



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 21, 2024 @ 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 February 15, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 5 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through located east of the northeast corner of Greenway Road and Loop 303, zoned Northwest Ranch Planned Area Development (PAD). Case FS23-0433 | Jani Wertin
Community
Development |
| 3. | District 5 | Consideration and action pertaining to a proposed Master Sign Program for a portion of the Surprise Center Planned Area Development (PAD), encompassing approximately 25 acres generally located south of Bell Road, north of Elm Street, and between 144 th Avenue and Bullard Avenue. Case FS23-0421. | Trevor Fleetham
Community
Development |
| 4. | District 1 | Consideration and action pertaining to a rezone of approximately 880 acres, generally located east of 219 th Avenue and south of Pinnacle Peak Road, from Planned Area Development (PAD) and Rural Residential (RR) to Traditional Neighborhood Development (TND). Case FS23-0586. | Trevor Fleetham
Community
Development |
| 5. | District 1 | Consideration and action pertaining to a Major PAD Amendment to the Mesquite Mountain Ranch PAD, generally located south of Deer Valley Road and east of 231 st Avenue, to remove land to be incorporated into the Surprise Foothills PAD, update the land use map, and | Trevor Fleetham
Community
Development |

change the land use designation of approximately nine (9) acres. Case FS22-1260.

- | | | |
|---------------|---|---|
| 6. District 1 | Consideration and action pertaining to a Major PAD Amendment to the Surprise Foothills PAD, generally located east and west of 231 st Avenue, south of Pinnacle Peak Road, and north of Beardsley Road, to incorporate approximately 55 acres and revise the land use plan, development parcel configuration, and development standards. Case FS22-1259. | Trever Fleetham
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, March 14, 2024 @ 10:00 AM

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



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: March 21, 2024

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 February 15, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the February 15, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 02-15-2024 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 15, 2024 / 6:00 PM

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

CALL TO ORDER.

Chair Holland called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on February 15, 2024.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Mindy Davis, Assistant Director of Community Development; Jason Moquin, Planning Manager; Jani Wertin, Current Planner; Leslie Carnie, Current Planner; Trevor Fleetham, Current Planner; Chris Sexton, Current Planner; Tanner Wessel, Current Planner; and Alyssa Carpenter, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Introduction of Mindy Davis, Assistant Director of Community Development overseeing Development Services, Plan Review, Building Safety and Code Enforcement.
- No agenda items scheduled for the March 7th Planning and Zoning Commission Meeting; cancellation will be sent out.

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 February 1, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Vice Chair Chapman made a motion to approve the February 1, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor. Commissioner Smith abstained.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – Citywide – Consideration and action regarding the Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise sections to clarify the readability, provide better interpretation, or remove conflicts with other section of the LDO related to that given regulation. Case FS23-1057.

Jani Wertin, Current Planner, presented item 2 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 Keating motioned recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to revise sections to clarify the readability, provide better interpretation, or remove conflicts with other section of the LDO related to that given regulation. Case# FS23-1057. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 1 – Consideration action pertaining to a rezone of approximately 42.92 gross acres from Planned Area Development (PAD) and Rural Residential (RR) to Community Commercial (C-2) and Residential High Density (R-3), for a site generally located on the northeast corner of 163rd Ave. and Jomax Rd. Case #FS23-0552.

Leslie Carnie, Current Planner, presented item 3 to the Commission.

Jeff Blilie, representative for the applicant, presented additional information to the Commission, and responded to public comments.

Chair Holland opened the public hearing.

Dodge Marshall, Surprise, AZ – Owns property adjacent and wishes for the land to remain rural residential with open space and diversity. The project will increase traffic to the surrounding area.

Rebekah Massie, Surprise, AZ – Refused to provide her address, claiming she was not required to do so per the 4th and 14th Amendments of the US Constitution. Expressed the danger the additional traffic to the area, schools are overcrowded, the project proposes a safety concern with the longer response times from Police and Fire Medical. Argued the infrastructure cannot withstand the increased commercial and residential units.

Joe Mansour, Surprise, AZ – Increased traffic and safety concerns from the additional trips created from proposed commercial and high density residential. The letters provided to the Commission were

only the letters in support and alleged they were forged. The letters of disapproval of the project were not provided. Claimed to be speaking on behalf of over 1000 area residents. Communicated frustrations and accusations toward City Staff and Applicant and committed to file a complaint with the Arizona Attorney General or the DOJ based on the letters in support of the project provided by the applicant.

Karen Cote, Maricopa County resident – Expressed concerns and does not agree with having commercial and residential in this location due to the current state of lack of roadway infrastructure and this project will increase the traffic from the surrounding cities traveling down the US-60 such as Wittmann and Wickenburg.

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

The Commission discussed the following:

- Police and Fire Medical Station projects are in the process being built to support this area of Surprise
- Commercial is needed for additional infrastructure to occur
- Traffic will be reduced with commercial projects being built
- Proposed roadway improvements to better serve the demand
- Entitlements and platted lots awaiting construction
- Commercial and residential being built simultaneously
- Dangerous traffic and safety concerns, safety statistics
- Commercial and high density residential buffer

Commissioner Keating motioned to recommend approval of the rezone of approximately 42.92 gross acres from Planned Area Development (PAD) and Rural Residential (RR), to Community Commercial (C-2) and Residential High Density (R-3), subject to stipulations 'a' through 'e' as memorialized in the staff report. Case# FS23-0552.

Motion Amended at the request of Commission Smith to add stipulation F requiring 50,000 square feet of commercial to be constructed prior to the construction of Phase II of the proposed residential development.

Commissioner Rosenbaum seconded the motion. Motion failed with 3 votes in favor. Commissioner Leonard, Chair Holland, Vice Chair Chapman and Commissioner Bash voted against the motion.

Chair Holland motioned to recommend denial of the rezone of approximately 42.92 gross acres from Planned Area Development (PAD) and Rural Residential (RR), to Community Commercial (C-2) and Residential High Density (R-3), subject to stipulations 'a' through 'e' as memorialized in the staff report. Case# FS23-0552 for the reasons as stated on the record. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor. Commissioner Smith voted against and Commissioner Keating abstained.

Item 4 – District 1 – Consideration and action pertaining to a rezone of approximately 31.46 acres from Residential Medium Density (R-2) and Residential High Density (R-3) to R-2 Planned Unit Development (PUD), generally located west of 155th Avenue and north of Jomax Road. Case FS23-0352.

Trever Fleetham, Current Planner, presented item 4 to the Commission.

Wendy Riddell, representative for the applicant, presented additional information to the Commission.

Chair Holland opened the public hearing.

Joe Mansour, Surprise, AZ – Questioned where the impact fees from the developers are going, as they are intended to improve the roadways. Discussed the ingress/egress traffic concerns, safety concerns and any type of residential increases trips to the area. Mentioned that this is a beautiful project and this product is needed.

Rebekah Massie, Surprise, AZ – Higher density projects lowers the response time for Police and Fire Medical, the increased traffic poses safety concerns. Statistics for traffic fatalities in Surprise are up over 300% in one year. This area of Surprise has inadequate infrastructure, seize building permits until the traffic and safety concerns are addressed, having impact fees from developers designated to improve the roadways.

Karen Cote, Maricopa County resident – Additional traffic poses concerns, there isn't adequate infrastructure.

Dodge Marshall, Surprise, AZ – Commercial property will bring in all the traffic from the surrounding areas and construction is happening too fast and prematurely with the current conditions of Jomax Road and 163rd Avenue.

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

The Commission discussed the following:

- Smaller lot sizes propose less cars at a single household
- Rezone is lessening from high density to a lower density by one lot
- Smaller single family housing is desired to some residents

Commissioner Bash motioned to recommend approval of the proposed Rezone to the City Council subject to stipulations 'a' through 'g' as presented. Case# FS23-0352. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Workshop pertaining to open space, passive versus active
- Land Development Ordinance, Further discussion of PUD overlays

ADJOURNMENT:

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

Meeting adjourned at 7:36 pm

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, Planning and Zoning Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: March 21, 2024 Contact Person: Jani Wertin
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through located east of the northeast corner of Greenway Road and Loop 303, zoned Northwest Ranch Planned Area Development (PAD). Case FS23-0433

Motion:

I move to approve case FS23-0433, a CUP with Site Plan for Greenway Crossing Starbucks, subject to stipulations 'a' through 'e' as outlined in the staff report.

Background:

The subject request involves a Conditional Use Permit with Site Plan for a single drive through facility with dual drive through associated with a proposed Starbucks located east of the northeast corner of Greenway Road and Loop 303 on a vacant 1.28 acre parcel zoned Northwest Ranch PAD.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Staff Report
2. 01 - FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Vicinity Map
3. 02 - FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Zoning Map
4. 03 - FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Site Plan

5. 04 - FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Elevations
 6. 05 - FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Landscape Plan
 7. 06 - FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Citizen Participation
Report_corrected
 8. 07 - FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Affidavit of Posting
 9. FS23-0433 Greenway Crossing Starbucks CUP with Site Plan - Powerpoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0433

Project Name: Greenway Crossing Starbucks

Council District: 5 - Palm

Meeting Date: March 21, 2024

Planner: Jani Wertin, Planner II

Owner: RG3MHR LLC

Applicant: Mitchell Reynolds of Cole Valley Partners

Request: Conditional Use Permit with Site Plan for a Starbucks with drive through coffee shop.

Site Location: Generally located east of the northeast corner of Greenway Road and Loop 303.

Site Size: 1.28 acres (approx.)

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

Support/Opposition: None known.

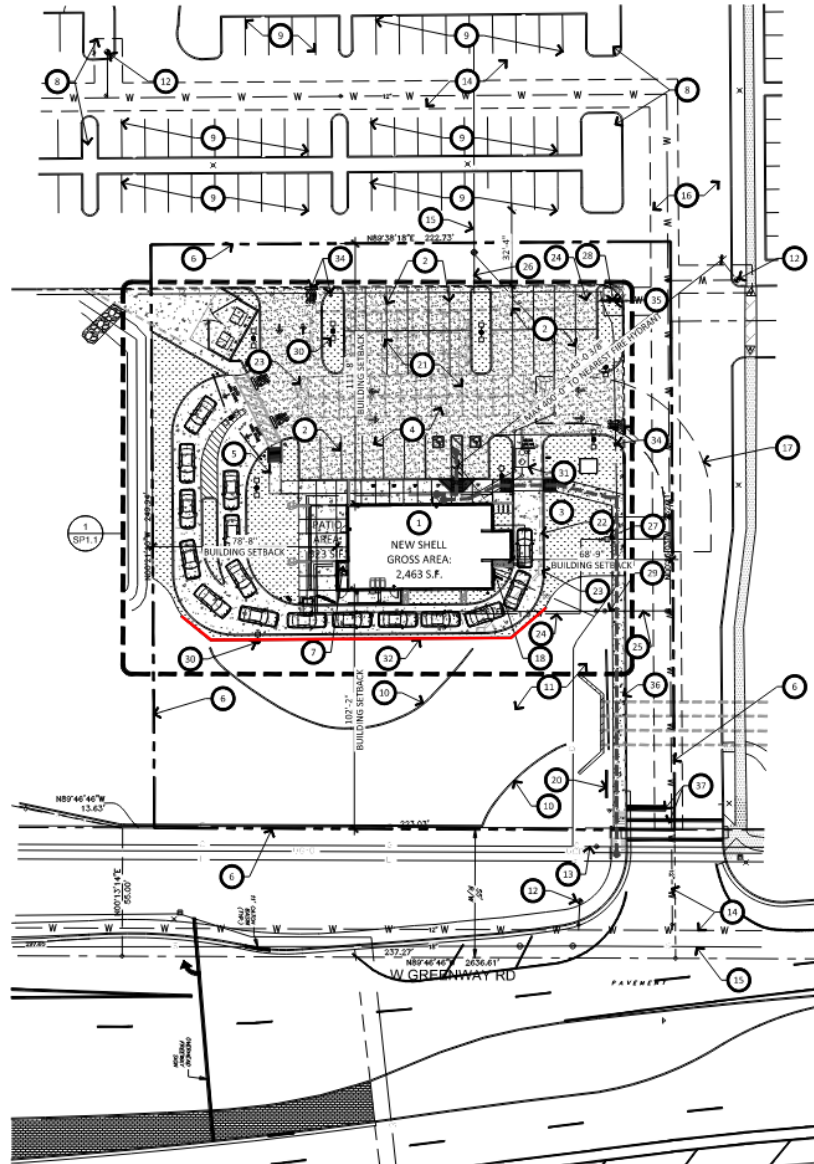
Staff Recommendation: Staff recommends the Commission **approve** the subject CUP with Site Plan, case FS23-0433, subject to stipulations 'a' through 'e'.

FINDINGS:

- The proposed CUP with Site Plan is consistent with the General Plan 2035.
- The proposed CUP with Site Plan is consistent with the Northwest Ranch PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit with Site Plan for one (1) drive through facility with two (2) drive through lanes for Starbucks on a vacant parcel zoned Northwest Ranch PAD, located east of the northeast corner of Greenway Road and Loop 303.



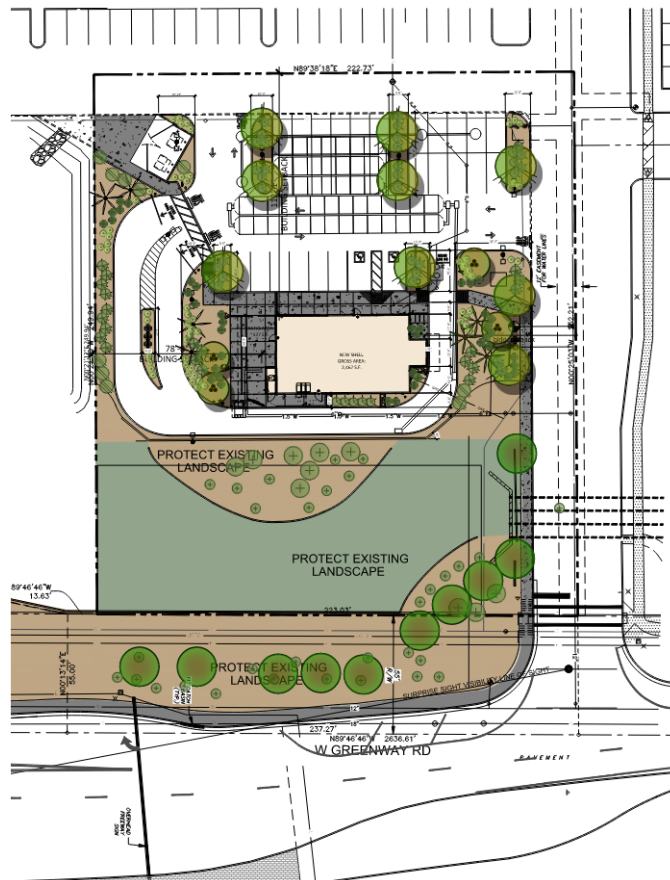
The subject site is a vacant pad, approximately 1.28 acres in size, located east of the northeast corner of Greenway Road and Loop 303. The site will be accessed by Greenway Road, with primary access being provided via an existing right-in, right-out driveway that serves the existing Greenway Crossing Shopping Center. Access will also be possible through an existing full-access driveway, approximately 300 feet east of the primary access driveway, which also serves the existing shopping center. Full roadway improvements along Greenway Road have been previously constructed; as such, no

further improvements are required with the proposed development. The project requires 17 on-site parking spaces while 30 parking spaces are being provided. Two drive-through lanes are proposed which provide queueing and stacking room for 16 cars in the double drive-through lanes.



The proposed architecture will complement the area as it utilizes similar materials and design components of other existing buildings in the development. The proposed building incorporates elements such as stucco reveals and stone veneer wainscoting. The building is designed with a flat roof, cornice, and metal awnings on three of the elevations.

The landscaping is designed to complement the existing landscaping of the surrounding area with low water use trees, shrubs, and groundcover, and complies with the Northwest Ranch PAD and City of Surprise regulations.



EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surroundings.



Northwest Ranch PAD (C-2)	Northwest Ranch PAD (C-2)	Northwest Ranch PAD (C-2)
Northwest Ranch PAD (C-2)	Northwest Ranch PAD (C-2)	Northwest Ranch PAD (C-2)
Prasada PAD (PGV-1)	Prasada PAD (PGV-1)	Prasada PAD (PGV-1)

BACKGROUND:

June 20, 1984: The subject parcel was annexed into the City under Ordinance 84-03.

August 28, 1997: The Mayor and City Council approved a major General Plan Amendment, under Case GPA97-014, and a PAD, under Case PAD97-25, for Northwest Ranch.

August 21, 2001: The Planning and Zoning Commission approved a Comprehensive Sign Program for Northwest Ranch, under Case CUP01-061.

January 10, 2002: The Mayor and City Council approved a major amendment to change the land use designation of approximately 13 acres of the Northwest Ranch PAD from PAD R1-5 (Single-family Residential) to PAD C-2 (Community Commercial), under Case PADA01-84.

January 28, 2002: An administrative approval to allow model home complexes and residential home temporary sales buildings to be administratively reviewed and approved by the Community Development Director, under Case PADA02-035.

September 3, 2002: The Planning and Zoning Commission approved an amendment to the Comprehensive Sign Program for Northwest Ranch, under Case CUPA02-177.

July 19, 2005: The Planning and Zoning Commission approved a Site Plan for the Greenway Crossing shopping center, under Case SP05-078.

May 18, 2017: The Planning and Zoning Commission approved a Master Site Plan for the Greenway Crossing shopping center, under Case FS17-061.

June 6, 2017: The Mayor and City Council approved a Final Plat for the Greenway Crossing shopping center, under Case FS17-061.

May 16, 2020: The Planning and Zoning Commission approved a Site Plan for Lot 2 of the Greenway Crossing shopping center, under Case FS18-559.

December 20, 2022: A Concept Review meeting was held for the current proposal under case CR22-1560.

May 22, 2023: The applicant filed a request for a Conditional Use Permit with Site Plan for a Starbucks coffee shop with drive-through, the subject project.

November 30, 2023: The applicant held a Citizen Outreach meeting at the Hilton Garden Inn. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject project at the Hilton Garden Inn on November 30, 2023. One (1) member of the public was in attendance. There were no questions or comments from the public. Staff has not received any items of opposition or support for the project prior to or following the meeting. The Citizen Participation Meeting and the Planning and Zoning Commission hearing were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

ANALYSIS AND DISCUSSION:

The subject request involves a 2,463 square foot convenience/takeout restaurant on a 1.28-acre site, located east of the northeast corner of Greenway Road and Loop 303. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Community Commercial (C-2) within the Northwest Ranch PAD.

144 **Evaluative Criteria**

145 Pursuant to Title 17.36.060, the Planning and Zoning Commission shall consider the effect
146 of the proposed use upon the health, safety and general welfare of occupants of surrounding
147 land, existing and anticipated traffic conditions including parking facilities on adjacent streets
148 and land, and the effect of the proposed use on the comprehensive development guide.

149
150 **Analysis:** As the subject site will be a part of an existing shopping center that
151 contains other neighborhood and community level retail, this use will not be in conflict
152 with the surrounding uses in the area, nor will it impair the integrity or character of
153 the community. Additionally, this use will not produce any detectable noise, dust,
154 odors, vibrations, or similar nuisances which could have a negative impact on the
155 health, safety, and general welfare of the occupants of the surrounding land. The
156 City Transportation Department requested that the applicant submit a Traffic Impact
157 Analysis (TIA) and a queuing study with the CUP application. The TIA and queuing
158 analysis were reviewed and approved by Transportation staff. All parking proposed
159 is provided onsite and meets all development standards of the Northwest Ranch and
160 Surprise Municipal Codes.

161
162 Pursuant to Title 17.28.080, "Convenience Food-Restaurants" is a Conditionally Permitted
163 Use in C-2 zoning districts, subject to the same limitations and conditions as specified in
164 subsections (C)(1)(a) and (e) of this section for Automobile Service Stations. The Planning
165 and Zoning Commission shall consider whether these use specific standards have been
166 satisfactorily met.

- 167 1. *Site Improvements such as buildings or structures (permanent or temporary) shall be*
168 *separated from any residential zoned by at least 50 feet. Parking areas shall be*
169 *separated from any residential zone by at least 15 feet.*

170 **Analysis:** The subject site is a part of the existing Greenway Crossing shopping
171 Center, abutting the property to the north, east, and west, and shares the same zoning
172 designation (Northwest Ranch PAD - C-2) as the subject site. Located to the south of
173 the subject site, separated by Greenway Road, is the Prasada PAD, more specifically
174 the Prasada Gateway Village - Level 1 (PGV-1) which permits neighborhood
175 commercial. The closest residential zone is approximately 400 feet north of the
176 northern property line of the subject site. As proposed, this site will more than meet
177 the required separation from residential.

- 178
179 2. *Interior curbs of not less than six (6) inches in height shall be constructed to separate*
180 *driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

181 **Analysis:** Six-inch curbs are proposed throughout the site.

182
183 This CUP application has been reviewed against the standards listed above. Staff
184 finds that this CUP application conforms to the requirements set under Title 17.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

CONFORMANCE WITH ADOPTED PLANS:

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

The proposed CUP with Site Plan was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed CUP with Site Plan is consistent with the General Plan in some of the following ways:

This project is located within the Neighborhood character area of the General Plan. The proposed project adheres to the design guidelines of the character area which allows neighborhood and community retail at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.

This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the Commercial development pattern established in the vicinity of this parcel.

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District (MWD), and Arizona Department of Transportation (ADOT) were included in the routing of this case. These agencies also indicate no objections.

Transportation:

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

Summary:

The proposed Conditional Use Permit with Site Plan is consistent with and meets the requirements as set forth in the Surprise General Plan 2035, Northwest PAD, and all applicable zoning codes and all City reviewing departments have reviewed the request and expressed no concerns.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to approve case FS23-0433, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled “Starbucks Grey Shell Building” consisting of six (6) sheets prepared by RKAA Architects Inc. and received January 31, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Starbucks Grey Shell Building,” consisting of four (4) sheets prepared by T.J. McQueen & Associates and received January 9, 2024.
- c. Building elevations shall be consistent with the Elevations entitled “Starbucks Grey Shell Building” consisting of three (3) sheets prepared by RKAA Architects Inc. and received January 31, 2024.
- d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Elevations
05 Landscape Plan
06 Citizen Outreach Report
07 Affidavit of Sign Posting
PPT



FS23-0433 VICINITY MAP



BELL ROAD

COTTON LANE

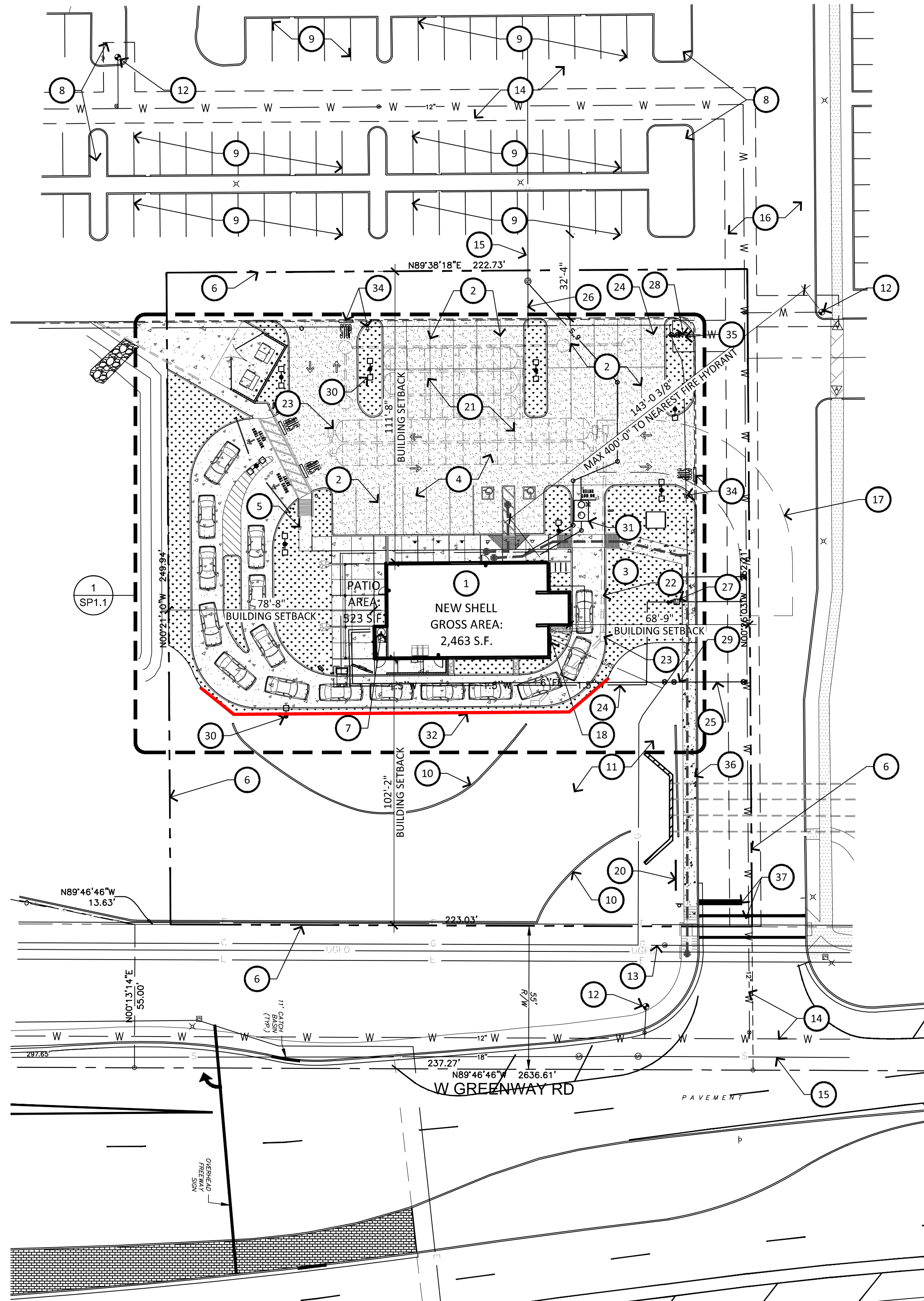
303

NORTHWEST RANCH PARKWAY

SARIVAL ROAD

SITE

GREENWAY ROAD



	LOT LINE
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	ACCESSIBLE ROUTE (G.C. SHALL VERIFY ACCESSIBLE PATH MEETS ALL ADA REQUIREMENTS OF 2009 ICC A117.1.)
	EXISTING FIRE HYDRANT
	GAS MARKER
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	EXISTING LIGHT POLE
	NEW SINGLE LIGHT POLE
	NEW DOUBLE LIGHT POLE
	MINIMUM OF 3'-0" HIGH SCREEN WALL FROM ADJACENT PAVEMENT REFER TO DETAIL 8/SP2.1

1. NEW BUILDING
2. NEW 4" WIDE PAINTED MARKING FOR PARKING SPACE PER CITY STANDARDS.
3. NEW LANDSCAPE PLANTERS - SEE LANDSCAPE DRAWINGS (TYP.)
4. NEW ASPHALT PAVING
5. NEW CONC. SIDEWALK.
6. PROPERTY LINE
7. SPRINKLER RISER ROOM
8. EXISTING LANDSCAPE
9. EXISTING MARKED PARKING SPACES
10. EXISTING CURB
11. EXISTING WATER BASIN
12. EXISTING FIRE HYDRANT LOCATED
13. EXISTING GAS PIPELINE LOCATION
14. EXISTING WATER LINE
15. EXISTING SEWER LINE
16. EXISTING ASPHALT PAVING
17. EMERGENCY VEHICLE TURNING RADIUS
18. NEW 2" GAS METER WITH MIN. 7" W.C.
19. NOT USED
20. NEW MONUMENT SIGN, CONTRACTOR TO VERIFY THE SCOPE OF SIGNAGE WITH
TENANT IN ORDER TO PROVIDE
21. NEW STORMTIECH UNDERGROUND RETENTION
22. NEW STORM DRAIN
23. NEW STORM INLET
24. NEW PRIVATE WATER LINE
25. NEW PRIVATE FIRELINE
26. NEW PRIVATE SEWER LINE
27. NEW 1 1/2" WATER METER
28. EXISTING BACKFLOW TO BE REPLACED WITH NEW WATER BACKFLOW PREVENTOR
29. NEW WATER VALVE
30. NEW STREET LIGHT POLE
31. NEW PROPOSED GREASE INTERCEPTOR LOCATION
32. NEW RETAINING WALL - TOP OF WALL SHALL BE MIN. 3'-0" HIGHER THAN
ADJACENT DRIVE THRU PAVEMENT. REFER TO DETAIL 8 ON SHEET SP2.1
33. NOT USED
34. TRAFFIC STOP SIGN
35. EXISTING METER TO BE REPLACED WITH NEW IRRIGATION METER WITH 1.5"
MAINLINE - SEE LANDSCAPE DRAWINGS
36. NEW 5'-0" WIDE CONCRETE SIDEWALK, CONNECT TO EXISTING SIDEWALK
37. NEW PAINTED CROSS WALK AND STOP BAR, RE: CIVIL DRAWINGS

PROPOSED USE:	COMMERCIAL
OCCUPANCY:	A-2
CONSTRUCTION TYPE:	V-B, FIRE SPRINKLERED BUILDING TO BE FIRE - SPRINKLER PER N.F.P.A. AND LOCAL CODE REQUIREMENTS
ZONING DESIGNATION:	PAD (NORTHWEST RANCH)
PARCEL #:	501-12-968
SITE AREA:	1.28 ACES (55,918 S.F.)
BUILDING AREA:	STARBUCKS LEASABLE SPACE = 2,463 S.F. COVERED SEATING PATIO = 523 S.F. CANOPIES = 665 S.F.
OCCUPANT LOAD FACTOR FOR ASSEMBLY (UNCONCENTRATED/TABLES AND CHAIRS): 15 NET (2018 IBC - TABLE 1004.5: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT)	
OCCUPANT LOAD = BUILDING NET AREA/OCCUPANT LOAD FACTOR = 2,327 S.F. / 15 = 155	
MAX BUILDING HEIGHT	40'-0"
PROPOSED BUILDING HEIGHT:	22'-8"
MINIMUM LOT AREA:	18,000 SF
MINIMUM SETBACK TO ARTERIAL ROW	35'-0"
MINIMUM SETBACK TO NO RESIDENTIAL	15'-0"
PROPOSED SETBACKS TO PROPERTY LINES:	
EAST SETBACK:	68'-9"
SOUTH SETBACK:	102'-2"
WEST SETBACK:	78'-8"
NORTH SETBACK:	112'-1"
PARKING REQUIRED:	RESTAURANT, CONVENIENCE/TAKE OUT: 1 SPACE / 150 S.F. OF GROSS FLOOR AREA 2,463 S.F. RESTAURANT /150 = REQUIRES: 17 SPACES TOTAL REQUIRED: 17 TOTAL PROVIDED: 28 + 2 ADA STALLS = 30
BICYCLE RACKS REQUIRED:	1 BICYCLE SPACE PER 20 VEHICLE PARKING SPACES TOTAL REQUIRED: 1 BICYCLE SPACES TOTAL PROVIDED: 3 BICYCLE SPACES

ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL GREEN CONSTRUCTION CODE
- 2017 NATIONAL ELECTRIC CODE
- 2009 IFC A117.1 ACCESSIBLE AND USABLE BUILDING FACILITIES
- FIRE ALARM PER NFPA 72
- SURPRISE LOCAL ORDINANCES 2019-031 AND 2021-01

DEVELOPER:
COLE VALLEY PARTNERS
2188 SW PARK PLACE, SUITE 100
PORTLAND, OREGON 97205
CONTACT: MITCHELL REYNOLDS
PHONE: (918) 934-0288

ARCHITECT:
RKAA ARCHITECTS & ASSOC., INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
PHONE: (602) 955-3900
FAX: (602) 955-0496
CONTACT: RANDY HAISLET
EMAIL: r.haislet@rkaa.com

LANDSCAPE:
T.J. MCQUEEN & ASSOCIATES INC.
10450 N. 74TH ST. SUITE 120
SCOTTSDALE, AZ 85258
PHONE: (602) 697-0320
CONTACT: TIM MCQUEEN
EMAIL: timmcqueen@tjmla.net

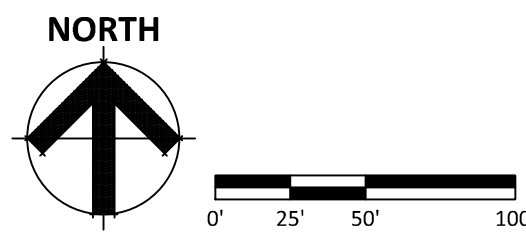
STRUCTURAL:
UNITED STRUCTURAL DESIGN LLC
2058 S DOBSON RD, SUITE 10
MESA, ARIZONA
PHONE: (480) 454-6408
CONTACT: DAVID GRASPAS
EMAIL: dgraspas@unitedsstr.com

CIVIL ENGINEER:
HELIX ENGINEERING, LLC
3240 E. UNION HILLS, DR. #113
PHOENIX, ARIZONA 85050
PHONE: (602)-757-8016
CONTACT: STEVE BOWSER
EMAIL: sb@hxeeng.com

ELECTRICAL ENGINEER:
KAEKO
60 KYRENE RD. SUITE 3
CHANDLER, AZ 85226
PHONE: (480) 219-0093
CONTACT: HASSAN HAMED
EMAIL: hassan.hamed1@kaekoinc.com

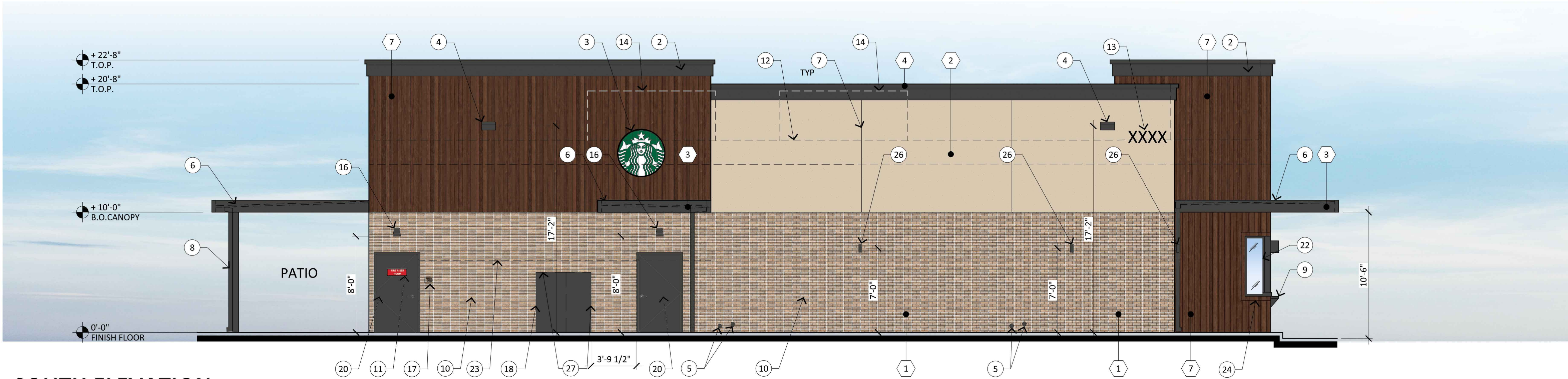
M&P ENGINEER:
KAEKO
60 KYRENE RD. SUITE 3
CHANDLER, AZ 85226
PHONE: (480) 219-0093
CONTACT: HASSAN HAMED
EMAIL: hassan.hamed1@kaekoinc.com

SCALE: 1" = 30'-0"





1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL AND FINISH SCHEDULE:

1	BRICK VENEER MUTUAL MATERIALS OR EQUALLY TO MATCH IBC 708-237-5600 GLEN-GERY DARK GREY (WD77)	
2	SMOOTH FACE STUCCO SYSTEM SHERWIN WILLIAMS #SW6141 SOFTER TAN	
3	METAL CANOPY AWNEX 770-704-7140 RAL#7021 MATTE BLACK	
4	METAL COPING PAC CLAD OR EQUAL TO MATCH RAL#7021 MATTE BLACK STEEL	
5	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH LOW EXTERIOR GLAZING DARK BRONZE	
6	METAL DOOR FRAME RAL#7021 MATTE BLACK STEEL	
7	WOOD CLADDING IDENTITY WOOD PRODUCTS 1204 - EXTRA CRISPY MEDIUM BROWN WITH 1/16" REVEAL	

GENERAL NOTES

- THE KEY NOTES LISTED ARE REPRESENTATIVE OF THE PROJECT AS A WHOLE. NOT ALL KEYNOTES APPLY TO EVERY DRAWING. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK WITH THE COORDINATE ALL WORK WITH THE APPLICABLE TRADES.
- ALL DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- ALL REQUIRED EXITS SHALL HAVE THE REQUIRED SIGN "THIS DOOR WILL REMAIN UNLOCKED DURING BUILDING OCCUPANCY"
- "NO SMOKING" SIGN SHALL BE DISPLAYED AT ALL ENTRANCES, WITH THE EXCEPTION OF EMERGENCY EXITS AND DOOR(S) LEADING OUT TO OUTDOOR PATIO(S). SIGNS MUST BE POSTED IN A CONSPICUOUS AREA VISIBLE FROM THE OUTSIDE OF THE ESTABLISHMENT PER ARIZONA STATUTE AND DETAIL 12/A5.0
- ALL GLAZING BELOW 18" SHALL BE TEMPERED - REFER TO SHEET A7.0 FOR EXACT LOCATIONS.
- ALL ROOF MOUNTED MECHANICAL UNITS ARE TO BE SCREENED BY THE BUILDING PARAPET. VERIFY THAT THIS CONDITION WILL BE MET PRIOR TO THE START OF CONSTRUCTION.

KEYNOTES

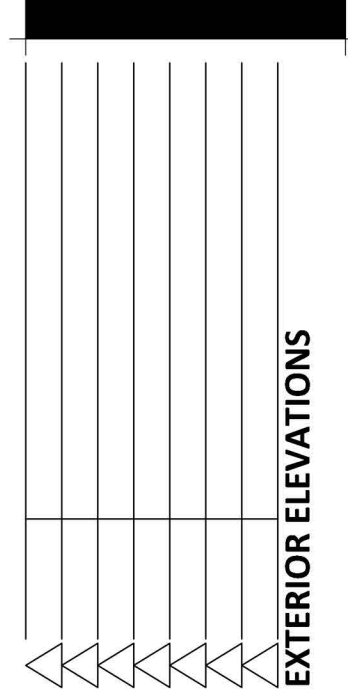
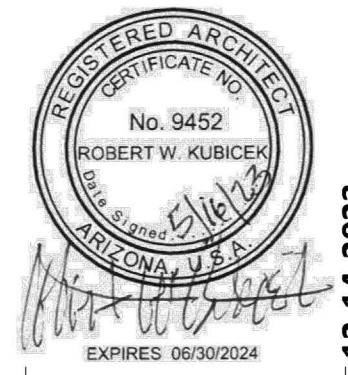
- ANODIZED ALUMINUM KAWNEER DARK BRONZE STOREFRONT WITH VITRO SOLAR BAN 60 (2) + CLEAR LOW E OR APPROVED EQUAL
- SMOOTH SAND FINISH STUCCO FINISH SYSTEM - RE: DETAIL 12/A8.0
- FUTURE SIGNAGE, G.C. TO PROVIDE ADEQUATE BLOCKING - UNDER SEPARATE PERMIT
- WALL PACK LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
- ROOF DRAIN LEADER AND OVERFLOW - RE: DETAIL 3 & 4/A8.0 AND PLUMBING DRAWINGS
- METAL CANOPY - RE: 8/A8.0 & STRUCTURAL DRAWINGS
- STUCCO CONTROL JOINT - RE: DETAIL 10/A8.0
- METAL DOWNSPOUT PAINT TO MATCH ADJACENT COLOR
- SOAPSTONE DRIVE THRU SHELF - RE: DETAIL 5/A8.0
- BRICK VENEER - RE: DETAIL 17, 18, 19/A8.1
- FIRE RISER ROOM SIGN - RE: 14/A8.1
- DASHED LINE INDICATES TOP OF ROOF
- 12" HIGH CONTRASTING ADDRESS NUMBER
- DASHED LINE INDICATES MECHANICAL UNITS BEYOND - REFER TO MECHANICAL DRAWINGS
- FIRE DEPARTMENT CONNECTION & SIGN - RE: DETAIL 13/A8.1
- EMERGENCY EGRESS LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
- KNOX BOX LOCATION - RE: DETAIL 14/A8.0
- LOCATION OF S.E.S. CABINET - REFER TO ELECTRICAL DWGS
- GAS METER
- SERVICE DOOR, REFER TO DOOR AND WINDOW SCHEDULE ON A7.0
- PATIO RAILING - MAX 4" RAIL OPENING - REFER TO DETAIL 6/A8.0
- DRIVE-THRU WINDOW - READY ACCESS MODEL '275' MOER' G.C. TO VERIFY WITH OWNER PRIOR TO CONSTRUCTION
- CMU SCREEN WALL IN FOREGROUND
- 1X4 WOOD TRIM
- NOT USED
- DECORATIVE WALL SCANCE - RE: ELECTRICAL DRAWINGS
- NO BRICK VENEER BEHIND S.E.S. CABINET. INSTALL GALVANIZED METAL PANEL BEHIND S.E.S.

LEGEND

- # KEYNOTE
- # MATERIAL TAG



IRKAA
ARCHITECTS
223 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-5900



**STARBUCKS
GREY SHELL BUILDING**
LOOP 303 AND W GREENWAY ROAD
SURPRISE, ARIZONA

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design by: RH
drawn by: RH
checked by: RWK

A4.0
project #: 23010.00

FS23-0433



LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (9)
- WASHINGTONIA ROBUSTA
MEXICAN FAN PALM (SKINNED)
12" T.F. STRAIGHT (7)
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
24" BOX (4)
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
- EXISTING SHRUB
PROTECT FROM
CONSTRUCTION
- EXISTING GROUND COVER
PROTECT FROM
CONSTRUCTION
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (10)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (22)
- MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON (44)
- RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (34)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (60)

1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA TABLE:

	SQ.FT.	ACRES
SITE AREA	55,918	1.28
R.O.W. AREA	7,652	.18
LANDSCAPE AREA		%
ON-SITE LANDSCAPE AREA	23,291	41
OFF-SITE LANDSCAPE AREA	7,652	14
TOTAL		
OPEN SPACE	SQ.FT.	%
REQUIRED	-	-
PROVIDED	23,291	41
ACTIVE		
PASSIVE	23,291	41
TURF AREA	SQ.FT.	%
ON-SITE		
ARTIFICIAL	-	-
LIVE	12,115	52
OFF-SITE		
ARTIFICIAL	-	-
LIVE	-	-
INORGANIC GROUND COVER	SQ.FT.	%
ON-SITE		
1/2" MINUS MADISON GOLD	5,618	MOST IS EXIST.
OFF-SITE		
1/2" MINUS MADISON GOLD	EXISTING	

NOTES:

- MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
- REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS
- PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT
- "SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01."
- THE LANDSCAPE AND IRRIGATION WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8

SITE DATA

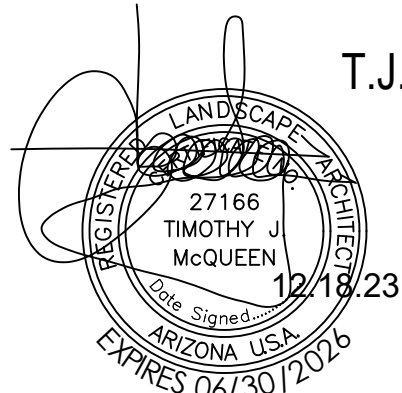
PROPOSED USE:	COMMERCIAL
OCCUPANCY:	A-2
CONSTRUCTION TYPE:	V-B, FIRE SPRINKLERED BUILDING TO BE FIRE - SPRINKLER PER N.F.P.A. AND LOCAL CODE REQUIREMENTS
ZONING DESIGNATION:	PAD (NORTHWEST RANCH)
PARCEL #:	501-12-968
SITE AREA:	1.28 ACES (55,918 S.F.)
BUILDING AREA:	STARBUCKS LEASABLE SPACE = 2,463 S.F. COVERED SEATING PATIO = 523 S.F. CANOPIES = 665 S.F.
OCCUPANT LOAD FACTOR FOR ASSEMBLY (UNCONCENTRATED/TABLES AND CHAIRS): 15 NET (2018 IBC - TABLE 1004.5: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT)	
OCCUPANT LOAD = BUILDING NET AREA/OCCUPANT LOAD FACTOR = 2,327 S.F. / 15 = 155	
MAX BUILDING HEIGHT	40'-0"
PROPOSED BUILDING HEIGHT:	20'-2"
MINIMUM LOT AREA:	18,000 SF
MINIMUM SETBACK TO ARTERIAL ROW	35'-0"
MINIMUM SETBACK TO NO RESIDENTIAL	15'-0"
PARKING REQUIRED:	RESTAURANT, CONVENIENCE/TAKE OUT: 1 SPACE / 150 S.F. OF GROSS FLOOR AREA 2,463 S.F. RESTAURANT + 523 PATIO SEATING= TOTAL AREA OF 2,986 S.F. REQUIRES: 20 SPACES TOTAL REQUIRED: 20 TOTAL PROVIDED: 28 + 2 ADA STALLS = 30
BICYCLE RACKS REQUIRED:	1 BICYCLE SPACE PER 20 VEHICLE PARKING SPACES TOTAL REQUIRED: 2 BICYCLE SPACES TOTAL PROVIDED: 3 BICYCLE SPACES

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



ADMINISTRATIVE APPROVAL	
COMMUNITY DEVELOPMENT DIRECTOR	DATE
CITY ENGINEER	DATE

FS23-0433



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P (602)265-0320
EMAIL: timmcqueen@tjmla.net

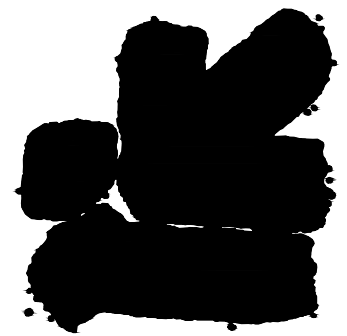


design by: RH
drawn by: RH
checked by: RWK

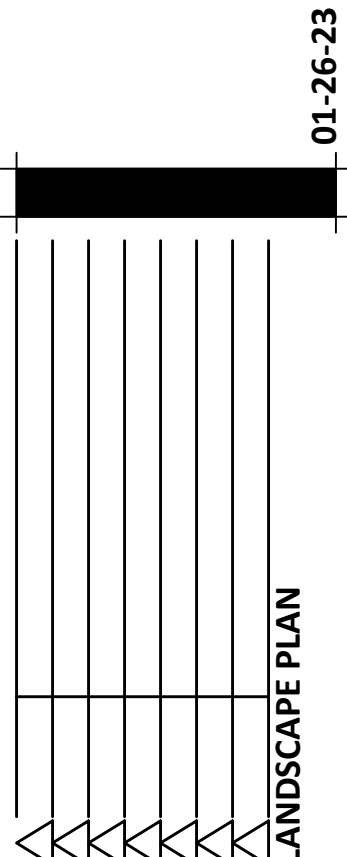
La.01
project #: 23010.00

PURPLE PIPE NOTE:

PER SURPRISE GUIDELINES ALL IRRIGATION PIPE IS TO BE PURPLE WITH THE EXCEPTION OF THE 1/4" POLY DISTRIBUTION TUBING.



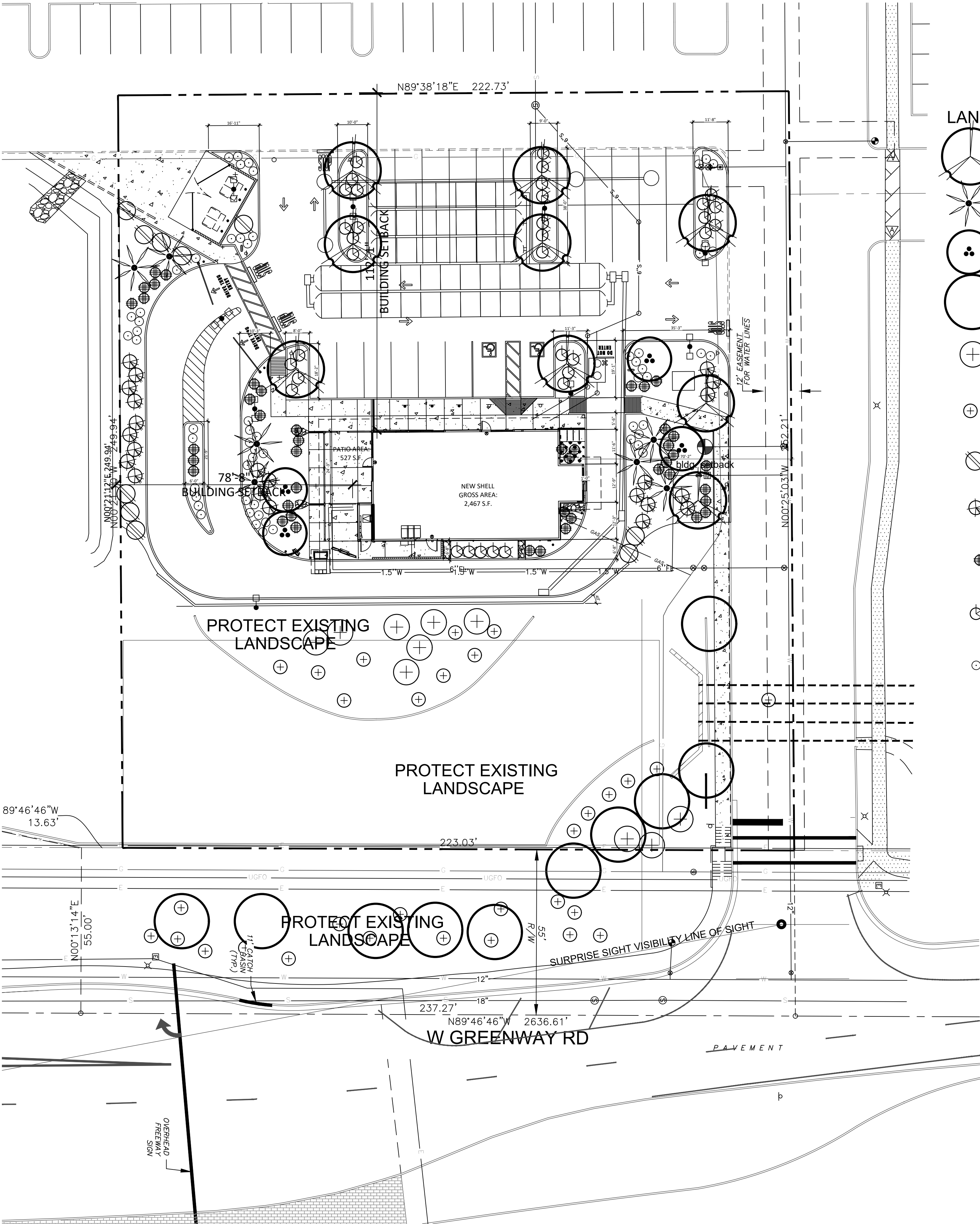
IRKAA
ARCHITECTS
1001 N. CENTRAL AVENUE
SUITE 100
PHOENIX, ARIZONA 85004
602.555.3800



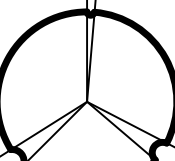
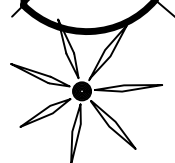
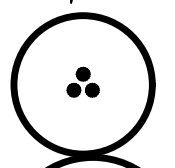
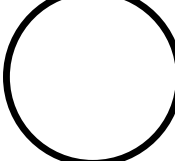
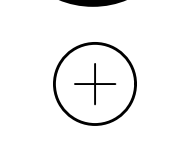
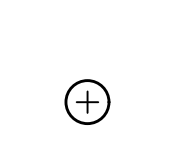
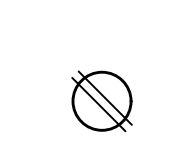
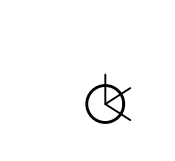
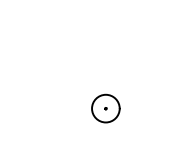
NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUEST
THE SUBMISSION OF BILLINGS OR ESTIMATES IN
BILLING CYCLES OTHER THAN FIFTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT
ON SOME ALTERNATE SCHEDULE AFTER THE
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT NAME:
PHONE:

STARBUCKS
GREY SHELL BUILDING
LOOP 303 AND W GREENWAY ROAD
SURPRISE, ARIZONA

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WITHOUT WRITTEN PERMISSION OF THE
CORPORATION.



LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 24" BOX (9)	
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM (SKINNED) 12' T.F. STRAIGHT (7)	
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 24" BOX (4)	
	EXISTING TREE PROTECT FROM CONSTRUCTION	
	EXISTING SHRUB PROTECT FROM CONSTRUCTION	
	EXISTING GROUND COVER PROTECT FROM CONSTRUCTION	
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (10)	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (22)	
	MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (44)	
	RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (34)	
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (60)	
1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS		
LANDSCAPE DATA TABLE:		
	SQ.FT.	ACRES
SITE AREA	55,918	1.28
R.O.W. AREA	7,652	.18
LANDSCAPE AREA		%
ON-SITE LANDSCAPE AREA	23,291	41
OFF-SITE LANDSCAPE AREA	7,652	14
TOTAL		
OPEN SPACE	SQ.FT.	%
REQUIRED	-	
PROVIDED	23,291	41
ACTIVE		
PASSIVE	23,291	41
TURF AREA	SQ.FT.	%
ON-SITE		
ARTIFICIAL	-	-
LIVE	12,115	52
OFF-SITE		
ARTIFICIAL	-	-
LIVE	-	-
INORGANIC GROUND COVER	SQ.FT.	%
ON-SITE		
1/2" MINUS MADISON GOLD	5,618	MOST IS EXIST.
OFF-SITE		
1/2" MINUS MADISON GOLD	EXISTING	

LANDSCAPE DATA TABLE:

	SQ. FT.	ACRES
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ON-SITE		
ARTIFICIAL	-	-
LIVE	12,115	52
OFF-SITE	-	-
ARTIFICIAL	-	-
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INORGANIC GROUND COVER	SQ. FT.	%
ON-SITE		
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1/2" MINUS MADISON GOLD	EXISTING	

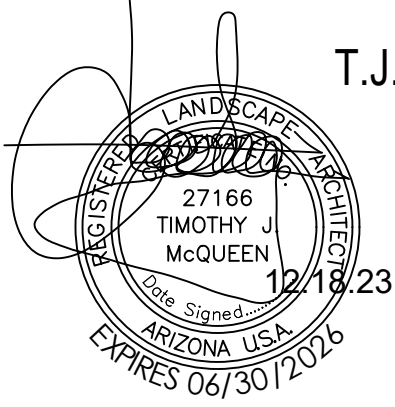
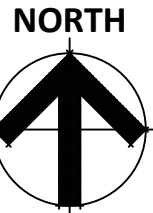
NOTES:

1. MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS
5. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT
6. "SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01."
7. THE LANDSCAPE AND IRRIGATION WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8

SITE DATA

PROPOSED USE:	COMMERCIAL
OCCUPANCY:	A-2
CONSTRUCTION TYPE:	V-B, FIRE SPRINKLERED BUILDING TO BE FIRE - SPRINKLER PER N.F.P.A. AND LOCAL CODE REQUIREMENTS
ZONING DESIGNATION:	PAD (NORTHWEST RANCH)
PARCEL #:	501-12-968
SITE AREA:	1.28 ACES (55,918 S.F.)
BUILDING AREA:	STARBUCKS LEASABLE SPACE = 2,463 S.F. COVERED SEATING PATIO = 523 S.F. CANOPIES = 665 S.F.
OCCUPANT LOAD FACTOR FOR ASSEMBLY (UNCONCENTRATED/TABLES AND CHAIRS): 15 NET (2018 IBC - TABLE 1004.5: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT)	
OCCUPANT LOAD = BUILDING NET AREA/OCCUPANT LOAD FACTOR = 2,327 S.F. / 15 = 155	
MAX BUILDING HEIGHT	40'-0"
PROPOSED BUILDING HEIGHT:	20'-2"
MINIMUM LOT AREA:	18,000 SF
MINIMUM SETBACK TO ARTERIAL ROW	35'-0"
MINIMUM SETBACK TO NO RESIDENTIAL	15'-0"
PARKING REQUIRED:	RESTAURANT, CONVENIENCE/TAKE OUT: 1 SPACE / 150 S.F. OF GROSS FLOOR AREA 2,463 S.F. RESTAURANT + 523 PATIO SEATING= TOTAL AREA OF 2,986 S.F. REQUIRES: 20 SPACES TOTAL REQUIRED: 20 TOTAL PROVIDED: 28 + 2 ADA STALLS = 30
BICYCLE RACKS REQUIRED:	1 BICYCLE SPACE PER 20 VEHICLE PARKING SPACES TOTAL REQUIRED: 2 BICYCLE SPACES TOTAL PROVIDED: 3 BICYCLE SPACES

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320
EMAIL: timmcqueen@tjmia.net

FS23-0433



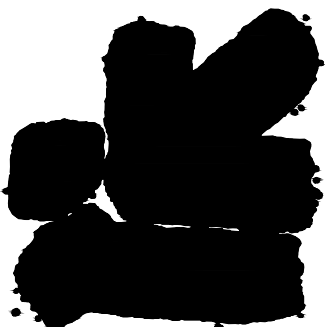
design by: RH
drawn by: RH
checked by: RWK

La.01
project #: 23010.00

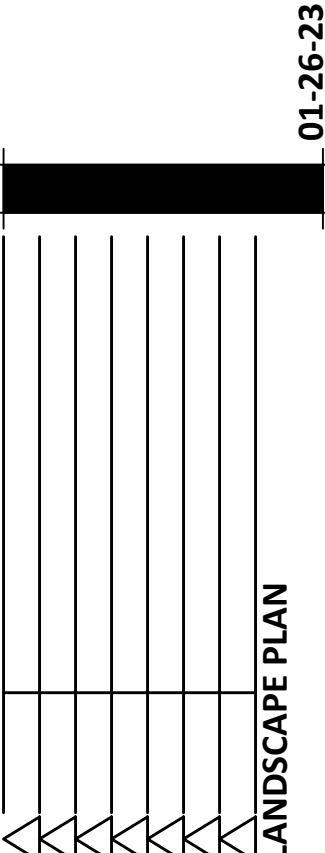
PURPLE PIPE NOTE:

PER SURPRISE GUIDELINES ALL IRRIGATION PIPE IS TO BE PURPLE WITH THE EXCEPTION OF THE 1/4" POLY DISTRIBUTION TUBING.

T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE, URBAN DESIGN, SITE PLANNING. COPYRIGHT © 2023. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF T.J. McQUEEN & ASSOCIATES, INC. AND MAY NOT BE REPRODUCED, COPIED, OR REPRODUCED HEREIN WITHOUT THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOCIATES, INC.



IRKAA
ARCHITECTS
2225 S. THOMAS ROAD, PHOENIX, ARIZONA 85064
602.955.3800



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUEST
THE SUBMISSION OF BILLINGS OR ESTIMATES IN
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT
ON SOME ALTERNATE SCHEDULE AFTER THE
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT NAME:
PHONE:

STARBUCKS
GREY SHELL BUILDING
LOOP 303 AND W GREENWAY ROAD
SURPRISE, ARIZONA

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DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE
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THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOCIATES, INC.

Starbucks Conditional Use Permit

Summary of Neighborhood Meeting

Case Number: FS23-0433

November 30, 2023



Submitted to:

City of Surprise
Planning Department
16000 N. Civic Center Plaza
Surprise, AZ 85374
(623) 222-1000

Neighborhood Meeting Summary

A neighborhood meeting was held in person at 16601 N. Stadium Way at 6:00 pm on November 30th, 2023, for case number FS23-0433 (“Application”) for the development of the property at the northeast corner of Arizona State Route 303 and W Greenway Road, Maricopa County Assessor’s Parcel No. 501-12-968 (“Property”) – an approximately 1.28-acre vacant parcel. The Application requests to establish a Conditional Use Permit (“CUP”) for Starbucks Coffee to construct a 2,463 SF drive-through coffee shop with a front patio that includes outdoor seating for customers and double drive lanes.

Members of the Development Team in attendance:

Mitchell Reynolds – Cole Valley Partners

Members of the City of Surprise staff in attendance:

Jani Wertin – City of Surprise

Lloyd Abrams - City of Surprise

Members of the Public in attendance:

Kevin Perry - City of Surprise Resident

The doors to the meeting room opened to the public at 5:50 pm with Mr. Reynolds of the development team present and available to share information related to the Application and answer any questions. There was one member of the public in attendance. There were no questions or comments from the public.

The meeting adjourned at 6:30 pm.

[illegible]

Exhibit B - Affidavit of Posting

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS23-0433
Applicant Name: Cole Valley Partners
Location: NEC of SR303 & Greenway Rd
Date Site Posted: 11/15/23

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

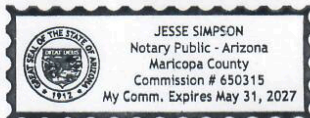
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

[Signature] 11/15/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/15/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



[Signature]
Notary Public
5-31-27
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

Planning & Zoning

In Person: November 30, 2023

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn in Surprise, AZ
16601 N Stadium Way
Surprise, AZ 85374

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

Case Number: FS23-0433

Request: Conditional Use Permit (CUP) with Site Plan for the construction of a new 2,467 square foot drive-through coffee shop.

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

November 15, 2023 at 8:59 AM
16520 W Greenway Rd
Surprise AZ 85388

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Planning & Zoning

In Person: November 30, 2023

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn in Surprise, AZ
16601 N Stadium Way
Surprise, AZ 85374

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

Case Number: FS23-0433

Request: Conditional Use Permit (CUP) with Site Plan for the construction of a new 2,467 square foot drive-through coffee shop.

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

November 15, 2023 at 9:00 AM
16520 W Greenway Rd
Surprise AZ 85388

AFFIDAVIT OF POSTING

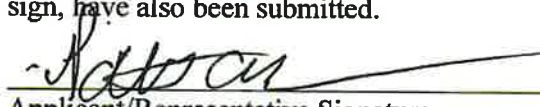
Application No: FS23-0433
Applicant Name: Cole Valley Partners
Location: NEC of SR303 & Greenway Rd
Date Site Posted: 02/14/24

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.

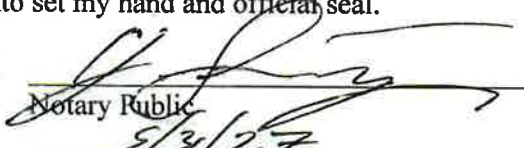
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.


Applicant/Representative Signature

2-14-24
Date

This instrument was acknowledged before me on 02/14/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public

5/31/27
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

Planning & Zoning

In Person: November 30, 2023

Date: March 21, 2024

Time: 6:00 P.M.

Time: 6:00 P.M.

Location:

Hilton Garden Inn in Surprise, AZ

Location: Council Chambers

16000 Civic Center Plaza

Surprise, AZ 85374

Surprise, AZ 85374

Case Number: FS23-0433



Request: Conditional Use Permit (CUP) with Site Plan for the construction of a new 2,467 square foot drive-through coffee shop.

Please call to confirm dates: 623-222-3011

www.surprise.gov



February 14, 2024 at 8:05 AM
16520 W Greenway Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Planning & Zoning

In Person: November 30, 2023

Time: 6:00 P.M.

Location: Hilton Garden Inn in Surprise, AZ
18801 N Stadium Way
Surprise, AZ 85374

Date: March 21, 2024

Time: 6:00 P.M.

Location: Council Chambers
18000 Civic Center Plaza
Surprise, AZ 85374

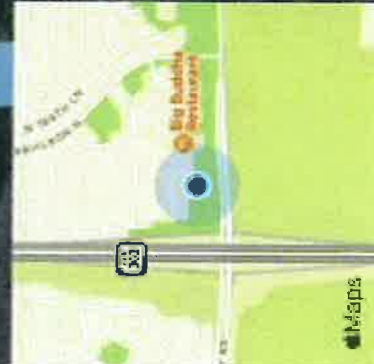
Case Number: FS23-0433



Request: Conditional Use Permit (CUP) with Site Plan for the construction of a new 2,457 square foot drive-through coffee shop.

Please call to confirm dates: 623-222-3011

www.surprise.gov



February 14, 2024 at 8:05 AM
16520 W Greenway Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Planning & Zoning

In Person: November 30, 2023

Date: March 21, 2024

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn in Surprise, AZ

Location: Council Chambers

16601 N Stadium Way
Surprise, AZ 85374

16000 Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0433



Request: Conditional Use Permit (CUP) with Site Plan for the construction of a new 2,467 square foot drive-through coffee shop.

Please call to confirm dates: 623-222-3011

www.surprise.gov



February 14, 2024 at 8:08 AM
16520 W Greenway Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Planning & Zoning

In Person: November 30, 2023

Date: March 21, 2024

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn in Surprise, AZ

Location: Council Chambers

16601 N Stadium Way

16000 Civic Center Plaza

Surprise, AZ 85374

Surprise, AZ 85374

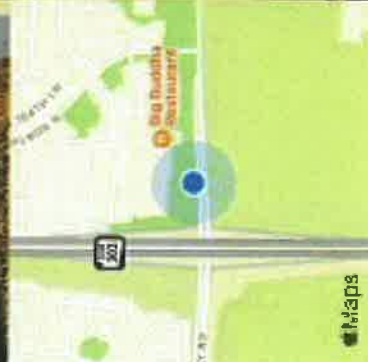
Case Number: FS23-0433



Request: Conditional Use Permit (CUP) with Site Plan for the construction of a new 2,467 square foot drive-through coffee shop.

Please call to confirm dates: 623-222-3011

www.surprise.gov



February 14, 2024 at 8:09 AM
16520 W Greenway Rd
Maricopa County



FS23-0433

**Greenway Crossing Starbucks
Conditional Use Permit with Site Plan**

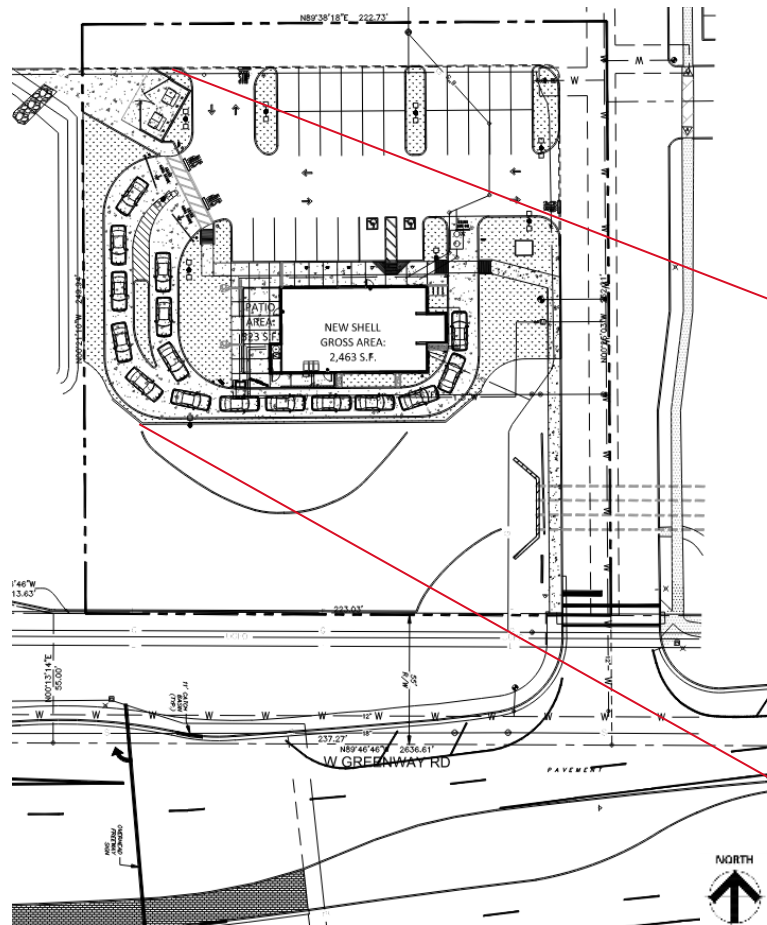
Planning & Zoning Commission

March 21, 2024



FS23-0433 VICINITY MAP



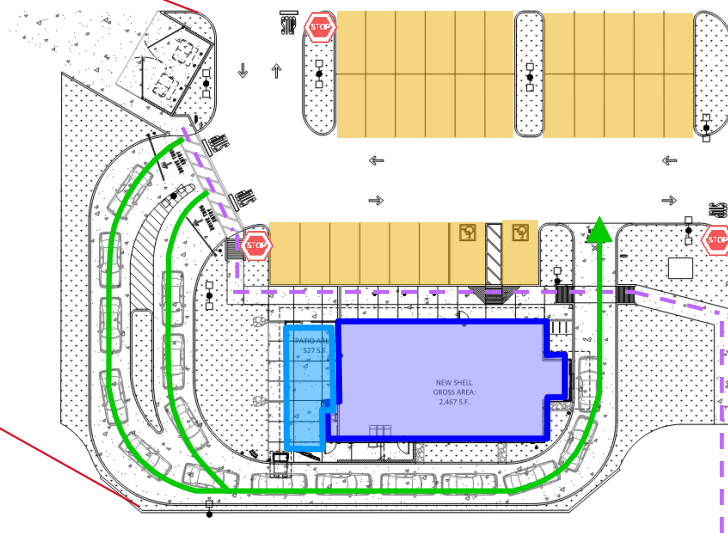


**2,463 S.F. Starbucks Restaurant
+ 523 S.F. Patio**

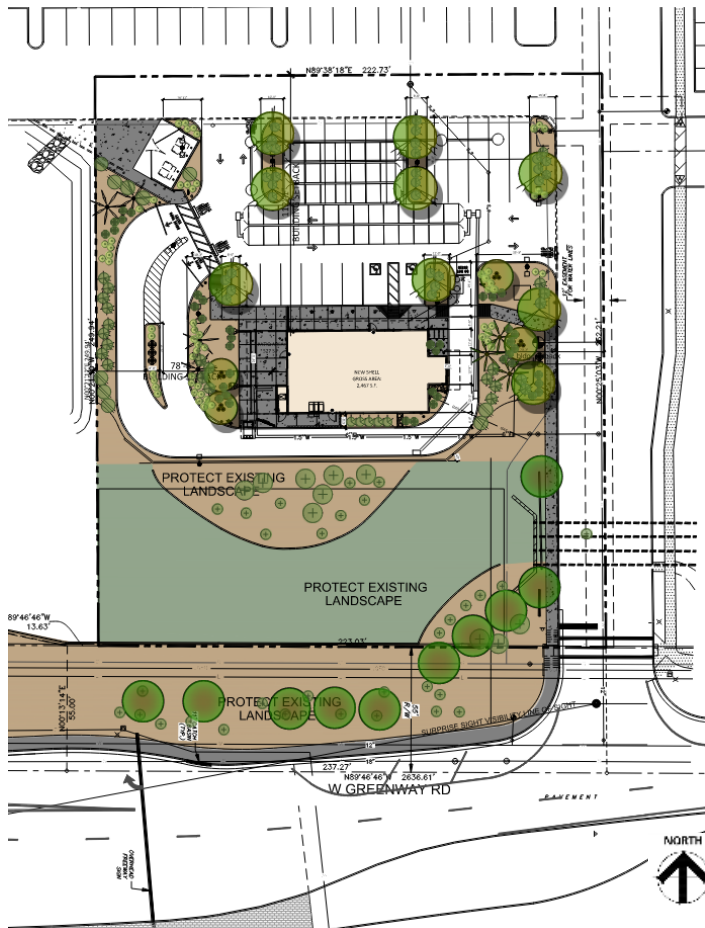
2,986 S.F. Total

Parking Required = 17 Spaces
Parking Provided = 30 Spaces 

Drive-Through Lane
(Queuing Capacity = 16 Vehicles)







LANDSCAPE LEGEND

-  QUERCUS VIRGINIANA
LIVE OAK
24" BOX (9)
-  WASHINGTONIA ROBUSTA
MEXICAN FAN PALM (SKINNED)
12" T.F. STRAIGHT (7)
-  SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX (4)
-  EXISTING TREE
PROTECT FROM CONSTRUCTION
-  EXISTING SHRUB
PROTECT FROM CONSTRUCTION
-  EXISTING GROUND COVER
PROTECT FROM CONSTRUCTION
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (10)
-  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (22)
-  MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON (44)
-  RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (34)
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (60)
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

Provided Landscaping

- Onsite Landscaping: 41%
- Offsite Landscaping: 14%

In Compliance with the LDO 

FS23-0433 LANDSCAPE PLAN



CITIZEN PARTICIPATION

Neighborhood Outreach Meeting:

- Date: November 30, 2023 at 6 p.m.
- Location: Hilton Garden Inn
16601 N Stadium Way, Surprise, AZ 85374
- Attendance: 1
- Feedback: None Received



RECOMMENDATION

Staff Recommendation:

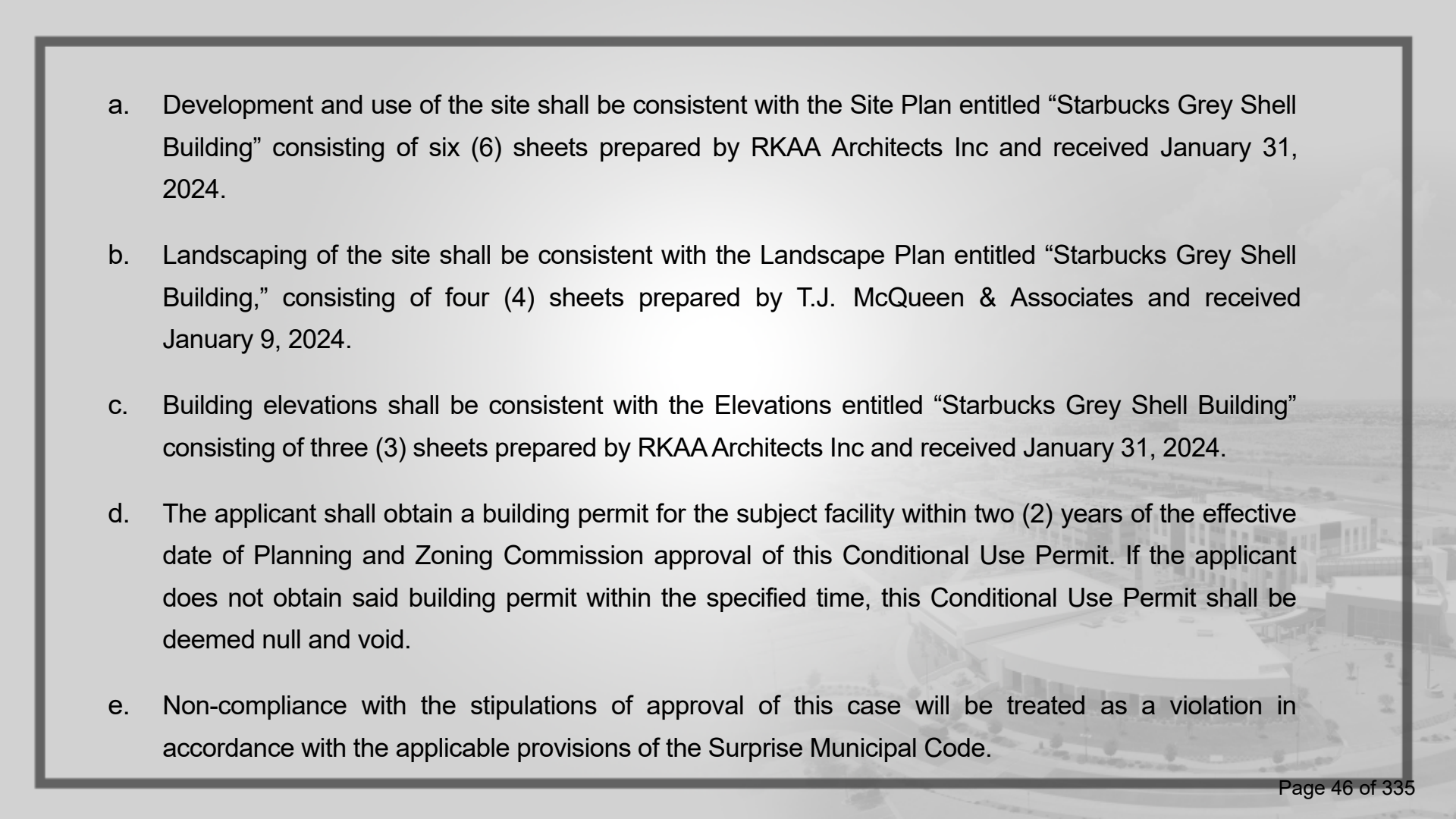
Planning & Zoning Commission Approve, subject to stipulations 'a' – 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Starbucks Grey Shell Building” consisting of six (6) sheets prepared by RKAA Architects Inc and received January 31, 2024.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Starbucks Grey Shell Building,” consisting of four (4) sheets prepared by T.J. McQueen & Associates and received January 9, 2024.
 - c. Building elevations shall be consistent with the Elevations entitled “Starbucks Grey Shell Building” consisting of three (3) sheets prepared by RKAA Architects Inc and received January 31, 2024.
 - d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
 - e. 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: March 21, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 5

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a proposed Master Sign Program for a portion of the Surprise Center Planned Area Development (PAD), encompassing approximately 25 acres generally located south of Bell Road, north of Elm Street, and between 144th Avenue and Bullard Avenue. Case FS23-0421.

Motion:

Motion to approve/deny the Surprise City Center Master Sign Program, case FS23-0421, subject to stipulations 'a' through 'b' as outlined in the staff report.

Background:

Michael Donada with Signs Plus requests approval of a Master Sign Program for a portion of the Surprise Center Planned Area Development (PAD), encompassing approximately 25 acres generally located south of Bell Road, north of Elm Street, and between 144th Avenue and Bullard Avenue. The Surprise Center PAD states that signage for Surprise Center will be developed under a Master Sign Program pursuant to Title 15 of the Surprise Municipal Code to provide consistency of signage as well as the opportunity for creative private identification within a controlled environment. Title 15 states that Master Sign Programs shall be acted upon by the Planning and Zoning Commission as a Conditional Use Permit.

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 - FS23-0421 City Center CSP - Staff Report
 2. 01 - FS23-0421 City Center CSP - Vicinity Map
 3. 02 - FS23-0421 City Center CSP - Zoning Map
 4. 03 - FS23-0421 City Center CSP - Sign Program Document
 5. 04 - FS23-0421 City Center CSP - Citizen Participation Report_Redacted
 6. 05 - FS23-0421 City Center CSP - Affidavit of Site Posting
 7. FS23-0421 City Center CSP - PowerPoint
-

MASTER SIGN PROGRAM

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0421

Project Name: City Center Master Sign Program

Council District: 5 – Palm

Meeting Date: March 21, 2024

Planner: Trever Fleetham, Senior Planner

Owners: City Center Simon Surprise LLC; Surprise Center Development LLC

Applicant: Michael Donada, Signs Plus

Request: A Master Sign Program for a portion of the Surprise Center Planned Area Development (PAD)

Site Location: Generally located south of Bell Road, north of Elm Street, and between 144th Avenue and Bullard Avenue

Site Size: 25 acres (approx.)

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

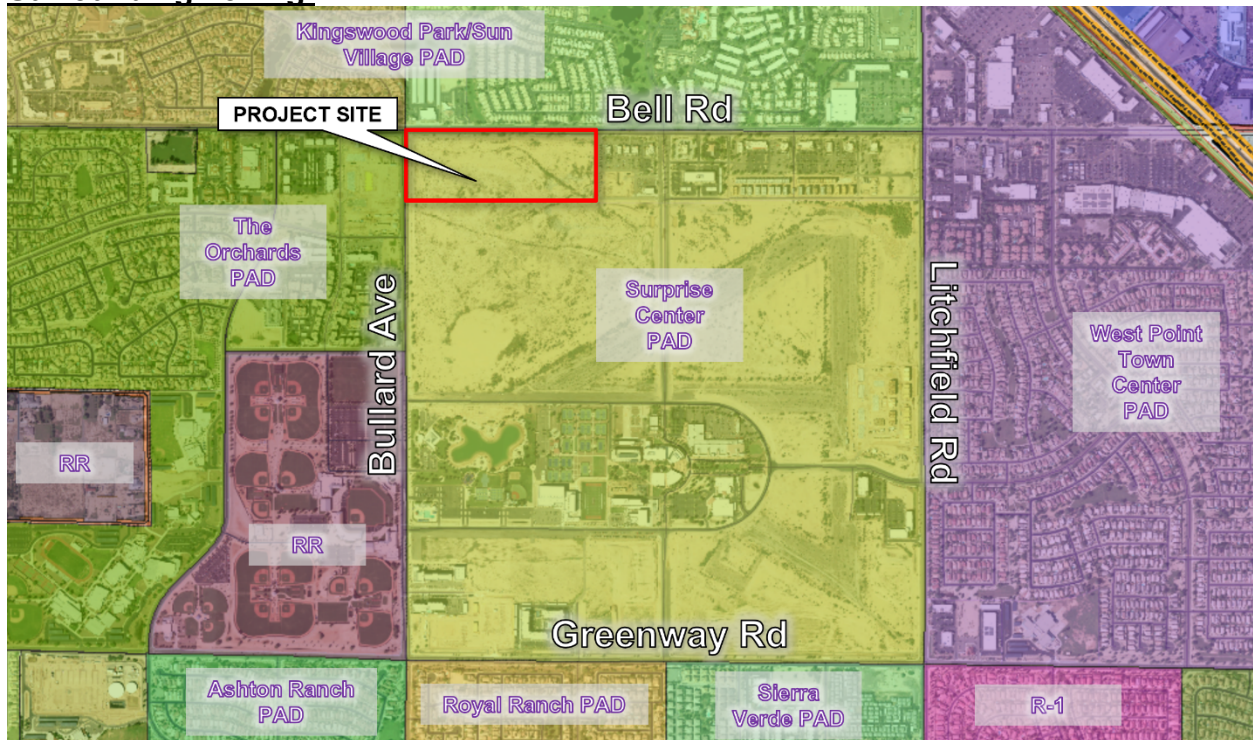
Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission **approve** case **FS23-0421**, subject to stipulations 'a' and 'b'.

Project Description:

Michael Donada with Signs Plus, the applicant, on behalf of the owners, requests approval of a Master Sign Program for a portion of the Surprise Center Planned Area Development (PAD). The approximately 25 acres, located at the northwest corner of the City Center, is currently being developed by Simon CRE. The proposed sign program would create uniform sign standards across the development area.

Surrounding Zoning:



Kingswood Park/Sun Village PAD – Residential	Kingswood Park/Sun Village PAD – Mixed Use	Kingswood Park/Sun Village PAD – Residential
The Orchards PAD – Mixed Use	Surprise Center PAD – Mixed Use	Surprise Center PAD – Mixed Use
The Orchards PAD – Mixed Use	Surprise Center PAD – Mixed Use	Surprise Center PAD – Mixed Use

Background:

June 12, 1980: The subject property was annexed into the City of Surprise under Ordinance #80-03.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center under case PAD00-105.

December 16, 2022: The applicant submitted for a Master Site Plan for a portion of Surprise Center, the subject site, under case FS22-1606.

March 30, 2023: The applicant received a Concept Review Waiver for the subject Comprehensive Sign Program.

May 18, 2023: The applicant submitted for a Comprehensive Sign Program for Surprise Center under case FS23-0421, the subject case.

September 21, 2023: The Master Site Plan for the subject site, case FS22-1606, was administratively approved.

Analysis and Discussion:

Michael Donada with Signs Plus requests approval of a Master Sign Program for a portion of the Surprise Center Planned Area Development (PAD), encompassing approximately 25 acres generally located south of Bell Road, north of Elm Street, and between 144th Avenue and Bullard Avenue. The Surprise Center PAD states that signage for Surprise Center will be developed under a Master Sign Program pursuant to Title 15 of the Surprise Municipal Code to provide consistency of signage as well as the opportunity for creative private identification within a controlled environment. Title 15 states that Master Sign Programs shall be acted upon by the Planning and Zoning Commission as a Conditional Use Permit.

Summary of Sign Program

The proposed sign program includes specific standards for a multitude of sign types across the development site, as well as standards for flag poles. The program proposes three (3) types of freestanding signs: illuminated multi-tenant monument signs, non-illuminated vehicular directional signs, and illuminated pedestrian directional signs. Standards for wall signs, blade signs, and window signs are also outlined in this sign program.

The details of this sign program were evaluated against, and found to be in compliance with, the following criteria for Master Sign Programs outlined in Title 15.

Title 15 Master Sign Program Criteria (Sec. 15.24.210)

a. Placement

- i. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.

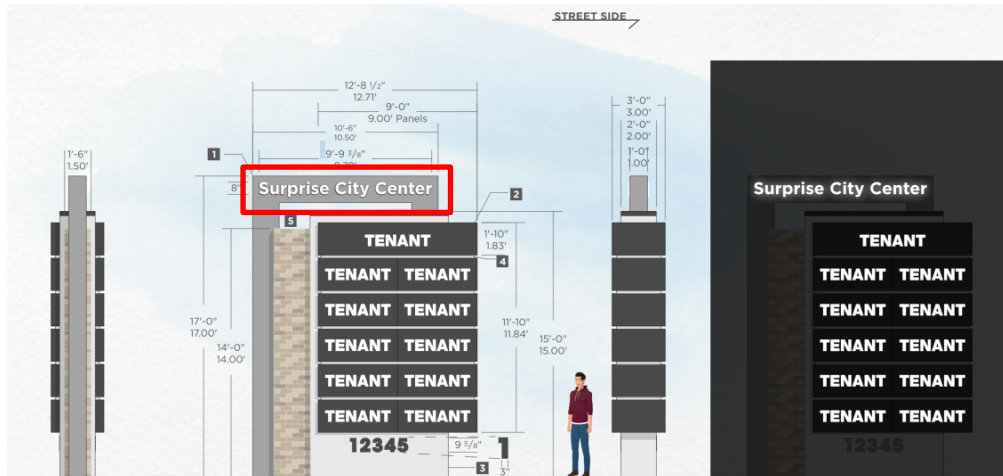
b. Quantity

- i. The number of signs that may be approved within any planned area development or multiple tenant complex shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.
- c. Size
 - i. All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity of adjacent uses, amount of sign copy, placement of display (location and height), lettering style and presence of distractive influences. In no event shall a plan contain a freestanding or wall sign which exceeds by more than fifty percent any maximum height standard.
- d. Materials
 - i. Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, and/or the use of a consistent lettering style or copy.
- e. Illumination
 - i. Illumination shall be in accordance with Section 15.24.090: Illuminated signs and flagpoles are permitted by this article unless otherwise specified. Illumination may be either by direct, internal or internal direct as allowed herein, and it is unlawful for any person to install illumination which creates any glare or reflection onto any adjacent property, or onto a street or alley, or so as to create a traffic hazard.

Additional Evaluative Criteria

With the absence of specific standards per sign type in Title 15, the details of the proposed sign program were evaluated against the sign standards of the current Land Development Ordinance (LDO) to determine compliance and deviations. All signs included within the sign program meet the standards of the LDO, with the exception of one (1) requested deviation for the monument signs.

The LDO include a maximum height for Class VI monument signs (major monument signs). This maximum height is 17 feet, provided that any height in excess of 15 feet shall be limited to non-illuminated architectural embellishments. The proposed sign program is requesting that an illuminated element with the text "Surprise City Center" be located above 15 feet, as shown below.



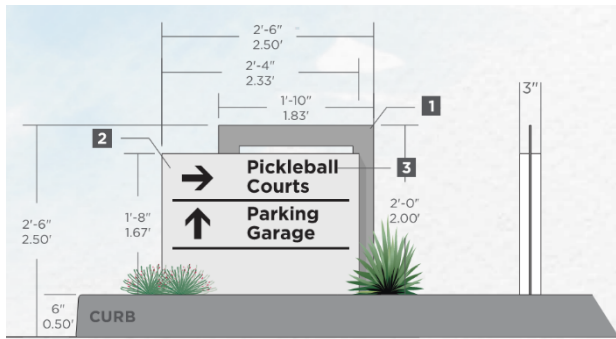
Design

The prescribed design of the freestanding signs within this sign program incorporate features, materials, and colors from the development's buildings to ensure cohesiveness.

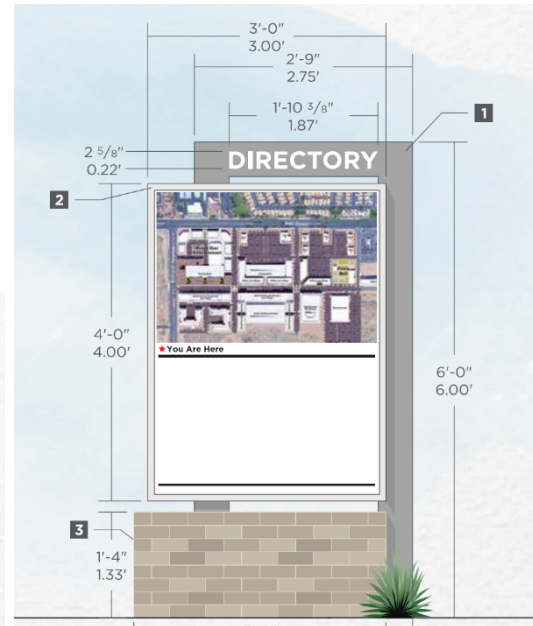


Approved building elevations

[continued on following page]



Vehicular directional signs



Pedestrian directional signs

Similar decorative column design, colors, and brick have been carried over from the building elevations to the signs for consistency. These elements are consistent with the design requirements of the Surprise Center PAD.

Additional requirements for wall signs, blade signs, window signs, etc., along with requirements for landlord approvals, help to ensure that signage included within this development will be an enhancement to the overall design.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area, as well as the Surprise Center District sub-area, which support a variety of land uses, including commercial. The proposed sign program supports the commercial developments within its area while acting as an aesthetic enhancement to the area. In that regard, the proposal is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa Water District and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

Citizen Outreach:

The applicant held a neighborhood outreach meeting on December 12th, 2023, at the Holiday Inn Express & Suites at 16540 N. Bullard Ave. Four (4) residents were in attendance and questions were asked and answered regarding the development in general and the size, quantity and location of the signs. Overall, there were no objections to the request. The meeting was advertised per the requirements of the LDO. A detailed summary of the outreach meetings can be found in the attached Citizen Participation Report.

Summary:

The proposed sign program is designed to complement the associated development, creates a consistent set of standards for signage within the area, and is consistent with the Surprise Center PAD and applicable codes, with one requested deviation.

Findings:

- The proposed sign program is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.
- The proposed sign program is consistent with the Surprise Center PAD.
- The proposed sign program is consistent with the applicable Surprise Municipal Code.
- The reviewing agencies indicated no objections.

Staff's Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS23-0421**, subject to stipulations 'a' and 'b' as follows:

- a. Development and use of the signage for the site shall be consistent with the Comprehensive Sign Program entitled "Surprise City Center Comprehensive Sign Program", prepared by Signs Plus, consisting of eighteen (18) pages, and received January 9, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

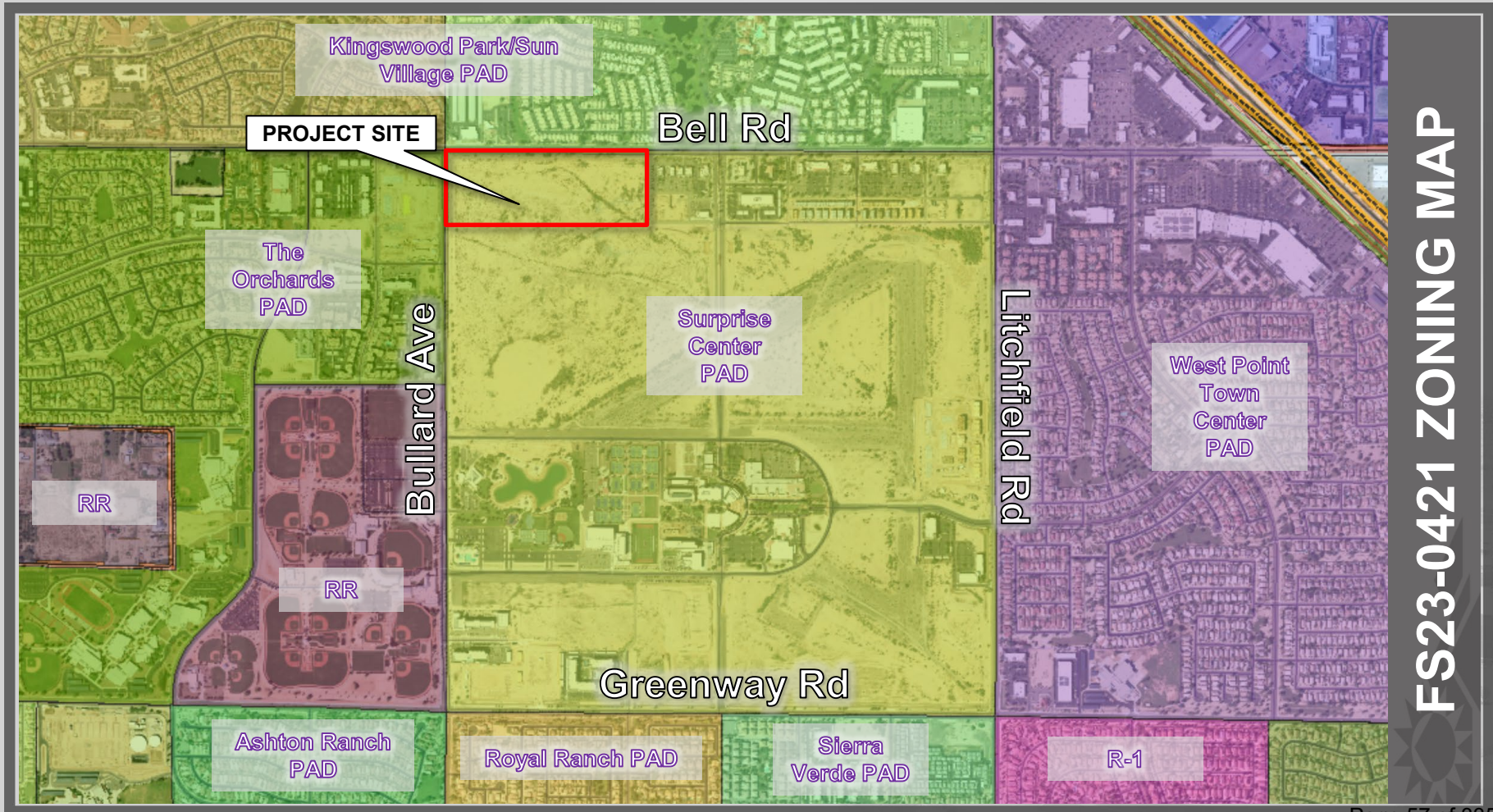
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Sign Program Document
04 Citizen Participation Report – Redacted
05 Affidavit of Site Posting
PPT



FS23-0421 VICINITY MAP



FS23-0421 ZONING MAP



Surprise City Center Comprehensive Sign Program

Bullard Avenue and Bell Road
Surprise, Arizona

January 9th, 2024



Sarah Spradlin
C - 480-262-0412
O - 623.780.1544
2507 W. Villa Rita Dr.
Phoenix, AZ 85023
R6

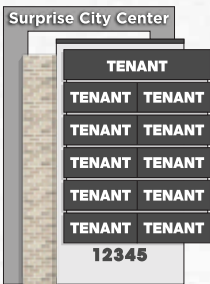
Case Number FS23-0421

Table of Contents	Project Description	Introduction		
Project Description	Project: Surprise City Center	Narrative: These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the area for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations through Surprise, Arizona Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval through Surprise, Arizona as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between these criteria and the final criteria approved through Surprise, Arizona the latter shall prevail.	Signage Types Street-level Identity Six (6) multi-tenant identification monument signs will be provided along Bell Road. This will serve to identify the various tenants inside of the development.	
Site Plan	Owner: City Center Simon Surprise, LLC	Design Concepts: Freestanding signs are “excerpts” of architectural components of the building theme and materials. Instead of mini buildings, the freestanding monuments become statements in the environment. Architectural and textured walls that create simple expression for the project identification. Accent elements and materials are used for tenant identification areas for both retail. Each combination of wall and accent is integrated into the site with simple, yet formal landscaped areas and lighting features. All signage elements focus on a simple vocabulary of materials – rock, steel, mass of materials, planting, lighting and colors. Combined with the graphic materials of aluminum, dimensional lettering and logo treatments, signage becomes representative of established brands within the overall design theme and palettes. Variations in design distinguish the different uses on the site – through simplicity – not over designed or cluttered with details.	Tenant Identification Signs Illuminated building signage will be allowed on all elevations of the buildings.	
Sign Matrix	Parcel Information: Zoning: - PAD Parcel Number: 501-18-690 & 501-18-689 Net Site Area: 1,090,844 sf	Functional Requirements: As a local retail center, signage for identification and recognition to customers is inter-dependant on high profile signage to support high sales volumes.		
Monument Sign	Governing Agent: Surprise, Arizona	 The sign package has been designed to provide a hierarchy of elements to meet the spectrum of functional signage needs, from identification to the pedestrian experience approaching the front door, as follows:		
Wall Sign Guidelines	Signage Consultant: Signs Plus 2507 West Villa Rita Drive Phoenix, AZ 85023 623.238.1099 Gary Johnson gary@arizonasignsplus.com			
Wall Sign Fabrication Details				
General Requirements				
Building Elevations				

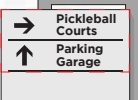
Site Plan

Legend

A1 – A6 Monuments



B1 – B4 Vehicular Directional Qty. TBD



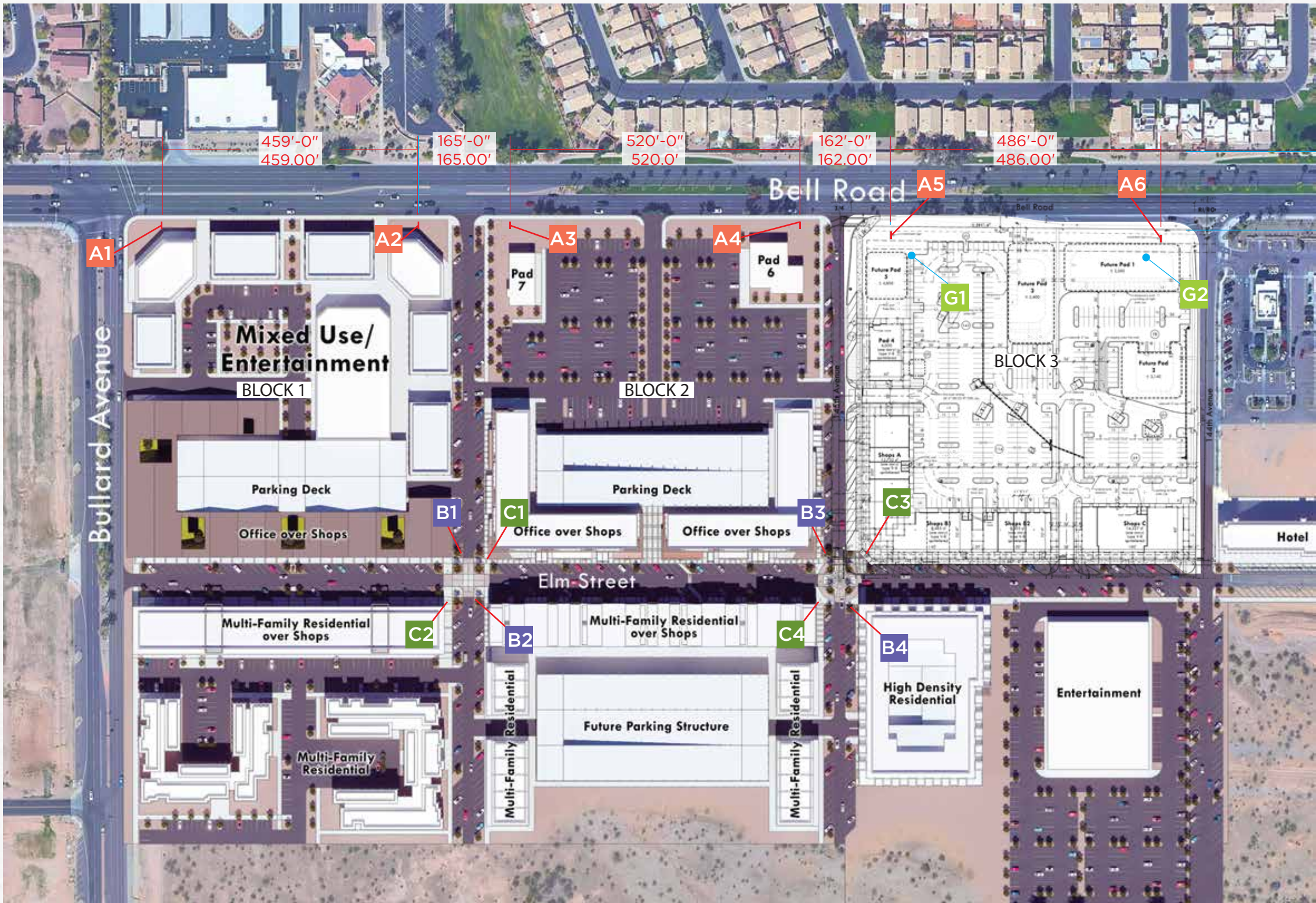
C1 – C4 Pedestrian Directional Qty. TBD



D Wall Signs Qty. & Locations TBD

G1 – G2 Flag Poles

NOTE: Overall City Center View.



Signs 141'-0"
141.00' from
residential

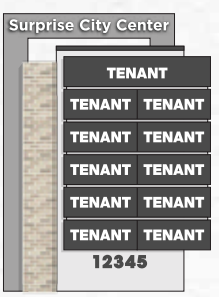
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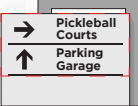
Site Plan for Block 3 City Center CSP

Legend

A1 - A6 Monuments



B1 - B4 Vehicular Directional Qty. TBD



C1 - C4 Pedestrian Directional Qty. TBD



D Wall Signs Qty. & Locations TBD

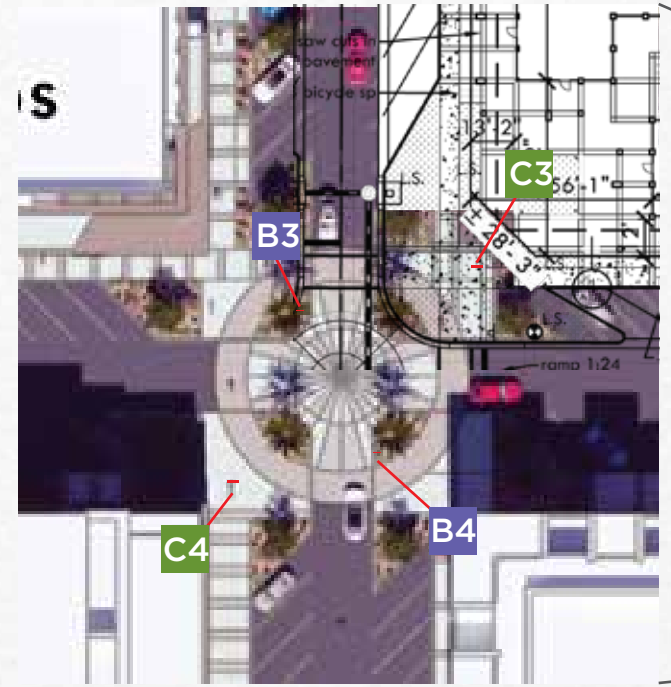
G1 - G2 Flag Poles

Property Line

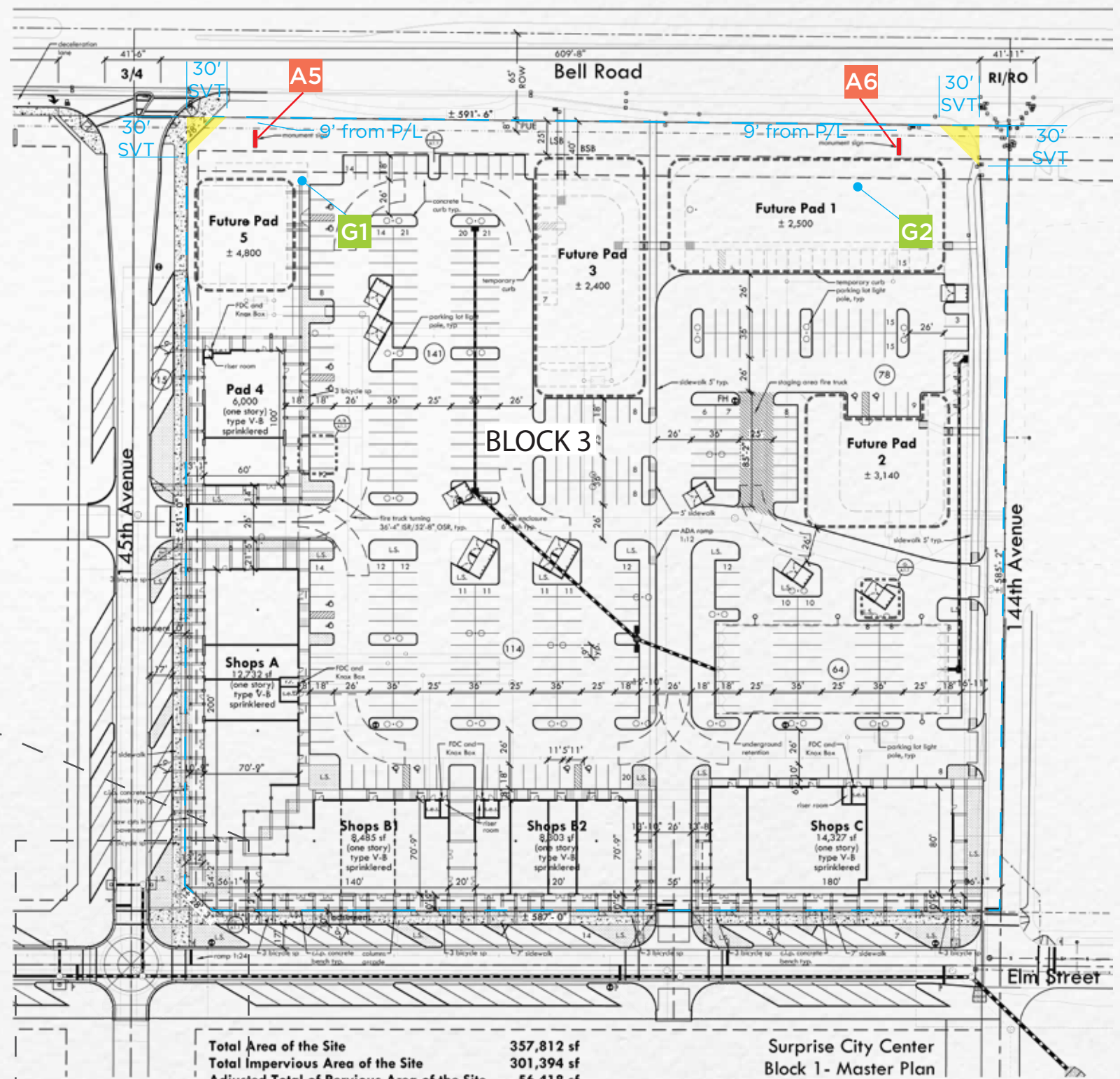
Sight Visibility Triangles (SVT)



WEST INTERSECTION - SEE PAGE 03
Scale: 1"=60'-0"



EAST INTERSECTION
Scale: 1"=60'-0"



Total Area of the Site	357,812 sf
Total Impervious Area of the Site	301,394 sf
Adjusted Total of Pervious Area of the Site	56,418 sf
Percentage of Impervious Area of the Site	84.2 %

Surprise City Center
Block 1 - Master Plan

BLOCK 3 ENLARGED VIEW
Scale: 1"=100'-0"

Sign Matrix



Sign Type	Sign Description	Function	Sign Location	Quantity	Size	Materials	Illumination
A1 - A6 Multi-Tenant LED Illuminated Monument Signs	Freestanding sign with 10 tenant panels for tenant identification.	Tenant Identification	Located on Bell Road	Six (6)	17'-0" tall. 12'-8 1/2" wide Overall Area: 216.07 SQFT Copy Area: 113.29 SQFT	Aluminum, Vinyl, Acrylic and stone	Internally LED Illuminated
B1 - B4 Non-Illuminated Double Sided Vehicular Directional	Freestanding signs with direction of tenants & activities on the property.	Oriented for Vehicular Traffic	Exact locations to be determind.	Four (4) Exact Qty. to be determind.	2'-0" tall. 2'-6" wide Overall Area: 5 SQFT Copy Area: 3.89 SQFT	Aluminum, Reflective Vinyl	Non-Illuminated
C1 - C4 Illuminated Double Sided Pedestrian Directional	Freestanding signs with direction of tenants & activities on the property.	Oriented for Pedestrian Traffic	Exact locations to be determind.	Four (4) Exact Qty. to be determind.	6'-0" tall. 3'-6" wide Overall Area: 21 SQFT Copy Area: 12.41 SQFT	Aluminum, Vinyl, Acrylic and stone	Internally LED Illuminated

Sign Type	Building / Tenant Type	Location	Quantity / Sign Area	Maximum Letter or Logo Heights	Materials	Illumination Style
D Wall Signs	Standard Shop Tenant (Between 10,000-24,999 s.f. leased area).	All signage must be located within the Tenant's leased frontage.	One & one half (1.5 s.f.) square foot per each lineal foot of elevation occupied by the tenant.	60" Max letter height exclusive of logos. No sign shall exceed a maximum of 80% vertical height and 80% horizontal width of the architectural space on which it is installed.	Individual pan-channel, reverse pan-channel letters/Logos or custom 3D sign cabinets on elevations facing roadway or parking "lot" traffic.	LED Internally, halo or indirect illumination. Illumination colors per Corporate Standards. No exposed raceways unless made part of an architectural feature subject to approval of the Developer.
	Small Shop Tenants (Less than 10,000 s.f. leased area).		One & one half (1.5 s.f.) square foot per each lineal foot of elevation occupied by the tenant. Maximum of 100 s.f.	36" Max letter height exclusive of logos. No sign shall exceed a maximum of 80% vertical height and 80% horizontal width of the architectural space on which it is installed.	Interior/pedestrian oriented for mainstreet areas, flag mounted, or custom 3D sign cabinets. Colors to be per Tenant's corporate standards.	
	Freestanding Pad Buildings Outparcel / Restaurant (Adjacent to Roadways)	Can be located on all sides with readability	One and one half (1.5 s.f.) square foot per each lineal foot of frontage for which a sign is placed on.			
E Blade Signs	All Tenant all buildings	Perpendicular to store front with a minimum clearance height of 8' from floor	One per major public entry Minimum clearance shall be 8 feet for pedestrian areas and 15' for vehicular areas	Shall not extend above the building on which it is mounted and in no case should the sign be higher that 40' above grade and project no more than 36" from the wall	Colors to be per Tenant's corporate standards.	Shall not be externally illuminated except by ambient lighting.
F Window Signs	All Tenant all buildings	First surface, interior surface of all storefront glass.	25% of each (overall) windows	Within allowed per square footage standards	Per Tenant's design standards. All layouts shall be approved by Developer.	None

Structure Type	Location	Quantity	Description	Illumination Style
G1 - G2 Flag Poles	G1-corner Bell Rd. & 145th Ave. G2-corner Bell Rd. & 144th Ave.	Two (2)	- Only one of each flag with a maximum of three flags on any one lot or parcel shall be allowed. - No flag pole shall exceed the following heights per specified zone: - Parcels zoned C-1, C-2 & C-3 shall not exceed thirty-five feet. - Parcels zoned industrial shall not exceed thirty-five feet. - Flag poles shall not be placed except within a landscaped setting of not less than two hundred square feet. - Illumination of any flag or flagpole shall be in accordance with Sec. 15.24.090 of this chapter. - Nothing in this section shall apply to any flag or flagpole located on any parcel owned or operated by any federal, state or local government for a governmental purpose. (Ord. 97-06 § 2 Exh. A (part), 1997)	TBD

Sign A1-A6 - Illuminated Monument Sign Structure

Materials

- 1 (.125) Grade Alum. construction main cabinet painted P1 w/ 1" clear acrylic push through copy w/ V1 vinyl overlay
- 2 (.125) Grade Alum. tenant panels painted P2 with 3/16" white acrylic back up. Tenant copy w/ 1st surface 3M translucent vinyl graphic overlay to allow corporate branding.
- 3 (.125) Grade Alum. construction cabinet painted P1, P3 w/ flat cut out address number painted P2.
- 4 (.125) Grade Alum. construction revel painted P4
- 5 Masonry pillar to match building

Paint Colors

- P1** DE6376 Looking Glass
P2 DE6385 Black Bean
P3 DE6218 Antique Paper

Vinyl Colors

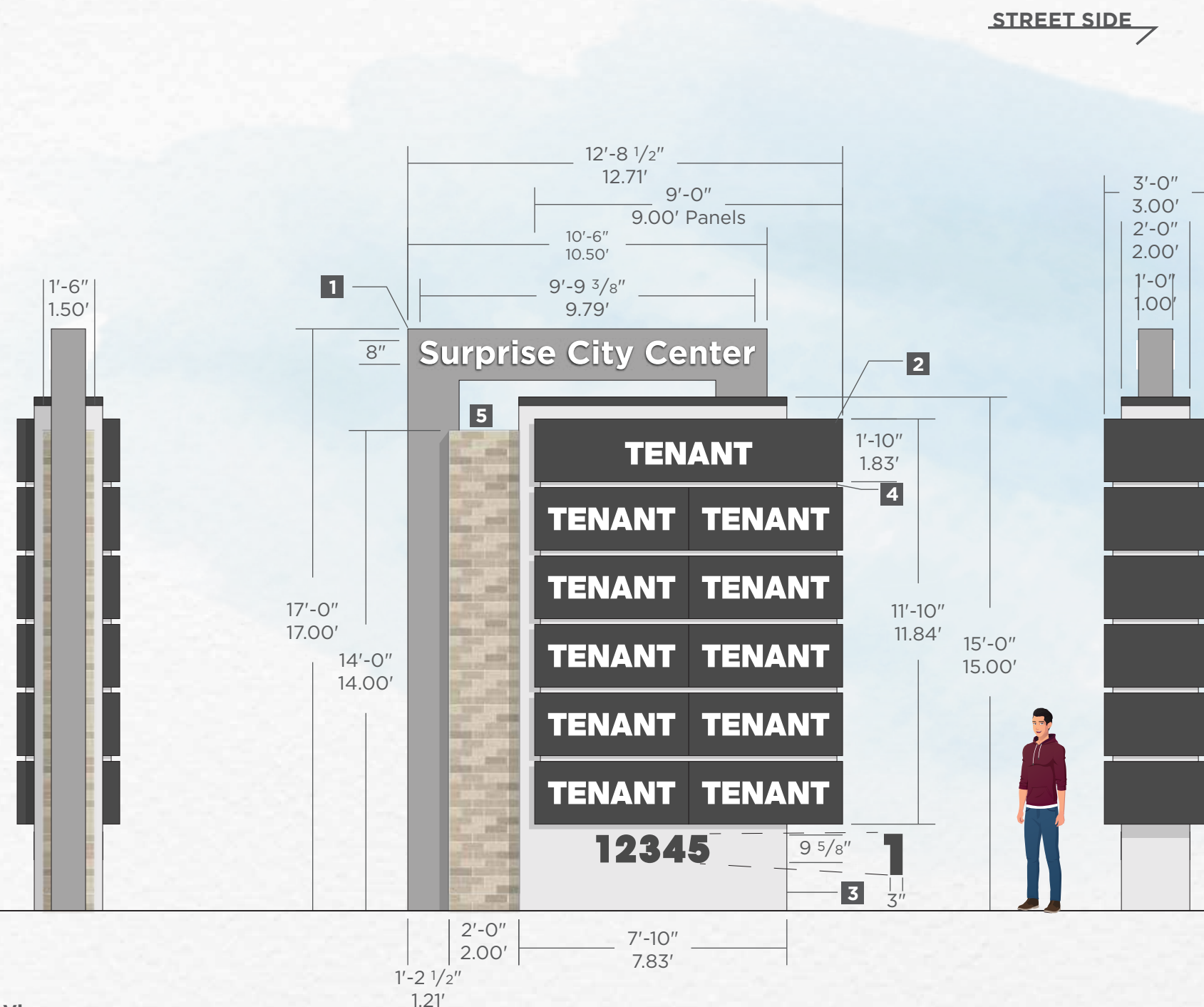
- V1** White 3M 3630-20

Stone

- S1**
Eldorado Stone
Tundra Brick
"Latigo"

FINDINGS: 1.5 feet for every additional 10 feet of horizontal distance from the single-family residential property line up to a maximum height of 17 feet, provided however that any height in excess of 15 feet shall be limited to architectural embellishments. Distance from property line to property line is 141 feet. 61 extra feet x 1.5 for every 10 feet (6 x 1.5 = 9 feet tall for the monument).

NOTE: Type A signs shall be setback not less than 2 feet from the right-of-way line or easement.



Face View

Scale: 1/4"=1'-0"

Surprise City Center: 6.55 SQFT
Tenant Panels: 106.74 SQFT
Overall Sign Area: 17x12.71=216.07 SQFT

Night View

Scale: 1/4"=1'-0"

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs. The location of the disconnect switch after installation shall comply with article 600.6(A) (1) of the National Electrical Code.

2018 IBC, 2011 NEC, 2012 IBC



Sign Type B1-B4 - Non-Illuminated Double Sided Vehicular Directional



Materials

- 1

Alum. Fin
 - 1/4" alum. plate painted P1
- 2

Cabinet
 - .125 alum.
 - alum. angle frame
 - painted P2
- 3

Vinyl Copy
 - V1

Paint Colors

- P1

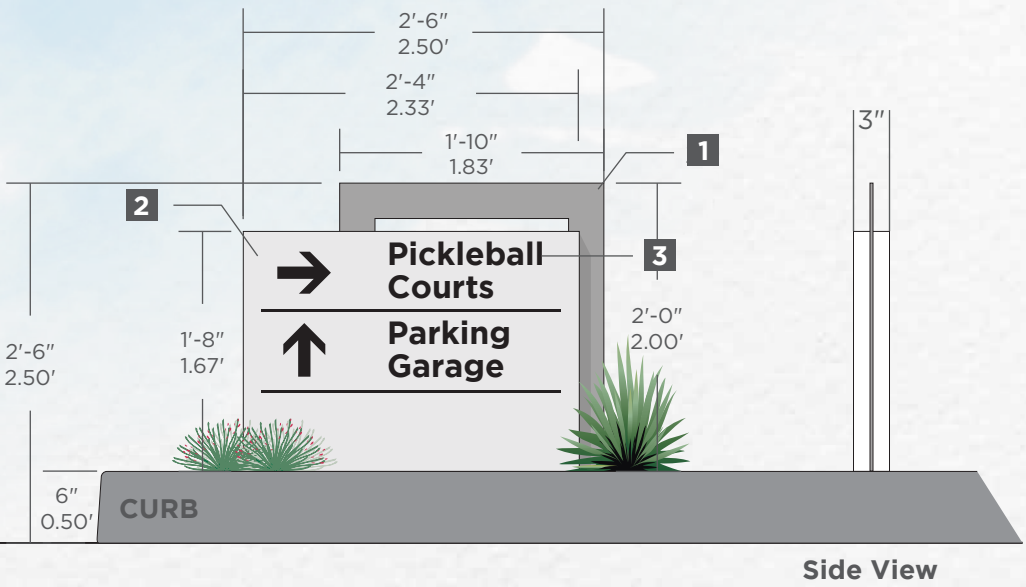
DE6376 Looking Glass
- P2

DE6218 Antique Paper

Vinyl Colors

- V1

Black Ref. (5100-85)



Face View

Scale: 3/4"=1'-0"

Qty. 4

Copy Area: 1.67x2.33=3.89 SQFT
Overall Sign Area: 2x2.5=5 SQFT

Sign Type C1-C4 - Illuminated Double Sided Pedestrian Directional



Materials

- 1 Alum. Fin**
 - .125" alum. w/ routed copy backed with 1/8" white acrylic and illum. w/ white LEDs.
 - painted P1
- 2 Cabinet**
 - .125 alum.
 - alum. angle frame w/ 1" retainers
 - map is 3/16" SG white acrylic
 - copy and map will be a 3M digital vinyl graphic w/ a UV laminate
 - illum. w/ white LEDs
 - painted P2
- 3 Base**
 - Stone S1

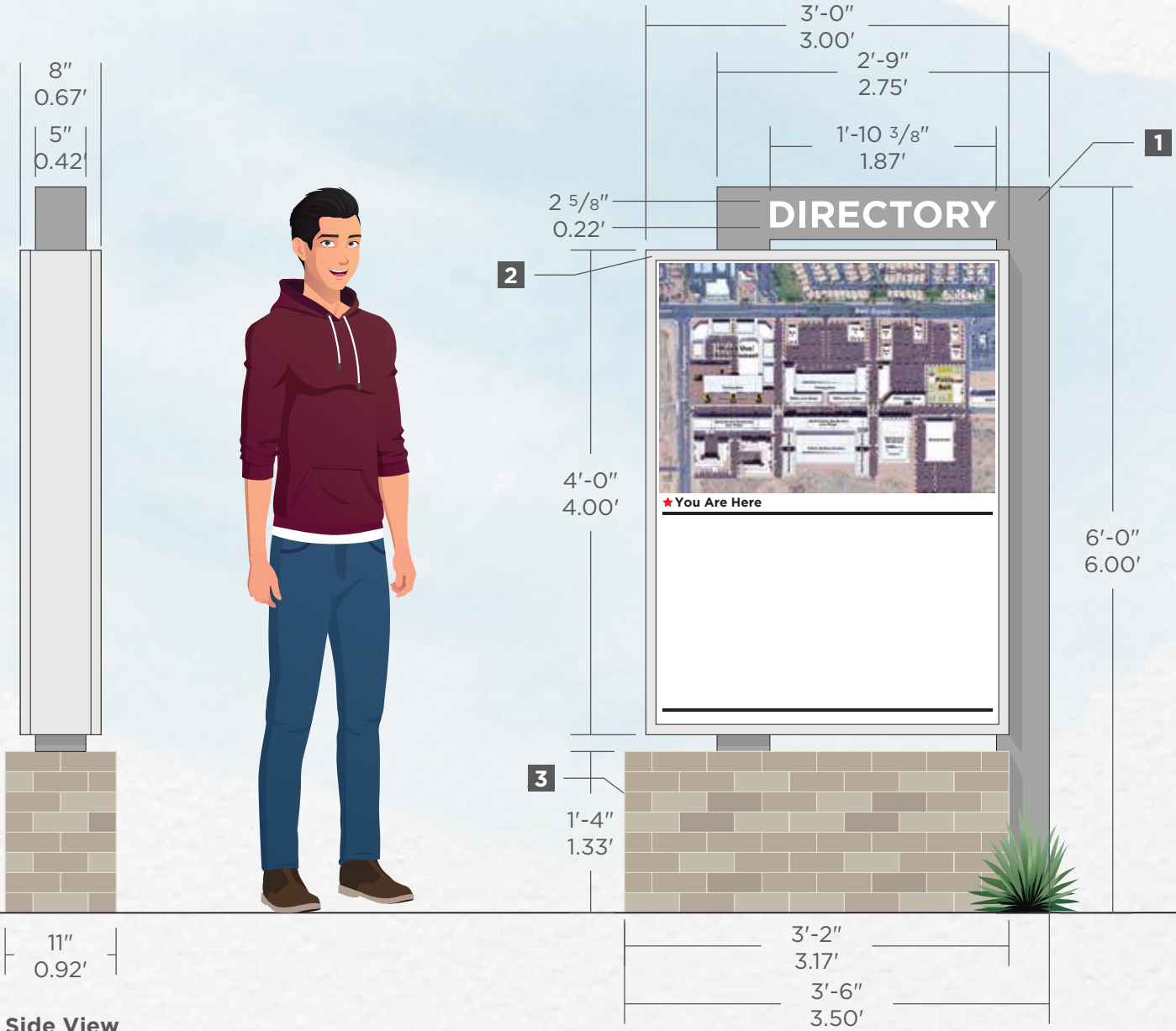
Paint Colors

- P1** DE6376 Looking Glass
- P2** DE6218 Antique Paper

Vinyl Colors

Stone

- **S1**
Eldorado Stone
Tundra Brick
"Latigo"



Face View

Scale: 3/4"=1'-0"

Qty. 4

DIRECTORY: .22x1.87=.41 SQFT

MAP: 3x4=12 SQFT

Overall Sign Area: 6x3.5=21 SQFT

The Landlord is Responsible For:

- Providing a standard base building design and construction package to the Tenant’s Design Consultant.
- Convey and communicate the criteria that will be used to value Tenant store front and identity signs.
- The review, revision, and approval of the Tenant sign submittal prior to permit submittal to the City.

Tenant is Responsible For:

- Providing a facade sign, a blade sign, and prior to permit submittal to the city above facade openings where not provided by the Landlord as part of the base building.
- Design, approval submittal, fabrication, permitting and installation of signs, including any electrical service and/or structural support. Any special installation conditions requiring modification to the shell building must be approved by the Landlord. The Tenant must provide a store front elevation of each sign proposed as well as detailed shop drawing elevation and section through the sign indication sign makeup, dimensions, materials and colors.
- The Tenant shall employ sign fabricators and installers approved by the Landlord. Demonstrated experience and qualifications in the techniques and procedures required to implement the sign’s approved design intent are mandatory. All Landlord requirements for damage deposit and certificates must be met by sign contractors.
- The Tenant and Tenant’s design consultant will abide by all provisions, guidelines and criteria contained within the Surprise City Center guidelines, these sign criteria and local codes.
- Only those sign types, and approved quantities, provided for and specifically approved by the Landlord in Tenant sign submission documents will be allowed. The Landlord may, at the Landlord’s discretion and at the Tenant’s expense, correct, replace or remove any sign is installed without Landlord’s written consent, or that is not executed in conformance with the approved submission.
- The Tenant must supply the Landlord with a copy of all sign fabrication and installation permits prior to installation, including those temporary in nature.

Sign Submittal Requirements:

- All signage is to be submitted as a complete package for review and approval. Incomplete submittal shall not be approved.
- Shop drawings to include: a storefront elevation indicating location of each sign proposed, as well as a section through the sign indicating sign makeup, dimensions, material.

General Signage Design Criteria

Project and retail signage are paramount in developing the overall design quality and character of Surprise City Center. Following are guidelines that will be followed to ensure a pedestrian friendly and inviting atmosphere.

Number of Signs:

- Each store is allowed a maximum of one integral sign and one blade sign for each storefront. Secondary transom signage is permitted when the primary sign cannot be viewed by pedestrians because of awning or overhang.
- The Landlord encourages the use of facade signs, blade and grand blade signs. The Landlord does not provide a sign band.
- Service doors to tenant areas throughout the project shall have a standard identification (Tenant name and suite number only). This signage shall be in accordance with Fire Marshall and / or Landlord requirements and install by the Tenant.
- Additional signs on each storefront may be permitted at the landlord's and the Surprise Center Development LLC discretion.

Content on Signs:

- Signage shall be limited to Trade Name (or logo as approved). Minimum letter height shall not be less than 80% of the maximum allowable letter height without prior written approval.
- Non Trade Name or Logo signage may be permitted at the landlord and Surprise Center Development LLC discretion.

Mounting of Signs:

- Signs attached to buildings shall be integral with the storefronts. No exterior sign will be permitted to extend above any parapet line.

All sign bolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze. They should be concealed, if possible. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the building face. Angle dips attached to letter sides will not be permitted. All mounting attachments shall be sleeved, painted and concealed.

All metal letters shall be fabricated using full-welded construction, with all welds not visible. Acrylicap or trim cap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.

Signage shall be pin-mounted on building facade or edge-mounted, 3-dimensional signage mounted to a canopy edge or continuous eyebrow feature. Halo-illuminated signage shall be pin-mounted a minimum of 2” from building facade. Direct or internally illuminated signage shall be pin-mounted a minimum of 1/2” and maximum of 1” from building face.

All main signs shall be centered in the sign block or over the premises.

Tenants are required to provide a concealed access panel from within the Tenant’s leaseable area to service and install exterior building signage as needed. Transformers to be concealed.

Lighting of Signs:

The lighting to Tenant’s signage shall be controlled by a 24-hours time clock set in accordance to the Landlord’s specified hours.

Sign illumination shall be internal and self contained.

All electric signs and installation methods must meet UL standards and contain a UL label. Required UL stickers not to be visible.

Sign Treatment Not Permitted:

- poor quality materials, i.e. plastic applique letters, non-fade resistant materials, etc.
- light boxes, cabinet signs or formed plastic, injection molded signs
- flashing, moving, audible or odor making signs
- cluttered signs
- banners, pennants, inflatable displays or sandwich boards (banners and temporary signage for grand openings/special events are to be reviewed and allowed at Landlord’s discretion).
- 2nd story signs above the parapet
- rooftop signage
- awnings with printed letters
- window decals such as credit card acceptability
- advertising or promotional signs on parked vehicles
- exposed neon or any other exposed light source

- no sign marker labels or other identification shall be permitted on the exposed surface of signs.
- no exposed conduit or tubing, conductors, transformers and other equipment will be permitted.
- no pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria.
- no cloth, paper, cardboard or similar stickers or decals around or on surfaces on the storefront or within the Design Control Zone, without prior written approval. Professionally prepared interior window signs advertising special sales, small door stickers indicating hours of business, or emergency telephone will be considered.
- No box sign cabinets or box backers boards allowed.

Facade Signage

Facade signs are intended for immediate recognition of the Tenant’s Premises by the public. It is recommended that the signage be designed for day and night-time visibility.

Signs are mounted on the facade of the store, above Tenant’s awnings or on Landlord’s canopy or designated eyebrow feature, with raceways as needed. The signage is limited to the Trade Name only.

One sign is permitted on each exterior face of the building. Signage limited to individual pan-channel, reverse pan-channel letters/logos, or custom 3D sign cabinets on elevations facing roadways or parking lot traffic.

Canopy Top Signage

This signage type consists of illuminated signage that sits on top of the Landlord-provided canopy that occurs at specific locations in this project.

The finish and color of the lettering is ultimately subject to the landlord’s approval to ensure only the highest quality for the projects.

The maximum allowable height for each sign shall be as outlined for facade signage.

All tenants with frontage along Elm St are required to place signage along the abutting canopy.

Facade-Mounted Blade

The Tenant is required to erect one blade sign at the facade of the Premises. Tenants at corner locations are permitted to install a sign at each face of the building. The blade sign may not be the primary store identification sign.

Facade-mounted blade signs are intended to be fixed to the facade of the building at suitable locations within lease lines. They may be mounted to a neutral pier at a level of 8.5’ above the sidewalk. The maximum projection is 4’ from the building.

Blade signs are intended as much for their decorative value to the buildings and street scape as for their advertisement of the Tenant’s Premises. Letter height shall be 6” max.

Though they are referred to as blade signs, their projection may occur as spheres, boxes, cylinders or any other combination of 3-dimensional objects and shapes. They must be double sided.

The mounting location should be selected to avoid being obscured by the awning, awning frame, other signage, or base building design elements.

Suspended Canopy Signage

In locations where the Landlord has provided sidewalk canopies, the Tenant is permitted to suspend blade signs.

The image on the sign is limited to the Tenant’s Trade Name and logo only.

Generally, one suspended blade sign is permitted for each Tenant, but where a Tenant has a corner location, one sign for each face of the storefront is permitted.

The minimum dimension from the sidewalk to the underside of the sign is 8.5’. The maximum size of the signage panel is 8 square feet. The sign shall be centered on the centerline of the canopy. The edge of the sign may not project beyond the outer edge of the Landlord’s canopy overhead.

Signs may be internally and externally illuminated. Facade mounted blade and suspended canopy signage may not include chains and/or S hooks as to allow movement of the sign.

Grand Blade Signs

Grand blade signs (instead of facade signs) are permissible after review and approval by the Landlord.

The Tenant has wide latitude in the design of these signs, to stimulate the creativity of their designs. However, it must be noted that, due to the prominent position of these signs, the Landlord reserves the right to exert control over submittal to ensure the overall suitability of the designs for this project.

Signs may be affixed to the corner of the building on the diagonal, thereby giving visibility from two directions. Bottom of sign must be a minimum of 9’ above the sidewalk.

Signs must allow for nighttime illumination. Electrical supply conduit/wiring and transformers must be concealed.

Signage on Glass

Tenants may apply signs to the interior glass portion of the storefront. Acceptable materials include: painted gold or silver leaf; silk-screened logo; cut out polished metal veneers applied to glass; etched glass. Designs must be approved by Landlord. Unacceptable materials: paper or poster card taped to glass, etc. Signage must not obscure view through glass, and shall be limited to Trade Name and/or logo. The maximum signage height is 6’.

Awning Design Criteria

Tenants are required to provide awnings with their storefronts, except where the Landlord’s canopies are already provided, or where a storefront faces onto a roofed public passage.

Awnings are generally fabric, metal or glass. Generally, consistent shape and color of the awnings is at the discretion of the Tenant, but are subject to approval by the Landlord.

Minimum projection of awning from facade of building is 5’, except where otherwise noted.

Minimum height from sidewalk to bottom of awning is 8.5’.

Awnings may not be supported from the sidewalk. The Tenant is responsible for structural stability of the awnings, and must ensure that storefronts, transoms, and other fixings are required.

The widespread occurrence of awnings in this project, and their required projection, means that all shoppers will be aware of the underside of the awnings. Therefore, the structure of the awnings should be attractive, as well as functional, and it must have a suitable finish (unfinished galvanized pipe is unacceptable).

Temporary/Promotional Signage

All Freestanding Pad Buildings (Restaurant/Outparcel), Major and Sub-Major Tenants will be allowed one panel on project temporary construction sign. No temporary or promotional signage can be taped in the windows. With the exception of Banners and Temporary signage for grand openings/special events are to be reviewed and allowed at Landlord’s discretion.

Poster/sale cases may be set back 24” in windows as a part of window displays, subject to Landlord review and approval.

For certain uses, such as restaurants, a single permanently affixed exterior menu board is appropriate. Permanently affixed menu boards should not exceed six square feet and must be integrated into the building’s architectural theme, near the entrance. In addition, temporary menu boards for outdoor courtyards or a sidewalk cafe are allowable with the approval of the Landlord. Temporary menu boards must not obstruct pedestrian movement on public walks. They must be removed during non-business hours.

Tenant Sign Parameters

- Standard Shop Tenant (Between 10,000-24,999 s.f. leased area). 60” Max letter height exclusive of logos.
- Small Shop Tenants (Less than 10,000 s.f. leased area). 36” Max letter height exclusive of logos.
- Signs shell not extend more than 8” beyond the face of the surface to which the sign is mounted.
- All signs must be illuminated and shall derive light from a concealed source.
- A colored opaque face is required. No exposed lamps, globes, tubes, etc. will be permitted. Direct illuminated signs shall be considered on an individual basis and are subject to Landlord approval.
- Double stacked lettering shall be considered on an individual basis only and are subject to Landlord approval. Double stacked letters shall be a maximum of 24” high individual letters and shall comfortably fit within the sign area as determined by the Landlord.
- Tag lines shall be allowed on an individual basis only and are subject to Landlord approval. Any allowed tag lines shall be individual illuminated letters (no box signs) and shall not exceed 10” in height. The width of the tag line, if approved, shall not exceed the width established for the primary signage.
- Marquee Signage: Allowed one per storefront in lieu of Facade sign - 15 s.f. maximum, letters shall be 16” maximum with a maximum of two. Sign shall be individually illuminated letters, pin mounted to existing projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure or inside a waterproof raceway painted to match the wall color.

- Blade Signs: Required one per storefront 8 s.f. maximum, letters shall be 6” maximum. Blade sign design shall be submitted for review and approval. The blade sign shall be located on an elevation and clear height to bottom of sign shall be indicated. Decorative brackets and sign design are to reflect the qualities of the Tenant and the Shopping Center in a greater entirety.
- One additional over door transom with a maximum letter height of 8” per storefront elevation.
- No logos will be allowed on Tenant storefronts without prior written approval.

Freestanding Pad Buildings - Restaurant/Outparcel:

- Can be located on all sides with readability, subject to Landlord approval.
- Maximum height of letters within the sign block shall be 36”.
- Signs shall not extend more than 8” beyond the face of the surface to which the sign is mounted.
- All signs must be illuminated and shall derive light from a concealed source.
- A colored opaque face is required. No exposed lamps, globes, tubes, etc. will be permitted. Direct illuminated signs shall be considered on an individual basis and are subject to Landlord approval.
- Double stacked lettering shall be considered on an individual basis only and are subject to Landlord approval. Double stacked letters shall be a maximum of 36” high individual letters and shall comfortably fit within the sign area as a determined by the Landlord.
- Tag lines shall be allowed on an individual basis only and are subject to landlord approval. Any allowable taglines shall have individually illuminated dimensional lettering (no flat box signs) and shall not exceed 10” in letter height. The width of the tag line, if approved, shall not exceed the width established for the primary signage.
- Marquee Signage: Allowed one per storefront in lieu of Facade sign - 15 s.f. maximum, letters shall ne 16” maximum with a maximum of two total. Sign shall be individually illuminated letters, pin mounted to existing projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure or inside a waterproof raceway painted to match the wall color.
- Blade Signs: Required one per storfront, 8 s.f. maximum, letters shall be 6” maximum. Blade sign design shall be submitted with Tenant package for review and approval. The blade sign shall be located on an elevation and clear height to bottom of sign shall be indicated. Decorative brackets and sign design are to reflect the qualities of the Tenant and the Shopping Center in a greater entirety. No logos will be allowed on Tenant storefronts without prior written approval.

Murals

Murals and other noncommercial displays painted or applied to a building may be permitted at the Landlord and Surprise City Center discretion and do not count as a sign or against the calculated sign area for the building/tenant.

Monument Signs

- There will be (6) six monument signs on Bell Road.
- Tenant copy will be rout out back up / push thru acrylic.
- Panels will be opaque.
- Signs will reflect architecture and color of the buildings.

Menu Boards Signs For Drive Thru Restaurant

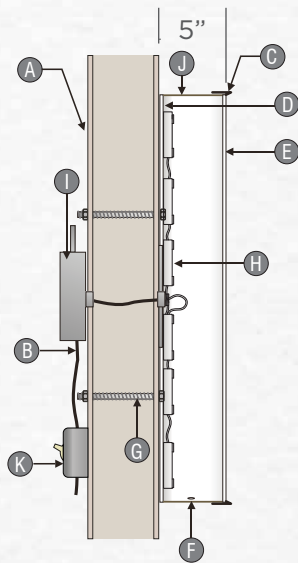
- One (1) preview menu board and one (1) ordering menu board is allowed per business such signs may be freestanding or wall mounted.
- The maximum aggregate area for a preview menu board and an ordering board per business, shall not exceed forty-five (45) square feet.
- The maximum sign height shall not exceed six (6) feet for freestanding signs.
- Signs will reflect architecture and color of the buildings.



Illuminated Pan Channel Letters - Face View



Illuminated Pan Channel Letters - Night View

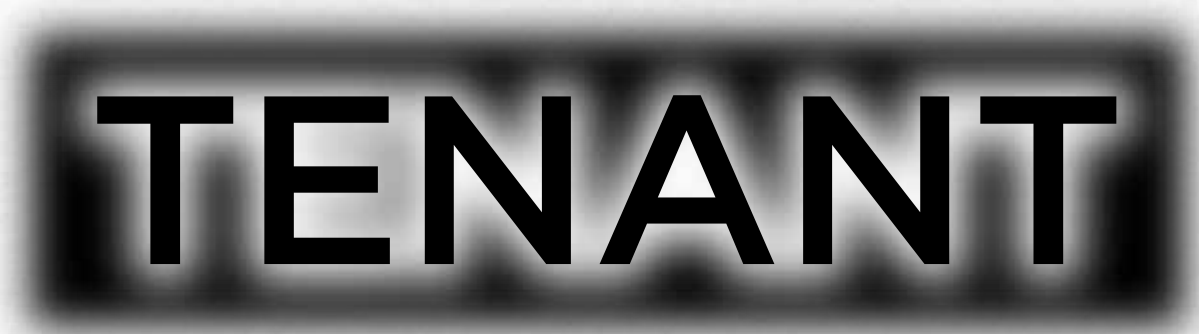


A	wall
B	low voltage wiring
C	trim cap
D	aluminum back
E	acrylic Face
F	weep holes
G	mounting varies
H	LED lights
I	LED power supply
J	aluminum return
K	disconnect switch

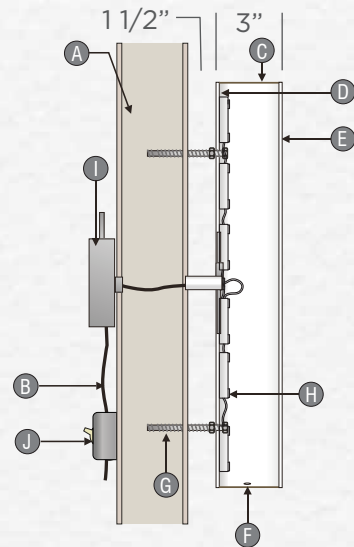
Illuminated Pan Channel Letters - Cross Section View



Halo-Illuminated Reverse Pan Channel Letters - Face View



Halo-Illuminated Reverse Pan Channel Letters - Night View

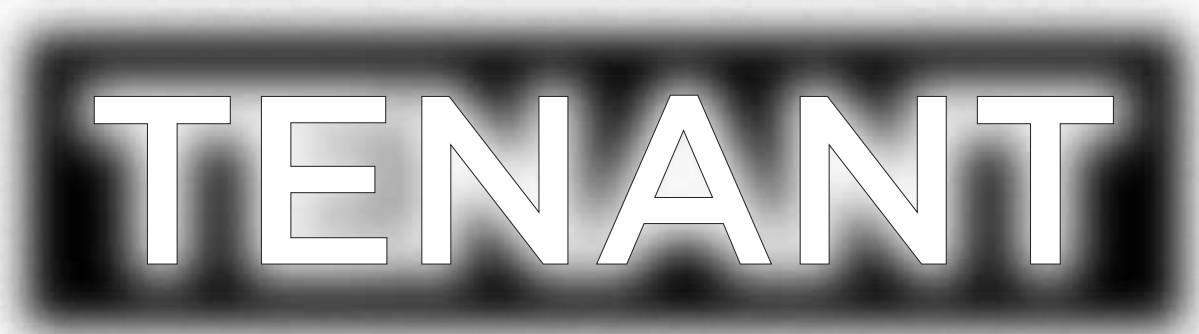


A	wall
B	low voltage wiring
C	aluminum return welded
D	lexan back
E	aluminum face
F	weep holes
G	stud mounting
H	LED lights
I	remote low voltage trans.
J	disconnect switch

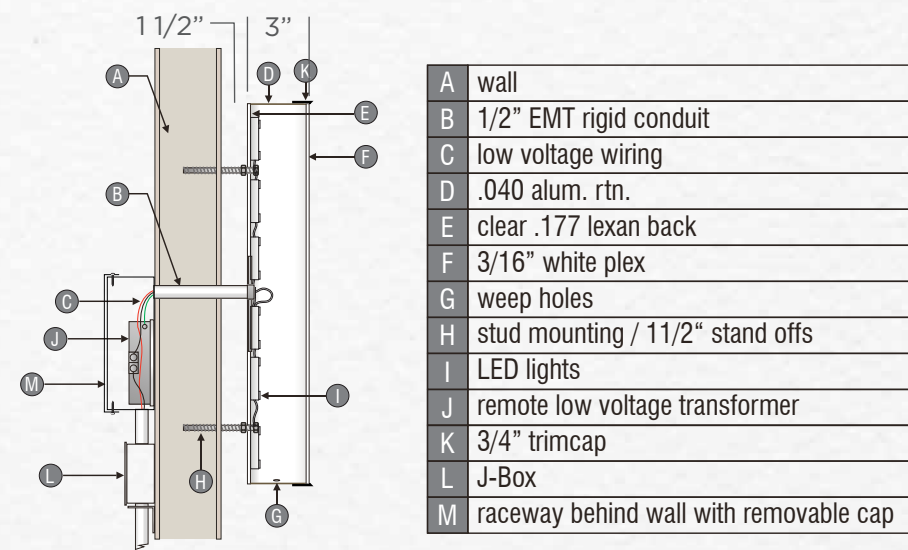
Halo-Illuminated Reverse Pan Channel Letters - Cross Section View



Halo and Face Illuminated Pan Channel Letters - Face View



Halo and Face Illuminated Pan Channel Letters - Night View



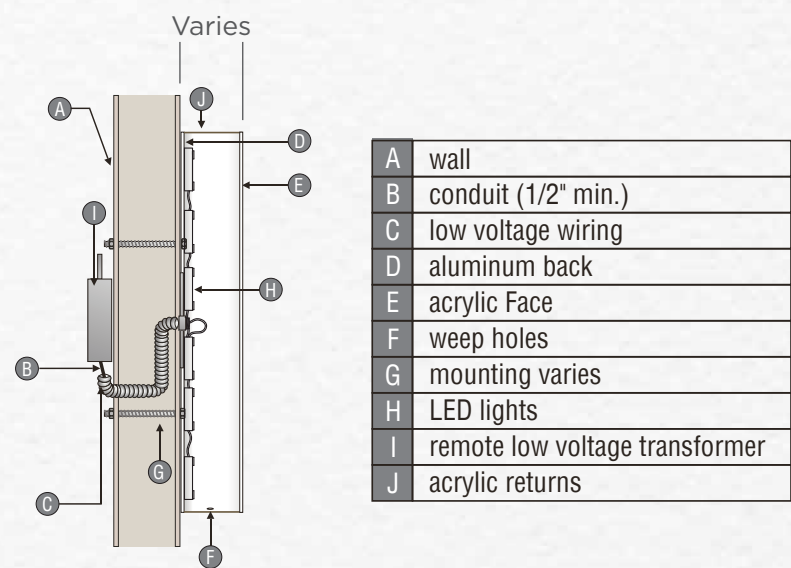
Halo and Face Illuminated Pan Channel Letters - Cross Section View



Acrylic Formed Illuminated Pan Channel Letters - Face View



Acrylic Formed Illuminated Pan Channel Letters - Night View



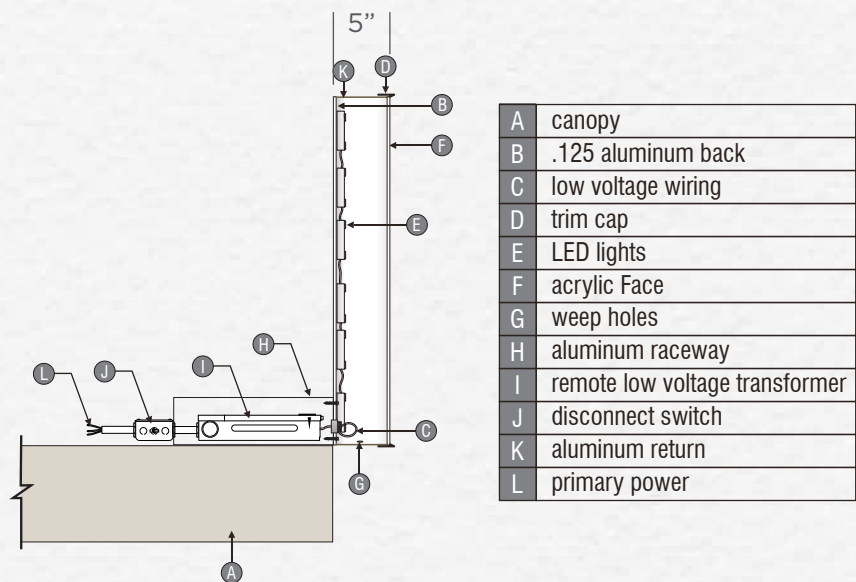
Acrylic Formed Illuminated Pan Channel Letters - Cross Section View



Raceway Mounted Illuminated Pan Channel Letters on Canopy - Face View



Raceway Mounted Illuminated Pan Channel Letters on Canopy - Night View



Raceway Mounted Illuminated Pan Channel Letters on Canopy - Cross Section View



Non-Illuminated Reverse Pan Channel Letters - Face View



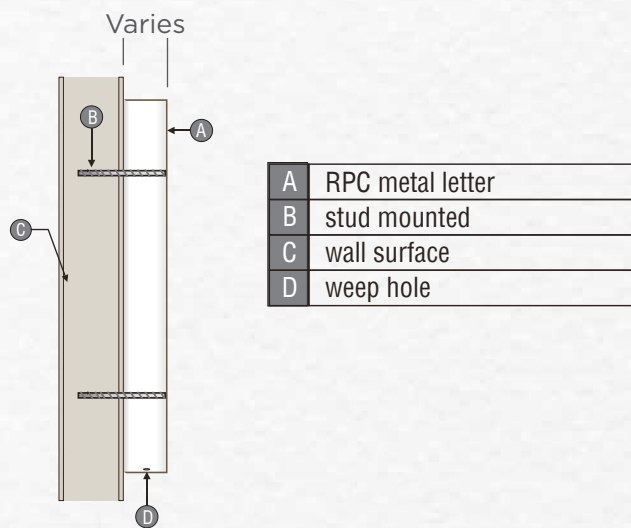
Non-Illuminated Flat Cut Out Letters - Face View



Non-Illuminated Reverse Pan Channel Letters - Night View

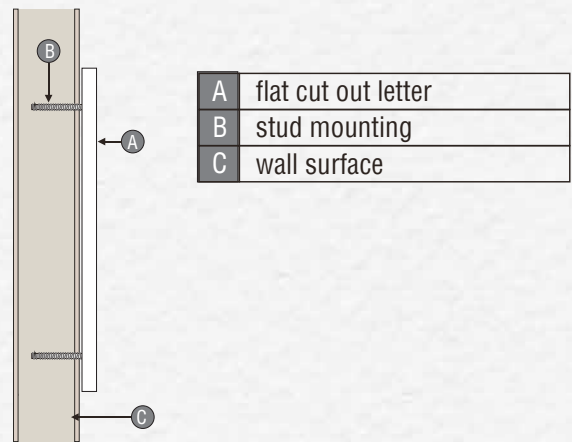


Non-Illuminated Flat Cut Out Letters - Night View



A	RPC metal letter
B	stud mounted
C	wall surface
D	weep hole

Non-Illuminated Reverse Pan Channel Letters - Cross Section View



A	flat cut out letter
B	stud mounting
C	wall surface

Non-Illuminated Flat Cut Out Letters - Cross Section View

Shops A



BUILDING A ELEVATIONS

Scale: 1"=30'-0"



BUILDING B ELEVATIONS

Scale: 1"=30'-0"



BUILDING C ELEVATIONS

Scale: 1"=30'-0"

PAD 4



PUBLIC PARTICIPATION REPORT

Applicant: Daniel Cox; City Center Simon Surprise, LLC

Subject Property: W NWC 144th Ave & Elm St; APN: 501-18-690 & 501-18-689

Current Zoning: Surprise Center Planned Area Development (PAD) – Mixed Use (MU)

Application: Comprehensive Sign Program (CSP)

- A. Executive Summary: Summary of public participation meeting:
 - a. The mandatory in-person neighborhood meeting was held on December 12, 2023, at 6:00 pm in the Theatre Room of Holiday Inn Express, & Suites Surprise, 16540 N. Bullard Ave, Surprise, AZ 85374. Most attending residents were seeking information on the overall project and no concerns were raised regarding the proposed CSP.
- B. Supporting Documentation:
 - a. Sign-In Sheet (Exhibit “A”)
 - b. Questions and/or concerns raised and answers given (Exhibit “B”)
 - c. Affidavit of Sign Posting & Pictures (Exhibit “C”)

Exhibit A

Sign-In Sheet

<u>Name</u>	<u>Email</u>	<u>Address</u>
Eugene Roberts	[REDACTED] robertseugene@gmail.com	[REDACTED] 11285521
JOSE LARAUGO	[REDACTED] 1944016	[REDACTED]
John Sprain	[REDACTED] jspraine@gmail.com	[REDACTED] 102021
Ken Remley		
Jason Moquin		
Trevor Fleetham		

Exhibit B

Neighborhood Meeting Minutes:

Date: 12/12/2023

Location: Holiday Inn Express, & Suites Surprise, 16540 N. Bullard Ave, Surprise, AZ 85374

Start Time: 6:00 PM

Attendees: 4 residents (sign-in log attached)

Resident 1:

Question: Do you plan on putting signs on Bullard?

Answer: Not during this phase, however, there may be signs installed along Bullard when the remaining blocks are constructed.

Question: How tall will the signs be along Bell Rd?

Answer: 17ft tall

Resident 2:

Question: How will the project be phased?

Answer: Current plans are to finish the 9-acre piece currently under construction (Block 3) at the southwest corner of 144th Ave & Bell Rd, then move westward with two additional 9-acre blocks. The signage will be phased similarly with only the 2 monuments adjacent to Block 3 along Bell Rd being installed now along with one directory sign at the intersection of 145th & Elm St.

Resident 3:

Question: Can you make the signs bigger?

Answer: The sign sizes are the maximum they can be per city requirements.

Question: Can you add more directional signage?

Answer: Given the project size and pedestrian-friendly design, additional directional signage shouldn't be needed. There will be directional signage at each major intersection along Elm St., as well as, tenant building signage that will be visible along Elm St, 145/144th, and Bell Rd. Additional directional signage may be added during future phases, but it isn't a part of the current design.

Exhibit C

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS23-0421
Applicant Name: SimonCRE
Location: SEC Bullard Ave & Bell Rd
Date Site Posted: 11/20/23

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

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

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

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

Patrick Anspach November 20, 2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/20/23, by Patrick Anspach.
I witness whereof I hereunto set my hand and official seal.



[Signature]
Notary Public

5/31/27
My commission expires

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

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: December 12, 2023

Time: 6:00 P.M.

Location: Holiday Inn Express
& Suites Surprise
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

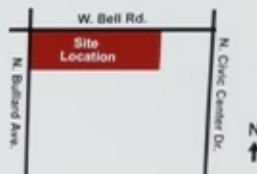
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0421

Project Description: Surprise City Center Comprehensive Sign Program. The request is to implement a comprehensive sign plan for a 25.04-acre portion north of Elm St in the Surprise City Center PAD from Bullard Ave to 144th Ave.

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



November 20, 2023 at 10:51 AM
N Bullard Ave
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: December 12, 2023

Time: 6:00 P.M.

Location: Holiday Inn Express
& Suites Surprise
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

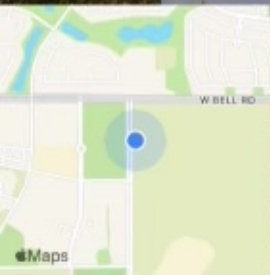
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0421

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November 20, 2023 at 10:50 AM

N Bullard Ave
Mancopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: December 12, 2023

Time: 6:00 P.M.

Location: Holiday Inn Express
& Suites Surprise
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

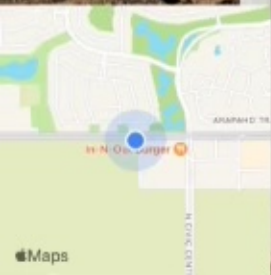
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0421

Project Description: Surprise City Center Comprehensive Sign Program. The request is to implement a comprehensive sign plan for a 25.04-acre portion north of Elm St in the Surprise City Center PAD from Bullard Ave to 144th Ave.

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



November 20, 2023 at 10:24 AM
14401-14495 W Bell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: December 12, 2023

Time: 6:00 P.M.

Location: Holiday Inn Express
& Suites Surprise
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

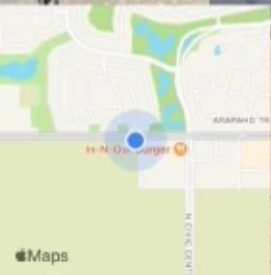
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0421

Project Description: Surprise City Center Comprehensive Sign Program. The request is to implement a comprehensive sign plan for a 25.04-acre portion north of Elm St in the Surprise City Center PAD from Bullard Ave to 144th Ave.

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



November 20, 2023 at 10:24 AM
14401-14495 W Bell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: December 12, 2023

Time: 6:00 P.M.

Location: Holiday Inn Express
& Suites Surprise
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

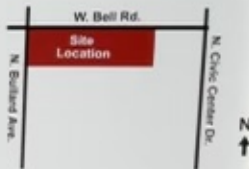
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0421

Project Description: Surprise City Center Comprehensive Sign Program. The request is to implement a comprehensive sign plan for a 25.04-acre portion north of Elm St in the Surprise City Center PAD from Bullard Ave to 144th Ave.

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



November 20, 2023 at 9:40 AM
14645-14699 W Bell Rd
Page 84 of 335
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: December 12, 2023

Time: 6:00 P.M.

Location: Holiday Inn Express
& Suites Surprise
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

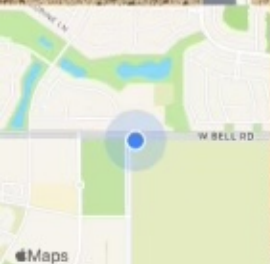
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0421

Project Description: Surprise City Center Comprehensive Sign Program. The request is to implement a comprehensive sign plan for a 25.04-acre portion north of Elm St in the Surprise City Center PAD from Bullard Ave to 144th Ave.

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



November 20, 2023 at 9:40 AM
14645-14699 W Bell Rd
Maricopa County

AFFIDAVIT OF SIGN POSTING

Case Number: FS23-0421

Project Name: CITY CENTER CSP

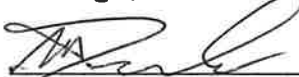
Project Location: SWC BELL RD & 144TH AVE

Date Posted: _____

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

 02-12-24
Owner / Application Signature Date

This instrument was acknowledged before me this 12 day of February,
2024, by Michael Donada.


Notary Public

My Commission Expires: September 27 2027



AVAILABLE
PHOENIX
COMMERCIAL
ADVISORS
602-957-9800
PAD & SHOPS
COMING SOON

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: December 12, 2023

Time: 6:00 P.M.

Location: Holiday Inn Express
& Suites Surprise
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: March 21, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

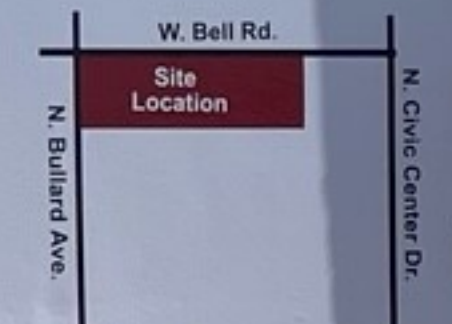
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0421

Project Description: Surprise City Center Comprehensive Sign Program. The request is to implement a comprehensive sign plan for a 25.04-acre portion north of Elm St in the Surprise City Center PAD from Bullard Ave to 144th Ave.

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Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: December 12, 2023

Time: 6:00 P.M.

Location: Holiday Inn Express
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16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: March 21, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
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Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: December 12, 2023

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& Suites Surprise
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: March 21, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

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Notice of Public Hearing City of Surprise

Neighborhood Meeting

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16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: March 21, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

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Surprise, AZ 85374

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



Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: December 12, 2023	Date: March 21, 2024	Date: TBD
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Holiday Inn Express & Suites Surprise 16540 N Bullard Ave, Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

Case Number: FS23-0421

Project Description: Surprise City Center Comprehensive Sign Program. The request is to implement a comprehensive sign plan for a 25.04-acre portion north of Elm St in the Surprise City Center PAD from Bullard Ave to 144th Ave.

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



CITY OF SURPRISE
BULLARD AVENUE
14700 W

Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: <u>December 12, 2023</u>	Date: <u>March 21, 2024</u>	Date: <u>TBD</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
Location: <u>Holiday Inn Express & Suites Surprise 16540 N Bullard Ave, Surprise, AZ 85374</u>	Location: <u>16000 N Civic Center Plaza Surprise, AZ 85374</u>	Location: <u>16000 N Civic Center Plaza Surprise, AZ 85374</u>

Case Number: FS23-0421

Project Description: Surprise City Center Comprehensive Sign Program. The request is to implement a comprehensive sign plan for a 25.04-acre portion north of Elm St in the Surprise City Center PAD from Bullard Ave to 144th Ave.

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





FS23-0421

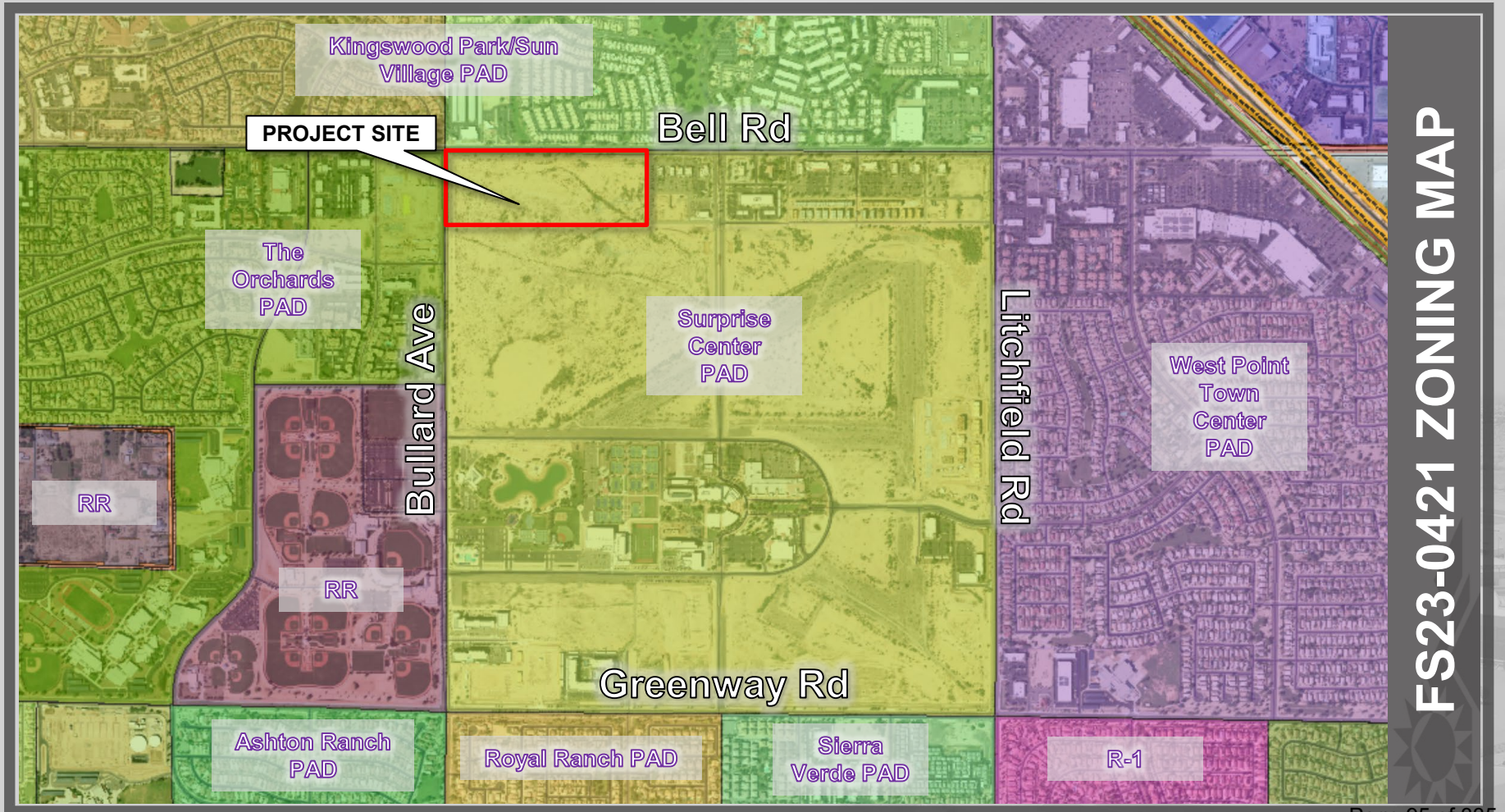
City Center Master Sign Program

Planning & Zoning Commission

March 21, 2024



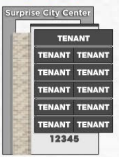
FS23-0421 VICINITY MAP



FS23-0421 ZONING MAP

Legend

A1 - A6 Monuments



B1 - B4 Vehicular Directional Qty. TBD



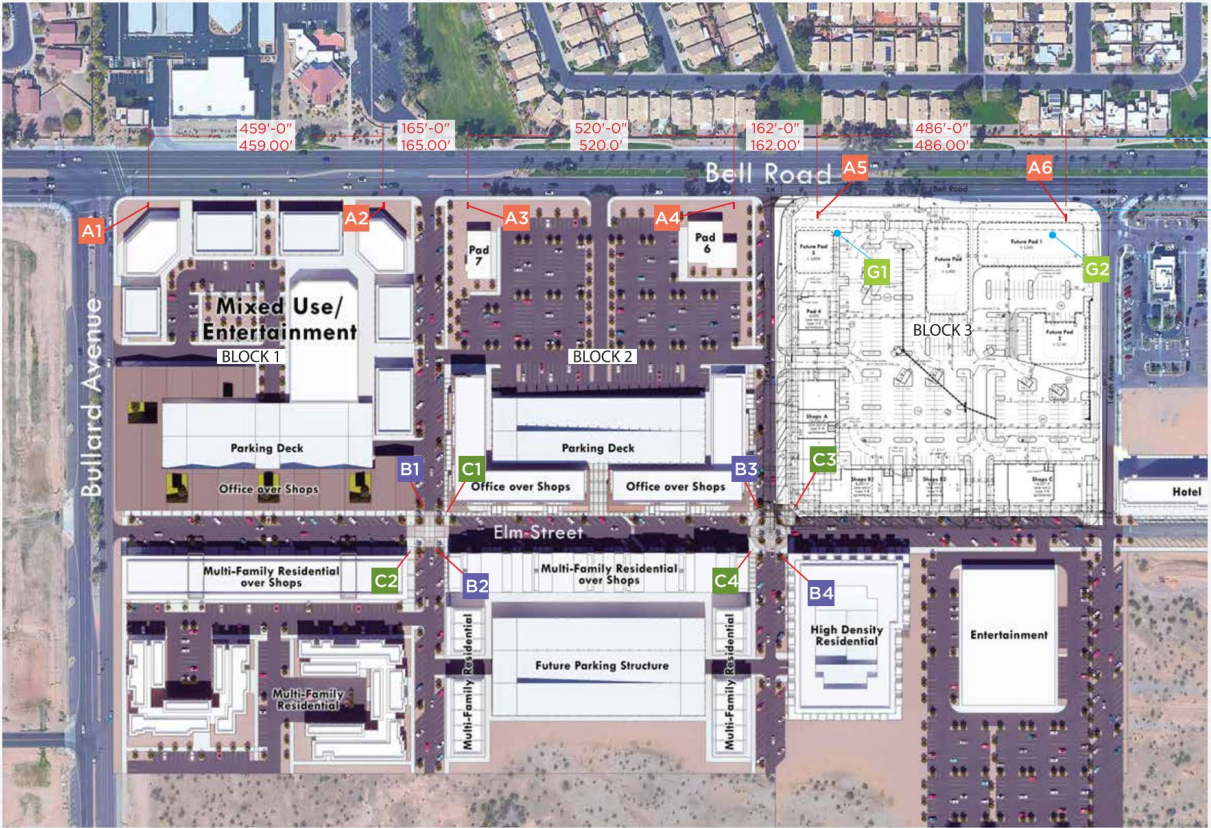
C1 - C4 Pedestrian Directional Qty. TBD



D Wall Signs Qty. & Locations TBD

G1 - G2 Flag Poles

NOTE: Overall City Center View.



Scale: 1"=200'-0"



FS23-0421 SITE PLAN

Sign Matrix



Sign Type	Sign Description	Function	Sign Location	Quantity	Size	Materials	Illumination
A1 - A6 Multi-Tenant LED Illuminated Monument Signs	Freestanding sign with 10 tenant panels for tenant identification.	Tenant Identification	Located on Bell Road	Six (6)	17'-0" tall. 12'-8 1/2" wide Overall Area: 216.07 SQFT Copy Area: 113.29 SQFT	Aluminum, Vinyl, Acrylic and stone	Internally LED Illuminated
B1 - B4 Non-Illuminated Double Sided Vehicular Directional	Freestanding signs with direction of tenants & activities on the property.	Oriented for Vehicular Traffic	Exact locations to be determind.	Four (4) Exact Qty. to be determind.	2'-0" tall. 2'-6" wide Overall Area: 5 SQFT Copy Area: 3.89 SQFT	Aluminum, Reflective Vinyl	Non-Illuminated
C1 - C4 Illuminated Double Sided Pedestrian Directional	Freestanding signs with direction of tenants & activities on the property.	Oriented for Pedestrian Traffic	Exact locations to be determind.	Four (4) Exact Qty. to be determind.	6'-0" tall. 3'-6" wide Overall Area: 21 SQFT Copy Area: 12.41 SQFT	Aluminum, Vinyl, Acrylic and stone	Internally LED Illuminated

Sign Type	Building / Tenant Type	Location	Quantity / Sign Area	Maximum Letter or Logo Heights	Materials	Illumination Style
D Wall Signs	Standard Shop Tenant (Between 10,000-24,999 s.f. leased area).	All signage must be located within the Tenant's leased frontage.	One & one half (1.5 s.f.) square foot per each lineal foot of elevation occupied by the tenant.	60" Max letter height exclusive of logos. No sign shall exceed a maximum of 80% vertical height and 80% horizontal width of the architectural space on which it is installed.	Individual pan-channel, reverse pan-channel letters/Logos or custom 3D sign cabinets on elevations facing roadway or parking "lot" traffic.	LED Internally, halo or indirect illumination. Illumination colors per Corporate Standards. No exposed raceways unless made part of an architectural feature subject to approval of the Developer.
	Small Shop Tenants (Less than 10,000 s.f. leased area).		One & one half (1.5 s.f.) square foot per each lineal foot of elevation occupied by the tenant. Maximum of 100 s.f.	36" Max letter height exclusive of logos. No sign shall exceed a maximum of 80% vertical height and 80% horizontal width of the architectural space on which it is installed.	Interior/pedestrian oriented for mainstreet areas, flag mounted, or custom 3D sign cabinets. Colors to be per Tenant's corporate standards.	
	Freestanding Pad Buildings Outparcel / Restaurant (Adjacent to Roadways)	Can be located on all sides with readability	One and one half (1.5 s.f.) square foot per each lineal foot of frontage for which a sign is placed on.			
E Blade Signs	All Tenant all buildings	Perpendicular to store front with a minimum clearance height of 8' from floor	One per major public entry Minimum clearance shall be 8 feet for pedestrian areas and 15' for vehicular areas	Shall not extend above the building on which it is mounted and in no case should the sign be higher than 40' above grade and project no more than 36" from the wall	Colors to be per Tenant's corporate standards.	Shall not be externally illuminated except by ambient lighting.
F Window Signs	All Tenant all buildings	First surface, interior surface of all storefront glass.	25% of each (overall) windows	Within allowed per square footage standards	Per Tenant's design standards. All layouts shall be approved by Developer.	None

Structure Type	Location	Quantity	Description	Illumination Style
G1 - G2 Flag Poles	G1-corner Bell Rd. & 145th Ave. G2-corner Bell Rd. & 144th Ave.	Two (2)	- Only one of each flag with a maximum of three flags on any one lot or parcel shall be allowed. - No flag pole shall exceed the following heights, per specified zone: - Parcels zoned C-1, C-2 & C-3 shall not exceed thirty-five feet. - Parcels zoned industrial shall not exceed thirty-five feet. - Flag poles shall not be placed except within a landscaped setting of not less than two hundred square feet. - Illumination of any flag or flagpole shall be in accordance with Sec. 15.24.090 of this chapter. - Nothing in this section shall apply to any flag or flagpole located on any parcel owned or operated by any federal, state or local government for a governmental purpose. (Ord. 97-06 § 2 F.xh, A (part), 1997)	TBD

Comprehensive Sign Program

Case Number FS23-0421 05

FS23-0421 SIGN STANDARDS

Sign A1-A6 - Illuminated Monument Sign Structure

Materials

- 1 (125) Grade Alum. construction main cabinet painted P1 w/ 1" clear acrylic push through copy w/ V1 vinyl overlay
- 2 (125) Grade Alum. tenant panels painted P2 with 3/16" white acrylic back up. Tenant copy w/ 1st surface 3M translucent vinyl graphic overlay to allow corporate branding.
- 3 (125) Grade Alum. construction cabinet painted P1, P3 w/ flat cut out address number painted P2.
- 4 (125) Grade Alum. construction revel painted P4
- 5 Masonry pillar to match building

Paint Colors

- P1** DE6376 Looking Glass
P2 DE6385 Black Bean
P3 DE6218 Antique Paper

Vinyl Colors

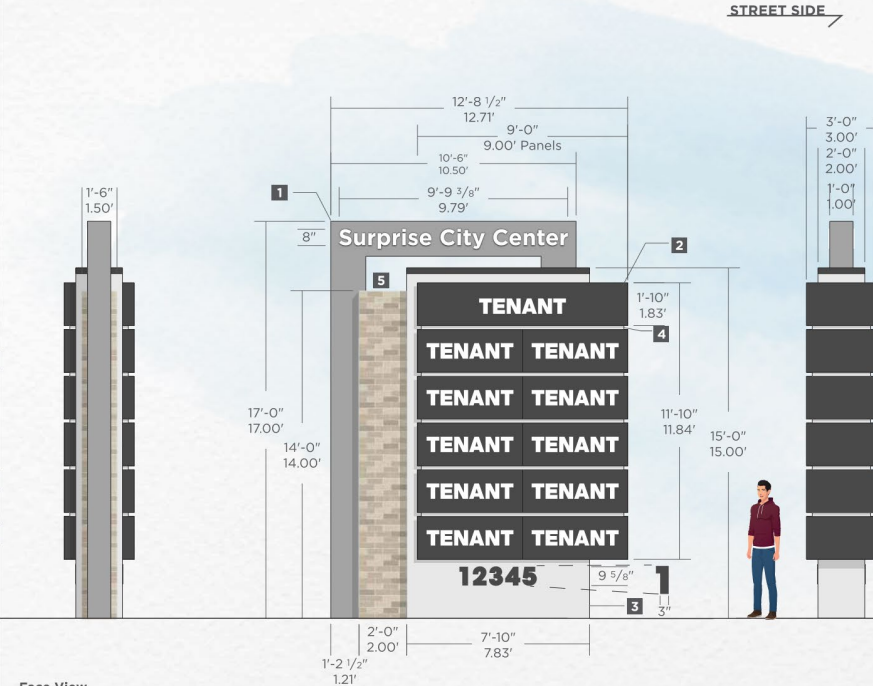
- V1** White 3M 3630-20

Stone

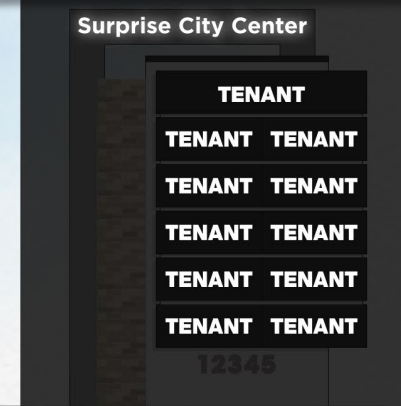
- S1**
 Eldorado Stone
 Tundra Brick
 "Latigo"

FINDINGS: 1.5 feet for every additional 10 feet of horizontal distance from the single-family residential property line up to a maximum height of 17 feet, provided however that any height in excess of 15 feet shall be limited to architectural embellishments. Distance from property line to property line is 141 feet. 61 extra feet x 1.5 for every 10 feet (6 x 1.5 = 9 feet tall for the monument).

NOTE: Type A signs shall be setback not less than 2 feet from the right-of-way line or easement.

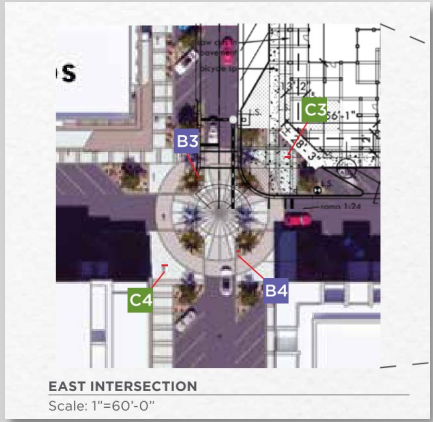


STREET SIDE

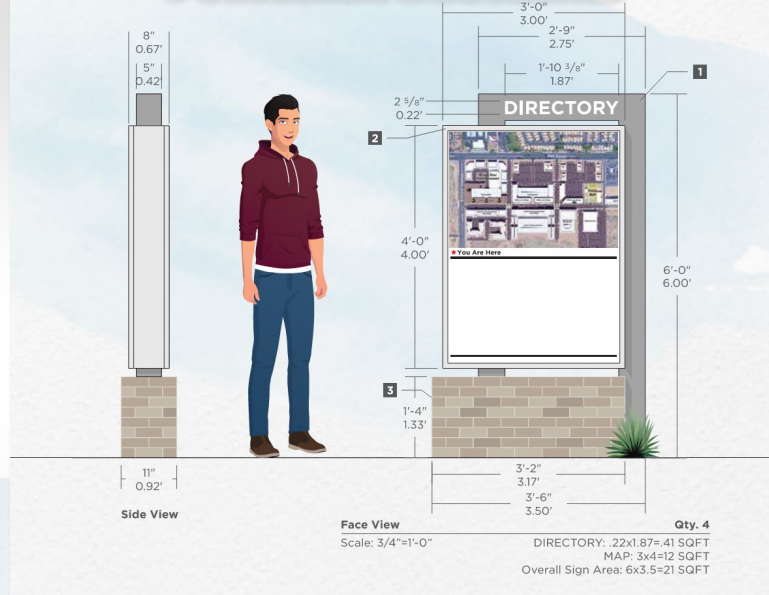


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs. The location of the disconnect switch after installation shall comply with article 600.6(A) (1) of the National Electrical Code.
2018 IBC, 2011 NEC, 2012 IBC

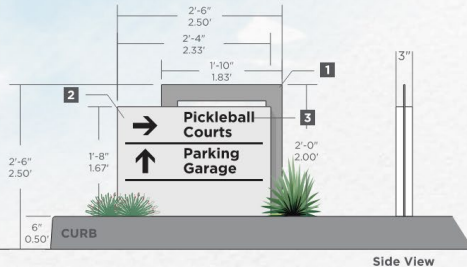




Pedestrian Directional



Vehicular Directional





OUTREACH



Neighborhood Meeting:

- December 12, 2023, at 6pm
 - 4 Attendees
- **Questions/Comments:**
 - General question regarding the development
 - Size, quantity, and location of signs

Generally, there were no objections



RECOMMENDATION

Staff recommends the P&Z Commission approve
FS23-0421 subject to stipulations 'a' - 'b'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: March 21, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a rezone of approximately 880 acres, generally located east of 219th Avenue and south of Pinnacle Peak Road, from Planned Area Development (PAD) and Rural Residential (RR) to Traditional Neighborhood Development (TND). Case FS23-0586.

Motion:

Motion to recommend approval/denial of the Traditional Neighborhood Development rezone for Desert Trails subject to stipulations “a” - “c” as outlined in the staff report.

Background:

Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of the owners, requests a rezone to TND for approximately 880 acres known as Desert Trails. The application includes the property currently within the Desert Trails PAD and seeks to include an additional approximately 18-acre parcel zoned Rural Residential (RR). The requested rezone will utilize the TND zoning of the Land Development Ordinance, which is the designation for master-planned developments created to replace PAD zoning.

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 - FS23-0586 Desert Trails TND Rezone - Staff Report 032124 PZ REVISED
 2. 01 - FS23-0586 Desert Trails TND Rezone - Vicinity Map
 3. 02 - FS23-0586 Desert Trails TND Rezone - Existing Zoning Map
 4. 03 - FS23-0586 Desert Trails TND Rezone - Proposed Zoning Map with Overlays
 5. 04 - FS23-0586 Desert Trails TND Rezone - Land Use Comparison
 6. 05 - FS23-0586 Desert Trails TND Rezone - TND Plan of Development
 7. 06 - FS23-0586 Desert Trails TND Rezone - Luke AFB Comments
 8. 07 - FS23-0586 Desert Trails TND Rezone - Citizen Participation Report_Redacted
 9. 08 - FS23-0586 Desert Trails TND Rezone - Affidavit of Site Posting
 10. 09 - FS23-0586 Desert Trails TND Rezone - Ford Proving Grounds Letter
 11. 10 - FS23-0586 Desert Trails TND Rezone - WUSD Letter
 12. FS23-0586 Desert Trails TND Rezone - 032124 PZ Presentation
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0586

Project Name: Desert Trails TND Rezone

Council District: 1 – Acacia

Meeting Date: March 21, 2024

Planner: Trever Fleetham, AICP

Owner: Desert Trails Partners, LLC; Bethany Holder, LLC; HV Holder, LLC

Applicant: Mark Reddie with RVi Planning & Landscape Architecture

Request: Zone Change from Rural Residential (RR) and Planned Area Development (PAD) to Traditional Neighborhood Development (TND)

Site Location: Generally located east of 219th Avenue and south of Pinnacle Peak Road

Site Size: 880 gross acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: The subject case meets the Rezone requirements set forth in the Land Development ordinance. City staff has approved the Rezone application subject to stipulations 'a' through 'c'.

34 **Project Description**

35 Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of the
36 owners, requests a rezone to TND for approximately 880 acres known as Desert Trails.
37 The application includes the property currently within the Desert Trails PAD and seeks to
38 include an additional approximately 18-acre parcel zoned Rural Residential (RR). The
39 requested rezone will utilize the TND zoning of the Land Development Ordinance, which
40 is the designation for master-planned developments created to replace PAD zoning.

41
42 **Background**

43
44 **June 8, 1989:** The subject properties were annexed into the City of Surprise under
45 Ordinance 89-05.

46
47 **January 11, 2001:** The Mayor and City Council approved Ordinance #00-24, case number
48 PAD00-095, for the Fox Trail Planned Area Development (PAD).

49
50 **April 12, 2007:** The Mayor and City Council approved Ordinance #07-26, case number
51 PAD06-424, for an amendment to the Fox Trail PAD.

52
53 **April 8, 2010:** The Mayor and City Council approved Ordinance #2010-09, case number
54 PADA09-036, for an amendment to the Fox Trail PAD and renaming it to Desert Trails PAD.

55
56 **March 2, 2023:** Staff met with the applicant to discuss the project during a regularly
57 scheduled Concept Review meeting under CR23-0121.

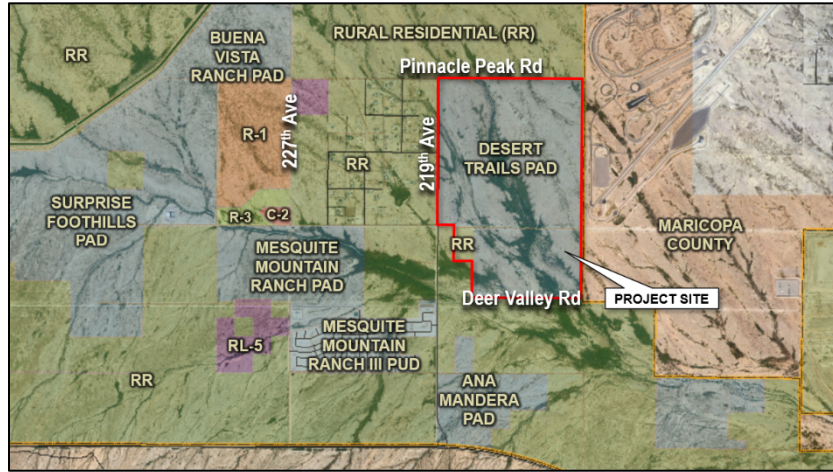
58
59 **July 17, 2023:** The applicant filed a related request for a Zone Change from RR and PAD
60 to TND under case FS23-0586, the subject case.

61
62 **October 24, 2023:** The applicant held a neighborhood outreach meeting to discuss the
63 project.

64
65 **Neighborhood Meeting Summary**

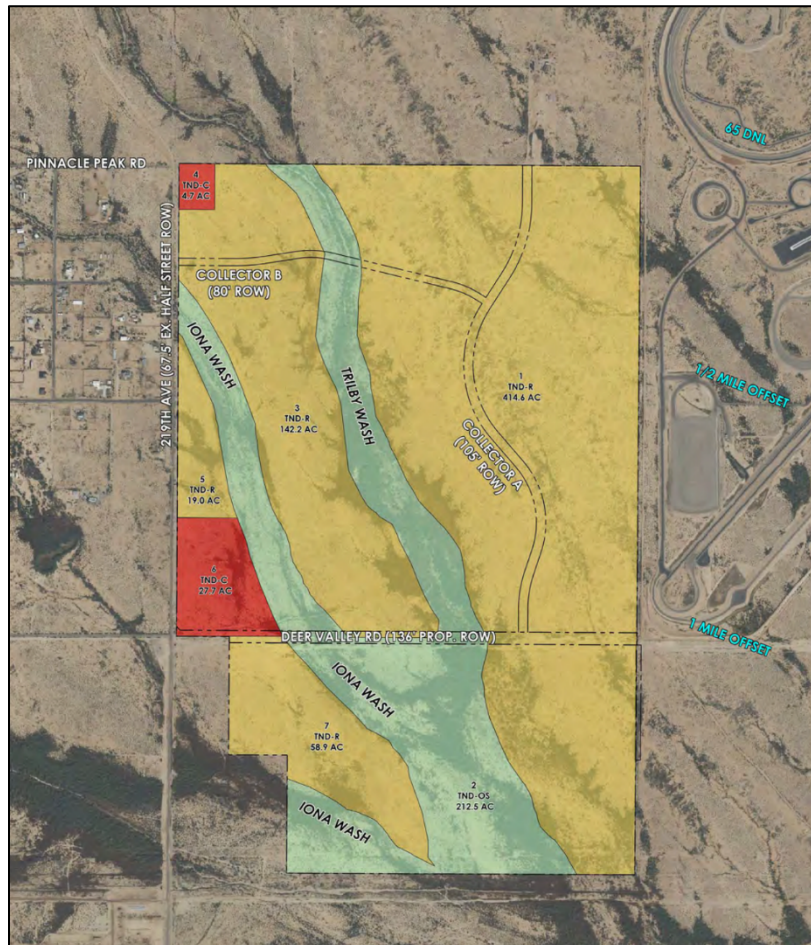
66 The applicant held a neighborhood outreach meeting on October 24, 2023 that was properly
67 advertised per the requirements of the LDO. The meeting took place in-person at Willow
68 Canyon High School at 6pm where there were 10 people in attendance. During this meeting,
69 residents from the vicinity expressed their concerns regarding traffic, roadway alignments,
70 lighting, trails, location of proposed commercial and multi-family, drainage, buffering and
71 transitioning, and infrastructure. See the attached Citizen Participation Report for a detailed
72 summary of the meeting.

Existing Zoning



Rural Residential	Rural Residential	County – RU-43
Rural Residential	PAD/RR	County – RU-43
Rural Residential	Rural Residential	Rural Residential

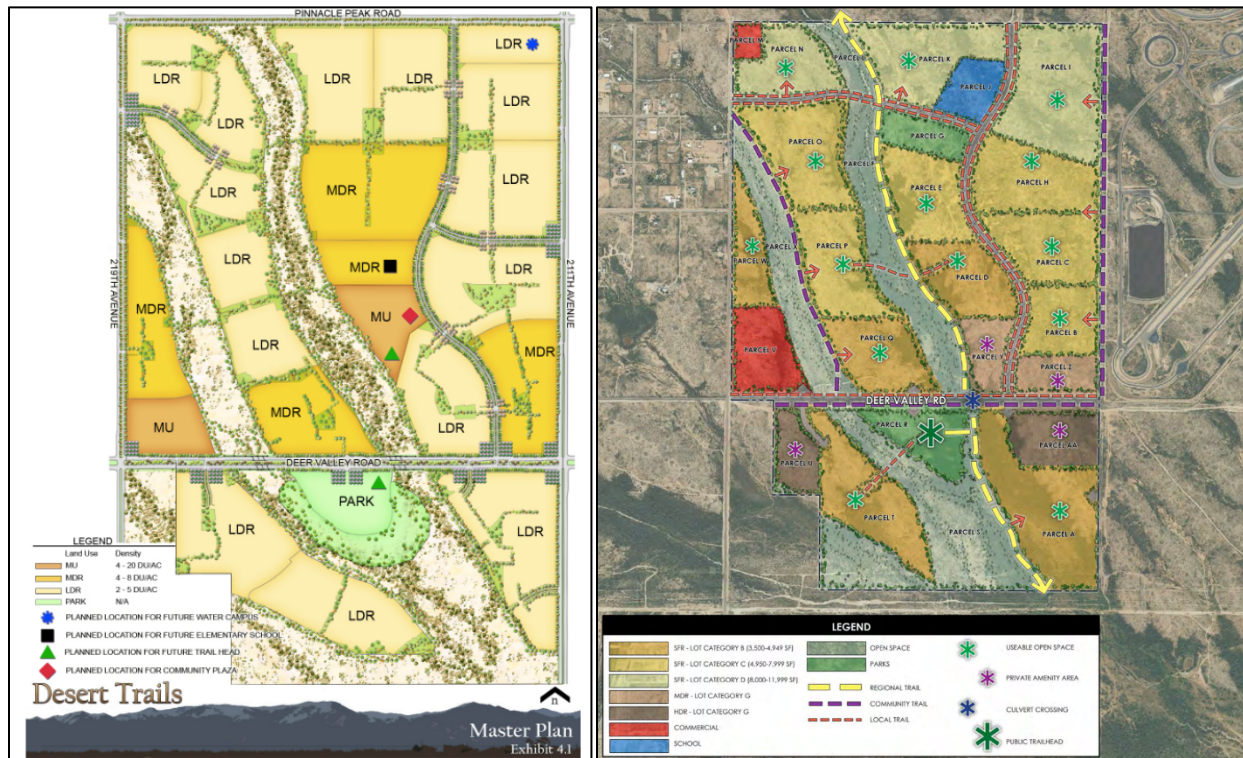
Proposed Zoning



March 21, 2024 P&Z
Case: FS23-0586
Desert Trails TND Rezone
Page 3 of 12

Analysis and Discussion

The majority of the subject site, which encompasses approximately 880 gross acres, has had zoning entitlements under the PAD (Fox Trail/Desert Trails PAD) designation since 2001. To this point, no development has taken place on site and plans, zoning standards, and roadway circulation has since changed. As such, the applicant is requesting to update the zoning entitlements of the subject site utilizing the Traditional Neighborhood Development (TND) designation of the LDO.



The Desert Trails PAD land use plan (shown above, left) includes low density residential, medium density residential, two mixed-use parcels, and supporting parks and open space. Under the TND zoning, the applicant is requesting to update this land use plan (shown above, right). While still largely residential, the applicant is proposing to include various lot categories of low-density residential, two (2) medium density parcels, two (2) high density parcels, two commercial parcels, a school site, and supporting parks and open space.

Development Plan:

As required by the LDO, the proposed Desert Trails development plan includes a mixture of TND-R (Residential), TND-C (Commercial), and TND-OS (Open Space). The acreages of these overlay designations are as follows:

Overlay	Gross Acreage
TND-C	32.4 AC
TND-OS	212.5 AC
TND-R	634.7 AC

TND-R

The residential overlay encompasses a majority of the subject area. The individual development parcels within this overlay have been strategically located based on product type. The higher density parcels are located along Deer Valley Road – the higher capacity roadway through the site. From there, in either direction, the parcels reduce in density and increase in lot size so as to create a transition of density.

Of the residential development parcels, two (2) are proposed to be high density residential (HDR), two (2) are proposed to be medium density residential (MDR), and the remainder are proposed to be varying sizes of single-family residential. The LDO requires a minimum of three (3) distinctly different lot categories, as defined per Table 106-4b, for TND developments. The submitted TND Plan of Development includes lot categories B, C, D, and G from Table 106-4b, with certain requested deviations, within the TND-R overlay. Below is a breakdown of proposed number of units per lot category.

TABLE 3: PROJECTED LOT CATEGORIES PER LDO TABLE 106-4B ⁽¹⁾					
B (40' MIN)	C (48' MIN) ⁽²⁾	D (65' MIN) ⁽²⁾	G (MF)	TOTAL	TOTAL GROSS DENSITY
3,500-4,949	4,950-7,999	8,000-11,999	16,000+	-	
727	800	327	812	2,666	3.0
27%	30%	12%	30%	100%	
<i>(1) The lot count and percentage distribution represented on the table is approximate and will likely change as the project is developed over time. As indicated above, the project will commit to a minimum of three different combined Lot Categories as further defined within Section 4, Regulatory Standards, Clarifications and Deviations.</i>					
<i>(2) The lot width standards for categories C and D are being revised per the deviation request.</i>					

In total, the TND-R overlay includes a projected 2,666 dwelling units within parcels that range in density from 2-20 du/ac. Across the overall 880 gross acres, this equates to 3 du/ac for the project.

A school site of approximately 17 acres is also provided within the TND-R. This site, which is located at the intersection of the project's two (2) internal collectors, was located and sized in coordination with the Wickenburg School District. A letter of support from WUSD was provided to the applicant and is attached to this report.

TND-C

There are two (2) commercial parcels proposed within the TND land use plan. The larger, nearly 30-acre, parcel is located at the primary intersection of 219th Avenue and Deer Valley Road. The second, nearly 5-acre, parcel is located at the northwest corner of the site. In total, this provides for 32.4 acres of commercial, which meets the TND requirements of commercial area per dwelling unit outlined within the LDO.

139 TND-OS

140 The subject site includes the convergence of the Iona and Trilby washes, which have been
141 identified within the Surprise General Plan 2035 as assets to be preserved and utilized as
142 open space and recreation. The submitted TND Plan of Development proposes to retain
143 these wash corridors and incorporate them into the overall open space plan in accordance
144 with the goals and policies of the General Plan.

145
146 The LDO requires 0.03 acres of open space per dwelling unit for TND developments. With a
147 proposed 2,666 dwelling units, this equates to 80 acres of required open space. At
148 approximately 213 acres of area zoned TND-OS, this plan far exceeds the minimum
149 requirements. Within this overlay are the wash corridors, which are equipped with trails in
150 compliance with the Surprise Parks & Recreation Master Plan, and a 25-acre park that
151 includes a public trailhead. Supplemental to this is another 17-acre park parcel within the
152 TND-R overlay, as well as the open space areas that will be provided with each development.

153
154 ***Development Standards:***

155 The development parcels within Desert Trails will follow the development standards of the
156 TND section of the LDO. However, pursuant to Section 106-4.4 of the LDO, certain deviations
157 are being requested as part of this application.

158
159 LDO Deviations

- 160
161 1. **Deviation Request:** Reduce the minimum lot width in Lot Category C from 50' to 48'.
162 a. **Applicant Justification:** "Lot Category C has a Lot Area in square feet
163 requirement of between 4,950 – 7,999 square feet, and a minimum lot width of
164 50'. The proposed lot area within this category includes a mix of 5,520 square
165 feet (based on 48' x 115' lot size), and 6,360 square feet (based on 53' x 120'
166 lot size). To meet the minimum 50' lot width requirement within a category of
167 minimum 4,950 square feet, the lot depth would need to be 99' deep, which is
168 not a realistic lot size based on current market demand. Concurrently, if we
169 include this lot size in Category B which allows a narrower lot width, we will
170 exceed the maximum lot area requirement of 4,949 square feet. Based on this
171 analysis, a proposed 48' x 115' lot size, which is a standard lot size for
172 homebuilders, does not fit into either of the Lot Categories as defined in the
173 LDO. As such, we are proposing to reduce the Lot Width within Category C
174 from 50' to 48' to allow this lot size within the appropriate Lot Category based
175 on Lot Area in square feet."
176 2. **Deviation Request:** Reduce the minimum lot width in Lot Category D from 70' to 65'.

- 177 a. **Applicant Justification:** “Lot Category D has a Lot Area in square feet
178 requirement of between 8,000 – 11,999 square feet, and a minimum lot width
179 of 70’. The proposed lot area within this category includes a mix of 8,125
180 square feet (based on 65’ x 125’ lot size), and 9,100 square feet (based on 70’
181 x 130’ lot size). To meet the minimum 70’ lot width requirement within a
182 category of minimum 8,000 square feet, the lot depth would need to be 114’
183 deep, which is not a realistic lot size based on current market demand.
184 Concurrently, if we include this lot size in Category C which allows a narrower
185 lot width, we will exceed the maximum lot area requirement of 7,999 square
186 feet. Based on this analysis, a proposed 65’ x 125’ lot size, which is a standard
187 lot size for homebuilders, does not fit into either of the Lot Categories as
188 defined in the LDO. As such, we are proposing to reduce the Lot Width within
189 Category C from 70’ to 65’ to allow this lot size within the appropriate Lot
190 Category based on Lot Area in square feet.”
- 191 3. **Deviation Request:** Reduce the minimum average area per dwelling unit from 2,500
192 square feet to 2,000 square feet within Lot Category G.
- 193 a. **Applicant Justification:** “The 2,500 square feet average area for Lot
194 Category G, Multi-Family, translates to an overall density of 17.4 dwelling units
195 per acre. This would not permit a traditional 2-3 story multi-family development
196 such as garden-style apartments. To allow this type of development within
197 Desert Trails, reducing the minimum average square feet to 2,000 square feet
198 would allow up to 21.8 dwelling unit per acre, consistent with traditional garden-
199 style apartments which may be in demand in the Desert Trails community. This
200 change will not impact the overall residential unit count proposed for the
201 development.”

202
203 PEDS Deviations

- 204 4. **Deviation Request:** Revise the requirement of blended densities within the same
205 platted subdivision and/or same street to being optional. A mix of densities and
206 product types will still be required per the minimum of three (3) Lot Categories.
- 207 a. **Applicant Justification:** “Desert Trails will exceed the requirements for a mix
208 of Lot Categories and Lot Sizes, promoting the PEDS goal for a variety of
209 housing types. However, since Desert Trails is in a suburban, not urban
210 context, various densities may be provided on a parcel-by-parcel basis. Each
211 parcel will be interconnected with a comprehensive trail system to promote
212 walkability, connectivity of open spaces and community amenities.”
- 213 5. **Deviation Request:** Revise the requirement that dead-end streets shall not be
214 permitted to allow for cul-de-sacs or dead-end streets only when site constraints
215 necessitate their use.
- 216 a. **Applicant Justification:** “Due to the unique constraints on the site, including
217 the Trilby Wash flowing through the center of the property, and the Ford
218 Proving Grounds limiting roadway connectivity to the east, some cul-de-sacs
219 may be necessary based on the overall community design.”

- 220 6. **Deviation Request:** Reduce the required 100' landscaped open space tract buffer
221 along the perimeter. Along the western edge, the applicant is providing 100' of buffer
222 from the section line, which includes 67.5' of right-of-way plus 32.5' of open space
223 tract. The 100' buffer will be provided for approximately 330' along the northern
224 boundary where adjacent to existing rural residential lots. The buffer requirement will
225 not apply to the remainder of the northern perimeter, the east side, nor the south side.
226 a. **Applicant Justification:** "The only edges of the Desert Trails project adjacent
227 to agricultural or rural development is the western edge and a small portion of
228 the northern edge. The southern (confluence of the Trilby and Iona washes),
229 and remainder of the northern (future employment, currently zoned Rural
230 Residential) edges are not adjacent to agricultural or rural residential
231 development and thus no additional buffer is needed. The eastern perimeter
232 adjacent to FPG is not within the City or the TND district, therefore this standard
233 does not apply."
234 7. **Deviation Request:** Reduction in the requirement for 50% of the exterior boundary
235 frontage to be something other than typical privacy perimeter walls. "This standard
236 shall apply to the western boundary, southern boundary, and the approximately 330'
237 portion of the northern boundary where there are existing rural residential lots within
238 the WBJ Estates Rural Subdivision. This standard does not apply to the remainder of
239 the northern boundary or eastern boundary."
240 a. **Applicant Justification:** "Along the eastern boundary the Ford Proving
241 Grounds has requested a solid perimeter wall along the entire property line to
242 ensure visual privacy of the proving grounds property. Since the eastern 55' of
243 land area adjacent to Ford Proving Grounds is not within the City or the TND
244 district, therefore this standard does not apply to the eastern perimeter. The
245 majority of the northern perimeter is undeveloped with no roadway provided
246 and, although currently zoned as Rural Residential, is ultimately planned as
247 future employment and/or other non-residential uses, so this standard does
248 not provide any community benefit."
249 8. **Deviation Request:** Deviation from the requirement that perimeter walls include
250 changes in surface plan of long expanses of wall.

- 251 a. **Applicant Justification:** “FPG has been operating on their property for years
252 with the benefit of no adjacent development. With the Desert Trails community
253 bring new homes and residents to the area, they have concerns related to the
254 privacy and security of their testing facility, and have requested that we provide
255 a solid, eight-foot (8’) block wall along their entire western property boundary
256 where adjacent to the Desert Trails community. Additionally, they have
257 requested a minimum 100’ buffer, with no homes within this buffer area and a
258 minimum of 30’ of landscaping within the easternmost portion of this area. The
259 eastern boundary does not provide for any public right-of-way, visibility, or
260 access between the two developments. Undulations in the wall would create
261 safety, security, and maintenance concerns as there is no connectivity
262 between the two private properties, and it would create hidden gaps between
263 the existing FPG fence and the new proposed block wall. To ensure the design
264 of the wall is enhanced on the Desert Trails side to meet the intent of this
265 standard, the developer will provide mitigation such as what is suggested
266 above.”

267
268 ***Ford Proving Grounds:***

269 As was done with the Desert Trails PAD, the applicant has coordinated with Ford Proving
270 Grounds on the proposed TND development. A written letter agreement has been crafted
271 that outlines certain elements of screening, buffering, and transitioning to be incorporated
272 into this plan to assist with compatibility of these two adjacent developments. The agreed-
273 upon elements are as follows:

- 274 • 211th Avenue will not be developed between these two properties.
- 275 • Construct an 8’ solid black wall along the eastern boundary of Desert Trails between
276 Deer Valley Road and the Pinnacle Peak alignment.
- 277 • Limit the first row of homes along the eastern edge of Desert Trails between Deer
278 Valley Road and the Pinnacle Peak alignment to single-story.
- 279 • Maintain a 100’ building setback to the first row of single-story homes from the FPG
280 boundary along the eastern edge of Desert Trails.
- 281 • Provide landscaping within the eastern 30’ of the 100’ building setback, including
282 shade trees that will provide additional visual and noise buffering at a minimum of
283 every 25’ along the eastern edge.
- 284 • The developer shall include a homebuyer disclosure regarding noise.

285
286 ***Roadways:***

287 Primary access to the subject site will be via Deer Valley Road, which bisects the property,
288 and 219th Avenue at the western border. Deer Valley Road is designated as a modified
289 parkway with limited access points. Given the presence of the large washes that cross this
290 roadway alignment, access points may vary from the standards to avoid negatively impacting
291 the washes. As part of Phase 1 of the project, Deer Valley Road will be extended east to
292 connect to existing improvements. This project will also improve 219th Avenue along the
293 western boundary of the site and extend south to the Beardsley Road alignment. These
294 improvements are planned to be constructed in Phases 1, 3, and 4.

The plan also includes two internal collector roadways to provide access to the development parcels. One is north/south oriented and located toward the east side of the site. The other is east/west oriented and located toward the north of the site. These will be constructed as the parcels develop. Due to site constraints, adjacent uses, and lack of connections, this project will not utilize the Pinnacle Peak Road alignment, nor the 211th Avenue road alignment.

Traditional Neighborhood Development Overview:

The TND zoning is an underlying hard zone that is paired with certain overlay zones. The possible overlays include TND-R (residential), TND-C (commercial), TND-MU (mixed use), and TND-OS (open space). The overlay zones indicate the proposed future land uses that are anticipated for the different development parcels that are shown on the TND Plan of Development, but the definitive boundaries are not confirmed until the platting process is completed.

The LDO requires TND developments to provide a mixture of land uses that include residential, commercial, mixed use, and open space. The makeup of this mixture is calculated based on Table 106-4a of the LDO. The Desert Trails TND meets this mixture requirement with the provided TND-R, TND-C, and TND-OS overlays. The mixed use overlay is not required for TND projects with an overall gross residential density of less than four (4) du/ac.

As outlined in Section 106-4.3 of the LDO, a TND Plan of Development is required as part of the rezoning process. The Desert Trails TND Plan of Development is attached to this staff report as an exhibit and demonstrates compliances with the requirements of the LDO. While the exhibits within the plan depict the overlay zones and development parcels, the definitive boundaries will not be confirmed until the platting process is completed.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Wickenburg School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying primarily within the Neighborhood Character Area, with Open Space Character Areas following the two major washes, and spill-over areas of the Employment Character Area. As stated in Section 106-4.1 of the LDO, "The TND zoning district may be appropriate for land that is within the Surprise General Plan Neighborhood Character Area and may incorporate both suburban and urban residential development types." The provided Desert Trails TND Plan of Development includes preservation of the wash areas within the Open Space Character Areas surrounded by suburban residential development and supporting commercial parcels. As such, the proposed Zone Change demonstrates consistency with the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa Water District, Maricopa County Department of Transportation (MCDOT) and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

Summary:

Staff believes the proposed Zone Change from RR and PAD to TND is consistent with the manner and intent of the Surprise Municipal Code and Surprise General Plan 2035. If approved, the site will be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed Zone Change is consistent with the Surprise General Plan 2035.
- The provided TND Plan of Development is consistent with the LDO.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

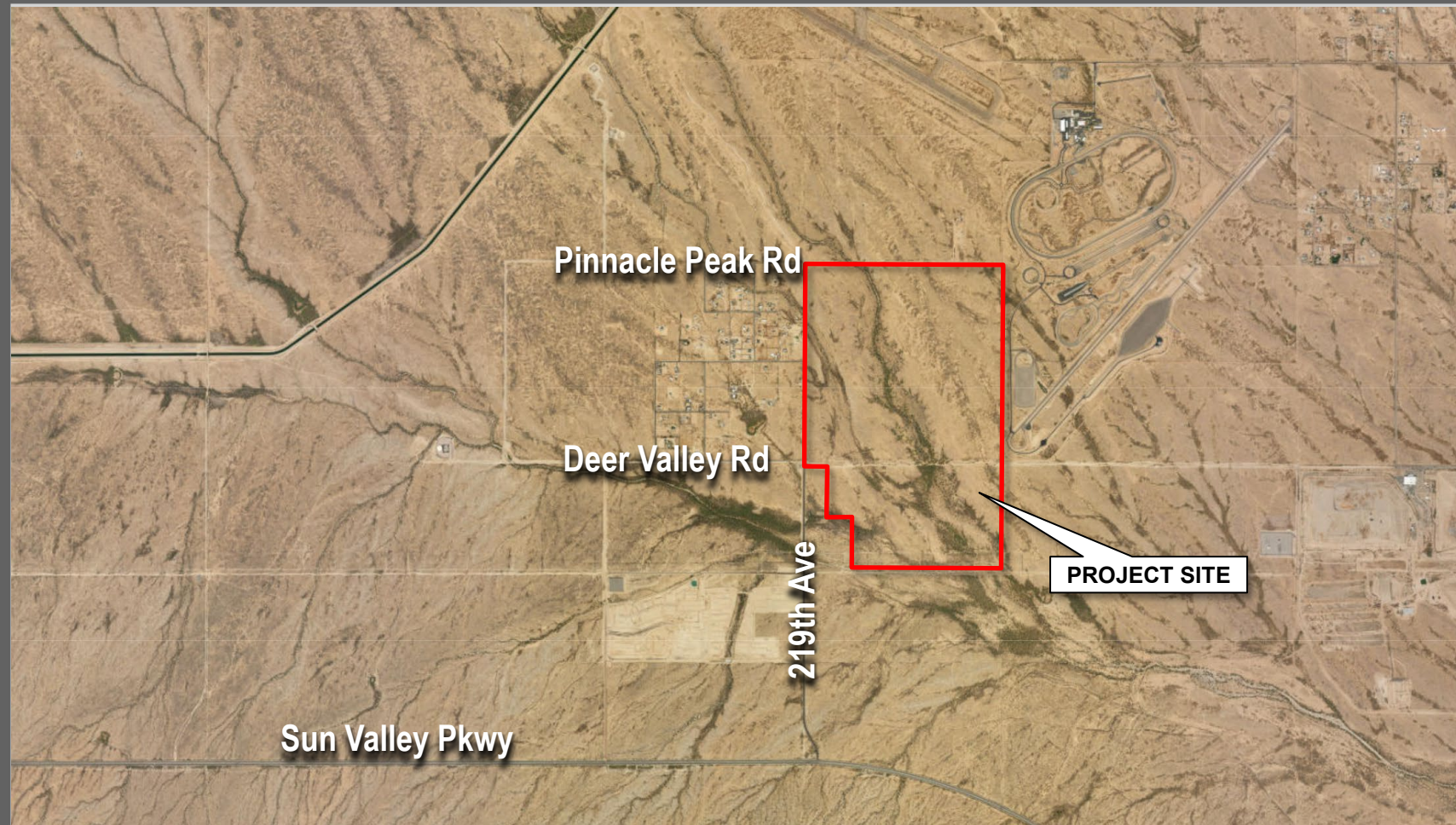
Based on the findings noted above, the subject Rezone has been approved by City staff, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the TND Plan of Development entitled "Desert Trails TND Zoning Narrative", prepared by RVi, dated December 8, 2023.
- b. Comments, suggestions, and requirements from the State Historic Preservation Office (SHPO) on the submitted cultural study, entitled "Class I Literature Review of 898 Acres and a Class III Cultural Resource Survey of 20 Acres for the Desert Trails PAD in Surprise, Maricopa County, Arizona", prepared by Chronicle Heritage and dated November 1, 2023, shall be incorporated into the preliminary plat of the subject property.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

373
374 However, should the Commission wish to recommend denial of the request, the Commission
375 should make its own findings and base its decision on those alternative findings.

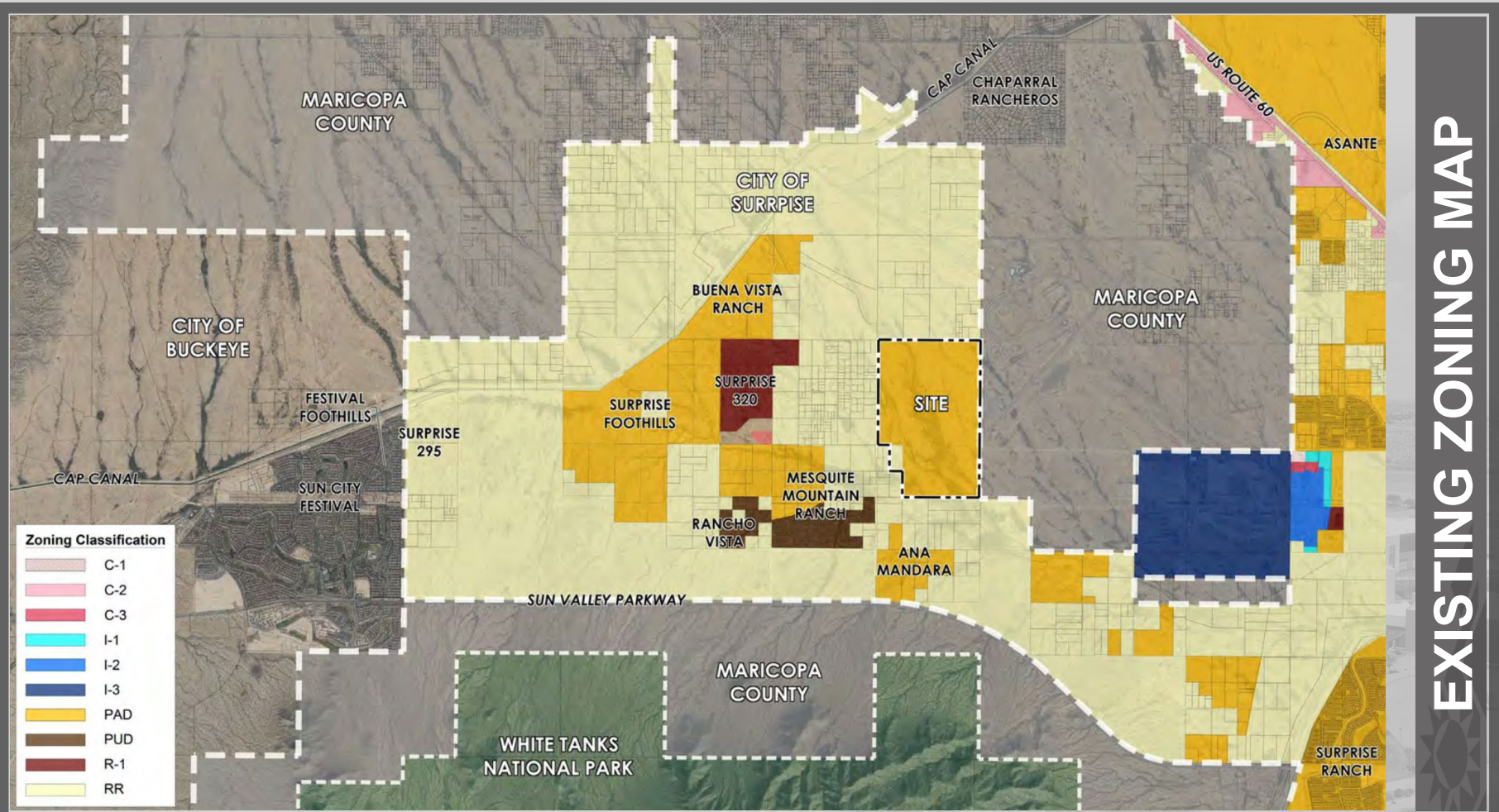
376 **Attachments:**

377
378 01 Vicinity Map
379 02 Existing Zoning Map
380 03 Proposed Zoning Map with Overlays
381 04 Land Use Comparison
382 05 TND Plan of Development
383 06 Luke AFB comments
384 07 Citizen Outreach Report – REDACTED
385 08 Affidavit of Site Posting
386 09 Ford Proving Grounds Letter
387 10 WUSD Letter
388 PPT
389



VICINITY MAP





EXISTING ZONING MAP

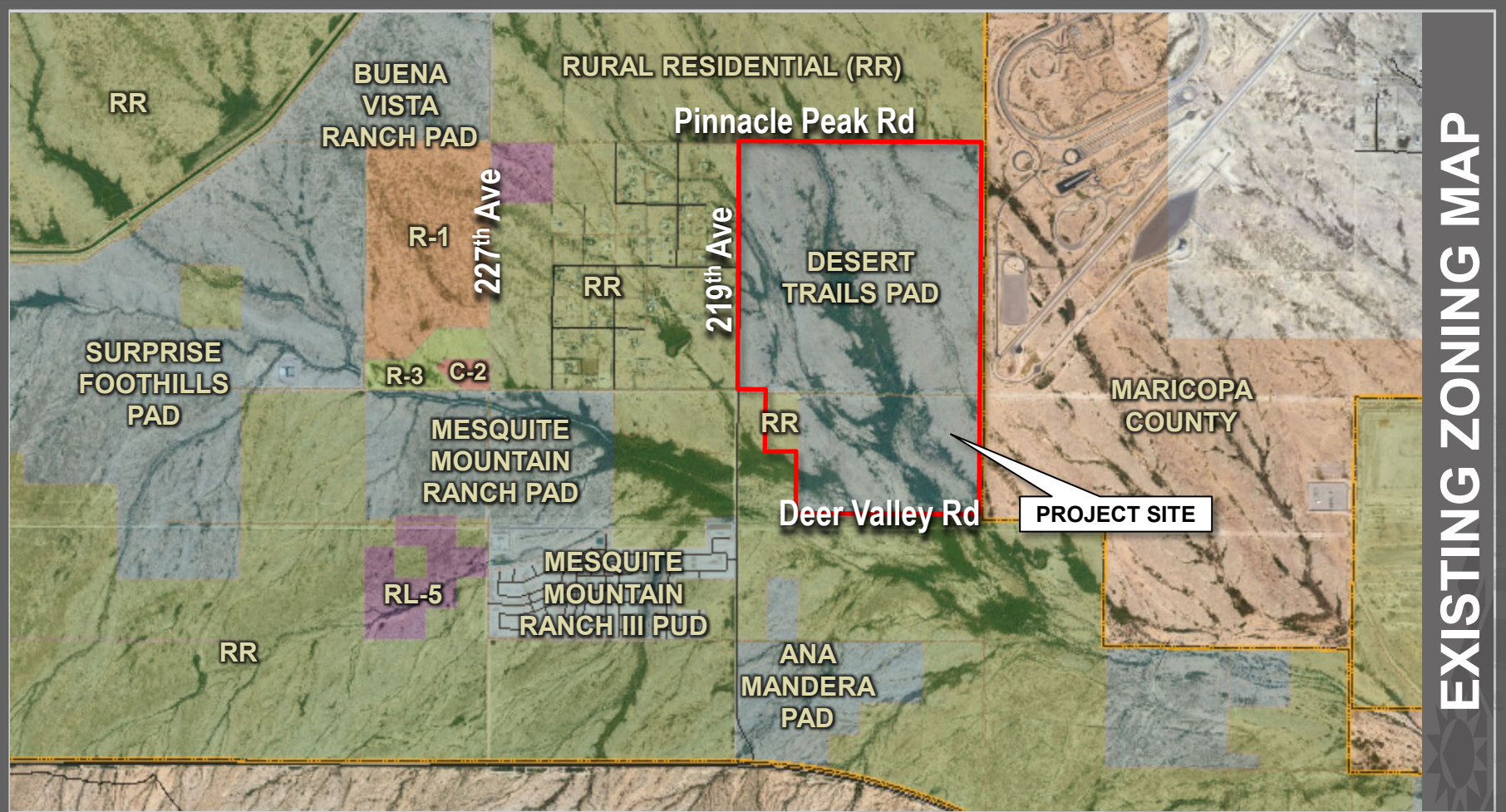
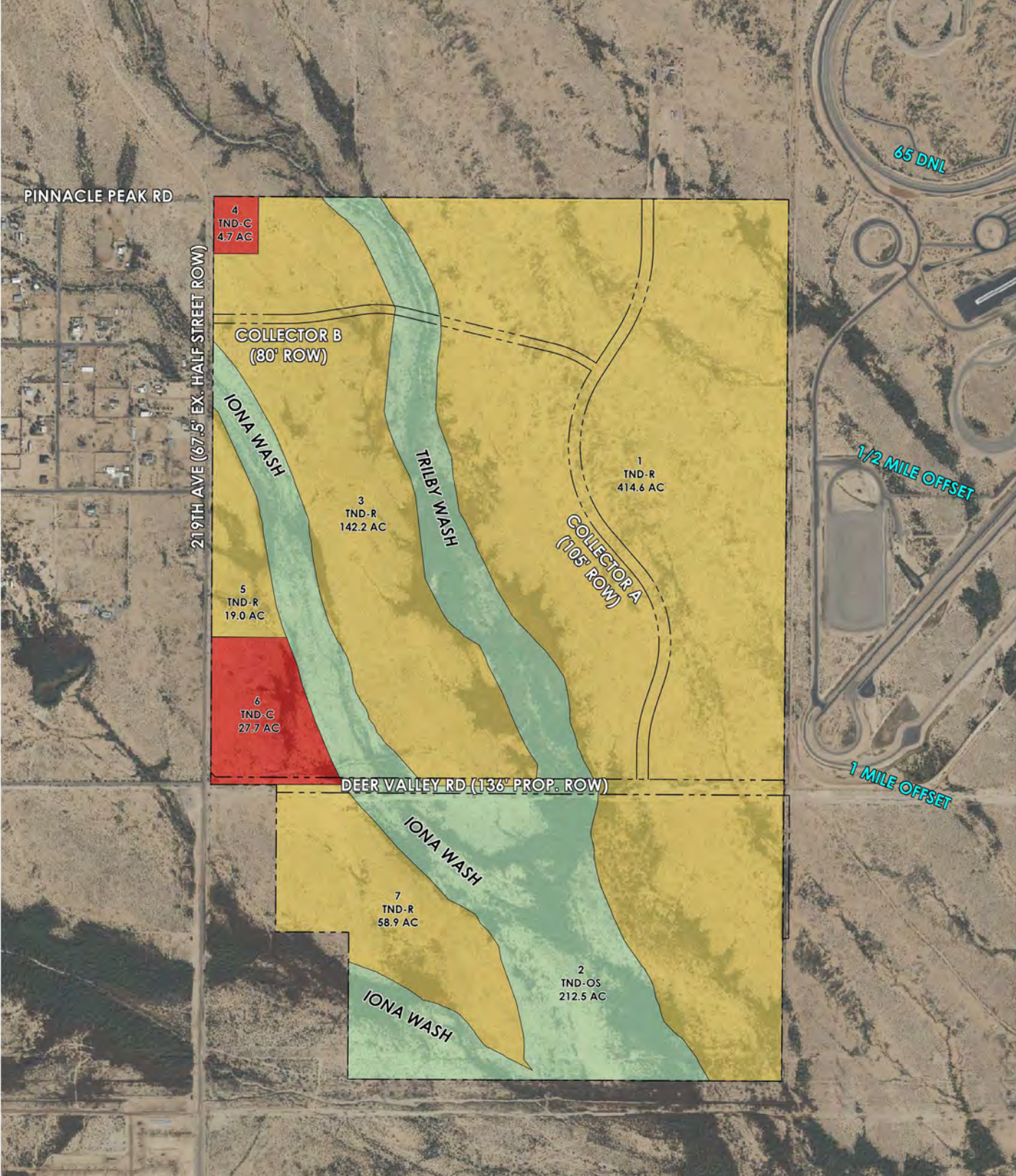
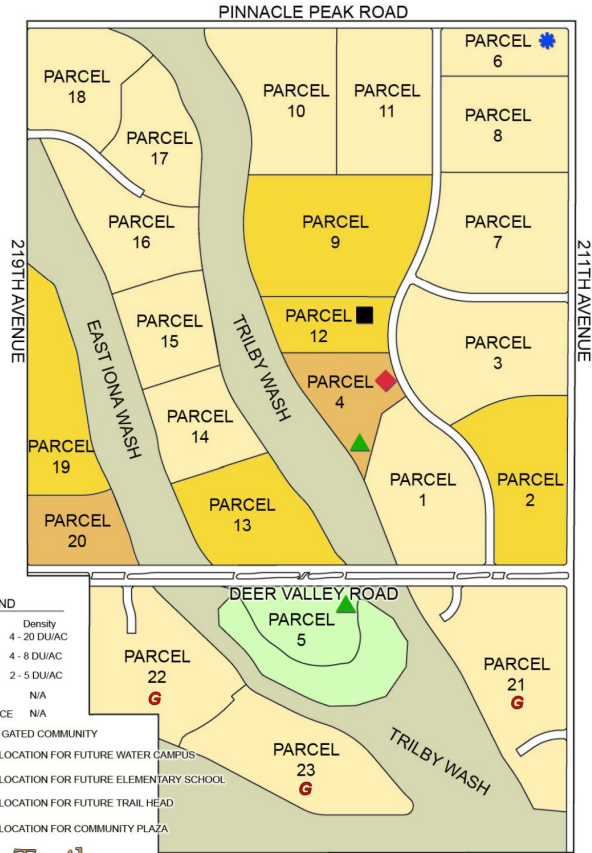


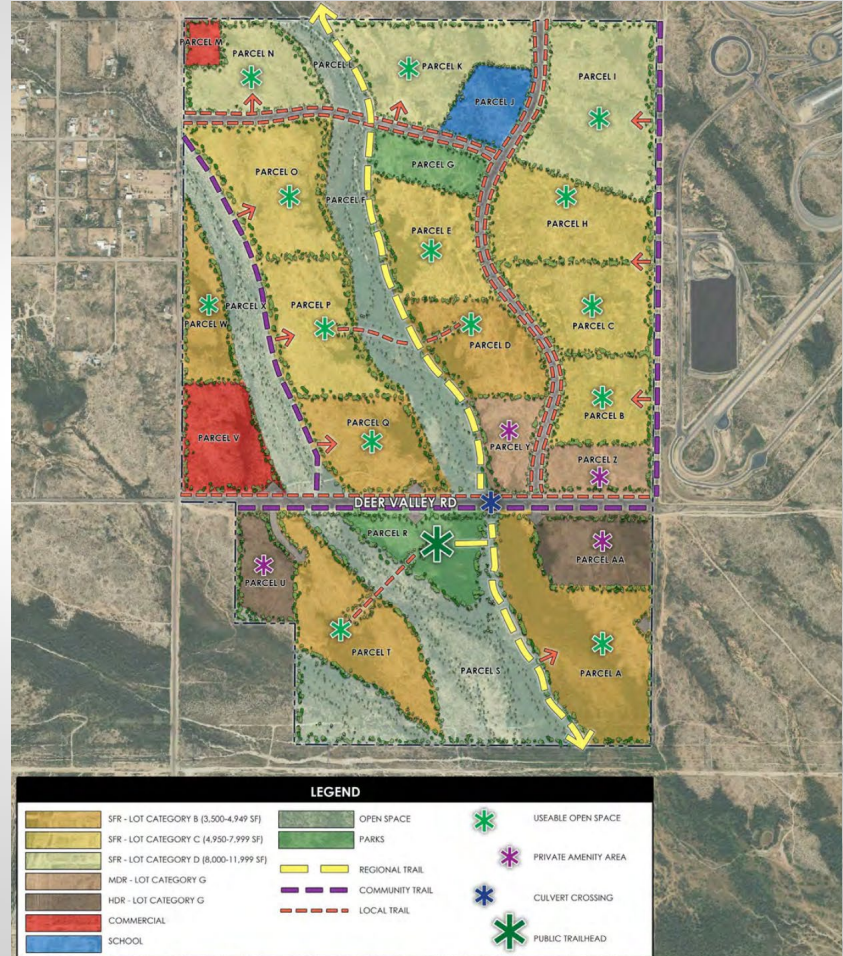
FIGURE 7: ZONING MAP WITH TND OVERLAY DISTRICT





Desert Trails

Land Use Plan & Parcel Map
Exhibit 4.6



LAND USE COMPARISON

DESERT TRAILS

TND ZONING NARRATIVE

Site Analysis | Proposed Zoning and Conceptual Land Use Plan | Regulatory Development Standards

CASE #: FS23-0586

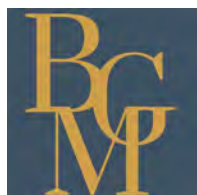
1ST SUBMITTAL: JULY 2023

2ND SUBMITTAL: NOVEMBER 2023

3RD SUBMITTAL: DECEMBER 2023



PRESENTED BY:



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1. PROJECT INTRODUCTION

RVi Planning & Landscape Architecture, on behalf of Emmerson Holdings, LLC, is pleased to submit this rezoning application for the Desert Trails property to change the zoning from Planned Area Development (Desert Trails PADA 08-147) and Rural Residential to Traditional Neighborhood Development (TND) in accordance with the City of Surprise Land Development Ordinance.

1.1 Purpose

The purpose of this rezoning is to: 1) Update the zoning entitlements to be in line with the newly adopted Surprise Land Development Ordinance to ensure seamless implementation of the project as it develops over time; 2) Modify and update the land uses, circulation plan and development standards to conform to the City's current regulations and today's market conditions, particularly related to housing demand and product types; and 3) Add an approximate 18.4-acre property near the southwest corner of the site to the Desert Trails development that was not originally included; and 4) Utilize the Traditional Neighborhood Development (TND) district with associated overlay zones to develop a well-designed, sustainable, and market-relevant master planned community to promote a variety of much needed single-family and multi-family housing options in Surprise, along with all the support services necessary for a sustainable community such as commercial and retail uses, schools, parks, trails, and natural open spaces.

1.2 Site Location

Desert Trails is an approximate 879.7-acre property located on both sides of Deer Valley Road between 219th Avenue and the 211th Avenue alignment within the City of Surprise. The northern boundary of the property is on the Pinnacle Peak alignment, while the southern boundary varies along the western edge but generally extends ½ mile south of Deer Valley Road. See **Figure 1: Regional Vicinity Map** for the property location and regional context.

The Assessor Parcel numbers affiliated with the property include APN#'s 503-81-028D, 028E, 028F, 503-80-018C, 018D, 017A, 017B, 011Q and 011R. The property is located within the City of Surprise Special Planning Area 3 (SPA-3) for water and sewer service and is currently vacant desert land.

1.3 Organizational Structure

This rezoning narrative will provide the framework for future development of the property and is organized into 5 sections, including:

- Project Introduction
- Site Analysis
- Proposed TND Zoning and Development Plan
- Regulatory Standards
- Conclusion

The project will conform to the newly adopted Land Development Ordinance (LDO) and Planning & Engineering Design Standards (PEDS) except as modified within the allowable parameters of the TND zoning district.

2. SITE ANALYSIS

The Desert Trails property is located within the City of Surprise municipal boundaries and is part of the SPA-3 planning area. The City extends to the north, west and south, but immediately to the east is unincorporated Maricopa County land.

2.1 Existing Land Uses on Site and Surrounding

The property is entirely comprised of vacant desert land. To the north is primarily vacant land with at least one large lot residential property within the WBJ Estates Rural Subdivision. To the west is a mix of vacant desert land and scattered large lot residential development. To the south is vacant desert land and to the east is the Ford Proving Grounds on leased land from the Arizona State Trust. Approximately 1-mile north is an Auxiliary Field of the Luke Air Force Base. See **Figure 2: Aerial Photograph of Site** for the property boundary and immediately surrounding land uses.

Further to the south and west are several large-scale master planned communities, including Ana Mandara, Mesquite Mountain Ranch, Rancho Vista, Surprise 320, Buena Vista Ranch, Surprise Foothills, and others. These projects are all in various stages of planning and development in this general growth area of the City of Surprise.

TABLE 1: EXISTING AND SURROUNDING SITE DATA

LOCATION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING LAND USE
Site	Neighborhood, Open Space	Planned Area Development (PAD)/RR	Vacant
North	Neighborhood, Employment	Rural Residential (RR)	Vacant, Residential
South	Neighborhood, Open Space	Rural Residential (RR)	Vacant
East	Employment	Rural-43 (R-43)	Ford Proving Grounds
West	Neighborhood, Open Space	Rural Residential (RR)	Vacant, Residential

2.2 General Plan Land Use and Zoning Designations

The City of Surprise 2035 General Plan Map designates the property as a mix of Neighborhood and Open Space land use designations. The Open Space designation generally follows the Trilby and Iona Wash corridors, while the Neighborhood land use designation covers the remainder of the property. There are small slivers of Employment land use designation both at the northeast and southeast portions of the property. See **Figure 3: General Plan Land Use Map** for the City's General Plan land use designations on the property and surrounding area.

The property is currently zoned PAD with a mix of low and medium density residential, mixed-use commercial and open space uses. Property to the north, west and south is zoned Rural Residential (RR) within the City of Surprise. Property to the east in unincorporated Maricopa County is zoned R-43, but the land is currently being used as a proving ground for Ford Motor Company. There are several other PADs in the general vicinity of the property as well. See **Figure 4: Existing Zoning** for the zoning designations on the site and surrounding area.

2.3 Existing Roads, ROW and Utilities

The Desert Trails property is bounded by the Pinnacle Peak alignment to the north, 211th Avenue alignment to the east, 219th Avenue to the west, and south of Deer Valley Road to the south. Currently, the only formal roadway improvement adjacent to the property is along 219th Avenue where strip paving with one lane in each direction is provided on the east side of the section line. Maricopa County Assessor mapping identifies 67.5' of right-of-way dedicated on the east side of 219th Avenue, providing more than the necessary ½ street ROW along this alignment.

There appears to be an unimproved dirt road along the north side of the Pinnacle Peak alignment, but this road is not dedicated or maintained by the City. There are no improvements along Deer Valley Road, and no right-of-way has been dedicated. There are several roads that are planned in the area, most notably and as mentioned above, 219th Avenue as a minor arterial road along the property's western boundary and Deer Valley Road as a modified Parkway using a 136' major arterial right-of-way cross section but with limited access locations along the property. 211th Avenue will not extend along the property's eastern boundary, nor will Pinnacle Peak extend along the property's northern boundary adjacent to the site. See **Figure 5: Regional Transportation Map** for a map of all the planned roadways within the vicinity of the Desert Trails community.

2.4 Site Topography and Vegetation

The property is relatively flat with gentle slopes from the northwest to the southeast. The topographic relief from north to south is approximately 50 +/- feet.

The plant communities are typical of the Lower Colorado River Valley Sonoran Desert scrub. Denser vegetation is found along the two wash corridors, while more dispersed vegetation is found throughout the property. A more detailed Biological Evaluation is included with this submittal under separate cover.

2.5 Existing Drainage

The Desert Trails development generally slopes from the northwest to the southeast following three major wash corridors. The Trilby Wash enters the site along the northern boundary which is the Pinnacle Peak alignment, flows mostly south, slightly east until it combines with the other washes. The Iona East Wash enters the site along the western boundary just south of the Pinnacle Peak alignment and flows

southeast until it intersects the Trilby Wash. The Iona West Wash remains on the fringe of the southwestern portion of the property, entering the site on the western boundary south of Deer Valley Road and flows east until intersecting with the other two washes. The portions of land between the washes have small ridges that direct water to the flowlines. The northeast corner of the property is generally flat with a slope in the southeastern direction with some flows being directed towards the Trilby Wash.

2.6 Existing Water and Sewer Infrastructure

The Desert Trails development contains no existing water infrastructure which currently services the City. There is one existing well on the property which will be tested and reviewed for viability to be added to the system. The development is included in the Surprise Foothills Water Campus Development Agreement per the First Amended as approved at the March 7th, 2023 City Council. The Site is located approximately 9,500' east of the Surprise Foothills Water Campus which houses the Zone 7 tanks and booster pumps.

The Desert Trails development contains a 30-inch regional sewer line within the Deer Valley Road alignment which bisects the southern portion of the property. This sewer line is intended to serve all developments west and south of Desert Trails. Flows are conveyed to the SPA 3 Developer Wastewater Facility located approximately 18,400' east of the site, and 3,800' south of Deer Valley Road. Desert Trails is included in the SPA 3 Water Reclamation Facilities Development Agreement which allocates pre-paid sewer credits.

2.7 Electricity

Electrical service for this project will be provided by Arizona Public Service (APS). Electrical service is anticipated to be provided from the existing APS Trilby Wash Substation which is located east of this project. Existing overhead electrical lines cross the southern portion of the project and will be avoided as a part of the development of this project.

2.8 School Districts

Desert Trails is located within the Wickenburg Unified School District #9. This district covers over 1,100 miles and currently serves approximately 1,200 students in grades Pre-K through 12. The district

currently operates 5 schools, with the closest school being Festival Foothills Elementary School (K-8) located in the Festival Foothills community, located approximately 5-miles west of the property. The closest high school is Wickenburg High School, located at 1090 South Vulture Mine Road. However, Arizona is an open enrollment state, which means parents can enroll their children in schools outside of their home school and home district boundaries, space permitting. Due to this, students at Desert Trails have the option to attend schools within the Dysart District, which is immediately adjacent to the property to the east and south, and may be closer than Wickenburg district schools.

2.9 Fire, Police and Refuse Service

Desert Trails is within the municipal service area of the City of Surprise. As such, Surprise will provide fire, police, and residential refuse service to the property. The closest fire stations include Stations 303 or 306, both located approximately 10-12 +/- miles from the site. Buckeye also has Fire Station #704, approximately 8 +/- miles from the property. Nearby there is a fire station planned as a part of the Surprise Foothills development approximately 2 +/- miles to the west, and a fire station planned as part of the Ana Mandara development approximately 2 +/- miles to the south. Additionally, fire station #304 is at the SWC of 163rd Avenue and Happy Valley Road, as well as two fire stations potentially planned at the NEC of Norfolk and 183rd Ave, and at Deer Valley Road and 195th Ave.

2.10 Luke Air Force Base Compatibility Analysis

To protect the long-term viability of Luke Air Force Base (LAFB), a concept of graduated residential densities adjacent to their base and active auxiliary fields has been developed. The Graduated Density Concept (GDC) provides guidelines for residential development up to and surrounding the "high noise and accident potential zone," commonly referred to as the 65 DNL line, as defined by ARS 28-8461, which may limit future operations of the U.S. Air Force. In the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL are to be as follows:

- A maximum of two dwelling units per acre from the 65 DNL to a ½ mile zone (Zone A).

TABLE 2: LUKE AFB GDC DENSITY & UNIT COUNT ANALYSIS

LAFB ZONE	GROSS AC.	LUKE MAX DENSITY	LUKE MAX UNITS	TOTAL UNITS PROPOSED	TOTAL GROSS DENSITY
A	149.3	2.0	299	293	2.0
B	329.9	4.0	1,320	1,000	3.1
C	410.4	6.0	2,463	1,373	3.4
TOTAL	889.6	-	4,082	2,666	3.0

- A maximum of four dwelling units per acre from the ½ mile to 1 mile zone (Zone B).
- A maximum of six dwelling units per acre from the 1-mile to 3-mile zone (Zone C).

The applicant evaluated the GDC for the project and will follow the policies related to maximum densities within each of the three zones defined above. Approximately 149.3-acres of land falls within Zone A, allowing for up to 299 residential units. Approximately 329.9-acres of land falls within Zone B, allowing for up to 1,320 residential units. Approximately 410.4-acres of land falls within Zone C, allowing for up to 2,463 residential units. In total, a maximum of 4,082 residential units are permitted within the Desert Trails project in accordance with the calculations provided above.

Table 2: Luke AFB GDC Density & Unit Count Analysis above provides the summary analysis of the Luke AFB density and unit count requirements per the GDC.

The applicant prepared and submitted a preliminary analysis of the GDC to Luke AFB for their preliminary review. Jenn Rahn, Senior Planner Community Initiatives Team provided a written e-mail response on May 2, 2023, indicating that upon initial review, the preliminary plans follow the guidelines of the GDC. After plans were formally submitted to the City of Surprise, Christopher P. Toale with Luke AFB reviewed the application and officially responded in a letter dated August 7, 2023 that the request for 2,666 units with a proposed density of 3.0 du/ac meets the GDC due to feathered densities across three zones identified on the site plan. See **Figure 6: Luke Air Force Base Compatibility Map** for the location of the various noise contours and density restrictions associated with them overlaid on the Desert Trails property.

2.11 Ford Proving Grounds Compatibility

The Applicant has coordinated closely with the Ford Proving Grounds (FPG) located immediately east of the Desert Trails property to ensure appropriate compatibility between the two uses. The Applicant has met with Bjorn Bondo, the FPG facilities representative to discuss the project and review the previous outdated buffer agreement based on the old PAD. It was agreed that a new letter agreement related to transitions and buffers between the two properties will be established to define the development conditions along the eastern edge of the Desert Trails property between Deer Valley Road and the Pinnacle Peak alignment.

The new agreement between the Desert Trails community and the FPG includes the following:

- 211th Avenue right-of-way and road will not be developed between the two properties in accordance with the City of Surprise. (Note that the easternmost 55' of land owned by the property ownership group is not currently within the City of Surprise. The Applicant does plan to annex into the City, but this land area has been excluded from the rezoning application. Rezoning of this land area is not necessary and will remain as equivalent zoning upon annexation.)
- Construct an eight foot (8') solid block wall (rather than the traditional 6' wall) along the eastern property line of Desert Trails between Deer Valley Road and the Pinnacle Peak alignment. (Note that the eastern 55' of the ownership group property is not being rezone, and therefore does not need to meet the TND requirement for perimeter wall treatment as this portion of property is not zoned TND.)

- Limit the first row of homes along the eastern edge of Desert Trails between Deer Valley Road and the Pinnacle Peak alignment to single-story.
- Maintain a one-hundred-foot (100') building setback to the first row of single-story homes from the FPG boundary along the eastern edge of Desert Trails between Deer Valley Road and the Pinnacle Peak alignment.
- Provide landscaping within the eastern thirty feet (30') of the one-hundred foot (100') building setback, including shade trees that will provide additional visual and noise buffering at a minimum of every twenty-five feet (25') along the eastern edge of Desert Trails between Deer Valley Road to the Pinnacle Peak alignment. (Note this portion of the property is not included in the TND zoning application as it is not currently within the City of Surprise.)
- The developer shall include a homebuyer disclosure regarding noise.

55' of this 100' building setback from the FPG boundary is not included in this rezoning application, and will not contain any portion of a residential lot. However, it is still being included as a part of the buffer. The remaining 70' of the building setback beyond the 30' landscape buffer can be developed in a variety of ways, including but not limited to:

- Additional open space
- Local street connections and end tracts
- Cul-de-sac bulbs
- Side yards, front yards and driveways as permitted under zoning at time of development
- Extended rear yards as permitted under zoning at time of development

A formal letter outlining this proposal along with graphic examples of the buffer was sent to Bjorn Bondo with FPG on June 15, 2023, from Jeff Blilie with Beus Gilbert McGroder. The Applicant received a response of approval from Bjorn Bondo on September 1, 2023.

3. PROPOSED ZONING AND DEVELOPMENT PLAN

3.1 Traditional Neighborhood Development (TND) Zoning & Overlay Districts

The property is currently zoned Planned Area Development (PAD) within the City of Surprise. With the City's newly adopted Land Development Ordinance (LDO), PAD is no longer an applicable zoning district. While PADs still exist within the City, staff has urged developers to transition to the new LDO as amendments are considered to existing PADs. As such, the Desert Trails project is proposing to rezone to Traditional Neighborhood District (TND), which was recommended by staff as the most appropriate zoning district for this property.

The TND zoning district provides an alternative district beyond the typical single use residential zoning categories. TND is a hard zone that is ready-made for master planned communities such as Desert Trails. Consistent and predictable development standards, a specific list of permitted land uses, and basic design standards are outlined in the LDO and throughout the Planning & Engineering Design Standards (PEDS) to ensure a well-designed and walkable multi-use development. This district provides flexibility to create a sense of place, allows a mix of land uses and blended densities, and allows for different building types to create neighborhoods that are more economically, socially, and environmentally sustainable that would otherwise be obtainable through conventional zoning and development methods. See **Figure 7: Zoning Map with TND Overlay Districts**.

The Desert Trails property meets all the required criteria for a TND zoning district as defined within **Article IV, Section 106-4.1. General** of the LDO. The Desert Trails TND will incorporate the following overlay zones within the overall TND zoning district:

- TND-R. The residential overlay is for those development parcels that are predominately designated for residential and the other neighborhood-oriented land uses listed in **Table 106-1c** and **Table 106-1d** of the LDO.
- TND-C. The commercial overlay is for those development parcels that are predominately designated for commercial land uses listed in **Table 106-1c** and **Table 106-1d** of the LDO.

- TND-OS. The open space overlay is for those development parcels that are designated as open space, to be retained in perpetuity as such, per the percentages required for the Desert Trails TND development. Uses shall be limited to those listed in Table 106-1c and Table 106-1d of the LDO.

It is important to note that the Desert Trails TND does not require or provide for the Mixed Use (TND-MU) overlay in accordance with **Footnote 5 of Table 106-4a** as the overall gross density of the project is less than four (4) du/ac.

3.2 Development Plan Summary

The Desert Trails development plan includes a balanced mix of TND-R, TND-C, and TND-OS as prescribed within the TND district regulations. This balance will provide for an appropriate mix of single-family and multi-family residential uses and densities that range from 2.0 du/ac up to 20.0 +/- du/ac, commercial and retail/service uses, civic uses including a school site and public trailhead, parks, trails and open space uses. The land uses are organized based on the overall opportunities and constraints affiliated with the property. These include the overall regional transportation and circulation system, community access points, significant drainage corridors including the Trilby and Iona Wash corridors, perimeter buffers where appropriate, surrounding land uses, transition of densities, internal circulation, walkability, and connectivity of the overall development plan. This all culminates in a well-designed community master plan that encourages walkability, provides for a sense of place, and allows for a mix of uses and residential densities that will create a mixed-use community that is economically, socially, and environmentally sustainable.

The most significant natural features driving the overall development plan are the Trilby and Iona Wash corridors that bisect the site from the northwest to the southeast. These wash corridors create significant limitations for roadway and pedestrian connectivity along the perimeter and interior of the development due to the significant size and flow of these major wash corridors. As such, roadway circulation and connectivity are limited to minimize the crossing of these wash corridors, limiting the impact of disturbance of these natural

features and the flora and fauna that inhabit them, as well as minimizing cost of major culvert/bridge crossing structures. This approach of limiting roadway crossings, maintaining the natural desert environment within the designated floodway, and providing a 75' transitional buffer area as permanent open space supports the City and community's goal of preserving these important habitat corridors within the development.

The commercial and multi-family parcels, both of which are increased in size (in aggregate) as compared to the previous PAD, are located along the major roadways to ensure high visibility, access and to provide an appropriate transition to the remainder of the residential development. Two parks, one public and one private, are located for easy access both from internal roadways as well as connected to the primary wash corridors to ensure trail connectivity to the regional trail system.

The school is at the intersection of the two collector roadways internal to the development to encourage walkability and ensure multiple access points for effective circulation and visibility, while keeping the school off the major arterial roads along the perimeter of the development.

The remaining parcels include single-family residential uses of varying densities and lot sizes that will all be connected through the community open space and trail system to promote walkability and motorized and non-motorized community connectivity. See **Figure 8: Development & Open Space Plan** for a graphic depiction of the overall land use and open space system for the Desert Trails community.

3.3 Zoning District Overlay Designations

3.3.1 TND-R: All TND-R developments are required to provide a minimum of three distinctly different lot categories to create diverse subdivisions with a multitude of housing types.

Desert Trails proposes the following four (4) lot categories and estimate ranges but reserves the right to modify and/or utilize additional Lot Categories found in Table 106-4b of the LDO if a minimum of 20% of the total residential units within the development are provided within three distinct lot categories. Note that since four (4) lot categories

are provided in **Table 3: Projected Lot Categories per LDO Table 106-4B**, any one individual lot category can drop below 20% so long as collectively, there are three combined categories that provide a minimum of 20%.

Single-Family Residential: The project proposes approximately 521-acres of single-family residential throughout the site as indicated on **Figure 8: Development & Open Space Plan**. The projected unit count proposed in these areas is 1,854 units. The above numbers are approximate, and the total acreage and unit count will vary as permitted within the TND District regulations and will be determined during the platting of the property on a phased basis over time.

Multi-Family Residential: The project proposes approximately 80-acres of multi-family residential uses, with all parcels located adjacent to Deer Valley Parkway or 219th Avenue as indicated on **Figure 8: Development & Open Space Plan**. Within the multi-family residential designation, individual parcel densities will generally range from approximately 6 du/ac to 20 +/- du/ac. The projected unit count proposed in these areas is approximately 812 units. The above numbers are approximate, and the total unit count will vary as permitted within the TND District regulations and will be determined during the platting of the property and/or site planning of the property on a phased basis over time.

School/Civic Use: An approximate 16.6-acre school site will be provided under the TND-R overlay district. The proposed K-8 school site is in the northern portion of the site at the intersection of the two collector roadways, providing excellent visibility and access within the community. The school is also located immediately north of the proposed

community park, providing for a community-wide amenity within proximity of the school. The size and location of the school site has been coordinated with and reviewed by the Wickenburg School District to ensure it meets the long-term needs of the district. A letter of support dated September 28, 2023 from Dr. Remondini, Superintendent of Wickenburg School District has been provided to the Applicant and the City confirming support for the size and location of the school site. Further, this school site will serve as a civic use as required within the TND ordinance.

3.3.2 TND-C: Commercial Parcel: All TND developments are required to provide commercial uses at a ratio of 0.0125 acres per approved dwelling unit. As stated above, the Desert Trails development is proposing a maximum unit count of 2,666, which equates to 33.3 acres of commercial area. However, when civic uses are provided, there is also the option to calculate that land area to reduce the overall commercial acreage up to a maximum of 5% of the total commercial acreage requirement. Both a school site and a public trailhead will be provided as a part of the overall Desert Trails development for a total of approximately 41.5-acres, meeting that civic use criterion which allows a reduction of commercial acreage from 33.3 acres to 31.6 acres. This is based on 5% of 33.3 acres which is 1.7 total acreage reduction, equating to a requirement of 31.6 total acres required for commercial uses.

The intent of the TND-C designation is to provide commercial uses that support the needs of the community in an integrated fashion that is compatible with the surrounding residential neighborhoods. Two commercial parcels are provided, totaling 32.4-acres, which are both along 219th Avenue, providing convenient access both to Deer Valley Road and to Sun Valley Parkway. A larger

TABLE 3: PROJECTED LOT CATEGORIES PER LDO TABLE 106-4B ⁽¹⁾					
B (40' MIN)	C (48' MIN) ⁽²⁾	D (65' MIN) ⁽²⁾	G (MF)	TOTAL	TOTAL GROSS DENSITY
3,500-4,949	4,950-7,999	8,000-11,999	16,000+	-	
727	800	327	812	2,666	3.0
27%	30%	12%	30%	100%	
⁽¹⁾ The lot count and percentage distribution represented on the table is approximate and will likely change as the project is developed over time. As indicated above, the project will commit to a minimum of three different combined Lot Categories as further defined within Section 4, Regulatory Standards, Clarifications and Deviations.					
⁽²⁾ The lot width standards for categories C and D are being revised per the deviation request.					

community-scaled commercial parcel is located at the northeast corner of 219th Avenue & Deer Valley Road. This location is ideal for providing both local and community-wide access to commercial and retail services which will support the growing population in this area of Surprise. A second smaller neighborhood-scaled commercial parcel is proposed at the Southeast corner of 219th Avenue and the Pinnacle Peak alignment to provide more local commercial services to the development and immediate surrounding areas.

Between the two commercial parcels, up to an estimated 300,000 square feet of retail and commercial services could be developed to serve Desert Trails and surrounding communities.

3.3.3 TND-OS: Community Open Spaces: Open space is required at a ratio of 0.03 acres per dwelling unit in TND developments. The proposed unit count of 2,666 equates to a requirement of 80.0 acres under the TND-OS overlay. Due to the onsite convergence of the Iona and Trilby washes, Desert Trails will be providing a significantly higher quantity of open space, equating to approximately 213-acres zoned as TND-OS. This area includes both washes, as well as an approximate 25-acre park and public trailhead located south of Deer Valley Parkway. The public trailhead will serve as an additional civic use as permitted by the TND district.

In addition to the TND-OS overlay district, supplementary open space and recreation areas will be incorporated and detailed further within the TND-R neighborhoods as development occurs. The open space program will include one community park north of Deer Valley that is approximately ten to fifteen acres, and several smaller local parks/active open space areas that are integrated into each neighborhood and generally within a ¼ to ½ mile walking distance to all residents within the community. Neighborhood parks will include a combination of passive and active amenity types that may include shaded seating areas, limited turf areas, dog parks, sport courts, ramadas, BBQs, tot lots, trails, and walking paths. The community and neighborhood parks, trails and trailhead are envisioned to be connected by open space and/or trail corridors providing a usable open space area network with the community that serves the entire development.

Three trail types in conformance with the City of Surprise Park and Recreation Master Plan are proposed for the development, including a Regional Path, Community Paths, and Local Paths. The Regional Path is located along the east edge of the Trilby Wash corridor. This will provide future regional trail connections to the north and south of the property, and access to the proposed trailhead. The Community Paths are proposed in three locations in the general location as shown on the City's Trails Master Plan. The FPG provides a barrier to the northeast. For this reason, one of the trails has been located along the southern side of Deer Valley Road within the development in an east/west direction, and two have been designed in a north/south configuration: one along the eastern perimeter buffer, and one within the western wash corridor. These community trails are intended to provide future connection opportunities to adjacent properties, and precise alignments will be determined during the platting process. The Local Paths are provided to connect from the Regional Path to the various residential parcels and parks within the development. See **Figure 8: Development & Open Space Plan** for a graphic depiction of the overall open space and trail system.

In addition to **Figure 7: Zoning Map with TND Overlay Districts** and **Figure 8: Development & Open Space Plan**, **Table 4: Land Use Data Table** is provided on the following page. Table 4 provides further details on the overall land use designations within each of the TND Overlay Districts, including a breakdown of TND overlay districts, land uses and Lot Categories by parcel, gross parcel acreages, and projected unit count by parcel. While not regulatory, the purpose of this table is to demonstrate how the overall land use plan conforms to the requirements of the TND regulations and provides additional site data on a parcel-by-parcel basis. Pursuant to the TND regulations, each individual parcel defined within Table 4 may be adjusted so long as any parcel adjustments are within the same TND Overlay District. This will allow for flexibility among end users to shift parcel lines to accommodate individual subdivisions and/or site plans while maintaining the overall TND Overlay District requirements as the project is developed over time.

TABLE 4: LAND USE DATA TABLE

PHASE	DEVELOPMENT UNIT	LAND USE CATEGORY	ZONING	GROSS AC.	LOT CATEGORY PER LDO	PROJECTED RESIDENTIAL UNITS
1	A	SFR	TND-R	56.3	B	252
	B	SFR	TND-R	25.4	C	96
	C	SFR	TND-R	34.5	C	150
	D	SFR	TND-R	31.6	B	134
Phase 1 Subtotal:				147.8		632
2	E	SFR	TND-R	33.6	C	133
	F	Wash	TND-OS	48.1	-	-
	G	Park	TND-R	16.8	-	-
	H	SFR	TND-R	38.3	C	147
	I	SFR	TND-R	56.6	D	142
	J	School	TND-R	16.6	-	-
	K	SFR	TND-R	42.1	D	110
	L	Wash	TND-OS	10.6	-	-
Phase 2 Subtotal:				262.7		532
3	M	Comm.	TND-C	4.7	-	-
	N	SFR	TND-R	29.2	D	75
	O	SFR	TND-R	43.7	C	159
	P	SFR	TND-R	36.1	C	115
	Q	SFR	TND-R	33.2	B	129
	R	Park	TND-OS	24.9	-	-
	S	Wash	TND-OS	90.0	-	-
	T	SFR	TND-R	41.4	B	152
	U	MFR	TND-R	17.6	G	284
Phase 3 Subtotal:				320.8		914
4	V	Comm.	TND-C	27.7	-	-
	W	SFR	TND-R	19.0	B	60
	X	Wash	TND-OS	38.9	-	-
	Y	MFR	TND-R	18.1	G	113
	Z	MFR	TND-R	19.1	G	134
	AA	MFR	TND-R	25.5	G	281
Phase 4 Subtotal:				148.4		651
TOTAL:				879.7		2,666

TABLE 5: LAND USE DESIGNATION SUMMARY

ZONING	GROSS AC.
TND-C	32.4 AC.
TND-OS	212.5 AC.
TND-R	634.7 AC.
TOTAL	879.7 AC.

3.4 Circulation and Access

As a result of extensive discussions with the City of Surprise Transportation and Planning staff, some modifications are being proposed to the roadway system immediately adjacent to the Desert Trails property. The following is a summary of the agreed upon roadways alignments and classifications within and adjacent to Desert Trails.

Deer Valley Parkway: Deer Valley Parkway is designated as a modified parkway corridor with a 136-foot right-of-way consistent with a major arterial, but to increase capacity and limiting turning conflicts, access points are limited to the approximate ¼ mile locations, generally consistent with parkway standards. Due to the location of the wash crossings, the precise location of access points off Deer Valley Parkway will be adjusted as appropriate to avoid impacts to the washes and may stray slightly from the ¼ mile location points. Improvements to Deer Valley Parkway will extend east from the subject site to 195th Avenue where it will connect with existing improvements, ultimately connecting to Grand Avenue to the east, and extending to the Buckeye municipal border and beyond to the west.

219th Avenue: 219th is designated as a minor arterial road with a 110' full right-of-way. Prior to this development application, 67.5-feet of right-of-way was dedicated on the east side of 219th Avenue, providing more than the 55' required for the east side ½ street ROW necessary for this roadway. The Applicant will coordinate with the City to determine if the additional dedication of 12.5-feet of right-of-way not needed for the ultimate build-out of 219th Avenue can be abandoned and included within the Desert Trails property. Improvements

to 219th Avenue will extend south from the site to the Beardsley Road alignment and will ultimately connect to Sun Valley Parkway.

Internal High-Capacity Collector: A 105' high-capacity collector road (Collector Road A) is proposed to the east of the Trilby Wash, connecting Deer Valley Parkway to the northern edge of the property, providing localized access through the site. Additionally, this provides a new improved access point for the rural properties to the north of the site that currently use unimproved dirt roads as their primary access.

Internal Residential Collector: An 80' residential collector road is proposed to connect Road A to 219th Avenue and will cross the Trilby Wash internal to the development (Collector Road B). This road will connect the east and west sides of the Trilby Wash via a dry crossing and will provide additional localized access through the development.

211th Avenue alignment and Pinnacle Peak alignment: Due to existing conditions within and adjacent to the property, including the Trilby Wash, Ford Proving Grounds and Luke AFB Auxiliary Field, 211th Avenue and Pinnacle Peak Road will not extend adjacent to the property. All north/south and east/west connections will occur internal to the Site as described above.

3.5 Drainage Report Summary

A Conditional Letter of Map Revision (CLOMR) will be prepared to revise the Special Flood Hazard Areas (SFHA) per Federal Emergency Management Agency (FEMA). This effort will refine the wash areas and seek to designate more areas of the property as Zone X for which lots can be constructed. Minor washes that reside within the site will be routed using methods such as channelization to help maintain existing flows as they enter the site and discharge them in their historic locations on the downhill sides. All wash areas will be designed in accordance with the PEDS and LDO. Onsite flows will be collected within local roadways, conveyed to storm drain systems which will outfall into retention basins throughout the site. Per City guidelines the retention basins will be sized for 100-year, 2-hour storm events but the project will seek a waiver for a pre-vs-post retention condition for retention basins that adjoin the major wash corridors.

3.6 Wildlife Linkage Corridor

The majority of the subject property is covered by a Wildlife Linkages Corridor Overlay. In conformance with the Conservation Element of the City's General Plan, this property will develop with wildlife friendly regulations and ensure that identified wildlife corridors are protected as described in Section 104-2 of the LDO. An Environmental Inventory Plan will be provided in the Preliminary Plat stage to identify the extent of environmentally sensitive features present on the site that are to be protected.

A culvert crossing under Deer Valley Parkway will be provided that will serve as drainage conveyance, a wildlife corridor crossing, and pedestrian crossing of Deer Valley Road. This installation will aid in facilitating north/south wildlife migration through the property. The pedestrian crossing will be provided to facilitate a grade-separated crossing away from traffic along the regional trail corridor crossing Deer Valley Road

3.7 Water and Sewer Infrastructure

Water service will be provided to the Property by the City of Surprise. Distribution lines will be designed throughout the project based on City design criteria to provide water to Desert Trails parcels. Offsite infrastructure may be required and will be dependent on existing facilities at the time of final design and construction. At this time, existing water facilities extend from the Surprise Foothills Water Campus east along Deer Valley Road to 227th Avenue before turning south to service Mesquite Mountain Ranch. A waterline extension will be required from the existing limits of the system to the western boundary of the project at 219th Avenue. Waterline improvements will be required such that a looped water system is provided to the project

Sewer service will be provided to the Property by the City of Surprise. Distribution lines will be designed throughout the project based on City design criteria. Onsite flows will generally consist of 8-inch sewer lines which will convey the wastewater to 219th Avenue, internal collector roads or through local roads with the ultimate outfall being the existing 30-inch sewer line within Deer Valley Road. From there the existing system will convey the wastewater along Deer Valley Road east for distribution to the SPA 3 Developer Wastewater Facility.

3.8 Preliminary Phasing

Desert Trails is a large master planned community at almost 900-acres, and as such, will be developed in several phases over many years. To properly plan for local and regional infrastructure, a preliminary phasing plan has been developed to assist in guiding the development over the next 10-20 years. While the phasing plan is not regulatory, and changes to phasing can be made without triggering an amendment to the TND zoning, the preliminary phasing plan will be the basis for phased infrastructure and development planning. Each phase will have at least two points of access, in compliance with transportation and fire requirements. If the phasing plan changes significantly over time, updates to the phased improvements will need to be considered as the various development plans and platting is processed through the City of Surprise through an administrative review process. See **Figure 9: Preliminary Phasing Plan** for a visual depiction of the proposed project phasing.

It should also be noted that Parcels Y, Z, and AA, all medium or high-density residential development parcels, can be developed at any time between Phase 1 and Phase 4 based on market conditions. The Phase 1 improvements will allow these parcels to develop.

4. REGULATORY STANDARDS, CLARIFICATIONS & DEVIATIONS

Desert Trails will follow the regulatory development standards as defined within Part II – Land Development Ordinance, Chapter 106 – Zoning and Use Standards, Article IV, Traditional Neighborhood Development (TND) Zoning Districts of the Land Development Code and the Planning & Engineering Design Standards (PEDS) as modified through this TND zoning application. One of the provisions within the TND district is the ability to propose alternatives to the regulatory standards if the alternative meets the intent of the TND district or PEDS. The section below will identify any clarifications and/or deviations proposed to the standards that the applicant has uncovered through this zoning process. Other than items defined below, the intent is that Desert Trails will conform to the standards as defined in the TND

district, with the acknowledgement that as the project is developed over time, if additional clarifications and/or interpretations are necessary, Staff and the developer will work together cooperatively to resolve them based on the reasonable intent of the standard.

Section 106-4.2 B: TND Development Standards references the required Overlay Districts to be included within the Development.

The Desert Trails community will provide the required mix of TND-R, TND-C, and TND-OS. Desert Trails will not provide TND-MU as permitted in the TND ordinance as the overall gross density of the project will be less than 4 du/ac.

Section 106-4.2 C.3: TND Required Mixture of Land Uses, Subsection C.3 requires varying lot size to prevent homogenous subdivisions filled with repetitive housing types. Desert Trails shall comply with the requirement that three distinctly different lot categories as defined per Table 106-4b be provided that meet the following criteria:

- a. A minimum of one thousand five hundred (1,500) square foot differential in lot area.

This standard shall apply to all single-family detached residential platted subdivisions within the overall community. Lot sizes will likely range from 4,945 square feet up to over 9,000 square feet, though final lot sizes will be determined at the time of platting. No deviation required.

- b. A lot width differential of at least twenty (20) percent:

This standard shall apply to all single-family detached residential platted subdivisions within the overall community. Lot width will likely range from 42' wide to 70' wide or wider. This represents an over 60% differential in lot width from smallest to largest, far exceeding this requirement. No deviation required.

- c. No one (1) lot category shall comprise more than sixty percent (60%) of the total number of residential lots within a TND development and each of the three (3) lot categories must individually comprise a minimum of twenty percent (20%) of the total number of residential lots within a TND development.

A total of four (4) Lot categories are proposed within Desert Trails, including Categories B, C, D, and G. The project will meet the standard by providing at least 3 lot categories of no less than 20% and no more than 60% of any one lot category to avoid too much or too little of any one lot category. No deviation required.

- d. Alternatives to these criteria may be approved as part of the TND plan of development if the proposed alternatives meet the intent of the lot diversity criteria.

Clarification to this standard as it relates to Desert Trails regarding the location and configuration of the mix of lot categories and sizes. There will be a mix of lot sizes within each phase of development, but the requirements for the overall mix and ratio will be based on full build-out, not each individual phase. Additionally, the mix of lot sizes can occur by individual platted subdivision or intermixed within a platted subdivision as referenced in the PEDS Section 2.1.K.

Section 106-4.2 C.4: TND Required Mixture of Land Uses, Subsection C.4 regulates the minimum amount of certain land uses based on overall residential unit count. While the overall unit count will likely vary as the project is developed over time, Desert Trails will fully comply with the requirements of this section as follows:

Civic Use: While only one (1) main civic use is required, Desert Trails will provide two civic uses, including a school site donation for a new K-8 school to be developed by the Wickenburg School District, and a public trailhead to be built by the developer and dedicated to the City. No deviation required.

Commercial: 0.0125 ac/du is required. Based on a projection of 2,666 total dwelling units, this translates to 33.3 total gross acres of commercial land area. As permitted within the TND provisions, up to 5% of the commercial acreage can be used for civic uses, which translates to a maximum of 1.7 acres.

Open Space: 0.03 ac/du is required. Desert Trails will far exceed this requirement based on the projected unit count. No deviation required.

The TND ordinance requires a prescribed amount of commercial acreage and open space acreage based on the total dwelling units provided within the development. While the total unit count may vary as the project is developed over time, an initial estimate of the total unit count has been used for purposes of evaluating the projected requirement for commercial and open space acreage.

Table 6: Required Commercial and Open Space Acres demonstrates the required and provided commercial and open space acreage based on the estimated 2,666 total dwelling units proposed within Desert Trails.

Table 106-4b – Development Standards for TND-R Parcels

- Deviation:** Reduce the Minimum Lot Width in Lot Category C from 50' to 48'.
Justification: Lot Category C has a Lot Area in square feet requirement of between 4,950 – 7,999 square feet, and a minimum lot width of 50'. The proposed lot area within this category includes a mix of 5,520 square feet (based on 48' x 115' lot size), and 6,360 square feet (based on 53' x 120' lot size). To meet the minimum 50' lot width requirement within a category of minimum 4,950 square feet, the lot depth would need to be 99' deep, which is not a realistic lot size based on current market demand. Concurrently, if we include this lot size in Category B which allows a narrower lot width, we will exceed the maximum lot area requirement of 4,949 square feet. Based on this analysis, a proposed 48' x 115' lot size, which is a standard lot size for homebuilders, does not fit into either of the Lot Categories as defined in the LDO. As such, we are proposing to reduce the Lot Width within Category C from 50' to 48' to allow this lot size within the appropriate Lot Category based on Lot Area in square feet.

- Deviation:** Reduce the Minimum Lot Width in Lot Category D from 70' to 65'.
Justification: Lot Category D has a Lot Area in square feet requirement of between 8,000 – 11,999 square feet, and a minimum lot width of 70'. The proposed lot area within this category includes a mix of 8,125 square feet (based on 65' x 125' lot size), and 9,100 square feet (based on 70' x 130' lot size). To meet the minimum 70' lot width requirement within a category of minimum 8,000 square feet, the lot depth would need to be 114' deep, which is not a realistic lot size based on current market demand. Concurrently, if we include this lot size in Category C which allows a narrower lot width, we will exceed the maximum lot area requirement of 7,999 square feet. Based on this analysis, a proposed 65' x 125' lot size, which is a standard lot size for homebuilders, does not fit into either of the Lot Categories as defined in the LDO. As such, we are proposing to reduce the Lot Width within Category C from 70' to 65' to allow this lot size within the appropriate Lot Category based on Lot Area in square feet.
- Deviation:** Reduce the minimum average area per dwelling unit from 2,500 square feet to 2,000 square feet within Lot Category G.
Justification: The 2,500 square feet average area for Lot Category G, Multi-Family, translates to an overall density of 17.4 dwelling units per acre. This would not permit a traditional 2-3 story multi-family development such as garden-style apartments. To allow this type of development within Desert Trails, reducing the minimum average square feet to 2,000 square feet would allow up to 21.8 dwelling unit per acre, consistent with traditional garden-style apartments which may be in demand in the Desert Trails community. This change will not impact the overall residential unit count proposed for the development.

TABLE 6: REQUIRED COMMERCIAL AND OPEN SPACE ACRES			
GROSS ACRES	TOTAL DWELLING UNITS	COMMERCIAL	OPEN SPACE
879.7	2,666	0.0125 ac/du - 5%	0.03 ac/du
Required		31.6	80.0
Approximate Provided		32.4	216.1

PEDS Standards and Deviations:

Below are various PEDS standards that are proposed to be modified through the Desert Trails TND as summarized below.

Section 2.1 K General Land / Site Design & Development:

TND shall provide blended density residential neighborhoods that provide for and encourage different housing types (i.e., detached single-family, attached product, duplex, townhome, shared court, shared cluster, mansion apartment, live/work) and varying lot sizes within the same residential development parcel(s) and preferably on the same street rather than separating housing types by whole neighborhoods.

Deviation: The requirement for blended densities within the same platted subdivision and/or same street is optional within Desert Trails, but a mix of densities and product types is required per the minimum of three Lot Categories as required within a TND development.

Justification: Desert Trails will exceed the requirements for a mix of Lot Categories and Lot Sizes, promoting the PEDS goal for a variety of housing types. However, since Desert Trails is in a suburban, not urban context, various densities may be provided on a parcel-by-parcel basis. Each parcel will be interconnected with a comprehensive trail system to promote walkability, connectivity of open spaces and community amenities.

Section 2.3 C 4: Circulation Design Standards

to TND: *The creation of new dead-end streets shall not be permitted in a TND Development. All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to thoroughfares on adjacent sites or developments, except when constrained by topography.*

Deviation: cul-de-sacs or dead-end streets shall only be allowed when site constraints necessitate their use.

Justification: Due to the unique constraints on the site, including the Trilby Wash flowing through the center of the property, and the Ford Proving Grounds limiting roadway connectivity to the east, some cul-de-sacs may be necessary based on the overall community design.

2.6 A.2 a: Edge Treatment: *New residential development proposed for the edge of the urbanized area of the City shall buffer and transition from existing adjacent agricultural or rural development. Any increased density shall be designed inward onto the new project and/or along the shared urbanized edge.*

a. Buffer the existing established neighborhood using a landscaped open space tract that is a minimum of one-hundred feet (100') in width along the perimeter between the two neighborhoods.

Deviation: Along the western edge of the property, a minimum 100' buffer will be provided from the section line, including a 67.5' roadway right-of-way for the east half of 219th Avenue, plus an additional 32.5' open space tract for a total of 100'. Additionally, when 219th is built out in the future, an additional 55' of ROW will be provided along the western half-street, for a total of 155', providing for over 150% of the total buffer requirement along the western edge. Additionally, a 100' buffer will be provided for the +/-330' portion of the northern boundary where there are existing rural residential lots within the WBJ Estates Rural Subdivision. This standard shall not apply to the eastern, southern, or undeveloped remainder of the northern perimeter.

Justification: The only edges of the Desert Trails project adjacent to agricultural or rural development is the western edge and a small portion of the northern edge. The southern (confluence of the Trilby and Iona washes), and remainder of the northern (future employment, currently zoned Rural Residential) edges are not adjacent to agricultural or rural residential development and thus no additional buffer is needed. The eastern perimeter adjacent to FPG is not within the City or the TND district, therefore this standard does not apply.

2.6 B.1 and 3, Additional Edge treatment for TND:¹⁾

The exterior boundary for a TND development shall be designed in a manner that provides fifty percent (50%) of the frontage to the greater community that are something other than typical privacy perimeter walls, including but not limited to, open space areas, civic space land uses, mixed use and multi-family land uses.

Deviation: This standard shall apply to the western boundary, southern boundary, and the +/-330' portion of the northern boundary where there are existing rural residential lots within the WBJ Estates Rural Subdivision. This standard does not apply to the remainder of the northern boundary or the eastern boundary.

Justification: Along the eastern boundary the Ford Proving Grounds has requested a solid perimeter wall along the entire property line to ensure visual privacy of the proving grounds property. Since the eastern 55' of land area adjacent to Ford Proving Grounds is not within the City or the TND district, therefore this standard does not apply to the eastern perimeter. The majority of the northern perimeter is undeveloped with no roadway provided and, although currently zoned as Rural Residential, is ultimately planned as future employment and/or other non-residential uses, so this standard does not provide any community benefit.

PEDS Section 2.6.D Edge Treatment & Transition,

Screening: *In order to promote a more "visually friendly" and open community, the construction of long, unbroken and monotonous expanses of six foot (6') high, solid fences and stucco walls around the perimeter of new single and/or multi-family residential developments is strongly discouraged. If perimeter walls are provided, they shall be designed to include: changes in the surface plane of the wall or fence; variable heights; articulated recesses and wall offsets sufficient in depth to permit landscape pockets for the planting of significant clusters of mature trees and shrubbery.*

Deviation: This standard shall be modified for the eastern perimeter between Deer Valley Road and Pinnacle Peak Road due to the security and privacy agreement between the developer and the Ford Proving Grounds property immediately east of the site. The modification removes the requirement for a change in the surface plane of the wall or fence and will allow for a continuous eight foot (8') tall solid wall along this entire boundary as agreed to between the developer and Ford Proving Grounds (FPG) to ensure appropriate privacy and security to the FPG property. In order to mitigate these requirements, the developer shall incorporate design elements to break up the monotony of the wall, which may include (but not limited to) one or more of the following: Columns at least every 100 feet that provide pop-outs to break up the wall plane; variation on wall materials, such as the use of smooth and split face block; variations on color or material to provide variation to the wall; dense pockets of landscaping periodically to break up the wall plane; other design techniques that serve to break the monotony of the long wall plane as proposed during the platting process.

Justification: FPG has been operating on their property for years with the benefit of no adjacent development. With the Desert Trails community bring new homes and residents to the area, they have concerns related to the privacy and security of their testing facility, and have requested that we provide a solid, eight-foot (8') block wall along their entire western property boundary where adjacent to the Desert Trails community. Additionally, they have requested a minimum 100' buffer, with no homes within this buffer area and a minimum of 30' of landscaping within the easternmost portion of this area. The eastern boundary does not provide for any public right-of-way, visibility, or access between the two developments. Undulations in the wall would create safety, security, and maintenance concerns as there is no connectivity between the two private properties, and it would create hidden gaps between the existing FPG fence and the new proposed block wall. To ensure the design of the wall is enhanced on the Desert Trails side to meet the intent of this standard, the developer will provide mitigation such as what is suggested above.

5. CONCLUSION

The proposed TND rezoning application seeks to encourage future development consistent with the City's 2035 General Plan, the City of Surprise LDO and PEDS, current market demands for the area, compatibility with surrounding developments, while also setting a precedent for the use of the TND zoning district in the City of Surprise in a more suburban setting. The project team has coordinated with City staff regarding the regional transportation system and proper application of TND zoning in a rapidly growing area of the City of Surprise. The proposed development plan is designed to offer a broad mix of housing types appropriate for the area with a range of densities permitted within the neighborhoods land use designation, along with an appropriate mix of commercial services, civic uses and natural and improved open spaces; all interconnected with a comprehensive trail system.

The TND development is intended to ensure a well-designed and walkable mixed-use development with flexibility to create a sense of place, variety of building types, and interconnected neighborhoods that are economically, socially, and environmentally sustainable. The proposed plan will provide opportunities to reduce automobile trip demand based on the mix of uses and interconnected trail system; provide for a wide variety of residential uses to accommodate diverse family sizes, age groups, and income levels; promote a range of commercial uses focused on meeting the daily needs of the residents while being compatible with the residential neighborhoods; provide civic uses to promote social sustainability; promote walkability and healthy lifestyles through its trail system and recreational open spaces; and achieve design excellence that will enhance the unique character of the Desert Trails community and the City of Surprise.



FIGURE 1: REGIONAL VICINITY MAP

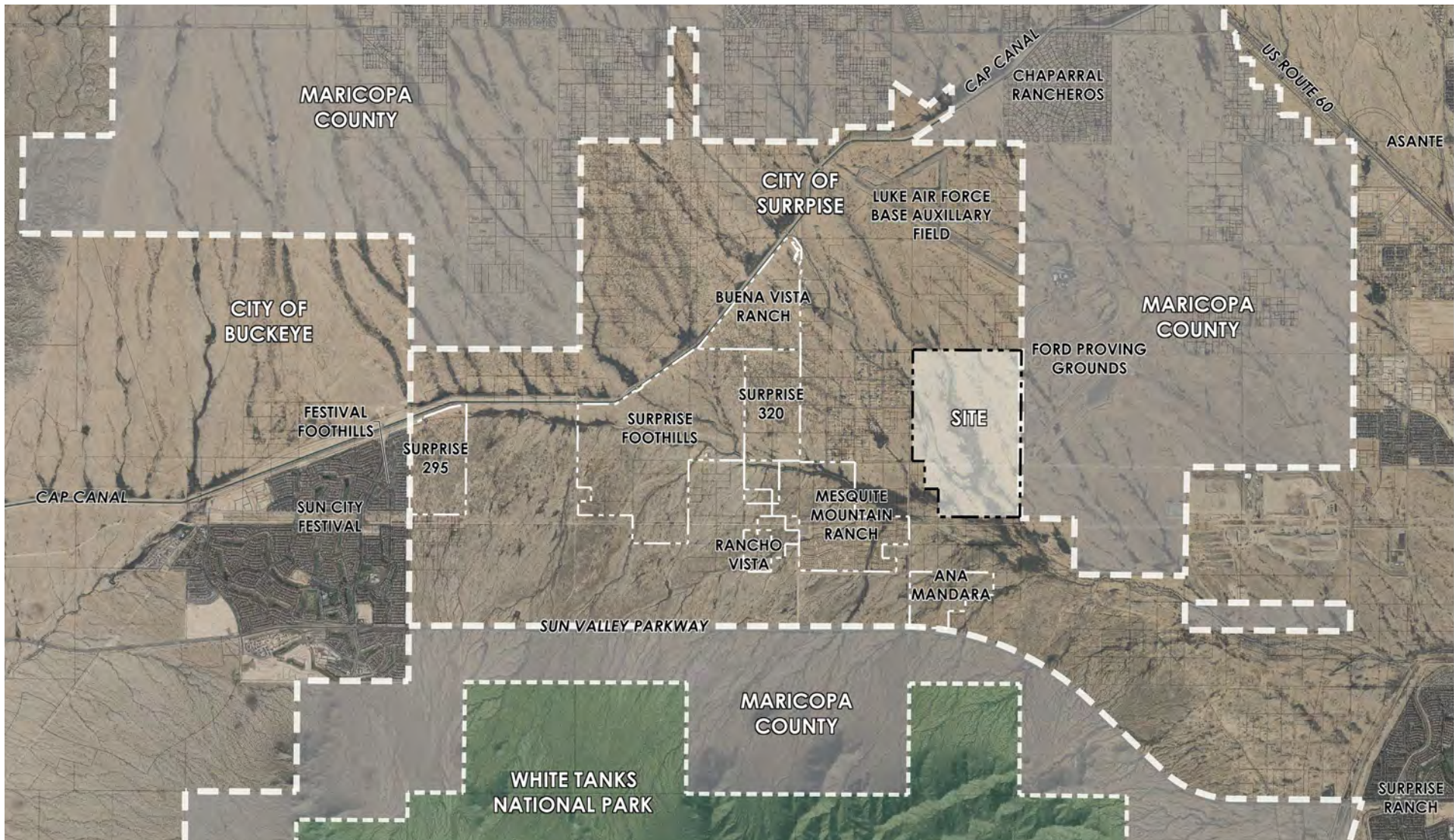


FIGURE 2: AERIAL PHOTOGRAPH OF SITE



FIGURE 3: EXISTING GENERAL PLAN LAND USE MAP

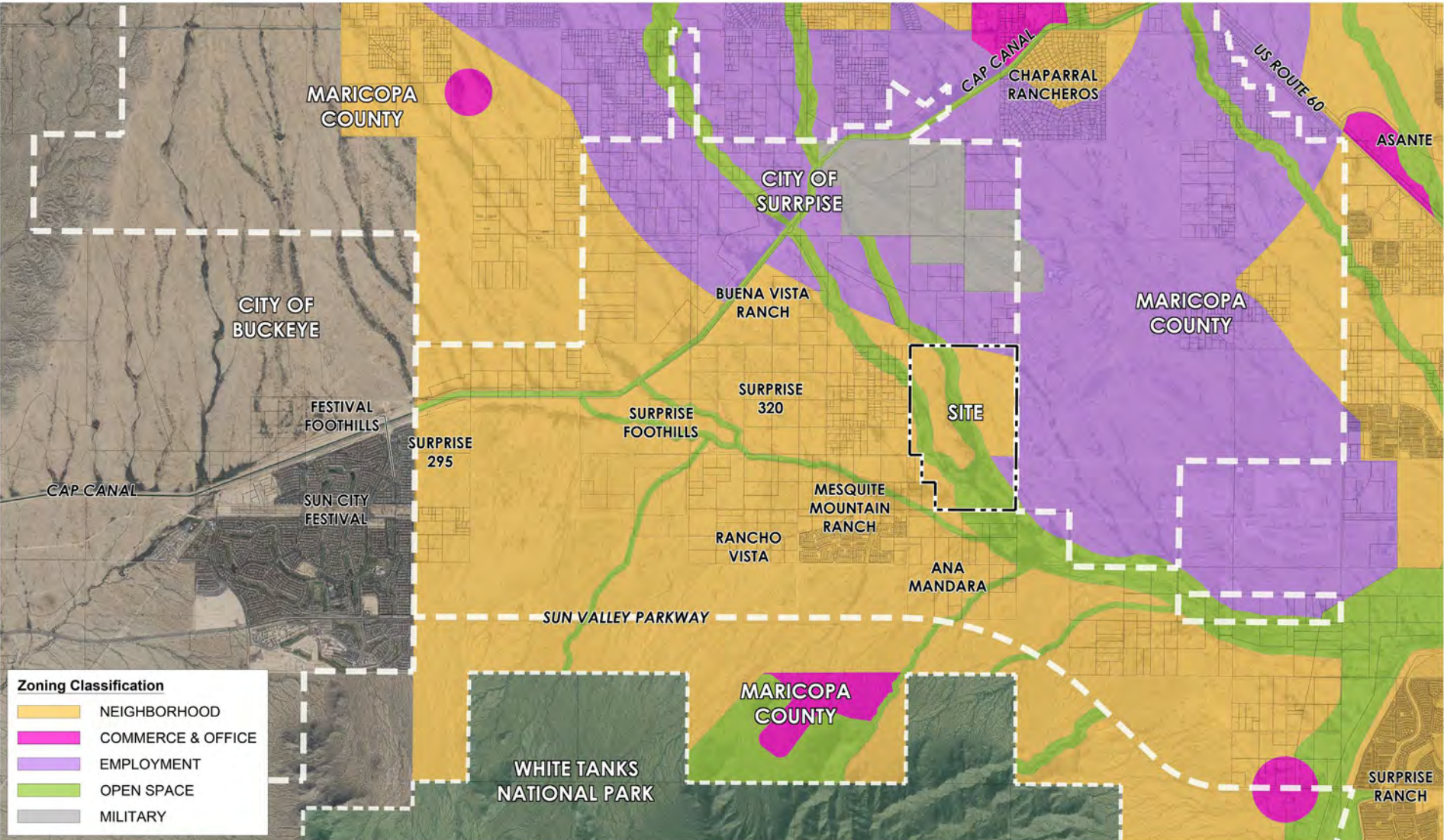


FIGURE 4: EXISTING ZONING MAP

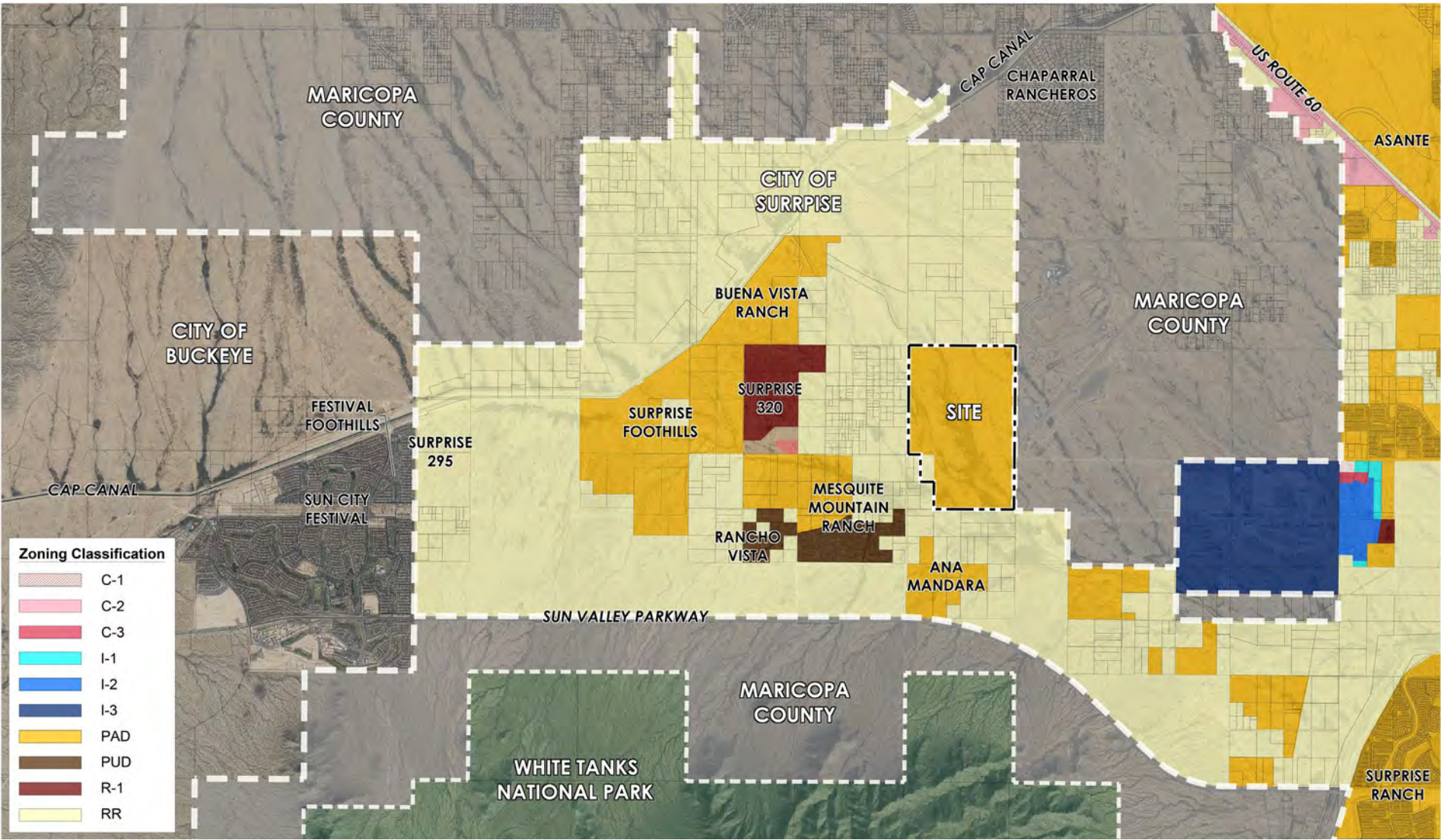


FIGURE 5: REGIONAL TRANSPORTATION PLAN

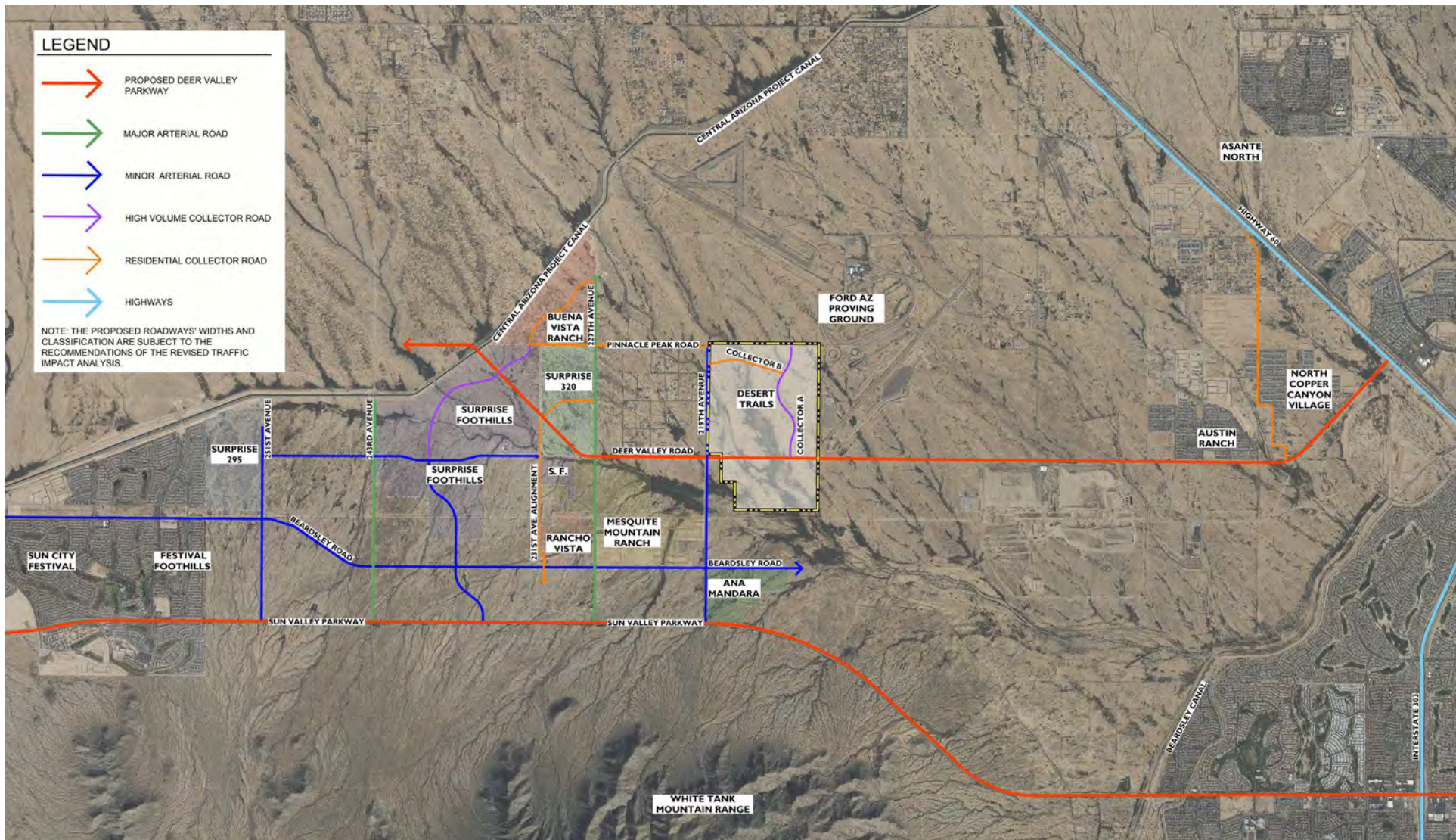


FIGURE 6: LUKE AIR FORCE BASE COMPATIBILITY MAP

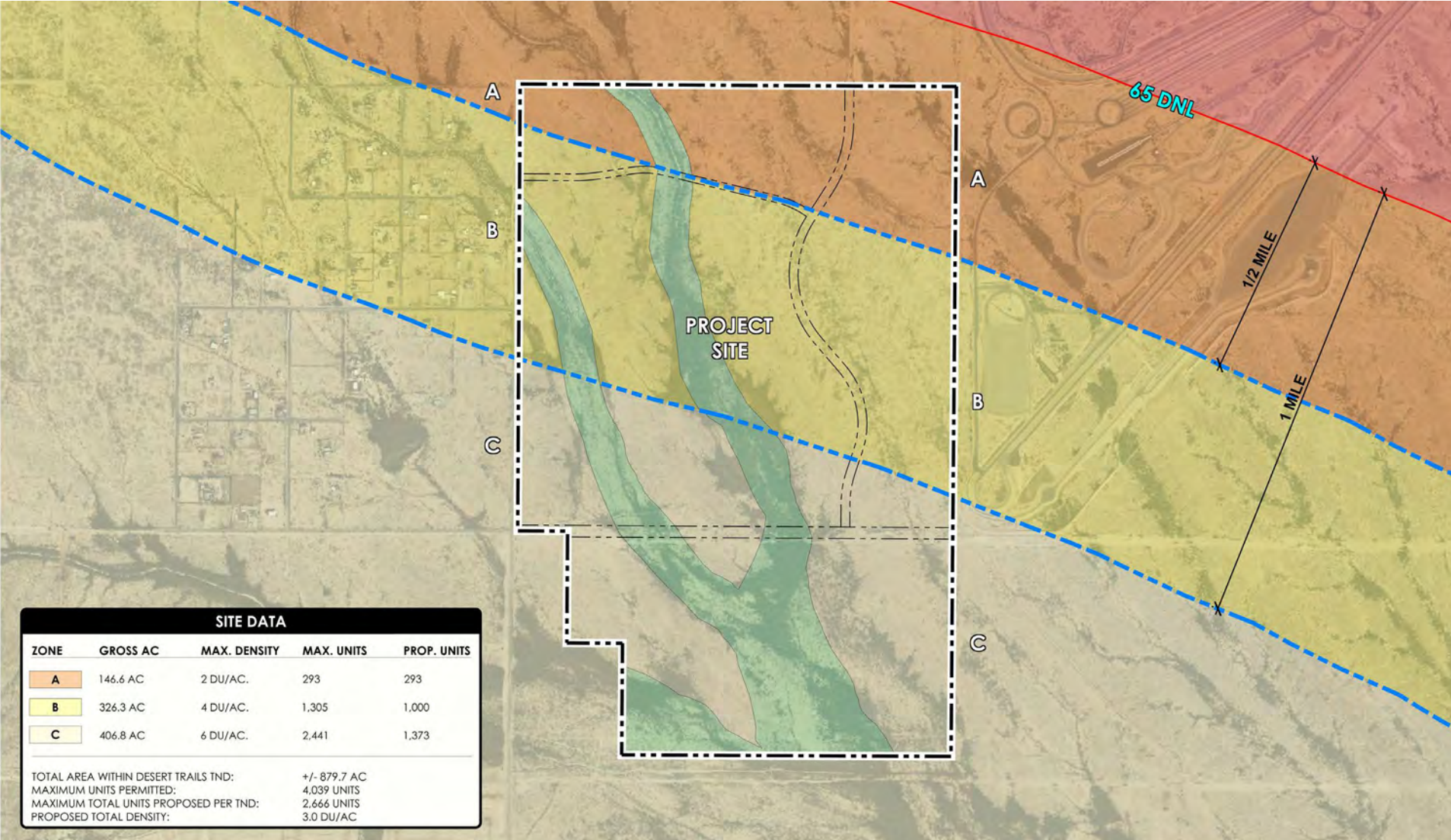


FIGURE 7: ZONING MAP WITH TND OVERLAY DISTRICT

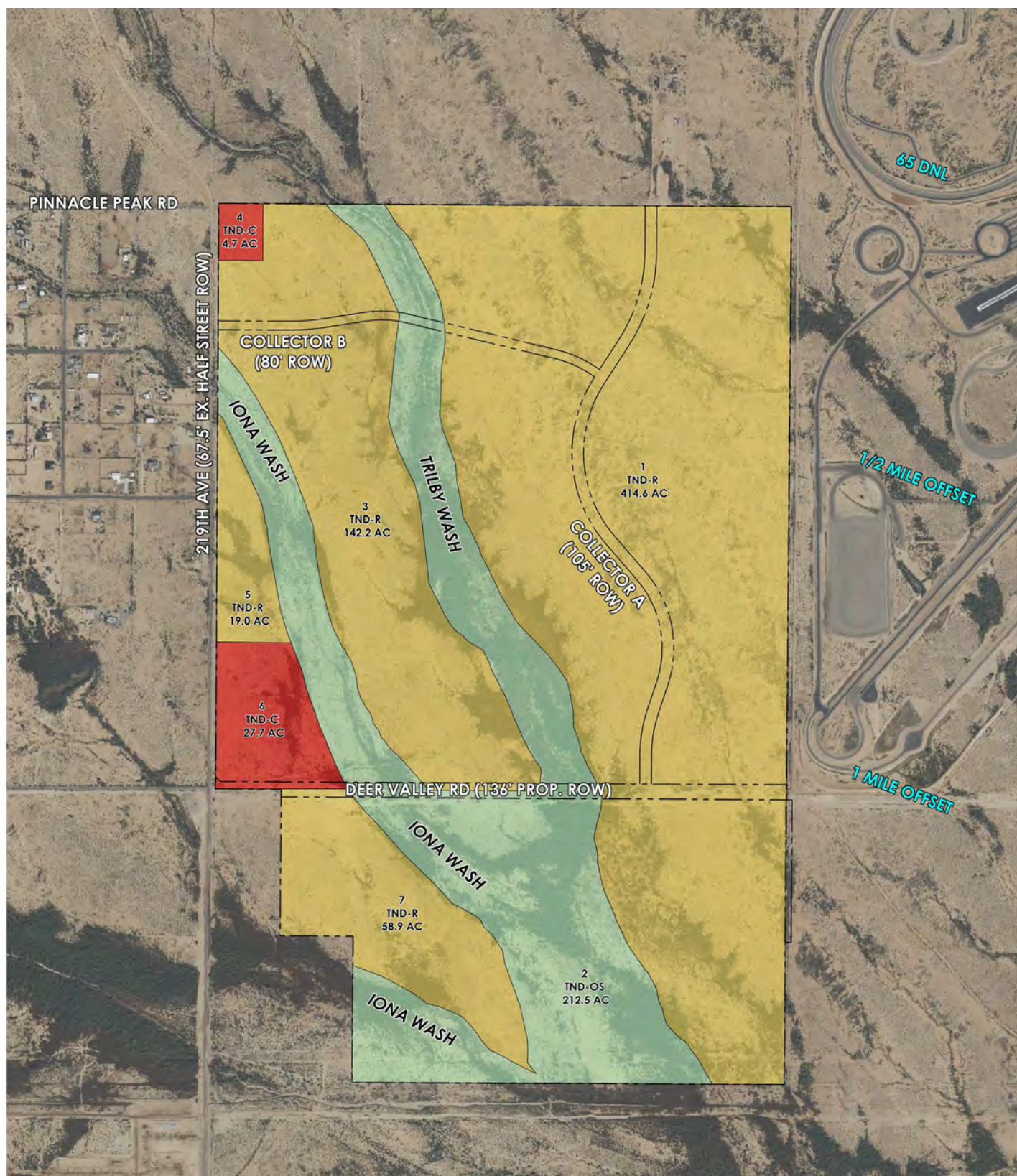


FIGURE 8: DEVELOPMENT AND OPEN SPACE PLAN

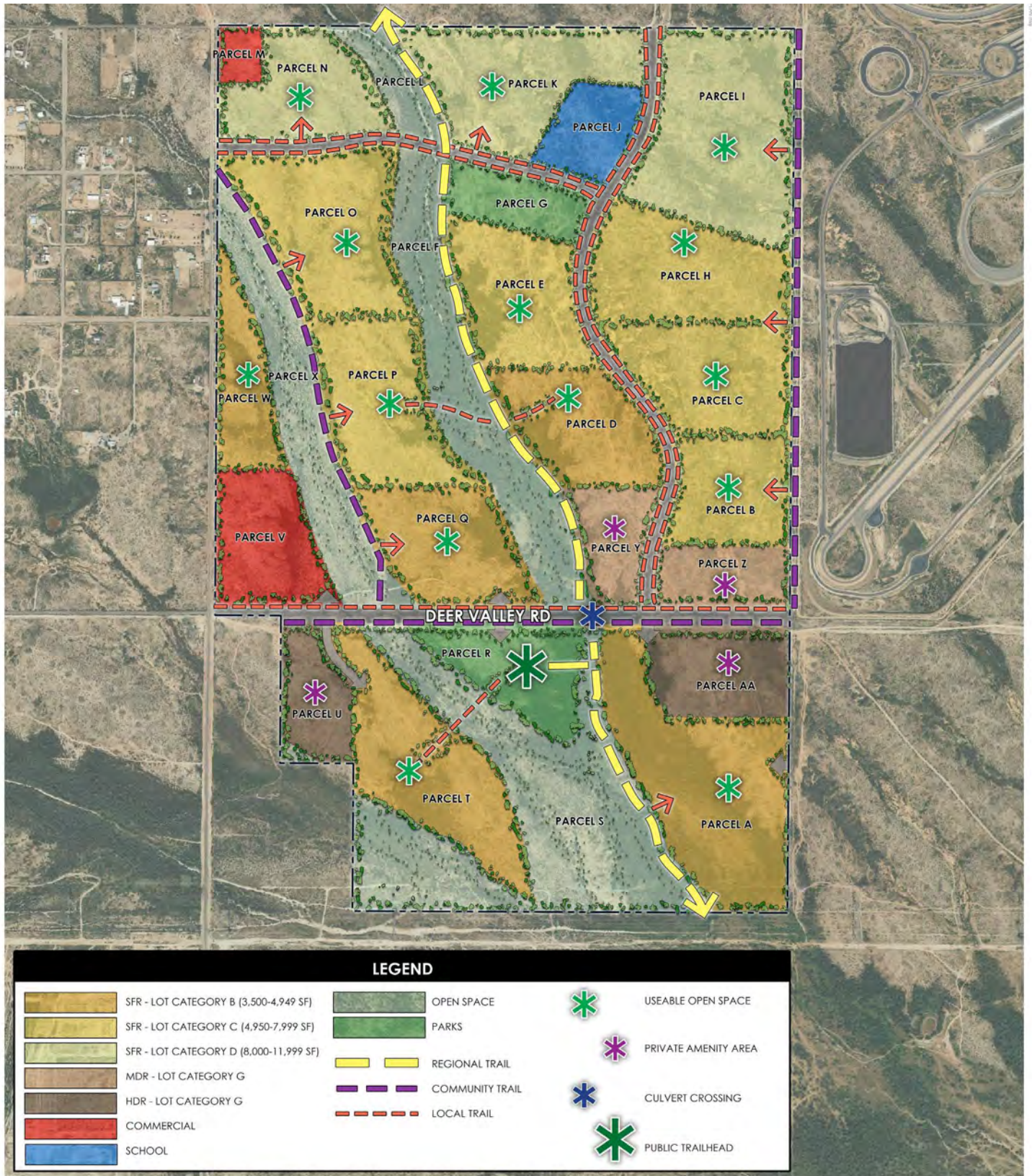
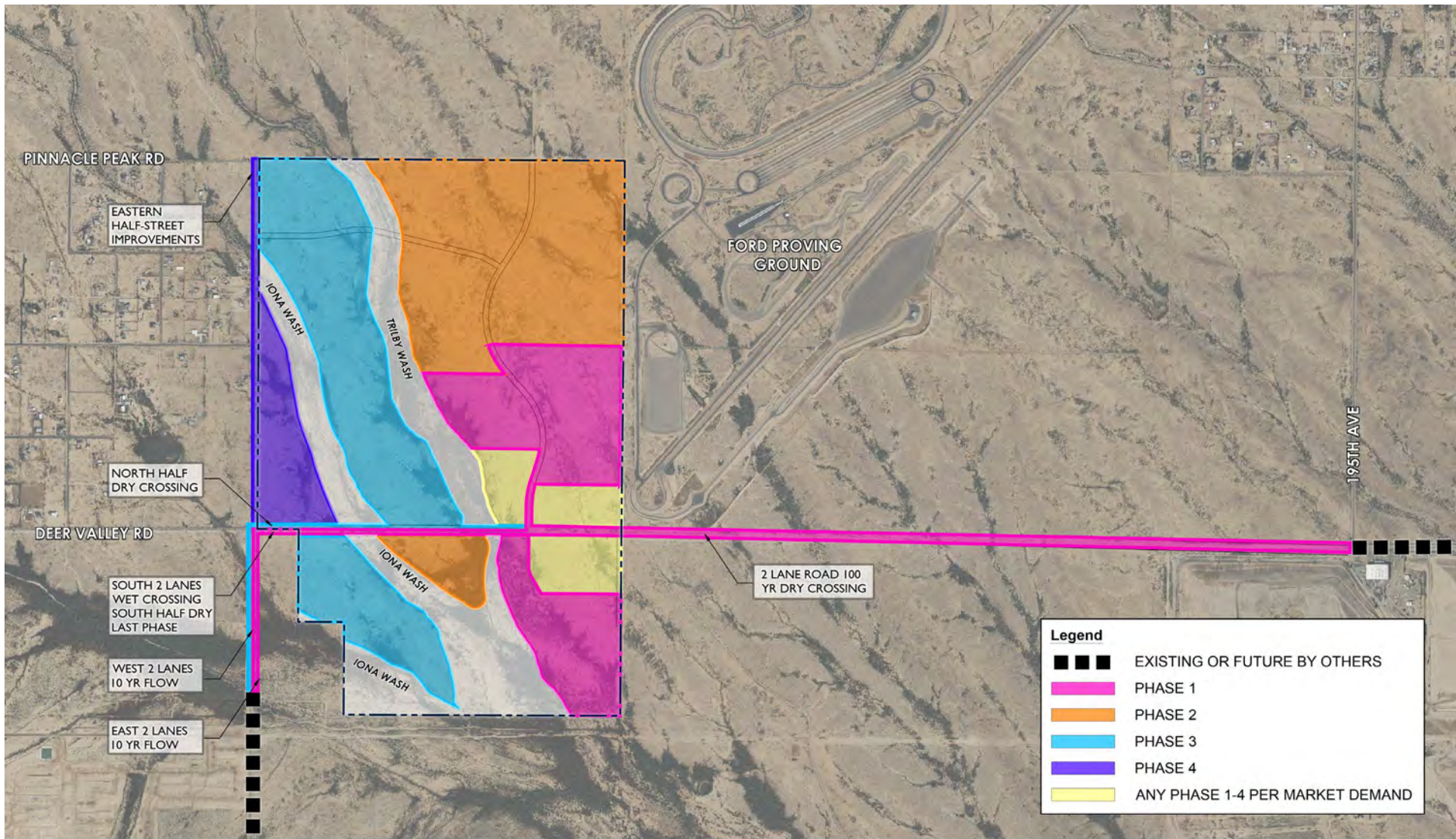


FIGURE 9: PRELIMINARY PHASING PLAN





**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

7 August 2023

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon Street
Luke AFB AZ 85309-1629

Ms. Tierney Farago
Planning Project Coordinator
City of Surprise – Community Development
16000 N Civic Center Plaza
Surprise, AZ 85374

RE: FS23-0586; Desert Trails (APNs: 503-81-028D, 028E, 028F, 028H, 503-80-018C, 018D, 018E, 018F, 017A, 017B, 011Q, 011R)

Dear Ms. Farago

Thank you for the opportunity to comment on the final site application for Desert Trails master planned community. The site sits on approximately 889.6 acres and is located south of Pinnacle Peak Road and east of 219th Avenue in Surprise, AZ. The request is to rezone the multiple parcels to Traditional Neighborhood Development (TND). The parcel is located approximately 0.15 to 1.65 miles outside the Luke AFB Aux-1 2004 65 Ldn, “high noise or accident potential zone”, as identified 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. This request for 2,729 units with a proposed density of 3 du/ac meets the GDC due to feathered densities across three zones identified on the site plan submission.

Since the parcel is located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 170 over flights a day. A strong notification program on the part of the applicant is essential to inform potential occupants about Luke AFB operations.

If you have any questions, please contact my Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

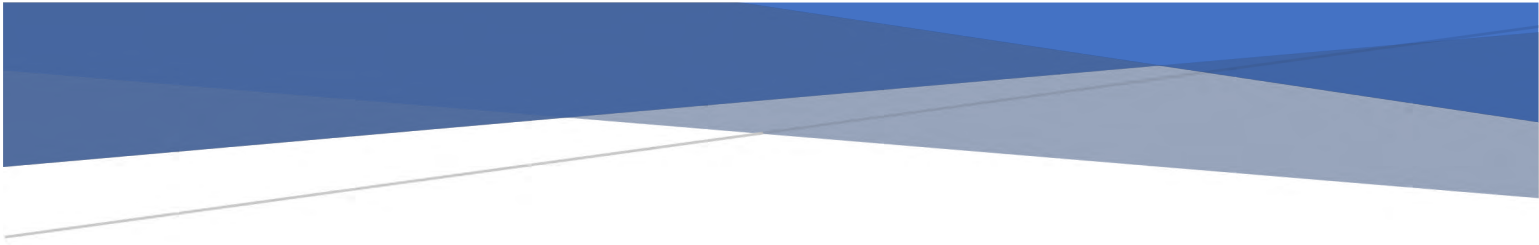
TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2023.08.07 14:13:01 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, GS-13, General Law Attorney, 56th Fighter Wing
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing



CITIZEN PARTICIPATION PLAN

Desert Trails TND Rezoning

Surprise, AZ
October, 2023
FS23-0586



Introduction

Every Type 3 development application (which includes rezoning applications) in the City of Surprise requires a neighborhood meeting. As such, these applications also require a Citizen Participation Report designed to detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the public outreach as it relates to Desert Trails, case number FS23-0586.

Public Outreach

One neighborhood meeting was held for this project on October 24th, 2023 in accordance with City LDO requirements. Notices for the neighborhood meeting were mailed to residents and neighborhood associations fifteen (15) days prior by City staff in accordance with the LDO. The meeting details have been included below.

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Tuesday October 24, 2023 – 6:00 PM

Additionally, the following exhibits are included as part of the Citizen Participation Report:

- Sign-in sheet as **Exhibit A: Neighborhood Meeting Sign in Sheet**
- Citizen Comment Cards as **Exhibit B: Comment Cards**
- Site posting affidavit and photos as **Exhibit C: Sign Posting Affidavit & Photos**
- Exhibits presented at the Meeting as **Exhibit D: Meeting Presentation Exhibits**
- Email correspondence with neighboring landowner **Exhibit E: Citizen Contact & Response**

Summary of Neighborhood Outreach Efforts

Prior to the neighborhood meeting, the city planner was contacted by James Kyung, a neighboring landowner, requesting additional information on the application. The correspondence was shared with the applicant who responded with a copy of the latest rezoning narrative. This email correspondence has been included with this report as Exhibit E.

The neighborhood meeting was held at a public place in general vicinity of the subject site in compliance with the recommendations of City staff. The applicant gave a brief presentation that ultimately took on an open house format so that the attorney, engineer, planners, and staff could speak with smaller groups of people to address their concerns. Upon conclusion of the formal presentation, the applicant answered questions from the attendees. The following section highlights the questions asked and the responses from the applicant.

Meeting Documentation

The meeting began at 6:00 PM. There were 8 people in attendance. The following section includes a list of topics that were discussed, and the responses given by the applicant and The City.

There was some confusion regarding what was being rezoned and why. Residents believed the notifications claimed the entire site was Rural Residential being rezoned to TND.

Response: The applicant pulled up the sign posting to clarify it said 'RR and PAD to TND', and used the existing zoning context exhibit to show that only a small portion of land that was zoned RR was being added to the rest of the project, and that the rest of the land was already zoned for over 2300 units. It was later elaborated on that the rezoning effort was really just to get the development standards up to current City standards, while also adding a small piece of RR and increasing the total unit count by about 200.

Residents expressed frustration with the Deer Valley Road alignment that will eventually cross through their rural neighborhood. They said there were more horse properties along Deer Valley than Pinnacle Peak, and suggested instead we divert Deer Valley north through Desert Trails to connect up to the Pinnacle Peak alignment, or through the Ford Proving Grounds.

Response: Staff explained that the roadway alignments and classifications have been well thought through based on existing entitlements in the area. They also explained that Deer Valley is a major regional transportation corridor that will eventually cross the CAP with a bridge. Staff indicated they are working on implementing new buffering and noise mitigation policies to help the existing residents when Deer Valley inevitably goes through. The applicant brought up the fact that Deer Valley used to be classified as a 200' parkway and has since been decreased to a 136' ROW. It was also explained that the developer will have to construct Deer Valley from 195th Avenue through the site, but will not build anything further west of the site.

Residents did not like the potential of large streetlights along the improved roads, or any large lights associated with the commercial development adjacent to their neighborhood, the school, or any public parks.

Response: Staff explained that lighting requirements come from engineering standards and have to do with safety and liability. The applicant indicated we would be willing to look into lower lighting solutions, but also brought up that sometimes by using smaller lights the safety requirements lead to more frequently spaced lights, which doesn't always solve the problem.

Residents were upset that all of the trail systems were concrete with no considerations for horses.

Response: The applicant explained that the trail sections and alignments come straight from the City's Trails Master Plan. Staff brought up the regional trail section which shows a parallel equestrian trail. The applicant indicated we would revise our exhibits to accurately represent the full trail sections.

The residents did not like that there were commercial and multi-family parcels along 219th Ave. They suggested both uses were moved more internal to the site.

Response: The applicant explained that the commercial and MDR exists along 219th with Desert Trail's current entitlements. We indicated that while we would consider moving the MDR further from the existing rural neighborhood, the commercial would not be viable if moved away from the two-arterial intersection. Staff confirmed that the commercial site was best if it remained where planned. Based on the resident concerns, the Applicant has agreed to reduce the density of the

MDR parcel to SFR since it is close to the existing residents along 219th Avenue. The overall project density was reduced because of this revision.

The residents had concerns about traffic on 219th associated with the commercial site.

Response: 219th is a minor arterial that will continue north. Traffic will increase as this area develops in conformance with the General Plan, and is exactly what makes it a good location for commercial.

A resident asked if the developer made more money building commercial than residential.

Response: The applicant explained that since commercial wouldn't be viable until a lot of the houses were built, that having commercial is a disadvantage to the developer because they would end up having to hold the property for 20-30 years. They added that we tried to reduce the commercial acreage but were held to a minimum by the city.

Residents requested a density gradient and buffering along 219th.

Response: The applicant indicated we would look into an increased buffer and relocation of the MDR, but reiterated that the commercial could not be moved as it is only viable at the intersection of two arterial roads for the size required by the City per the TND code. However, as a result of resident comments, the Applicant has increased the buffer along the western perimeter of the site to include the 67.5' east half-street ROW, plus an additional 32.5' of open space for a total of 100' from the section line. As the west half of 219th Avenue is developed in the future, an additional 55' of ROW will be provided, increasing the total buffer to a minimum of 155'.

A resident asked what land around them didn't already have entitlements.

Response: Staff walked them through the existing zoning map, showing where old masterplans and entitled land was located in this area.

A resident asked if the entitlements adjacent to their land changed if that also changed their entitlements.

Response: Staff explained the entitlement process.

Residents asked how the applicant planned on crossing the Trilby Wash. They also mentioned that 219th currently is prone to flooding.

Response: The engineer explained that a culvert crossing under Deer Valley Parkway will be provided that will serve as drainage conveyance, a wildlife corridor crossing, and pedestrian crossing of Deer Valley Road. They also explained that we would be providing a dry crossing along 219th to improve flooding conditions.

After it was mentioned that there had been ongoing coordination with the Wickenburg school district regarding the school that had been planned as a part of the original PAD, residents were confused that we claimed to be in the Wickenburg School District if they were in the Dysart District.

Response: The applicant explained that while they don't know the exact district boundaries, Desert Trails is definitely within the Wickenburg district.

A resident asked about fire station locations.

Response: Staff explained that back in 2007 it was agreed that there would be three fire stations built in this area. One as part of Ana Mandara to the south, one which had recently been conveyed to the city within Surprise Foothills, and the third a bit further east. They explained how the construction of Deer Valley would help with fire response times.

Residents asked about the phasing of the property.

Response: The applicant explained that they hoped to break ground by 2027, but it likely may not be until 2030. The first improvements would be infrastructure, and then low-density housing east of the Trilby. The suggested full build out would take up to 30+ years, but is entirely dependent on the market.

A resident asked if any of the rural property in the area could be rezoned to higher density.

Response: Staff explained that that would be completely at the council's discretion if the property was currently zoned RR. The applicant explained that since there are existing entitlements for Desert Trails, other than the small RR parcel that is being added, the plan could already be built under the existing entitlements.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the schedule public hearings, as needed. To date, no additional phone calls or email conversations have occurred as it relates to either application.

Exhibit A: Sign-In Sheets from May 25th Neighborhood Meeting

Project: Desert Trails - Neighborhood Meeting

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Tuesday October 24th, 2023 – 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET

NAME	ADDRESS	PHONE	EMAIL
Michele Staples	[REDACTED]		
John & Liara DiVita	[REDACTED]		[REDACTED]
Andy Cepor	[REDACTED]		[REDACTED]
Kevin Perry	[REDACTED]		[REDACTED]
Kimela Asbury	[REDACTED]		[REDACTED]
Eddy Edens	[REDACTED]		[REDACTED]
Jackie + ART VARGAS	[REDACTED]		[REDACTED]
Ron Liska	[REDACTED]		

Exhibit B: Comment Cards

COMMENT CARD

Desert Trails
Neighborhood Meeting – October 24th, 2023

Andy Cepon

[REDACTED]

Name

Street Address

[REDACTED]

Email Address

Phone Number

COMMENTS / CONCERNS:

Fully support thier right to seek modernization
of parcel pending review by PtZ and City
Council.

Exhibit C: Sign Posting Affidavit and Photos

AFFIDAVIT OF POSTING

Application No: FS23-0586
Applicant Name: RVi PLanning
Location: NEC Deer Valley Rd & 219th Ave
Date Site Posted: 10/03/2023

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

10/03/2023

Date

This instrument was acknowledged before me on 10/03/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Mary Beth Conrad
Notary Public

10-25-24
My commission expires

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 24, 2023

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
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

VICINITY MAP



Case number: FS23-0586

Request: A rezoning application for Desert Trails to change the existing zoning from the Desert Trails property to change the zoning from Planned Area Development (Desert Trails PADA 08-147) and Rural Residential to Traditional Neighborhood Development (TND) on multiple parcels comprising approximately 880 gross acres.

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

Oct 03, 2023 09:47AM
21801-22599 N 219th Ave
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 24, 2023

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
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: FS23-0586

Request: A rezoning application for Desert Trails to change the existing zoning from the Desert Trails property to change the zoning from Planned Area Development (Desert Trails PADA 08-147) and Rural Residential to Traditional Neighborhood Development (TND) on multiple parcels comprising approximately 880 gross acres.

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

VICINITY MAP



Oct 03, 2023 09:48AM
21801-22599 N 219th Ave
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 24, 2023

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
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: FS23-0586

Request: A rezoning application for Desert Trails to change the existing zoning from the Desert Trails property to change the zoning from Planned Area Development (Desert Trails PADA 08-147) and Rural Residential to Traditional Neighborhood Development (TND) on multiple parcels comprising approximately 880 gross acres.

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

VICINITY MAP



Oct 03, 2023 10:09AM
21200-21298 W Pinnacle Peak Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 24, 2023

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
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: FS23-0586

Request: A rezoning application for Desert Trails to change the existing zoning from the Desert Trails property to change the zoning from Planned Area Development (Desert Trails PADA 08-147) and Rural Residential to Traditional Neighborhood Development (TND) on multiple parcels comprising approximately 880 gross acres.

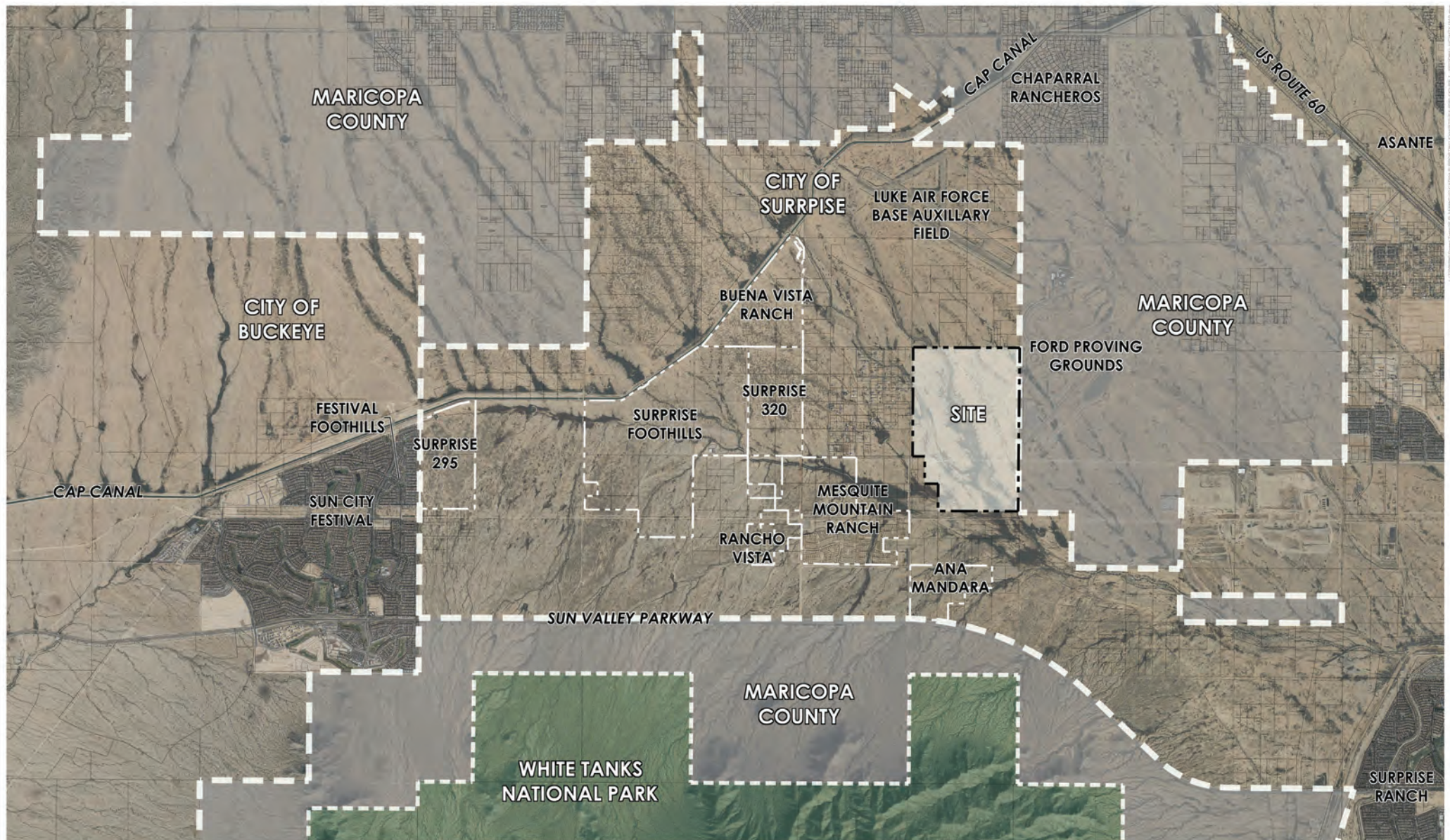
For more information call: **(623) 222-3011** Surpriseaz.gov

VICINITY MAP

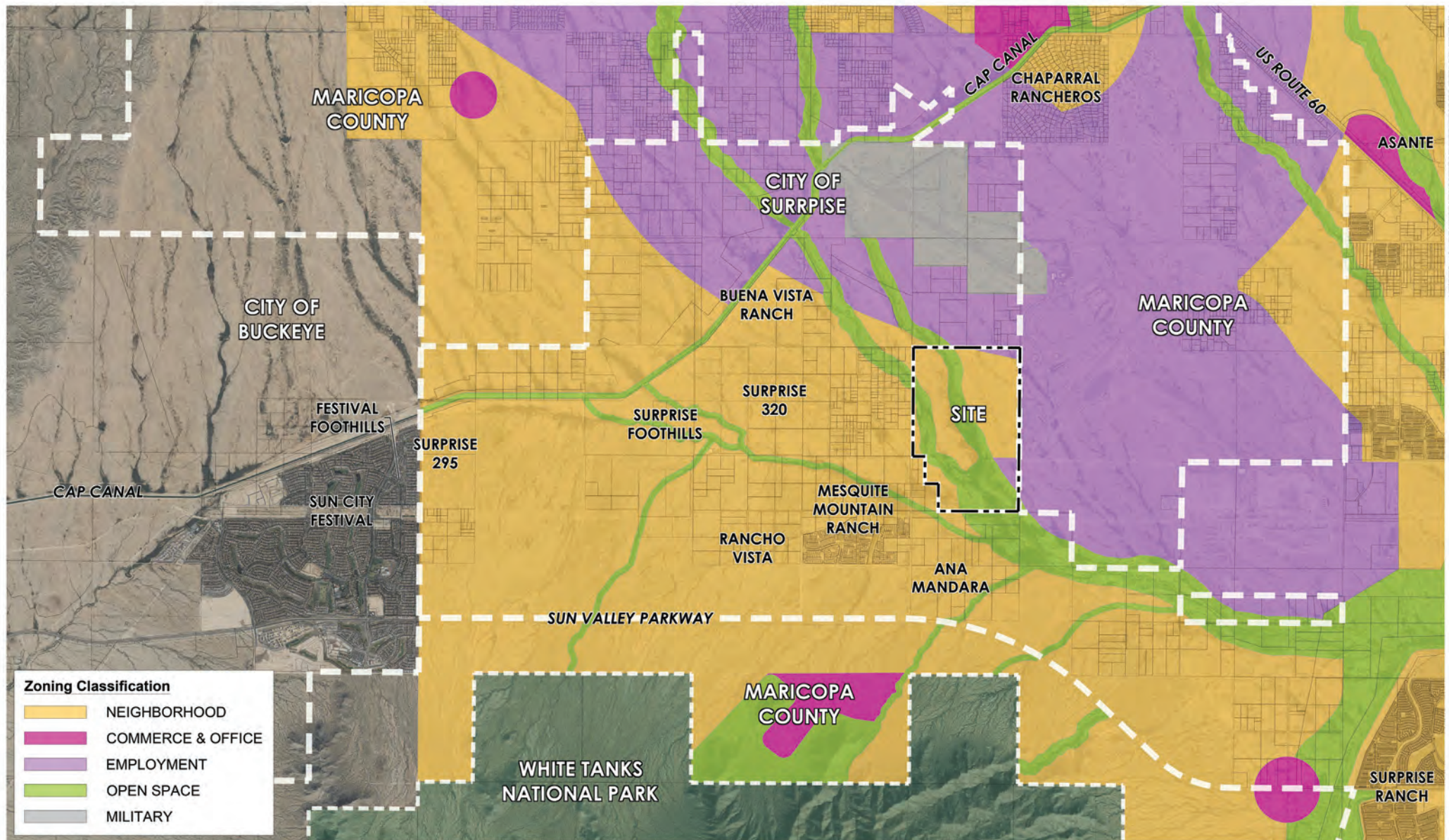


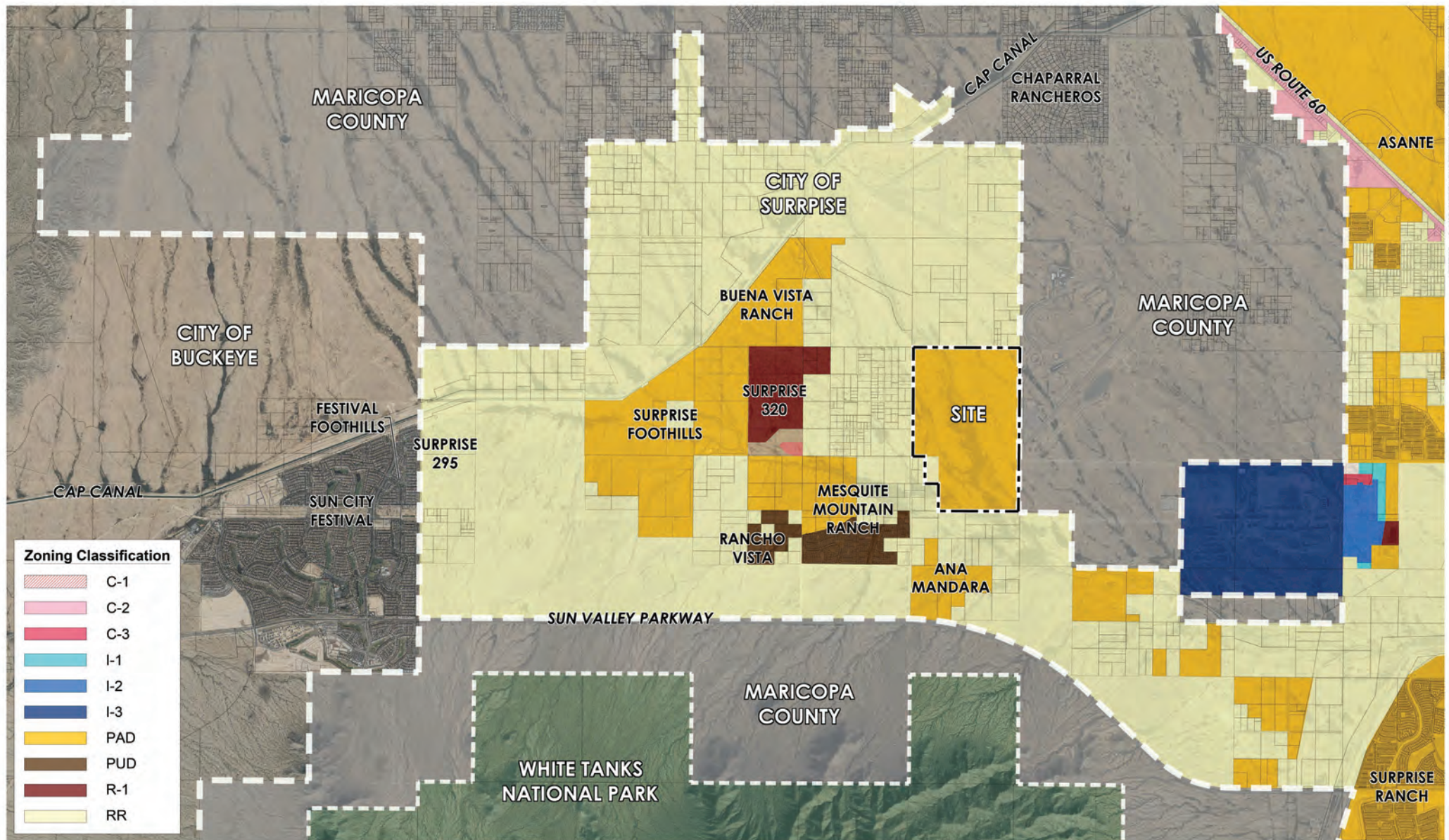
Oct 03, 2023 10:10AM
22927-23399 N 219th Ave
Maricopa County

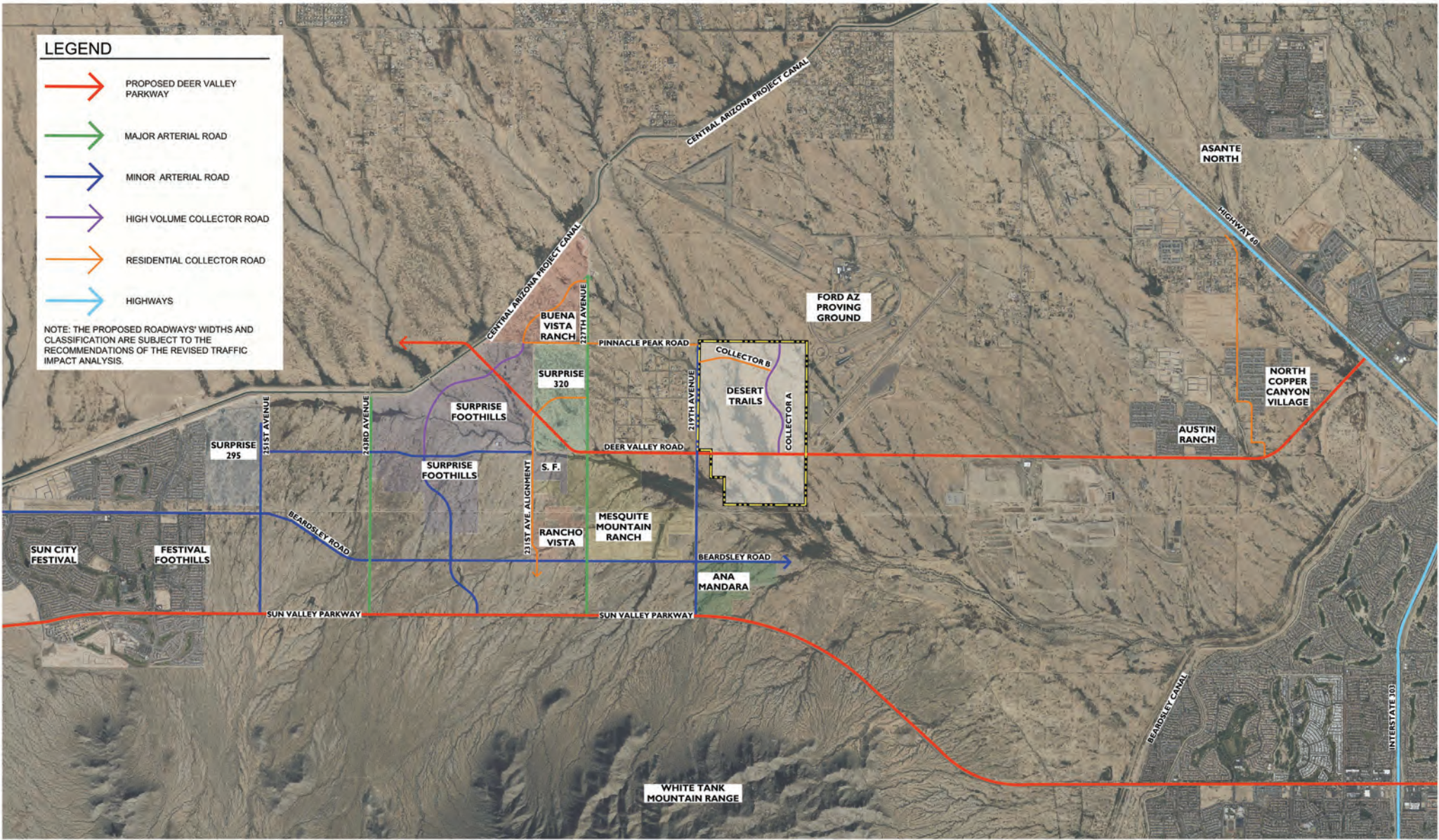
Exhibit D: Meeting Presentation Exhibits

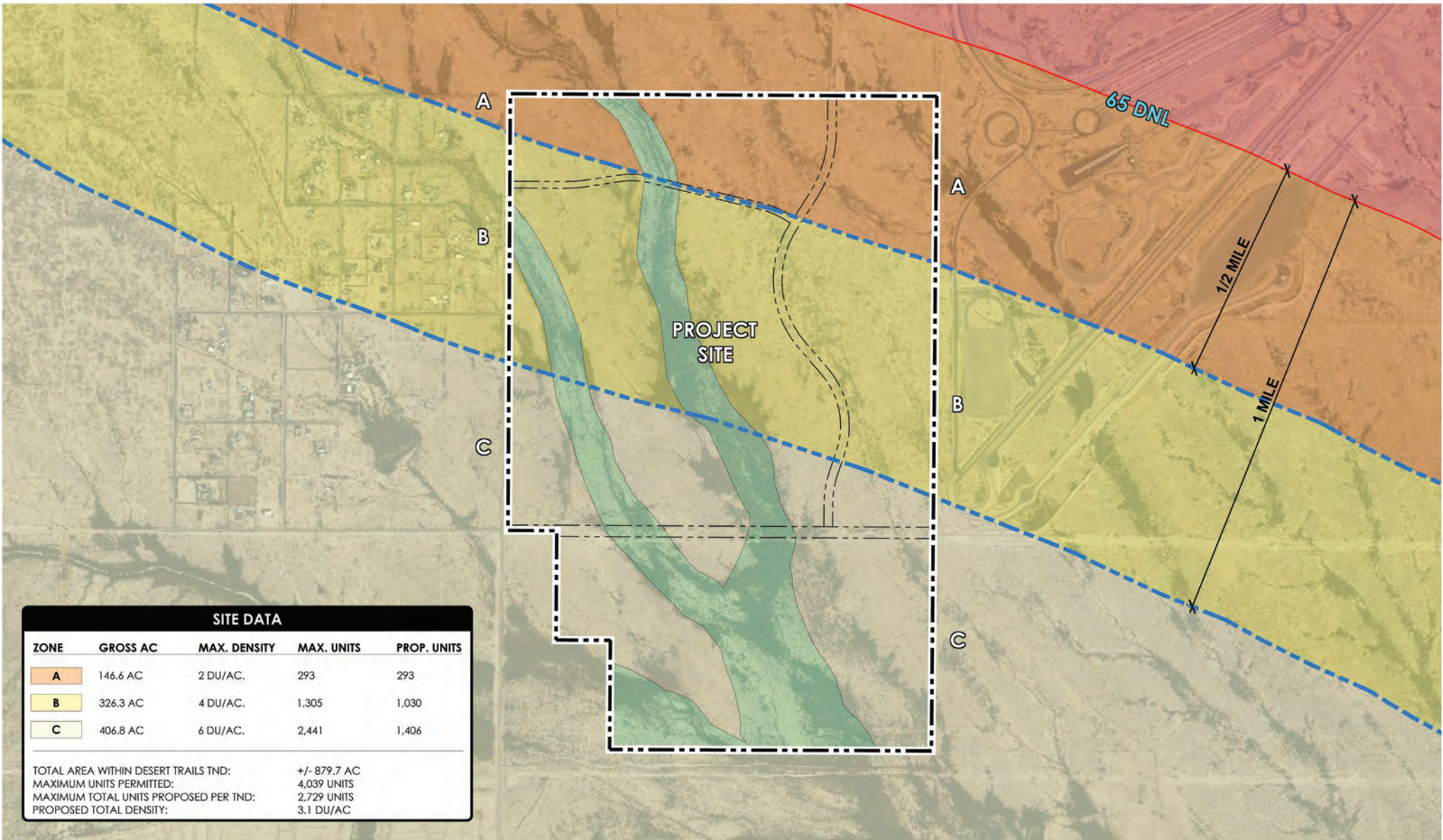




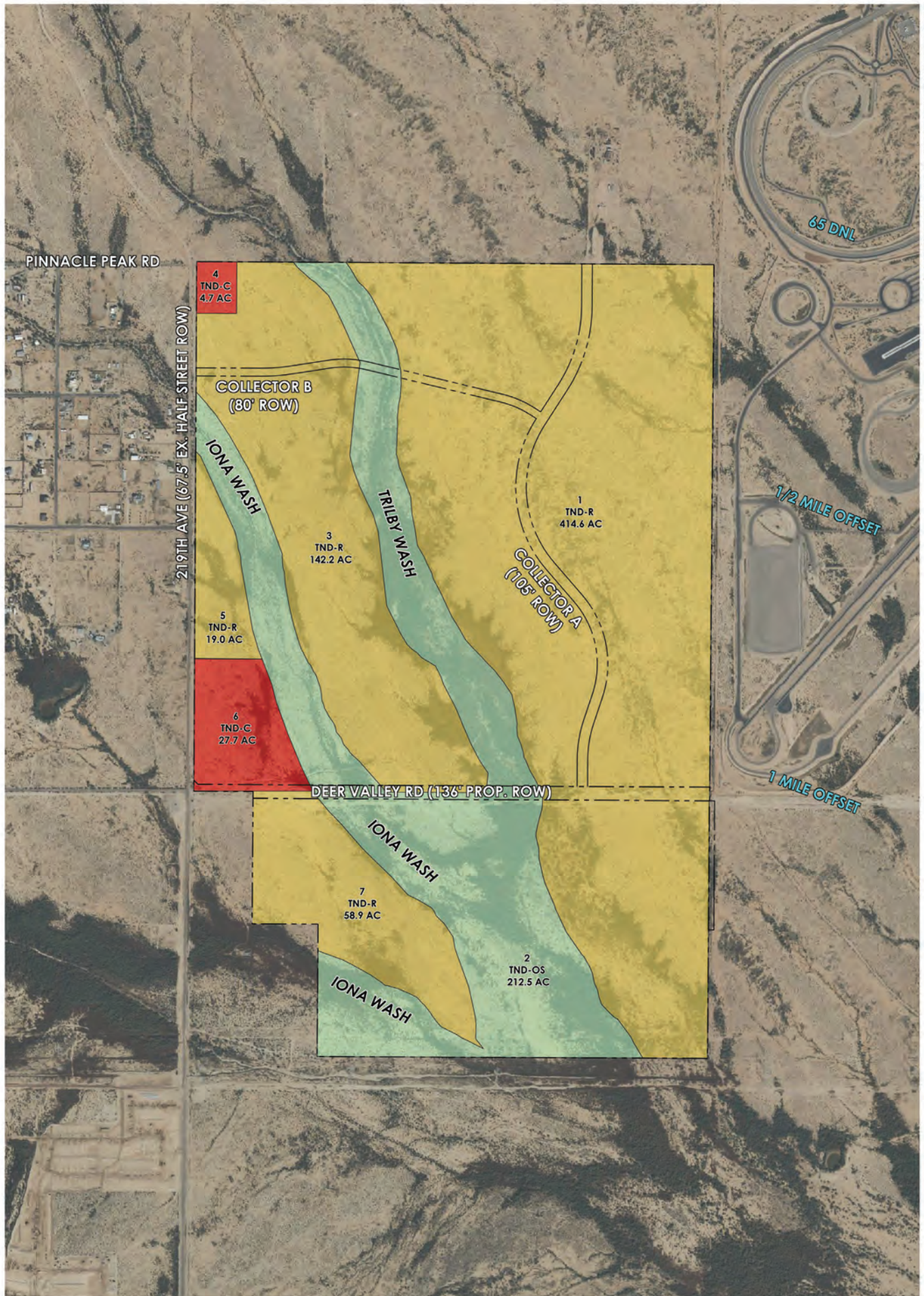


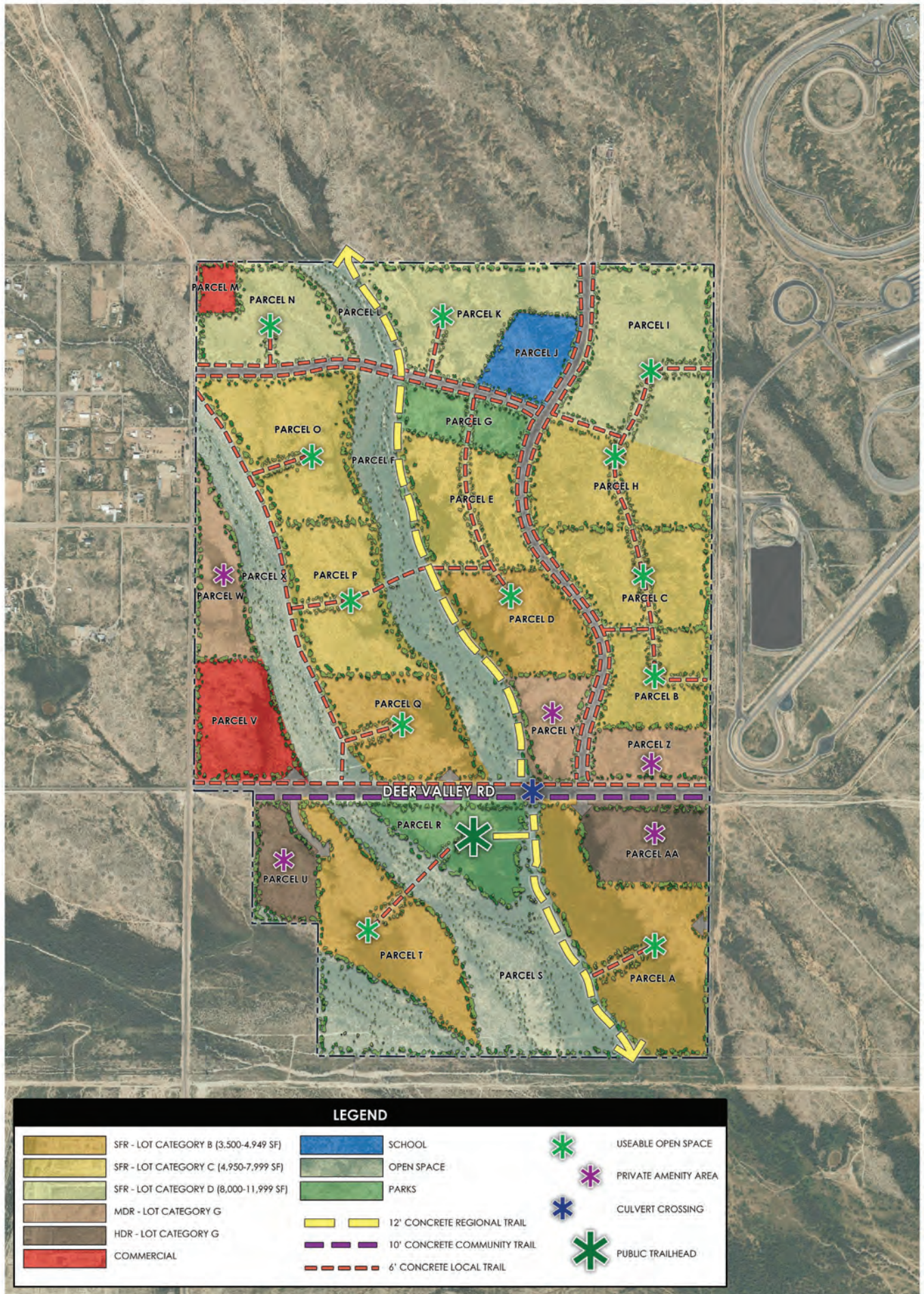


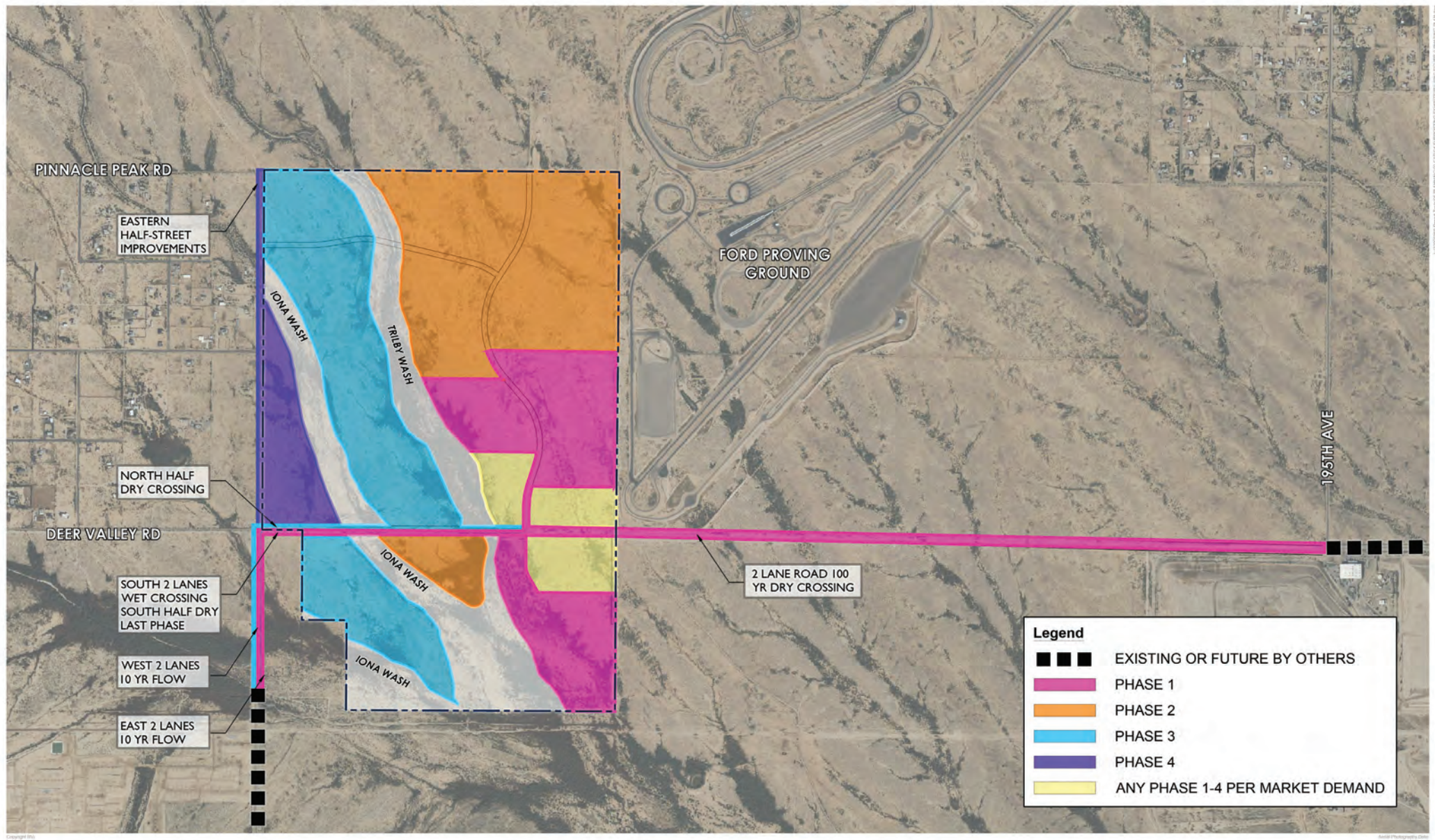




SITE DATA				
ZONE	GROSS AC	MAX. DENSITY	MAX. UNITS	PROP. UNITS
A	146.6 AC	2 DU/AC.	293	293
B	326.3 AC	4 DU/AC.	1,305	1,030
C	406.8 AC	6 DU/AC.	2,441	1,406
TOTAL AREA WITHIN DESERT TRAILS TND:			+/- 879.7 AC	
MAXIMUM UNITS PERMITTED:			4,039 UNITS	
MAXIMUM TOTAL UNITS PROPOSED PER TND:			2,729 UNITS	
PROPOSED TOTAL DENSITY:			3.1 DU/AC	







From: james kyung <james@ncbdev.com>
Sent: Monday, October 23, 2023 2:02 PM
To: Mark Reddie
Cc: Trever Fleetham; Eugene Ahn; Sejin Kim; Hoon Park; Jessica Chisholm; garret.bean@copiapower.com
Subject: Re: Surprise -- Public Meeting Notice -- Case FS23-0586
Attachments: [02-REZONE DOCUMENT-DESERT TRAILS TND-OCT2023.pdf](#)

Follow Up Flag: Follow up
Flag Status: Completed

Mark:

Thanks for the email below and the attached "Desert Trails TND Zoning Narrative."

I will reach out to you if I have questions.

Thanks.

James.

> On Oct 23, 2023, at 1:57 PM, Mark Reddie <mreddie@rviplanning.com> wrote:

>

> Hi James, my name is Mark Reddie, Vice President of RVi Planning + Landscape Architecture. We are the land planners and the Applicant working on the Desert Trails development. Thank you for your interest in the project. We are in the process of finalizing the updated zoning document for resubmittal to the City, but happy to share it with you. See attached. We are proposing a Traditional Neighborhood Development (TND) zoning for the property, which is a major amendment to the existing Planned Area Development (PAD) zoning currently on the property. Please take a look at our proposed plan and let me know if you have any questions or comments. We are happy to discuss further if you would like. You can reach me at mreddie@rviplanning.com, or by phone at 480-586-2349. Thanks.

>

> Mark Reddie

> Managing Principal / Vice President

> RViPlanning + Landscape Architecture

> 4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251

> 602.292.1685 Mobile • 480.586.2349 Direct • 480.994.0994 Main

> https://link.edgepilot.com/s/3e066185/t5npRUeE_kCSVsWwGIPz4Q?u=http://www.rviplanning.com/

> -----Original Message-----

> From: james kyung <james@ncbdev.com>

> Sent: Monday, October 23, 2023 11:06 AM

> To: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>

> Cc: Eugene Ahn <Eugene@pldus.com>; Sejin Kim <sejin@pldus.com>; Hoon Park <Hoon@pldus.com>; Mark Reddie <mreddie@rviplanning.com>; Jessica Chisholm <jchisholm@rviplanning.com>

> Subject: Re: Surprise -- Public Meeting Notice -- Case FS23-0586

>

> Trever:
>
> Thanks for the reply below.
>
> Could you share the applicant's submittal you mention below?
>
> I would attend but I am in Portland, Oregon.
>
> Thanks.
>
> James.
>
>> On Oct 23, 2023, at 11:03 AM, Trever Fleetham <Trever.Fleetham@surpriseaz.gov> wrote:
>>
>> Good Morning,
>>
>> This meeting is scheduled as an in-person neighborhood meeting with no virtual attendance option. I have cc'd Mark and Jessica from the applicant team to answer any questions regarding the meeting or their application. At this point in the review process, there has only been one submittal made. Upon completion of the review process, I will begin creating the staff report and will be happy to share that with you.
>>
>> Regards,
>>
>> Trever Fleetham, AICP | Senior Planner City of Surprise | Community
>> Development
>> 16000 N. Civic Center Plaza | Surprise, AZ 85374
>> Office: 623.222.3156 | Main: 623-222-3000
>>
>>
>> -----Original Message-----
>> From: james kyung <james@ncbdev.com>
>> Sent: Monday, October 23, 2023 10:56 AM
>> To: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
>> Cc: Eugene Ahn <Eugene@pldus.com>; Sejin Kim <sejin@pldus.com>; Hoon
>> Park <Hoon@pldus.com>
>> Subject: Surprise -- Public Meeting Notice -- Case FS23-0586
>>
>> ***The e-mail below is from an external source. Please do not open
>> attachments or click links from an unknown or suspicious origin.***
>>
>> Trever:
>>
>> Good morning.
>>
>> We received a public meeting notice regarding the above-mentioned zone change case.
>>
>> Our firm owns the parcel south of the subject parcel.

>>
>> Assuming this meeting is available on-line or by video conference, please let me know how I might be able to participate. Please send link.
>>
>> Also, please send me a copy of the staff report in PDF format.
>>
>> Thank you for assistance.
>>
>> James H. Kyung
>> Parkland Dev., LLC
>> c. 503 998 1717
>>
>>
>> _____
>> 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
>
>
> External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.
>
>

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

AFFIDAVIT OF POSTING

Application No: FS23-0586
Applicant Name: RVi PLanning
Location: NEC Deer Valley Rd & 219th Ave
Date Site Posted: 01/22/24

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.

[Signature]
Applicant/Representative Signature

1-22-2024
Date

This instrument was acknowledged before me on 01/22/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.



[Signature]
Notary Public

5/31/27
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: October 24, 2023

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: March 21, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: April 16, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS23-0586

Request: A rezoning application for Desert Trails to change the existing zoning from the Desert Trails property to change the zoning from Planned Area Development (Desert Trails PADA 08-147) and Rural Residential to Traditional Neighborhood Development (TND) on multiple parcels comprising approximately 880 gross acres.

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

VICINITY MAP



January 22, 2024 at 9:36 AM
21801-22599 N 219th Ave
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 24, 2023

Time: 6:00 P.M.

Location: Willow Canyon High School
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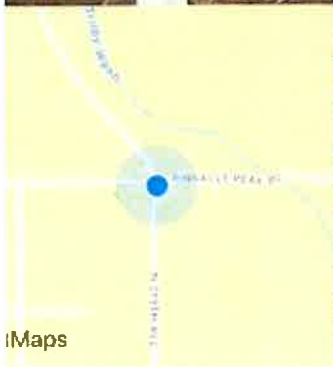
VICINITY MAP



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



January 22, 2024 at 9:43 AM
22927-23399 N 219th Ave
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: October 24, 2023
Time: 6:00 P.M.
Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: March 21, 2024
Time: 6:00 P.M.
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For more information call: (623) 222-3011 Surpriseaz.gov

VICINITY MAP



January 22, 2024 at 9:43 AM
21200-21298 W Pinnacle Peak Rd
Maricopa County

BEUS GILBERT McGRODER

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504

Jeffrey M. Blilie
DIRECT (623) 606-0532
E-Mail Address: jblilie@beusgilbert.com

FILE NUMBER
100755-001

June 15, 2023

Via Email

Bjorn Bondo
APG Supervisor
bbondo@ford.com

Re. Desert Trails and Ford Proving Grounds Mitigation Measures

Dear Bjorn,

I work with Mark Reddie and Chase Emmerson on the Desert Trails project, a project with which I believe you are very familiar. The purpose of this letter is to follow up on the meeting you had with Mark Reddie to further discuss how we work to mitigate impacts, particularly privacy, between our project and the Ford Proving Grounds.

Since your meeting with Mark we have had extensive discussions with the City of Surprise regarding the roads around our project, most importantly 211th Avenue. I am pleased to report that the City has agreed with our request that 211th Avenue is unnecessary for future traffic, and that 211th Avenue can be removed from their transportation plan. The elimination of 211th Avenue will remove all vehicular traffic from ever traversing north/south along the proving ground's western property line.

In order to further buffer operations at the proving grounds from our development, we are proposing the following along our eastern (the proving ground's western) property line.

- construct an 8' solid block wall (rather than the traditional 6' wall) from Deer Valley Road to the Pinnacle Peak Road alignment
- limit the first row of homes to single story
- maintain a 100' setback to the first row of single story homes

- provide landscaping within the eastern 30' of the 100' setback, including shade trees that will provide additional visual and noise buffering at a minimum of every 25' from Deer Valley Road to Pinnacle Peak Road alignment

Attached to the email delivering this letter please find an assortment of depictions showing how the above may be accomplished.

Additionally, as previously discussed we have shifted the high density multi-family parcel from north of Deer Valley Road to south of Deer Valley Road; therefore, there will be no high density multi-family parcels adjacent to the proving grounds.

Once you've had a chance to review this letter and the attached, please reach out to either Mark or me so we can schedule a short video conference to confirm that what we are proposing is acceptable. Thanks for your time.

Sincerely,

Jeffrey M. Blilie

Jeffrey M. Blilie

cc. Chase Emmerson
Mark Reddie



Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5348
www.wickenburgschools.org

September 28, 2023

Mark Reddie
RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200
Scottsdale, AZ 85251

Dear Mr. Reddie,

This letter is to confirm that the Wickenburg Unified School District has reviewed the Community Master Plan and Preliminary Plat for Desert Trails, received on August 23, 2023.

The plan includes one (1) elementary school site which is located at the corner of two collector roadways within the community, allowing for safe transportation of students. The school site is adequate in size and located near a planned community park, allowing for the possibility of shared-use space for the community.

Thank you for the opportunity to provide input into the final plan, including the location of the school site. We strongly believe that the best way to plan for future schools is to work closely with the developers in the beginning stages of the project, which you have allowed. The Wickenburg Unified School District approves this plan as presented.

We wish you the best in this project and look forward to working with you.

Best Regards,

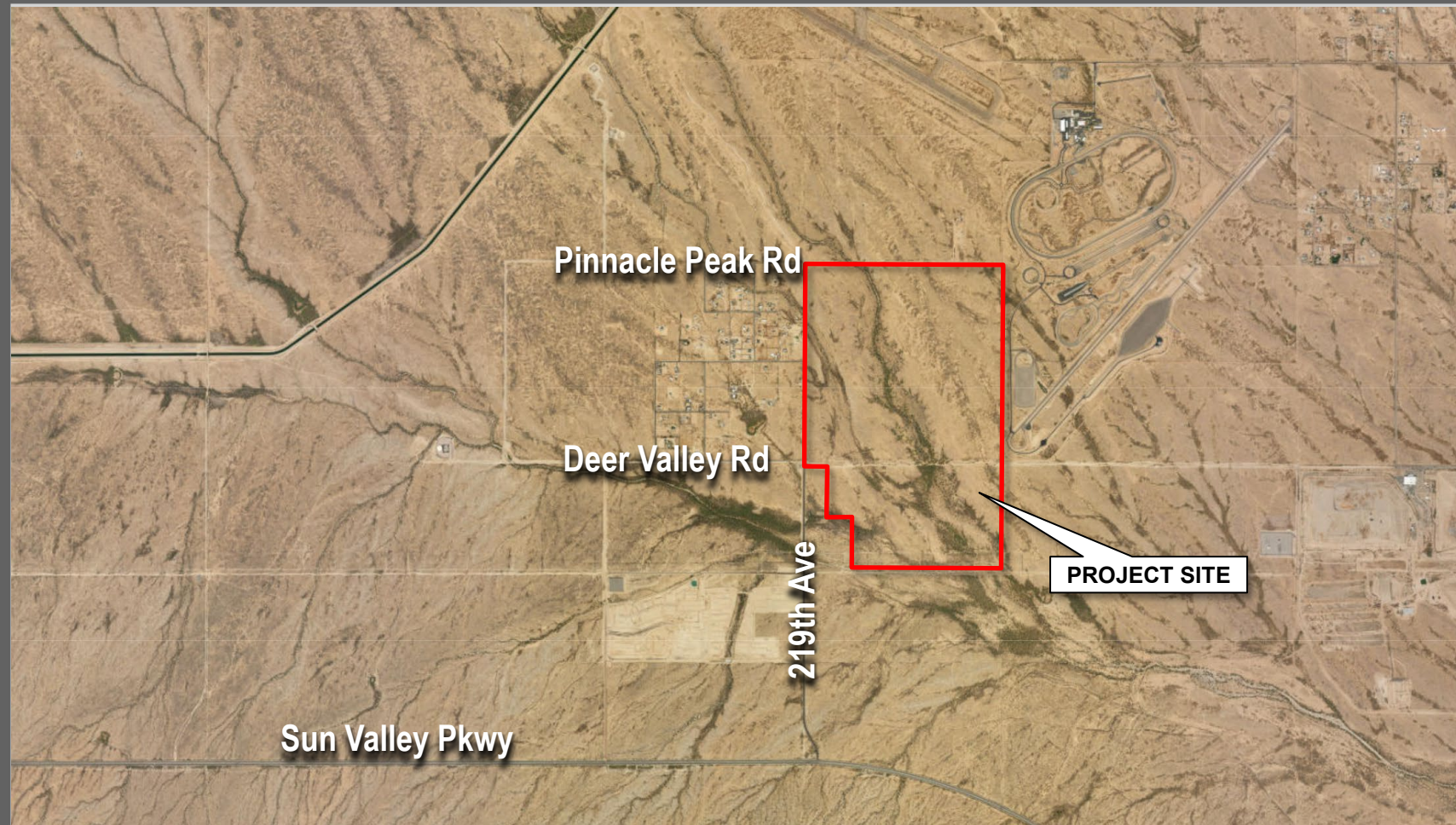
Barbara J. Remondini, Ph.D.
Superintendent



FS23-0586

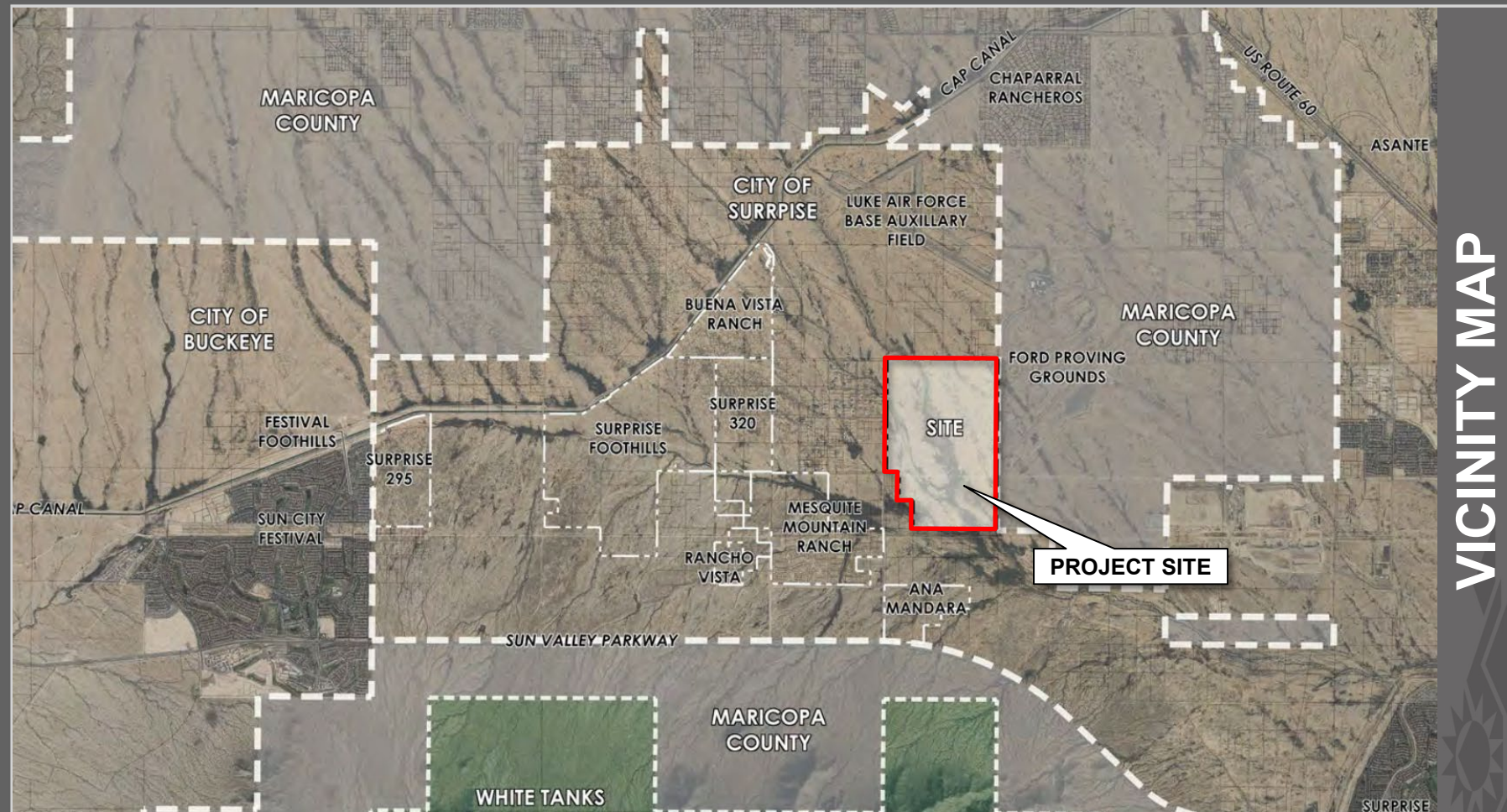
Desert Trails TND Rezone

Planning & Zoning Commission
March 21, 2024

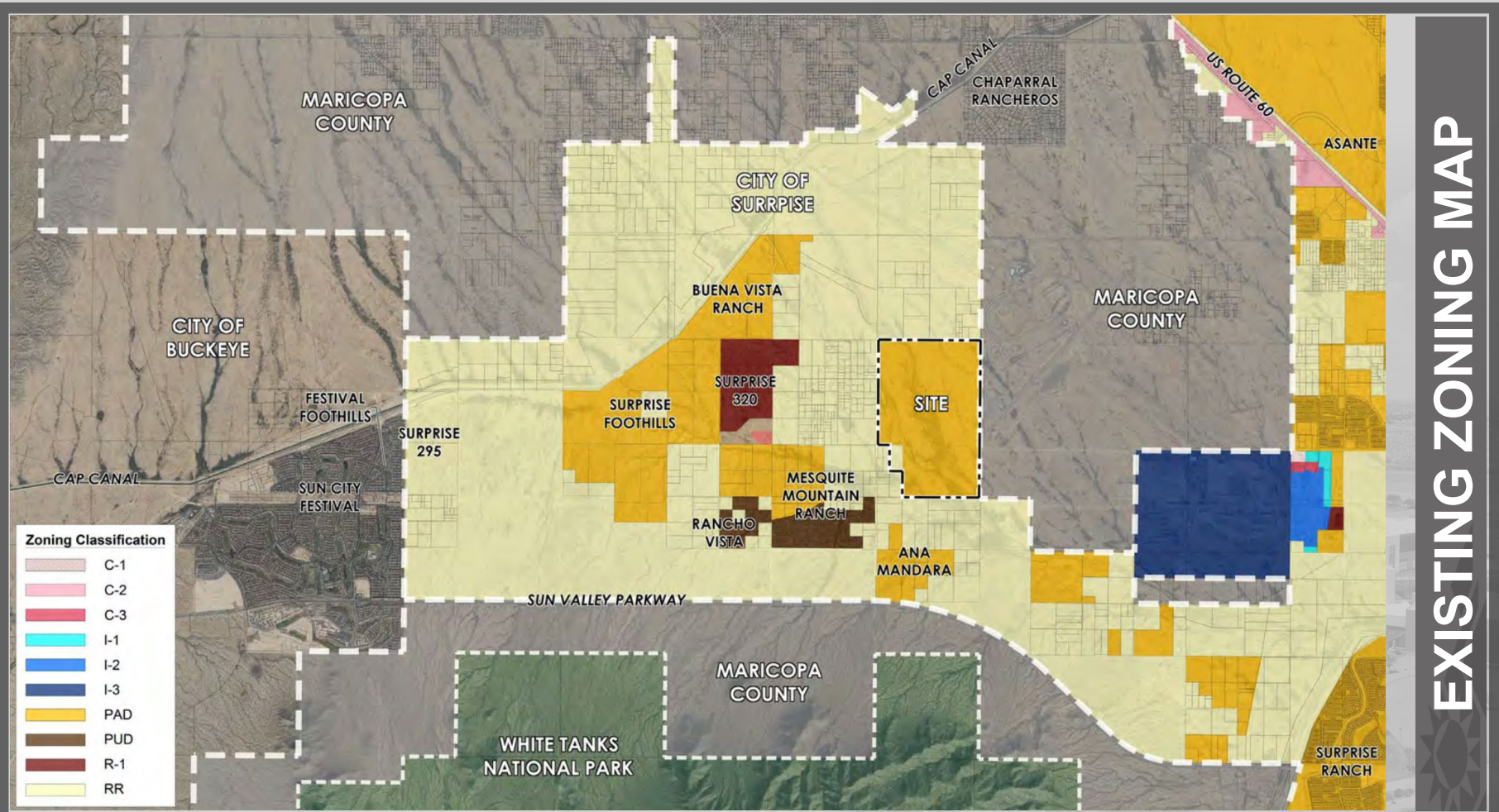


VICINITY MAP

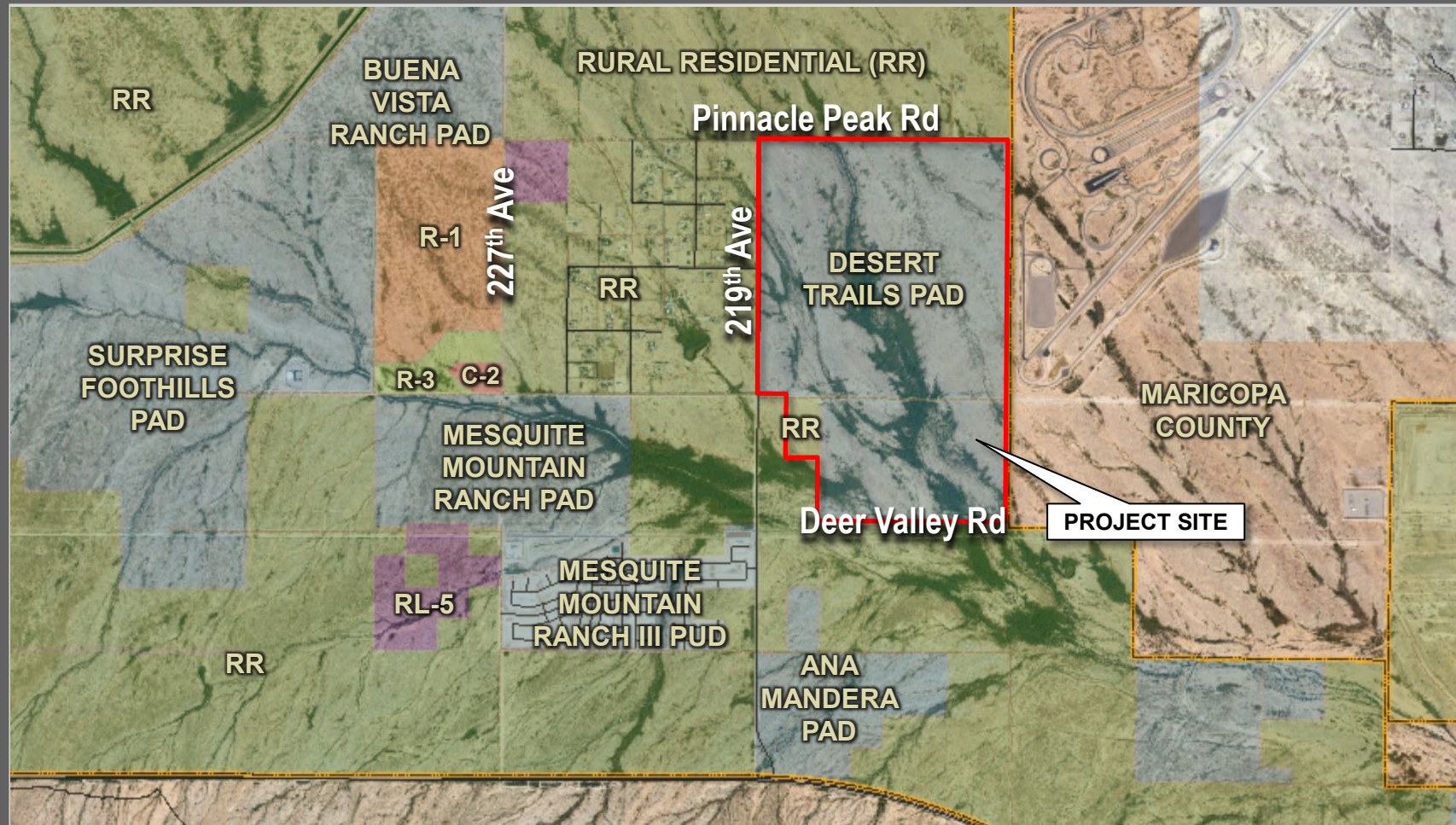




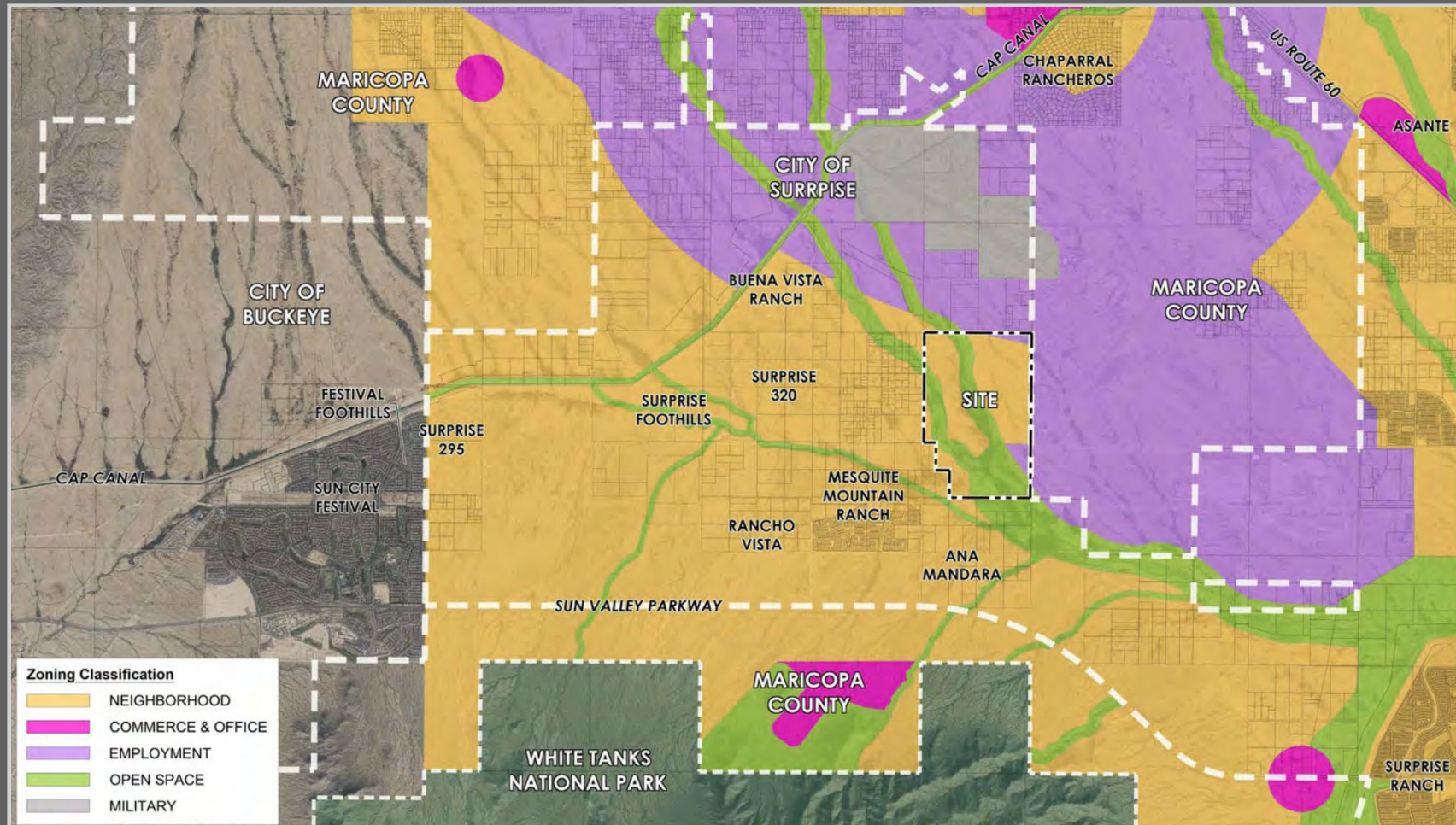
VICINITY MAP



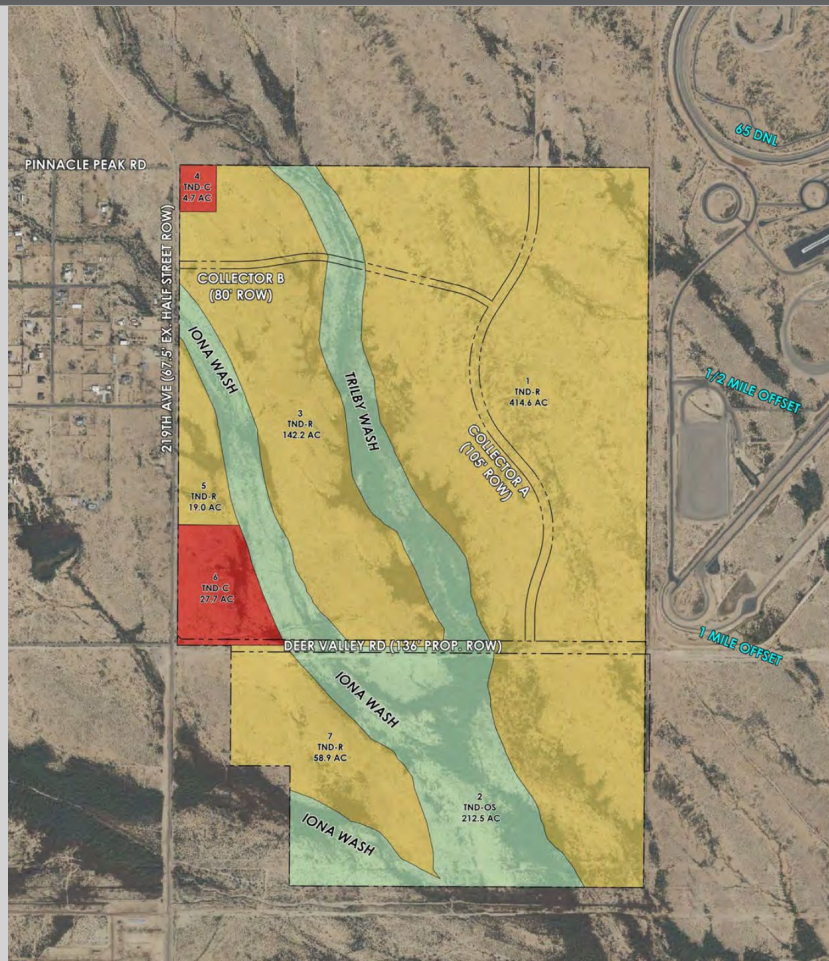
EXISTING ZONING MAP



EXISTING ZONING MAP

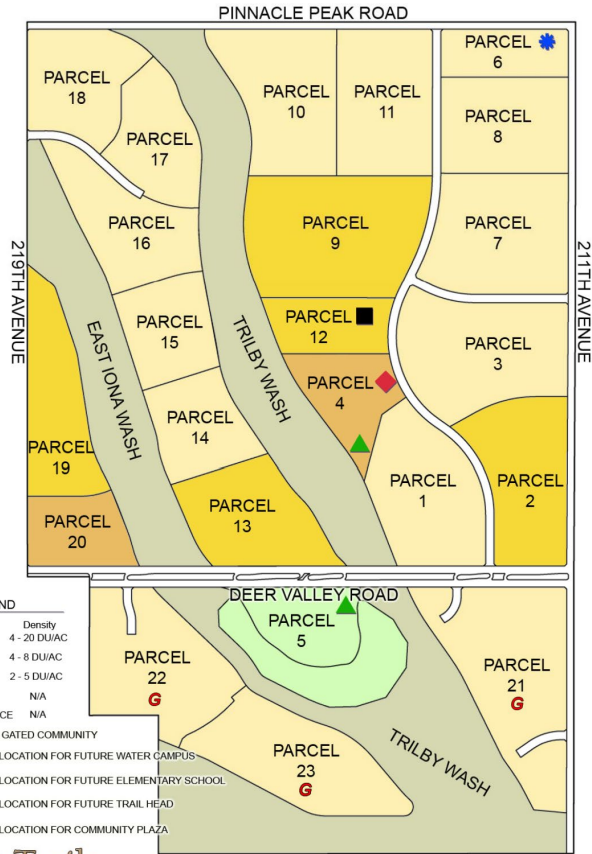


GENERAL PLAN LAND USE



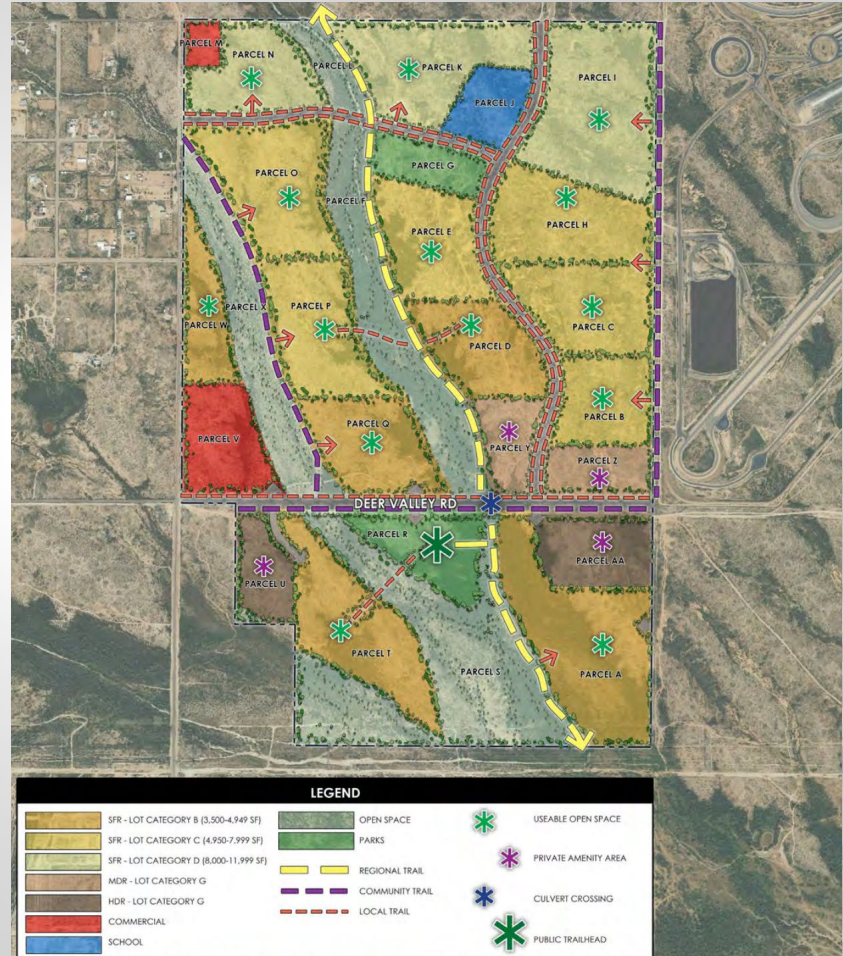
Overlay	Gross Acreage
TND-C	32.4 AC
TND-OS	212.5 AC
TND-R	634.7 AC

PROPOSED ZONING MAP

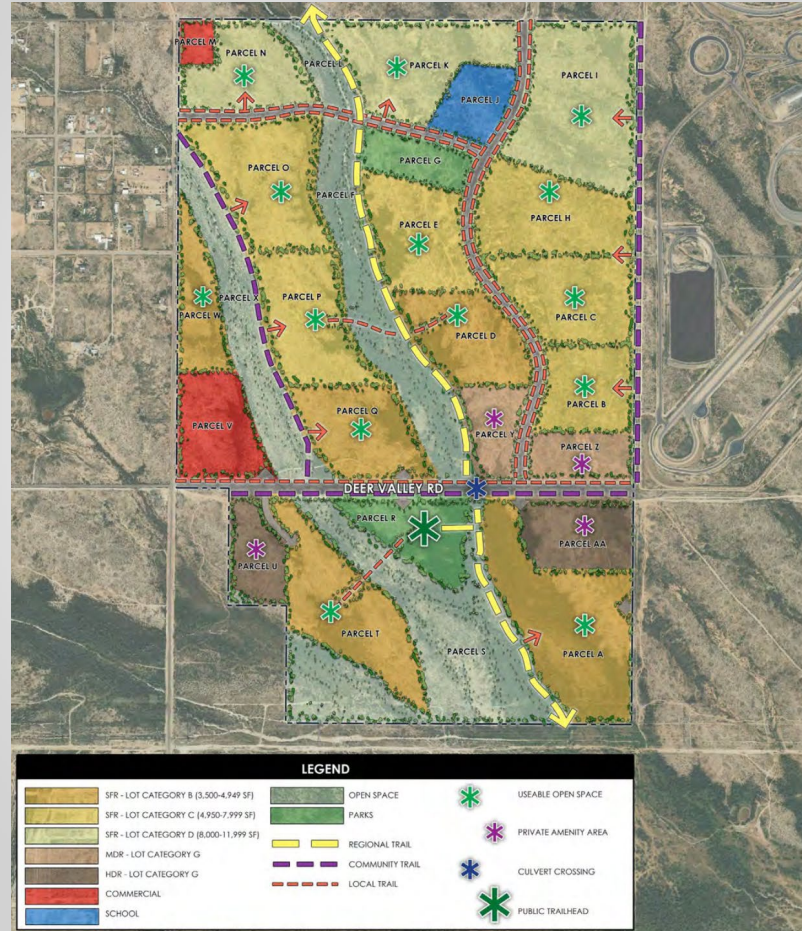


Desert Trails

Land Use Plan & Parcel Map
Exhibit 4.6

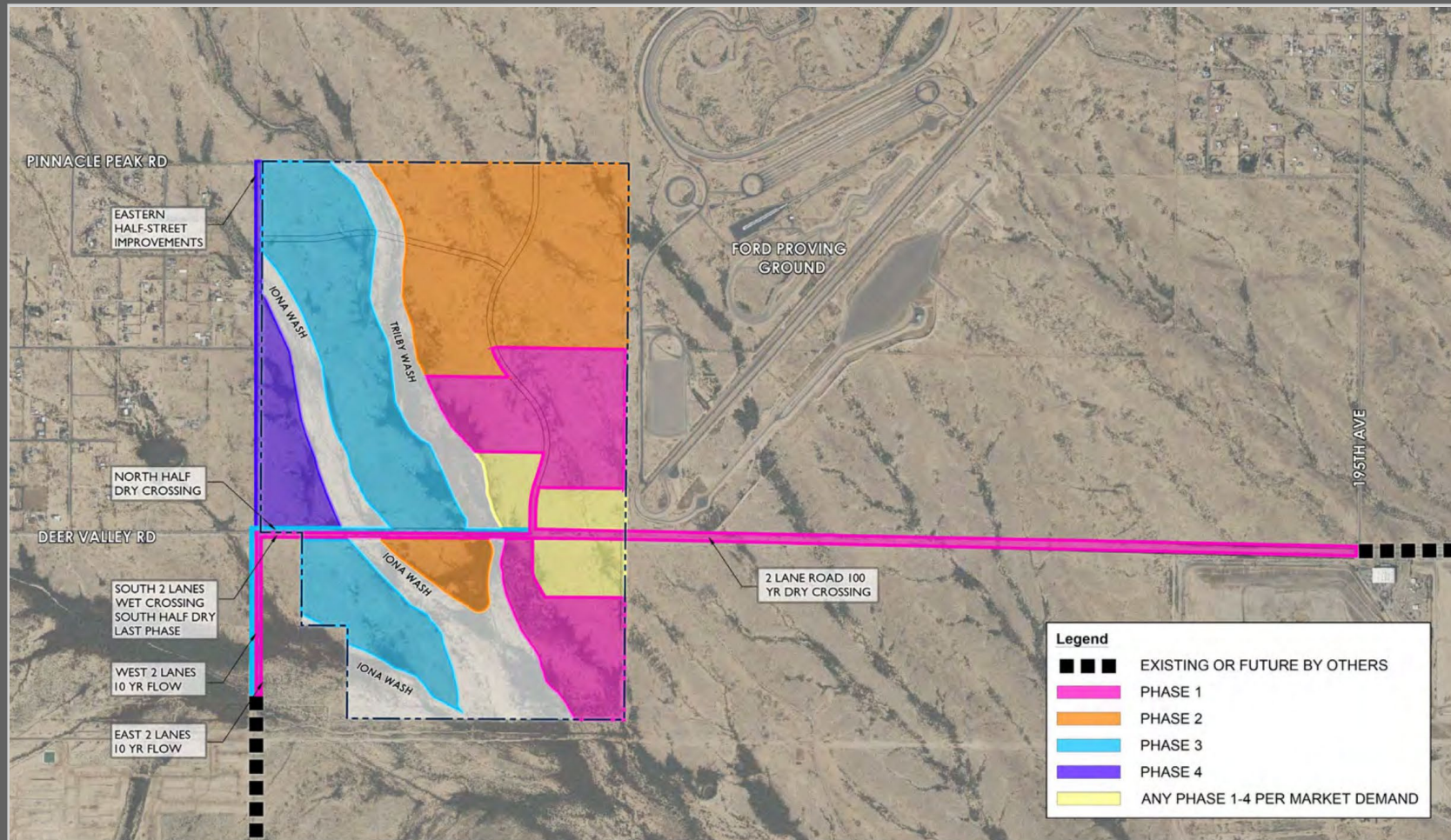


LAND USE COMPARISON



CONCEPTUAL OPEN SPACE

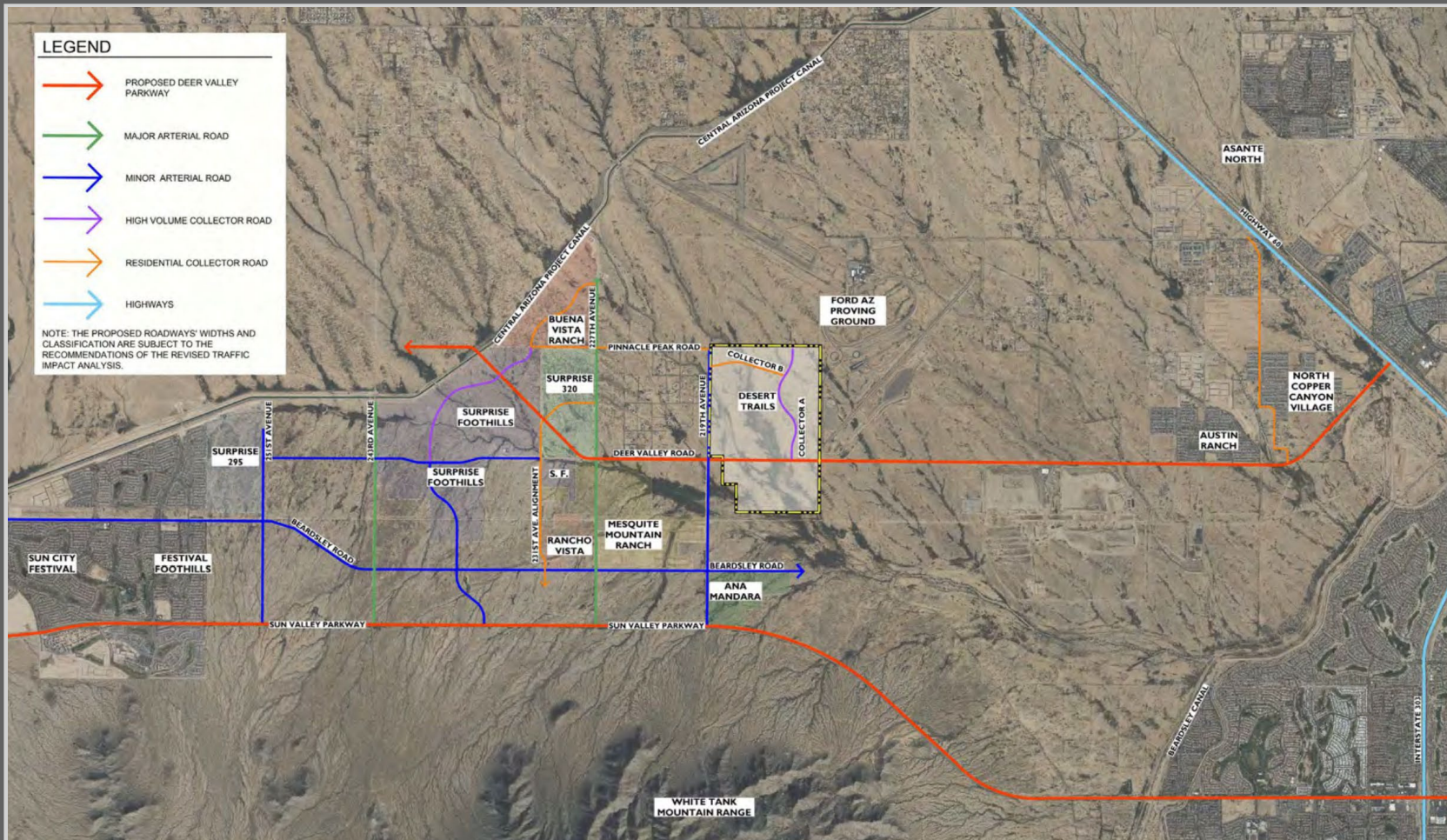
PHASING PLAN

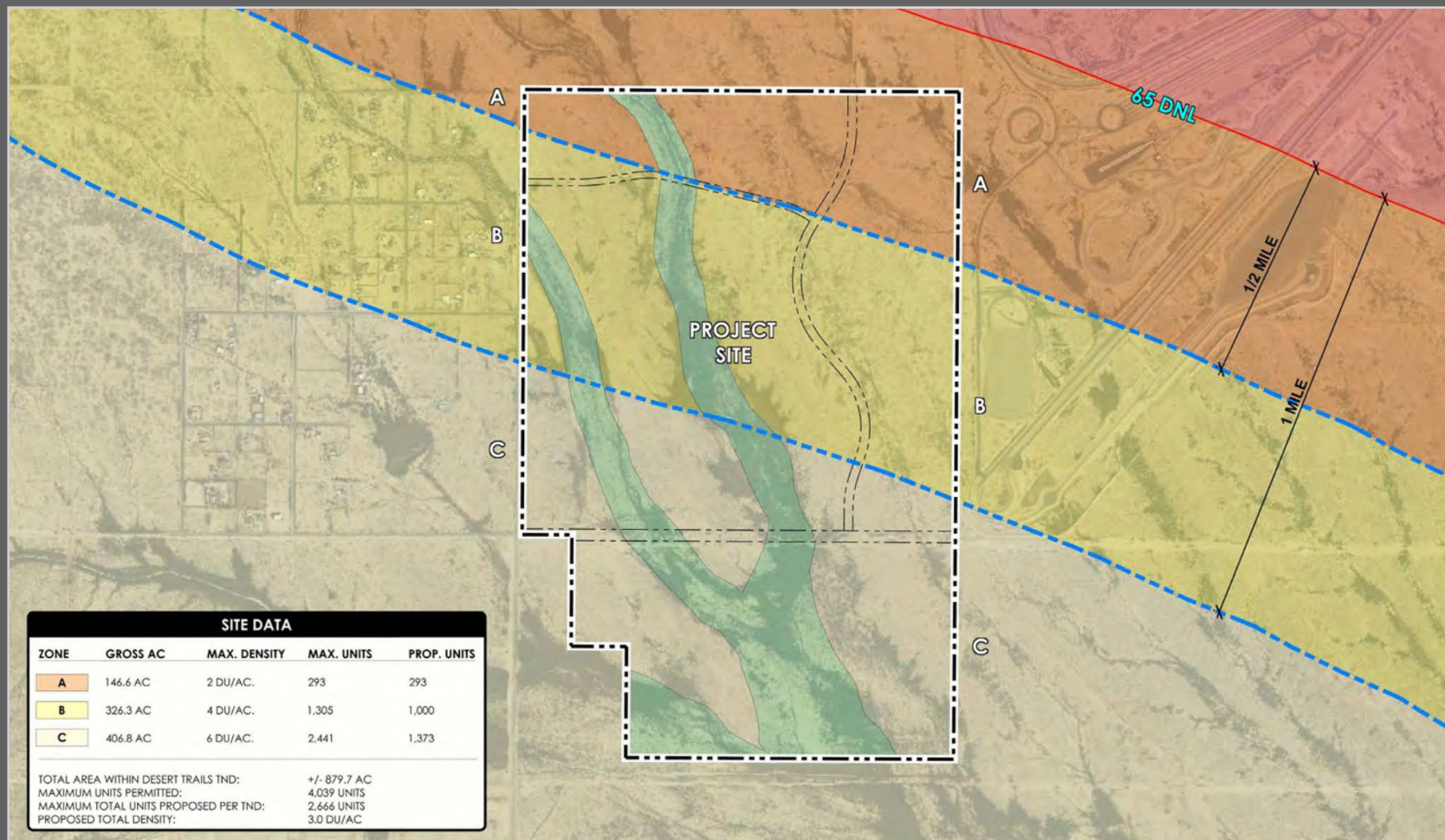


LEGEND

-  PROPOSED DEER VALLEY PARKWAY
-  MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
-  HIGH VOLUME COLLECTOR ROAD
-  RESIDENTIAL COLLECTOR ROAD
-  HIGHWAYS

NOTE: THE PROPOSED ROADWAYS' WIDTHS AND CLASSIFICATION ARE SUBJECT TO THE RECOMMENDATIONS OF THE REVISED TRAFFIC IMPACT ANALYSIS.







OUTREACH

Neighborhood Meeting: October 24, 2023 @ Willow Canyon High School

- Concerns:
 - Traffic
 - Roadway alignments
 - Lighting
 - Trails
 - Location of commercial/multi-family on 219th
 - Drainage
 - Buffering/Transitioning
 - Infrastructure



RECOMMENDATION

The subject case meets the Rezone requirements set forth in the Land Development ordinance. City staff has approved the Rezone application subject to stipulations 'a' through 'c'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: March 21, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Major PAD Amendment to the Mesquite Mountain Ranch PAD, generally located south of Deer Valley Road and east of 231st Avenue, to remove land to be incorporated into the Surprise Foothills PAD, update the land use map, and change the land use designation of approximately nine (9) acres. Case FS22-1260.

Motion:

Motion to recommend approval/denial of the Major PAD Amendment for Mesquite Mountain Ranch PAD subject to stipulations “a” - “b” as outlined in the staff report.

Background:

RVi Planning + Landscape Architecture requests a Major PAD amendment to the Mesquite Mountain Ranch PAD generally located south of Deer Valley Road and east of 231st Avenue. The subject request involves the following: 1) rezone approximately 55 acres of vacant land out of the Mesquite Mountain Ranch PAD to be incorporated into the adjacent Surprise Foothills PAD under a separate application (FS22-1259); 2) update the land use map from a detailed lotting plan to a simplified parcel development plan; and 3) modify the land use designation of approximately 9 acres from medium-density residential to commercial with limited land uses.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Staff Report.fnl
 2. 01 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Vicinity Map
 3. 02 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Zoning Map
 4. 03 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Existing Land Use Map
 5. 04 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Proposed Land Use Map
 6. 05 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - PAD Amendment Document
 7. 06 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Luke AFB Comments
 8. 07 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Citizen Outreach Report REDACTED
 9. 08 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Affidavit of Site Posting
 10. FS22 - 1260 Mesquite Mountain Ranch Major PAD Amendment - PowerPoint
-

MAJOR PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS22-1260**

Project Name: Mesquite Mountain Ranch Major PAD Amendment

Council District: 1 – Acacia

Meeting Date: **March 21, 2024**

Planner: Trever Fleetham, Senior Planner

Owner: Mesquite Mountain Ranch Investments LLC

Applicant: Mark Reddie, RVi Planning + Landscape Architecture

Request: A Major Planned Area Development (PAD) Amendment to the Mesquite Mountain Ranch PAD to remove approximately 55 acres and change the land use designation for approximately 9 acres from residential to commercial with limited land uses.

Site Location: Generally located south of Deer Valley Road and east of 231st Avenue.

Site Size: 64 gross acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS22-1260**, subject to stipulations 'a' and 'b'.

38 **Project Description:**

39 Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of
40 Mesquite Mountain Ranch Investments, LLC, the owner, requests a Major PAD
41 Amendment to the Mesquite Mountain Ranch PAD to remove approximately 55 acres (to
42 be incorporated into the adjacent Surprise Foothills PAD under a separate application) and
43 change the land use designation for approximately 9 acres from residential to commercial
44 with limited land uses.

45
46 **Background:**

47
48 **June 08, 1989:** The subject property was annexed into the City of Surprise under
49 Ordinance #89-05

50
51 **May 11, 2006:** The Mayor and City Council approved the Mesquite Mountain Ranch
52 Planned Area Development under case PAD05-314, Ordinance #06-22.

53
54 **January 25, 2007:** The Mayor and City Council approved a PAD for Mesquite Mountain
55 Ranch II under Case PAD06-050, Ordinance #07-01.

56
57 **June 16, 2020:** The Mayor and City Council approved a rezone with PUD overlay for a
58 portion of the Mesquite Mountain Ranch PAD and the Mesquite Mountain Ranch II PAD
59 under case FS18-617, Ordinance #2020-05.

60
61 **March 31, 2022:** The applicant met with staff to discuss the subject proposal during a
62 regularly scheduled Concept Review Meeting under case CR22-0100.

63
64 **September 08, 2022:** The applicant submitted for a Major PAD Amendment to the
65 Mesquite Mountain Ranch PAD under case FS22-1260, the subject case.

66
67 **September 08, 2022:** The applicant submitted for a Major PAD Amendment to the
68 Surprise Foothills PAD under case FS22-1259 to incorporate 55 acres being zoned out
69 of the Mesquite Mountain Ranch PAD.

70
71 **Analysis and Discussion:**

72 The applicant has submitted this PAD amendment to revise the boundary of the PAD and
73 modify the land uses within Mesquite Mountain Ranch. This request proposes to enact the
74 following requests:

- 75
76 1. Rezone approximately 55 acres of vacant land out of the Mesquite Mountain Ranch
77 PAD to be incorporated into the adjacent Surprise Foothills PAD under a separate
78 application (FS22-1259).
79
80 2. Update the land use map from a detailed lotting plan to a simplified parcel
81 development plan.
82

3. Site 2: Modify the land use of approximately 9-acres from medium-density residential (MDR) to commercial with limited land uses.

Revised PAD Boundary

The applicant is requesting to zone approximately 55 acres out of the Mesquite Mountain Ranch PAD with the intent to have it rezoned into the adjacent Surprise Foothills PAD. The 55 acres, also referred to as “Site 1” in the PAD amendment narrative, is located in the northwest corner of the project site at the southeast corner of Deer Valley Road and 231st Avenue. A Major PAD amendment for Surprise Foothills has been submitted under case FS22-1259 to finalize this rezone. Both the Surprise Foothills PAD amendment and this amendment were submitted and reviewed concurrently.

Land Use

The current land use map included with the Mesquite Mountain Ranch PAD shows a detailed lotting plan for the site rather than a conceptual land use plan or map. Due to multiple amendments to the Mesquite Mountain Ranch PAD and changes in ownership over recent years, this lotting plan is no longer feasible. As such, the applicant has provided with this amendment an updated land use map which shows a simplified development parcel plan. Other than the changes proposed with this amendment, this map retains the existing land uses and entitlements for the remainder of the PAD. The updated map would leave the remaining portions of the Mesquite Mountain Ranch PAD with a land use plan that will be more feasible to apply.

This amendment is also requesting a land use change~~the rezoning for~~ of approximately 9 acres, referred to as “Site 2” in the PAD amendment narrative, from medium-density residential (MDR) to C-3 commercial. Site 2 is located east of 227th Avenue and south of the electrical transmission easement which bisects the Mesquite Mountain Ranch PAD. The subject site is surrounded by an existing APS substation to the west, a power line corridor to the north, and a wash corridor to the south. With the C-3 commercial land use, ~~the applicant is requesting this site be rezoned with limited to two (2) allowable land uses permitted by-right:~~ Recreational Vehicle (RV) Storage and Self-Storage Facilities. The development of this parcel will be in accordance with the current City of Surprise Land Development Ordinance (LDO), including the associated development standards for those uses.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
School District	Wickenburg Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which can accommodate a variety of land uses. The General Plan states that “while neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature.” The proposed amendment proposes both residential and commercial uses.

As such, the proposed Major PAD Amendment demonstrates consistency with this land use category and advances the goals and policies of the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa Water District, Maricopa County Department of Transportation (MCDOT) and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

Citizen Outreach:

The applicant held neighborhood outreach meetings on January 18th and January 24th, 2023. These meetings were advertised per the requirements of the LDO. One meeting was held in-person at Asante Preparatory Academy and the other was held virtually via Zoom. During these meetings, residents within the vicinity addressed their concerns about current and proposed roadway conditions, prospective commercial uses, and construction timing. A detailed summary of the outreach meetings can be found in the attached Citizen Participation Report.

Summary:

The proposed Major PAD Amendment to the Mesquite Mountain Ranch PAD to remove 55 acres, update the land use map, and change the land use designation of 9-acres from medium-density residential to commercial is consistent with the Surprise General Plan 2035.

Findings:

- The proposed Major PAD Amendment is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.
- The reviewing agencies had no objections.

Staff’s Recommendation:

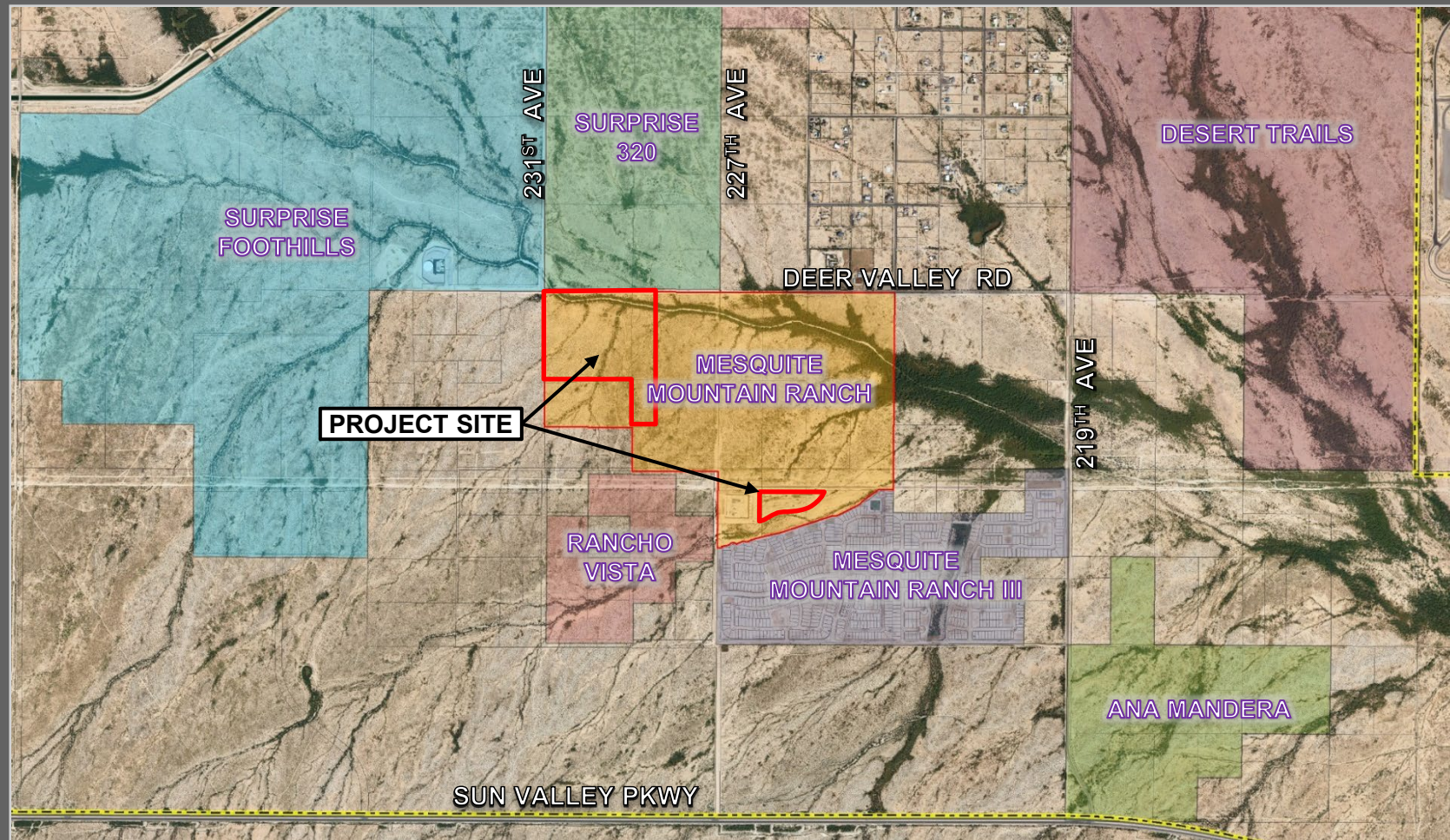
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS22-1260** to the City Council subject to stipulations ‘a’ and ‘b’ as follows:

- 166 a. Development and use of the site shall be consistent with the PAD Amendment
167 document entitled "Mesquite Mountain Ranch IV PAD Application", prepared by RVI
168 received March 16, 2023.
169
170 b. Non-compliance with the stipulations of approval of this case will be treated as a
171 violation in accordance with the applicable provisions of the Surprise Municipal
172 Code.
173

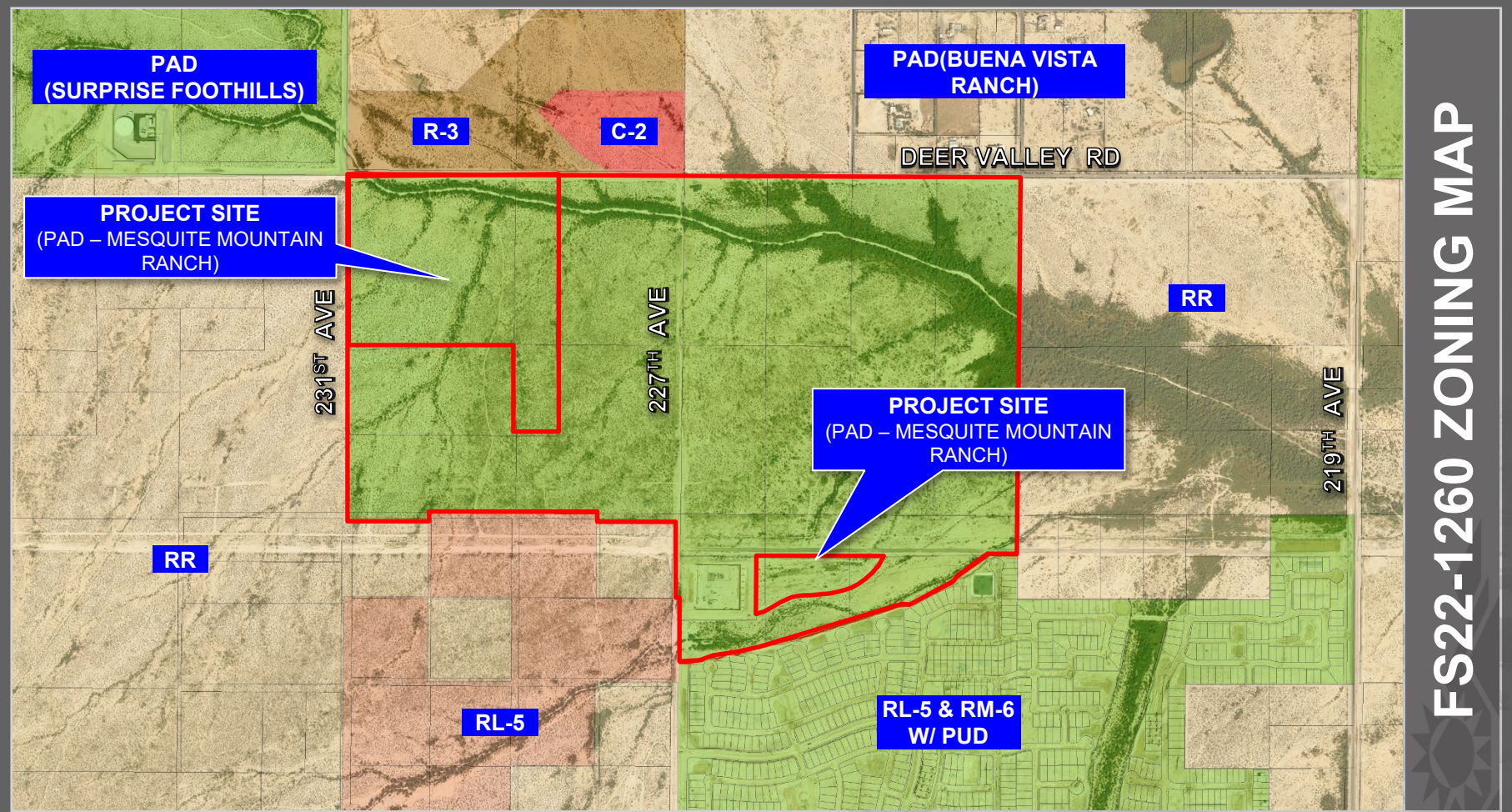
174 However, should the Commission wish to recommend denial of the request, the Commission
175 should make its own findings and base its decision on those alternative findings.
176

177 **Attachments:**
178

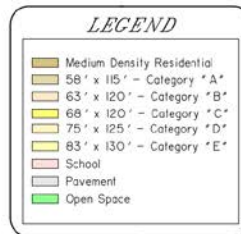
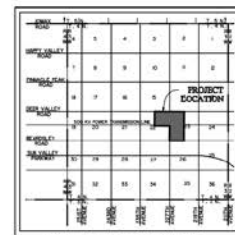
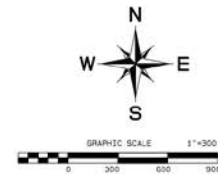
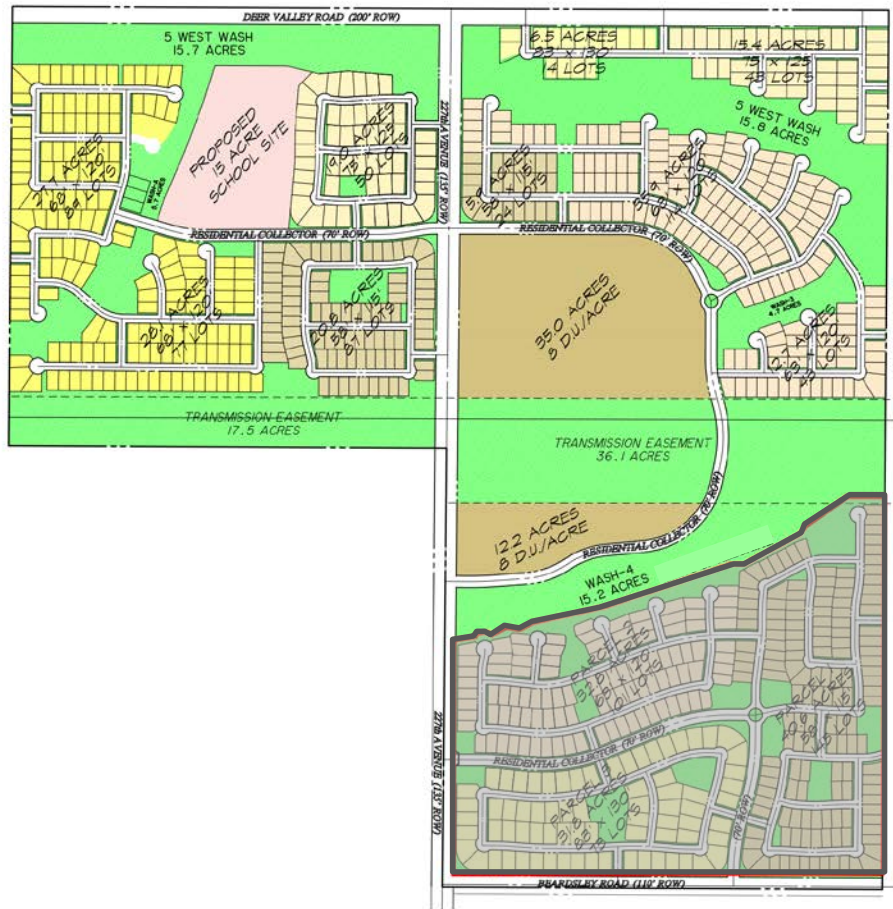
- 179 01 Vicinity Map
180 02 Zoning Map
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182 04 Proposed Land Use Map
183 05 PAD Amendment Document
184 06 Luke AFB comments
185 07 Citizen Outreach Report – REDACTED
186 08 Affidavit of Site Posting
187 PPT



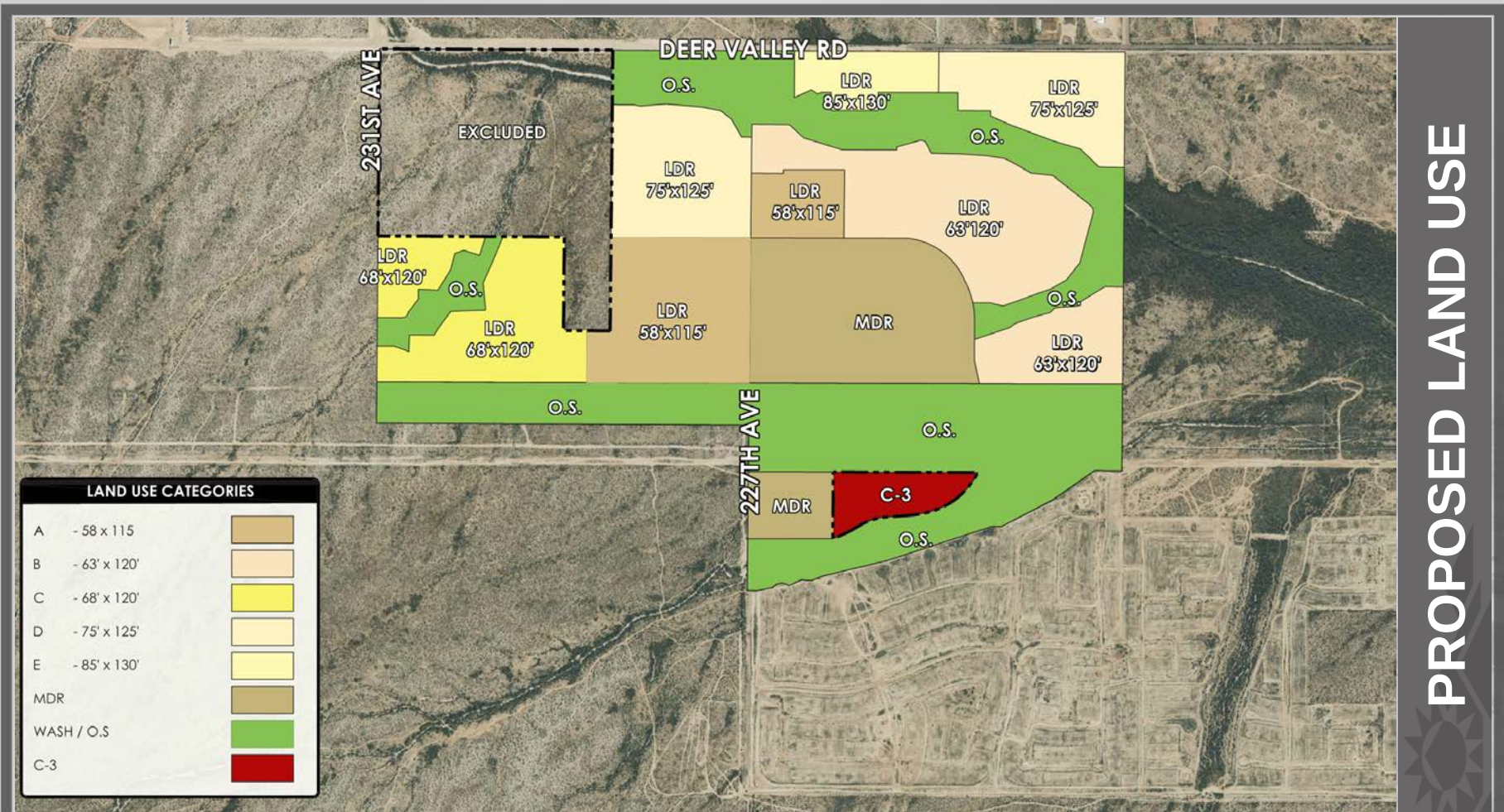
FS22-1260 VICINITY MAP



FS22-1260 ZONING MAP



EXISTING LAND USE MAP



PROPOSED LAND USE

Mesquite Mountain Ranch IV

PAD Application

An Application to Amend PAD05-314
“Mesquite Mountain Ranch”

FS22-1260



City of Surprise

1st Submittal: September, 2022

2nd Submittal: January, 2023

3rd Submittal: March, 2023



Mesquite Mountain Ranch IV

PAD Application

An Application to Amend PAD05-314
“Mesquite Mountain Ranch”

1. Background + Project Introduction

The adopted Mesquite Mountain Ranch (MMR) Planned Area Development (PAD) (PAD05-314) was approved seventeen years ago in 2005. It showed a total of 480 acres of land being developed over three phases. The land uses proposed include single-family residential, medium density residential, and a proposed school site. Roads and lots were designed based on a unified development plan under single ownership. See **Exhibit 1, Zoning Exhibit** for the current approved Zoning and Land Use Plan for MMR PAD .

While there are several parcels and landowners that make up the MMR project, the assumption was that these various parcels would be assembled under common ownership to develop the property as planned. However, the assemblage of ownership never happened and today, the MMR property is owned by ten different property owners, some owning as few as 7 to 20 acres of land within the overall property. Further, the landownership pattern does not align with the development plan, making the project undevelopable in its current configuration. It is our assertion that the entire MMR PAD will need to be reconsidered based on the current ownership pattern in the area.

One of the property owners within the MMR assemblage is Mesquite Mountain Ranch Investments, LLC, which is part of the same ownership entity that owns the adjacent Surprise Foothills PAD immediately to the northwest. In order to effectively accommodate the future development of the LLC's land, the following Amendment is proposed to the the MMR PAD:

1. Remove approximately 54.98-acres of land associated with APN#'s 503-80-006F, 503-80-006Z, and 503-80-040, and incorporate these parcels into the Surprise Foothills PAD which is currently being amended per Case No. FS22-1259;
2. Modify the land uses within portions of APN#'s 503-80-009R, 503-80-009K, and 503-80-008E from MDR to Commercial (C-3 PAD) to allow for a limited amount of appropriate permitted uses more conducive to the size, location, access and configuration of these combined parcels.

It is intended that this PAD Amendment serve as an Addendum document to the existing approved PAD 05-314. Changes are only proposed for two portions of the original MMR site which are owned by Mesquite Mountain Ranch Investments LLC as highlighted above. This application is to be applied only to those two subject sites which are further defined in Section 2.

2. Areas Proposed for Amendments

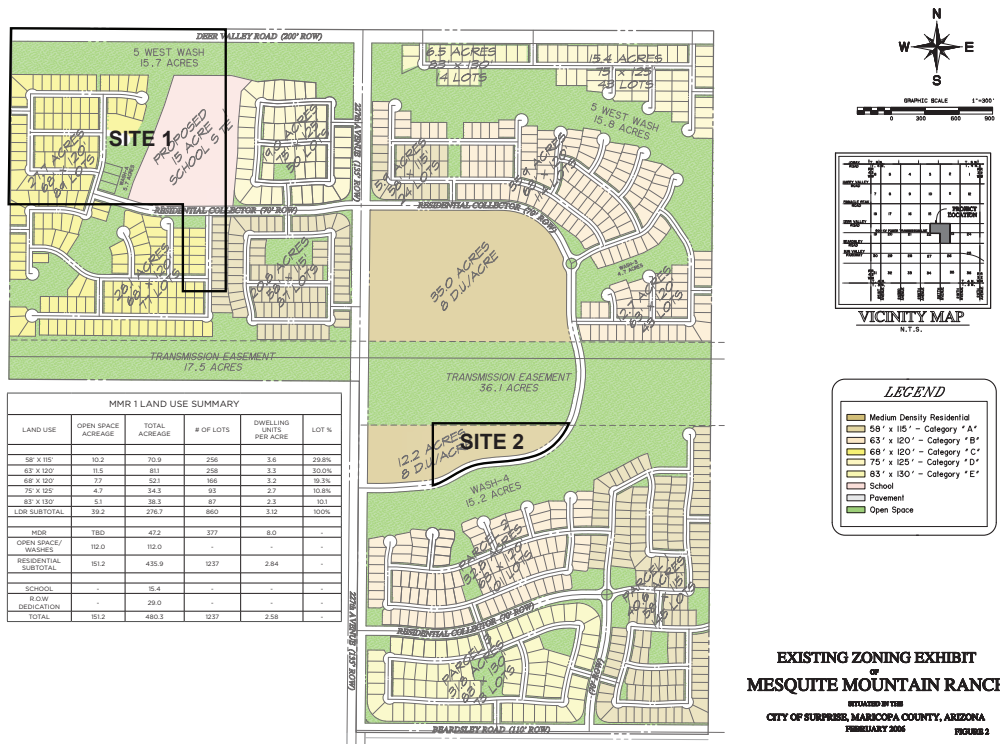
Site 1

Site 1 is comprised of parcels, 503-80-006F, 503-80-006Z, and 503-80-040. It is 54.98 acres in area and is situated in the northwest corner of the original MMR site where it is adjacent to the 231st Avenue alignment. PAD05-314 approved low density residential, open space, and a portion of a school site within the boundaries of Site 1.

Site 2

Site 2 is comprised of portions of parcels 503-80-009R, 503-80-009K, and 503-80-008E. It is 9 acres in area (final net developable acreage to be determined based on actual floodplain limits determined at the time of site plan review) and surrounded by existing 500 KV overhead power lines to the north, a public facility to the west, and a wash corridor to the south and east. PAD05-314 approved medium density residential land uses within Site 2.

See below for location of Site 1 and Site 2 shown over the existing MMR Zoning Exhibit:



3. Proposed Changes and Rationale

Site 1

The Applicant is requesting that the 54.98-acres affiliated with Site 1 be removed from the MMR PAD so that it can be included in the adjacent Surprise Foothills PAD. A separate application has been filed for a Major PAD Amendment to Surprise Foothills (Case No FS22-1259). The purpose for this request is threefold. First, the ownership entity for this site is the same as the ownership entity for Surprise

Foothills, thus allowing it to be included in the master utility and infrastructure studies affiliated with Surprise Foothills. Second, by incorporating into Surprise Foothills, the land uses and development standards can be transitioned to conform with the newly adopted Land Development Ordinance, ensuring consistency with newly adopted codes and regulation. Finally, this transition will ensure that these parcels can develop independent of MMR based on the existing fragmented ownership and overlap of land uses that currently exists within the MMR PAD.

Site 2

In 2005, PAD05-314 approved an irregular-shaped parcel east of 227th Avenue between the powerline corridor and a wash corridor for Medium Density Residential (MDR). Since the time of that approval, Arizona Public Service Company (APS) purchased approximately 7-acres adjacent to 227th Avenue for the development of an electric utility substation, leaving approximately 9 net developable acres remaining with limited frontage on 227th Avenue. The small size, irregular shape and limited access and visibility of this remaining site greatly reduces the viability for residential development as permitted within the MDR land use designation. As such, the Applicant is requesting to change the land use designation from MDR to Commercial (C-3 PAD) using the C-3 development standards as defined within the LDO, Section 106-6.3. Modification to the permitted use list per Table 106-1c is also proposed to significantly limit the permitted uses within the C-3 PAD district to only the follow as listed below:

Site 2 Permitted Land Uses:

- Recreational Vehicle (RV) Storage
- Self Storage Facility

Note that while these uses are listed as Conditional Uses within Table 106-1c, this PAD permits them by-right, but prohibits all other uses permitted within the C-3 District.

The Applicant believes these uses are appropriate and compatible based on the existing condition of the site, including 1) the property is surrounded by an existing APS Substation site to the west, a powerline corridor to the north, and a natural wash/open space corridor to the south and east, providing appropriate buffers from the proposed uses; 2) residential is less viable due to the reduced size of the remaining parcel; 3) with the development of the APS substation along 227th Avenue alignment, the site has limited access and visibility along 227th Avenue, making medium density residential less desirable for a builder; and 4) the proposed permitted uses are compatible with the adjacent and surrounding land uses.

4. Updated Land Use Plan

The original Zoning/Land Use Exhibit provides a detailed lotting plan rather than a more simplified parcel development plan designated land uses. Since the property has fragmented ownership, the proposed lotting plan is no longer applicable for the property. As such, this Addendum includes an updated Land

Use Plan (**Exhibit 2**) that simplifies the zoning/land uses to include overall development parcels without underlying lotting design. Exhibit 2 and the Updated Land Use with Parcel Identification Exhibit (Exhibit 3) identify the parcels to be removed from the MMR PAD, as well as the parcel that is being revised from MDR to Commercial with limited permitted uses as defined in Section 3 above. Beyond the changes mentioned above, outside of the boundaries of Site 1 and 2, further changes have been proposed to clean up the Land Use Plan as requested by staff. These changes include:

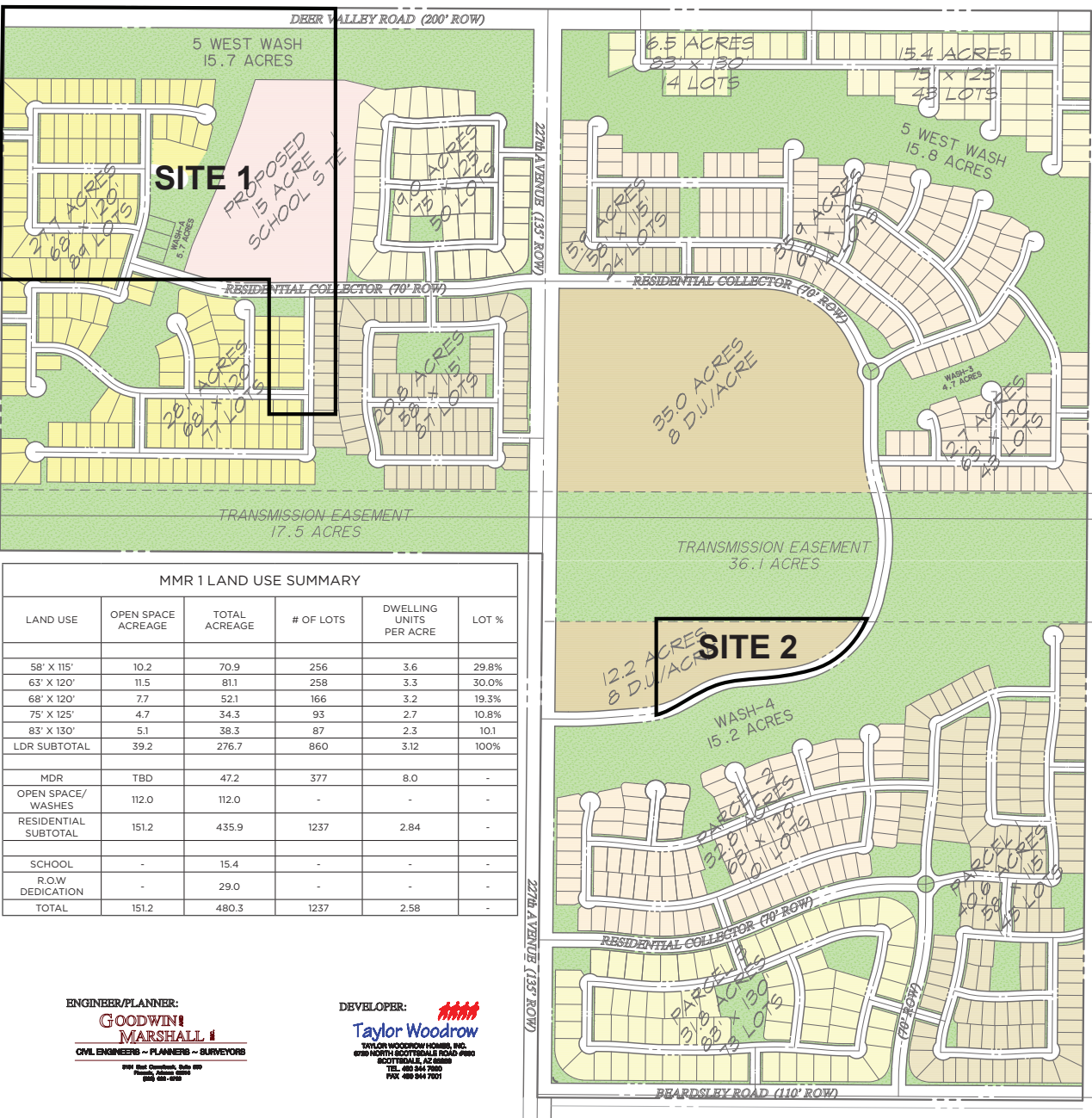
1. The land use of a small sliver of property located along the west boundary of Parcel No. 503-80-041, has been changed from "School" to "LDR" to be consistent with the remaining majority of the parcel which was planned for LDR.
2. The area encompassed by the Mesquite Mountain Ranch III PAD (FS18-617), located in the southern portion of the Mesquite Mountain Ranch neighborhood has been removed from the Updated Land Use Plan, as it has already been platted following PAD FS18-617 which was approved in 2020.

5. Luke Air Force Base Compatibility Analysis

No increase to the existing approved Medium Density Residential density has been proposed. The proposed land uses create the potential for non-residential land uses on Site 2 thus no negative impact on the Luke AFB Graduated Density Concept.

6. General Plan Compatibility

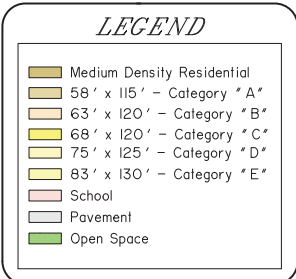
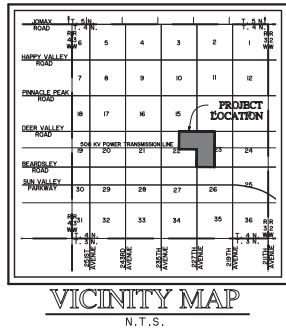
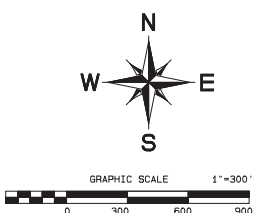
The City of Surprise 2035 Land Use Map designates Site 2 as Neighborhoods and Open Space along the major wash corridors. The proposed additional land uses for Site 2 align with the guidance for neighborhood and compatible commercial land uses within suburban areas. The small size of Site 2 will further ensure the proposed land uses are scaled appropriately to complement the surrounding community.



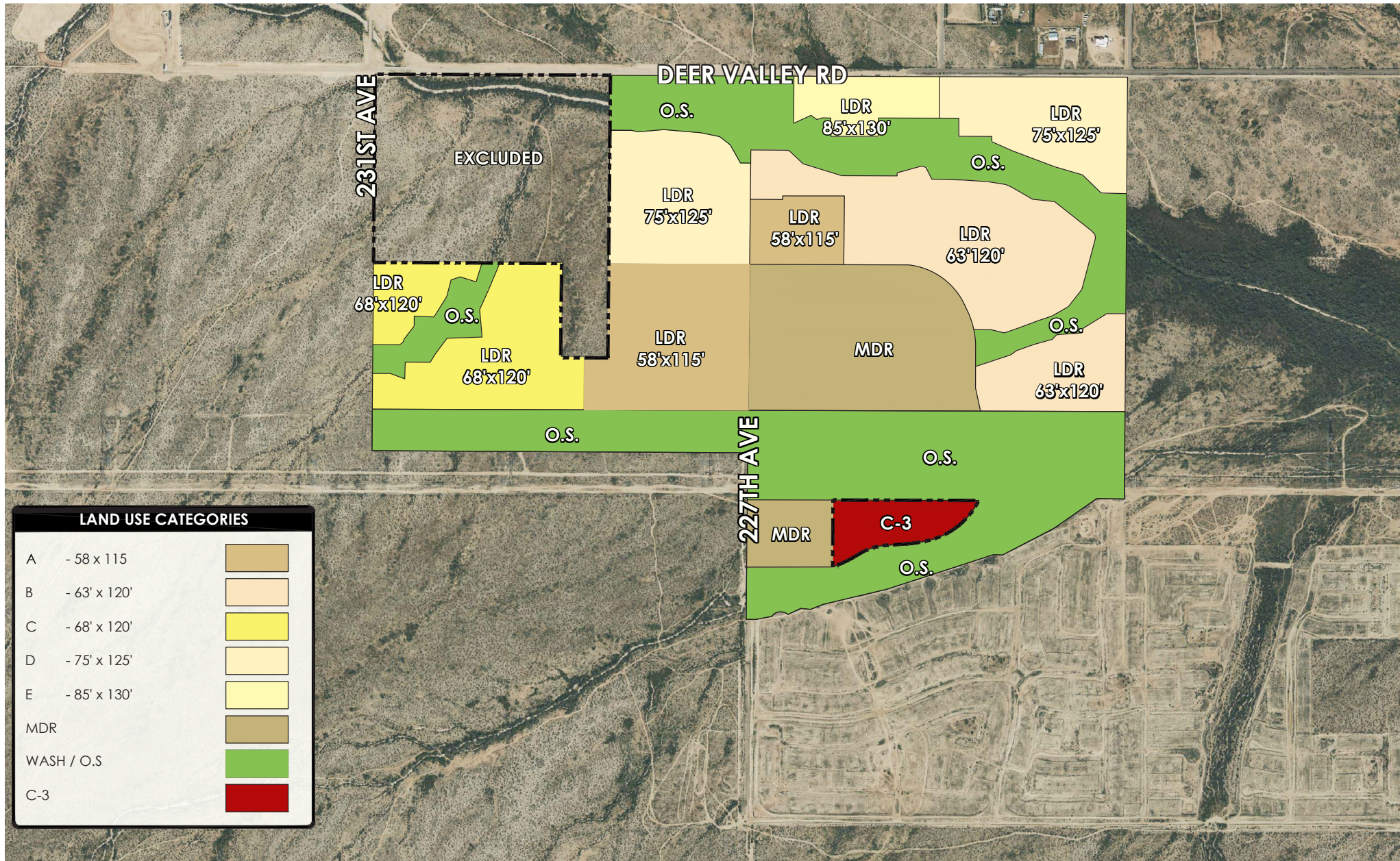
MMR 1 LAND USE SUMMARY					
LAND USE	OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
58' X 115'	10.2	70.9	256	3.6	29.8%
63' X 120'	11.5	81.1	258	3.3	30.0%
68' X 120'	7.7	52.1	166	3.2	19.3%
75' X 125'	4.7	34.3	93	2.7	10.8%
83' X 130'	5.1	38.3	87	2.3	10.1%
LDR SUBTOTAL	39.2	276.7	860	3.12	100%
MDR	TBD	47.2	377	8.0	-
OPEN SPACE/ WASHES	112.0	112.0	-	-	-
RESIDENTIAL SUBTOTAL	151.2	435.9	1237	2.84	-
SCHOOL	-	15.4	-	-	-
R.O.W DEDICATION	-	29.0	-	-	-
TOTAL	151.2	480.3	1237	2.58	-

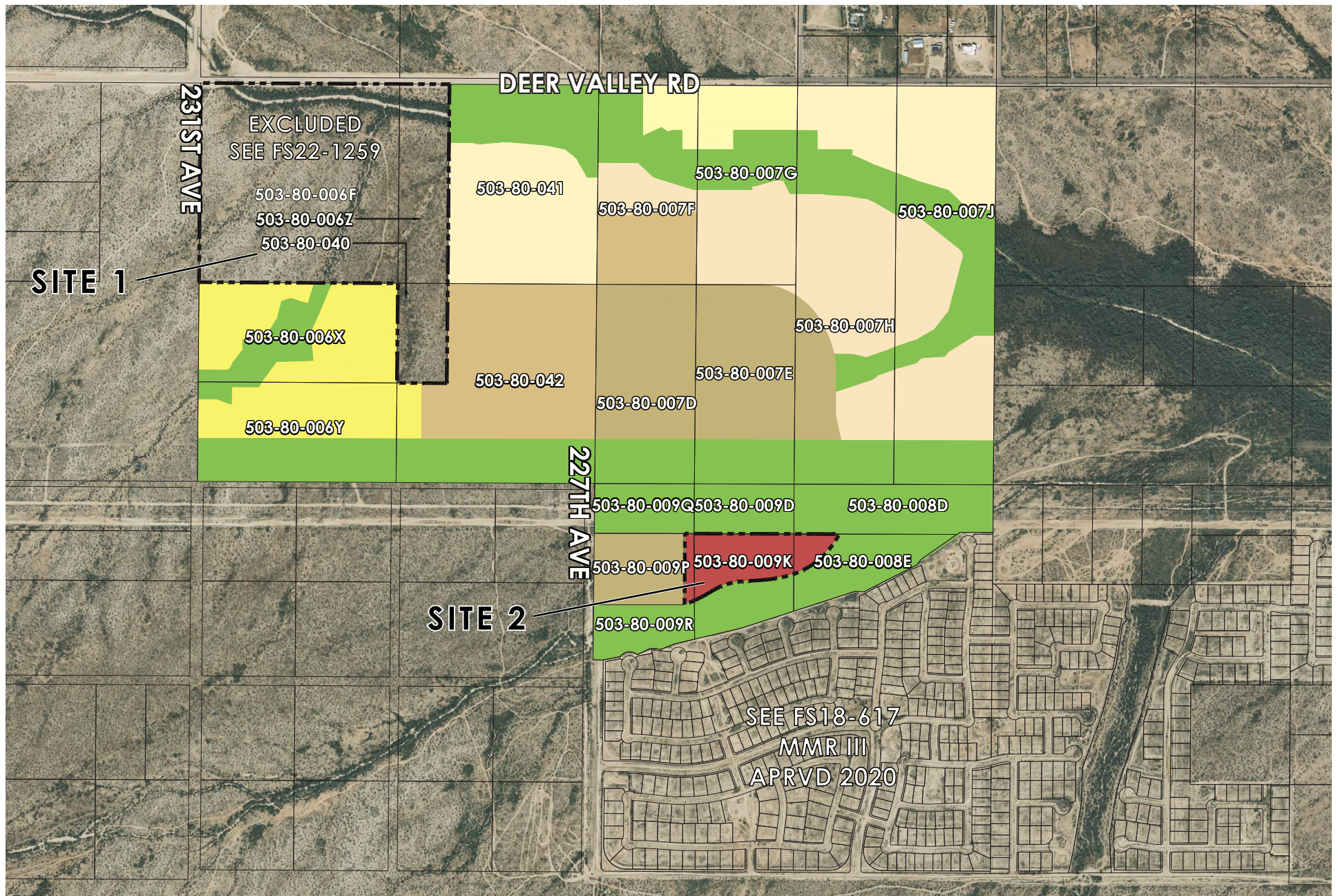
ENGINEER/PLANNER:
GOODWIN MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
200 East Overlook, Suite 100
Phoenix, Arizona 85004
PHX 480-544-7800
PHX 480-544-7801

DEVELOPER:
Taylor Woodrow
TAYLOR WOODROW HOMES, INC.
6700 NORTH SCOTTSDALE ROAD #400
SCOTTSDALE, AZ 85258
TEL 480-344-7800
PHX 480-344-7801



EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
FEBRUARY 2006
FIGURE 2





Tanner Wessel

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, September 13, 2022 2:36 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - New Digital Submittal 09.08.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Hi Nichole,

Thank you for allowing Luke AFB to make comments on the Mesquite Mountain Ranch Major PAD Amendment application.

No increase to the existing approved density has been proposed; therefore, no negative impact to the Luke AFB Graduated Density Concept. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform occupants about Luke AFB operations.

Respectfully,

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

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Thursday, September 8, 2022 1:08 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>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Ibeth - USPS <lbeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - New Digital Submittal 09.08.22

Good afternoon,

Attached please find the application and PAD amendment for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

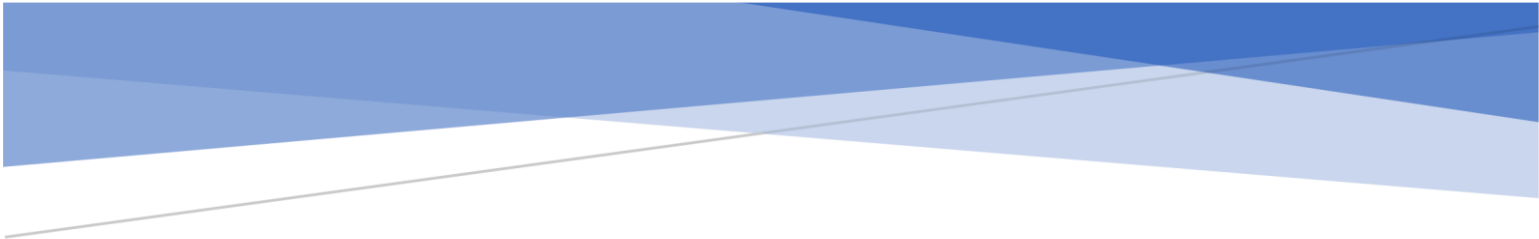
16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

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

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1



CITIZEN PARTICIPATION REPORT

Surprise Foothills and Mesquite Mountain Ranch PAD Amendments

Surprise, AZ
1/27/2023
FS22-1259 & FS22-1260



Introduction

Every development application in the City of Surprise that requires a public hearing shall be accompanied by a Citizen Participation Report designed to detail the results of their citizen participation effort prior to the notice of public hearing. The following sections document the neighborhood meetings that were held for the PAD Amendments FS22-1260 Mesquite Mountain Ranch and FS22-1259 Surprise Foothills.

A portion of the existing Mesquite Mountain Ranch PAD site has been proposed to be incorporated instead into the Surprise Foothills PAD site, due to ownership reasons. That being the case, these two projects were both included on each posted sign and shared in one presentation at each neighborhood meeting.

Public Outreach & Notification

Two neighborhood meetings were held for these projects. One in-person meeting was held on January 18, 2023 and one virtual meeting was held on January 24, 2023. The same information was shared at each meeting. Notices were mailed to residents and neighborhood associations fifteen (15) days prior to the first meeting by the City of Surprise using a mailing list generated by the City of Surprise for the following dates and locations:

January 18, 2023 In-Person Meeting

6:00 PM

Asante Preparatory School

23251 N 166th Dr

Surprise, AZ 85387

Sign-In Sheet: [Exhibit A: January 18th In-Person Meeting Sign-In Sheet \(Redacted\)](#)

January 24, 2023 Virtual Meeting

Held via Zoom

6:00 PM

List of Attendees: [Exhibit B: Virtual Meeting List of Attendees](#)

Four notification signs were posted as required by the City of Surprise, two were located adjacent to the Surprise Foothills site and two were adjacent to the Mesquite Mountain Ranch site.

See [Exhibit C: Sign Locations](#) and [Exhibit D: Sign Posting Affidavit and Images](#)

Summary of January 18th In-Person Neighborhood Meeting

The in-person neighborhood meeting was held at the Asante Preparatory Elementary School. The applicant started the presentation at 6:16PM to allow time for additional residents to arrive, and ended at 6:39pm. The applicant introduced and walked through the specifics of each project using printed 24"x 36" color exhibits. Upon conclusion of the formal presentation, the applicant answered questions from the one attendee (a representative of the Wickenburg School District) and three City of Surprise Planning representatives. The following sections highlight the questions and comments provided by the attendees and the responses from the applicant at the neighborhood meetings:

Attendee Question: What is the school site being traded for?

Applicant Response: The school site will be replaced with homes of the Surprise Foothills PAD. A new school site is proposed in Surprise Foothills as well. It is anticipated to be north of Deer Valley Road. Applicant explained proposed realignment of Deer Valley Road.

Attendee Comment: I appreciate when applicants consider the need for schools. Fifteen acres is growing tight for school sites, especially when open space is included in that. In reality +/- 20 acres are need or up to 30 acres, but the Wickenburg School District will officially update those recommendations when the time calls. When school sites and community open spaces are joined, a lot of problems are experienced by the school – security fencing needs, maintenance/upkeep, and emergency planning.

Attendee Question: What about water?

Applicant Response: A water campus has been built, including APS substation Approximately \$27 million. A sewer treatment plant was also built, in 2007.

Attendee Question: Will the canal be crossed?

Applicant Response: Deer Valley and 243rd will cross the canal. No crossing will be constructed as part of these projects.

Attendee Comment: Understands many residents do not like when there are attainable living options, but within her role with the Wickenburg School District, she sees a drastic need for getting local families into homes that they can reasonably afford with a salary provided by a job in or near the District.

Summary of January 24th Virtual Neighborhood Meeting

The virtual neighborhood meeting was hosted via zoom on January 24th and 6:00pm. The applicant started the presentation at 6:08 PM to allow time for additional residents to join, and ended at 6:50PM. The applicant introduced and walked through the specifics of each project using a set of digital slides of the same exhibits shared at the January 18th meeting. Throughout the formal presentation and afterwards, the applicant answered questions from the four attendees (residents on or near 219th Avenue and two City of Surprise Planning representatives. The following sections highlight the questions and comments provided by the attendees and the responses from the applicant at the virtual neighborhood meeting:

Attendee Question: Asked about surrounding zoning.

Applicant Response: Walked through surrounding residential and PAD zoning districts, including the Surprise 320 PAD.

Attendee Question: Is there a water supply?

Applicant Response: Confirmed there is an assured 100-year water supply.

Attendee Question: Number of Units? Density?

Applicant Response: Approximately 4 dwelling units per acre. Density peaks along the Deer Valley Road alignment, further to the west. Around 4,700 dwelling units would be entitled by the zoning, but that number would likely not be built. Medium density and single-family.

Attendee Question: Where are the roads?

Applicant Response: Walked through Regional Transportation Exhibit which shows network of roads adjacent to site and throughout the surrounding region of Surprise. Applicant addressed an anticipated concern of flooding and explained how new roads are designed with box culverts to manage stormwater.

Attendee Comment: Mesquite Mountain Ranch has been raised and now divers water to places it wasn't before.

Attendee Question: Deer Valley Road – nobody maintains that road right now, it is all pot holes. Who will maintain when it is constructed?

Applicant Response: Portions of Deer Valley will be improved where they are within the subject site. The City may ultimately have to improve sections of Deer Valley Road that are not within/adjacent to proposed development projects.

Attendee Question: Do roads have to be built before homes?

Applicant Response: 235th /239th will be built before first home goes up.

Attendee Question: Beardsley Road Improvements?

Jeff – Adjacent projects will improve, where there is no project the road may not be improved for some time, unless the City proposes to establish a CIP.

Attendee Question: Construction Timeline?

Applicant Response: Surprise Foothills is a decade long project. The southern portion of Surprise

Foothills went through preliminary platting. Final platting process still needed. 2-3 years until residents see homes.

Attendee Question: What will happen to Mesquite Mountain Ranch (MMR) piece moving over into Surprise Foothills (SFH)?

Applicant Response: MMR piece ("Site 1") is owned by the same group who owns Surprise Foothills, so it has been pulled into SFH. It is currently zoned for single family and will be developed with single family. Applicant walked through school sites proposed currently and previously in both Mesquite Mountain Ranch and Surprise Foothills. K-8 Schools.

Attendee Question: What type of commercial? Will it be big?

Applicant Response: Larger shopping centers are more likely down on Sun Valley, this will be a smaller commercial site. Applicant rewalked through Revised Land Use Plan for Mesquite Mountain Ranch. Also pointed out powerlines and APS power station.

Attendee Comment: Maybe with the APS power station we won't get so many power outages.

Comments/Questions from Multiple Attendees: Looks like roads may work beautifully. Biggest nemesis now is 219th and flooding near Mesquite Mountain Ranch. What about 219th? Who do we speak to regarding 219th? Sometimes it is so bad we can't even get home. The washes burst during rain flooding, every time. **Applicant Response: Improvements to 219th may be required in order for a separate project - Desert Trails - to move forward. The City may have also been considering impact fees for bridge development.**

Attendee Comments: We can be okay with 219th, it just can't be made worse.

Applicant Response: New development should not be making 219th worse.

Lloyd Abrams, City of Surprise Response: Offered to bring back concerns regarding 219th. He can have Engineering look at interim grading conditions, to try to avoid issues during next rain.

Applicant Recapped the Planning process:

This is neighborhood meeting

City Staff will continue reviewing for consistency with applicable plans

Public Hearings will take place

First, Planning and Zoning Commission

Second, City Council

Mailing and sign postings will have further information on dates, watch for those.

Attendee Response: We found out about this from Councilman Haney's website. We don't get the mailed letters, but we get City bills.

Trever Fleetham, City of Surprise Response: Offered to get correct addresses from residents.

Jeff Blilie, Applicant: Shared his email for any further contacts: jblilie@beusgilbert.com

Exhibit A:

January 18th In-Person Meeting Sign-In Sheet (Redacted)

Project: Mesquite Mountain Ranch and Surprise Foothills

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

Date and Time: Wednesday, January 18, 2023, Start 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET			
NAME	ADDRESS	PHONE	EMAIL
KRISTINE GAY RVi PLANNING + LAND. ARCH.	[REDACTED]	[REDACTED]	[REDACTED]
Barbara Remondini	[REDACTED]	[REDACTED]	[REDACTED]

Exhibit B:

Virtual Meeting List of Attendees

Lloyd Abrams, City of Surprise

Trever Fleetham, City of Surprise

John and Liana Divita – Residents near 219th Avenue

Michele Staples - Resident near 219th Avenue

Bill Cherne – Surprise Resident

Jeff Blilie – Applicant

Kristine Gay – Applicant

Exhibit C:
Sign Locations

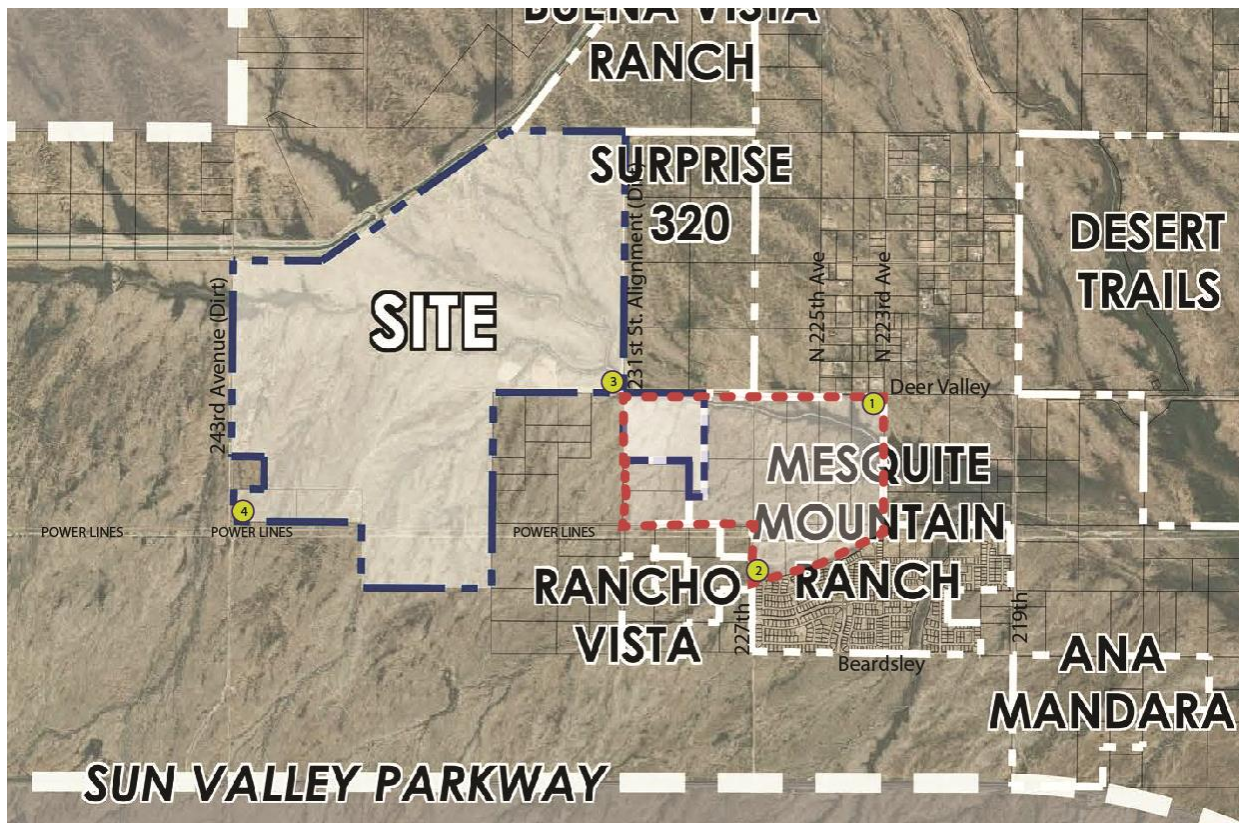


Exhibit D:
Sign Posting Affidavit and Images

AFFIDAVIT OF POSTING

Application No:

FS22-1259 & FS22-1260

Applicant Name:

RVi Planning

Location:

SW&E Deer Valley & 231 Ave

Date Site Posted:

12/28/22

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

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

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

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

Applicant/Representative Signature

Date

This instrument was acknowledged before me on 12/28/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Notary Public

My commission expires

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

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

Virtual:

DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

Case #s FS22-1259 & FS22-1260



Two (2) Major Planned Area Development (PAD) Amendments to the **Surprise Foothills PAD** and **Mesquite Mountain Ranch PAD**. The proposed amendments include 1: Transferring a portion of the property within the Mesquite Mountain Ranch PAD to the Surprise Foothills PAD, 2: updating the land use plans and roadway networks, and 3: updating applicable development standards.

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



Dec 28, 2022 11:47AM
22301-22499 W Deer Valley Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

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

Virtual:

DATE: January 24, 2023

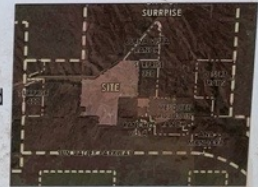
TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

Case #s FS22-1259 & FS22-1260

Two (2) Major Planned Area Development (PAD) Amendments to the **Surprise Foothills PAD** and **Mesquite Mountain Ranch PAD**. The proposed amendments include 1: Transferring a portion of the property within the Mesquite Mountain Ranch PAD to the Surprise Foothills PAD, 2: updating the land use plans and roadway networks, and 3: updating applicable development standards.



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



Dec 28, 2022 11:48AM
22301-22499 W Deer Valley Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

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

Virtual:

DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

Case #s FS22-1259 & FS22-1260



Two (2) Major Planned Area Development (PAD) Amendments to the **Surprise Foothills PAD** and **Mesquite Mountain Ranch PAD**. The proposed amendments include 1: Transferring a portion of the property within the Mesquite Mountain Ranch PAD to the Surprise Foothills PAD, 2: updating the land use plans and roadway networks, and 3: updating applicable development standards.

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

Dec 28, 2022 12:19PM
N 227th Ave
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

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

Virtual:

DATE: January 24, 2023

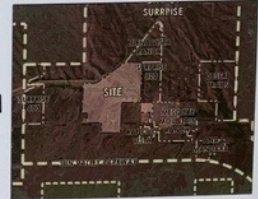
TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

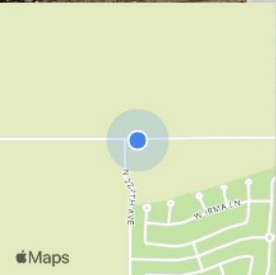
Case #s FS22-1259 & FS22-1260

Two (2) Major Planned Area Development (PAD) Amendments to the **Surprise Foothills PAD** and **Mesquite Mountain Ranch PAD**. The proposed amendments include 1: Transferring a portion of the property within the Mesquite Mountain Ranch PAD to the Surprise Foothills PAD, 2: updating the land use plans and roadway networks, and 3: updating applicable development standards:



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

Dec 28, 2022 12:19PM
N 227th Ave
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 18, 2023

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

Virtual:

DATE: January 24, 2023

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MEETING ID: 858-2155-63-40 PASSCODE: 102030

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
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Surprise, AZ 85374

Case #s FS22-1259 & FS22-1260

Two (2) Major Planned Area Development (PAD) Amendments to the **Surprise Foothills PAD** and **Mesquite Mountain Ranch PAD**. The proposed amendments include 1: Transferring a portion of the property within the Mesquite Mountain Ranch PAD to the Surprise Foothills PAD, 2: updating the land use plans and roadway networks, and 3: updating applicable development standards.



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

Dec 28, 2022 12:45PM

85387

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

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Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

Location: Council Chambers
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Location: Council Chambers
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Virtual:

DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

Case #s FS22-1259 & FS22-1260



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Dec 28, 2022 01:39PM
N 243rd Ave
Maricopa County

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City Council

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Date: TBD

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Dec 28, 2022 01:39PM
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AFFIDAVIT OF POSTING

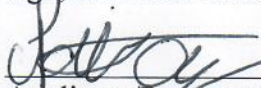
Application No: FS22-1259 & FS22-1260
Applicant Name: RVi Planning
Location: SW&E Deer Valley & 231 Ave
Date Site Posted: 02/07/24

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).

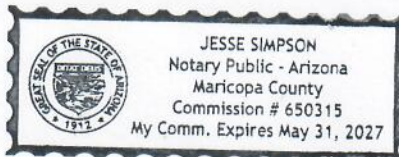
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

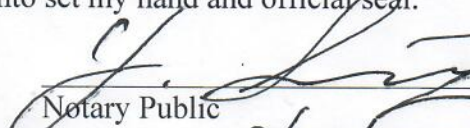
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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.

 2-7-2024
Applicant/Representative Signature Date

This instrument was acknowledged before me on 02/07/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public 5/31/27
My commission expires

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

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 18, 2023

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Planning & Zoning

Date: March 21, 2024

Time: 6:00 P.M.

Location: Council Chambers
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City Council

Date: April 16, 2024

Time: 6:00 P.M.

Location: Council Chambers
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Case #s FS22-1259 & FS22-1260



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February 7, 2024 at 9:27 AM

N 227th Ave
Page 242 of 335
Maricopa County

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February 7, 2024 at 9:41 AM

N 243rd Ave
Page 243 of 335
Maricopa County

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Maricopa County

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February 7, 2024 at 10:02 AM

West Lone Cactus Drive

Page 245 of 335
Maricopa County

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Maricopa County

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W Deer Valley Rd

Maricopa County

Page 247 of 335

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W Deer Valley Rd

Maricopa County

W DEER VALLEY RD



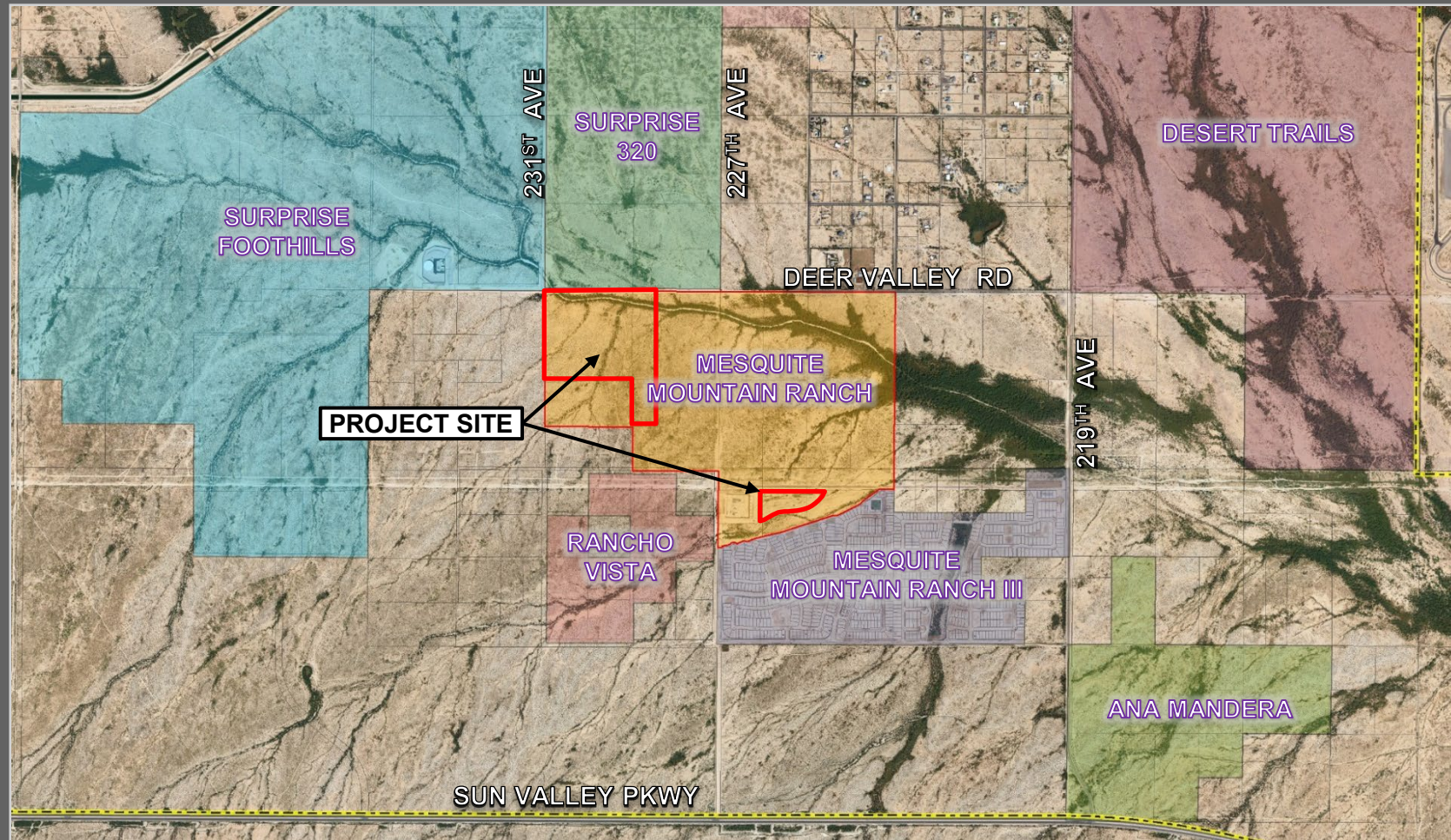
FS22-1260

Mesquite Mountain Ranch

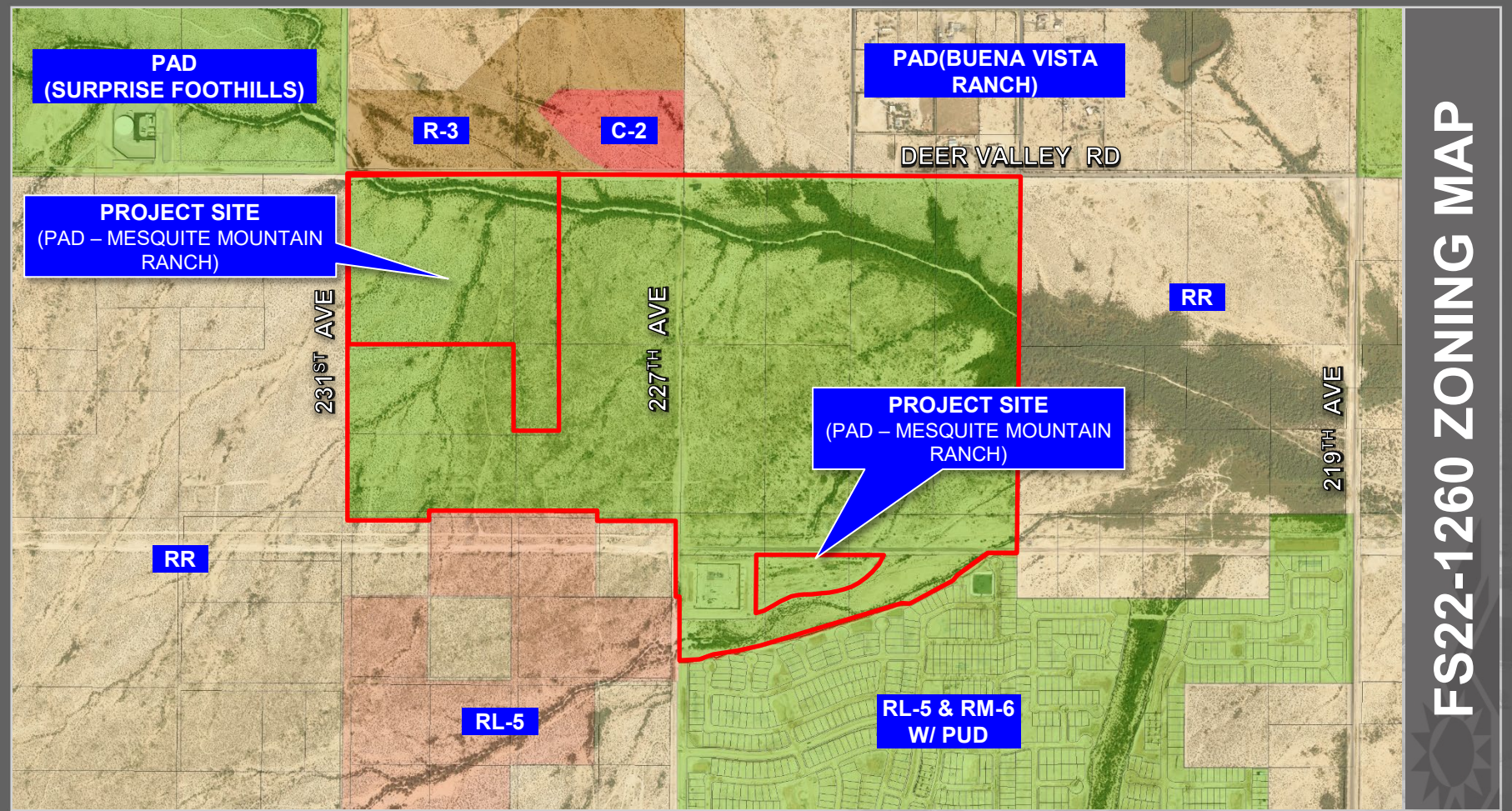
Major PAD Amendment

Planning & Zoning Commission

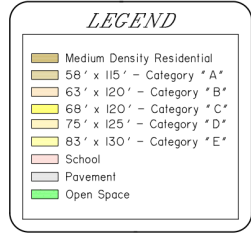
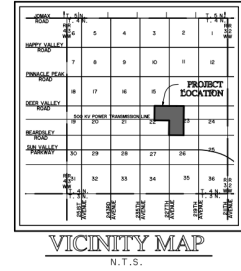
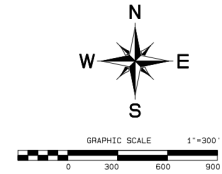
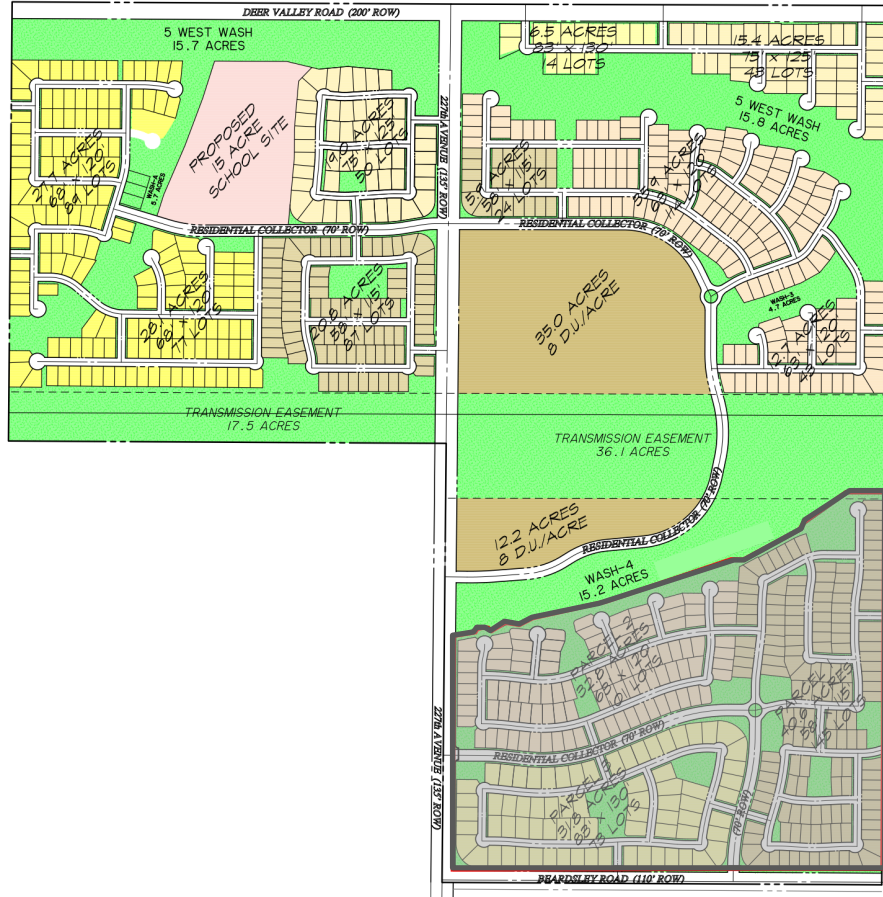
March 21, 2024



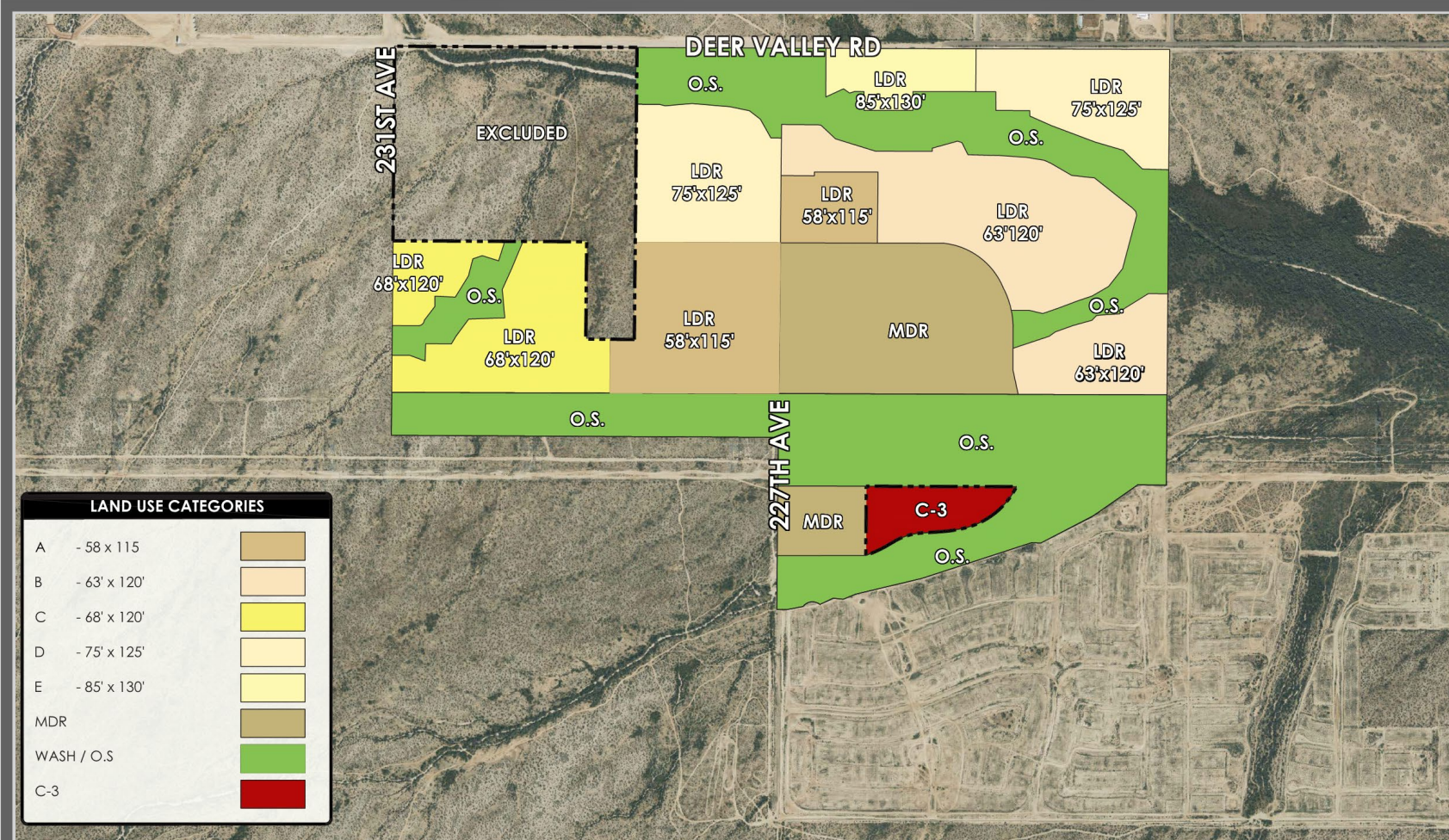
FS22-1260 VICINITY MAP



FS22-1260 ZONING MAP



EXISTING LAND USE MAP



PROPOSED LAND USE

SUMMARY OF CHANGES

PAD BOUNDARY

- Rezone 55-acres out of the Mesquite Mountain Ranch PAD (to be rezoned into Surprise Foothills PAD under separate application)

LAND USE DESIGNATION

- Update land use map to show a simplified parcel development plan
- Rezone 9-acres from medium-density residential (MDR) to commercial with the following uses permitted by-right
 - Recreational Vehicle (RV) Storage
 - Self Storage Facilities



OUTREACH

Neighborhood Meetings:

- January 18th (In-Person)
 - 1 Attendee
- January 24th (Virtual)
 - 3 Attendees
- **Questions/Concerns:**
 - Roads & Roadway Improvements
 - Prospective Commercial Uses
 - Construction Timing



RECOMMENDATION

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



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: March 21, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Major PAD Amendment to the Surprise Foothills PAD, generally located east and west of 231st Avenue, south of Pinnacle Peak Road, and north of Beardsley Road, to incorporate approximately 55 acres and revise the land use plan, development parcel configuration, and development standards. Case FS22-1259.

Motion:

Motion to recommend approval/denial of the Major PAD Amendment for Surprise Foothills PAD subject to stipulations “a” - “b” as outlined in the staff report.

Background:

Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of the owners, requests a Major PAD Amendment to the Surprise Foothills PAD to incorporate approximately 55 acres, which is currently within the Mesquite Mountain Ranch PAD, and revise the land use plan, development parcel configuration, and development standards.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-1259 Surprise Foothills Major PAD Amendment - Staff Report.fnl

2. 01 - FS22-1259 Surprise Foothills Major PAD Amendment - Vicinity Map
 3. 02 - FS22-1259 Surprise Foothills Major PAD Amendment - Zoning Map
 4. 03 - FS22-1259 Surprise Foothills Major PAD Amendment - Existing Land Use Map
 5. 04 - FS22-1259 Surprise Foothills Major PAD Amendment - Proposed Land Use Map
 6. 05 - FS22-1259 Surprise Foothills Major PAD Amendment - PAD Amendment Document
 7. 06 - FS22-1259 Surprise Foothills Major PAD Amendment - Luke AFB Comments
 8. 07 - FS22-1259 Surprise Foothills Major PAD Amendment - Citizen Participation Report
REDACTED
 9. 08 - FS22-1259 Surprise Foothills Major PAD Amendment - Affidavit of Site Posting
 10. 09 - FS22-1259 Surprise Foothills Major PAD Amendment - Letter of Support
 11. FS22-1259 Surprise Foothills Major PAD Amendment - PowerPoint
-

MAJOR PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS22-1259**

Project Name: Surprise Foothills Major PAD Amendment

Council District: 1 – Acacia

Meeting Date: **March 21, 2024**

Planner: Trever Fleetham, Senior Planner

Owners: Mesquite Mountain Ranch Investments LLC, Surprise Foothills Master LLC, and 317 Acres Partners LLC

Applicant: Mark Reddie, RVi Planning + Landscape Architecture

Request: A Major Planned Area Development (PAD) Amendment to the Surprise Foothills PAD to incorporate approximately 55 acres and revise the land use plan, development parcel configuration, and development standards.

Site Location: Generally located east and west of 231st Avenue, south of Pinnacle Peak Road, and north of Beardsley Road.

Site Size: 1,102 gross acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS22-1259**, subject to stipulations 'a' and 'b'.

39 **Project Description:**

40 Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of the
41 owners, requests a Major PAD Amendment to the Surprise Foothills PAD to incorporate
42 approximately 55 acres, which is currently within the Mesquite Mountain Ranch PAD, and
43 revise the land use plan, development parcel configuration, and development standards.
44

45 **Background:**

46 **June 08, 1989:** The subject property was annexed into the City of Surprise under
47 Ordinance #89-05.
48

49 **February 09, 2006:** The Mayor and City Council approved the Surprise Foothills Planned
50 Area Development under case PAD05-281, Ordinance #06-04.
51

52 **September 26, 2006:** The Community Development Director approved a minor PAD
53 amendment to revise commercial standards under case PADA 06-246.
54

55 **July 31, 2013:** The Community Development Director approved a minor PAD amendment
56 to relocate a wireless telecommunication facility on-site under case FS13-217.
57

58 **September 16, 2021:** The Community Development Director approved a minor PAD
59 amendment to reconfigure development parcels under case FS21-310.
60

61 **March 31, 2022:** The applicant met with staff to discuss the subject proposal during a
62 regularly scheduled Concept Review Meeting under case CR22-0100.
63

64 **September 08, 2022:** The applicant submitted for a Major PAD Amendment to the
65 Surprise Foothills PAD under case FS22-1259, the subject case.
66

67 **September 08, 2022:** The applicant submitted for a Major PAD Amendment to the
68 Mesquite Mountain Ranch PAD under case FS22-1260 to zone approximately 55 acres
69 out of the Mesquite Mountain Ranch PAD to be incorporated into the Surprise Foothills
70 PAD.
71

72 **October 06, 2022:** The Planning & Zoning Commission approved a Preliminary Plat for
73 Phase 1B of Surprise Foothills under case FS21-729.
74

75 **November 03, 2022:** The Planning & Zoning Commission approved a Preliminary Plat
76 for Phase 1A of Surprise Foothills under case FS21-682.
77

78 **November 03, 2022:** The Planning & Zoning Commission approved a Preliminary Plat
79 for Phase 1C of Surprise Foothills under case FS21-683.
80
81

Analysis and Discussion:

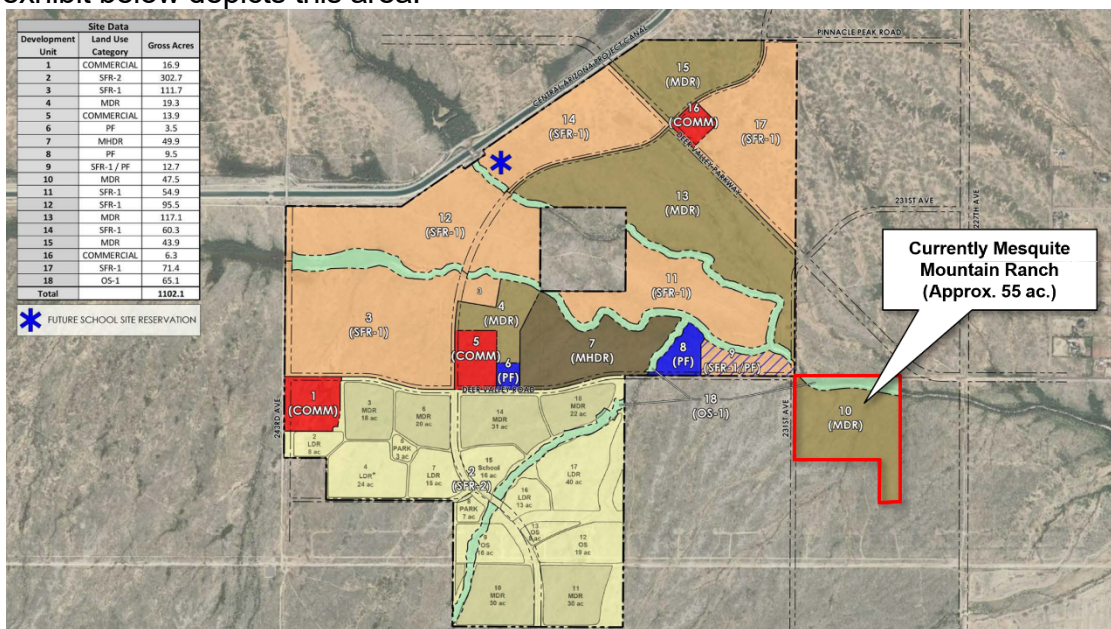
The applicant is requesting a Major PAD amendment to the Surprise Foothills PAD to modify the land use plan and development standards and expand the boundary of the PAD. This request proposes to enact the following requests:

1. Expand the boundaries of the PAD by incorporating approximately 55 acres of adjacent vacant land currently within the Mesquite Mountain Ranch PAD.
2. Revise the land use map to reflect changes in market conditions, as well as changes to the PAD boundary and roadway circulation.
3. Update design standards to align with the current Surprise Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS), while retaining certain existing standards from the PAD with certain deviations.

Project Boundary

The current Surprise Foothills PAD encompasses approximately 1,047 acres and is generally bounded by Pinnacle Peak Road and the CAP canal to the north, 243rd Avenue to the west, 231st Avenue to the east, and extends south to ¼ mile north of the future Beardsley Road alignment. This amendment proposes expanding the boundary of the PAD to incorporate an additional 55 acres, increasing the gross acreage from approximately 1,047 acres to approximately 1,102 gross acres. The 55 acres located, near the southeast corner of the project, is currently zoned “Mesquite Mountain Ranch PAD”. A major PAD amendment to the Mesquite Mountain Ranch PAD to remove the 55 acres from the PAD has been submitted and is being reviewed concurrently with this application (case FS22-1260). The 55 acres will be rezoned into the Surprise Foothills PAD with this amendment.

The exhibit below depicts this area.



Land Use

The Surprise Foothills PAD currently provides a variety of land uses including residential, commercial, public facilities, and open space. The applicant proposes to retain those current land uses while also providing additional sub-categories and rearranging the layout. The table below provides a summary of the land uses proposed with this amendment along with the current and proposed acreages.

LAND USE	CURRENT ACREAGE	PROPOSED ACREAGE
Low-Density Residential (LDR)	746	709
Medium-Density Residential (MDR)	150	228
Medium/High-Density Residential (MHDR)	0	50
Commercial	40	37
School	16	Acreage included in LDR
Park/Open Space	44	Acreage included in other land uses
Open Space Conservation	0	65
Public Facility	11	13
Utility Easement	41	AC included in other land uses

The increase in acreage from 1,047 acres to approximately 1,102 acres is also accompanied by an increase in the total dwelling unit count for the PAD. The proposal includes an increase from 3,024 units to 4,506 units (1,482 additional units), thus increasing the overall density from 2.7 DU/AC to 4.1 DU/AC (an increase of 1.4 DU/AC). The increase in residential units is distributed across not only the original PAD boundary but the proposed expansion area as well. The table below provides a summary of the unit count and density changes.

	CURRENT PAD UNITS	CURRENT PAD DENSITY	PROPOSED UNITS W/ AMENDMENT	PROPOSED DENSITY W/ AMENDMENT
Current Surprise Foothills Boundary	2,935	2.8 DU/AC	4,272	4.1 DU/AC
Mesquite Mountain Ranch Site (55-acre site)	89	1.6	234	4.2 DU/AC
Total	3,024	2.7 DU/AC	4,506	4.1 DU/AC

The subject site is located within the 0-6 DU/AC band of the Luke AFB Graduated Density Concept (GDC). As such, the increase in total dwelling units to 4,506 and increase in density to 4.1 DU/AC is still in compliance with the Luke AFB GDC, which equates to 6,490 dwelling units and 6.0 DU/AC allowed per Luke AFB.

Development Standards

The applicant is requesting to update the associated development standards of the PAD with a mixture of standards carried over from the existing PAD (with revisions), and those from the LDO and PEDS. The development standards are specified per land use designation within the PAD document. The included land use designations are as follows:

- SFR-1: Single Family Residential – 1
- SFR-2: Single Family Residential – 2
- MDR: Medium Density Residential
- MHDR: Medium-High Density Residential
- Comm: Commercial
- PF: Public Facility
- OS: Open Space

SFR-1: Single Family Residential – 1

The SFR-1 category allows for a variety of low-density residential development. This category will follow the R-1 zoning district sections of the LDO for both uses and development standards, with no deviations.

SFR-2: Single Family Residential – 2

The SFR-2 category is an area of Surprise Foothills that previously received preliminary plat entitlements under the current PAD. As such, the subject amendment is proposing that this land use category and area of the development remain consistent and unchanged with the existing approved PAD.

MDR: Medium Density Residential

The MDR category is designed for a range of single- and multi-family residential developments with densities up to 12 du/ac, so long as the average density does not exceed 8 du/ac within each MDR parcel. The variety of product types envisioned include auto-court cluster, green-court cluster, zero-lot line configuration, detached or attached single family, condominium/townhome design. Permitted uses within this category will align with the R-2 zoning district of the LDO.

In order to accommodate this variety of product types, two sets of development standards are being proposed for this land use category. The first is outlined in Table 5 (shown below), a version of which is included in the existing PAD but is being revised with this amendment.

Table 5: MDR – Development Standards	
Lot Categories	PAD
Lot area (sf) minimum	1,700
Min. lot width (ft)	25'
Minimum Building Setbacks	
Min. front setback (ft)	8
Min. rear setback ¹ (ft)	10
Min. side setback ¹ (ft)	0/10 or 5/5
Minimum Perimeter Landscape Area (apply to perimeter of development parcel only)	
Front (ft)	5' adjacent to arterials and collectors
Side (ft)	5' adjacent to arterials and collectors
Rear (ft)	8' adjacent to arterials and collectors
Private Open Space (sq. ft./unit)	60
Max. bldg. height (ft)	40
Open space (% of gross acres of residential development) ²	20%
<i>Table 5 Notes:</i> 1. May be reduced to zero feet setback for single-family dwellings as attached building and separated by a common wall along the Subject Site line, or zero lot line development. 2. The city requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one lot category will provide the higher percentage of open space. 3. The provision within the LDO for no more than 50% of lots in R-2 being less than 48' wide shall not apply to MDR within Surprise Foothills.	

The second set of development standards for the MDR category are those that are found within the LDO for the R-2 zoning district. Any traditional single-family development within MDR must comply with the R-2 standards of the LDO and not Table 5.

MHDR: Medium-High Density Residential

The MHDR category allows uses and follows standards of the R-2 and R-3 zoning districts of the LDO, as well as those allowed within the MDR category of this PAD.

Commercial/ PF/ OS

The land use categories for commercial, public facilities, and open space will follow LDO standards with no deviations requested. Commercial parcels will follow C-2 uses and standards and open space parcels will follow OS-1 zoning standards.

Roadway Circulation

The land use map and development parcels of the PAD have been reconfigured to accommodate for the future Deer Valley Parkway alignment. The roadway alignment shown on the proposed land use map is consistent with the Surprise General Plan 2035.

Open Space & Trails

This amendment proposes slight changes in the open space types across the site, though the overall estimated acreage of open space is not reduced. The plan provides for multiple active and passive recreation areas including a community clubhouse/amenity, four neighborhood parks, and a regional trail system while also designating area for open space conservation. The proposed trails, ~~and~~ connections, ~~and~~ open spaces, are consistent with the City of Surprise Parks and Recreation Master Plan and the Surprise General Plan 2035, ~~though they will not be owned or maintained by the City~~. The table below provides a summary of the current and proposed open space.

OPEN SPACE TYPE	CURRENT ACREAGE	PROPOSED ACREAGE
Neighborhood Park	34	25
Pocket Parks/Mini Parks	30	30
Natural Open Space	120	129
Utility Easements	41	41
Total Estimated Acreage	225	225

Schools

The existing land use plan of the Surprise Foothills PAD includes one (1) school site of approximately 16 acres. This school site is being retained with the proposed amendment within the SFR-2 category. During the public outreach for this application, it was determined by the Wickenburg Unified School District that a second school site is needed within the project area. As such, a “future school site reservation” has been added to Parcel 14. The exact location and size of this site will be determined at a later date.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Wickenburg Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which can accommodate a variety of land uses, as well as Open Space along the wash corridors. The General Plan states that “while neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature.” The proposed amendment not only provides residential but also allocates area for both commercial and public uses. Additionally, the areas designated as Open Space in the General Plan are proposed to be retained as open space with the OS-1 zoning designation on the land use plan.

As such, the proposed Major PAD Amendment demonstrates consistency with these land use categories and advances the goals and policies of the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa Water District, Maricopa County Department of Transportation (MCDOT) and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

Citizen Outreach:

The applicant held neighborhood outreach meetings on January 18th and January 24th, 2023. These meeting were advertised per the requirements of the LDO. One meeting was held in-person at Asante Preparatory Academy and the other was held virtually via Zoom. During these meetings, residents within the vicinity addressed their concerns regarding density, schools, prospective commercial uses, water, future roadway plans, and construction timing. A detailed summary of the outreach meetings can be found in the attached Citizen Participation Report.

Summary:

The proposed Major PAD Amendment to the Surprise Foothills PAD to incorporate approximately 55 acres and revise the land use plan, development parcel configuration, and development standards is consistent with the Surprise General Plan 2035.

Findings:

- The proposed Major PAD Amendment is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.
- The reviewing agencies had no objections

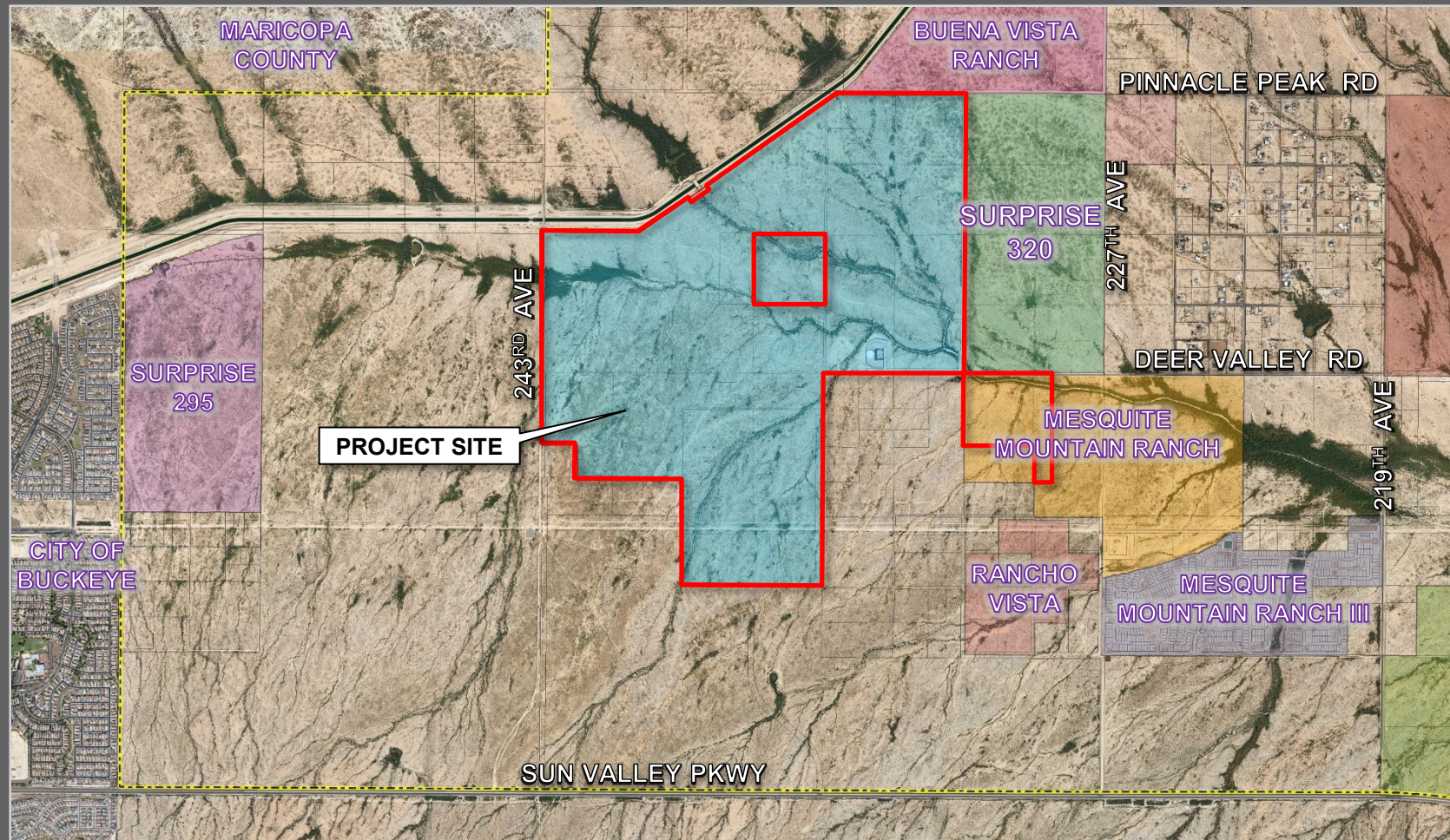
Staff's Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS22-1259** to the City Council subject to stipulations 'a' and 'b' as follows:

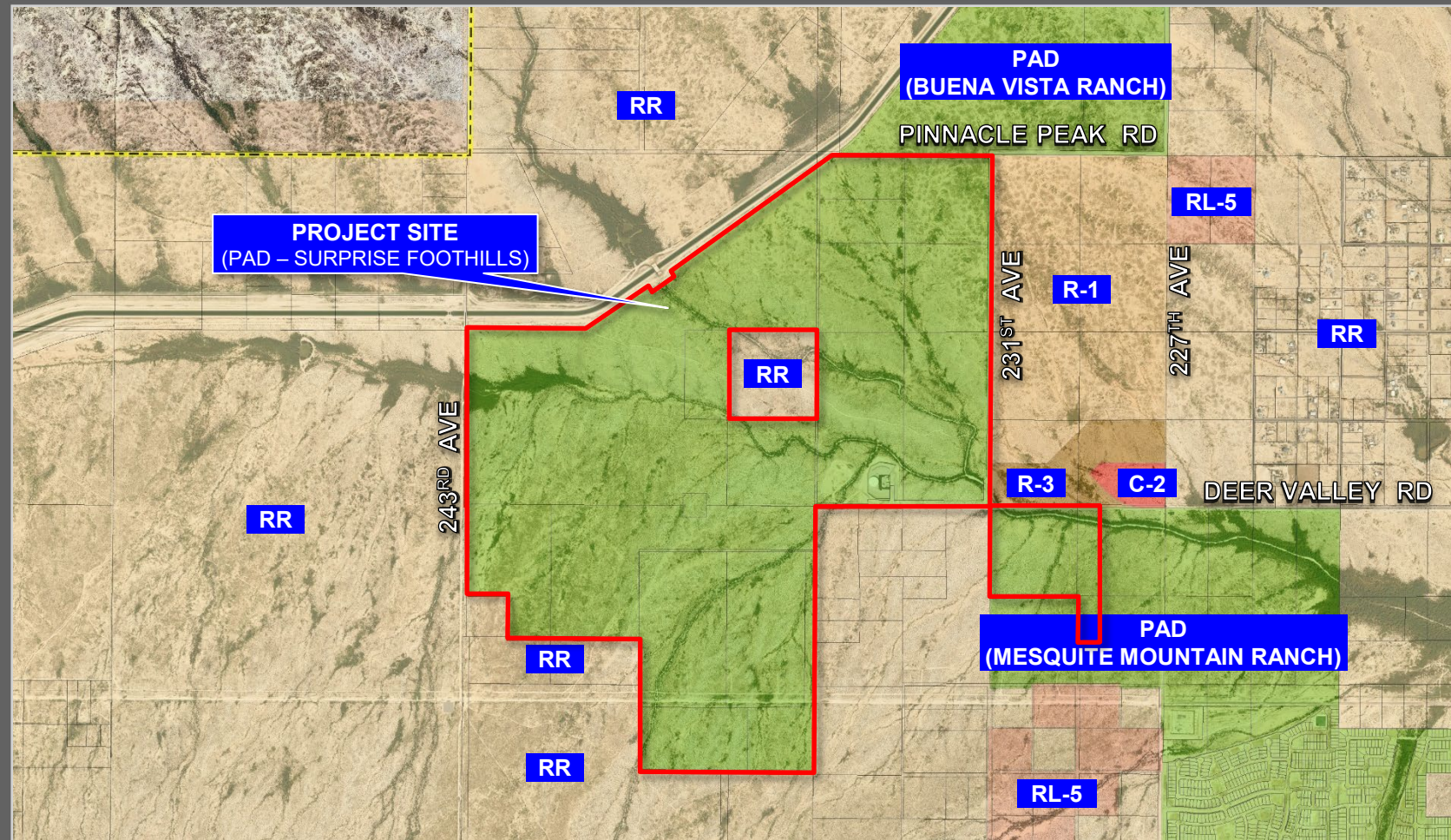
- a. Development and use of the site shall be consistent with the PAD Amendment document entitled "Surprise Foothills PAD Narrative", prepared by RVI, received January 23, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

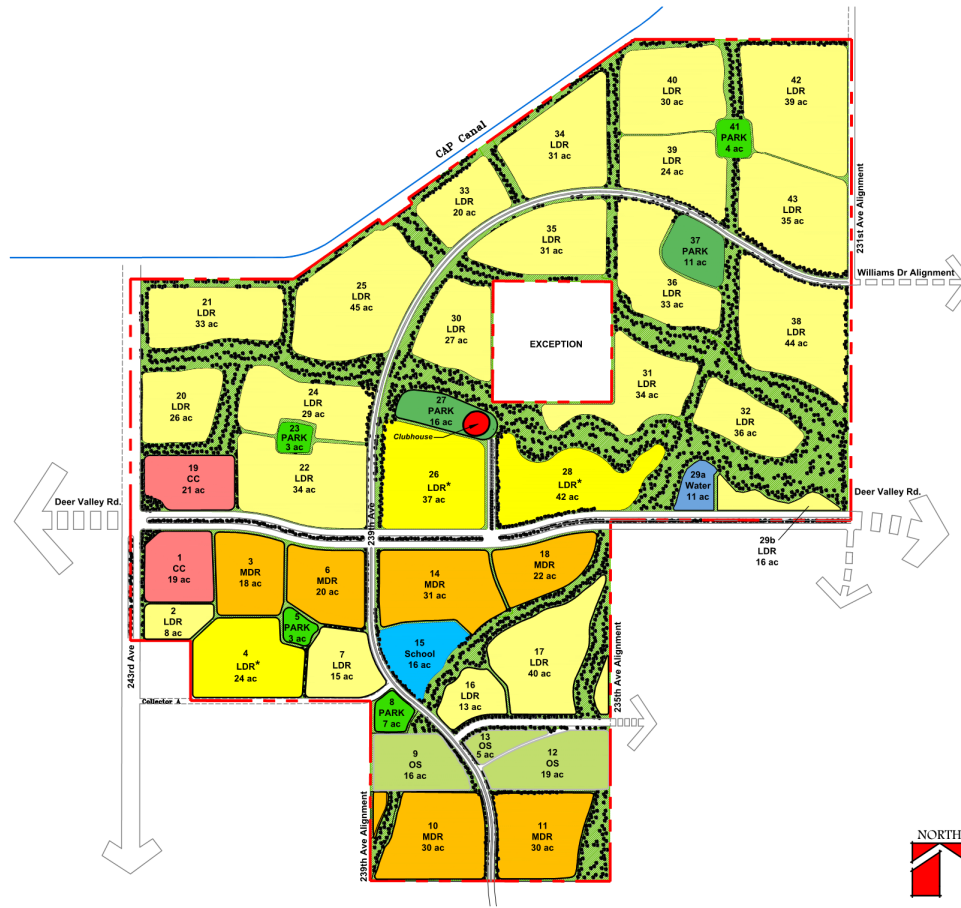
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

269	<u>Attachments:</u>
270	01 Vicinity Map
271	02 Zoning Map
272	03 Existing Land Use Map
273	04 Proposed Land Use Map
274	05 PAD Amendment Document
275	06 Luke AFB comments
276	07 Citizen Outreach Report – REDACTED
277	08 Affidavit of Site Posting
278	09 Letter of Support
279	PPT



FS22-1259 VICINITY MAP





Surprise Foothills

Surprise, Arizona

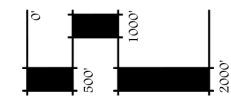
Planned Area Development
Figure 7
Land Use Master Plan

Legend

- Low Density Residential
- Low Density Residential with 15% MDR Overlay
- Medium Density Residential
- Commercial
- School
- Neighborhood Park
- Pocket Park
- Water Production and Storage
- Open Space
- Utility Easement
- Clubhouse



Scale: 1" = 1000'

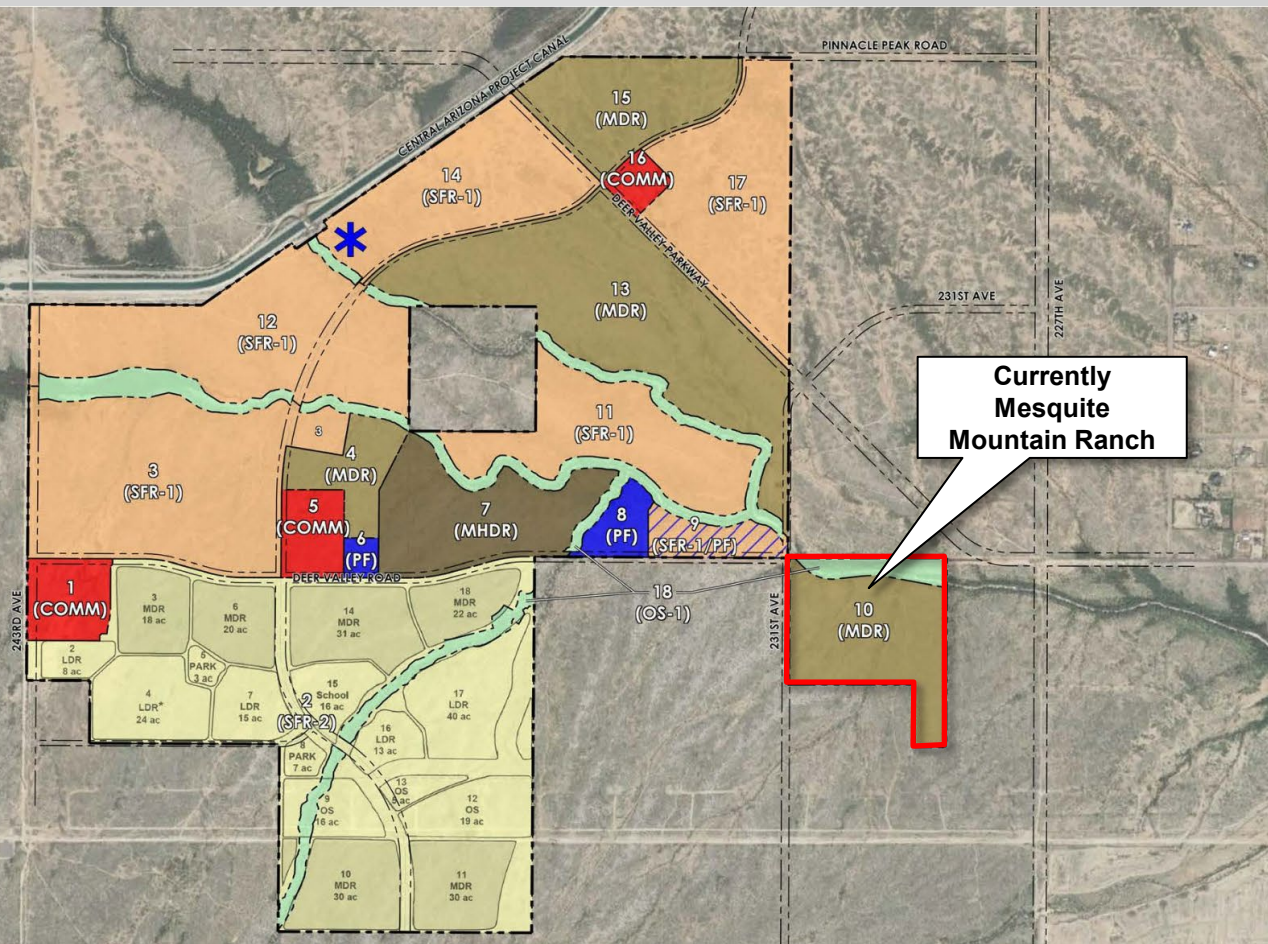


Date: 06-16-2005
Drawn By: DM
Revised: 06-23-2021



Site Data		
Development Unit	Land Use Category	Gross Acres
1	COMMERCIAL	16.9
2	SFR-2	302.7
3	SFR-1	111.7
4	MDR	19.3
5	COMMERCIAL	13.9
6	PF	3.5
7	MHDR	49.9
8	PF	9.5
9	SFR-1 / PF	12.7
10	MDR	47.5
11	SFR-1	54.9
12	SFR-1	95.5
13	MDR	117.1
14	SFR-1	60.3
15	MDR	43.9
16	COMMERCIAL	6.3
17	SFR-1	71.4
18	OS-1	65.1
Total		1102.1

* FUTURE SCHOOL SITE RESERVATION



PROPOSED LAND USE

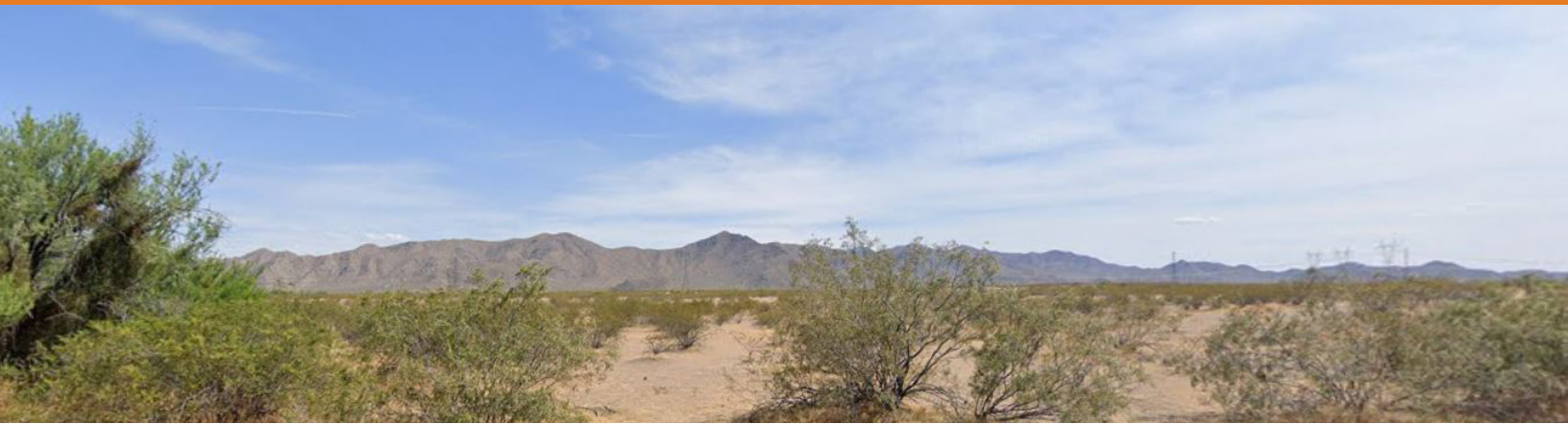
SURPRISE FOOTHILLS

PAD NARRATIVE

FS22-1259

CITY OF SURPRISE, ARIZONA

SUBMITTAL: JANUARY, 2023



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1. PROJECT INTRODUCTION

RVi Planning + Landscape Architecture on behalf of Elliott D. Pollack & Companies, is pleased to submit this Major Planned Area Development (PAD) Amendment application for Surprise Foothills ("Subject Site"). The Subject Site is approximately 1,102 acres and irregularly shaped, but generally bounded by the Pinnacle Peak Road alignment and the CAP to the north, ¼ mile north of the Beardsley Road alignment to the south, the 231st Avenue alignment to the east, and the 243rd Avenue alignment to the west. A graphic representation of the Surprise Foothills vicinity is provided on Exhibit 1: Context Aerial. The Subject Site is primarily zoned for low and medium residential uses as well as commercial and mixed acreage (+/- 36 acres)

This Major PAD Amendment as requested is for the purpose of:

- Revising the alignment of Deer Valley Road per the Surprise General Plan Circulation Map, and other associated roadway alignment revisions in the area.
- Updating the land use plan and Subject Site acreage to: 1) reflect the roadway alignment revisions, and 2) add three parcels at the southeast corner of the 231st and previous Deer Valley Road alignment intersection within the Mesquite Mountain Ranch PAD.
- Revise the development parcel configuration, land use designations, lot size, distribution, and unit count (increase) to reflect circulation revisions and current market conditions related to builder product, affordability, and consumer demand.
- Update the current approved PAD and residential design standards relative to the newly approved Surprised Land Development Ordinance (LDO) and associated Planning and Engineering Design Standards (PEDS) approved in 2021. The plan is to maintain the PAD zoning designation, but to align the standards to be more compliant with the new LDO standards.
- Update the open space allocations and locations as applicable to the new approved LDO.

The APN's associated with this request are:

- 503-81-905, 906, 907, 033M, 033N, 033P; 033Z;
- 503-80-006F, 006Z, 040;
- 503-82-004H, 004J, 004Q, 004R, 003A, 003B;
- 503-83-031A, 031D, and 031E.

The proposed project is located within Special Planning Area 3 (SPA-3) for both water and sewer service. Approximately 315 acres of the Subject Site south of the Deer Valley Road alignment are in preliminary plat development per applications FS21-682, FS21-729, and FS21-683. These preliminary plats are based on the current approved PAD regarding lot sizes, densities, and development standards, and will not be impacted by this proposed Amendment.

This rezoning narrative will provide the framework for future development of the Subject Site. In the following sections, additional information will be provided as it relates to the following items:

- Site Analysis
- Proposed Zoning Map
- Open Space Plan
- Regulatory Development Standards

The proposed development complies with the 2035 General Plan and will be processed as a Major PAD Amendment under the existing PAD designation. Most of the site will be developed in close conformance with the land use and regulatory development provisions outlined in the Surprise LDO and PEDS Manual excepting a few development standards that will be modified under the PAD designation.

2. SITE ANALYSIS

EXISTING PAD LAND USE PLAN AND ZONING

The original Surprise Foothills PAD, PAD05-281, was approved on February 9, 2006 by the Surprise City Council. The first Minor PAD Amendment, PADA06-246, was approved by staff on September 26, 2006 and clarified commercial development standards. The second amendment to the PAD, FS13-217, addressed the location of water campus and was approved on July 31, 2013. The third minor amendment to the PAD, FS18-057, was approved in April 2018 and primary purpose was to address infrastructure phasing.

A fourth Minor PAD Amendment dated July 2021 currently regulates the site. The 2021 amendment modified several of the parcels land use designations, acreages, and redesignated Parcel 8 (as identified in Exhibit 4) from Water Campus to Park. Exhibit 4: Current Approved PAD Land Use Plan provides additional details of the current approved land use plan.

Preliminary plat applications for Parcels 3 through 18, as shown by Exhibit 4: Current Approved PAD Land Use Plan, are being processed in conformance with the current approved Surprise Foothills PAD development standards. The proposed PAD amendment described in the following sections will preserve the current approved development standards outlined in the existing PAD for these parcels, and as part of the concurrent preliminary plat application, while modifying the remaining and new parcels within the Surprise Foothills PAD.

GENERAL PLAN LAND USE

The City of Surprise 2035 Land Use Map designates this area as Neighborhoods and Open Space along the major wash corridors and CAP canal as depicted in Exhibit 2: General Plan Land Use Map. The proposed development plan is in conformance with the 2035 General Plan land use designation and character area and no General Plan amendment is required.

To the west and south of the Subject Site is vacant state land, also designated as Neighborhoods. To the southeast is Mesquite Mountain Ranch and Rancho Vista. To the northeast is the Buena Vista Ranch PAD approved in 2005. To the east is Surprise 320, a recently approved 320-acre project including single-family residential, multi-family residential, and commercial uses clustered around the 227th Avenue and Deer Valley Parkway intersection.

Table 1 provides a breakdown of the existing and surrounding land uses.

TABLE 1: EXISTING AND SURROUNDING LAND USES

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
Site	Neighborhoods	Surprise Foothills PAD	Vacant, Water Campus
North	Neighborhoods	PAD/Rural Residential (RR)	Vacant
South	Neighborhoods	PAD/Rural Residential (RR)	Vacant
East	Neighborhoods	R-1, R-3, C-2	Vacant
West	Neighborhoods	Rural Residential (RR)	Vacant

All surrounding developments within the area are zoned either PAD or a combination of residential and commercial zoning. The nature of the surrounding area is reserved for residential and neighborhood commercial development which is consistent with the proposed rezoning for the Subject Site. See Exhibit 3: Existing Zoning Map.

EXISTING PRE-DEVELOPMENT CONDITIONS

Drainage

The proposed project lies within the area which has been the subject of extensive hydrologic analysis performed by the Flood Control District of Maricopa County. A master drainage study was prepared for the Subject Site with the original PAD zoning case and will be the basis of future development plans.

School Districts

The subject site is in the Wickenburg Unified High School District #9.

Water and Sewer Service Facilities Plans

Surprise Foothills is within Special Planning Area 3 (SPA-3) in the City of Surprise, Arizona.

Owner has recently completed phase one of the Surprise Foothills Water Supply Facility, just west of the original 231st Avenue and Deer Valley Road alignment intersection on the north half of the Subject Site. The Surprise Foothills Water Supply Facility will serve potable water to the Subject Site and Owner is working with the city to address subsequent phases of the Surprise Foothills Water Supply Facility.

The Owner has secured sewer capacity in the SPA-3 Water Reclamation Facility for approximately 60% of the Subject Site and is working with the City to address the expansion of the SPA-3 Water Reclamation Facility in order to accommodate the balance of the Subject Site. Sewer service will be obtained through the Deer Valley Road sewer line (previously installed by Owner) that exists within Deer Valley Road and terminates at 231st Avenue.

Preliminary water and sewer reports have been prepared and are included with the rezoning submittal package as a separate attachment.

Electricity

APS is the service provider in the area. There is no existing service for this site, although APS has approved two new sub-station locations to help serve the northwest Surprise area. Both sub-stations are located approximately five miles directly east and west of the Subject Site. These improvements are planned to be built as development occurs in this area. An additional substation will be constructed on the east side of 227th Avenue directly north of the wash that intersects Mesquite Mountain Ranch.

Refuse Collection Districts

The Subject Site and surrounding areas are currently vacant with no existing refuse collection service. However, as the Subject Site is entirely within the City of Surprise jurisdictional limits, Surprise will provide refuse collection service once development occurs.

Fire and Law Enforcement Service

The City of Surprise will provide fire and police protection service to the Subject Site. A fire station site is planned along Deer Valley Road as part of the proposed PAD amendment to accommodate the proposed development.

Environmental Inventory Plan

An Environmental Inventory Plan (EIP) in compliance with the LDO will be completed for the Subject Site as part of the preliminary plat application which will follow the approval of the PAD Amendment.

Existing Roads, Rights-of-Way, and Utilities/Constraints

Currently, no partial or fully improved roadway network exists adjacent to the Subject Site except for Sun Valley Parkway, which is currently a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. All other roadways in the study area are unimproved and without full right-of-way dedication necessary for development according to the Surprise 2035 General Plan's roadway classification map.

There are several existing WAPA utility easements totaling approximately 600-feet in width on the southern portion of the site, oriented in an east/west direction. These power line easements house existing 500 KV power lines.

Luke Air Force Base Compatibility Analysis

The Graduated Density Concept for Luke Air Force Base is best described as providing guidelines for dense development up to and surrounding the "high noise or accident potential zone," commonly referred to the 65 Ldn line, as defined in A.R.S. § 28-8461, which may limit future operations of the U.S. This Graduated Density Concept 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 dwelling units (du) per acre (ac) from the 65 Ldn to ½ mile,
- a maximum of 4 du/ac from ½ mile to 1 mile,
- a maximum of 6 du/ac from 1 to 3 miles, and
- graduated densities beyond 3 miles that include open spaces, light industrial/commercial and rural uses throughout the area defined by State Statute A.R.S. § 28-8461 as "territory in the vicinity of a military airport".

In review, this project is located between 1-3 miles from the 65 LDN noise contour line which permits a maximum density of 6 du/ac across the PAD. As such, additional review and analysis has been completed to illustrate and describe the implications to the proposed development plan in compliance with the Luke AFB Graduated Density Concept. A maximum of 6,490 units are permitted per the analysis and the PAD amendment will provide a maximum of 4,506 units or 4.1 du/ac. See Exhibit 6: Luke Air Force Base Graduated Density Analysis.

The Applicant received an e-mail from Mark James, Planning Manager with Luke Air Force Base Community Initiatives dated February 28, 2022, based on a review of the proposed development. The e-mail indicates that the proposed development should not have a negative impact on Luke AFB flight operations but recommends a notification program to notify prospective residents of proximity to Luke AFB operations.

3. PROPOSED LAND USE PLAN

The development regulations that will guide the development of the Surprise Foothills PAD largely fall into four general land use categories: Residential, Commercial, Open Space Conservation (OS-1) and Public Facilities (PF). The residential land use category includes four sub-categories: Single Family Residential-1 (SFR-1), Single Family Residential-2 (SFR-2), Medium Density Residential (MDR), and Medium-High Density Residential (MHDR). As explained in the previous section, the SFR-2 designation is provided to maintain the current approved PAD development standards and ensure consistency with the plats that have already been processed for Parcel 2 (as identified on Exhibit 5). Parks, open spaces, and a future clubhouse will be provided within the SFR-1 and SFR-2 land use designations.

The Commercial designation will provide opportunities for local commercial, retail services, and higher density housing across the Subject Site and add variety to the residential housing options within the PAD. The OS-1 category defines the wildlife corridors to be preserved as permanent open space within the plan. The remaining PF land use designations account for the planned public facilities within the PAD. See Exhibit 5: Proposed Land Use Plan. Table 2a provides a breakdown of the Proposed Land Use Map designations.

Each of these land use categories will establish their own set of development standards and/or design guidelines that will govern the regulatory development process.

SINGLE FAMILY RESIDENTIAL-1 (SFR-1)

The SFR designation provides areas for single-family homes on varying lot sizes and a mix of densities together with schools, parks, and other public services necessary for suburban residential neighborhoods generally in conformance with the R-1 zoning district as defined by the LDO. The lot categories shall include A (suburban 4,950-7,999 sf lot area) and B (suburban 8,000-11,999 sf lot area), which are compatible with the Suburban land use character as outlined in the 2035 General Plan. While lot categories C-F are permitted, these lot sizes are not anticipated for the project. The SFR-1 designation will include varying lot sizing as permitted within R-1 Lot Categories A and B of the LDO. Additionally, the Public Facilities (PF) designation will be permitted on Parcel 9 to ensure this parcel can accommodate any expansion of the water campus as warranted by future analysis.

A community clubhouse of approximately 4-acres is planned within a portion of Parcel 3. The planned clubhouse will likely be centrally located along the Major Collector Foothills Boulevard north of Deer Valley Road providing both pedestrian and vehicular access for residents, but a final location and configuration will be determined during the phase platting of the development.

The proposed SFR-1 designated parcels will provide multiple neighborhood parks and usable open space locations north of the original Deer Valley Road alignment consistent with the current PAD, with the understanding that they can be adjusted in location and size within reason as preliminary plats are being designed for each area. In addition to the proposed larger parks, smaller open space areas will be located throughout each of the development parcels to enhance the open space network within the community. A minimum of 20% open space will be provided throughout the PAD consistent with the current approved PAD and LDO.

Table 2a: Proposed Land Use Plan and Zoning Summary

Parcel # (Exhibit 5)	Land Use Category	Gross Acres
1	COMMERCIAL	16.9
2	SFR-2	302.7
3	SFR-1	111.7
4	MDR	19.3
5	COMMERCIAL	13.9
6	PF	3.5
7	MHDR	49.9
8	PF	9.5
9	SFR-1 / PF	12.7
10	MDR	47.5
11	SFR-1	54.9
12	SFR-1	95.5
13	MDR	117.1
14	SFR-1	60.3
15	MDR	43.9
16	COMMERCIAL	6.3
17	SFR-1	71.4
18	OS-1	65.1
Total		1102.1

SINGLE FAMILY RESIDENTIAL-2 (SFR-2)

The SFR-2 designation is intended to maintain the previously approved PAD development standards as there are several subdivision plats that have been processed prior to approval of this amendment. In the existing PAD, the equivalent land use categories to the SFR-2 includes Low Density Residential (LDR) and Medium Density Residential (MDR), which we designed to allow a broad range of low and medium density single-family residential development within the 3-8 du/ac density range. Various lot sizes and development standards are provided within the SFR-2 designation, and will attract a broad spectrum of housing choices and residential lifestyles within the Surprise Foothills community and have been reflected in the approved preliminary plats.

The updated SFR-2 designation will preserve the existing PAD entitlements for all development shown as Development Parcel 2 on Exhibit 5 given the various stages of development these parcels are currently in.

MEDIUM DENSITY RESIDENTIAL (MDR)

The MDR designated parcels, as shown on Exhibit 5: Proposed Land Use Plan, will accommodate several different residential development options and densities. The PAD envisions that a particular style of development would be selected and depending on the product would be proposed within all or a portion of the MDR designated areas. The development type shall follow the appropriate development standards outlined in Section 4. These development types include the following:

- Alley Loaded Product
- Cluster, Auto-court Product
- 4 and 6-pack Residential Product
- Attached Townhomes
- Detached Townhomes

The MDR parcels help to provide an appropriate transition to the surrounding single family residential and proposed commercial development on the site.

The MDR parcels will generally follow the R-2 zoning category within the LDO, as well as a set of additional development standards to accommodate a variety of additional medium-density residential product types as described earlier in this section. The development standards are provided in Section 4 in accordance with the style of residential product that is proposed.

MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)

The MHDR land use designation is meant to accommodate the highest density within the PAD. As shown on Exhibit 5: Proposed Land Use Plan, Parcel 7 is the only MHDR development parcel proposed within the development.

The MHDR development parcel shall conform to the uses and development standards of both the R-2 and R-3 zoning district within the LDO. This will allow a mix of higher density and medium density product within the overall 49.9-acre parcel.

COMMERCIAL

The Commercial land use designation seeks to provide traditional commercial development which may include retail, office, and service activities to satisfy the needs of the community. The intent of this designation is to create a neighborhood environment by assembling community-serving businesses and services in commerce centers. The PAD provides for commercial to be developed within three separate parcels strategically located at primary roadway intersections within the development for ease of access and visibility to residents within and surrounding the property.

OPEN SPACE CONSERVATION (OS-1)

The Open Space Conservation area includes the areas designated on the City's General Plan as Wildlife Corridors, which generally includes the floodway of the Trilby Wash and surrounding floodway tributaries that feed the Trilby Wash. These corridors are specifically designated as conservation open space to ensure important wildlife corridors are preserved within the City. The precise width of these corridors will be determined prior to development as part of the Section 404 jurisdictional delineation of the floodway as required prior to development of the property, so acreages listed in the PAD are subject to change.

SCHOOLS

The project has included an elementary school site in Parcel 2 south of Deer Valley Road. Based on the proposed residential units within Surprise Foothills and in coordination with the Wickenburg Unified School District #9 (WUSD), a second school site has been identified north of Deer Valley Road as shown on Figure 5, Proposed Land Use Plan. The precise size and location will be coordinated with the WUSD at the time the school is needed to serve the community.

PUBLIC FACILITIES (PF)

The PF designation per the LDO is meant to accommodate development on federal, state, county, and city owned land for those land uses necessary to serve the needs of the community and/or protect the public health and safety. As shown in Exhibit 5, as it relates to the PAD, Parcel 8 reserves an approximate 9.5-acre parcel for a water campus and utility services to help serve the development across the Subject Site. Furthermore, Parcel 9 is designated as SFR-1 and PF to accommodate any possible future expansion of the neighboring water campus as warranted by future analysis. Additionally, in coordination with the City of Surprise, Parcel 6, an approximate 3.5-acre parcel just east of the commercial parcel will also be set aside for a future fire station to meet the fire service demands created by the Subject Site.

Pursuant to the First Amendment to the Surprise Foothills Water Supply Facility Development Agreement, Owner shall set aside Parcel 8 for the future expansion of the Surprise Foothills water campus for a period of 5 years from the date the First Amendment is approved. The Desert Trails project has been identified as an expansion area of the Surprise Foothills Water Supply Facility service area. In the event the owner of Desert Trails elects to annex into the Surprise Foothills Water Supply Facility service area, then the owner of Desert Trails will be required to purchase Parcel 8 for the expansion of the Surprise Foothills Water Supply Facility.

PARKS, TRAILS AND COMMUNITY RECREATION / OPEN SPACE

The PAD will include numerous opportunities for active and passive recreation through natural open space/wash corridors, the various power corridor easements, developed parks and trails throughout the community, and direct access to the CAP canal regional trail system and the regional paths as defined by the City of Surprise Parks and Recreation Master Plan. Exhibit 8: Development and Open Space Plan shows the conceptual network of usable open space to be provided throughout the development. The precise location and size of each park, usable open space, and private amenities are subject to change based on the development of individual parcels that make up the PAD. As development occurs within the PAD, each development parcel will be responsible for providing trail connections to the usable open spaces, neighborhood parks and regional wash trail system resulting in a well-connected community open space trail system.

The conceptual open space plan designates a total of four neighborhood parks totaling approximately 25-acres. Three of these parks are located north of Deer Valley Road and are evenly distributed within the development to provide a short walking distance for all residents. An additional neighborhood park is currently being planned south of Deer Valley Road on Parcel 2 as part of the preliminary plats that have already been submitted to

the City. The neighborhood parks will provide amenities consistent with the provisions outlined within the LDO and PEDS. In addition to the neighborhood parks, usable open space shall be provided within the individual subdivisions to be located and designed at the time of preliminary plat development. These smaller usable open spaces will include various active and/or passive amenities for the use and enjoyment of the residents within the individual subdivision(s) in which they are located.

The project proposes to preserve the major wash corridors throughout the Subject Site as natural open space that may be used as passive recreational opportunities and/or trail connections throughout the development. The implementation of wash corridor preservation will be based on detailed hydrologic analysis during the subdivision plat process. In general, these corridors will conform to the configuration identified on Exhibit 8. However, some refinement will occur during the platting process based on the characteristics of the wash within the immediate vicinity of the proposed plat. Approximately 120 acres of wash corridors will be preserved within the community with a lesser amount designated within the specific OS-1 category.

Between the neighborhood parks, community clubhouse, subdivision parks/ open space, multi-use trail system, wash corridors, and utility easement, approximately 20% of the total gross area of the project will remain as open space.

LAND USE SUMMARY

The proposed land use plan includes an increase of approximately 55 acres from 1,047 acres to 1,102 acres of land. The additional 55 acres are located at the southeast corner of the site and were originally part of the Mesquite Mountain Ranch PAD but now will be combined into the Surprise Foothills PAD.

The overall increase in residential unit count is proposed to respond to changes in current market conditions, resident and builder demand, affordability, and new innovative product types that are in high demand in this sub-market.

Some of the old versus new land use categories are not entirely compatible, but Tables 2b, 2c, 2d and 2e provide a summary of the proposed changes between the current approved PAD (FS21-310) and this proposed PAD as related to overall property acreage and unit count, acreage by land use type, and total open spaces.

Table 2e summarizes the size and permitted number of units of the original Surprise Foothills PAD site and the additional property proposed to be added to the original site as part of this amendment.

Table 2b: Approved and Proposed Unit Count / Density Summary of Surprise Foothills PAD

Currently Approved PAD (FS21-310)	Proposed PAD Amendment (FS22-1259)	Difference
2,935 Units	4,506 Units	+1,571 Units
1,047.1 Acres	1,102.1 Acres	+55 Acres
2.8 DU/AC	4.1 DU/AC	+ 1.3 DU/AC

Table 2d: Approved and Proposed Open Space Summary

Open Space Type	Currently Approved PAD (FS21-310) Estimated Acreage	Proposed (FS22-1259) Estimated Acreage
Neighborhood Park	34	25
Pocket Parks / Mini Parks	30	30
Natural Open Space / Buffers	120	129
Utility Easements	41	41
Total* Estimated Open Space	225 Acres	225 Acres

Table 2c: Approved and Proposed Land Use Summary

Land Use	Currently Approved PAD (FS21-310) Estimated Acreage	Proposed (FS22-1259) Estimated Acreage
LDR	746	709
MDR	150	228
MHDR	0	50
Commercial	40	37
School	16	ACREAGE INCLUDED IN LDR
Park / Open Space	44	ACREAGE INCLUDED IN OTHER LAND USES.
Open Space Conservation	0	65
Public Facility	11	13
Utility Easement	41	ACREAGE INCLUDED WITHIN OTHER LAND USES
Total*	1,047	1,102

Table 2e: Current Unit Count / Density Summary of All Properties

	Area (ac)	Zoning	Approved /Permitted Units	Approved /Permitted Density (du/ac)	Proposed Units	Proposed Density (du/ac)
Surprise Foothills Site Identified in FS21-310	1,047.1	PAD (FS21-310)	2,935	2.8	4,272	4.1
Mesquite Mountain Ranch Site	55.0	PAD (PAD05-314)	89	1.6	234	4.2
Total	1,102.1	PAD	3,024	2.7	4,506	4.1

** Footnote for Tables 2b, 2c, 2d, and 2e: The approved PAD Case FS21-310 identifies the approximate area of the original Surprise Foothills site as 1,047 acres; however, the estimated figures of FS21-310 Table 1 add up to 1,048 acres. Based on legal descriptions prepared for this proposal, FS22-1259, Tables 2b and 2e note a more precise area calculation for the original Surprise Foothills site of 1047.1 acres. Since Tables 2c and 2d summarize estimated acreages, the total acreage figures of the original Surprise Foothills site and proposed site are also approximately noted as 1,047 and 1,102 acres.*

PROPOSED REGIONAL TRANSPORTATION IMPROVEMENTS

In discussion with the City of Surprise and in conformance with the City's 2035 General Plan, the following section provides a summary of the regional roadways within or adjacent to the Subject Site.

Deer Valley Parkway Deer Valley Parkway is proposed as a major arterial road with 136-feet of ROW but may have access limitations more consistent with a parkway design to ensure appropriate capacity as a regional roadway. Deer Valley Parkway will veer off the existing alignment immediately west of 227th Avenue and run diagonally through the Subject Site to the northwest. Deer Valley Parkway will cross the CAP canal northwest of the site and eventually align with the Pinnacle Peak Road alignment to the west.

231st Avenue 231st is a residential collector road with 80-feet of total ROW and will connect from the Deer Valley Road alignment to the Deer Valley Parkway. This roadway will not extend north of the Deer Valley Parkway but will connect to a new collector road running east/west through the Subject Site immediately to the east, ultimately connecting to 227th Avenue at the half-mile point between Deer Valley Road and Pinnacle Peak Road.

Pinnacle Peak Road Pinnacle Peak is designated as a residential collector road with 80-feet of total ROW (40-feet south half-street) running along the small portion of the northern boundary of the Subject Site from the 231st Avenue alignment to the future Foothills Boulevard through the Subject Site. It is not anticipated that Pinnacle Peak Road will extend further west or cross the CAP Canal.

Deer Valley Road Deer Valley Road is designated as a minor arterial road with a 110' total right-of-way and will extend from the 231st Avenue alignment to 243rd Avenue alignment through the Subject Site.

Foothills Boulevard This high-volume collector generally follows the 235th Avenue alignment which runs north-to-south between Deer Valley Road and Sun Valley Parkway. Foothills Boulevard will be a minor arterial from Sun Valley Parkway to Deer Valley Road.

Table 3: Roadway Classification

Roadway	Roadway Classification	Proposed ROW
Deer Valley Parkway	Major Arterial (with limited access)	136'
231st Avenue	Residential Collector	80'
Pinnacle Peak Road	Residential Collector	80'
Foothills Boulevard from Sun Valley Parkway to Deer Valley Road.	Minor Arterial	110'
Foothills Boulevard from Deer Valley Road to Pinnacle Peak Road	High Volume Collector	105'
Deer Valley Road	Minor Arterial	110'

Table 3 Note: Where the project perimeter is adjacent to the roadway alignments, only half street dedications will be provided. The proposed roadways' widths and classification are subject to the recommendations of the revised Traffic Impact Analysis.

In summary, the proposed regional transportation network follows the 2035 General Plan Street Transportation Map. A full traffic impact analysis is being prepared to confirm the roadway classification for Pinnacle Peak Road, as well as all revised roadways within Surprise Foothills and surrounding properties. See Exhibit 7: Proposed Regional Transportation Plan.

4. REGULATORY DEVELOPMENT STANDARDS AND DESIGN REVIEW

This section is intended to provide the regulatory zoning provisions designated to guide the implementation of the community vision through the plan review and development permit process in accordance with provisions of the Planned Area Development District. The entire Surprise Foothills PAD falls under the PAD Zoning District as originally approved per Ordinance 06-04. While the PAD district is obsolete in the new LDO, Surprise Foothills is grandfathered in and will maintain the PAD designation but will incorporate standards from the new LDO where appropriate. The PAD Amendment will not change the underlying PAD zoning district for the Subject Site but will use a combination of modified existing standards as well as similar standards to the new zoning districts within the LDO.

The development regulations below will govern the land use densities, intensities, and location criteria within the Surprise Foothills PAD. Furthermore, this section includes development standards related to Subject Site use, lot sizes, building and landscape setbacks, building heights, and single-family residential design guidelines. The intent of these standards is to establish clear minimum standards, allow for the orderly progression of development, and provide flexibility over time without compromising the goals and overall vision for the Surprise Foothills PAD.

Within this section of the PAD document, development standards and zoning regulations will be defined based on the land use categories as identified on Exhibit 5: Proposed Land Use Plan.

SFR-1 LAND USE CATEGORY

The SFR-1 land use category is designed to allow a broad mix of low-density residential development within the 3-5 du/ac density range. Various lot sizes are proposed within the SFR-1 land use category to attract a broad spectrum of housing choices and residential lifestyles within the Surprise Foothills community. All development within the SFR-1 land use category will comply with the Planning and Engineering Design Standards (PEDS) as approved by the City of Surprise.

SFR-1 PERMITTED USES

Section 106-1.4 Establishment of land uses and the land use matrix per Table 106-1c of the LDO describes allowed primary land uses within the different zoning districts and overlay zoning districts based on common functional characteristics and land use compatibility. The SFR-1 category will allow the uses as shown within R-1 base zoning district in the Surprise LDO.

SFR-1 DEVELOPMENT STANDARDS

All SFR-1 areas shall follow Table 106-2c—Residential Low Density (R-1) Zoning Districts and the associated lot category standards as prescribed by the Surprise LDO.

SFR-2 LAND USE CATEGORY

The SFR-2 land use category will remain consistent and unchanged with the approved PAD.

SFR-2 PERMITTED USES

LDO Section 106-1.4 establishment of land uses and the land use matrix per Table 106-1c describes allowed primary land uses within the different zoning districts and overlay zoning districts based on common functional characteristics and land use compatibility. The SFR-2 category will allow the uses as shown within R-1 base zoning district in the Surprise LDO, which captures the same permitted uses as the now obsolete R1-8 zoning district outlined in the existing PAD. Additionally, the SFR-2 designation will carry forward the additional permitted uses outlined within the approved PAD which include the following:

- Temporary Model Homes (up to 4 years) shall be permitted as a principally permitted use;
- Water production, treatment, storage, pump stations or related facilities, sewer lift stations, treatment and other related facilities, and other public infrastructure facilities shall be permitted as a principally permitted use;
- Manufactured housing and/or modular housing subdivisions shall not be permitted.

SFR-2 DEVELOPMENT STANDARDS

Parcel 2 as shown on the Proposed Land Use Plan will preserve the development standards as approved by the Surprise Foothills PAD as defined in Table 4a and Table 4b. Table 4a addresses the LDR parcels and Table 4b addresses the MDR parcels as defined in Exhibit 4, Current Approved PAD Land Use Plan. This will enable the current plats to proceed forward as originally planned under the current approved standards by the PAD.

Table 4a: SFR-2 (LDR) Development Standards (From Approved PAD)					
Lot Size	58' x 115'	63' x 120'	68' x 120'	75' x 125'	83' x 125'
Minimum Area	6,600	7,500	8,100	9,300	10,300
Minimum Width	58	63	68	75	83
Minimum Depth	120	120	125	125	125
Maximum House Width	45	50	55	60	65
Building Setbacks (2) (3) (5)					
Front (4)	18' BOS to garage; 16.5' ROW to garage; 12' for living area or side entry				
Side	5' / 8'	5' / 8'	5' / 8'	5' / 10'	5' / 10'
Street Side	10'	10'	10'	10'	10'
Rear	15'	15'	20'	20'	20'
Rear Adjacent to Arterial	20'	20'	25'	25'	25'
Minimum Distance between Houses	10'	10'	10'	10'	10'
Maximum Building Height	30'	30'	30'	30'	30'

Table 4a Notes:

1. Fireplaces, pop-outs, bay windows, eaves, overhangs, patio covers and/or other appendages may encroach 2.5 feet into the front and side setbacks and 10' into the rear setbacks, so long as they do not encroach closer to 3 feet from a side yard or closer than 10 feet from a rear yard.
2. Building setback shall apply equally to one and two story units
3. BOS = back of sidewalk; ROW = right-of-way
4. If a landscape tract of at least 10' minimum and 15' average is provided on an arterial street adjacent to a rear yard, or an 8' tract adjacent to a side yard, then the standard side and/or rear setbacks apply. For side yards, the wider of the two side yards (where applicable) shall be located on the street side.
5. Pursuant to City application of single family residential design guidelines, lot coverage is not specifically regulated except than maximum lot coverage for this PAD is established by the building envelope created by the application of the required setbacks and allowable projections as defined in Note 1 of Table 2.
6. All non-residential development within the LDR land use category (such as churches, recreation center, etc.) shall comply with the development standards in Table 4 with the exception of building height, which shall comply with the residential district building height of 30'.
7. For development parcels with the 20% MDR overlay, the MDR portion of the development parcel shall comply with Table 3a and 3b, MDR development Standards.

Table 4b: SFR-2 (MDR) Development Standards (From Approved PAD)								
Use	Site Average per Dwelling Unit (sq.ft.)	Min. Lot Width per Unit (6)	Front to Garage	Front to Living Area (4)	Interior Side (1)(4)	Aggregate Side (1) (4)	Corner Side (4)	Rear (4)
Two-Family Dwelling Structures	3,000	35'	18'	12'	5'	10'	10'	10'
Three-Family Dwelling Structures	3,000	30'	18'	12'	5'	10'	10'	10'
Four-Family Dwelling Structures	3,000	25'	18'	12'	5'	10'	10'	10'
Single-Family Detached	4,000	40'	18'	12'	5'	10'	10'	10'
Townhouse Cluster (2)(3)	3,000	25'	18'/3'	3'	5'	10'	10'	10'
Auto/Green Cour Cluster (2)(3)	3,000	25'	18'/3'	3'	0'	5'	10'	10'
Accessory Structures	n/a	n/a	18'	-	3'	n/a	10'	10'
Structures for all other principal or accessory uses	n/a	n/a	18'	-	10'	n/a	10'	10'

Table 4b Notes:

1. Attached buildings require no setback between dwellings.
2. 3' front setback to garage is allowed for alley loaded or auto court loaded garages if a two car garage is provided for the unit and common visitor parking is provided within the subdivision or site plan at a rate of one visitor parking space per dwelling unit.
3. Townhouse Cluster and Auto/Green Court Cluster may include up to 8 units per cluster.
4. Fire places, pop-outs, bay windows, eaves, overhangs, patio covers and/or other appendages may encroach 2.5' into the front and site setbacks, so long as they do not encroach closer to 3' from side yard.
5. Removed
6. No minimum site depth is required
7. Lot Coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table
8. If a landscape tract of at least 10' minimum or 15' average is provided on an arterial street adjacent to a rear yard, or an 8' tract adjacent to a side yard, then the standard side and/or rear yard setbacks apply. For side yards, the wider of the two yards (where applicable) shall be located on the street side.
9. Building setbacks apply equally to on story and to story units.

MDR LAND USE CATEGORY

The MDR land use category is designed to allow a broad mix of medium density residential development averaging 8 du/ac across the entire parcel, but densities up to 12 du/ac are permitted so long as the average density does not exceed 8 du/ac within each MDR parcel shown on the Proposed Land Use Plan. The MDR land use category is designed to allow a variety of product types and design flexibility for medium density residential developments, including such innovative design options as auto-court cluster, green-court cluster, and zero-lot line configuration, detached or attached single family, condominium/town home design. Due to the uniqueness and variety of the different types of medium density residential products allowed within the MDR land use category, a unique set of development standards are proposed.

MDR PERMITTED USES

LDO Section 106-1.4 Establishment of Land Uses and the Land Use Matrix per Table 106-1c describes the allowed primary land uses within the different zoning districts and overlay zoning districts based on common functional characteristics and land use compatibility. The MDR category will allow the uses as shown within the R-2 base zoning district in the Surprise LDO.

MDR DEVELOPMENT STANDARDS

Two sets of development standards are proposed for all parcels within the MDR land use category, (1) Those standards outlined in Table 5, which the site is currently entitled to through the approved PAD05-281 and (2) the R-2 standards found in Table 106-2d of the LDO. The use of Table 5 is limited to the following products: cluster, condominium and townhome. All traditional single-family residential shall use the R-2 standards of the LDO.

The development standards are provided to address various product types to provide product innovation and development flexibility while ensuring a high quality of design. In addition to the development standards, all MDR development parcels will be designed in accordance with the City's approved residential design guidelines and PEDS.

Table 5: MDR – Development Standards	
Lot Categories	PAD
Lot area (sf) minimum	1,700
Min. lot width (ft)	25'
Minimum Building Setbacks	
Min. front setback (ft)	8
Min. rear setback ¹ (ft)	10
Min. side setback ¹ (ft)	0/10 or 5/5
Minimum Perimeter Landscape Area (apply to perimeter of development parcel only)	
Front (ft)	5' adjacent to arterials and collectors
Side (ft)	5' adjacent to arterials and collectors
Rear (ft)	8' adjacent to arterials and collectors
Private Open Space (sq. ft./unit)	60
Max. bldg. height (ft)	40
Open space (% of gross acres of residential development) ²	20%

Table 5 Notes:

1. May be reduced to zero feet setback for single-family dwellings as attached building and separated by a common wall along the Subject Site line, or zero lot line development.
2. The city requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one lot category will provide the higher percentage of open space.
3. The provision within the LDO for no more than 50% of lots in R-2 being less than 48' wide shall not apply to MDR within Surprise Foothills.

MHDR LAND USE CATEGORY

The MHDR land use category is designed to allow for a variety of medium-high density residential product types including but not limited to build-to-rent, and apartments. To provide flexibility for a variety of residential options, medium-density land uses such as 4-packs, 6-packs, townhomes, etc. may also be developed within the MHDR land use category.

MHDR PERMITTED USES

LDO Section 106-1.4 Establishment of land uses and the land use matrix per Table 106-1c describes allowed primary land uses within the different zoning districts and overlay zoning districts based on common functional characteristics and land use compatibility.

The MHDR category will allow the uses as shown within the R-3 and R-2 base zoning district in the Surprise LDO.

MHDR DEVELOPMENT STANDARDS

The R-2 (per LDO or as modified within this PAD, to include Table 5 within the MDR standards) and R-3 development standards will apply to the MHDR land use category. These standards may be found in Table 106-2d Table 106-2e of the LDO. In addition to the development standards, all MHDR development parcels will be designed in accordance with the City's approved residential design guidelines and PEDS as applicable.

COMMERCIAL LAND USE CATEGORY

The Commercial land use category within the PAD is meant to provide retail and other commercial services to the projected population as well as surrounding area. The three commercial parcels have been located at the major intersections within the community to heighten retail exposure to the public and minimize traffic impacts within the neighborhoods

COMMERCIAL PERMITTED USES

LDO Section 106-1.4 Establishment of land uses and the land use matrix per Table 106-1c describes allowed primary land uses within the different zoning districts and overlay zoning districts based on common functional characteristics and land use compatibility. The Commercial category will allow the uses as shown within C-2 base zoning districts in the Surprise LDO.

COMMERCIAL DEVELOPMENT STANDARDS

The standards associated with the C-2 zoning category within Table 106-6a—Commercial Zoning Districts of the Surprise LDO shall apply to all Commercial designated land uses throughout the PAD.

OS-1 LAND USE CATEGORY

The OS-1 (Open Space Conservation) land use category is intended to conserve, protect and enhance natural open spaces such as desert washes, wildlife corridors, etc. While these areas general remain undeveloped, limited passive recreational uses such as hiking and biking are permitted. The OS-1 category will follow the uses and development standards as defined in Section 106-8.3 of the LDO.

PF LAND USE CATEGORY

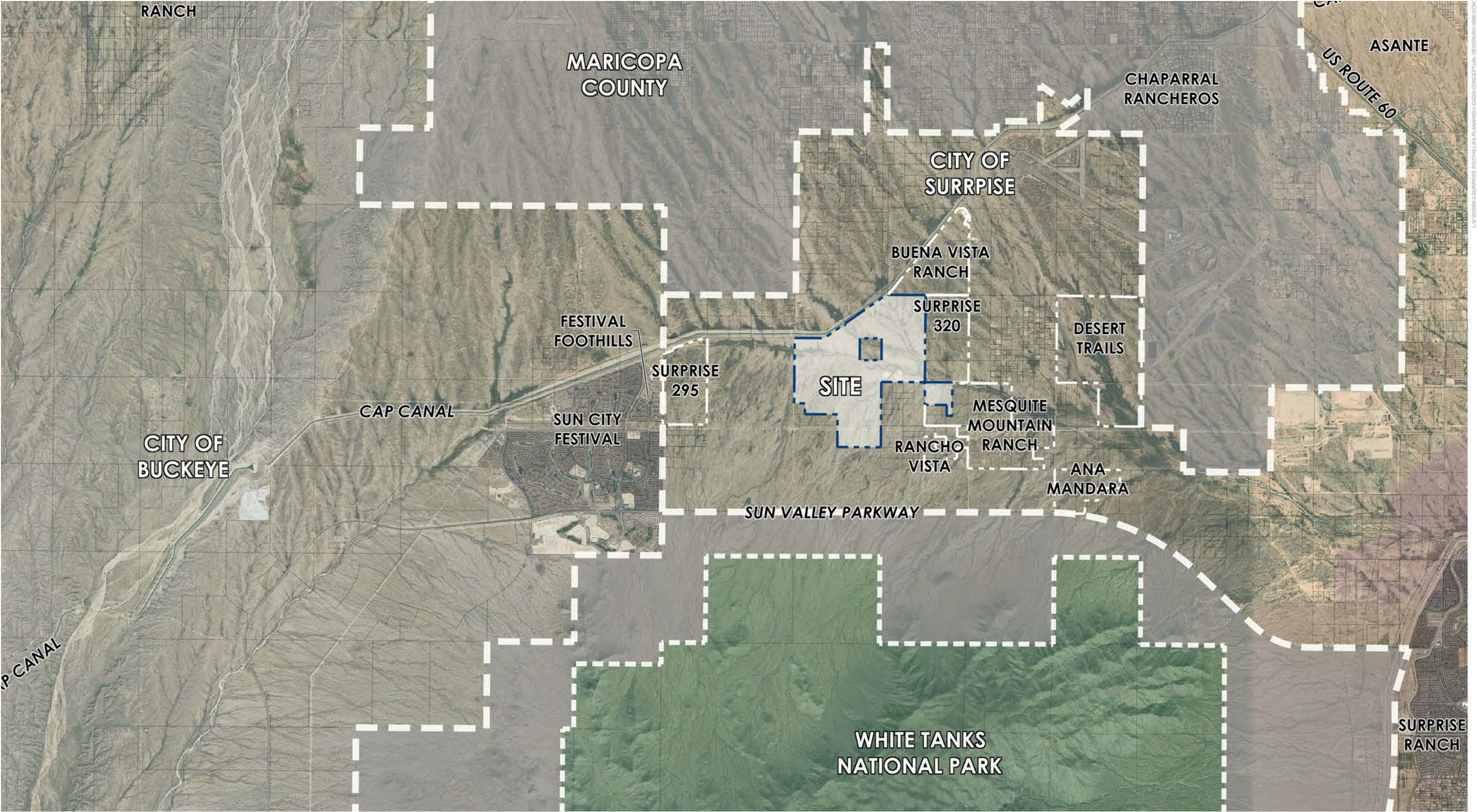
The proposed water campus and fire station planned within the Subject Site are designated as PF by the land use plan. The PF category will allow the uses and follow development standards of the Public Facilities base zoning district as outlined in the LDO and PEDS.

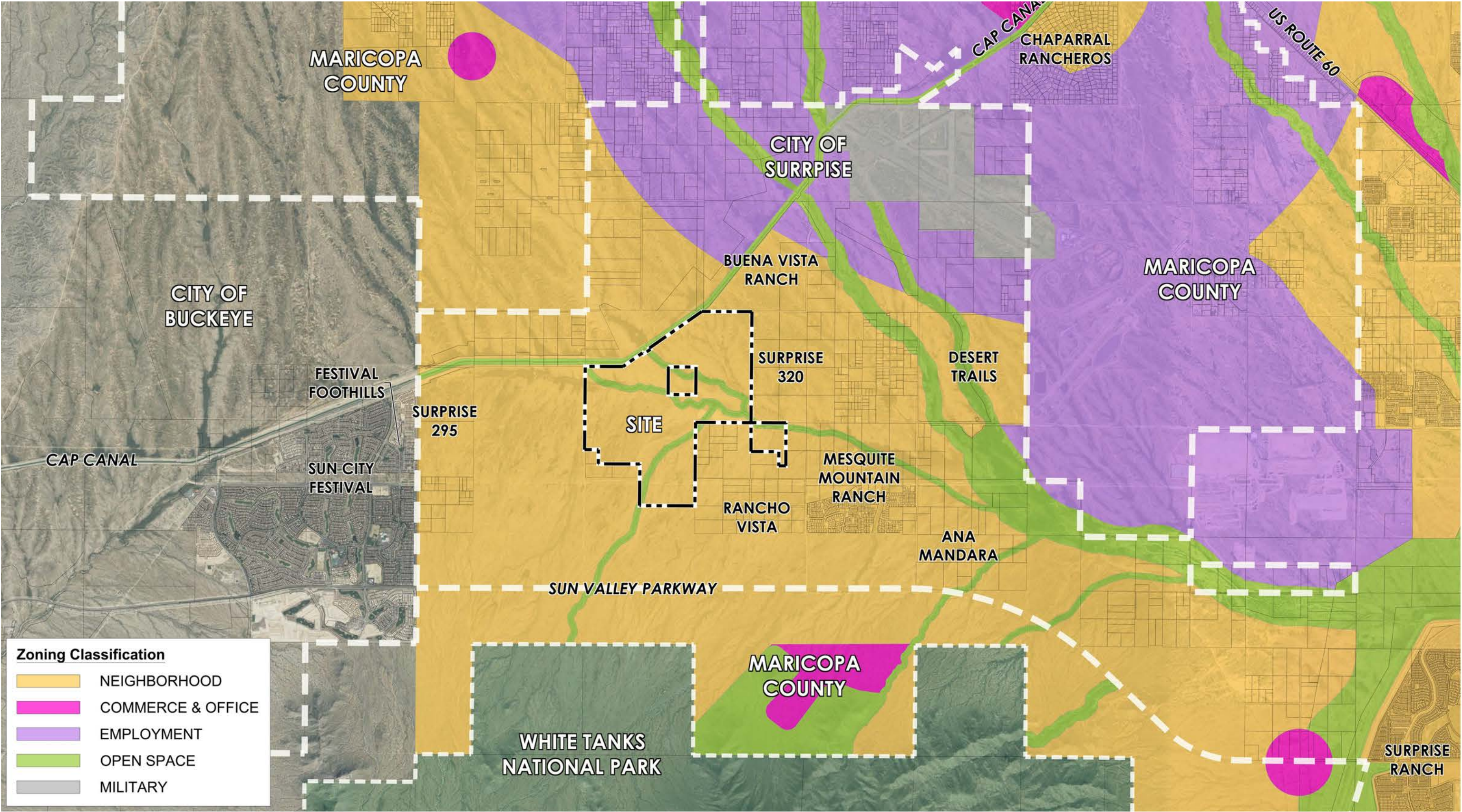
RESIDENTIAL DESIGN GUIDELINES

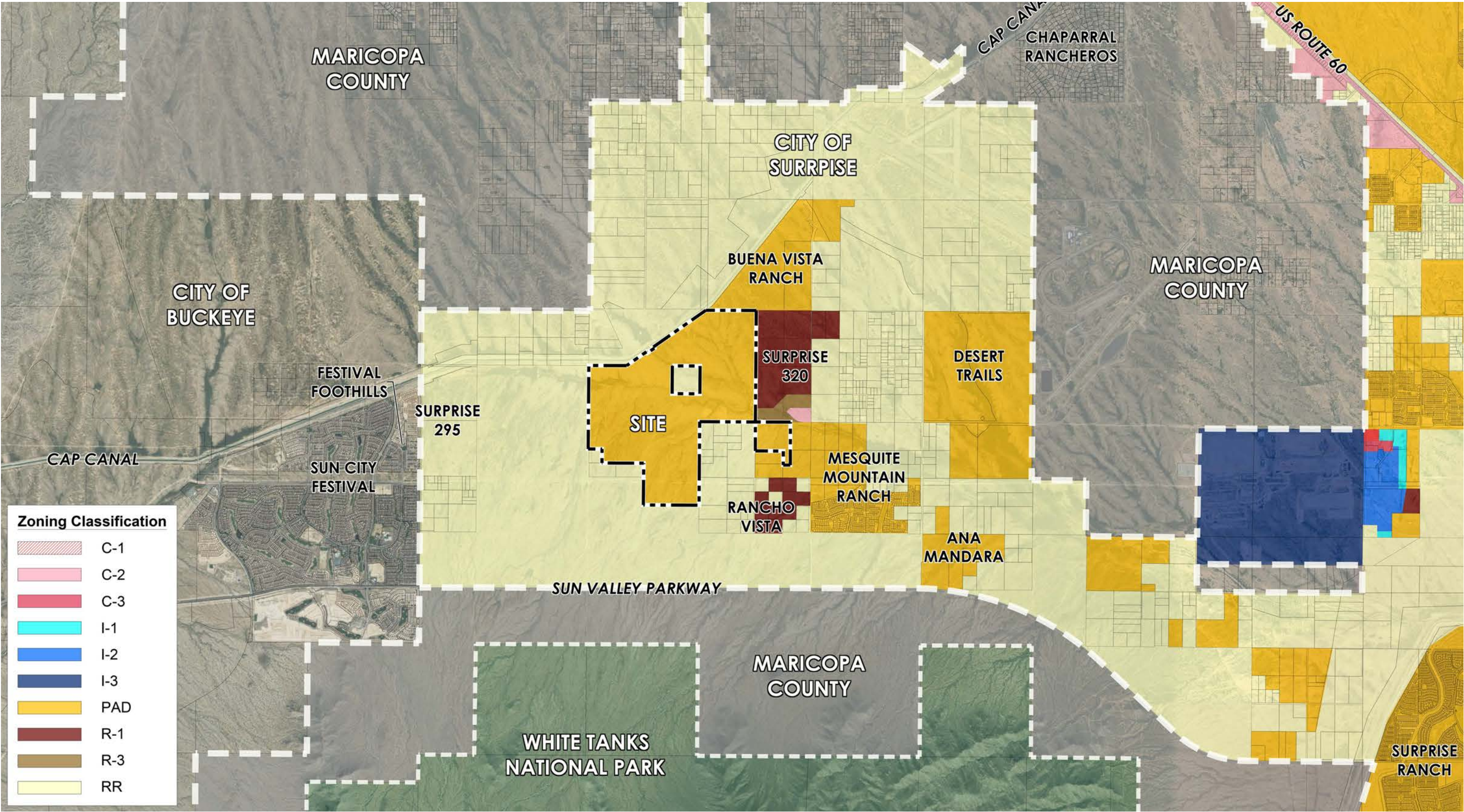
All development within the Subject Site except for Parcel 2 shall conform with the PEDS Manual approved as part of the Surprise LDO in 2021.

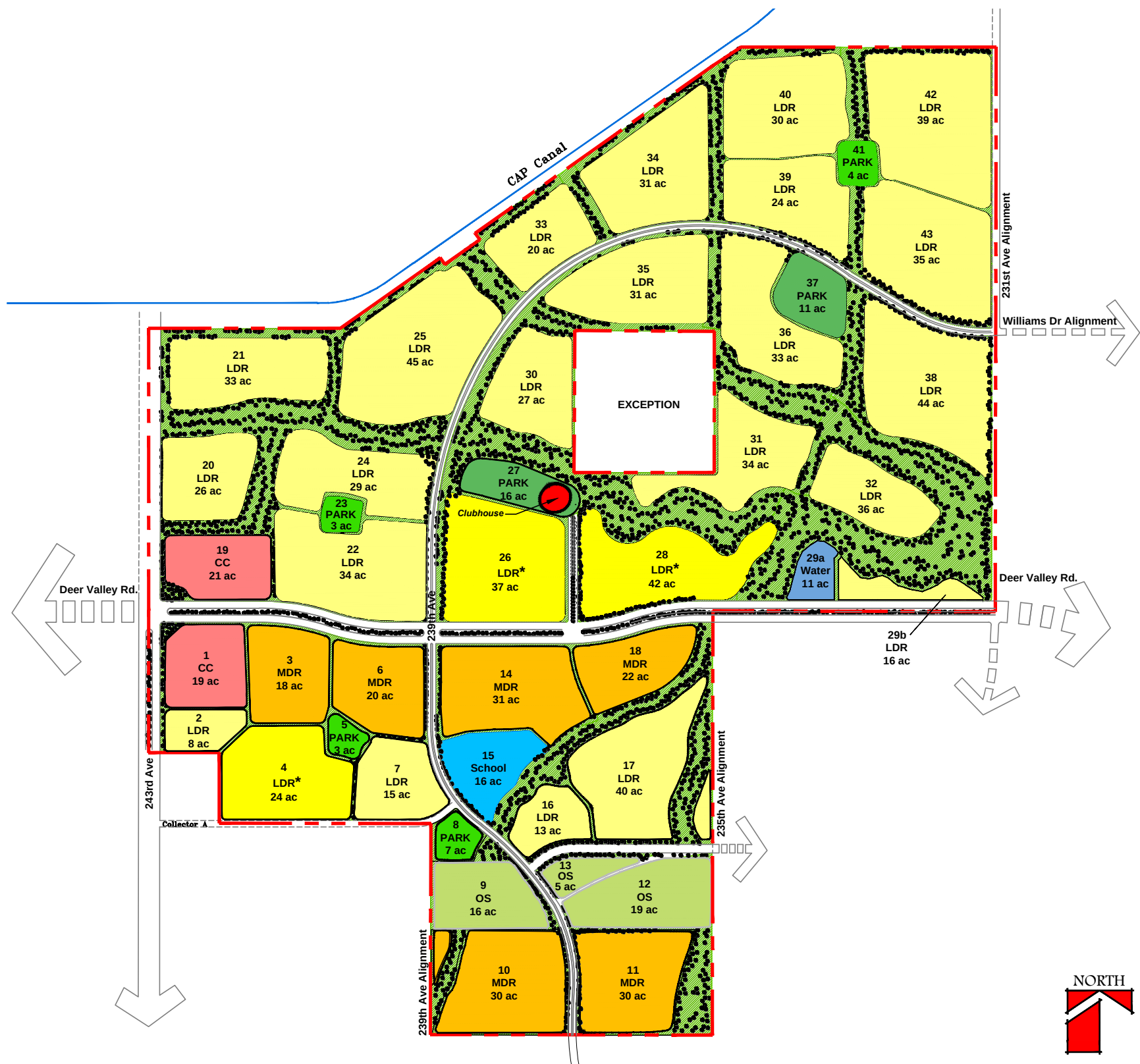
5. CONCLUSION

The Surprise Foothills PAD was designed to appeal to a broad range of residential development types and neighborhood commercial to serve the residents of the PAD. The Major PAD Amendment is necessary to capture the updates to the regional transportation system as well as the planned residential and commercial areas throughout the PAD. While the PAD designation is now an obsolete district within the City of Surprise's, the site will remain zoned as PAD in accordance with the provisions of the LDO as it relates to existing approved PADs. The updated PAD will follow many of the development standards within the LDO and PEDS for the new development on most of the PAD.









Surprise Foothills

Surprise, Arizona

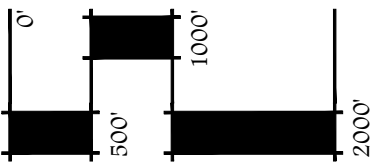
Planned Area Development
Figure 7
Land Use Master Plan

Legend

- Low Density Residential
- Low Density Residential with 15% MDR Overlay
- Medium Density Residential
- Commercial
- School
- Neighborhood Park
- Pocket Park
- Water Production and Storage
- Open Space
- Utility Easement
- Clubhouse

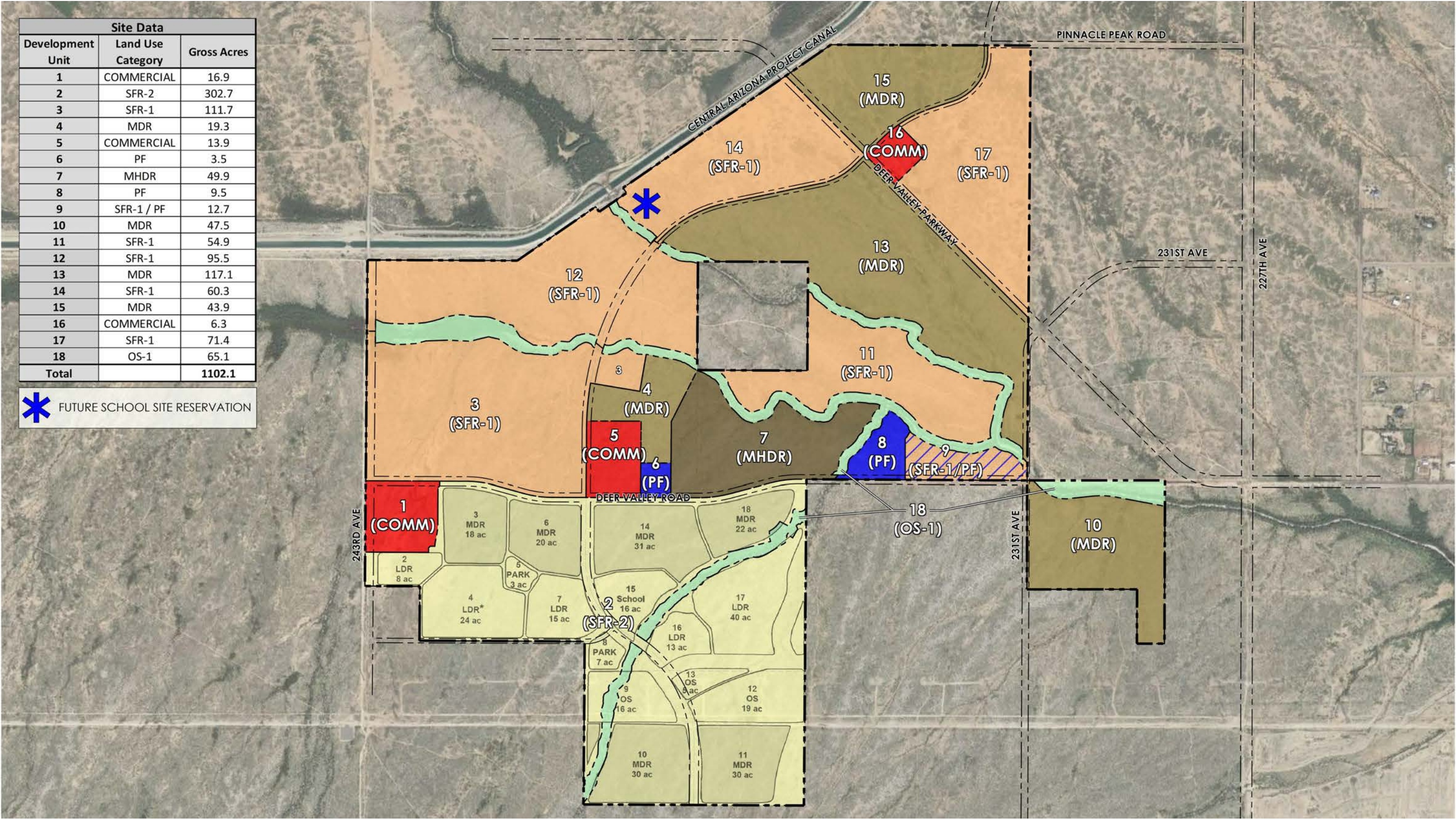


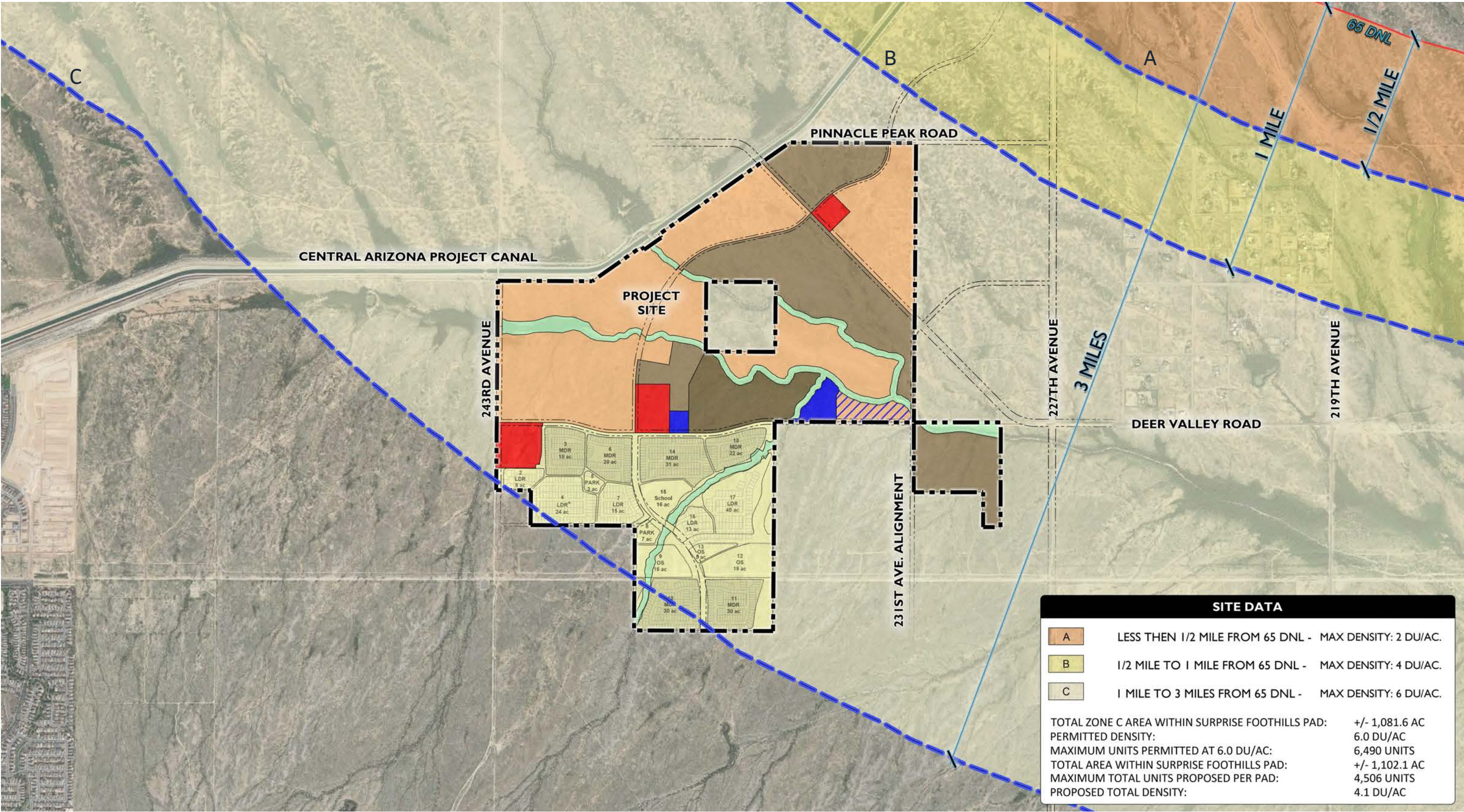
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Date: 06-16-2005
Drawn By: DM
Revised: 06-23-2021







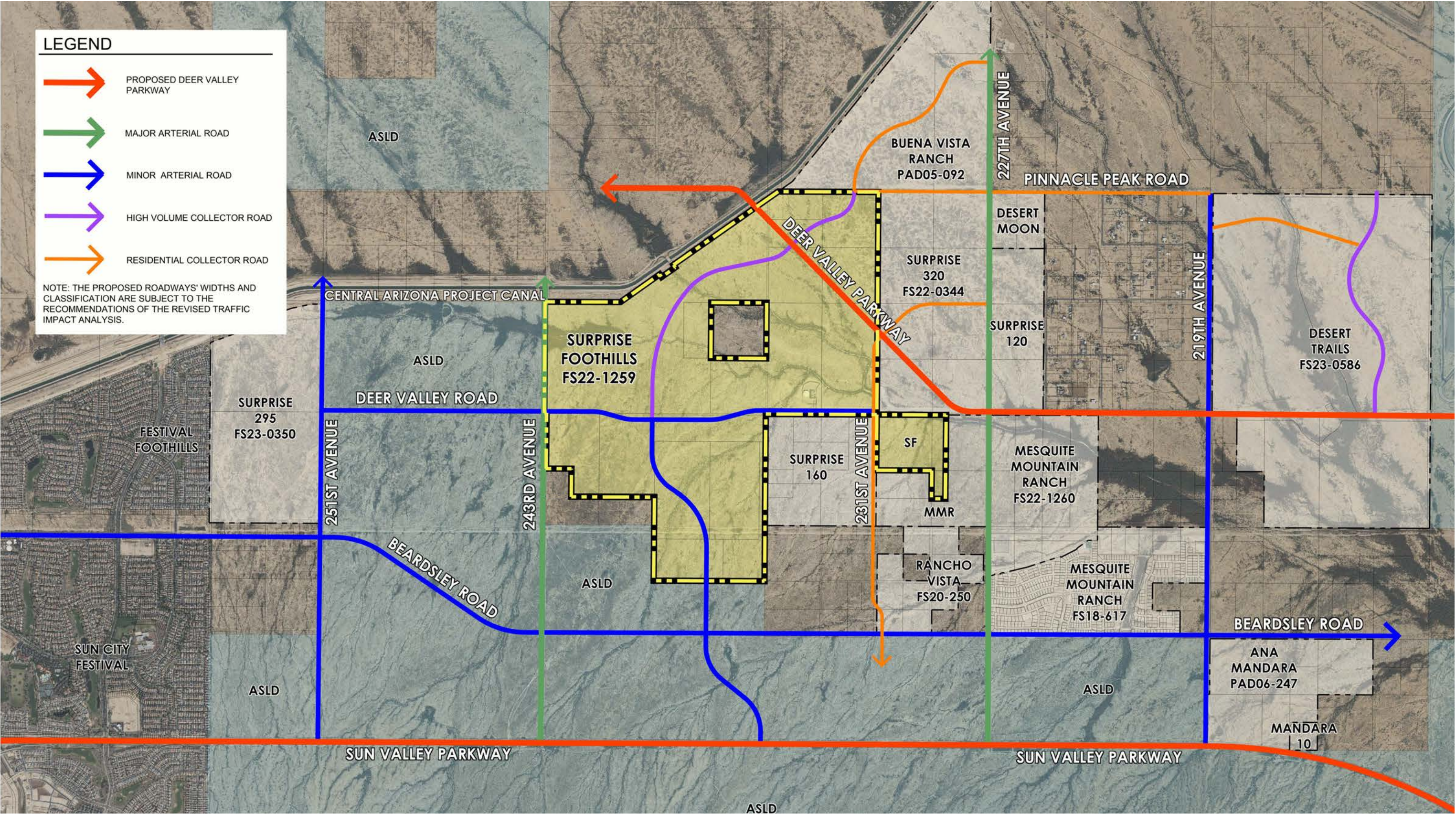
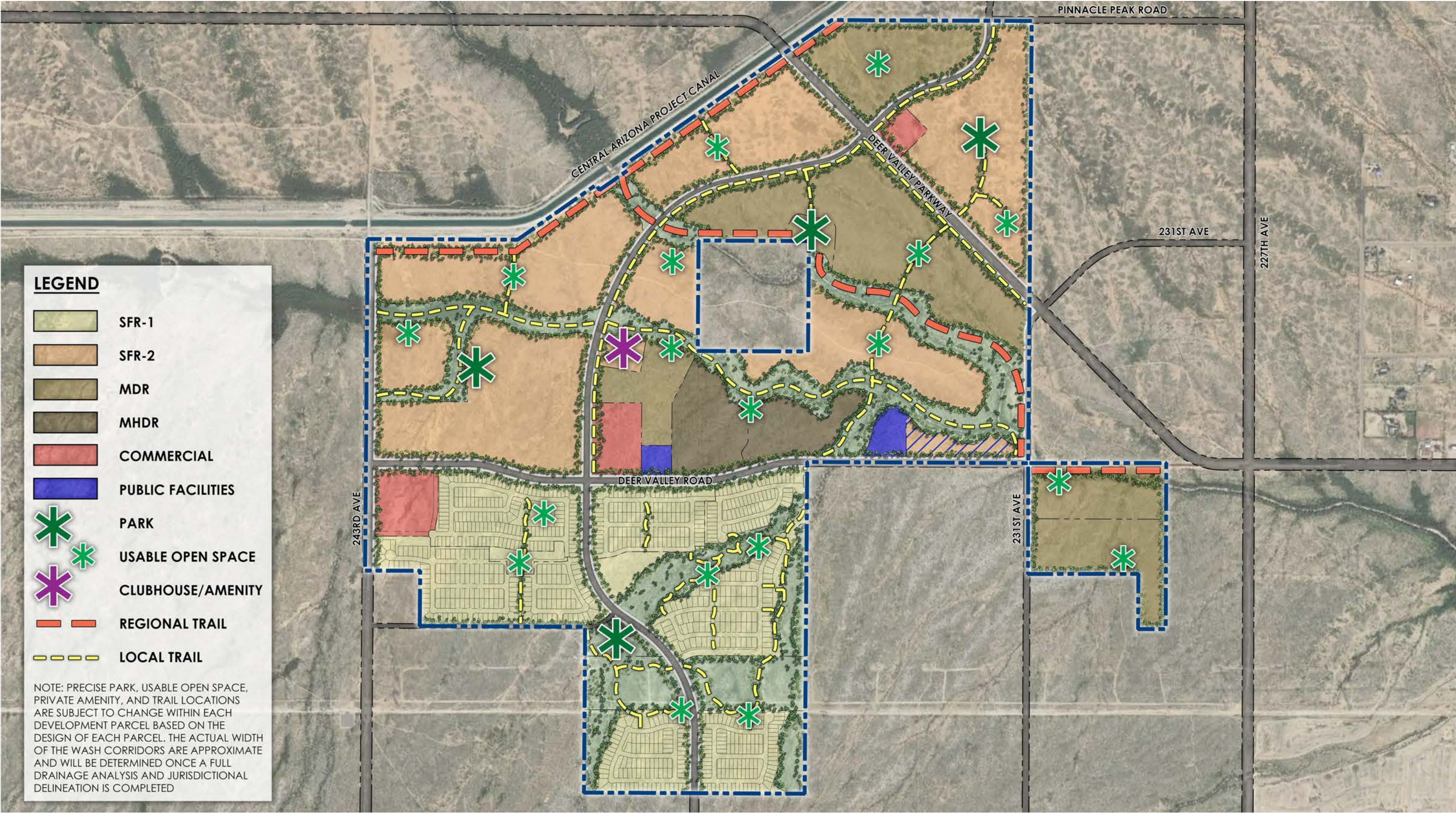


EXHIBIT 8: DEVELOPMENT AND OPEN SPACE





**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

19 September 2022

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS22-1259; Surprise Foothills Major Pad Amendment (21 Separate APNs)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Surprise Foothills Major PAD Amendment. The site is located at Deer Valley Rd and 235th Ave in Surprise AZ and encompasses 1,181 acres with a maximum build out of 5,550 dwellings for a 4.69 du/ac density. The site falls approximately 1.3 to 3 miles outside the Aux-1 2004 JLUS 65 DNL, "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 DNL as follows: a maximum of 2 du/ac from the 65 DNL 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 density proposal for the entire development of 4.69 as stated in the narrative meets the GDC.

The PAD Amendment, as described, will not have a negative impact on Luke AFB flight operations. The site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
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CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing



CITIZEN PARTICIPATION REPORT

Surprise Foothills and Mesquite Mountain Ranch PAD Amendments

Surprise, AZ
1/27/2023
FS22-1259 & FS22-1260



Introduction

Every development application in the City of Surprise that requires a public hearing shall be accompanied by a Citizen Participation Report designed to detail the results of their citizen participation effort prior to the notice of public hearing. The following sections document the neighborhood meetings that were held for the PAD Amendments FS22-1260 Mesquite Mountain Ranch and FS22-1259 Surprise Foothills.

A portion of the existing Mesquite Mountain Ranch PAD site has been proposed to be incorporated instead into the Surprise Foothills PAD site, due to ownership reasons. That being the case, these two projects were both included on each posted sign and shared in one presentation at each neighborhood meeting.

Public Outreach & Notification

Two neighborhood meetings were held for these projects. One in-person meeting was held on January 18, 2023 and one virtual meeting was held on January 24, 2023. The same information was shared at each meeting. Notices were mailed to residents and neighborhood associations fifteen (15) days prior to the first meeting by the City of Surprise using a mailing list generated by the City of Surprise for the following dates and locations:

January 18, 2023 In-Person Meeting

6:00 PM

Asante Preparatory School

23251 N 166th Dr

Surprise, AZ 85387

Sign-In Sheet: [Exhibit A: January 18th In-Person Meeting Sign-In Sheet \(Redacted\)](#)

January 24, 2023 Virtual Meeting

Held via Zoom

6:00 PM

List of Attendees: [Exhibit B: Virtual Meeting List of Attendees](#)

Four notification signs were posted as required by the City of Surprise, two were located adjacent to the Surprise Foothills site and two were adjacent to the Mesquite Mountain Ranch site.

See [Exhibit C: Sign Locations](#) and [Exhibit D: Sign Posting Affidavit and Images](#)

Summary of January 18th In-Person Neighborhood Meeting

The in-person neighborhood meeting was held at the Asante Preparatory Elementary School. The applicant started the presentation at 6:16PM to allow time for additional residents to arrive, and ended at 6:39pm. The applicant introduced and walked through the specifics of each project using printed 24"x 36" color exhibits. Upon conclusion of the formal presentation, the applicant answered questions from the one attendee (a representative of the Wickenburg School District) and three City of Surprise Planning representatives. The following sections highlight the questions and comments provided by the attendees and the responses from the applicant at the neighborhood meetings:

Attendee Question: What is the school site being traded for?

Applicant Response: The school site will be replaced with homes of the Surprise Foothills PAD. A new school site is proposed in Surprise Foothills as well. It is anticipated to be north of Deer Valley Road. Applicant explained proposed realignment of Deer Valley Road.

Attendee Comment: I appreciate when applicants consider the need for schools. Fifteen acres is growing tight for school sites, especially when open space is included in that. In reality +/- 20 acres are need or up to 30 acres, but the Wickenburg School District will officially update those recommendations when the time calls. When school sites and community open spaces are joined, a lot of problems are experienced by the school – security fencing needs, maintenance/upkeep, and emergency planning.

Attendee Question: What about water?

Applicant Response: A water campus has been built, including APS substation Approximately \$27 million. A sewer treatment plant was also built, in 2007.

Attendee Question: Will the canal be crossed?

Applicant Response: Deer Valley and 243rd will cross the canal. No crossing will be constructed as part of these projects.

Attendee Comment: Understands many residents do not like when there are attainable living options, but within her role with the Wickenburg School District, she sees a drastic need for getting local families into homes that they can reasonably afford with a salary provided by a job in or near the District.

Summary of January 24th Virtual Neighborhood Meeting

The virtual neighborhood meeting was hosted via zoom on January 24th and 6:00pm. The applicant started the presentation at 6:08 PM to allow time for additional residents to join, and ended at 6:50PM. The applicant introduced and walked through the specifics of each project using a set of digital slides of the same exhibits shared at the January 18th meeting. Throughout the formal presentation and afterwards, the applicant answered questions from the four attendees (residents on or near 219th Avenue and two City of Surprise Planning representatives. The following sections highlight the questions and comments provided by the attendees and the responses from the applicant at the virtual neighborhood meeting:

Attendee Question: Asked about surrounding zoning.

Applicant Response: Walked through surrounding residential and PAD zoning districts, including the Surprise 320 PAD.

Attendee Question: Is there a water supply?

Applicant Response: Confirmed there is an assured 100-year water supply.

Attendee Question: Number of Units? Density?

Applicant Response: Approximately 4 dwelling units per acre. Density peaks along the Deer Valley Road alignment, further to the west. Around 4,700 dwelling units would be entitled by the zoning, but that number would likely not be built. Medium density and single-family.

Attendee Question: Where are the roads?

Applicant Response: Walked through Regional Transportation Exhibit which shows network of roads adjacent to site and throughout the surrounding region of Surprise. Applicant addressed an anticipated concern of flooding and explained how new roads are designed with box culverts to manage stormwater.

Attendee Comment: Mesquite Mountain Ranch has been raised and now divers water to places it wasn't before.

Attendee Question: Deer Valley Road – nobody maintains that road right now, it is all pot holes. Who will maintain when it is constructed?

Applicant Response: Portions of Deer Valley will be improved where they are within the subject site. The City may ultimately have to improve sections of Deer Valley Road that are not within/adjacent to proposed development projects.

Attendee Question: Do roads have to be built before homes?

Applicant Response: 235th /239th will be built before first home goes up.

Attendee Question: Beardsley Road Improvements?

Jeff – Adjacent projects will improve, where there is no project the road may not be improved for some time, unless the City proposes to establish a CIP.

Attendee Question: Construction Timeline?

Applicant Response: Surprise Foothills is a decade long project. The southern portion of Surprise

Foothills went through preliminary platting. Final platting process still needed. 2-3 years until residents see homes.

Attendee Question: What will happen to Mesquite Mountain Ranch (MMR) piece moving over into Surprise Foothills (SFH)?

Applicant Response: MMR piece ("Site 1") is owned by the same group who owns Surprise Foothills, so it has been pulled into SFH. It is currently zoned for single family and will be developed with single family. Applicant walked through school sites proposed currently and previously in both Mesquite Mountain Ranch and Surprise Foothills. K-8 Schools.

Attendee Question: What type of commercial? Will it be big?

Applicant Response: Larger shopping centers are more likely down on Sun Valley, this will be a smaller commercial site. Applicant rewalked through Revised Land Use Plan for Mesquite Mountain Ranch. Also pointed out powerlines and APS power station.

Attendee Comment: Maybe with the APS power station we won't get so many power outages.

Comments/Questions from Multiple Attendees: Looks like roads may work beautifully. Biggest nemesis now is 219th and flooding near Mesquite Mountain Ranch. What about 219th? Who do we speak to regarding 219th? Sometimes it is so bad we can't even get home. The washes burst during rain flooding, every time. **Applicant Response: Improvements to 219th may be required in order for a separate project - Desert Trails - to move forward. The City may have also been considering impact fees for bridge development.**

Attendee Comments: We can be okay with 219th, it just can't be made worse.

Applicant Response: New development should not be making 219th worse.

Lloyd Abrams, City of Surprise Response: Offered to bring back concerns regarding 219th. He can have Engineering look at interim grading conditions, to try to avoid issues during next rain.

Applicant Recapped the Planning process:

This is neighborhood meeting

City Staff will continue reviewing for consistency with applicable plans

Public Hearings will take place

First, Planning and Zoning Commission

Second, City Council

Mailing and sign postings will have further information on dates, watch for those.

Attendee Response: We found out about this from Councilman Haney's website. We don't get the mailed letters, but we get City bills.

Trever Fleetham, City of Surprise Response: Offered to get correct addresses from residents.

Jeff Blilie, Applicant: Shared his email for any further contacts: jblilie@beusgilbert.com

Exhibit A:

January 18th In-Person Meeting Sign-In Sheet (Redacted)

Project: Mesquite Mountain Ranch and Surprise Foothills

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

Date and Time: Wednesday, January 18, 2023, Start 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET			
NAME	ADDRESS	PHONE	EMAIL
KRISTINE GAY RVi PLANNING + LAND. ARCH.	[REDACTED]	[REDACTED]	[REDACTED]
Barbara Remondini	[REDACTED]	[REDACTED]	[REDACTED]

Exhibit B:

Virtual Meeting List of Attendees

Lloyd Abrams, City of Surprise

Trever Fleetham, City of Surprise

John and Liana Divita – Residents near 219th Avenue

Michele Staples - Resident near 219th Avenue

Bill Cherne – Surprise Resident

Jeff Blilie – Applicant

Kristine Gay – Applicant

Exhibit C:
Sign Locations

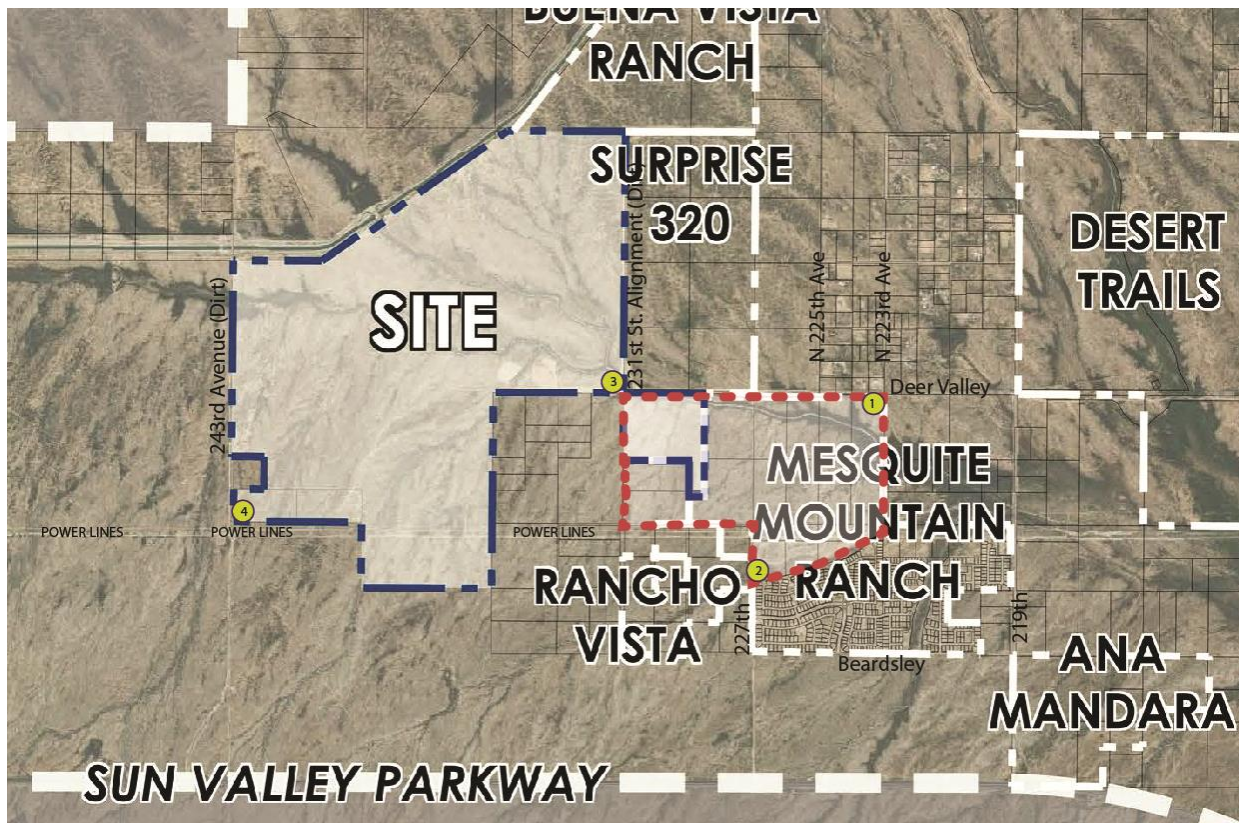


Exhibit D:
Sign Posting Affidavit and Images

AFFIDAVIT OF POSTING

Application No:

FS22-1259 & FS22-1260

Applicant Name:

RVi Planning

Location:

SW&E Deer Valley & 231 Ave

Date Site Posted:

12/28/22

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

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

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

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

Applicant/Representative Signature

Date

This instrument was acknowledged before me on 12/28/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Notary Public

My commission expires

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

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

Virtual:

DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

Case #s FS22-1259 & FS22-1260



Two (2) Major Planned Area Development (PAD) Amendments to the **Surprise Foothills PAD** and **Mesquite Mountain Ranch PAD**. The proposed amendments include 1: Transferring a portion of the property within the Mesquite Mountain Ranch PAD to the Surprise Foothills PAD, 2: updating the land use plans and roadway networks, and 3: updating applicable development standards.

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



Dec 28, 2022 11:47AM
22301-22499 W Deer Valley Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

Location: Council Chambers
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Virtual:

DATE: January 24, 2023

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Dec 28, 2022 11:48AM
22301-22499 W Deer Valley Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

Location: Council Chambers
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Please call to confirm dates: 623-222-3011 www.surprise.gov

Dec 28, 2022 12:19PM
N 227th Ave
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

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

Virtual:

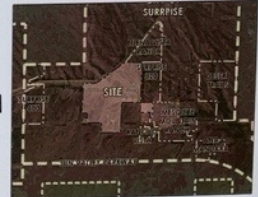
DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

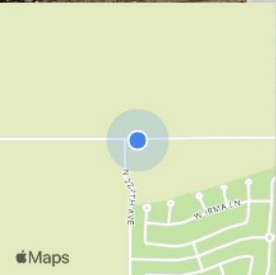
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Please call to confirm dates: 623-222-3011 www.surprise.gov

Dec 28, 2022 12:19PM
N 227th Ave
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 18, 2023

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

Virtual:

DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
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Surprise, AZ 85374

Case #s FS22-1259 & FS22-1260

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

Dec 28, 2022 12:45PM

85387

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

Location: Council Chambers
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Surprise, AZ 85374

Location: Council Chambers
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Surprise, AZ 85374

Virtual:

DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

Case #s FS22-1259 & FS22-1260

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Dec 28, 2022 12:45PM

85387

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

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In Person: January 18, 2023

Time: 6:00 P.M.

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23251 N. 166th Drive Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
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DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

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

Dec 28, 2022 01:39PM
N 243rd Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

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Location: Asante Prep. Academy, Media Room
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Surprise, AZ 85374

Location: Council Chambers
16000 Civic Center Plaza
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DATE: January 24, 2023

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MEETING ID: 858-2155-63-40 PASSCODE: 102030

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

Dec 28, 2022 01:39PM
N 243rd Ave
Maricopa County

AFFIDAVIT OF POSTING

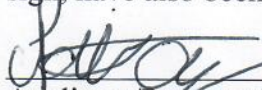
Application No: FS22-1259 & FS22-1260
Applicant Name: RVi Planning
Location: SW&E Deer Valley & 231 Ave
Date Site Posted: 02/07/24

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

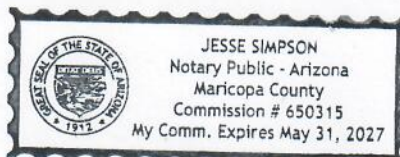
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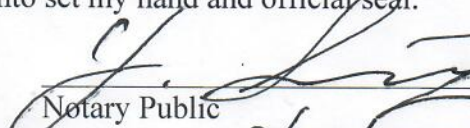
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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.

 2-7-2024
Applicant/Representative Signature Date

This instrument was acknowledged before me on 02/07/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public 5/31/27
My commission expires

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

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 18, 2023

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

Virtual:

DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

Planning & Zoning

Date: March 21, 2024

Time: 6:00 P.M.

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

City Council

Date: April 16, 2024

Time: 6:00 P.M.

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

Case #s FS22-1259 & FS22-1260



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16000 Civic Center Plaza
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Case #s **FS22-1259 & FS22-1260**



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

February 7, 2024 at 9:27 AM

N 227th Ave
Page 317 of 335
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

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February 7, 2024 at 9:41 AM

N 243rd Ave
Page 318 of 335
Maricopa County

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Case #s FS22-1259 & FS22-1260

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

February 7, 2024 at 9:41 AM

N 243rd Ave
Page 319 of 335
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: January 18, 2023

Date: March 21, 2024

Date: April 16, 2024

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
23251 N. 166th Drive Surprise, AZ 85387

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

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

Virtual:

DATE: January 24, 2023

TIME: 6:00 PM

LINK: www.zoom.us

MEETING ID: 858-2155-63-40 PASSCODE: 102030

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February 7, 2024 at 10:02 AM

West Lone Cactus Drive

Page 320 of 335
Maricopa County

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Maricopa County

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February 7, 2024 at 10:12 AM

W Deer Valley Rd

Maricopa County

Page 322 of 335

Notice of Public Hearing

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February 7, 2024 at 10:12 AM

W Deer Valley Rd

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Maricopa County

W DEER VALLEY RD



Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5348
www.wickenburgschools.org

January 25, 2024

Mark Reddie
RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200
Scottsdale, AZ 85251

Dear Mr. Reddie,

This letter is to confirm that the Wickenburg Unified School District has reviewed and supports the updated Surprise Foothills Planned Area Development proposal.

The plan includes two (2) elementary school sites with one in Phase I of the project and the second to be included in a later phase. The first school site is adequate in size and location. The updated PAD provides the opportunity for the developer to work with the Wickenburg Unified School District on the location of the second school

Thank you for the opportunity to provide input into the preliminary plan, including the location of the school sites. We strongly believe that the best way to plan for future schools is to work closely with the developers in the beginning stages of the project, which you have allowed.

We wish you the best in this project and look forward to working with you.

Best Regards,

Barbara J. Remondini

Barbara J. Remondini, Ph.D.
Superintendent



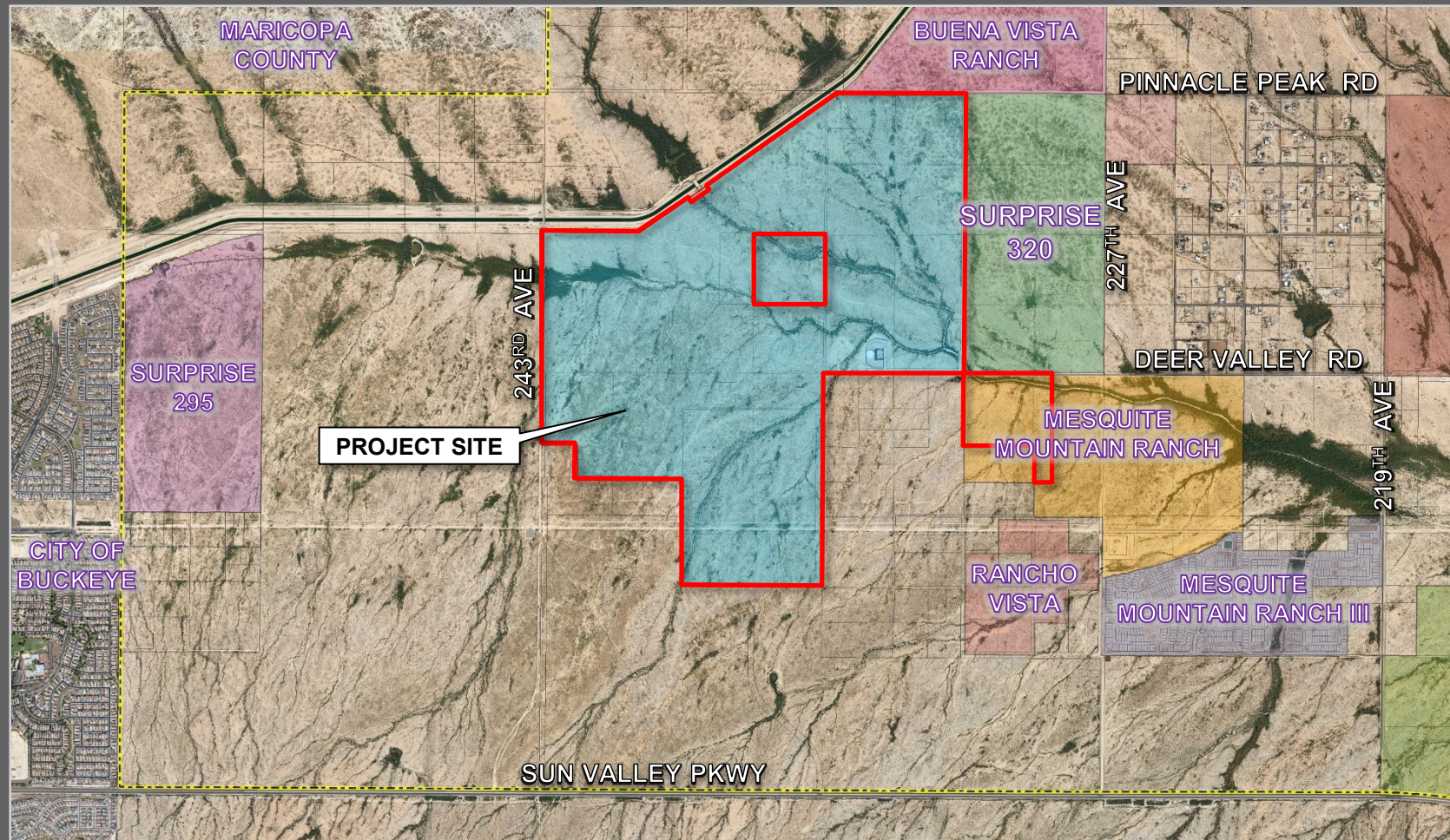
FS22-1259

Surprise Foothills Major PAD

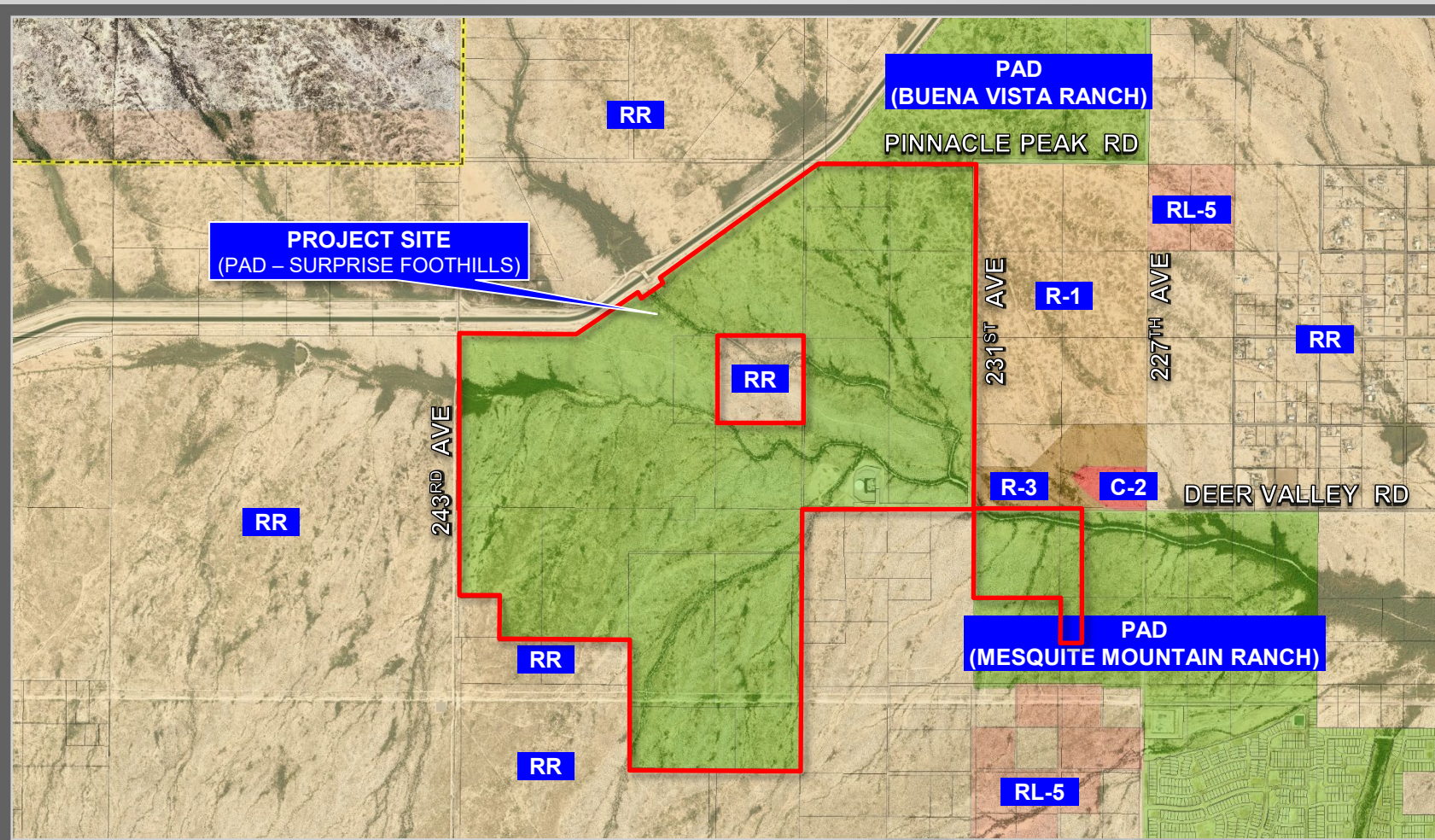
Amendment

Planning & Zoning Commission

March 21, 2024



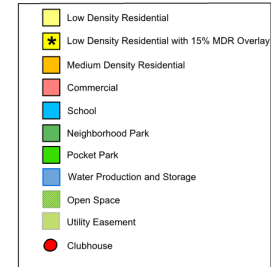
FS22-1259 VICINITY MAP



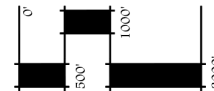
FS22-1259 ZONING MAP

Surprise, Arizona

Legend



Scale: 1" = 1000'



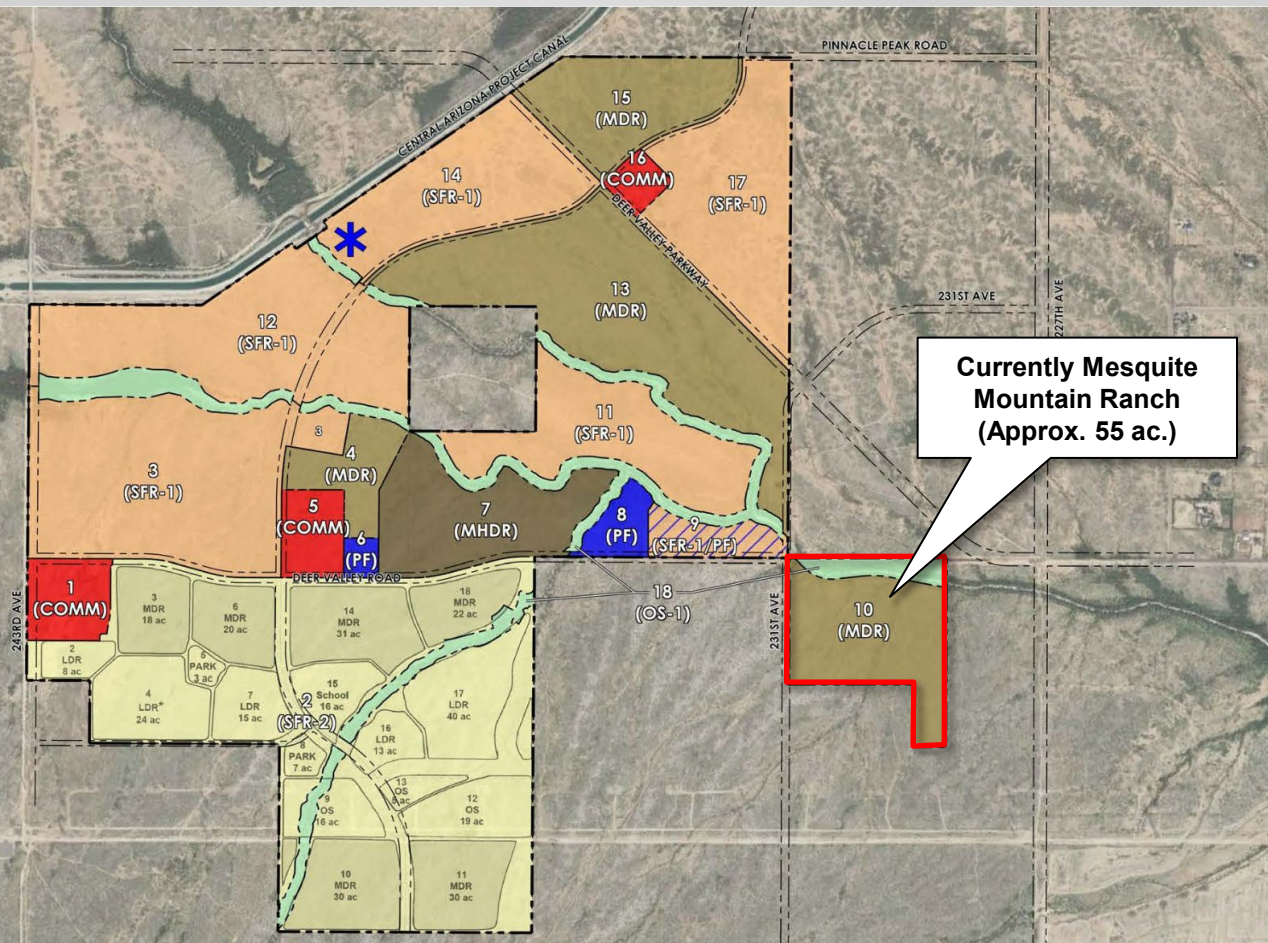
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Revised: 06-23-2021



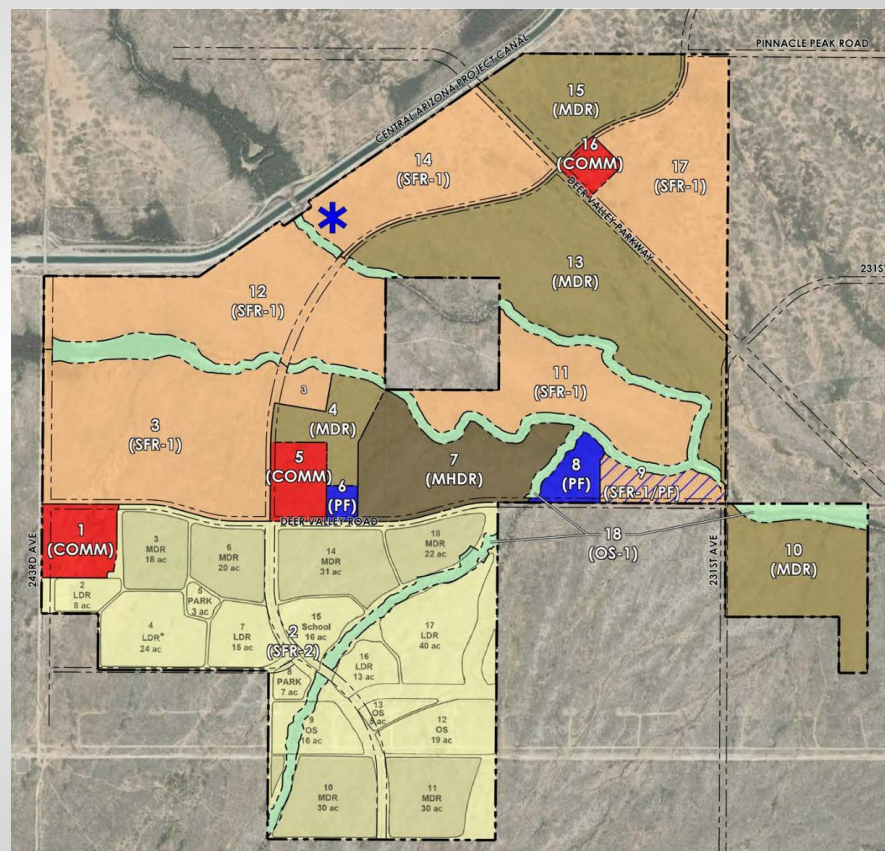
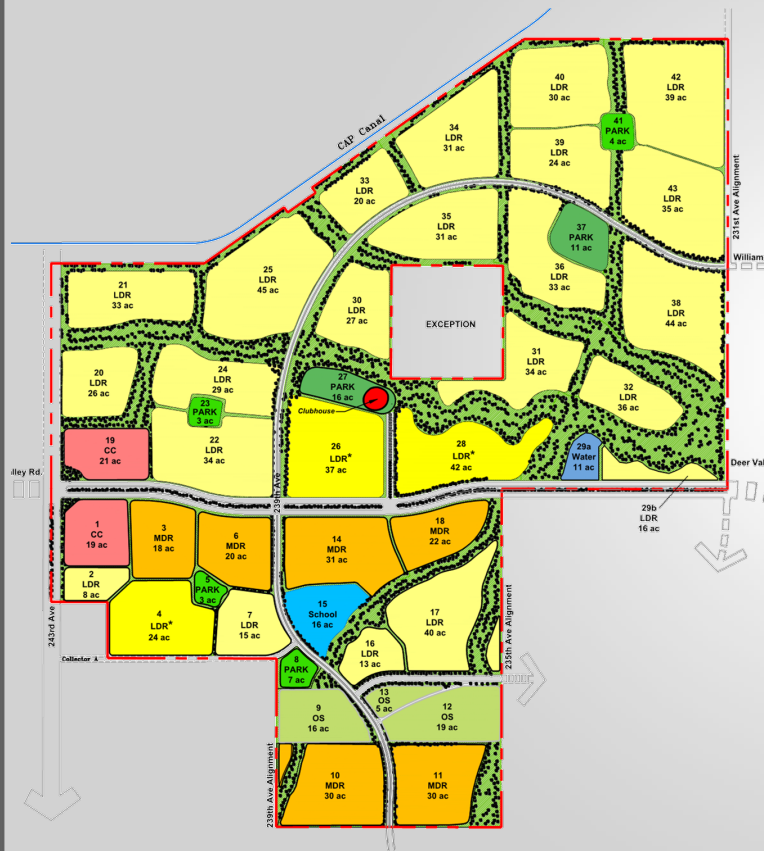
120 S. Ash Avenue
Tampa, Arizona 85281
Tel: 480.994.0994
www.rvplanning.com

Development Unit	Site Data Land Use Category	Gross Acres
1	COMMERCIAL	16.9
2	SFR-2	302.7
3	SFR-1	111.7
4	MDR	19.3
5	COMMERCIAL	13.9
6	PF	3.5
7	MHDR	49.9
8	PF	9.5
9	SFR-1 / PF	12.7
10	MDR	47.5
11	SFR-1	54.9
12	SFR-1	95.5
13	MDR	117.1
14	SFR-1	60.3
15	MDR	43.9
16	COMMERCIAL	6.3
17	SFR-1	71.4
18	OS-1	65.1
Total		1102.1

* FUTURE SCHOOL SITE RESERVATION



PROPOSED LAND USE



COMPARISON

SUMMARY OF CHANGES

PAD BOUNDARY

- +55 acres from Mesquite Mountain Ranch

LAND USE DESIGNATION

- 1,482 additional units (total 4,506 units)
- Overall density = 4.1 DU/AC
- Reconfiguration of Land Use Plan

DEVELOPMENT STANDARDS

- SFR-1, MDR, MHDR, Commercial, Open Space, and Public Facility land uses be designed and developed to the standards outlined in the LDO and PEDS
- SFR-2 & MDR development standards to remain

SUMMARY OF CHANGES

LAND USE	CURRENT ACREAGE	PROPOSED ACREAGE
Low-Density Residential (LDR)	746	709
Medium-Density Residential (MDR)	150	228
Medium/High-Density Residential (MHDR)	0	50
Commercial	40	37
School	16	Acreage included in LDR
Park/Open Space	44	Acreage included in other land uses
Open Space Conservation	0	65
Public Facility	11	13
Utility Easement	41	AC included in other land uses
Total	1,047	1,102



OUTREACH



Neighborhood Meetings:

- January 18th (In-Person)
 - 1 Attendee
- January 24th (Virtual)
 - 3 Attendees
- **Questions/Concerns:**
 - Schools
 - Roads & Roadway Improvements
 - Water
 - Prospective Commercial Uses
 - Construction Timing



RECOMMENDATION

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



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You