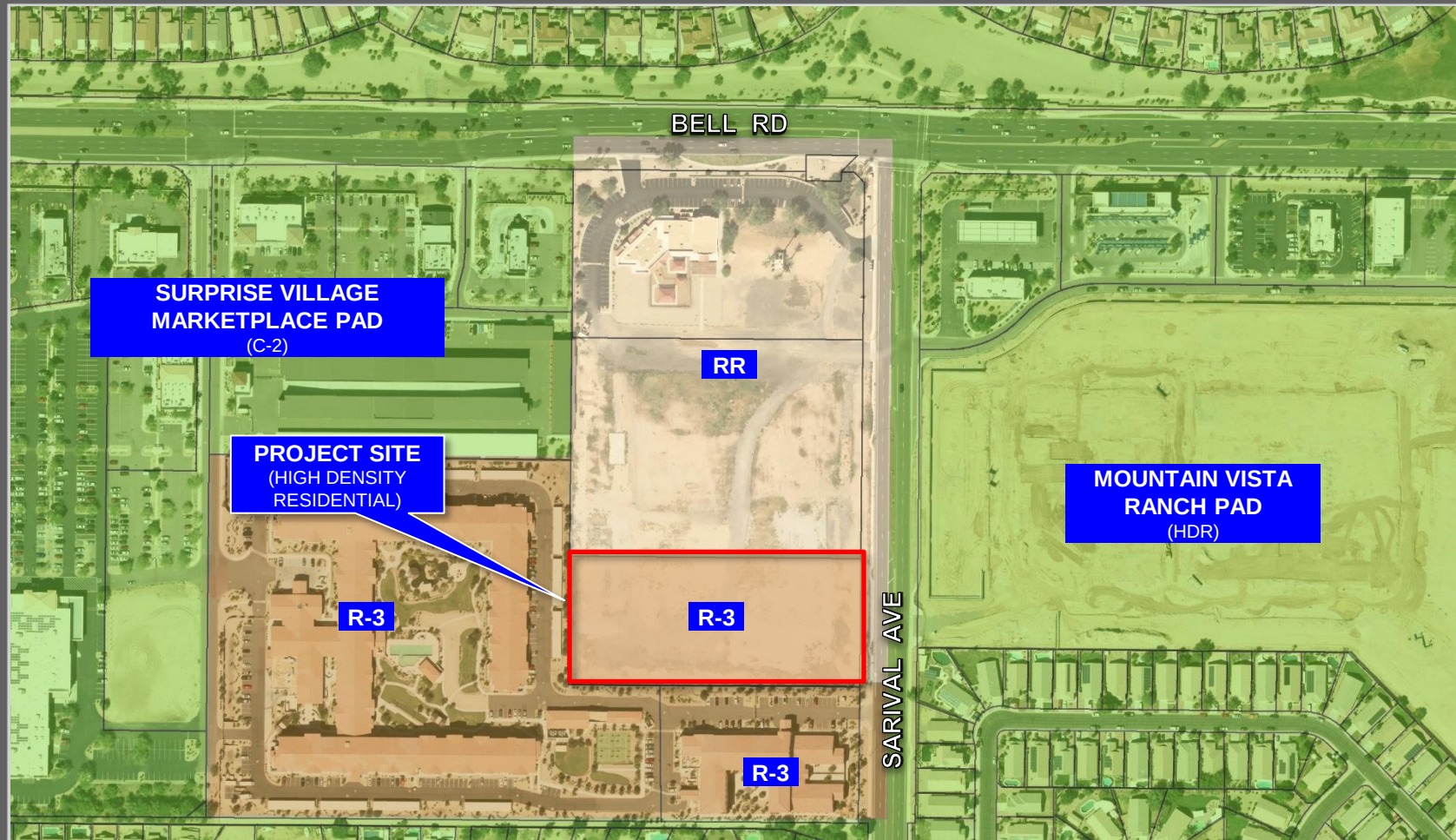
144 However, should the Commission wish to recommend **Denial** of the request, the
145 Commission should make its own findings and base its decision on those alternative findings.

152 **Attachments:**
153
154 01 Vicinity Map
155 02 Existing Zoning Map
156 03 Proposed Zoning Map
157 04 Zoning Document
158 05 Conceptual Site Plan
159 06 Luke AFB comments
160 07 Citizen Outreach Report – REDACTED
161 08 Affidavit of Site Posting
162 PPT
163





FS23-0409 EXISTING ZONING



Introduction

EPS Group, Inc., on behalf of City to City Commercial (Developer), requests approval of a Zone Change for a proposed high-density multi-family residential development located in the City of Surprise, south of the southwest corner of Bell Road and Sarival Avenue. This site lies immediately south of the New Song United Methodist Church and is approximately 3.21-gross developable acres. It is identified as Maricopa County Tax Assessor Parcel Number (APN): 501-12-982.

Purpose of Request

The site is currently undeveloped, vacant land and is currently zoned Rural Residential (RR). It is within the Neighborhood land use area of the City of Surprise General Plan and is also within the Transit Oriented Development District Sub Area. A Final Plat was approved in 2020, which split the PAD into three developable parcels, but remains undeveloped. The Developer hopes to pursue the relevant entitlement applications for development of this underutilized site and proposes a vibrant new townhome community consisting of 46 units and gross density of 14.33 dwelling units per acres (du/ac), all surrounding a central pool amenity and walkway. In order to facilitate the development of this new infill community, the Developer requests the following:

- I. Zone Change from RR to R-3.

Project Data	
A.P.N.s	501-12-982
Current Land Use	Vacant / Undeveloped
Current General Plan Land Use Designation	Neighborhood
Current Zoning District	RR
Proposed Zoning District	R-3
Gross Area	3.21 Acres
No. of Units	46
Density	14.33 du/ac
Internal Streets	Private

Surrounding Land Uses

The subject property is located within a multi-faceted commercial hub of the City of Surprise and is conveniently located less than ½ a mile from the Bell Road & 303 interchange, quickly and efficiently connecting the site to the greater metro area. The site is bordered by other residentially zoned properties, such as Surprise Village Marketplace to the west, Mountain Vista Ranch, and the Bungalows at Bell & Sarival to the East, and Northwest Ranch to the south. The remaining New Song Church PAD borders the site along the north.

Surrounding Properties			
Direction	Current Use	General Plan Land Use	Zoning
North	New Song Church / Undeveloped	Neighborhood	RR
South	Northwest Ranch Subdivision	Neighborhood	PAD
East	Mountain Vista Ranch Subdivision Bungalows at Bell & Sarival	Neighborhood	PAD
West	Surprise Village Marketplace	Neighborhood	RH

Development Plan

The size, scale and environment of the site is appropriate for a high-density residential development. The site plan will be designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Unit placement, street alignments and open space corridors will be designed to work efficiently and to provide compatibility with the surrounding area.

The proposed development is compatible with the surrounding multifamily to the west and south of the property and the new Bungalow on Sarival housing to the east while expanding the options of residential design and lifestyle within the area. Careful attention to the residential unit placement along N. Sarival Avenue ensures that the community proudly presents itself to the street. Garages will be purposely located so not to become a feature from public streets or upon entry into the community. Entry into the community will feature a pool amenity as the focal point, as well as the community walk

with enhanced landscaping. In addition, a landscaped streetscape, similar to a detached residential community, will surround the community, providing direct access to each of the residential units.

Development Standards

The proposed site shall comply with the R-3 zoning district Development Standards per the City of Surprise Zoning Ordinance and as described in the table below.

City of Surprise R-3 Development Standards	
Standard	12-14.9 du/ac
Min. Setback to Arterial ROW (East - Sarival Ave)	20'
Min. Setback Adjacent to Residential Zoning (North, South, West)	15'
Max. Building Height	50' 30' adjacent to single, two, or three-family development parcels
Open Space	150 Sq. Ft. per Dwelling Unit

Access & Circulation

Primary access to the community will be provided along Sarival Avenue via a shared entry with the parcel to the north. Secondary emergency access will be provided at the northwest corner of the site into Parcel B of the New Song Church Final Plat via an access easement. Internal circulation will consist of two-way private drives that measure 27' from back-of-curb to back-of-curb and a minimum of 25' of paving. Sufficient resident and guest parking is provided via two car garages and off-street parallel parking, that will be designated outside of the drive aisle width area.

Off and On-Site Improvements

The off-site improvements shall consist of half street paving improvements along Sarival Avenue, including curb, gutter, sidewalk, and landscaping. The project will also install 27' internal private drives, complete with curb and gutter, that measure 27' from back-of-curb to back-of-curb and shall have a minimum of 25' of paving. Additionally, 5'-7' sidewalks will meander throughout the site for pedestrian traffic and connectivity.

Drainage

All drainage design will be in accordance with the City of Surprise design standards. Proposed drainage improvements will require that the Property retain the specified City of Surprise 100-year storm onsite prior to outfall. Grading will require all finished floor elevations (existing and proposed) to be elevated above the 100-year storm event.

Retention basins will be maintained by the subdivision HOA. Maintenance access will be provided down the side slope of the basin (4:1 max) to allow ample access to maintain the basin and all drainage structures within the basin. Additional evaluation of the project site for on-site and off-site drainage shall be provided in later entitlements.

Architecture

Architectural styles, materials, forms, features, colors, and compatible elements shall be in conformance with the City of Surprise residential standards and guidelines.

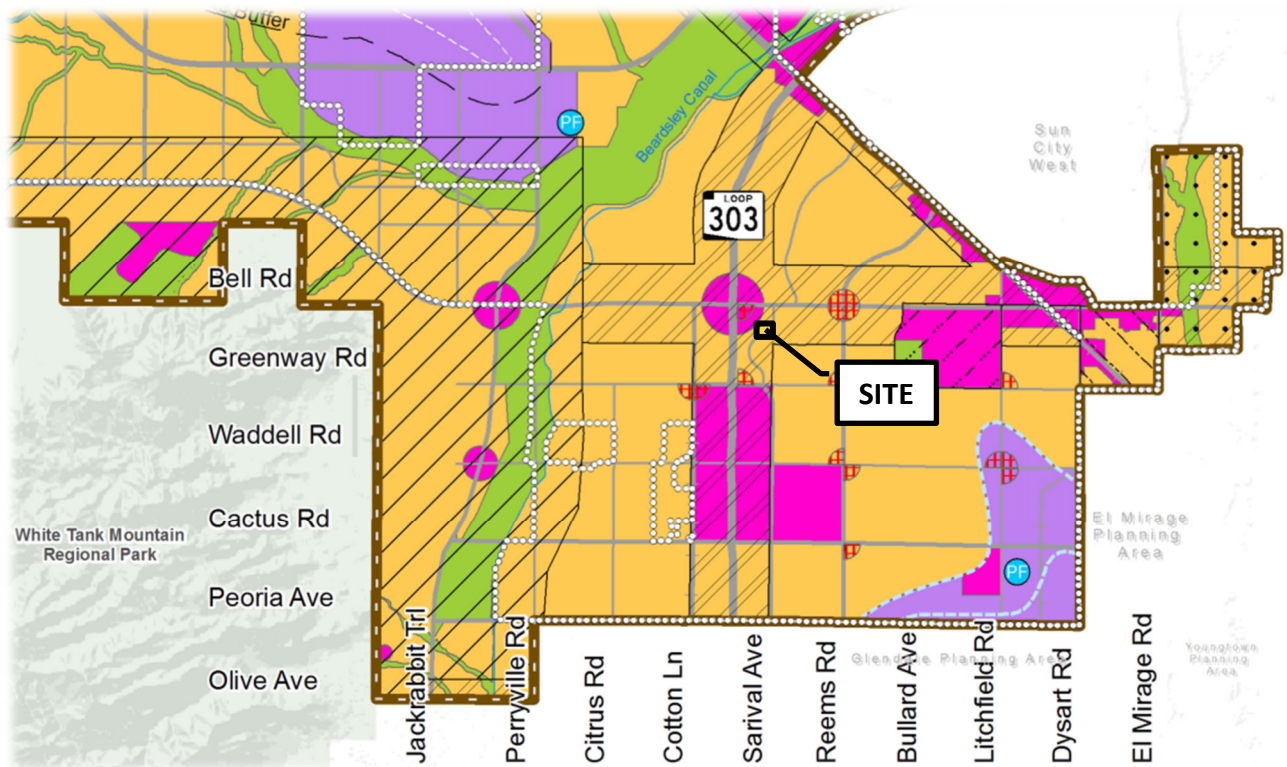
Project Timing

It is the Developer's intent to submit a Site Plan and Construction Document submittal once we receive the City's initial comments on the conceptual site plan. We are anticipating that the process for review by the City will go through the normal submittal and approval process and will move toward permitted plans and construction once approved.

Conclusion

Obtaining this rezone approval is the next step in the development process to put this site to contributing use. The proposed development provides an opportunity for the City to increase compatible residential development to the area. We respectfully request approval of the submitted documents and look forward to working with the City to gain all necessary approvals to build a successful project

General Plan Land Use Map



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**

Sub Areas

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



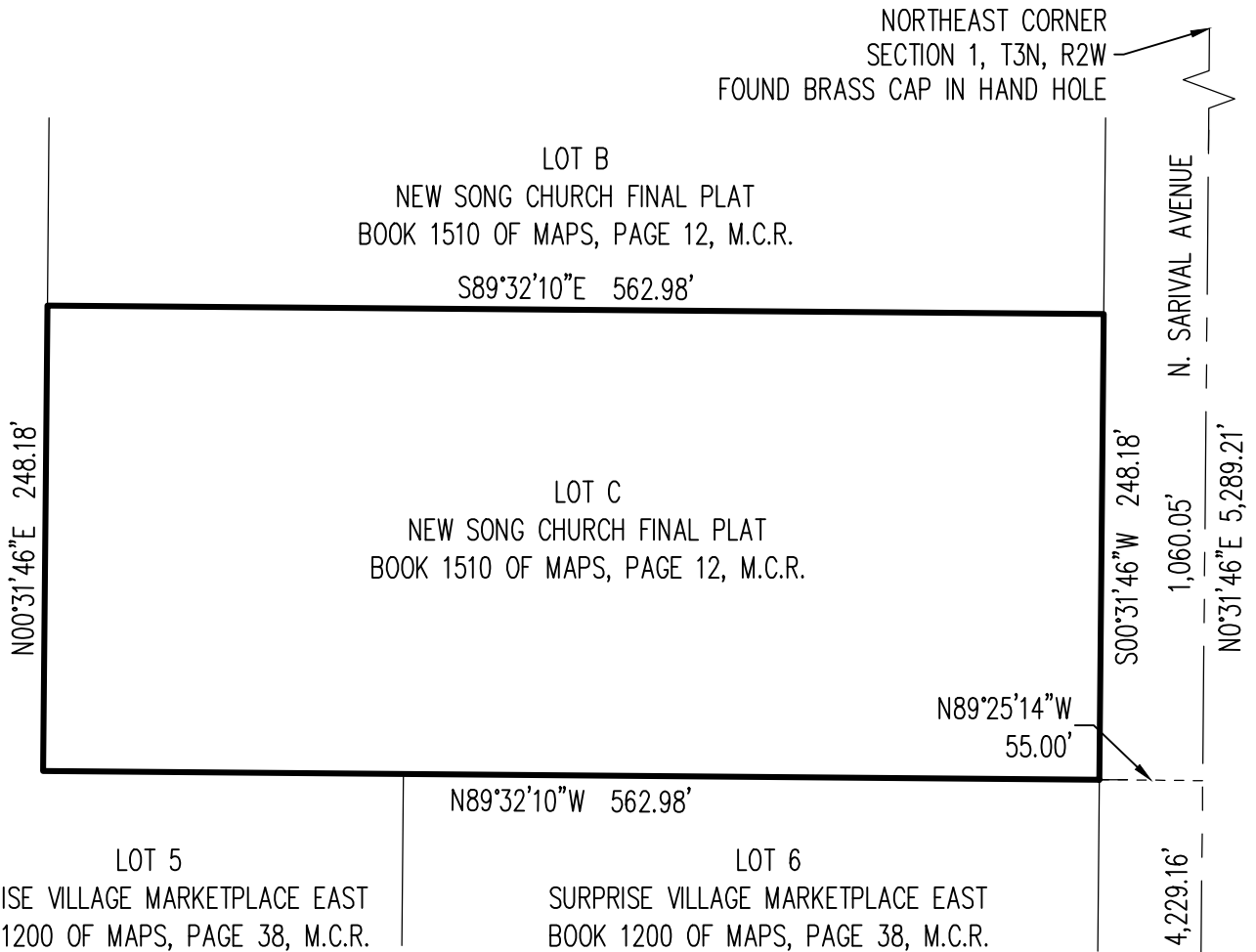
Legal Description
Lot C, New Song Church Final Plat
Rezoning

Job No. 22-0652

August 16, 2023

Lot "C", of NEW SONG CHURCH FINAL PLAT, according to Book 1510 of Maps, Page 12, records of Maricopa County, Arizona.





N.T.S.

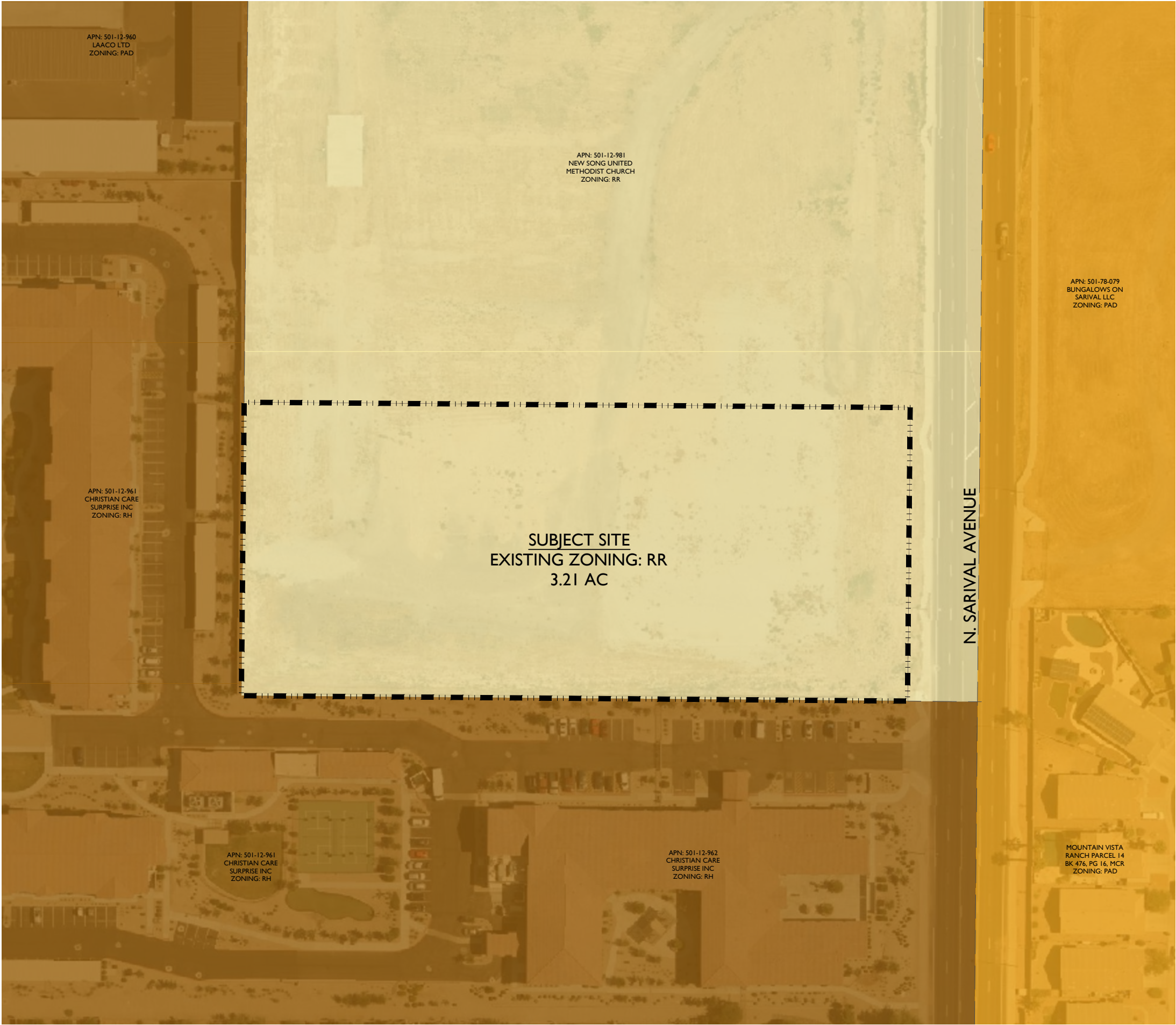
22-0652

LOT C, NEW SONG CHURCH FINAL PLAT
REZONING

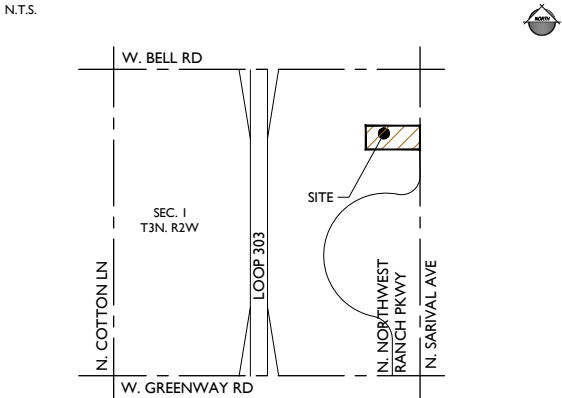
EXHIBIT "A"



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



VICINITY MAP



PROJECT TEAM

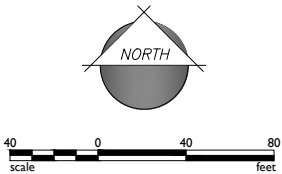
PROPERTY OWNER:
NEW SONG UNITED METHODIST CHURCH
PO BOX 7730
SURPRISE, AZ 85374
CONTACT: CITY TO CITY
rjellies@citytocitycre.com

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgroupinc.com

DEVELOPER:
CITY TO CITY
7201 E CAMELBACK RD #210
SCOTTSDALE, AZ 85251
CONTACT: RICK JELLIES
rjellies@citytocitycre.com

PROJECT DATA

A.P.N.:	501-12-982
EXISTING LAND USE:	VACANT/ UNDEVELOPED
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
GENERAL PLAN DESIGNATION:	NEIGHBORHOOD
EXISTING ZONING:	RR
PROPOSED ZONING:	R-3
SITE AREA:	± 3.21 GROSS ACRES 139,720 SQUARE FEET



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project

Artisan Loop 303
1130 N Alma School Rd
Surprise, AZ

EXISTING ZONING EXHIBIT

Revisions:

Call at least two full working days
before you begin staking.

Dist. 9-1 for 1-800-STAKE-IT (752-6348)
in Maricopa County. (925)251-7100

Designer: STAFF

Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
22-0652

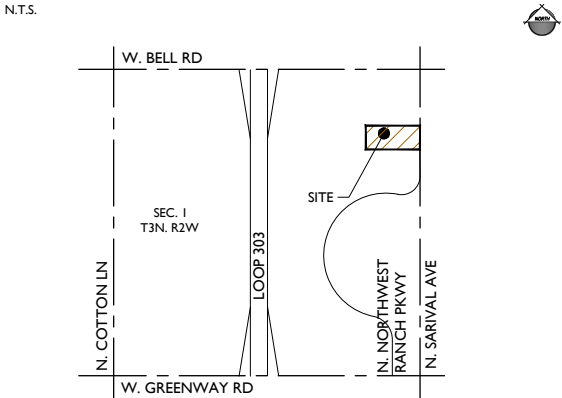
EXHIBIT

Sheet No.
1
of 1

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VICINITY MAP



PROJECT TEAM

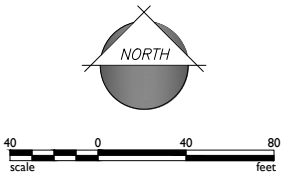
PROPERTY OWNER:
NEW SONG UNITED METHODIST CHURCH
PO BOX 7730
SURPRISE, AZ 85374
CONTACT: CITY TO CITY
rjellies@citytocitycre.com

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

DEVELOPER:
CITY TO CITY
7201 E CAMELBACK RD #210
SCOTTSDALE, AZ 85251
CONTACT: RICK JELLIES
rjellies@citytocitycre.com

PROJECT DATA

A.P.N.:	501-12-982
EXISTING LAND USE:	VACANT/ UNDEVELOPED
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
GENERAL PLAN DESIGNATION:	NEIGHBORHOOD
EXISTING ZONING:	RR
PROPOSED ZONING:	R-3
SITE AREA:	± 3.21 GROSS ACRES 139,720 SQUARE FEET



Project

Artisan Loop 303
1130 N Alma School Rd
Surprise, AZ

Revisions:

Call at least two full working days before you begin work.



Dist. 9-1 for 1-800-STATE-IT (782-6348) in Maricopa County. (002)03-1100

Designer: STAFF

Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

Job No.
22-0652

EXHIBIT

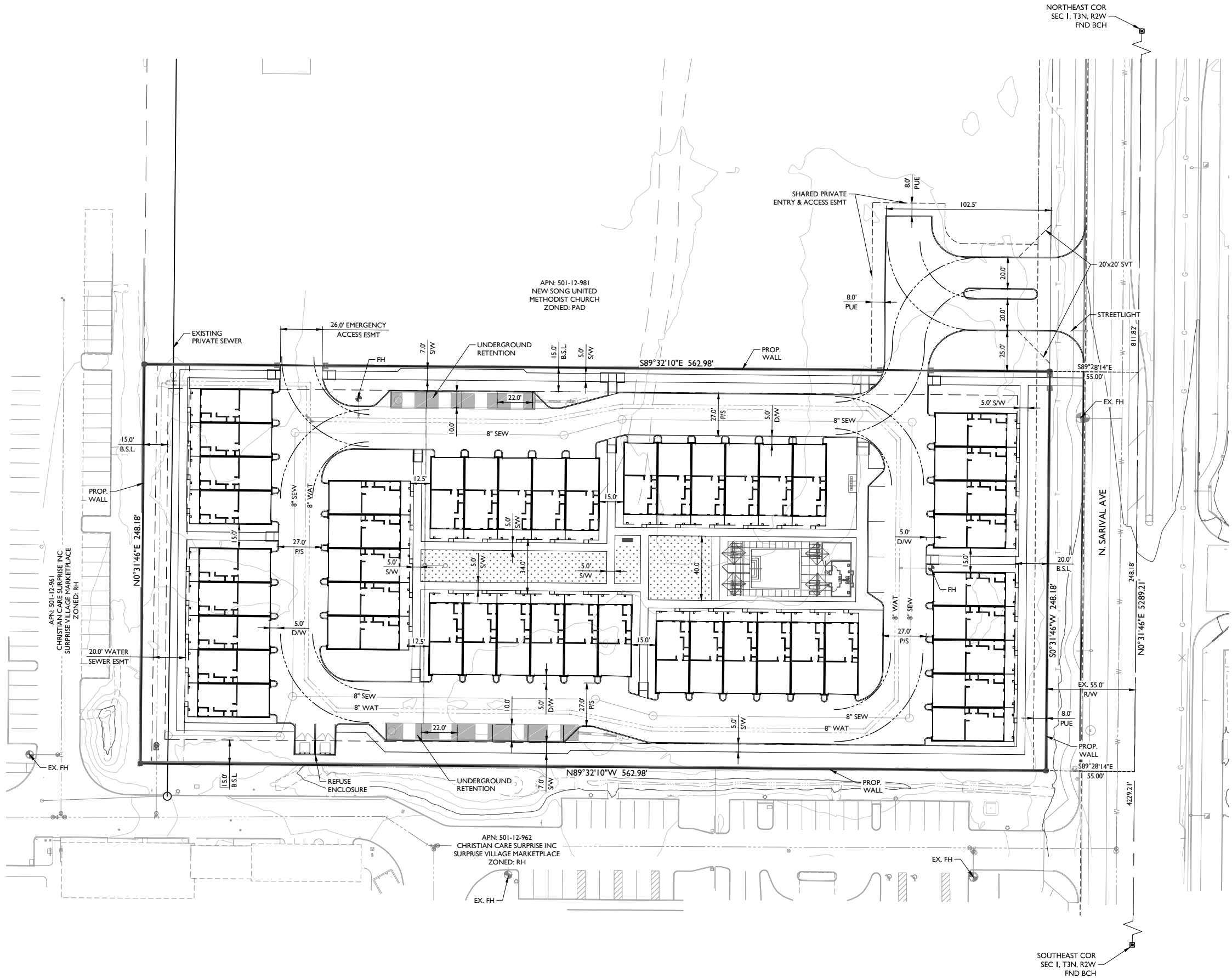
Sheet No.
1
of 1



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

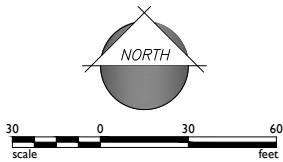
PROPOSED ZONING EXHIBIT

Page 26 of 107

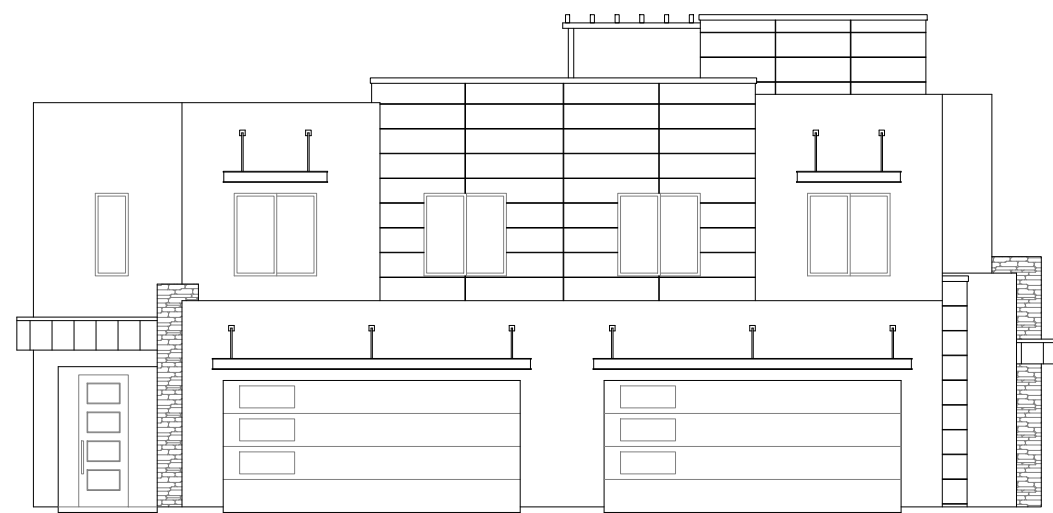


LEGEND

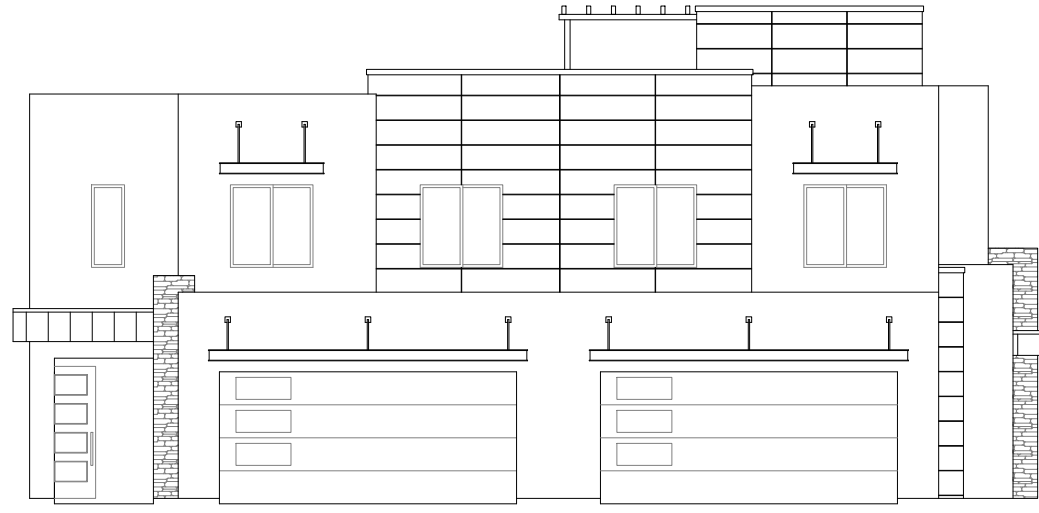
- | | |
|-------|-------------------------|
| ESMT | EASEMENT |
| S/W | SIDEWALK |
| D/W | DRIVEWAY |
| P/S | PRIVATE STREET |
| B.S.L | BUILDING SETBACK LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT OF WAY |



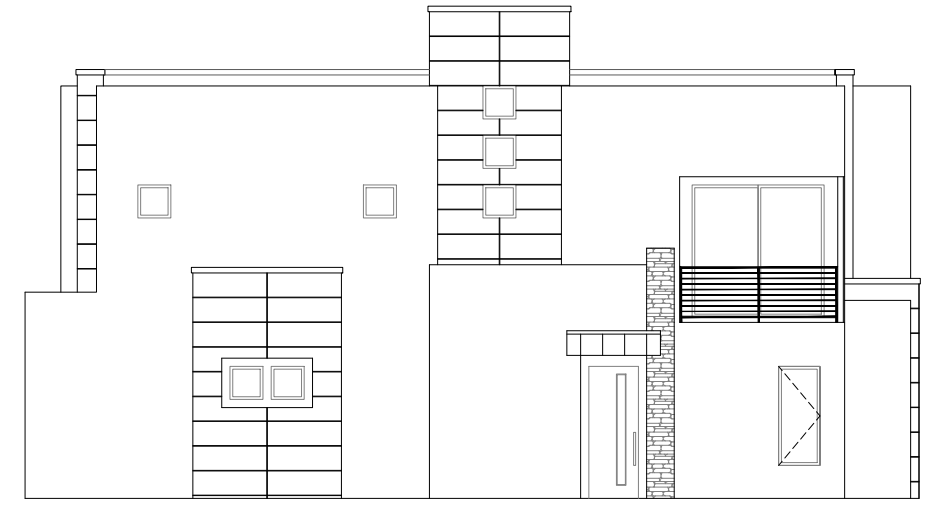
Revisions:	



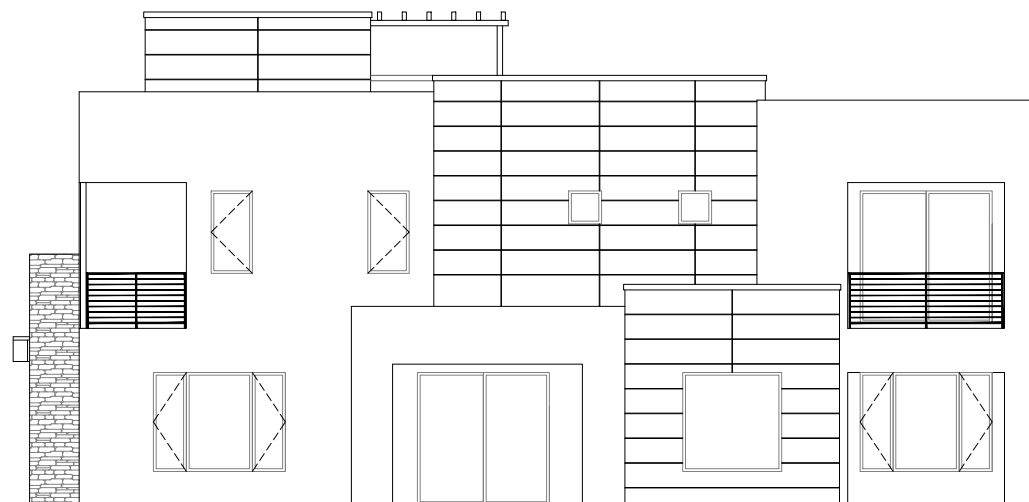
FRONT ELEVATION Optional Entry



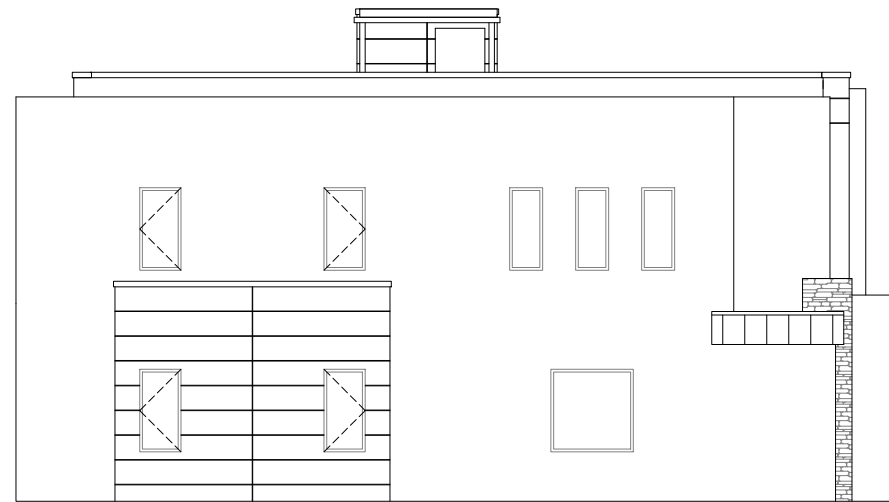
FRONT ELEVATION



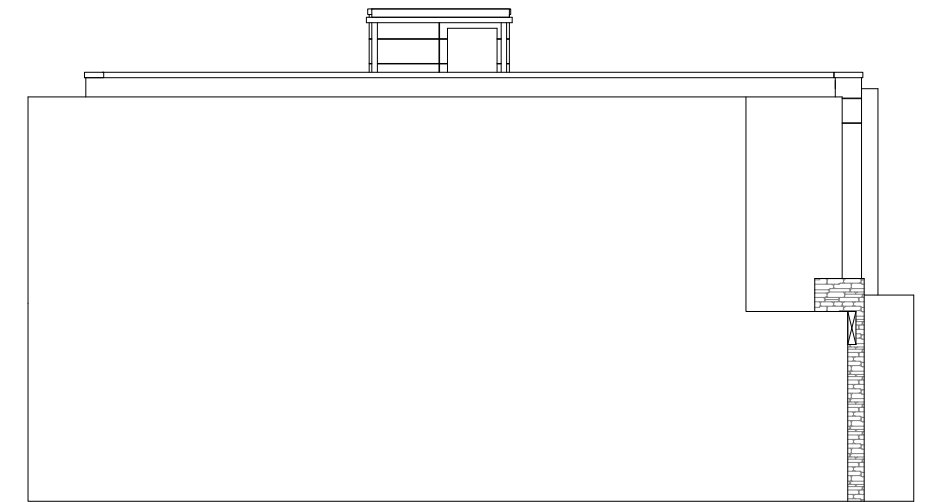
RIGHT ELEVATION



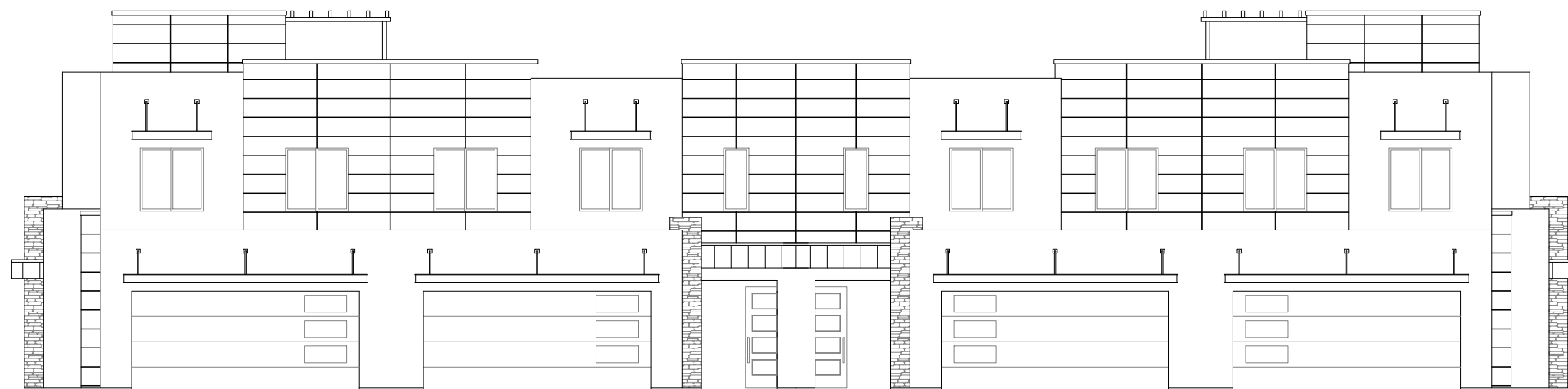
REAR ELEVATION



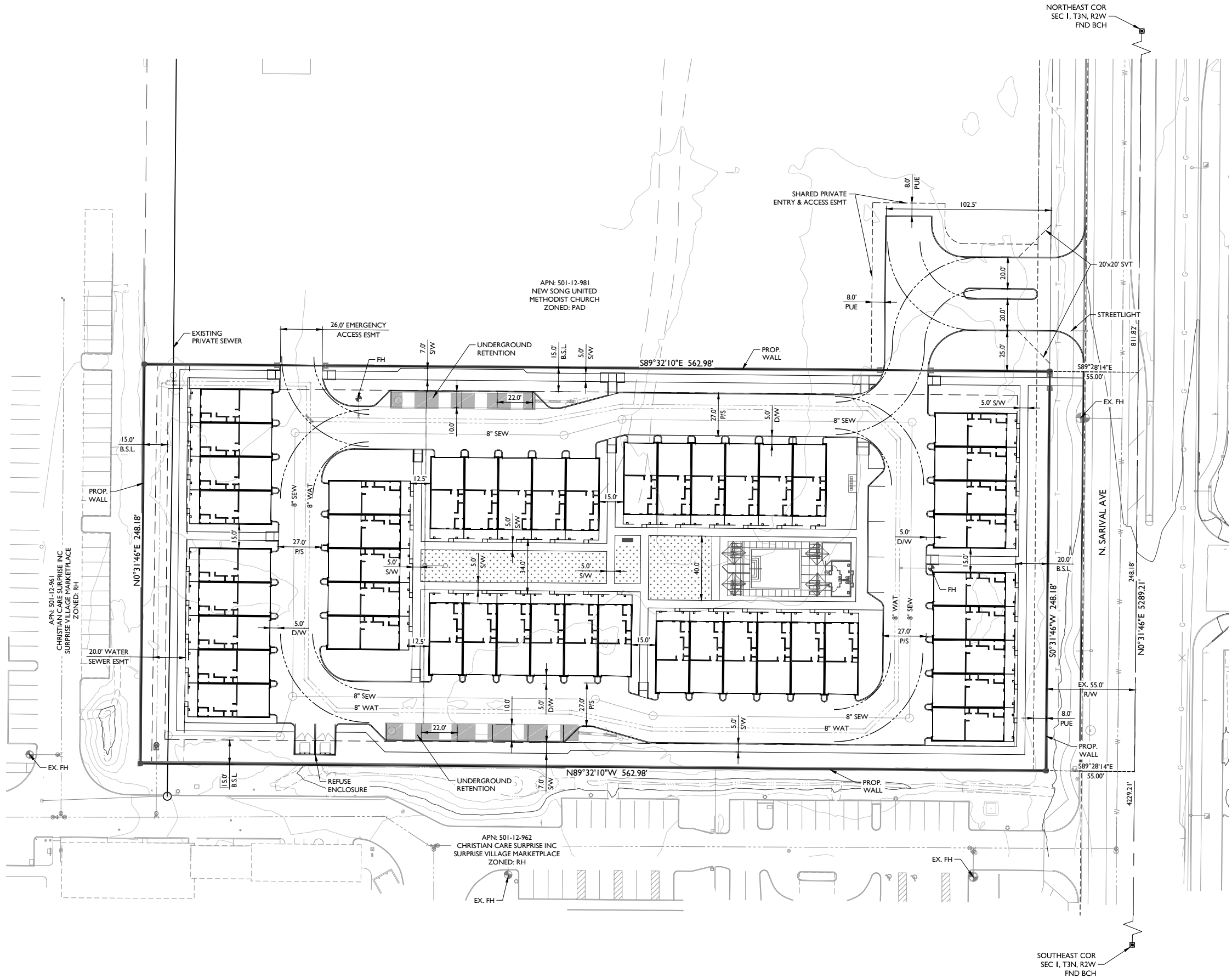
LEFT ELEVATION STAND ALONE



LEFT ELEVATION DEMISING WALL



FRONT ELEVATION 2 Buildings



LEGEND

- | | |
|--------|-------------------------|
| ESMT | EASEMENT |
| S/W | SIDEWALK |
| D/W | DRIVEWAY |
| P/S | PRIVATE STREET |
| B.S.L. | BUILDING SETBACK LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT OF WAY |

Revisions:



Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
22-0652

SP01

Sheet No.
1
of 01

Christina Sexton

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>
Sent: Thursday, May 18, 2023 9:32 AM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0409 Artisan Loop 303 New Digital Submittal 05.16.23
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Importance: High

Good morning Ms. Farago,

Thank you for the opportunity to provide comments on the final site application for Artisan Loop 303. The site sits on approximately 3.21 acres of vacant land located at the southwest corner of Sarival Avenue and Bell Road in Surprise AZ. The request is to rezone from PAD to R-3 for a proposed residential townhome development. The site falls approximately 3.1 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined 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.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

The project, as described, should not have a negative impact on Luke AFB flight operations due to the fact that it is outside the GDC. However, Luke AFB reserves the right to review/comment on final plans submitted to Surprise. The site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights a day. If this rezoning is approved, we recommend a strong notification program on the part of the applicant to inform future 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: Tuesday, May 16, 2023 3:58 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>; Douglas Kirkland (Epcor) <dkirkland@epcor.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] FS23-0409 Artisan Loop 303 New Digital Submittal 05.16.23

Good afternoon,

Attached please find the **application, narrative, and rezone document** 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

Case No. FS23-0409
Artisan Loop 303
Citizen Participation Report



S/SWC Sarival Avenue and Bell Road

Submitted: September 20, 2023

Owner

New Song United Methodist Church
PO Box 7730
Surprise, AZ 85374
Tel: 480.557.7771
Contact: City to City CRE

Developer

City to City CRE
5401 N Pima Road, Suite 125
Scottsdale, AZ 85250
Tel: 480.557.7771
Contact: Rick Jellies

Planning & Engineering Consultant

EPS Group, Inc.
1130 N Alma School Rd, Suite 120
Mesa, AZ 85201
Tel: 480.503.2250
Contact: Josh Hannon

Introduction

EPS Group, Inc., on behalf of City to City Commercial (Developer), has requested approval of a Zone Change for a proposed high-density multi-family residential development located in the City of Surprise, south of the southwest corner of Bell Road and Sarival Avenue. This site lies immediately south of the New Song United Methodist Church and is approximately 3.21-gross developable acres. It is identified as Maricopa County Tax Assessor Parcel Number (APN): 501-12-982.

Techniques used to involve the public:

Notification of Public Meetings

In accordance with the City of Surprise site posting requirements, two signs were posted on August 14, 2023, with details of an upcoming neighborhood meeting and future Planning & Zoning and City Council hearing dates. The Affidavit of Posting included as **Exhibit A** within this document and includes photographic evidence of the signs. Additionally, City staff sent an invitation letter to neighboring property owners within 300' of the project, inviting them to the neighborhood meeting and providing them with an opportunity to ask questions and voice any concerns.

The two signs were updated on September 19, 2023, to include the Planning & Zoning Commission and City Council hearing location, time, and dates of October 19, 2023, and November 21, 2023. The Affidavit of Posting and photographic evidence of these signs is included as **Exhibit B** within this document.

Neighborhood Meeting

The neighborhood meeting was held at 6:00 PM on August 30, 2023, at Cimarron Springs Middle School, located at 17032 W Surprise Farms Loop S, Surprise, AZ 85388. A copy of the Neighborhood Meeting Summary is included as **Exhibit C** within this document and includes the attendee sign-in sheet.

Concerns, issues, and problems the applicant is unwilling or unable to address and why:

There were no concerns, issues, or problems raised during the public participation process that the applicant needed to or was unwilling to address. Only one public member attended the neighborhood meeting, as described in the Neighborhood Meeting Minutes in Exhibit C, and no other comments were received to date.

Exhibit A

Public Meeting Site Posting Affidavit & Photographic Evidence

AFFIDAVIT OF POSTING

Application No: FS23-0409
Applicant Name: EPS Group, Inc.
Location: S of SWC Bell Rd & Sarival Ave
Date Site Posted: 8/14/2023

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

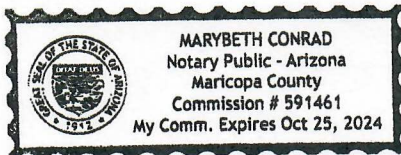
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett 8/14/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 8/14/2023, 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: August 30, 2023
Time: 6:00 P.M.
Location: Cimarron Springs
Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

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

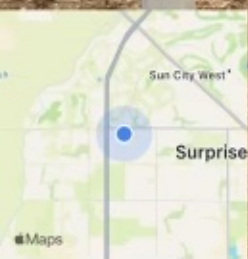
City Council

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

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Aug 14, 2023 at 11:39:46 AM
N Sarival Rd
Surprise AZ 85374
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs
Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

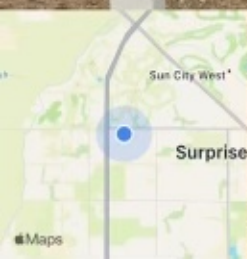
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Aug 14, 2023 at 11:39:22 AM
N Sarival Rd
Surprise AZ 85374
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs
Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

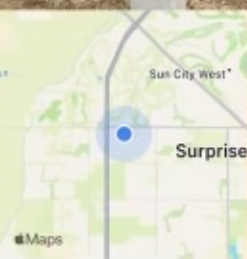
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Aug 14, 2023 at 11:37:32 AM
16640 N Sarival Rd
Surprise AZ 85374
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs
Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

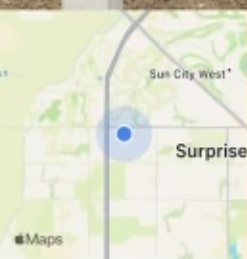
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Aug 14, 2023 at 11:37:19 AM
16640 N Sarival Rd
Surprise AZ 85374
United States

Exhibit B

Update to Public Meeting Site Posting Affidavit & Photographic Evidence

AFFIDAVIT OF POSTING

Application No: FS23-0409
Applicant Name: EPS Group, Inc.
Location: S of SWC Bell Rd & Sarival Ave
Date Site Posted: 9/11/2023

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

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

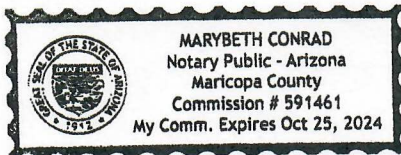
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett
Applicant/Representative Signature

9/11/2023
Date

This instrument was acknowledged before me on 9/11/2023, 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: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs

Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: Surprise City Hall

Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 21, 2023

Time: 6:00 P.M.

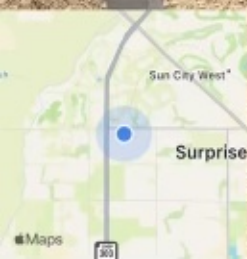
Location: Surprise City Hall

Council Chambers

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Sep 11, 2023 at 11:59:30 AM
N Sarival Rd
Surprise AZ 85374
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs

Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: Surprise City Hall

Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 21, 2023

Time: 6:00 P.M.

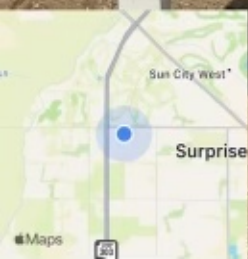
Location: Surprise City Hall

Council Chambers

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Sep 11, 2023 at 11:59:45 AM
16644-16698 N Sarival Rd
Surprise AZ 85374
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs
Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 21, 2023

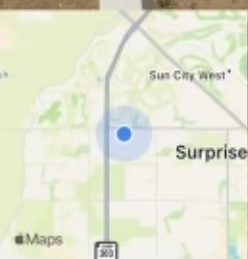
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Sep 11, 2023 at 12:01:15 PM
N Sarval Rd
Surprise AZ 85374
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs
Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 21, 2023

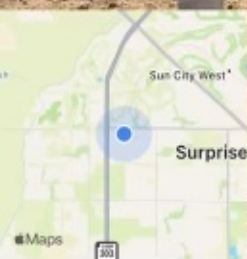
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

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Sep 11, 2023 at 12:00:46 PM
N Sarival Rd
Surprise AZ 85374
United States

Exhibit C

Neighborhood Meeting Summary & Attendee Sign-In Sheet

Meeting Minutes

Project Name: Artisan Loop 303

Project No.: 22-0652

Date: August 30, 2023

Meeting Location: Cimarron Springs Middle School

Meeting Date: August 30, 2023

Meeting Time: 6:00 – 7:00 PM

Development Team Attendees:

David Hughes

EPS Group

david.hughes@epsgroupinc.com

Kent Baker

City to City CRE

kbaker@citytocitycre.com

Public Attendees:

See attached attendance list.

Meeting Summary:

A neighborhood meeting was held at the above listed date, time and place to discuss a proposed Rezone request for a townhome community development, located at the southwest corner of Bell Road and Sarival Avenue within Surprise, Arizona. Only one resident attended the meeting. The Development Team hosted the meeting with an open Question & Answer session, in which the public member was able to ask questions and give comments. The resident's comments and concerns are described below:

The attendee had no concerns and was not opposed to the project, but asked various general questions about the proposed development which were answered by the development team. The questions were mostly related to the type and size of product being proposed and the amenities being provided.

Conclusion:

The meeting was adjourned at 6:20 PM when no other questions or comments were requested.

The above is the author's recollection of items discussed and the decisions reached. If there are any corrections or additions to be made, please contact the author. These meeting notes shall become part of the project file.

Sign - In Sheet
Artisan Communities - Townhome Project
Bell & Sarival

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>	<u>Phone</u>
KENT BAKER				
David Hughes				
Andy Depon				

AFFIDAVIT OF POSTING

Application No: FS23-0409
Applicant Name: EPS Group, Inc.
Location: S of SWC Bell Rd & Sarival Ave
Date Site Posted: 9/11/2023

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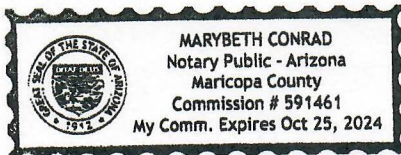
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It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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Meghan Liggett 9/11/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 9/11/2023, 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: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs

Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: Surprise City Hall

Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 21, 2023

Time: 6:00 P.M.

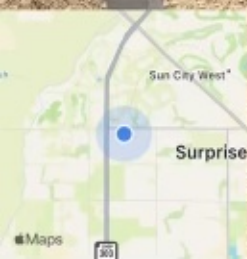
Location: Surprise City Hall

Council Chambers

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Sep 11, 2023 at 11:59:30 AM
N Sarival Rd
Surprise AZ 85374
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs

Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: October 19, 2023

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Location: Surprise City Hall

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City Council

Date: November 21, 2023

Time: 6:00 P.M.

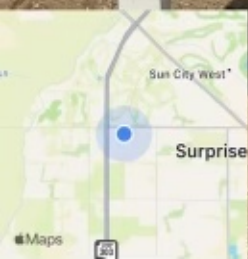
Location: Surprise City Hall

Council Chambers

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Sep 11, 2023 at 11:59:45 AM
16644-16698 N Sarival Rd
Surprise AZ 85374
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs
Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 21, 2023

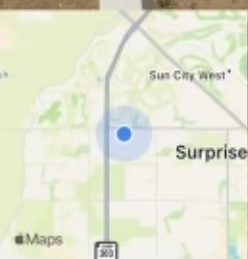
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Sep 11, 2023 at 12:01:15 PM
N Sarval Rd
Surprise AZ 85374
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 30, 2023

Time: 6:00 P.M.

Location: Cimarron Springs
Middle School Cafeteria
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 21, 2023

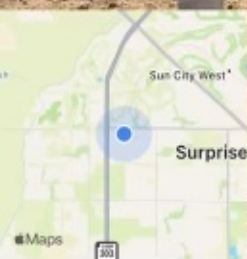
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers

Case Number: FS23-0409

PROJECT DESCRIPTION: Surprise Planning Case FS23-0409; Rezone of approximately 3.21 acres from Rural Residential (RR) to Residential High Density (R-3).

For more information, call: 623-222-3011 www.Surpriseaz.gov



Sep 11, 2023 at 12:00:46 PM
N Sarival Rd
Surprise AZ 85374
United States



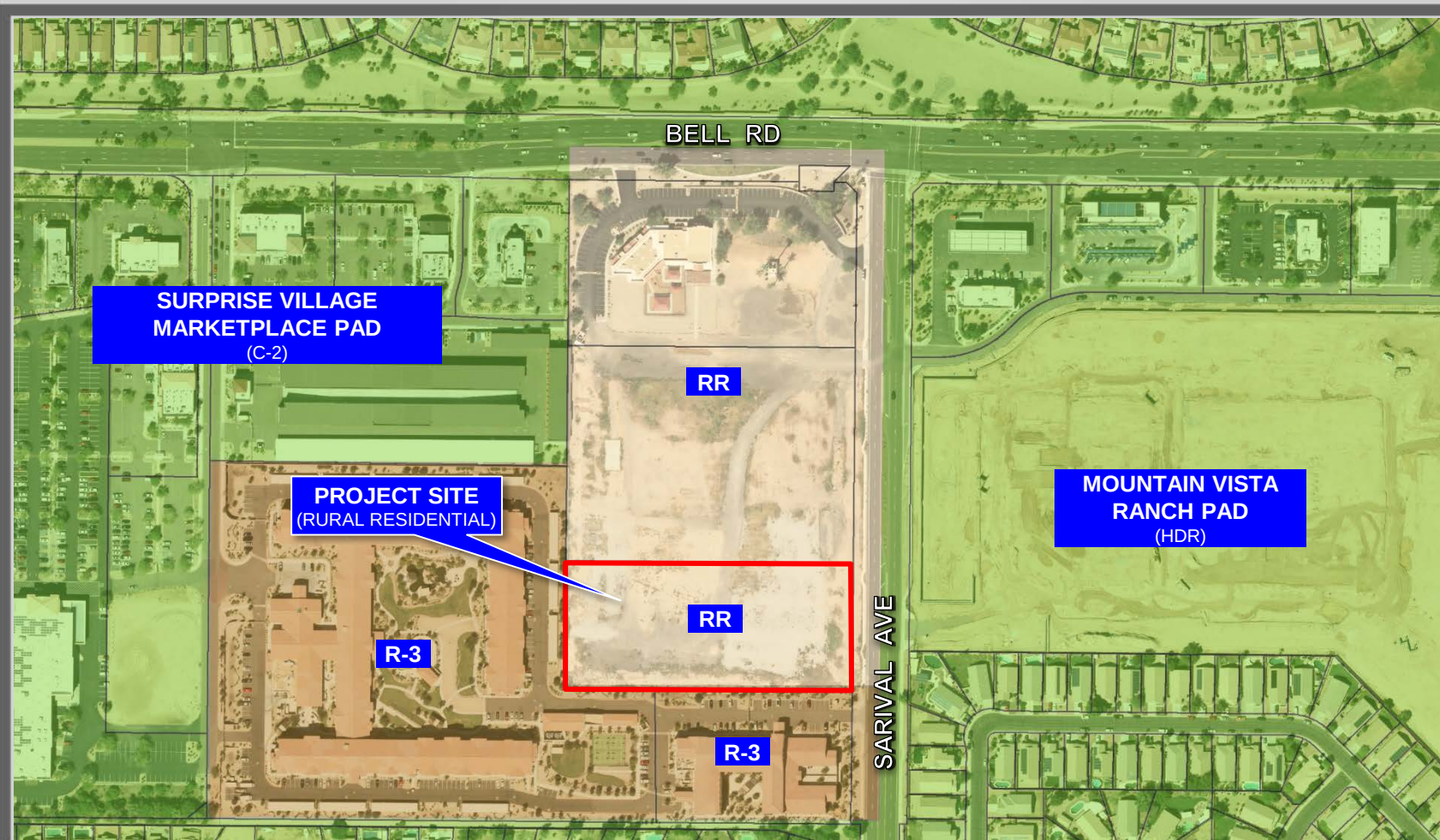
FS23-0409

Artisan Loop 303

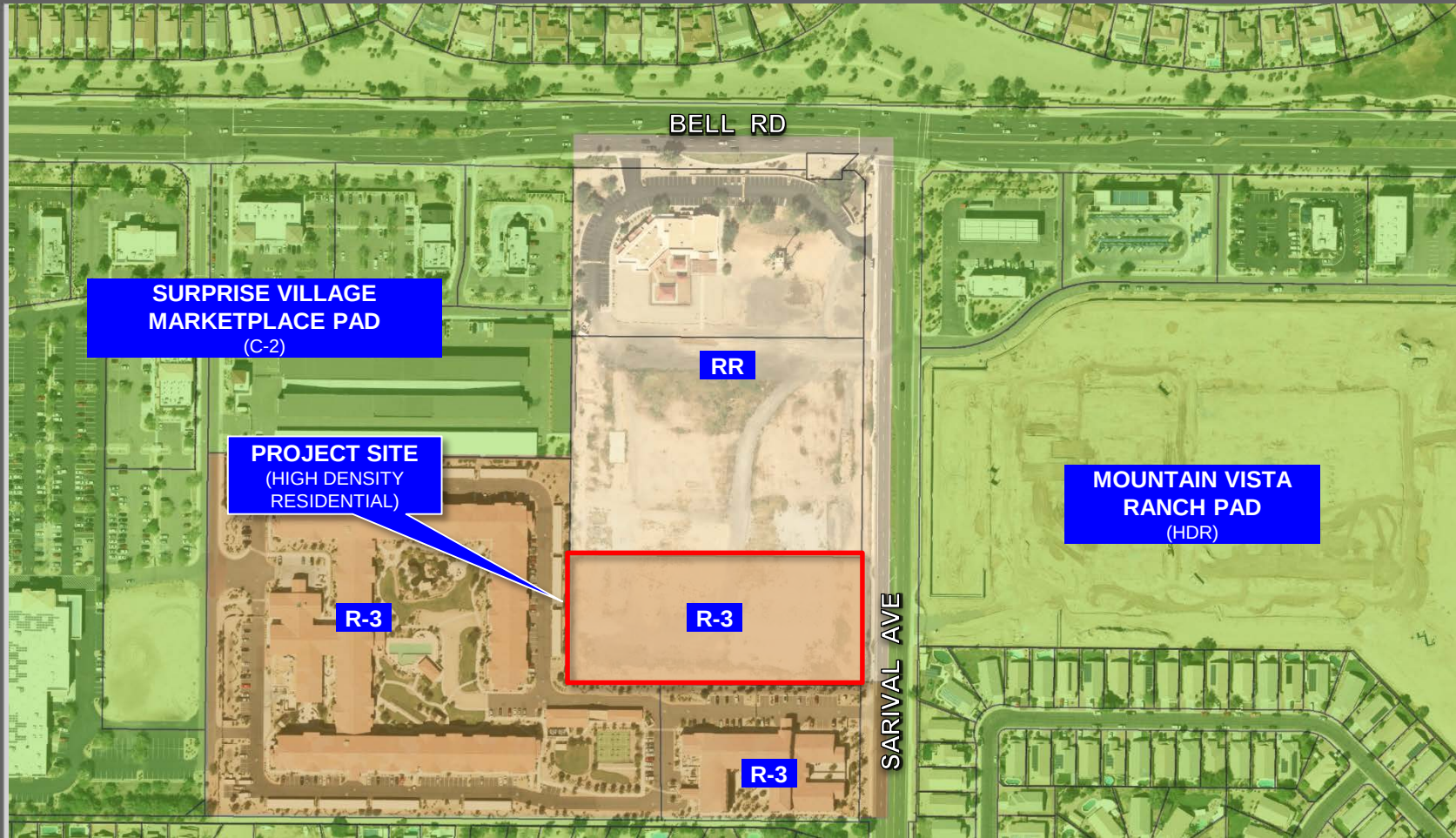
Rezone

Planning & Zoning Commission
October 19, 2023





FS23-0409 EXISTING ZONING





Outreach

Neighborhood Meeting

- August 30, 2023
- 1 attendee

Questions: number of stories, access points, size of units, amenities

Correspondence via email/phone

- Question: number of units, traffic



Staff Recommendation

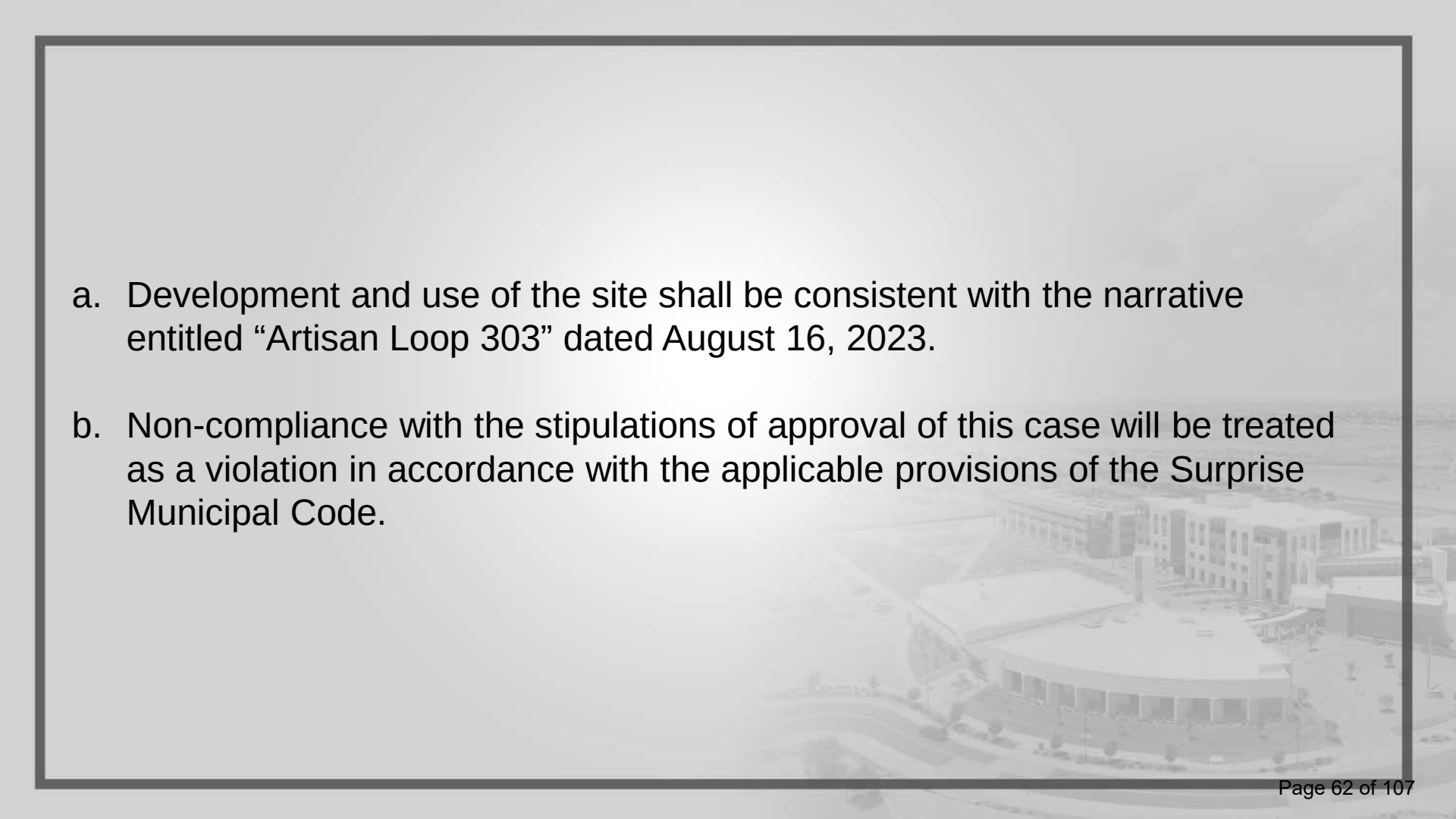
Planning & Zoning Commission recommend approval to City Council subject to stipulations 'a' and 'b'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- a. Development and use of the site shall be consistent with the narrative entitled “Artisan Loop 303” dated August 16, 2023.
 - b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: October 19, 2023 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the rezone of approximately 69.32 acres from Light Industrial (I-1), General Industrial (I-2), Neighborhood Commercial (C-1), and Regional Commercial (C-3) to entirely General Industrial (I-2). The proposed rezone is located south of Deer Valley Road along both the west and east sides of 185th Avenue. Case FS23-0406.

Motion:

Motion to recommend approval of the zone change of approximately 69.32 acres from C-1, C-2, I-1, and I-2 to entirely I-2 subject to stipulations “a” - “d” as outlined in the staff report.

Background:

Kurt Jones of Tiffany & Bosco, P.A. requests rezone of approximately 69.32 acres from Light Industrial (I-1), General Industrial (I-2), Neighborhood Commercial (C-1), and Regional Commercial (C-3) to entirely General Industrial (I-2). The site is located south of Deer Valley Road along both the west and east sides of 185th Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS23-0406 185th Avenue and Deer Valley Rd Rezone - Staff Report
 2. 01-FS23-0406 185th Avenue and Deer Valley Rd Rezone - Vicinity Map
 3. 02-FS23-0406 185th Avenue and Deer Valley Rd Rezone - Existing Zoning Map
 4. 03-FS23-0406 185th Avenue and Deer Valley Rd Rezone - Proposed Zoning Map
 5. 04-FS23-0406 185th Avenue and Deer Valley Rd Rezone - Rezone Narrative
 6. 05-FS23-0406 185th Avenue and Deer Valley Rd Rezone - Citizen Participation Report Redacted
 7. 06-FS23-0406 185th Avenue and Deer Valley Rd Rezone - Site Posting Affidavit
 8. FS23-0406 185th Avenue and Deer Valley Rd Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0406

Project Name: 185th Avenue and Deer Valley Road Rezone

Council District: 1 – Acacia

Meeting Date: October 19, 2023

Planner: Tanner Wessel, Planner II

Owner: Deer Valley & 185th Avenue II, LLC and Surprise 40, LLC

Applicant: Kurt Jones of Tiffany & Bosco P.A.

Request: Zone Change from Neighborhood Commercial (C-1), Regional Commercial (C-3), Light Industrial (I-1), and General Industrial (I-2) to General Industrial (I-2)

Site Location: Generally located south of Deer Valley Road along both the west and east side of 185th Avenue

Site Size: 69.32 gross 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 Zone Change, subject to stipulations 'a' through 'd'.

Project Description:

Kurt Jones of Tiffany & Bosco, P.A., on behalf of Deer Valley & 185th Avenue II, LLC and Surprise 40, LLC requests a Zone Change of approximately 69.32 gross acres from Light Industrial (I-1), General Industrial (I-2), Neighborhood Commercial (C-1), and Regional Commercial (C-3) to entirely General Industrial (I-2). The project site is generally located south of Deer Valley Road along both the west and east side of 185th Avenue.

Background:

June 08, 1989: Mayor and Council approved an Annexation for the subject property into the City of Surprise under Ordinance 89-05.

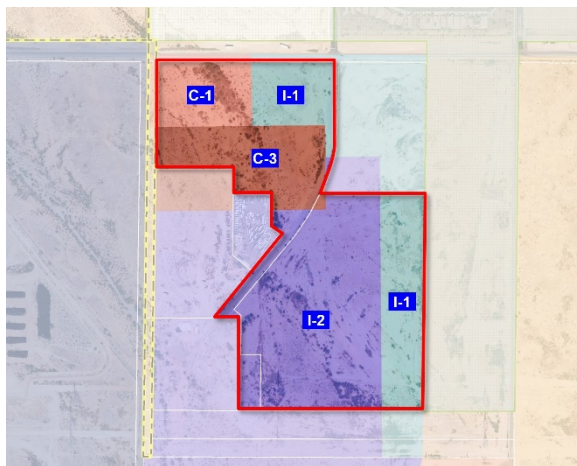
March 23, 2023: Staff met with the applicant to discuss the proposed rezone during a Concept Review meeting held under CR23-0199.

May 16, 2023: The applicant filed a request for a Rezone under Case FS23-0406, the subject case

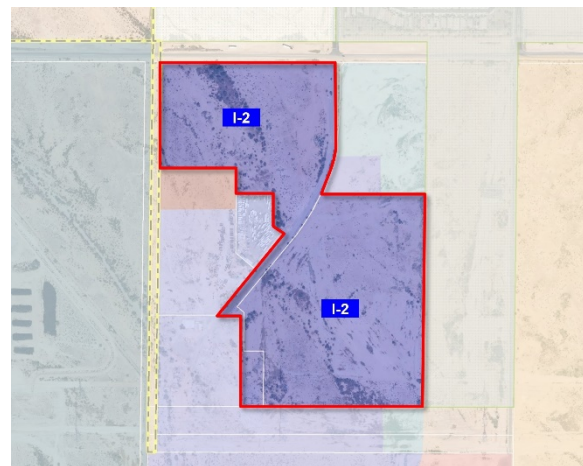
August 24, 2023: The applicant held an in-person citizen outreach meeting at the Asante Preparatory Academy Cafeteria. A Summary of this meeting is included in the Citizen Participation Report attached to the staff report.

Analysis and Discussion:

Zoning of the project site is currently split between Neighborhood Commercial (C-1), Regional Commercial (C-3), Light Industrial (I-1), and General Industrial (I-2). The applicant is requesting a rezone of the full project site to General Industrial (I-2) to align the zoning of the property to the current parcel boundaries for the development of the property in the future. The exhibits below are the current and proposed zoning of the site.



Existing Zoning



Proposed Zoning

Development of the site will be consistent with the I-2 development standards of the City of Surprise Land Development Ordinance (LDO), shown in the table below.

Table 106-7a—Employment Zoning Districts

	BP	I-1	I-2	I-3
Minimum lot area	20 acres ⁶	20,000 sf	5 acres	40 acres
Min. setback to arterial ROW	35	35	35	50
Min. setback to collector and local ROW (ft)	25	35	35	50
Min. setback adjacent to residential zoning (ft)	75 ¹	50 ²	75 ¹	150 ³
Min. setback adjacent to non-residential zoning (ft) ⁴	15	15	25	50
Max. bldg. height (ft) ⁵	45	40	85	40
Notes: 1. May be reduced to 15 feet when the development provides a 45 feet or greater landscape <i>buffer</i> "tract" with a public <i>access</i> easement to allow paths or trails that may connect to the city open trails system. 2. May be reduced to 15 feet when the development provides a 30 feet or greater landscape <i>buffer</i> "tract" with a public <i>access</i> easement to allow paths or trails that may connect to the city open trails system. 3. May be reduced to 75 feet when the development provides a 50 feet or greater landscape <i>buffer</i> "tract" with a public <i>access</i> easement to allow paths or trails that may connect to the city open trails system. 4. <i>Setback</i> may be increased if <i>abutting</i> a <i>parcel</i> with OS-1 or OS-2 <i>zoning</i> that separates residential <i>zoning</i> by less than 60 feet. 5. <i>Buildings</i> , or portions thereof, shall be <i>setback</i> an additional one foot for every one foot above 30 feet in <i>height</i> when <i>adjacent</i> to residential <i>zoning</i> districts. 6. Minimum <i>lot area</i> may be reduced to one acre for <i>pad sites</i> within a <i>commerce center</i> .				

At the request of the City's Transportation Department, the applicant submitted a Traffic Impact Analysis (TIA) with the rezone application. The TIA was reviewed and approved by Transportation staff.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Sewer:	City of Surprise
School District	Dysart USD

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports industrial/employment type uses as would be permitted under the requested zone change.

The proposed rezone is also in compliance with the General Plan in that it contributes to a balanced jobs/housing ratio resulting in a more balanced community.

Reviewing Agencies:

The request was routed to internal and external agencies including the Maricopa Water District and Luke Air Force Base. All agencies indicated no objections to the request.

Citizen Outreach:

The applicant held an outreach meetings August 24, 2023 at the Asante Preparatory Academy Cafeteria. This meeting complied with the advertisement requirements of the LDO. At the time of this report, both the applicant and city staff have received no opposition to this request. A detailed summary of the outreach meeting can be found in the attached Citizen Participation Report.

October 19, 2023 Planning & Zoning Commission
Case: FS22-0406 185th Avenue and Deer Valley Road Rezone

96
97 **Summary:**
98

99 Staff concludes the proposed Zone Change is consistent with the Surprise General Plan
100 2035 and all applicable zoning codes.
101

102 **Findings:**
103

- 104 • The proposed Zone Change is consistent with the Surprise General Plan 2035.
105 • The proposed Zone Change will advance the goals and policies of the General Plan.
106
107

108 **Staff's Recommendation:**
109

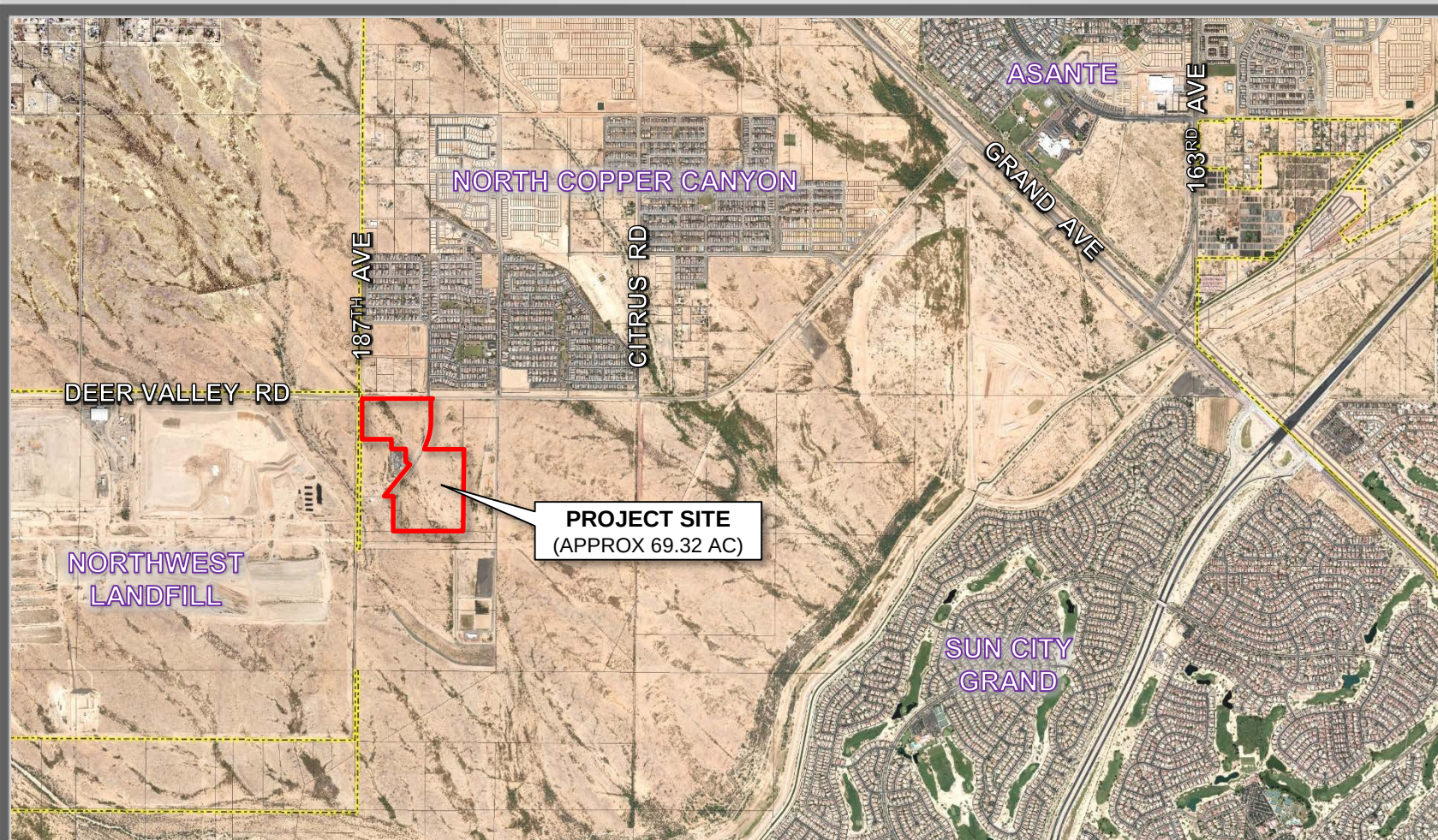
110 Based on the findings noted above, the Commission may move to recommend approval of
111 case FS23-0406 to the City Council subject to stipulations 'a' through 'd' as follows:
112

- 113 a. Development and use of the site shall be consistent with the narrative entitled "185th
114 Avenue & Deer Valley Road" dated August 29, 2023.
115
116 b. This development is required to provide proof of payment for both the SPA 3 Water
117 Reclamation Facility sewer capacity buy-in fee as described in the Austin Ranch Turnover
118 and Shortfall Agreement (MCR# 20201043900) and the water distribution line buy-in fee
119 as described in the Willow Trails Water Agreement (MCR #20230166080). Proof of
120 payment must be submitted with the Final Plat.
121
122 c. Future development shall be required to provide a 35-foot landscape buffer in accordance
123 with Table 106-7a and Section 106-1.2 of the city's Land Development Ordinance along
124 the front property line adjacent to Deer Valley Road.
125
126 d. Non-compliance with the stipulations of approval of this case will be treated as a violation
127 in accordance with the applicable provisions of the Surprise Municipal Code.
128

129 However, should the Commission wish to recommend **denial** of the request, the Commission
130 should make its own findings and base its decision on those alternative findings.
131

132 **Attachments:**

133 01 Vicinity Map
134 02 Existing Zoning Map
135 03 Proposed Zoning Map
136 04 Zoning Document
137 05 Citizen Outreach Report – REDACTED
138 06 Affidavit of Site Posting
139 PPT



MARICOPA
COUNTY

187TH AVE

PAD – AUSTIN RANCH II
(COMMERCIAL)

185TH AVE

PAD – AUSTIN RANCH
(RESIDENTIAL)

DEER VALLEY RD

C-1

I-1

C-3

PAD – AUSTIN RANCH
(INDUSTRIAL)

I-3

RR

I-2

FS23-0406 EXISTING ZONING MAP

MARICOPA
COUNTY

187TH AVE

PAD – AUSTIN RANCH II
(COMMERCIAL)

185TH AVE

PAD – AUSTIN RANCH
(RESIDENTIAL)

DEER VALLEY RD

I-2

I-1

C-3

PAD – AUSTIN RANCH
(INDUSTRIAL)

I-3

RR

I-2

I-2

FS23-0406 PROPOSED ZONING MAP

185th Avenue & Deer Valley Road

Rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2)

City of Surprise

Application Case #: FS23-0406

Submittal: May 15th 2023

Resubmittal: August 29, 2023

Applicant/Representative:



**TIFFANY
& BOSCO**
P.A.

Kurt A. Jones

2525 E. Camelback Road, Floor Seven

Phoenix, AZ 85016

Table of Contents

I.	Project Profile	2
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	a. Current Site Description	3
	b. Vicinity information	3
	c. Topography	4
	d. Current Circulation	4
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	b. Wastewater	5
	c. Access	5
VI.	Conformance with City of Surprise General Plan 2035	5
VII.	Conclusion	6

Table of Exhibits

- Exhibit A – Regional Context Aerial
- Exhibit B – Context Aerial
- Exhibit C – Current Zoning Map
- Exhibit D – City of Surprise General Plan 2035 Map
- Exhibit E – City of Surprise Long Range Major Street Plan

I. PROJECT PROFILE

Project Name	185 th Avenue & Deer Valley Road
Property Owners	Surprise 40 LLC; Deer Valley & 185 th Avenue II LLC
Assessor Parcel Numbers	504-75-002J; 504-75-004M
Project Location	South of Deer Valley on 185 th Avenue
Project Area	69.32 Acres
Current Zoning	Neighborhood Commercial (C-1), Regional Commercial (C-3), Light Industrial (I-1), and General Industrial (I-2)
General Plan	Employment
Development Team	<u>Owner</u> Luke Land Realty 320 W. Lone Cactus Drive, Suite 12 Phoenix, AZ 85027 <u>Applicant</u> Tiffany & Bosco, P.A. Kurt A. Jones Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 kajones@tblaw.com <u>Engineering</u> Bowman Consulting 1600 N. Desert Drive, Suite 210 Tempe, AZ 85281 <u>Traffic Engineer</u> YSMA 430 W. Warner Road, Suite 111 Tempe, AZ 85284

II. INTRODUCTION

This application request is to rezone approximately 69.32 acres of real property generally located south of Deer Valley Road at 185th Avenue (the "Property"). See **Exhibit A: Regional Context Aerial**. The Property is also known as Maricopa County APNs 503-75-002J and 503-75-004M. See **Exhibit B: Context Aerial**. This request is to rezone the Property to General Industrial (I-2), only. The Property is currently obscurely zoned as a patchwork of C-1, C-3, I-1 and I-2. See **Exhibit C: Current Zoning Map**. This request is to simply and clarify the zoning of the Property by rezoning the Property to I-2. Specifically, this request includes a rezone of Maricopa County APN 503-75-002J from Light Industrial (I-1) and General Industrial (I-2) to I-2, and Maricopa County APN 503-75-004M from Neighborhood Commercial (C-1), Regional Commercial (C-3), I-1, and I-2 to I-2, only.

The Property is located within the Employment character area of the City of Surprise (the "City") General Plan 2035 which recommends uses within the I-2 zoning category. The current obscure zoning also includes industrial uses. If approved, this request would provide a consistent and logical avenue for development of the Property.

III. PROPERTY DESCRIPTION

Current Site Description

The Property is comprised of two obscurely configured parcels, and the 185th Avenue alignment still currently falls within 503-75-002J. A road traverses the 185th Avenue alignment from Deer Valley Road to APN 503-75-004G consistent with a 60' private access easement recorded at Maricopa County Fee #89-556270. Otherwise, the parcels remain essentially untouched vacant land. However, APS power lines do traverse the southern boundary lines of both parcels.

The Property and surrounding area is designated as Employment in the City of Surprise General Plan 2035. See **Exhibit D: City of Surprise General Plan 2035 Map**.

Vicinity Information

The Property is generally surrounded by vacant property with single family homes to the northeast of Deer Valley Road. The following is the surrounding land use context:

- North
 - North of Deer Valley Road is approximately 18 acres of property designated for commercial use within the Austin Ranch II Planned Area Development ("Austin Ranch II PAD") (now known as North Copper Canyon).
- East:

- 503-75-002B: Currently unused and vacant land was recently rezoned as to allow a RV storage via rezoning case FS22-1229.
- 503-75-909; -910: Currently unused and vacant land within the Austin Ranch Planned Area Development designated for industrial uses.
- West
 - 503-78-013; -12: This is approximately 920 acres used as a landfill south of Deer Valley Road.
- South:
 - 503-75-003F; -003H: Owned by APS and is utilized for power lines.

Topography

There are no significant topographical or natural features of the Property. The Property is unused and undeveloped land.

Current Circulation

Deer Valley Road runs east and west along the northern boundary of 503-75-004M, and the 185th Avenue alignment will eventually split the parcel upon dedication. See **Exhibit E – City of Surprise Long Range Major Street Plan**. APN 503-75-002J does not have any dedicated right of way frontage. However, 185th Avenue will eventually provide access upon improvement and dedication.

IV. DESCRIPTION OF THE REQUEST

The proposed rezone to I-2 will allow for the development of various employment type uses that fit the character of the surrounding area and conform to the City of Surprise General Plan 2035.

The property is located immediately adjacent to (1) a 920-acre landfill to the west, (2) land designated for industrial uses in the Austin Ranch PAD to the east, and (3) APS power lines to the south (property is zoned industrial). Across Deer Valley Road to the north is approximately 18.5 acres designated for commercial uses in the Austin Ranch PAD. The nearest residential use is approximately 350 feet to the northeast, which is north of Deer Valley Road and west of 185th Avenue buffered by dedicated right of way, drainage areas and landscaping.

The proposed I-2 zoning district melds seamlessly with the character of the immediate surrounding area as additional industrial zoning buffer on the west, east and south. Furthermore, the Property is not located adjacent to residential uses.

The current zoning is also disoriented and inefficiently crosses parcel lines in a number of areas. Consistent industrial uses on the Property provides the added benefit of

coordinated and easily manageable zoning and development standards that can be implemented to create a more cohesive employment area.

If rezoned to I-2, the Property will comply with Table 106-7a-Employment Zoning Districts highlighted below:

	BP	I-1	I-2	I-3
Minimum lot area	20 acres ⁶	20,000 sf	5 acres	40 acres
Min. setback to arterial ROW	35	35	35	50
Min. setback to collector and local ROW (ft)	25	35	35	50
Min. setback adjacent to residential zoning (ft)	75 ¹	50 ²	75 ¹	150 ³
Min. setback adjacent to non-residential zoning (ft) ⁴	15	15	25	50
Max. bldg. height (ft) ⁵	45	40	85	40

Notes:

1. May be reduced to 15 feet when the development provides a 45 feet or greater landscape *buffer* "tract" with a public access easement to allow paths or trails that may connect to the city open trails system.
2. May be reduced to 15 feet when the development provides a 30 feet or greater landscape *buffer* "tract" with a public access easement to allow paths or trails that may connect to the city open trails system.
3. May be reduced to 75 feet when the development provides a 50 feet or greater landscape *buffer* "tract" with a public access easement to allow paths or trails that may connect to the city open trails system.
4. *Setback* may be increased if *abutting* a *parcel* with OS-1 or OS-2 *zoning* that separates residential *zoning* by less than 60 feet.
5. *Buildings*, or portions thereof, shall be *setback* an additional one foot for every one foot above 30 feet in *height* when *adjacent* to residential *zoning districts*.
6. Minimum *lot area* may be reduced to one acre for *pad sites* within a *commerce center*.

V. Utilities / Access

Water – The water provider for the Property is the City of Surprise. Applicant provided a Water Analysis with this application. The water will be supplied through the City's Desert Oasis Water Supply Facility in SPA 2.

Wastewater - The wastewater provider for the Property is the City of Surprise. Applicant provided a Wastewater Analysis with this application. Applicant must secure treatment capacity from the SPA 3 Water Reclamation Facility.

Access – 185th Avenue will provide primary access to the Property upon improvement and dedication to the City. Applicant submitted a Traffic Memorandum with this application.

VI. CONFORMANCE WITH CITY OF SURPRISE GENERAL PLAN 2035

The proposed amendment and development will further the goals and policies of the City of Surprise General Plan 2035. Additionally, the Property is located within the Employment character area of the City of Surprise General Plan 2035 which allows for and encourages I-2 zoning.

Land Use Goal 2: Balance residential development with a diversity of high quality jobs.

The proposed rezone will provide for almost 70 acres of employment-centric development. The location is ideal for these types of uses as the extensive landfill is located adjacent to the Property to the west. A variety of industrial users could ultimately develop the site and provide a variety of different uses.

Economic Vitality Element Goal 2: Make Surprise a center for business and commerce in southwest United States.

The City of Surprise General Plan 2035 identifies many uses that the Employment character area encompasses. Among them are Industrial types which is defined as "... 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." Typical uses include scientific/research laboratories, wholesale activities including warehousing and distribution, manufacturing and processing, industrial flex space, and commercial trade schools.

The proposed rezone would allow for an array of commerce in Surprise. Additionally, the proposed location of the General Industrial (I-2) uses is suitable for these types of uses.

VII. CONCLUSION

The proposed rezone to I-2 provides the framework for employment uses suitable for this area. The request is in conformance with the City of Surprise General Plan 2035 and furthers the goals of the City, and the surrounding uses will not be disturbed by an approval of this request. Applicant and Property Owner look forward to working with the City on this request.

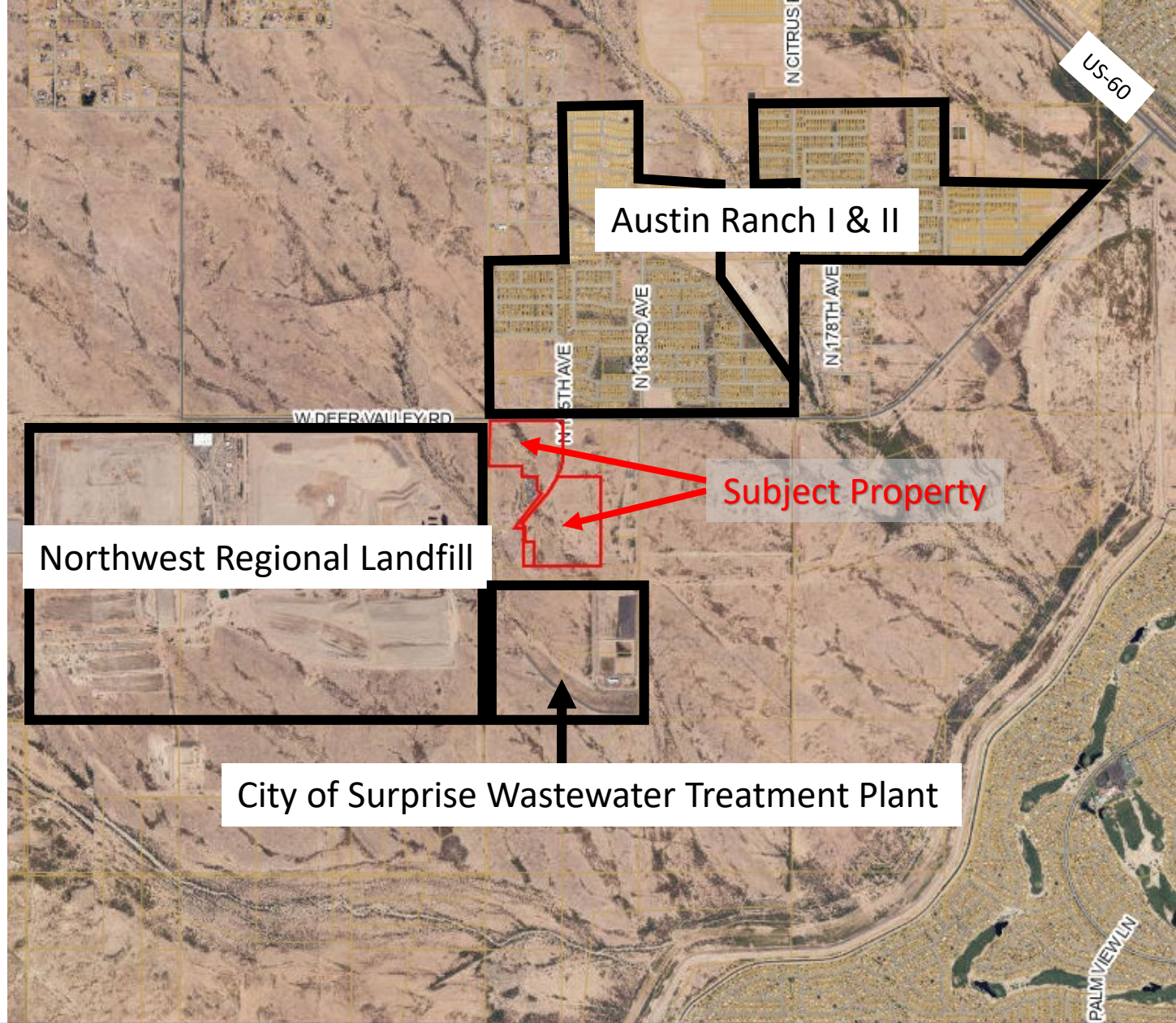


Exhibit A – Regional Context Aerial
185th Avenue & Deer Valley Road

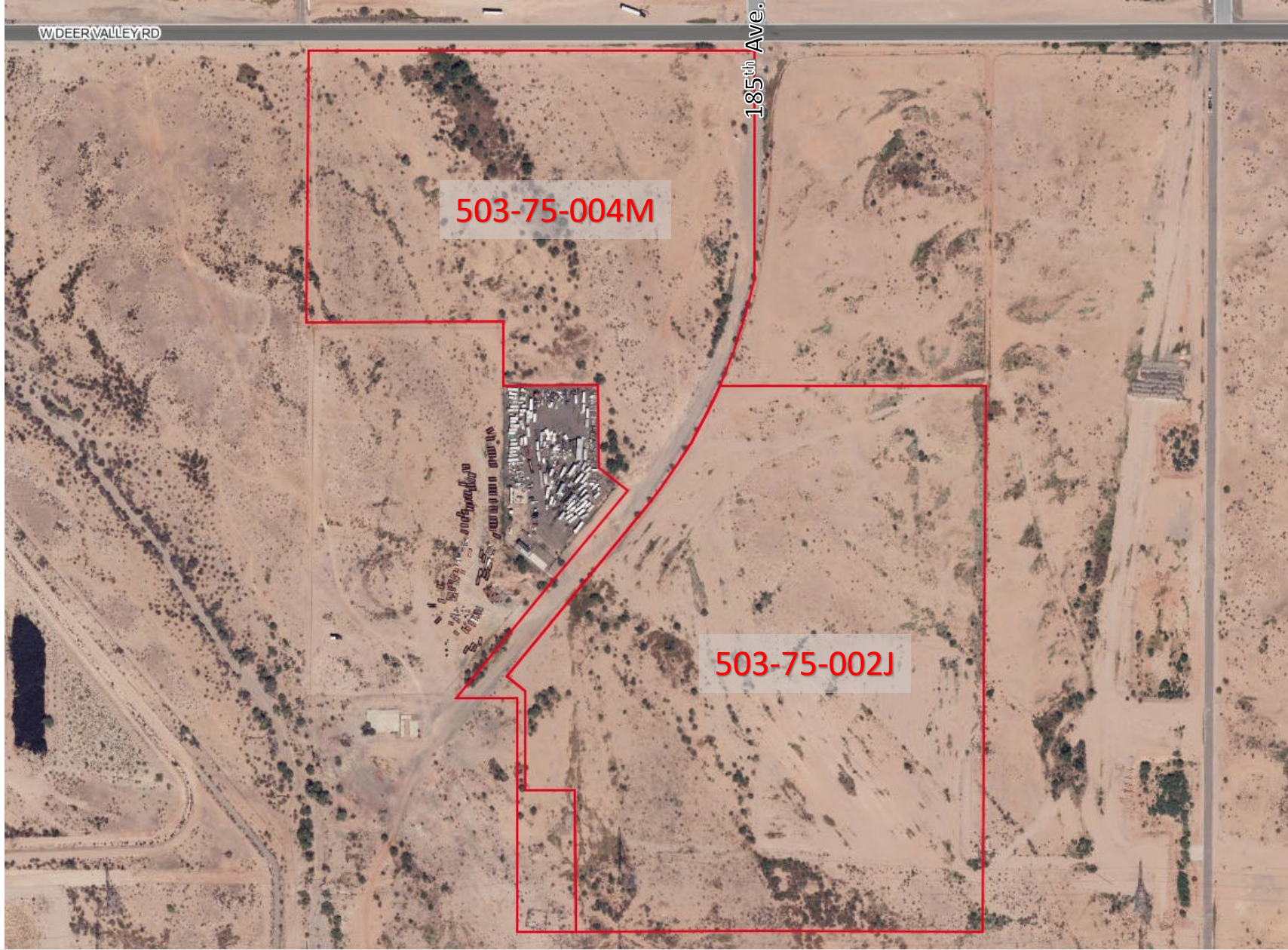


Exhibit B – Context Aerial
185th Avenue & Deer Valley Road



Zoning Districts

	BP		PAD		SHD-RO
	C-1		PUD		PUD OVERLAY
	C-2		RR		COUNTY
	C-3		R-1		LUKE AFB 1992
	I-1		R-2		AUX 1 F-16
	I-2		R-3		SECTION LINES
	I-3		SHD-C-2		SURPRISE CORPORATE LIMITS
	MU-1		SHD-C-3		SURPRISE PLANNING AREA
	OS-2		SHD-CO		
	PF		SHD-R-1		

0 0.5 1 2 Miles



Exhibit C – Current Zoning Map
185th Avenue & Deer Valley Road

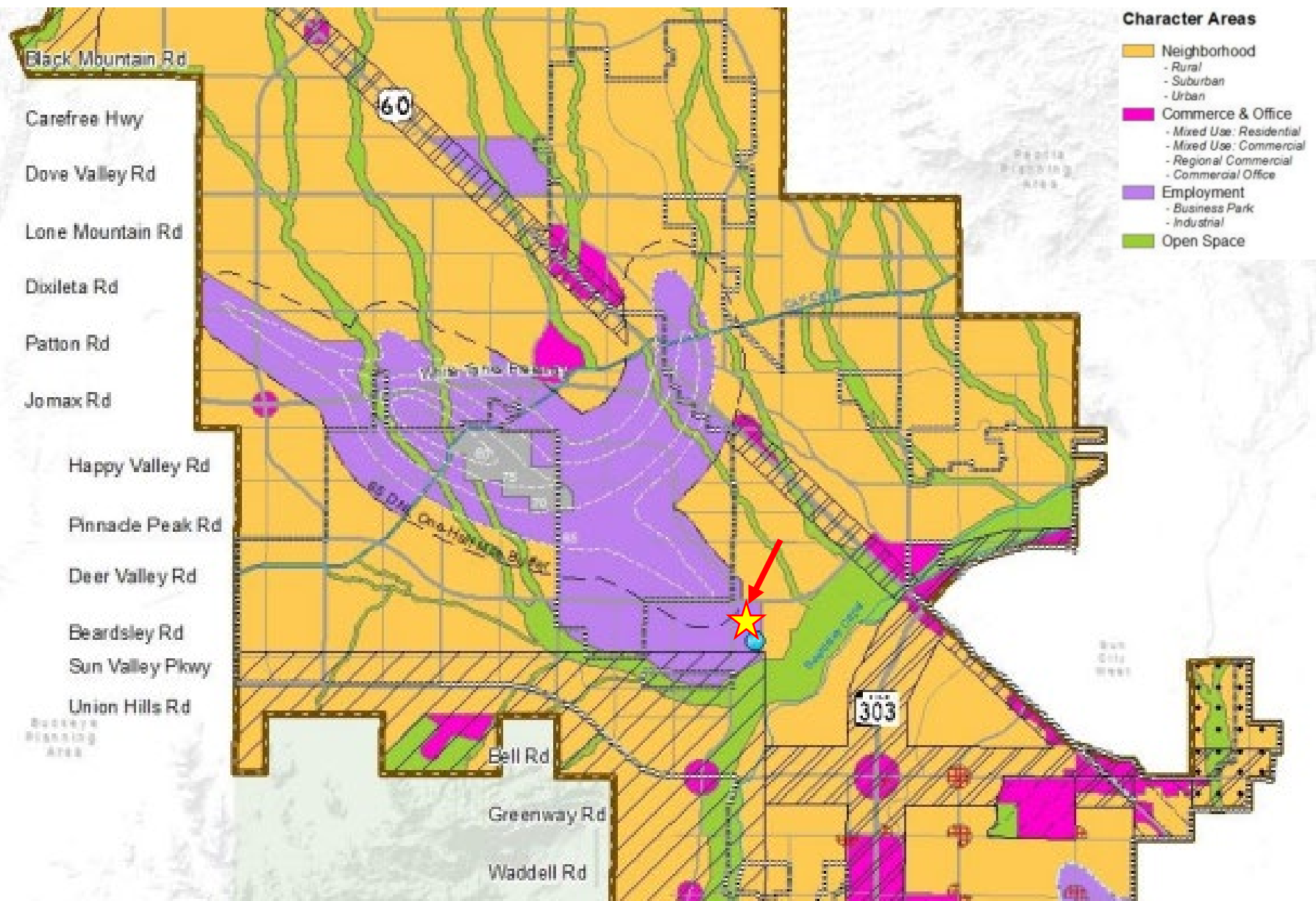


Exhibit D – General Plan Map
185th Avenue & Deer Valley Road

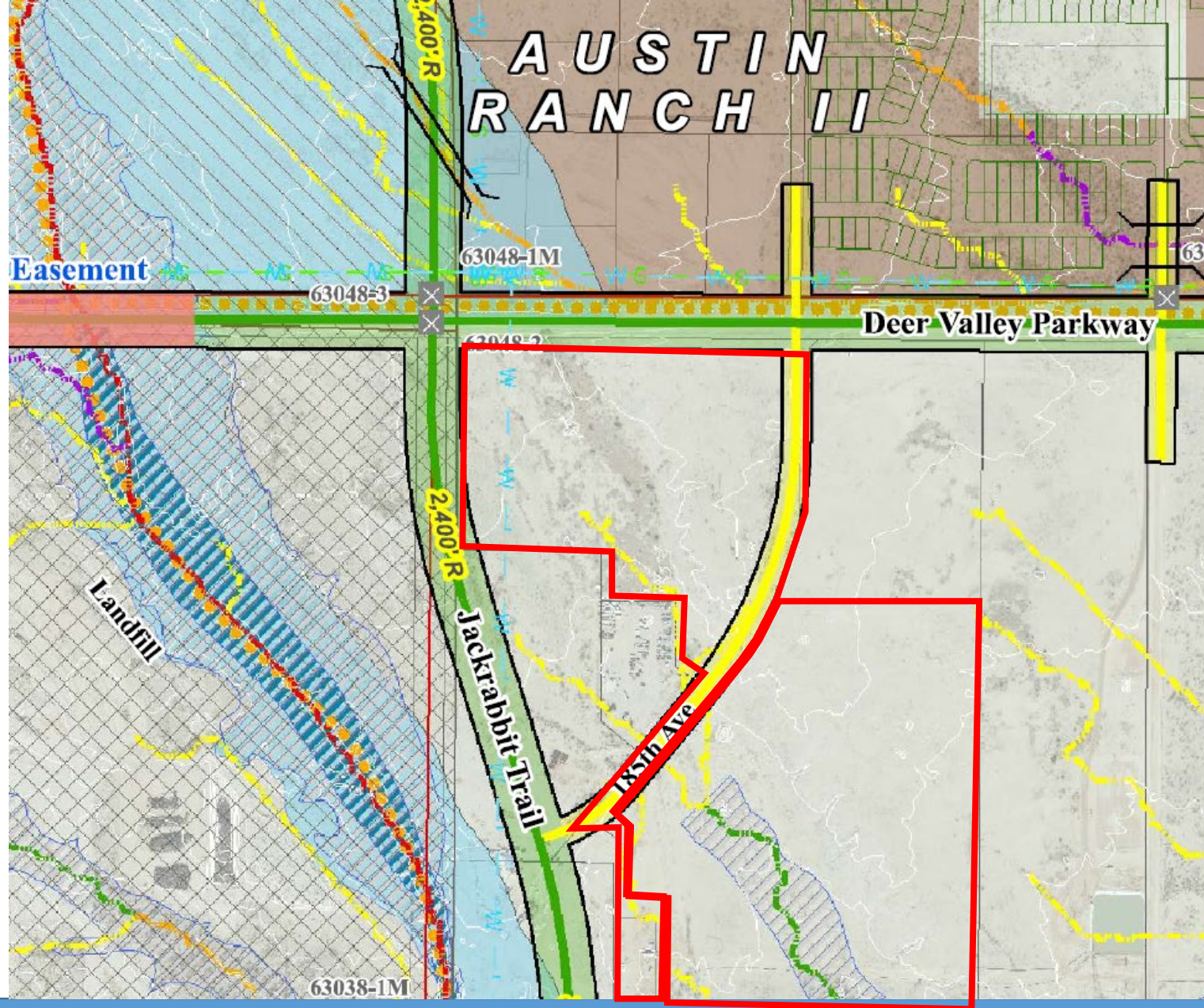


Exhibit E – City of Surprise Long Range Major Streets Plan
185th Avenue & Deer Valley Road



185th Avenue & Deer Valley Road

Rezone FS23-0406

Citizen Participation Plan

August 29, 2023

Background

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

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

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

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

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

Citizen Participation Plan & Report

The proposed rezoning request is located at the SWC of Deer Valley Road and 185th Avenue, Surprise, Arizona. Applicant is requesting a zone change for 69.32 gross acres from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2).

We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
 - The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days



- prior to the meeting date. **City initiated.**
- For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **City initiated.**
 - For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **City initiated.**
 - Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See City initiated list.**
 - The head of any homeowner's association or registered neighborhood within the public notice area established in item (3) indicated above. **See City initiated list.**

Site Posting

The site was posted on August 4, 2023, to alert interested citizens and stakeholders of our upcoming in-person open house on August 24, 2023. The photographs of the signs and affidavit are attached at **Tab 1**. The signs do not have the anticipated Planning & Zoning Commission and City Council hearings dates and will be updated as we learn these dates.

Participation Report.

After the notices were sent by staff and the site was posted, we did not field any telephone calls or emails of concern regarding the rezoning case. We held the in-person open house where we were in actual attendance at the Asante Preparatory Academy School located 23251 N. 166th Drive in Surprise at 6:00 pm on Thursday August 24, 2023. During the open house, there was one (1) person in attendance along with two (2) City staff members. The attendee was informed of our request and was not against the proposal. The sign-in sheets are attached at **Tab 2**.

No comment cards were submitted at that time. We have been working cooperatively with City staff on the rezone request and will continue to work towards public hearings on the proposed request. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the city, we will reach out to them and provide updates to the city staff with an amended report.

TAB 1

AFFIDAVIT OF POSTING

Application No: FS23-0406
Applicant Name: Tiffany & Bosco
Location: SWC Deer Valley Rd & 185th Ave
Date Site Posted: 8/04/2023

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

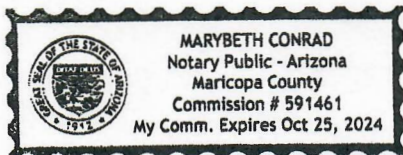
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett 8/04/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 8/04/2023, 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

In-Person

Neighborhood Meeting

Date: August 24, 2023

Time: 6:00 P.M.

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

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

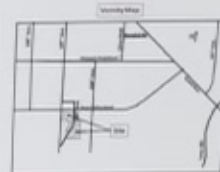
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

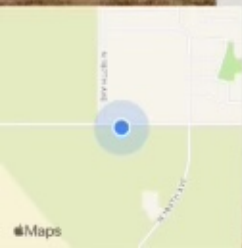
Case number: FS23-0406

Project Name: 185th Avenue and Deer Valley Rd

Request: A rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2). Located south of Deer Valley Road along the west and east sides of the 185th Ave. alignment.



For more information call: **(623) 222-3011** Surpriseaz.gov



Aug 04, 2023 10:16AM
18529-18809 W Deer Valley Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person

Neighborhood Meeting

Date: August 24, 2023

Time: 6:00 P.M.

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

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

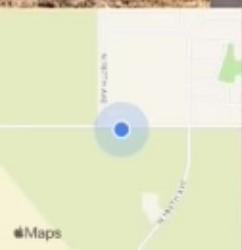
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Request: A rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2). Located south of Deer Valley Road along the west and east sides of the 185th Ave. alignment.



For more information call: (623) 222-3011 Surpriseaz.gov



Aug 04, 2023 10:16AM
18529-18809 W Deer Valley Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person

Neighborhood Meeting

Date: August 24, 2023

Time: 6:00 P.M.

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

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

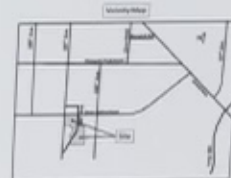
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS23-0406

Project Name: 185th Avenue and Deer Valley Rd

Request: A rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2). Located south of Deer Valley Road along the west and east sides of the 185th Ave. alignment.



For more information call: **(623) 222-3011** Surpriseaz.gov

Aug 04, 2023 09:54AM
18501-18527 W Deer Valley Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: August 24, 2023

Time: 6:00 P.M.

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

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

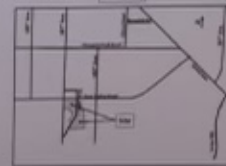
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

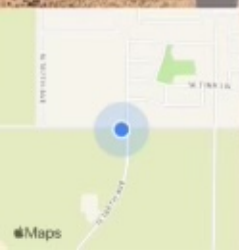
Case number: FS23-0406

Project Name: 185th Avenue and Deer Valley Rd

Request: A rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2). Located south of Deer Valley Road along the west and east sides of the 185th Ave. alignment.



For more information call: (623) 222-3011 Surpriseaz.gov



Aug 04, 2023 09:54AM
18501-18527 W Deer Valley Rd
Maricopa County

TAB 2

NEIGHBORHOOD MEETING SIGN-IN SHEET

185th Ave and Deer Valley Rd #FS23-0406

Date : August 24, 2023 Time: 6:00 PM - 7:00 PM

NAME	ADDRESS	EMAIL	PHONE #
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

AFFIDAVIT OF POSTING

Application No: FS23-0406
Applicant Name: Tiffany & Bosco
Location: SWC Deer Valley Rd & 185th Ave
Date Site Posted: 9/18/2023

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

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

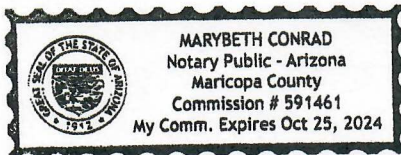
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett
Applicant/Representative Signature

9/18/2023
Date

This instrument was acknowledged before me on 9/18/2023, 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

In-Person

Neighborhood Meeting

Date: August 24, 2023

Time: 6:00 P.M.

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

Planning & Zoning

Date: October 19, 2023

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

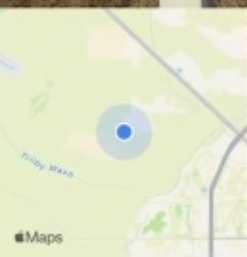
Case number: FS23-0406

Project Name: 185th Avenue and Deer Valley Rd

Request: A rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2). Located south of Deer Valley Road along the west and east sides of the 185th Ave. alignment.



For more information call: (623) 222-3011 Surpriseaz.gov



Sep 18, 2023 at 7:30:08 AM
18529-18809 W Deer Valley Rd
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: August 24, 2023

Time: 6:00 P.M.

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

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

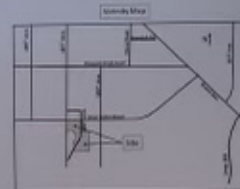
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS23-0406

Project Name: 185th Avenue and Deer Valley Rd

Request: A rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2). Located south of Deer Valley Road along the west and east sides of the 185th Ave. alignment.



For more information call: **(623) 222-3011** Surpriseaz.gov



Sep 18, 2023 at 7:29:44 AM
18529-18809 W Deer Valley Rd
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: August 24, 2023

Time: 6:00 P.M.

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

Planning & Zoning

Date: October 19, 2023

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

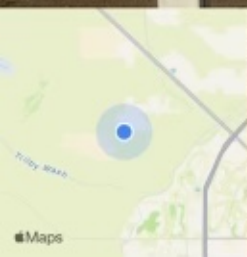
Case number: FS23-0406

Project Name: 185th Avenue and Deer Valley Rd

Request: A rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2). Located south of Deer Valley Road along the west and east sides of the 185th Ave. alignment.



For more information call: (623) 222-3011 Surpriseaz.gov



Sep 18, 2023 at 7:25:43 AM
18501-18527 W Deer Valley Rd
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: August 24, 2023

Time: 6:00 P.M.

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

Planning & Zoning

Date: October 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

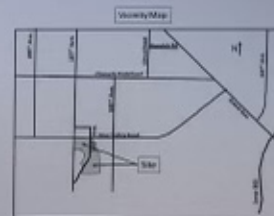
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS23-0406

Project Name: 185th Avenue and Deer Valley Rd

Request: A rezone from Neighborhood Commercial (C-1), Regional Commercial (C-3), and Light Industrial (I-1) to General Industrial (I-2). Located south of Deer Valley Road along the west and east sides of the 185th Ave. alignment.



For more information call: **(623) 222-3011** Surpriseaz.gov

Sep 18, 2023 at 7:25:10 AM
18501-18527 W Deer Valley Rd
Surprise AZ 85387
United States

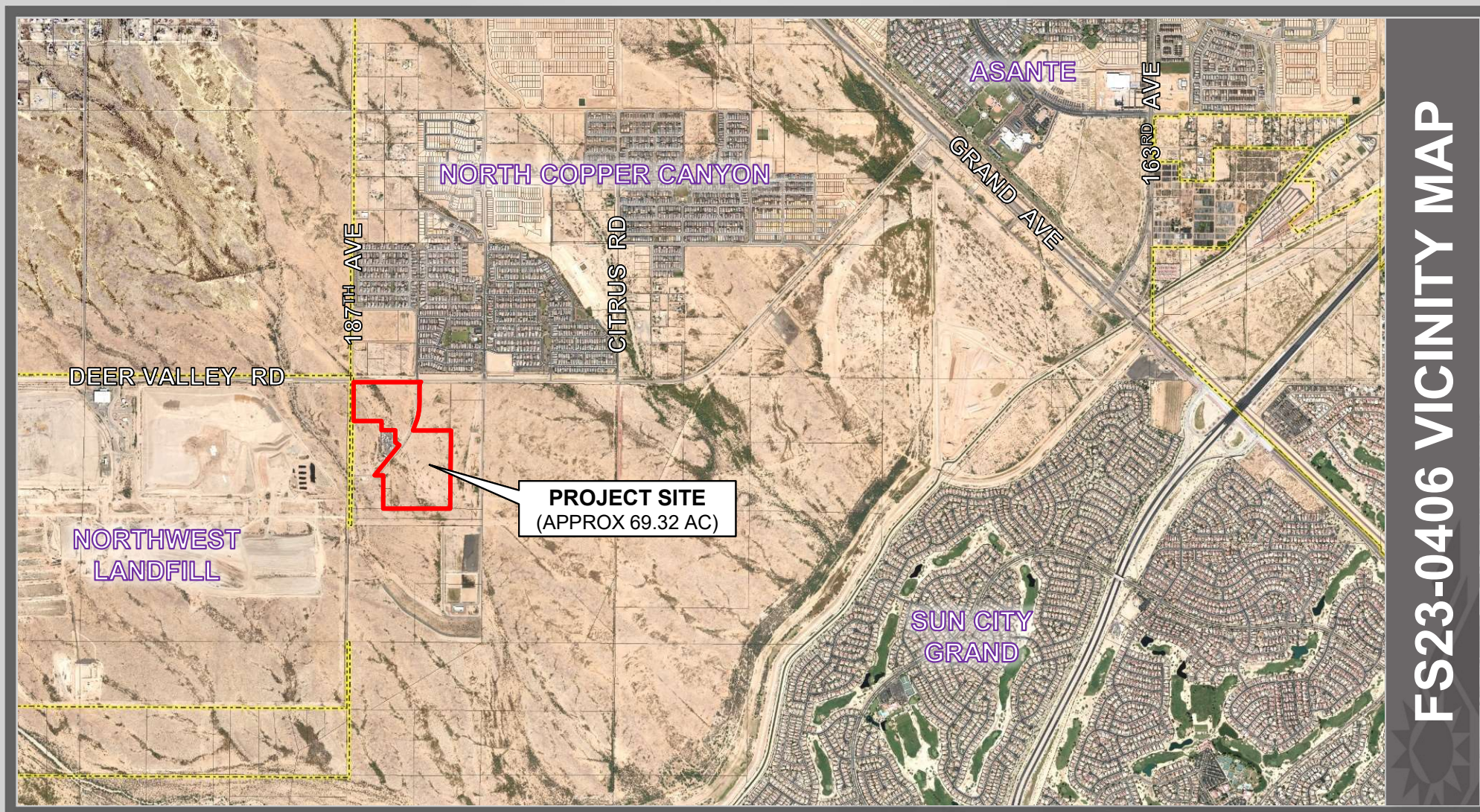


FS22-0406

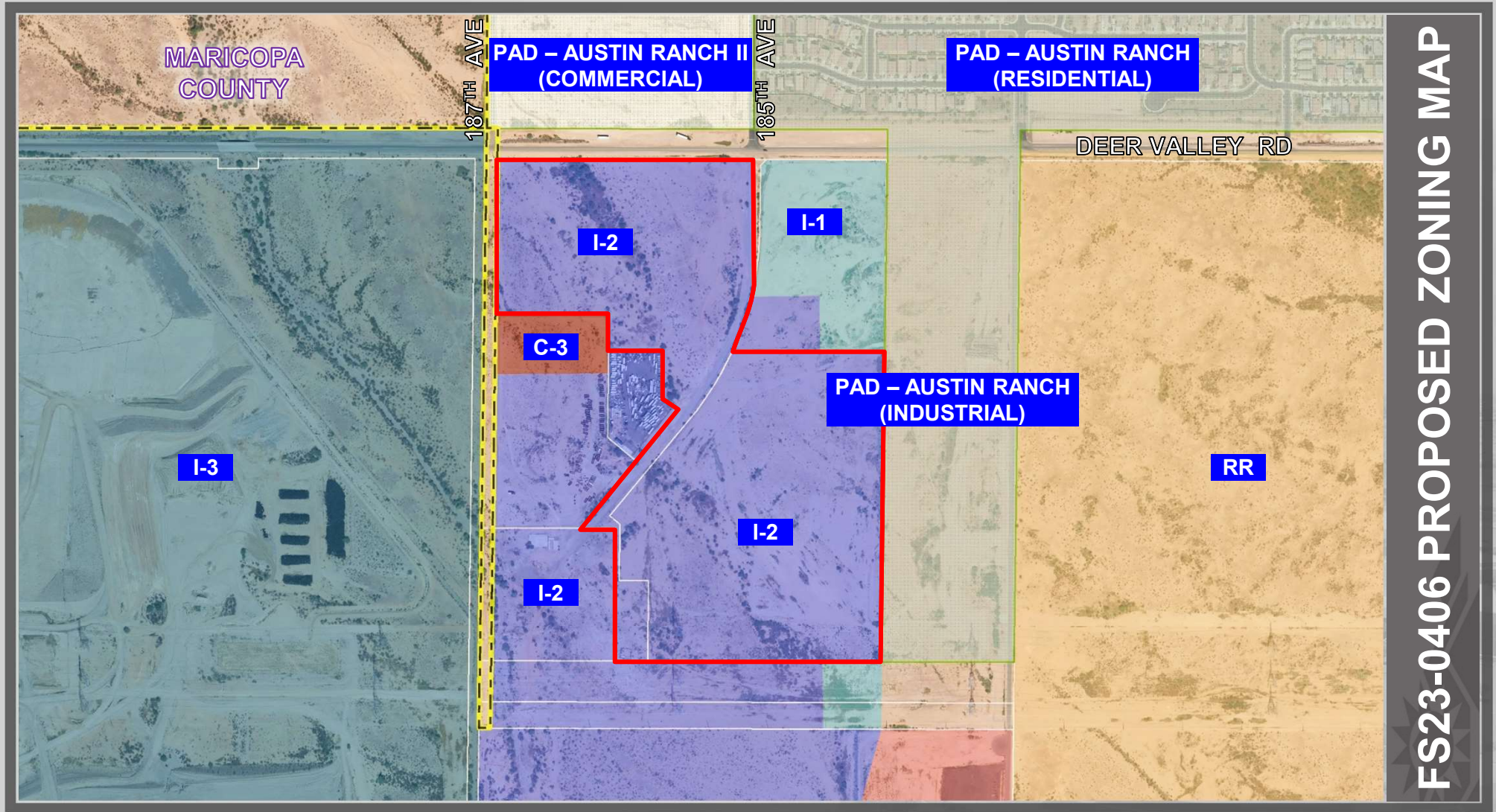
185th Avenue & Deer Valley Road

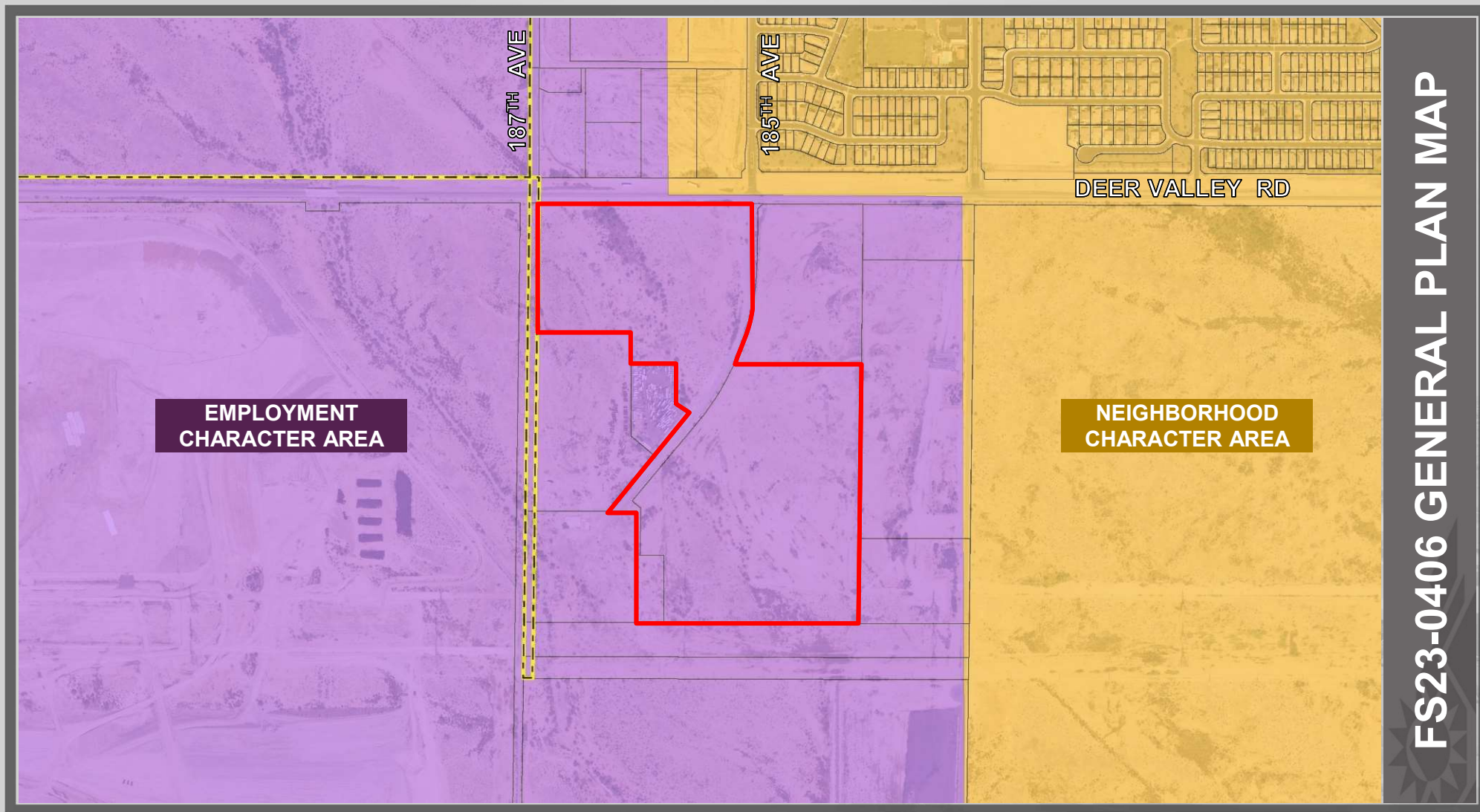
Rezone

Planning & Zoning Commission
October 19, 2023



FS23-0406 VICINITY MAP





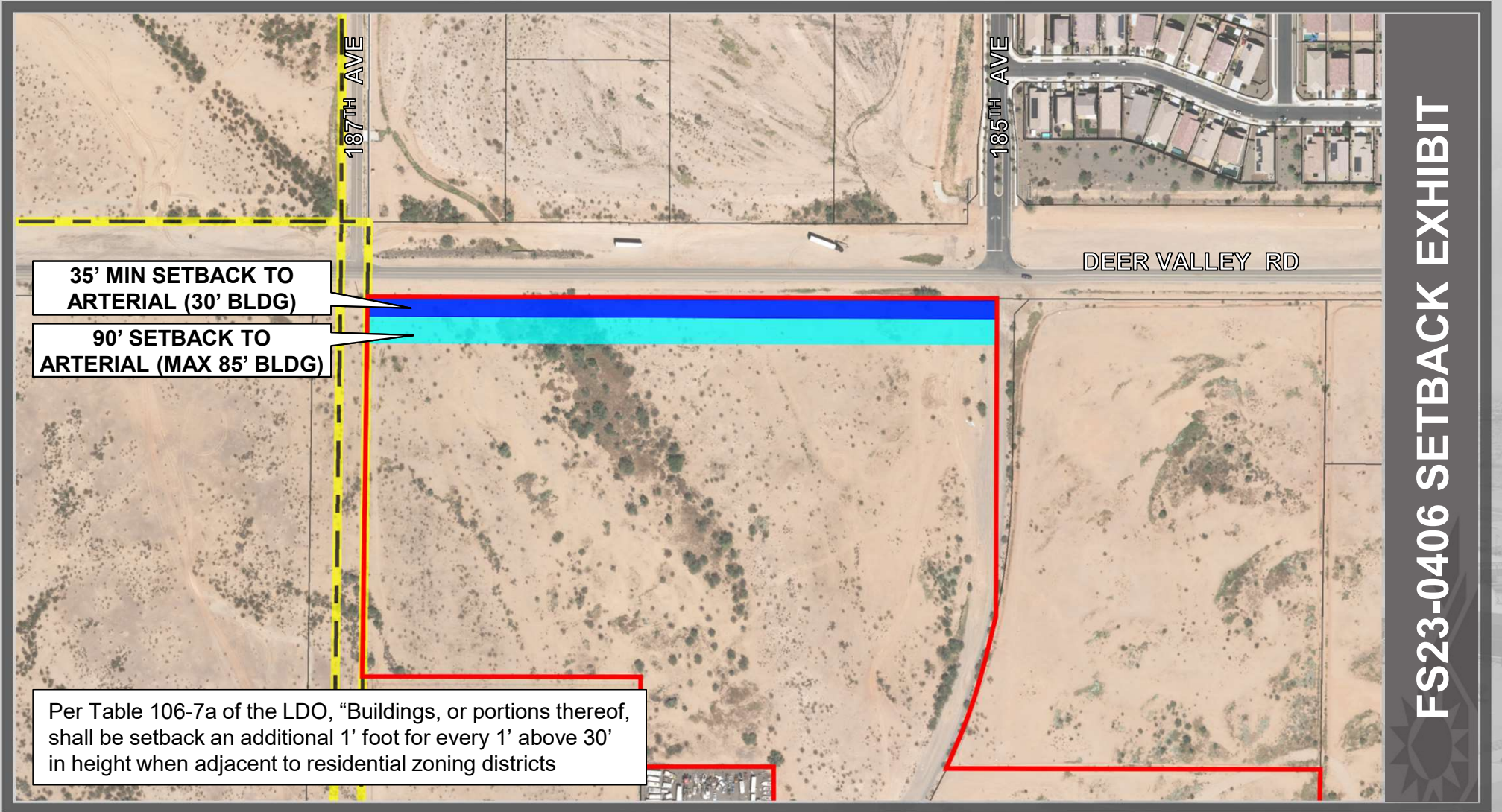
FS23-0406 GENERAL PLAN MAP

Table 106-7a—Employment Zoning Districts

	BP	I-1	I-2	I-3
Minimum lot area	20 acres ⁶	20,000 sf	5 acres	40 acres
Min. setback to arterial ROW	35	35	35	50
Min. setback to collector and local ROW (ft)	25	35	35	50
Min. setback adjacent to residential zoning (ft)	75 ¹	50 ²	75 ¹	150 ³
Min. setback adjacent to non-residential zoning (ft) ⁴	15	15	25	50
Max. bldg. height (ft) ⁵	45	40	85	40

Notes:

1. May be reduced to 15 feet when the development provides a 45 feet or greater landscape *buffer* "tract" with a public *access* easement to allow paths or trails that may connect to the city open trails system.
2. May be reduced to 15 feet when the development provides a 30 feet or greater landscape *buffer* "tract" with a public *access* easement to allow paths or trails that may connect to the city open trails system.
3. May be reduced to 75 feet when the development provides a 50 feet or greater landscape *buffer* "tract" with a public *access* easement to allow paths or trails that may connect to the city open trails system.
4. *Setback* may be increased if *abutting* a *parcel* with OS-1 or OS-2 *zoning* that separates residential *zoning* by less than 60 feet.
5. *Buildings*, or portions thereof, shall be *setback* an additional one foot for every one foot above 30 feet in *height* when *adjacent* to residential *zoning* districts.
6. Minimum *lot* area may be reduced to one acre for *pad* sites within a *commerce* center.





OUTREACH

- Citizen Participation Meeting (In-Person) 8/24/2023
- 1 attendee
- Site Posting, 300' Mailers, & Newspaper Publishing's
- No opposition



Staff Recommendation

Approval subject to stipulations ‘a’ through ‘d’

- a. Development and use of the site shall be consistent with the Narrative entitled “185th Avenue & Deer Valley Road”, date received June 08, 2023.
- b. This development is required to provide proof of payment for both the SPA 3 Water Reclamation Facility sewer capacity buy-in fee as described in the Austin Ranch Turnover and Shortfall Agreement (MCR# 20201043900) and the water distribution line buy-in fee as described in the Willow Trails Water Agreement (MCR #20230166080). Proof of payment must be submitted with the Final Plat.
- c. Future development shall be required to provide a 35-foot landscape buffer in accordance with Table 106-7a and Section 106-1.2 of the city’s Land Development Ordinance along the front property line adjacent to Deer Valley Road.
- d. 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.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You