



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

Thursday, April 16, 2015 @ 6:00 PM
 COUNCIL CHAMBERS

* [Back](#) [Print](#)

CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

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 on any item not 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.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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- #1 District Internal Consideration and action on the April 2, 2015 Planning and Zoning Commission minutes.

Approve
Heather
Donaldson,
Community
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

STAFF
RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- #2 District Citywide Consideration and action of two alternative approaches to land use concepts for the city-initiated Major General Plan Amendment - General Plan Elements Update.

Approve
Eric Fitzer,
Community
Development

OTHER BUSINESS:

- #3 District Internal Discussion for future agenda items.

No Action
Eric Fitzer,
Community
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: April 8, 2015 at 2:20 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

April 16, 2015 @ 6:00:00 PM

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Board Meeting Date:	April 16, 2015	Contact Person:	Heather Donaldson, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the April 2, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the April 2, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [April 2, 2015 Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 2, 2015 / 6:00 PM

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

CALL TO ORDER.

Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, April 2, 2015.

A. ROLL CALL

In attendance were Chair Somers, Vice Chair Ken Chapman and Commissioners Peter Pervi, Dennis Smith, Matthew Bieniek, Jerry Hoyler and Mathew Keating.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Robert Kuhfuss, Planner Joshua Mike and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Community Development Director, Eric Fitzer, advised the Commission of a meeting taking place on April 6, 2015 where the artist, Meg Saligman, for the Bell/Grand Overpass will be presenting artist renderings/concepts for the bridge artwork. He further advised that this information will also be presented to Mayor and Council during the April 7th Council Meeting. He introduced the new City Planner II, Joshua Mike, to the Commission and advised that he came to the City of Surprise from the City of Mesa.

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the March 19, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the Planning and Zoning Commission Minutes for March 19, 2015. Vice Chair Chapman seconded the motion. The motion passed with 6 yes votes, 1 abstain vote (Commissioner Bieniek).

Item 2 – DISTRICT 5 – Consideration and action regarding a Major Site Plan Amendment for Series 2K Office Building located north of Bell Road and west of Brookside Lane.

Robert Kuhfuss, Planner II, presented the project to the Commission. Architect, Raleigh Hall, addressed the Commission regarding this project and notified them that he would be available for any questions they may have. Property owner, Melanie, advised Commission that they are not looking for retail traffic and therefore they do not want to look identical to the retail property right next door. Staff recommends approval of a Major Site Plan Amendment for Series 2K Office Building.

The Commission discussed:

- Faux stone on pony walls is not necessary and can be eliminated
- Cobblestone preferred for consistency/coherency
- Columns and stacked walls should be painted to match the columns and stacked walls in the rest of the center
- Proposed elevation looks more industrial
- Boundary of where center begins (short walls with Cobblestone sets them currently)
- Input from local patrons – Unique village setting in Surprise
- Commission doesn't mind the steel in place of wood

Commissioner Keating made a motion to approve a major site plan amendment for Series 2K Office Building based on staff's recommended stipulations 'a' through 'f' as listed in the staff report with the addition of stipulation 'g' to remove all ledge stone and to paint the columns and screen walls. Commissioner Smith seconded the motion. The motion passed with 7 yes votes.

Item 3 – CITYWIDE – Presentation and discussion regarding proposed Text Amendment to the Surprise Unified Development Code as it relates to Signs.

Robert Kuhfuss, Planner II, lead a discussion regarding potential revisions to Chapter 113 of the SUDC as it pertains to signs and advised the Commission that staff would like to update the existing Sign Ordinance and reconcile that update with the SUDC update already in progress. Staff is looking for direction from this Commission prior to meeting with City Council and the public in order to create a sign ordinance that is clear and provides the appropriate level of business advertising while maintaining a high level of aesthetics.

The Commission discussed:

- Timeline of this process (steps)
- Page 12, 113-45 – Concerns regarding delivery – Add #4 in that section that it be the sole responsibility of the applicant to maintain current and updated address and contact information with the City for notification purposes
- Directory signs – Point of Clarification on Page 23, # 6 – multi residential developments and multi-tenant facility (what does this mean)
- Page 33 – 113-187 – ‘a’ and ‘g’ contradict each other with ‘a’ stating “a minimum of 100 feet” and ‘g’ stating “a minimum of 200 feet.”
- Whoever has Certificate of Occupancy on record would be noticed
- Site plans required for building signs – site plan has no reference to a wall mounted sign (sign) – hard to get site plan for 30+ year old building for property owner to get sign –
- Digital signs look like a television on a wall vs. a messaging sign which scrolls – don’t confuse the two, please add to definitions
- City has no zoning authority over public schools
- ADOT controls distances of signs at freeways
- Sandwich signs/a-frames everywhere tied to stop signs, light poles, etc. – SUDC currently states, sandwich signs except as prohibited in this chapter, and then in the chapter there is no reference to sandwich signs – Need specific regulations of when they are allowed, where they are allowed and what type of signs are allowed (with duration) and what types are not allowed
- Clutter and safety issue of signs everywhere – they are flooding the sidewalks
- Reader panels – we need to control the orientation of the sign; example - AZ Charter Academy sign offensively bright and at odd angle - signs should be perpendicular to road for safety purposes
- Need maximum luminance standard
- Need clarity standard
- Window signs – signs on inside of surface of glass – recommend limiting the amount of signs that can be put in an area (window)
- Freeway signs – maximum height of 80 feet – recommend that they shouldn’t be any taller than Prasada project or what is already existing in city

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

None

OTHER BUSINESS:

Item 4 – INTERNAL - Discussion for future agenda items.

No items discussed

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 6:52 p.m.

Eric Fitzer
Community Development Director

Steve Somers, Chair
Planning and Zoning Commission

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:

Heather Donaldson, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission

April 16, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 16, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action of two alternative approaches to land use concepts for the city-initiated Major General Plan Amendment - General Plan Elements Update.

Motion:

Motion to recommend a preferred Major General Plan Amendment alternative land use concept to the Mayor and City Council.

Background:

In lieu of the development of Village Plans, a holistic approach to developing a 'One Surprise', while respecting the city's unique character areas, requires an update to the General Plan 2035's Land Use, Growth, Roadway Systems, Economic Development, Housing, and Implementation Elements. After initial public input was received, comments and baseline data were presented to a joint meeting with Council and Commission on February 3, 2015. Input from the community, stakeholders, Commission, and Council was used to prepare alternative concepts for updating the Land Use Element for the General Plan 2035 that could provide a better tool for guiding new development and the appropriate, desired uses within the City.

Financial Impact Statement:

The Major General Plan Amendment - General Plan Elements Update will have no direct effect on the city budget. Any future activities related to implementing the Updated General Plan Elements would have budget implications that would need to be considered by the Mayor and City Council at the time of proposal.

ATTACHMENTS:

Click to download

☐ [Major General Plan Elements Amendment - Staff Report](#)

☐ [Major General Plan Amendment - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Eric Fitzer, Director Kevin Kugler, Consultant, Michael Baker International, LLC



COMMUNITY DEVELOPMENT

Date: April 16, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Community Development Director
Lloyd Abrams, Long Range Planning Manager
Joshua Mike, Planner II

Re: General Plan Elements Update

Introduction/History

In lieu of the development of Village Plans, a holistic approach to developing a 'One Surprise', while respecting the city's unique character areas, requires an update to the General Plan 2035's Land Use, Growth, Roadway Systems, Economic Development, Housing, and Implementation Elements. After initial public input was received, comments and baseline data were presented to a joint meeting with Council and Commission on February 3, 2015.

Input from the community, stakeholders, Commission, and Council was used to prepare alternative concepts for updating the Land Use Element for the General Plan 2035 that could provide a better tool for guiding new development and the appropriate, desired uses within the City.

Location

This General Plan Elements Update covers the entire 309 square miles of the Surprise Planning Area, including the incorporated municipal land area of approximately 108 square miles.

Planning Process

Updating the General Plan 2035 Land Use Element will provide a new approach to how the Land Use Map will represent the future land use categories and implementation of future development. In order to properly develop an updated Land Use Element, the community, stakeholders, the Commission, and Council will be presented with two alternative approaches; "Conventional" and "Character Area". Each approach has various strengths to illustrate how the City could guide future development to meet the General Plan 2035's Vision.

The 'Conventional' approach utilizes a more familiar and traditional land use map with corresponding policy, which would allow better coordination and compatibility with adjacent municipality land uses. When reviewing development proposals, the 'Conventional' approach is more straight-forward in determining allowable land uses, however may seem less flexible

when a new type of land use is proposed when it deviates greatly from the allowed uses and triggers a major general plan amendment. Flexibility may be provided by better defining the criteria for triggering a major amendment and what the City defines as the process for a major amendment. These types of enhancements to the 'Conventional' approach would provide the ability to better adapt to the marketplace and would require little modification to the General Plan 2035. The 'Conventional' approach is more intuitive and less education to implement.

The 'Character Area' approach is an integration of land use concepts and built form when determining a common vision of development and land use pattern. With fewer land use categories, the 'Character Area' approach utilizes planning concepts that depend on form and function-oriented design guidelines to determine appropriate uses and compatibility with adjacent properties, land uses, built form, and neighboring municipal plans. This approach could provide more flexibility in determining an area's or development proposal's intent. The 'Character Area' approach would require the development of guidelines and policies to support and guide what the character and built form will look like, as opposed to a prescriptive application of land uses. This new approach to land use planning would necessitate a different style and composition to the General Plan 2035 and require training and education to comprehend and implement.

The intent for either approach is to develop fewer land use categories and provide more flexibility in making land use decisions than what currently exists. Either approach will require changes to the current Surprise Unified Development Code which is currently undergoing a revision and could incorporate the appropriate revisions to support the preferred approach.

Future Steps

Each of the alternative land use concepts, the 'Conventional' approach and the 'Character Area' approach, will be presented to the Planning and Zoning Commission, City Council, stakeholders, and the community. Michael Baker, Intl. will use this input and work with the City to develop a preferred approach to update the General Plan Land Use Element. An application for a Major General Plan Amendment will be filed with the City to be presented and reviewed by the Commission and Council.

Recommendation

Input and direction on the two alternative land use concepts to update the General Plan Land Use Element.

Attachments:

1. Powerpoint presentation by Michael Baker International, LLC

Land Use Plan Alternative Approaches, Comparison, and Direction

General Plan Elements Update

Planning & Zoning Commission Work Session

April 16, 2015



MEETING PURPOSE

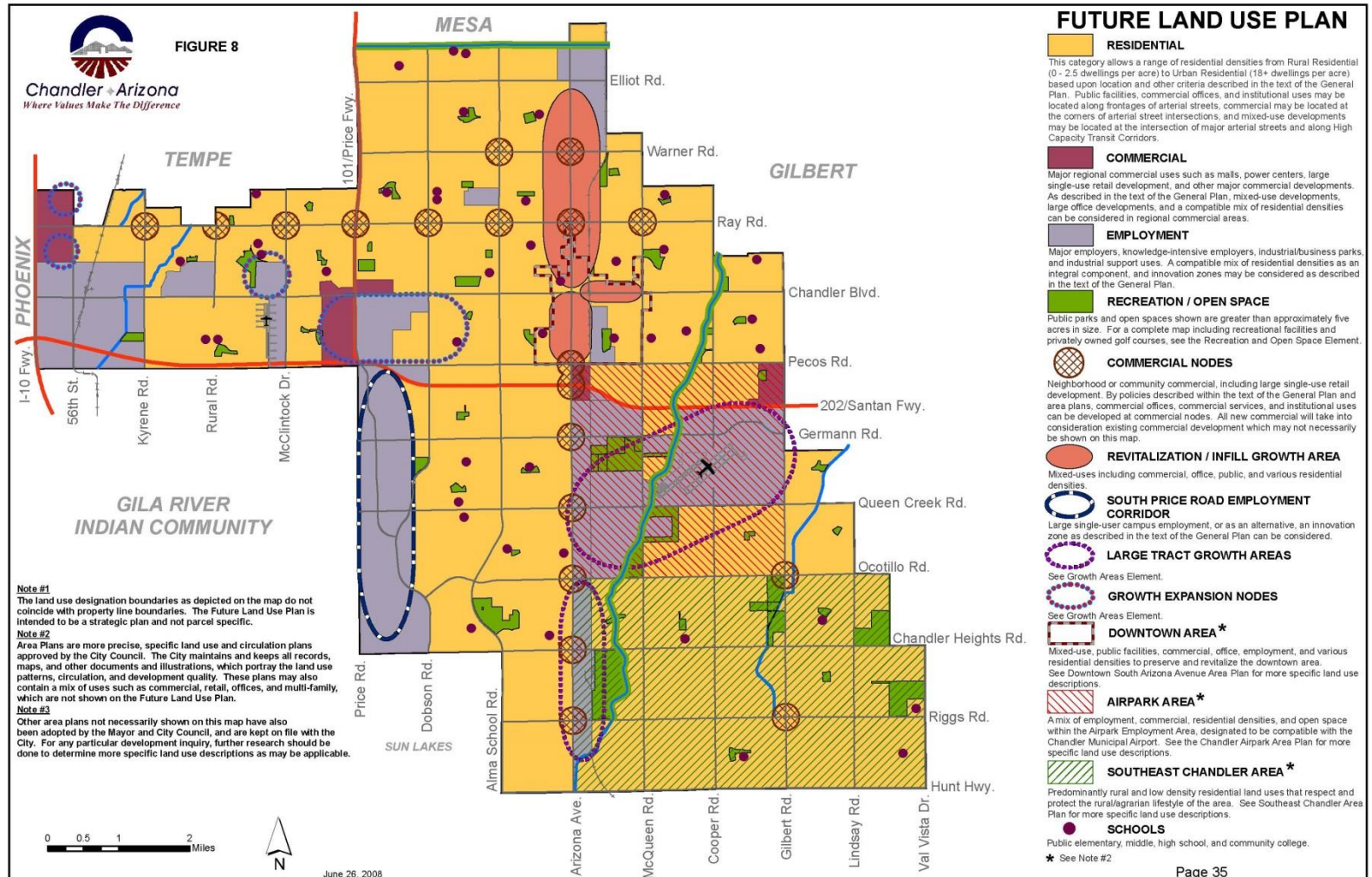


The purpose of this work session is to introduce, compare and receive Commission input on two potential approaches to land use planning, with the intent to develop one preferred approach as the basis for updating the Land Use Plan for the City of Surprise.

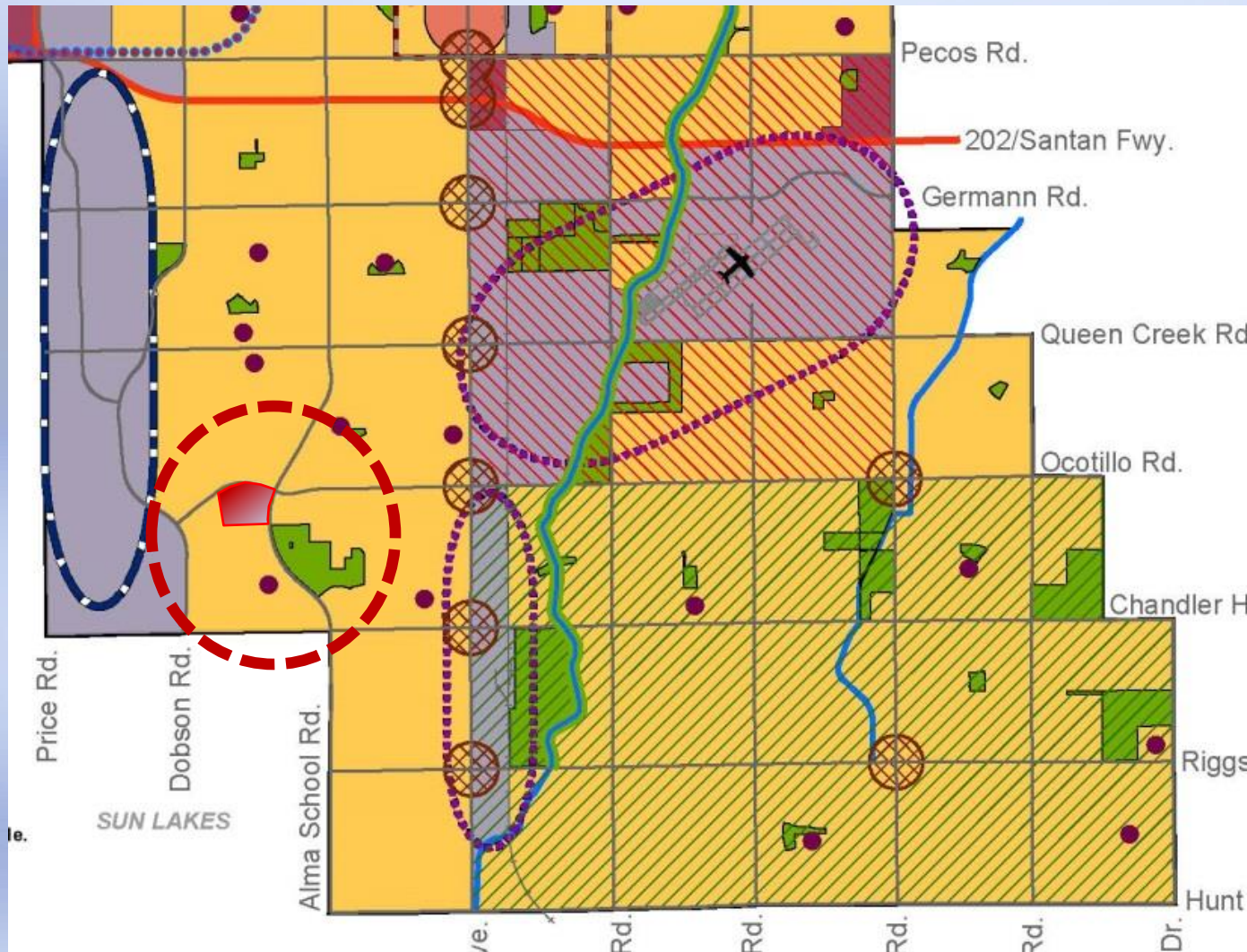
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City of Goodyear

LAND USE PLANNING APPROACHES



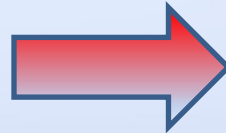
LAND USE PLANNING APPROACHES



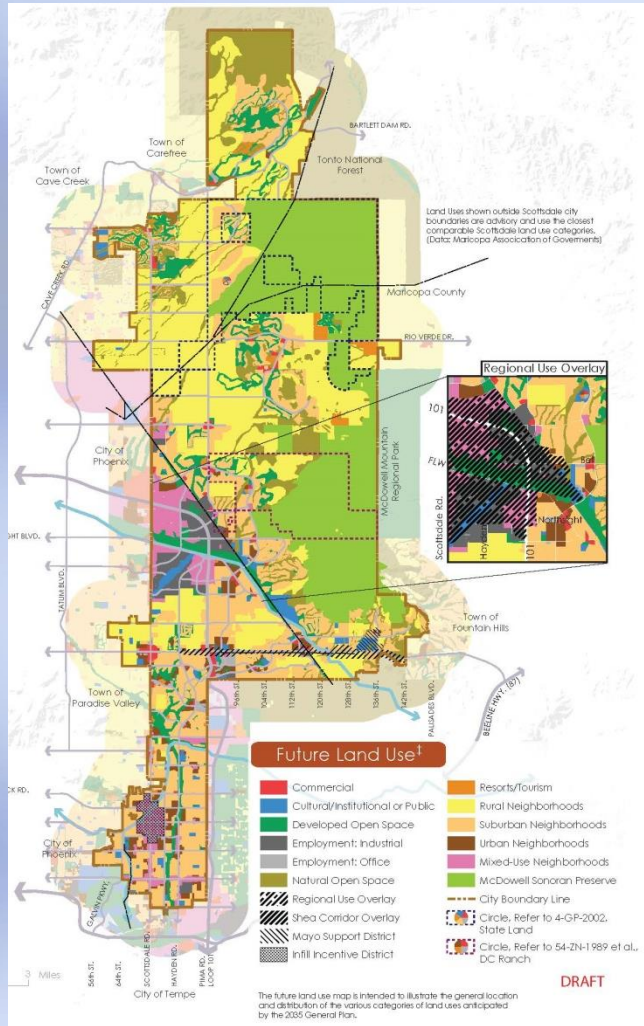
Character Area - City of Chandler

LAND USE PLANNING APPROACHES

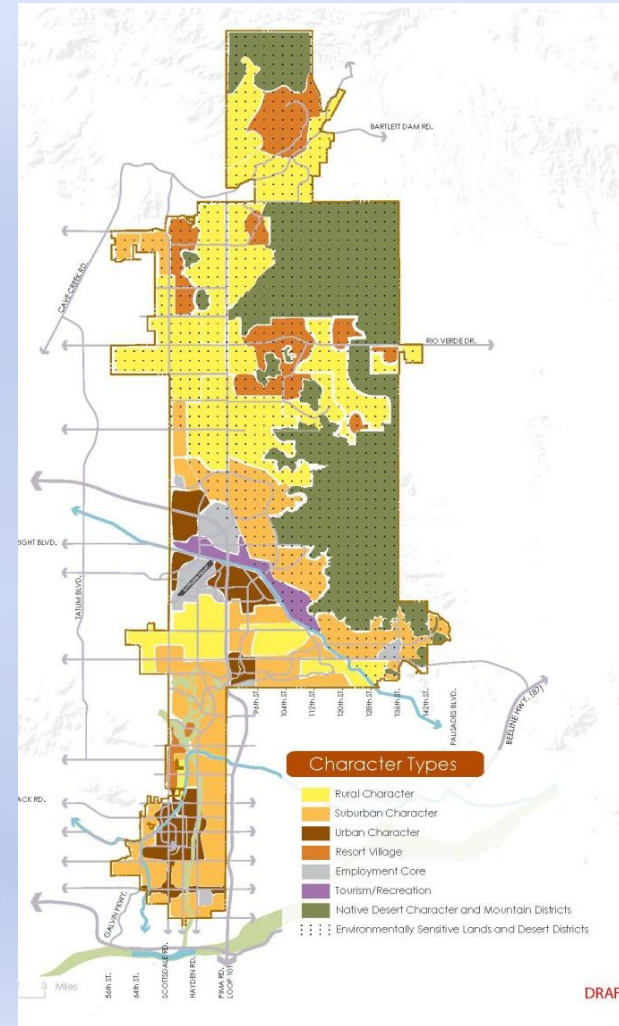
Future Land Use



Character Types



City of Scottsdale General Plan 2035 (DRAFT)

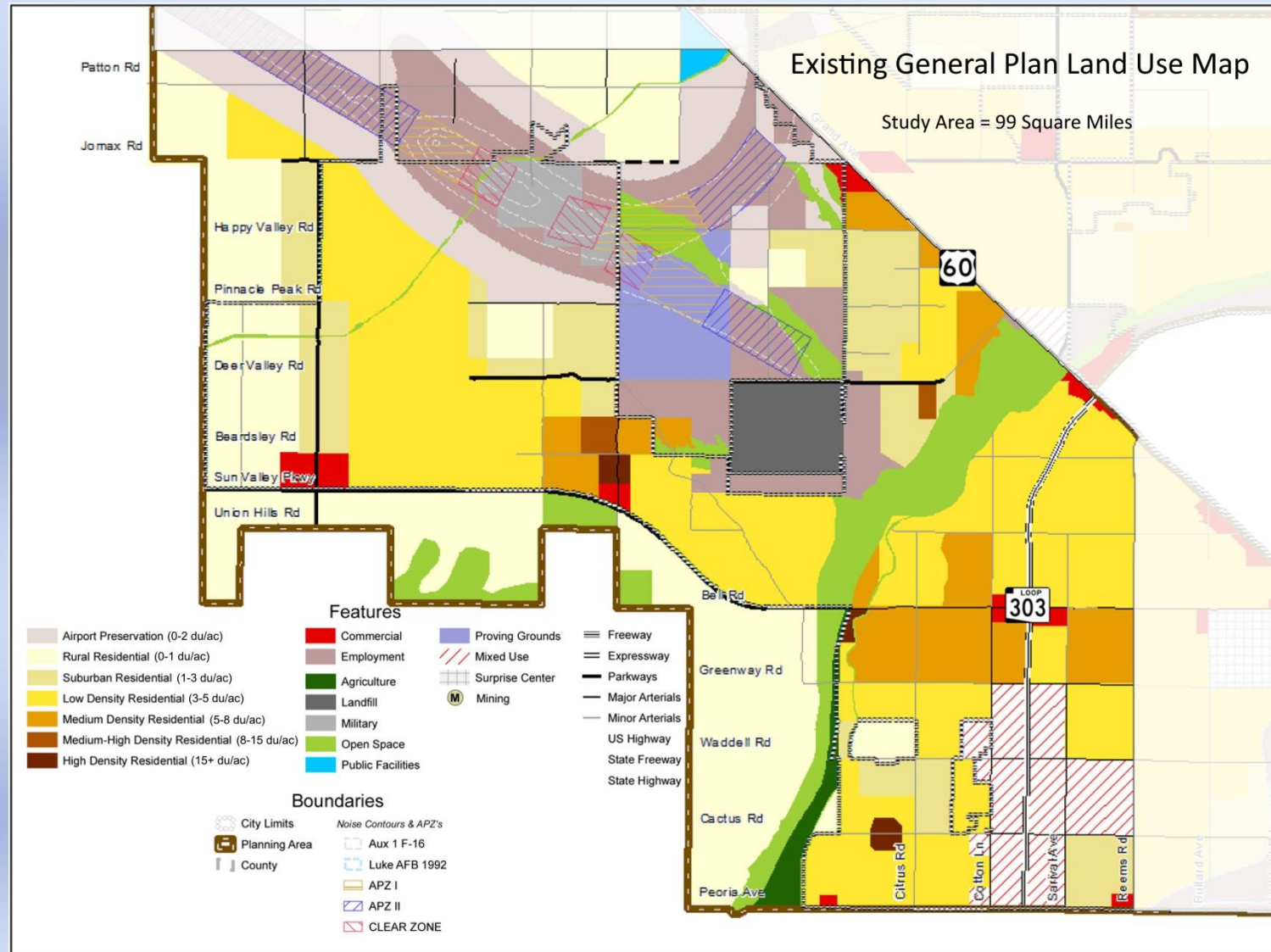


Land Use Scenario Types

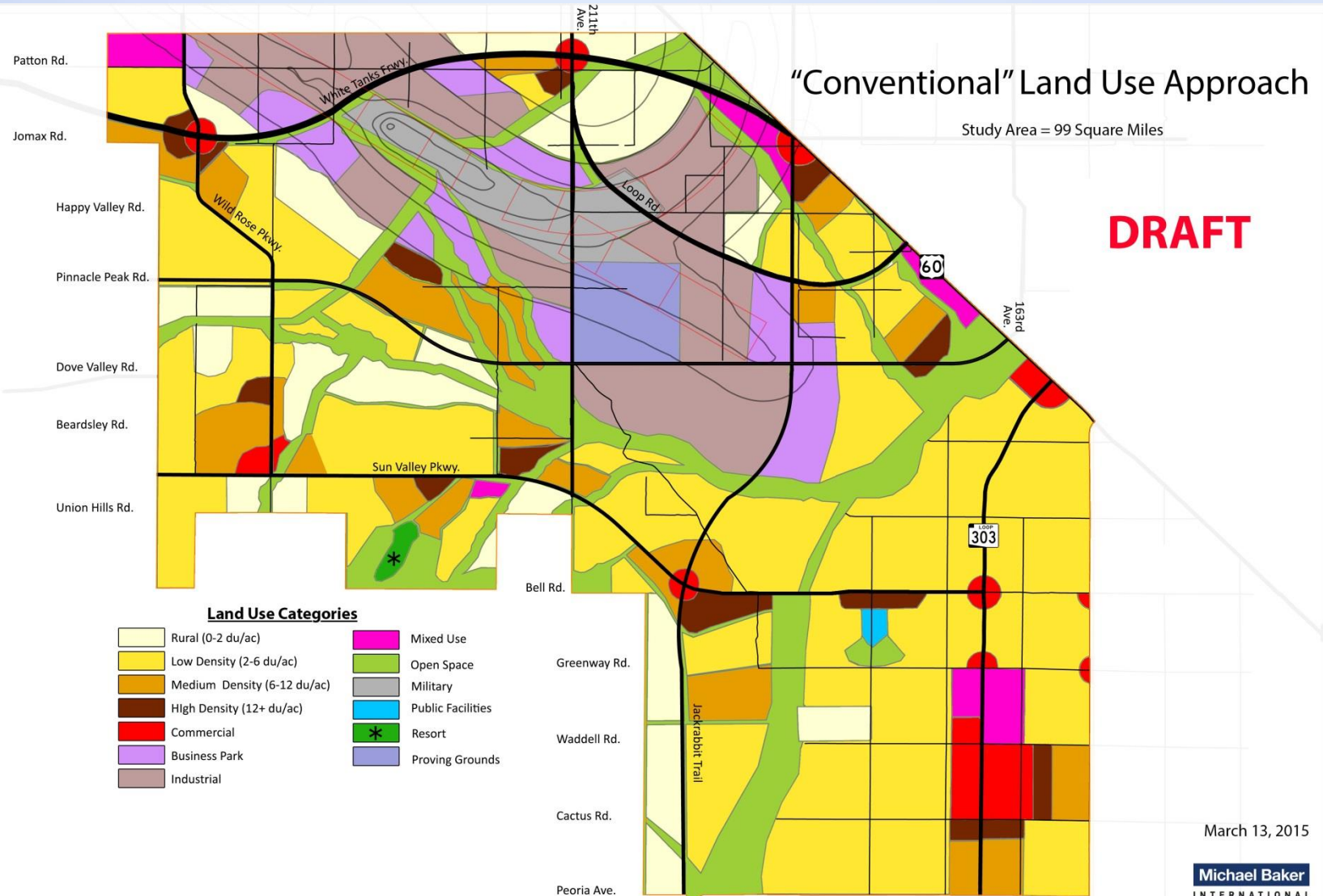


Conventional	Character Area
Similar to the existing Surprise General Plan, but enhanced!	More recent approach that has been used in some more recent plan updates – but tailored to Surprise’s needs!
Tends to be more prescriptive – defines and focus is upon individual land uses specific to a particular parcel.	The Character Areas approach combines concepts of land use with building form and intensity to identify places that show a common form of development and land use pattern, lifestyle and "feel".
Fairly rigid and quantitative in its application - low density, medium density and high density residential arranged in a particular land use pattern.	Approach is more flexible and qualitative in its application – the exact location and arrangement of low, medium and high density residential neighborhoods are not prescribed on a map, but design guidance is offered to demonstrate their compatibility and relationship.
Approach is typically considered less business friendly by triggering more major General Plan amendments.	Approach is typically considered more business friendly by triggering fewer major General Plan amendments.
	Intensity of use, design elements or other factors that collectively define the overall character, whether existing or intended in the future.

Alternative Land Use Map - Existing

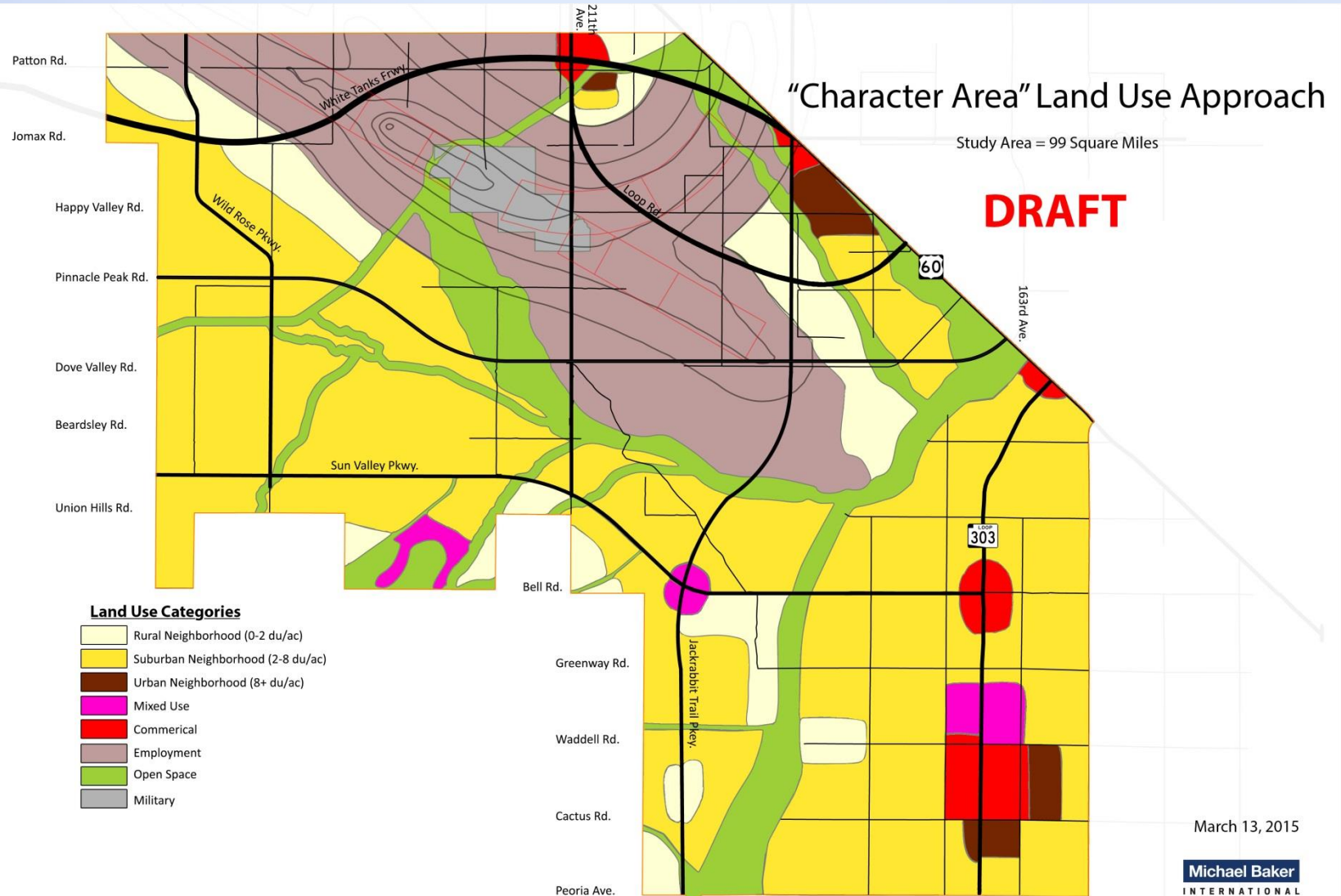


Alternative Land Use Map – Conventional



March 13, 2015

Alternative Land Use Map – Character Area



March 13, 2015

Michael Baker
INTERNATIONAL

Comparison of Land Uses - Residential



CHARACTER AREA APPROACH	CONVENTIONAL APPROACH	EXISTING SURPRISE GENERAL PLAN
RESIDENTIAL CATEGORIES		
RURAL NEIGHBORHOODS (0-2 du/ac) – Horses and livestock permitted.	RURAL RESIDENTIAL (0-2 du/ac) – Horses and livestock permitted.	RURAL RESIDENTIAL (0-1 du/ac) – Horses and livestock permitted.
		SUBURBAN RESIDENTIAL (1-3 du/ac) – Large lot, single family housing. Limited neighborhood commercial permitted where appropriately cited.
SUBURBAN NEIGHBORHOODS (2-8 du/ac) – Character area defined by a wide range of conventional and alternative lot sizes and housing products permitted. Neighborhood services mixed use activity centers, accessible parks and trails required in this character area.	LOW DENSITY RESIDENTIAL (3-6 du/ac) – Mixture of large, medium and small single family detached lot sizes. Neighborhood commercial and personal service on 20 acres or less permitted.	LOW DENSITY RESIDENTIAL (3-5 du/ac) – Predominately single family detached residential on medium sized lot sizes.
		MEDIUM DENSITY RESIDENTIAL (5-8 du/ac) - Mix of single family detached and attached homes on small lots along with duplexes, condos, townhomes, casitas, and patio homes.
URBAN NEIGHBORHOODS (8+ du/ac) – Character area defined by a wide range of alternative lot single family attached, cluster, suburban scale and midrise apartments, condos, townhomes, and vertically integrated mixed use products permitted, parks permitted.	MEDIUM DENSITY RESIDENTIAL (6-12 du/ac) – Mix of single family detached and attached homes on small lots along with duplexes, condos, townhomes, casitas, and patio homes.	MEDIUM HIGH DENSITY RESIDENTIAL (8-15 du/ac) – Mix of single family attached, duplex, townhome condos and suburban scale apartments. Supporting neighborhood scale commercial services permitted where appropriate.
	HIGH DENSITY RESIDENTIAL (12+ du/ac) – Mix of suburban and urban scale apartments, condos, townhomes.	HIGH DENSITY RESIDENTIAL (15+ du/ac) – Mix of suburban and urban scale apartments, condos, townhomes.

Land Use Comparison – Non-Residential



CHARACTER AREA APPROACH	CONVENTIONAL APPROACH	EXISTING SURPRISE GENERAL PLAN
MIXED USE CATEGORY		
MIXED USE CHARACTER AREAS – Vibrant and rich regionally utilized environment that is defined by a horizontal and vertical integration of high density residential housing, regional commercial, office entertainment, cultural, civic and employment uses.	MIXED USE CENTERS – Environment that is defined by a horizontal and vertical integration of high density residential housing, regional commercial, office entertainment, cultural, civic and employment uses.	MIXED USE – Unique areas that prove a variety of employment, commercial and entertainment uses supported by high density residential dwellings.
NON-RESIDENTIAL CATEGORIES		
Note: Community commercial scale land uses are an inherent and permitted element in suburban and urban neighborhood character areas.	COMMUNITY COMMERCIAL – Neighborhood commercial and personal service on 20 acres or less.	
COMMERCIAL – Greater intensity of commercial uses, including Big box retail establishments, professional office buildings.	REGIONAL COMMERCIAL – Greater intensity of commercial uses, including Big box retail establishments, professional office buildings.	COMMERCIAL – Only denotes retail areas larger than 25 acres.
EMPLOYMENT – Employment character areas can include areas designated for large business parks, manufacturing, warehousing and distribution facilities.	BUSINESS PARK – Refers to areas where a combination of light manufacturing or fabrication, research and development, back office and services with appurtenant retail and wholesale operations.	EMPLOYMENT – Appropriate areas for professional office, tourism/recreational uses (resorts/amusement facilities), service uses, office/warehouse and/or manufacturing type industrial uses.
	INDUSTRIAL – Areas intended for more intensive industrial and/or manufacturing operations.	AIRPORT PRESERVATION – Used to protect and support the mission of Luke AFB. Includes a variety of employment related uses .
		PROVING GROUNDS – Area designated on the Ford Proving grounds facilities (1539 acres).
		LANDFILL – Area denoting the Northwest Regional Landfill. This 1,200 acre property has an 80-year lifespan.

Comparison of the Two Approaches



Component Areas for Comparison

1. Plan Preparation/Review and Adoption

- *Existing General Plan Composition & Style*
- *Public Education*
- *Edge Treatment*
- *Relationship to Additional General Plan Elements(those not designated for update)*

2. Plan Administration/Approvals

- *Staff Perspective*
- *Planning & Zoning Commission/City Council Perspective*
- *Major vs Minor Plan Amendments*
- *Development Community Perspective of Process/Procedures*

3. Plan Implementation

- *Existing Zoning Ordinance (SUDC) Consistency*
- *Capital Improvement Plan (CIP) Planning & Budgeting*
- *Master Plan/ Specific Plan Conformity*
- *Existing Planned Area Developments (PAD's)*

Existing General Plan Composition & Style

Conventional	Character Area
1) Subtle modifications necessary.	1) Subject matter necessitates different style and composition.
	2) Integration of this approach results in a disparate plan that is not consistent/uniform.

Plan Preparation/Review/Adoption



Public Education

Conventional	Character Area
1) Approach is more familiar and intuitive - easier for users to grasp.	1) Approach is more innocuous - requires additional training/education to comprehend and implement.
2) Approach is focused on a traditional land use map and corresponding policy guidance.	2) Approach utilizes planning concepts that are supported by form and function-oriented design guidelines .

Edge Treatment

Conventional	Character Area
1) From a land use map perspective - easier to visualize consistency or contrast with adjacent municipal plans.	1) From a land use map perspective, more difficult to ascertain consistency with adjacent municipal plans.
2) Easier to qualify and quantify development proposal consistency by evaluation of land use conformity only.	2) Consistency is more than land use - staff review and analysis must focus on the form, function and transition design guidance

Plan Preparation/Review/Adoption



Relationship to Additional General Plan Elements

(not designated for update at this time)

Conventional	Character Area
1) Subtle modifications needed - extent of changes depend on breadth/depth of implementation measures.	1) Additional modifications to Cost of Development, Neighborhood Planning, Urban Design and Conservation Elements needed to complement/ correspond to the shift in land use and policy planning approach.

Plan Administration/Approvals



City Staff Perspective

Conventional	Character Area
1) Approach: more rigid and quantitative relative to acceptability of a development proposal.	1) Approach: more flexible and qualitative when determining acceptability of a development proposal.
2) Lack of clear intentions and integration of land uses when determining “the look” of the proposed built environment.	2) Guidelines compel an application to be more definitive and thorough by requiring the explanation of design intentions.
3) Reliance on policies that suggest “should” or “may” lead to design implementation uncertainty.	3) Results in a stronger comprehension of what the built form will look like when constructed.

Plan Administration/Approvals



City Staff Perspective

Conventional	Character Area
4) Rigid “black and white” guidance reduces staff’s interpretative ability to accept a proposal/application the city desires-conversely it diminishes the ability to deny an application that appears (by sheer land use comparison) to conform with the General Plan.	4) Approach offers “gray area”- allowing flexibility for staff in reviewing development proposals and providing “safe harbor” to accept a proposal the city desires and deny a proposal that is not supported.
5) Approach typically triggers more Major General Plan amendments (application/time/money) and is less business friendly.	5) Approach typically triggers less Major General Plan amendments (application/time/money) and is more business friendly.
	6) This approach may be more effective in areas where the surrounding character area is established through previous development.

Plan Administration/Approvals



Planning & Zoning Commission/City Council Perspective

Conventional	Character Area
1) Consistent with existing approach - more familiarity with concepts.	1) New approach with new concepts and policy/design guidance - requires education and training of the concepts.
2) Approach: consists of more rigid guidance-not only reduces Commission and Council's interpretative ability to approve a proposal/application the city desires-diminishes Commission/ Council's ability to deny an undesirable application that appears to conform with the General Plan.	2) Approach: flexibility for Commission/Council to consider development proposals-greater ability and flexibility for Commission and Council for "safe harbor" - accept a proposal the city desires/deny a proposal that is not supported.

Plan Administration/Approvals



Major vs. Minor General Plan Amendments

Conventional	Character Area
1) Statutory ability for the city to define what acreage thresholds and types of land use changes constitute/ define major and minor General Plan amendments-approach is often more rigid and triggers more major and minor General Plan amendments.	1) Statutory ability for the city to define what acreage thresholds and types of land use changes constitute/ define major and minor General Plan amendments-approach is flexible - resulting in fewer General Plan amendments.

Plan Administration/Approvals



Development Community Perspective

Conventional	Character Area
1) Development community perception: more rigid, time consuming and not responsive to the needs of the marketplace.	1) Development community perception: more flexible, less time consuming and market friendly.
2) Priority economic development projects: literally "held up" in a major general plan amendment process (only heard once a year).	2) Priority economic development projects: not "held up" in a major general plan amendment process- often fit as a minor General Plan amendment - processed with zoning (if needed).
3) Application submittal requirements: typically less extensive.	3) Application submittal requirements: typically more extensive (for design guideline considerations)-developers typically prefer to pay in order to save time.

Plan Implementation



Existing Zoning Ordinance (SUDC) Consistency

Conventional	Character Area
1) Approach: likely necessitates a <u>moderate level of adjustment</u> to the SUDC (depends on type and # of categories/policies).	1) Approach likely necessitates a <u>more extensive level of adjustment</u> to the SUDC (depends on type and # of categories/policies .
“Development Regulations” (Ch. 3) and “Zoning” (Ch. 5) are the likely candidates for modification.	“Definitions” (Ch. 2), “Development Regulations” (Ch.3), “Zoning” (Ch. 5), “Design”, (Ch. 6) and “Development Review Procedures” (Ch. 7) are the likely candidates for modification.
	2) <u>Existing Design Guideline documents-likely need modification</u> to support and be consistent with the new form, function, transition provisions.

Plan Implementation



CIP Planning & Budgeting

Conventional	Character Area
1) Approach: provides more certainty and predictability in quantifying infrastructure facility and line sizing needs and resulting costs.	1) Approach: requires additional assumptions in forecasting infrastructure facility and line sizing needs (in undeveloped areas)-resulting cost estimates have a tendency to be less precise.

Plan Implementation



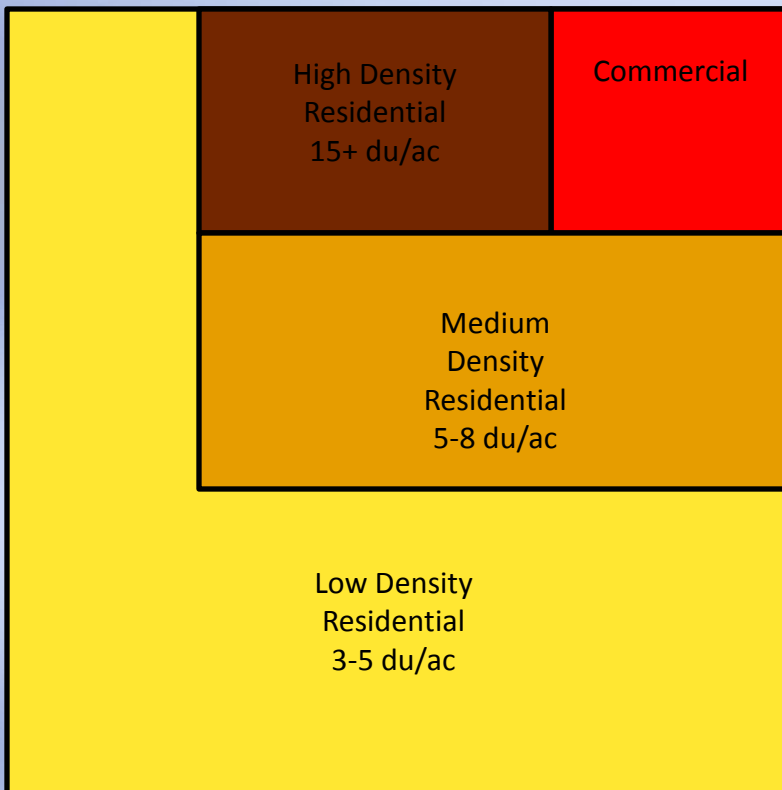
Existing Planned Area Developments (PADs)

Conventional	Character Area
1) PAD Inventory - 72 approved - 140,000 dwelling units + 7,000 acres of commercial and employment uses. Size: 7 to 5,500 acres -various stages of development.	1) PAD Inventory - 72 approved - 140,000 dwelling units + 7,000 acres of commercial and employment uses. Size: 7 to 5,500 acres-various stages of development.
3) Land use categories: similar to the existing General Plan.	3) Land use categories: will be different than the existing General Plan.
4) Potential for modified mix, arrangement and/or location of land uses , newly identified parks, open spaces and/or trail locations and design policies.	4) New land use categories may alter the existing mix, arrangement and/or location of land uses -new plan update: newly identified parks, open spaces and/or trail locations and design policies.
5) Conformance with newly adopted land uses, policies or design provisions to be incorporated into the planning/design/development of each PAD.	5) Conformance with newly adopted land uses, policies or design provisions to be incorporated into the planning/design/development of each PAD.
6) Approved densities and intensities of land uses will not be adjusted - but the location, mix and arrangement of land uses, roadways and supporting infrastructures may need to occur.	6) Approved densities and intensities of land uses will not be adjusted - the location, mix and arrangement of land uses, roadways and supporting infrastructures may need to occur.

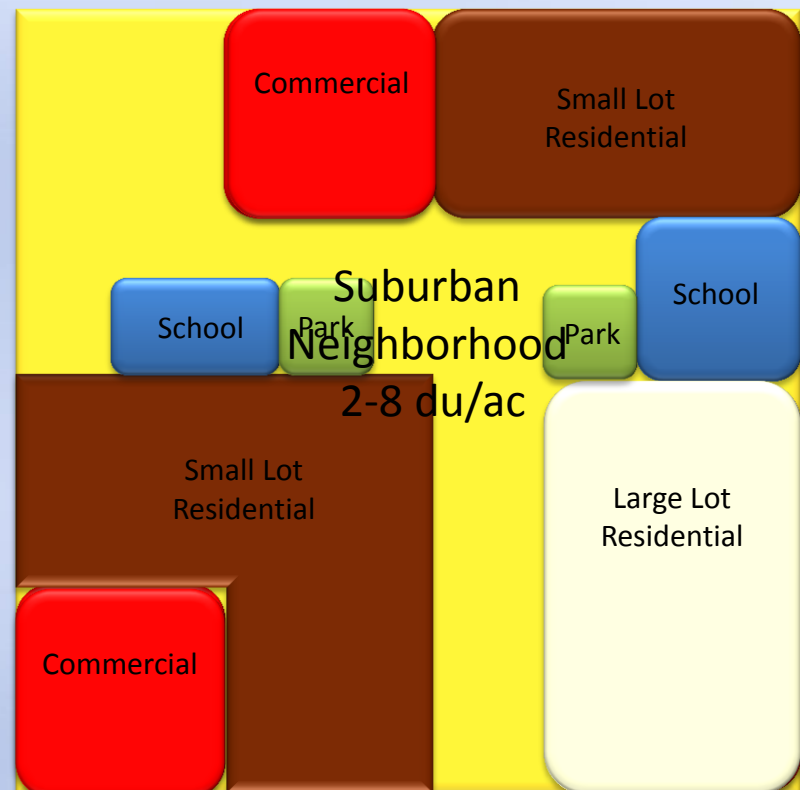
Land Use Examples



Conventional Land Use Plans



Character Area Land Use Plans



Character Area Approach – What Makes it Tick?



- **Each Land Use Category will consist of more than one “support district”.**
 - By Example, the “Employment” Land Use Category consists of the following support districts:
 - Business Park
 - Corporate Campus
 - Research & Development Park
 - Manufacturing & Processing
 - Warehouse/Distribution Centers
- **Form, Scale & Function Community Character Design Tenants**
 - Achieve positive “character forming design habits” Surprise desires.
 - With flexibility to respond and integrate with the adjacent land uses and market needs of a particular development project.
 - Land uses and support districts integrate through proper design, transition and buffering.

Character Area Approach – What Makes it Tick?



Balanced and Logical Integration of Supporting Design Guidance to Achieve Desirable Places & Spaces

Universal Design Guidance

- Quality and Enduring Places and Spaces
- Transects of Density Types – their Proximity and Relationship to each other

Mobility & Connectivity Design Guidance

- Promoting connectivity of modes
- Neighborhood to neighborhood connectivity
- Trail and path mobility and connectivity
- Conceptual design element and easement conveyance provisions
- Transit

Neighborhood Design Guidance

- Lot sizes, mixtures, buffering and transition principles
- Appropriate clustering options when protecting natural resources or enhancing adjacent open spaces, washes and hillsides
- Level of service standards for park sizing and programming
- Location of trails, parks and public spaces

Public Places and Spaces

Commercial, Business Park and Industrial Development Guidance

Adequate Public Facilities

Implementation Considerations

- ***Paradigm Shift*** – requires a new way of thinking. Emphasis on a stronger comprehension of what the character and built form will look like than prescriptive application of land uses.
- ***Supporting Character Area Plans for targeted areas*** – White Tanks area, north of SR 74, Luke Aux 1 Area, Neighborhood Preservation and Maintenance Plans for mature areas, etc.
- ***Update and modification to SUDC for proper support***
 - PAD's retain approved densities and intensities. Location, mix and arrangement of approved uses could be adjusted when adhering to character area design guidance.
 - Less emphasis on future General Plan amendments; more reliance upon collaborative design.
 - More emphasis on demonstrating design principles in future applications.
- ***Zoning Request Consideration Checklist***

We Want to Hear From You!



**Questions
&
Open Discussion**

Project Information



For More Information on the General Plan.

Please visit the General Plan section of the City of Surprise website at:

<http://www.surpriseaz.gov/generalplan>

Or by contacting the Community Development department at:

Phone: 623-222-3000



CITY OF SURPRISE
Planning and Zoning Commission

April 16, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 16, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion for future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):