



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, April 16, 2024 @ 6:00 PM
COUNCIL CHAMBERS

Amended on 4/12/24 (Item 9 Removed)*

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

Fair Housing Mayoral Proclamation

E. City Manager Report

The City Manager may present a brief summary of current events, including recognition of community members, employees, and programs, pursuant to A.R.S. § 38-431.02(K). The City Council will not discuss or take action on any matter within the City Manager Report.

F. City Clerk Report

1.	Citywide	2024 Elections Update	Kristi Passarelli City Clerk
2.	Internal	Consideration and action to appoint Hasan Reed to fill the vacancy on the Veterans, Disability and Human Services Commission with Term Expiration June 30, 2025.	Kristi Passarelli City Clerk
3.	Internal	Consideration and action to appoint Olivia Fryer to fill the Veterans, Disability and Human Services Commission vacancy Term Expiration June 30, 2027.	Kristi Passarelli City Clerk
4.	Internal	Consideration and action to appoint Brad Stallings to fill the vacancy on the Parks & Recreation Committee with Term Expiration June 30, 2025	Kristi Passarelli City Clerk
5.	Internal	Consideration and action to appoint David Samaniego to fill the vacancy on the Parks & Recreation Committee with Term Expiration June 30, 2025	Kristi Passarelli City Clerk

G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins. You may also [fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council 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.

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

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|--|---|
| 6. | Internal | Consideration and action to approve the April 2, 2024 Regular City Council Meeting, and Work Session Minutes. | Kristi Passarelli
City Clerk |
| 7. | District 1 | Consideration and action pertaining to acceptance of the Quit Claim Deed for Asante Well Site No. 4 from LCD Asante, LLC, near Pat Tillman Boulevard and 167 th Avenue. | Lloyd Abrams
Community
Development |
| 8. | Citywide | Consideration and action pertaining to approval of the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2024-2025. | Seth Dyson
Human Svcs and
Comm Vitality |
| 9. | Citywide | *Consideration and action pertaining to acceptance of a donation of \$50,000 from DCS Contracting, Inc. for funding of the before and after school programming efforts provided through the City of Surprise Human Service & Community Vitality Department; Resolution # 2024-62. | Seth Dyson
Human Svcs and
Comm Vitality |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|-----|------------|--|---|
| 10. | 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) to Traditional Neighborhood Development (TND). Ordinance # 2024-10. | Trever Fleetham
Community
Development |
| 11. | 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, by removing approximately 55 acres of land to be incorporated into the Surprise Foothills PAD, updating the land use map, and changing the land use designation for approximately 9 acres from medium density residential to C-3 commercial; Ordinance # 2024-11. | Trever Fleetham
Community
Development |
| 12. | 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, incorporating approximately 55 acres removed from the Mesquite | Trever Fleetham
Community
Development |

Mountain Ranch PAD, and revising the land use plan, development parcel configuration, and development standards; Ordinance # 2024-12.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|--|---|-------------------------------------|
| 13. | Citywide | Presentation and discussion on the Out of the Park Music Fest | Kendra Pettis
Sports and Tourism |
| I. | Other Business and Future Agenda Items | | |
| J. | City Council Reports | | |
| K. | Executive Session | | |

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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 by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

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

- L. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, April 11, 2024 @ 10:00 AM
*Amended on Friday, April 12, 2024 @ 10:15 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
Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Fair Housing Mayoral Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

There is no anticipated financial impact related to this item.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department:
Staff Recommendations:

Contact Person:
District: Citywide

Consent: No	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:
City Manager sub-text

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

Consent: No	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:
2024 Elections Update

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Consideration and action to appoint Hasan Reed to fill the vacancy on the Veterans, Disability and Human Services Commission with Term Expiration June 30, 2025.

Motion:

I move to appoint Hasan Reed to fill the vacancy on the Veterans, Disability and Human Services Commission for the remainder of the term expiring June 30, 2025.

Background:

Sec. 2-296. - Member selection and replacement process.

The following process will apply to all openings or vacancies for appointment to a public body, unless otherwise indicated in the ordinance or resolution creating the body:

(a)

Application process.

(1)

Upon notice of a vacancy, the city clerk will promptly notify the nominations committee chair, and post all vacancies on the city website. Vacancies will also be posted at all designated posting locations, no later than three business days after a vacancy is created and continue such posting until the position is filled.

(2)

The city clerk will maintain and distribute applications to all persons interested in being a member of a public body.

(3)

All persons, including current members seeking reappointment, interested in becoming a member of a public body must submit an application to the city clerk's office. Only applications received by the city clerk's office may be considered for body vacancies. Members with expiring terms who submit a timely application will automatically be nominated for reappointment unless the nominations

committee decides to open the reappointment process to competition. Notice of the nomination committee's decision will be provided to the member no less than ten business days after referral by the city clerk. The committee's decision is final and may be with or without cause.

(4)

All applications will be accepted on an open rolling basis and will be maintained as an active application for four years.

(b)

Boards and commissions nominations committee.

(1)

The mayor will designate one city council member to serve as the chair of the nominations committee, who will serve on an ongoing basis until such time as the mayor makes a new designation.

(2)

The chair will select two additional city council members to serve on the nominations committee. At the discretion of the chair, the chair or designee of the respective public body may also serve on the nominations committee.

(3)

The nominations committee will interview all qualified applicants. All applicants will be asked the same questions in order to ensure that a fair assessment can be made of each applicant; however, additional questions may be asked for purposes of clarification after the standard questions have been asked.

(4)

The committee will submit the names of qualified applicants selected for nomination to a public body to the city clerk on an agenda action form. The committee, in its sole discretion, may submit the name of a qualified applicant who has completed the application process through interview, for any subsequent vacancy occurring within ninety days of the applicant's interview. In the event the committee exercises this discretion, the application process set forth in this section is waived.

(5)

The committee shall investigate and resolve, short of removal, any allegation of nonfeasance or malfeasance against a public body member. In the event the committee is unable to satisfactorily resolve the matter, or because of the severity of the substantiated conduct, the committee concludes removal is appropriate, the committee shall submit a report including findings and conclusions and a recommendation to city council for consideration and action. In administering this provision, the committee's actions should be progressive, from least punitive to the most punitive measure.

(c)

Appointment.

(1)

The city clerk will place the nomination for appointment on the agenda for the next available regular city council meeting and provide the nominees with the date, time, location and any other appropriate information regarding the city council meeting at which their possible appointment will be discussed.

(2)

Appointment of any nominee requires an affirmative vote by a majority of city council in attendance at a properly noticed city council meeting.

(3)

The city clerk will swear in all newly appointed members prior to acting in the capacity as a body member.

(Ord. No. 2014-14, § 5(Exh. A), 11-23-2014; Ord. No. 2018-11, § 1, 8-7-18)

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Consideration and action to appoint Olivia Fryer to fill the Veterans, Disability and Human Services Commission vacancy Term Expiration June 30, 2027.

Motion:

I move to appoint Olivia Fryer to fill the vacancy on the Veterans, Disability and Human Services Commission for the remainder of the Term Expiration June 30, 2027.

Background:

Sec. 2-296. - Member selection and replacement process.

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committee decides to open the reappointment process to competition. Notice of the nomination committee's decision will be provided to the member no less than ten business days after referral by the city clerk. The committee's decision is final and may be with or without cause.

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(2)

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(Ord. No. 2014-14, § 5(Exh. A), 11-23-2014; Ord. No. 2018-11, § 1, 8-7-18)

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Consideration and action to appoint Brad Stallings to fill the vacancy on the Parks & Recreation Committee with Term Expiration June 30, 2025

Motion:

I move to appoint Brad Stallings to fill the vacancy on the Parks & Recreation Committee for the term expiring June 30, 2025.

Background:

Sec. 2-296. - Member selection and replacement process.

The following process will apply to all openings or vacancies for appointment to a public body, unless otherwise indicated in the ordinance or resolution creating the body:

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(1)

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(2)

Appointment of any nominee requires an affirmative vote by a majority of city council in attendance at a properly noticed city council meeting.

(3)

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(Ord. No. 2014-14, § 5(Exh. A), 11-23-2014; Ord. No. 2018-11, § 1, 8-7-18)

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Consideration and action to appoint David Samaniego to fill the vacancy on the Parks & Recreation Committee with Term Expiration June 30, 2025

Motion:

I move to appoint David Samaniego to fill the vacancy on the Parks & Recreation Committee for the term expiring June 30, 2025.

Background:

Sec. 2-296. - Member selection and replacement process.

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(a)

Application process.

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Appointment.

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(3)

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(Ord. No. 2014-14, § 5(Exh. A), 11-23-2014; Ord. No. 2018-11, § 1, 8-7-18)

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Consideration and action to approve the April 2, 2024 Regular City Council Meeting, and Work Session Minutes.

Motion:

I move to approve the April 2, 2024 Regular City Council Meeting, and Work Session Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 040224 Work Session Minutes DRAFT
 2. 040224 Regula Meeting Minutes DRAFT
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CITY OF SURPRISE
Regular City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, April 2, 2024 @ 5:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of April 2nd, 2024 to order at 5:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call

In attendance with Mayor Hall were Vice Mayor Nick Haney, Council members Chris Judd, Alyson Cline, Patrick Duffy, Ken Remley (Telephone), and Jack Hastings.

C. Pledge of Allegiance

Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

1. City Manager sub-text

F. City Clerk Report

G. Call To The Public

H. Regular City Council Work Session Agenda

1. CONSENT AGENDA:

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and discussion pertaining to proposed updates to the Comprehensive Citywide Fee Schedule.

Chief Financial Officer Andrea Davis came to present this item. She talked about User Fees, and Updates by departments.

Mayor Hall asked about the outside structures on the patio, and the fee being lowered? Lloyd talked about the set fee for patios and the process that got them to the new fee.

Councilmember Hastings said that he liked all the changes. He asked about commercial requests. Kristi Passarelli talked the process with commercial fees.

Andrea talked about the fees coming back on June 4th.

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

1. Executive Session Items
2. Executive Disclaimer - Part 1
3. Executive Disclaimer - Part 2
4. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn

Initiated By: Aly Cline

Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 5:07 PM

Skip Hall, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, April 2, 2024.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, April 2, 2024 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of April 2nd, 2024 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Mayor Hall led a Moment of Silence.

B. Roll Call

In attendance with Mayor Hall were Vice Mayor Nick Haney, Council members Chris Judd, Alyson Cline, Patrick Duffy, Ken Remley (Telephone), and Jack Hastings.

C. Pledge of Allegiance

Sierra Montana and Contryside Tot Time Program came to lead the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

2. Water Awareness Month Proclamation

Mayor Hall proclaimed it was Water Awareness Month. He presented the proclamation to Sandra Hurlbut.

E. City Manager Report

3. City Manager sub-text

4. Reports

City Manager, Bob Wigenroth, came to introduce the Friends of the Library to announce the bookmark contest award winners. Councilmember Cline came to present the winners. Luther Campbell, Eden Ammerman, Emma Lake, Audrey Smith, Emma Jamison, Audrey Smith, Loredana Borden, and Sydney Uhl.

Shelby Fenwick came to introduce the Youth Council members.

Lily Robert, Willow Canyon Highschool

Nikki Paumi, Dysart Highschool.

F. City Clerk Report

5. Reports

G. Call To The Public

H. Regular City Council Meeting Agenda

6. CONSENT AGENDA:

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

1. Consideration and action to approve the March 18, 2024 Regular City Council Meeting, and Work Session Minutes.
2. Consideration and action pertaining to approval of a Fiscal Year 2024 budget amendment by moving budget authority of \$625,000 from General Contingency and \$200,000 from project A34200 within the General Capital Projects Fund to project P34350 in the General Capital Projects Fund, and amending the fiscal year 2024 Contract Awarding Authority List by adding \$825,000 to CAAL #25142 to cover the projected expenditures associated with the remodel of Fire Station 303; Resolution #2024-47.
3. Consideration and action pertaining to approval of a Fiscal Year 2024 budget amendment by moving budget authority of \$778,300 from General Contingency and \$423,300 from the Ground Ambulance Service Fund to the Fire-Medical General Fund personnel services and supplies budgets for the purpose of covering increased operational costs, moving existing full-time employees (FTE), authorizing an inter-fund cash transfer and amending the fiscal year 2024 Contract Awarding Authority List by increasing the FD new hire outfitting item to \$550,000; Resolution #2024-46.
4. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2024 budget by moving budget authority in the amount of \$6,000 from General Contingency to project G31401 FFY24 AZ Internet Crimes Against Children (AZICAC) Task Force in the Grants Fund and authorizing acceptance of a grant award from City of Phoenix Affiliate Award Funding, to cover training and equipment expenses related to the investigations of internet crimes against children; Resolution #2024-48.
5. Consideration and action pertaining to approval of a Fiscal Year 2024 budget amendment by moving budget authority of \$194,400 from Personnel within the Police Department General Fund to Project P31130 within the General Capital Projects Fund, authorizing an inter-fund cash transfer and amending the fiscal year 2024 Contract Awarding Authority List by creating #24109-CID NIBIN Computer \$194,400 to support a one-time purchase of an IBIS® BulletTrax NIBIN computer and associated hardware to increase the department's efficiency to investigate firearm related crimes; Resolution #2024-49.
6. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2024 budget by moving budget authority in the amount of \$229,500 from General Contingency to the Grants Fund to Project G54110 to support turf removal projects and account for the acceptance of the grant from the Water Infrastructure Finance Authority of Arizona; Resolution #2024-41.
7. Consideration and action pertaining to approval of the Final Plat entitled, "Cactus 303 Retail" and dated February 15, 2024, a site generally located on the northeast corner of SR 303 and Cactus Road; Case FS23-0238.

8. Consideration and action pertaining to approval of the Final Plat entitled, “Asante Unit 3.1 & 3.3” and dated February 06, 2024, a site generally located on the northeast corner of Happy Valley Road and Pat Tillman Boulevard; Case FS23-0849.
9. Consideration and action pertaining to approval of the Final Plat entitled, “Toll at Prasada, Phase I – Phase 3 Lots 1859, 1861, 1862, 1865, 1870, 1871, 1878, 1883, 1884, 1890 & Tracts I-J – I-N” and dated January 16, 2024, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS23-0972.
10. Consideration and action pertaining to approval of the Final Plat entitled, “Re-Plat of ‘Bell and Dysart Commerce Center Lot 5 AMD’ and ‘Bell and Dysart Commerce Center Lot 5B-5C Replat’” and received January 30, 2024, a property located at the northeast corner of Bell Road and 134th Avenue; Case FS23-0654.

7. REGULAR AGENDA ITEM - PUBLIC HEARING:

11. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 283480, requested by Andrea Dahlman Lewkowitz, for Applebee's Neighborhood Grill & Bar for Series 12 Liquor License. Applebee's Neighborhood Grill & Bar is located at 13756 W Bell Road Suite, Surprise, AZ 85374.

Motion: To Approve
Initiated By: Jack Hastings
Seconded By: Chris Judd

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

12. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 280295, requested by Maria Danielle Burgess, for Circle K Store #9576 for Series 9 Liquor License. Circle K Store #9576 is located at 16934 W Wadell Rd, Surprise, AZ 85388.

Motion: To Approve
Initiated By: Patrick Duffy
Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

13. 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) within the master-planned development known as Nobella, which is generally located west of 155th Avenue and north of Jomax Road; Ordinance #2024-06.

Trever Fleetham, came to present this item. He talked about the Vicinity Map, Existing Zoning Map, General Plan Land Use, Existing Zoning, Proposals, Conceptual Land Use, Density, PUD

Deviations, and Outreach.

Mayor Hall asked what the access was to this development? Trevor talked about Jonas and 159th ave. Mayor Hall asked if it was an overall reduction of one unit? Trevor said it was.

Vice-Mayor Haney asked for clarity of R2 to R3? Wendy Riddell came to talk for the developer. She said they were down zoning. She talked about letting single family units getting built.

Mayor Hall asked about the southern piece of the development needing to go up north? She talked about the project and layout. Mayor Hall asked how people will be able to get out? She said there is another connection they aren't seeing that would let them get out.

Councilmember Judd, asked about the lot sizes, and what the applicant was requesting? Trevor said the request was specific for this development. Councilmember Judd asked about the setback deviation? Wendy talked about the product type. She talked about having the ability to put the buildings next to each other. Councilmember Judd asked about the rest of Nobella? She said it would stay the same. Councilmember Judd asked if this was their first PUD and about how much of the rest of the rest of the project they have final plots for? She said it was for 161 lots. Councilmember Judd asked if they were planning to do duplexes? She said they weren't.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Patrick Duffy

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

14. Public hearing, presentation and discussion pertaining to the proposed development impact fees.

Andrea Davis came to present this item. She talked about Development Fee Ground Rules, Overview of Adoption Process, Project Timeline, Fee Category Overview, Overview of Changes, Residential Fee Comparison, Nonresidential Fee Comparison, Proposed Utility Fees, Etc.

James Ashley, from HBACA, came to talk about this item. He expressed his appreciation of the updates made, and elaborated on them. He talked about further desires.

Councilmember Hastings, asked about development impact fee would impact housing prices? James, said that in terms of estimates it could impact the cost of the home.

Councilmember Cline, talked about the cost of everything going up, she said that the fees need to go up to help provide future services for the City. Andrea said that was correct and that this would help pay for police and fire. Councilmember Cline asked if it was probably that other communities will have the same needs of the capital costs? Andrea said that is correct. Councilmember Cline talked about building when the utilities are there. She talked about balancing the fees to not punish the developer or buyer. Andrea said that is correct.

Councilmember Judd, asked about the policy of having development pay for itself. He asked about the goal of the development fees to cover the cost and where the money comes from? Andrea said if it didn't come from the impact fees it would come from the General Fund. Councilmember Judd said he wants the fees low but also respects how it works.

Councilmember Duffy, asked if we have had to subsidized those costs in the past? Andrea said that the City has because of the rise in costs in high inflation.

Vice-Mayor Haney, talked about smart growth and his belief that these fees need to match the growth happening in the City to avoid having the citizens subsidize the growth.

Mayor Hall asked about the credit back? Andrea said that all the categories are different. She talked about certain things being needed before development starts such as infrastructure. Mayor Hall asked if a builder pulls a permit right now if they are protected for 2 years? Andrea said they would be grandfathered in.

15. Consideration and action pertaining to adoption of amendments to the City of Surprise Municipal Tax Code relating to certain Transaction Privilege Tax rates; Ordinance # 2024-09.

Andrea Davis, and Bob Wigenroth came to talk about this item as well. They talked about the FY25 Revenue Replacement, Revenues - Residential Rental, Tax Reform, State Shared Income Tax, State Shared Revenues. Andrea talked about the total losses, and possible solutions, City Comparison, Primary and Secondary Property Tax Rate, and Next Steps.

Rebeka Massie, a Surprise Resident, came to talk about the increased sales tax proposal and her opposition to it.

Mayor Hall, asked if the total number of employees included part time? City Manager Bob Wigenroth, said it does. Andrea talked about how they compared to other Cities.

Kevin Perry, a Surprise Resident, came to talk about the revenue shortfall, and talked about not reducing the residential tax rate.

Councilmember Hastings, asked about having to raise the rate to 2.9% not 2.7%? Bob said it was. Councilmember Hastings talked about city spending. He talked about cutting the Micro Transit program, Printer Paper, PDF Subscription, and T-Shirts. He said he was against raising taxes.

Mayor Hall talked about the incredible need for transit. He talked about the retreat, and the food tax that other Cities have.

Councilmember Judd, talked about the revenue shortage and how cuts would be across the board. He talked about keeping the property tax cut still being an option. He talked about sales tax being his preferred way to collect tax. He asked what the general fund budget was? Andrea said it was \$200 Million and that it has increased about 20% over the last 5 years. Councilmember Judd said he would like a solution that doesn't have to be revisited.

Mayor Hall talked about the savings account and how it allowed the City to get Triple A rating.

Councilmember Duffy, asked if the State could do it again and lower it again with the revenue? City Manager Bob Wigenroth talked about future predictions. Councilmember Duffy said it was assuming there is no recession? He talked about the guarantee of property tax. He asked about reducing the property tax by 25% then revisiting it in the future. Bob said a reduction of 25% would save about 3 million dollars. Andrea said the rate would have to be 2.8%. He asked if it is even possible to increase property tax again? Andrea said it was lengthy to do so.

Councilmember Remely talked about reducing property taxes and how we compare already to other Cities. He said if we don't reduce the property tax it would solve the proposals. He talked about having to increase in the future and how it would be hard to do.

Mayor Hall, talked about the sales tax and property tax rates with 2.8% and 25% Reduction.

Councilmember Cline, talked about Micro Transit, and her constituent interest in public transportation. She talked about the savings account, and not spending it for ongoing costs. She also talked about how we compare to other cities. She asked staff to revisit the options and for an

additional presentation. Andrea talked about the strict timeline involved right now.

Vice-Mayor Haney, asked if the rental tax is coming back? Andrea said it is not. Vice-Mayor asked what would happen if we maintained the status quo? Andrea said there are positions to help with the growth, and the service level would decrease. Vice-Mayor talked about other jurisdictions and the additional taxes they have, and the bond and if it pays for personnell? Bob said the bond is paid for by secondary property taxes and it pays for debt. Vice-Mayor asked if covers the people? Bob said it just pays for the building and the roads. Vice-Mayor talked about what the cuts would look like.

Councilmember Judd, asked about doing property tax at 25% and sales tax at 2.8%? Andrea talked about the 2.8% and 25% reduction and how it would likely get the budget where it should be. Bob said it would still involve cuts. He talked about the legal requirements for postings.

Andrea said the City would post the notice at 2.8% sales tax and the property tax at 25%, while making \$2.5 Million in budget cuts.

Motion: To Continue
Initiated By: Chris Judd
Seconded By: Nick Haney

Yes: Aly Cline, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: Jack Hastings
Abstain: None

Vote Result: Passed

8. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

I. Other Business and Future Agenda Items

J. City Council Reports
Councilmember Cline had nothing.

Councilmember Duffy, talked about the out of the Park Music Festival and gave staff kudos.

Vice-Mayor Haney, also talked about the festival.

Councilmember Judd, talked about the festival too. He also talked about the Boards and Commissions appreciation event.

Councilmember Hastings, talked about his community meeting next week at 5:00 PM.

Councilmember Remley, had nothing.

Mayor Hall talked about the State of the City event. He talked about the Kids Jamboree happening Friday April 12th at the Surprise Resource Center. He talked about April being distracted driving awareness month.

K. Executive Session

9. Executive Session Items

10. Executive Disclaimer - Part 1

11. Executive Disclaimer - Part 2

12. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn

Initiated By: Nick Haney

Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 8:09 PM

Skip Hall, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, April 2, 2024.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2024 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action pertaining to acceptance of the Quit Claim Deed for Asante Well Site No. 4 from LCD Asante, LLC, near Pat Tillman Boulevard and 167th Avenue.

Motion:

I move to accept the Quit Claim Deed dated August 30, 2023, for Asante Well Site No. 4.

Background:

The City has been working with LCD Asante LLC to bring the well site onboard to accommodate the additional growth in the area.

Objective Analysis:

Acceptance of the Quit Claim Deed for Well Site No. 4 adjacent to the Asante community will allow the City to expand water service to this community.

Policy Compliant:

Approval of this item is policy compliant. The proposed dedication will advance the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. Quit claim deed signed with correct exhibit

GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____

 Skip Hall
Its: Mayor

Attest:

Sherry Aguilar, City Clerk

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023,
by Skip Hall, known by my as the Mayor of the City of Surprise an Arizona municipal corporation.

Notary Public

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

[See following page]

**ASANTE
WELL SITE NO. 4
LEGAL DESCRIPTION**

TRACT E, OF A PORTION OF ASANTE PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 938 OF MAPS, PAGE 32.

The above described parcel contains a computed area of 23,775 sq. ft. (0.5458 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1909
Date: August 2023



EXHIBIT B
DEPICTION OF REAL PROPERTY

ASANTE PHASE 1 UNIT 3
BOOK 885, PAGE 47, MCR

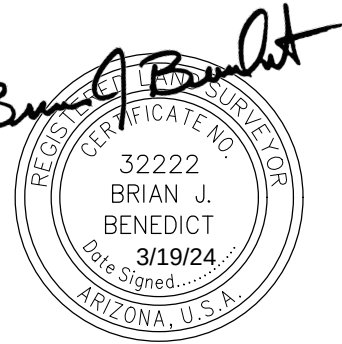
W PAT TILLMAN BOULEVARD
ASANTE PHASE ONE
BOOK 857 OF MAPS, PAGE 17, MCR

TRACT E
ASANTE PHASE ONE
BOOK 938 OF MAPS, PAGE 32, MCR

W VEREDA SOLANA DRIVE

P.O.B.

ASANTE PHASE ONE
BOOK 938 OF MAPS,
PAGE 32, MCR



P.O.B. – POINT OF BEGINNING

PAGE 1 OF 2

PROJ.NO.: 1909	ASANTE WELL SITE NO. 4 SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAR 2024		
SCALE: N.T.S.		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: BJB		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S45°43'07"W	81.26'
L2	N44°16'53"W	135.12'
L3	N45°43'07"E	139.99'
L4	S44°16'53"E	160.12'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	15.00'	53°58'05"	14.13'
C2	70.00'	25°53'44"	31.64'
C3	15.00'	61°55'39"	16.21'
C4	15.00'	90°00'00"	23.56'



PAGE 2 OF 2

PROJ.NO.: 1909	ASANTE WELL SITE NO. 4 SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG 2023		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: BJB		

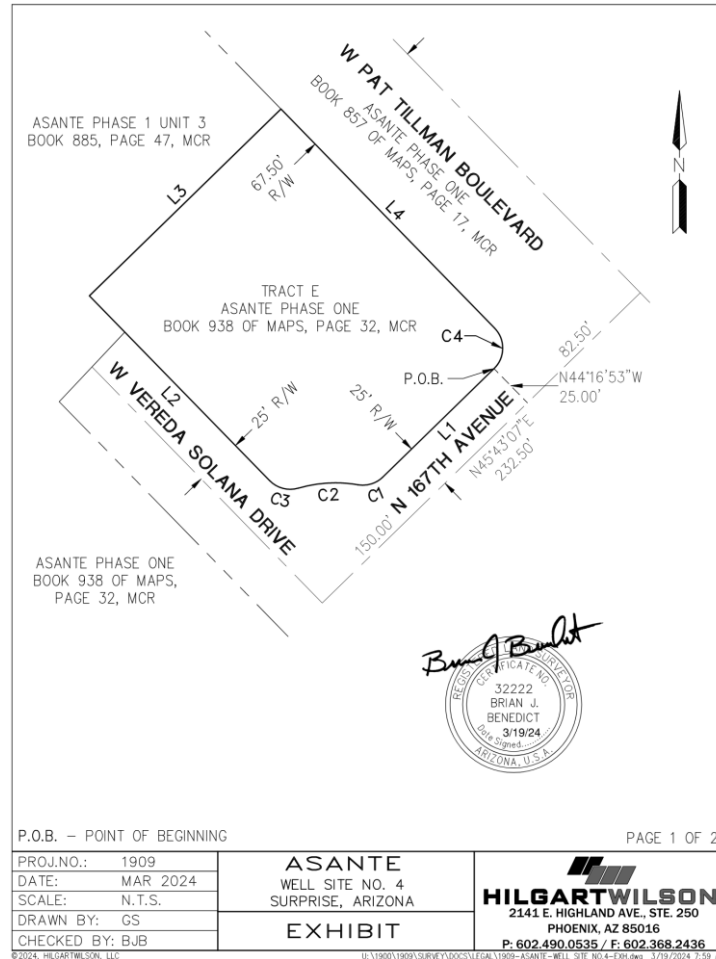


Asante Well Site No. 4 Quit Claim Deed

City Council – April 16, 2024



VICINITY MAP



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S45°43'07"W	81.26'
L2	N44°16'53"W	135.12'
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EXHIBIT



SURPRISE
ARIZONA

QUESTIONS / COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations:

Contact Person: Seth Dyson, DIRECTOR - HSCV
District: Citywide

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

Consideration and action pertaining to approval of the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2024-2025.

Motion:

I move to approve the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2024-2025.

Background:

As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City of Surprise is required to complete an Annual Action Plan to allocate anticipated funding from the Department of Housing and Urban Development (HUD), and to prioritize goals and projects that will be addressed with the annual allocation.

The Program Year 2024 Annual Action Plan is the fifth year of the 2020-2024 Consolidated Plan. The Action Plan will set funding priorities for the Program Year 2024 (July 1, 2024 – June 30, 2025) based on the Goals and Objectives set in the Consolidated Plan.

Objective Analysis:

Approval of this item will result in a submission of the Annual Action Plan to the Department of Housing and Urban Development (HUD) for approval.

Policy Compliant:

This action is compliant with City and Council policies as well as federal guidelines.

Financial Impact:

This item will allow for one-time expenditure of up to \$766,813 in CDBG grant funding. There is no match requirement. All CDBG related expenditures will be reimbursed the same fiscal year expenses are incurred.

Budget Impact:

Budget authority for FY2025 CDBG projects will be included in the FY2025 budget adoption process.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 2024 AAP COUNCIL Staff Report
 2. PY24 AAP Draft
 3. Presentation
-



HUMAN SERVICE AND COMMUNITY VITALITY

Date: April 16, 2024
To: Mayor and City Council Members
From: Adam Lane, Housing & Community Services Supervisor
Re: Program Year 2024 CDBG Annual Action Plan – Approval

Introduction

As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City of Surprise is required to complete an Annual Action Plan to allocate anticipated funding from the Department of Housing and Urban Development (HUD), and to prioritize goals and projects that will be addressed with the annual allocation.

The Program Year 2024 Annual Action Plan is the fifth and final year of the 2020-2024 Consolidated Plan. The Action Plan will set funding priorities for the Program Year 2024 (July 1, 2024 – June 30, 2025) based on the Goals and Objectives set in the Consolidated Plan.

Background

A key feature to these grants from the Department of Housing and Urban Development (HUD), is the City's ability to choose how the funds will be used. HUD provides a wide range of eligible activities that can be utilized with funding. The Consolidated Plan helped to determine the most pressing needs of the community, and develop effective, market-driven strategies to meet those needs. As a review, the high priority needs and goals identified in the Consolidated Plan are as follows:

1. Maintain and increase the availability of **Affordable Housing**.
2. Invest in **Public Facility Improvements**.
3. Support **Public Services**.
4. Continue **Planning & Administration** of HUD funded programs.

Over the course of the Plan, the following **Goals** and Outcomes were established:

1. Housing Rehabilitation
2. Tenant Based Rental Assistance (HOME)

3. Develop Affordable Rental Housing (CDBG & HOME)
4. Housing Services in support of the HOME program.
5. Public Facility Improvements
6. Public Services
7. Administration & Planning

Analysis of Impediments to Fair Housing Choice (AI)

In accordance with the applicable statutes and regulations governing the Consolidated Plan, the City of Surprise certifies that they will affirmatively further fair housing, by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice and maintaining records that reflect the analysis and actions in this regard.

Affirmatively furthering fair housing is defined in the Fair Housing Act as taking “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.

Fair Housing Goals:

1. Review zoning and municipal codes for barriers to housing choice.
2. Increase availability of accessible housing.
3. Promote homeownership and rental opportunities in areas outside of racially or ethnically concentrated areas of poverty (R/ECAPs).
4. Enhance community services in R/ECAPs.
5. Promote community and service provider knowledge of fair housing and ADA laws.

Program Year 2024 Annual Action Plan

The CDBG allocation for Program Year 2024 is **\$766,813***. There are no match or leverage requirements for CDBG, however the City has allocated approximately \$75,000 for program administration and program service delivery. Funding requirements cap Administration and Planning at 20% of the allocation, as well as 15% for Public Service activities.

To meet the Goals and Objectives identified in the 2020-2024 Consolidated Plan and AI, the following projects are recommended:

1. **Affordable Housing – \$287,057**
Acquisition and rehabilitation of residential housing units to create affordable rental and homeownership opportunities for low- and moderate-income households.
2. **Tenant Based Rental Assistance (**HOME funding) – \$252,694**
Rent and utility subsidy for LMI households.

*Pending HUD allocation

**HOME funds will be approved through the Maricopa HOME Consortium Annual Action Plan process.

3. **Housing Services – \$95,000**

Services in support of the HOME program.

4. **Public Facility Improvements – \$116,394**

Improvements to public facilities that serve LMI persons or located in LMI areas.

5. **Public Services (15%**) – \$115,000**

Services for LMI persons who are seniors, disabled, homeless, or at risk of becoming homeless.

6. **Planning & Administration (20%) – \$153,362**

Expenses related to administering the program, preparing planning documents, and Fair Housing activities.

***15% cap calculation includes previous year Program Income.

Funding Contingencies

In the event a final allocation from HUD is not known, the following funding contingencies shall apply:

1. If there is an increase in funding, the same projects will be funded with Public Services funded up to 15% of allocation, and Affordable Housing and Public Facility Improvements receiving the remaining increase by percentage of total allocation.
2. If there is a decrease in funding, Public Services will receive 15% of allocation, and the remaining decrease will be taken from Affordable Housing.
3. Admin will remain 20% of allocation.

2024 Subrecipients

HUD allows the City to evaluate its own institutional capacity and make decisions on how to best administer the program. The City can select nonprofit organizations or entities, as defined in 24 CFR 570.204(c), to act as a subrecipient to carry out eligible activities that address the 2020-2024 Consolidated Plan Highest Priority Needs.

For Program Year 2024, City staff evaluated existing subrecipients as well as past subrecipients whose projects aligned with high priority needs and organizational capacity. Reviewers utilized defined criteria that evaluated each subrecipient based on a PASS or FAIL threshold, as well as a scaled scoring evaluation that determined projects that are low risk, more closely aligned with identified needs, and most beneficial to the city in carrying out objectives.

To meet the **Goals and Objectives** identified in the 2020-2024 Consolidated Plan and AI, the following Subrecipient activities are recommended:

1. **A New Leaf**

Tenant Based Rental Assistance – \$95,000

Housing services in support of the TBRA program - (15) LMI households.

Housing Support Center Operations - \$50,000

Management and operations of the West Valley Housing Assistance Center - (300) LMI persons.

2. **Lutheran Social Services**

IHELP- \$30,000

Services for (80) LMI persons who are homeless including case management and emergency overnight shelter.

Recommendations

Staff recommends approval of the Program Year 2024 Annual Action Plan for submittal to HUD.

Staff recommends approval of the Subrecipient projects proposed for the Program Year 2024 Annual Action Plan.

Previous Actions

- Needs Public Hearing – February 14, 2024
- 30-Day Public Comment Period – March 6, 2024 – April 10, 2024
- VDHS Commission Review & Public Hearing – April 10, 2024

Future Actions

- Submission of Plan to HUD – May 15, 2024

CITY OF SURPRISE, ARIZONA

ANNUAL ACTION PLAN

Program Year 2024

July 1, 2024 – June 30, 2025



Year 5 of the 2020-2024 Consolidated Plan

ON REQUEST THIS DOCUMENT CAN BE MADE AVAILABLE IN ALTERNATE FORMATS



City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
Annual Action Plan 2024
Year Five of the 2020-2024 Consolidated Plan

Prepared for:

City of Surprise

16000 N. Civic Center Plaza

Surprise, AZ 85374

www.surpriseaz.gov

Skip Hall, Mayor

Nick Haney, Vice Mayor

Aly Cline, Councilmember

Patrick Duffy, Councilmember

Ken Remley, Councilmember

Jack Hastings, Councilmember

Chris Judd, Councilmember

Bob Wingenroth, City Manager

Prepared by:

City of Surprise

Human Service & Community Vitality

Housing & Community Services Division

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-1550

www.surpriseaz.gov

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Introduction

The City of Surprise, Arizona, receives an annual entitlement allocation from the U.S. Department of Housing and Urban Development (HUD): the Community Development Block Grant (CDBG) program and HOME Investment Partnership Program (HOME).

A key feature of these grants is the City's ability to choose how the funds will be used. HUD provides a broad range of eligible activities that can be utilized with CDBG funding. The City must determine which of the eligible activities will best serve the needs of the community. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, HUD requires grantees to develop a Five-Year Consolidated Plan.

The City of Surprise 2020-2024 Consolidated Plan identifies priority needs and goals to which CDBG funds should be allocated. The 2024 Program Year (PY) will be the fifth and final year of the current five-year Consolidated Plan. The Program Year will start on July 1, 2024, and end on June 30, 2025. This Annual Action Plan will identify available resources and outline the use of the available resources during the Program Year to meet the needs of the community. The available resource for Program Year 2024 includes CDBG Entitlement funding. As a member of the Maricopa HOME Consortium, the City will receive HOME funding through an agreement with the Consortium. Although the funding is allocated in the Consortium 2024 Annual Action Plan, the City will consider that funding when making decisions for its Annual Action Plan. For Program Year 2024, the City does not anticipate any Program Income to be received.

Summary of the objectives and outcomes identified in the Plan

The City of Surprise's 2020-2024 Consolidated Plan is a five-year strategic plan that provides an outline of actions for the community as it works toward meeting the housing and community development needs of its low- and moderate-income and special needs households. The plan identified the following high priority needs:

1. Increase access to and support the development of affordable housing.
2. Support public facility improvements in the Original Town Site.
3. Support public services for low- and moderate-income persons who are disabled, homeless, at risk of becoming homeless, as well as life skill training for youth.
4. Continue to provide planning and administrative support to deliver HUD-funded programs and fair housing activities.

The City of Surprise will allocate funding to meet the goals and objectives outlined in the Consolidated Plan. In Program Year 2024, projects will invest entitlement funds to continue supporting the following:

1. Housing Acquisition/Rehabilitation
2. Housing Services
3. Public Facility Improvements
4. Public Services
5. Planning & Administration

The City of Surprise has an experienced and dedicated staff to oversee and administer the requirements of the Community Development Block Grant and HOME funding. The City will continue to make affordable housing one of its highest priorities in PY2024 by continuing to invest in acquisition and rehabilitation to create affordable housing. Through Subrecipient-administered programs, the City will help to preserve existing affordable housing stock and create new homeownership and rental opportunities for low- and moderate-income households. With some of the fastest rising rents in the nation, the City will help to alleviate the burden of high rental rates by supporting the City's Tenant Based Rental Assistance program, as well as providing new access to bridge housing. These programs will help homeless or at risk of becoming homeless households achieve stable housing.

The City of Surprise will continue to make investments in public facilities to help persons who are homeless or at risk of becoming homeless. These facilities will provide emergency housing, access to housing resources, and other public services to help households achieve housing stability. The City will also continue to support its most vulnerable populations by funding Public Services. Through non-profit partnerships and program sub-grantees, the City will help to provide essential services to seniors, disabled persons, homeless, and persons at risk of becoming homeless.

The City is also committed to meeting the goals and objectives identified in the Analysis of Impediments to Fair Housing Choice (AI). The goals and objectives were identified through a joint effort with the Maricopa County HOME Consortium. Insufficient affordable housing in a range of unit sizes, and insufficient accessible affordable housing continue to be high priority impediments to fair housing in Surprise. The projects outlined above will address these needs and ensure fair access to housing for all residents. The City will continue to promote community service provider knowledge of fair housing and ADA laws through community engagement and education classes.

Finally, the City is committed to administering the program efficiently, and in compliance with the requirements of each funding source. To that end, the City will allocate funding for Planning & Administration of the program and its projects. The effective planning of projects is essential to maintaining program compliance, leveraging funding, and project underwriting that ensures the City's investments are protected and create valuable outcomes for the community.

Evaluation of past performance

The City is building upon the previous experience and success that the City had with utilizing HUD funding for housing rehabilitation, public services, and public facility improvements. In addition to the five-year Consolidated Plan and Annual Action Plan, the City must complete a Consolidated Annual Performance and Evaluation Report (CAPER) to maintain compliance with the grant program. To date, the City of Surprise has successfully completed all regulatory reporting requirements, and successfully reported the accomplishments of previous Annual Action Plans for the planned expenditures. During the first four years of the Consolidated Plan, the City enacted its goal to support affordable housing by funding the Housing Rehab program, acquisition of affordable housing, and housing services for the Tenant-Based Rental Assistance Program. Additionally, the City funded Public Facility Improvements that helped to complete a youth baseball field in the Original Town Site of Surprise, as well as the creation of the West Valley Housing Assistance Center, providing emergency short-term housing and access to vital housing resources to residents. Public services were supported through non-profit partners and other City departments to provide essential services to the most vulnerable residents.

And finally, the City received CDBG-CV funding through the CARES Act and was able to quickly plan and administer the funding to help low- and moderate-income residents who had been impacted by the COVID-19 Pandemic. In Program Year 2023, the City expended the final remaining CDBG-CV funding to support the West Valley Housing Assistance Center.

Summary of citizen participation process and consultation process

Citizen participation plays an integral role throughout the planning and development of the Annual Action Plan. Participation of its Citizens in the process is desired to ensure the City is utilizing the resources towards projects that its residents have identified as a high priority. Additionally, effective citizen participation helps to better inform the public, identify hidden community needs, bring forward citizen ideas, and generate involvement and commitment to proposed solutions.

Citizen participation began with the creation of the five-year Consolidated Plan. During the formation of the Consolidated Plan, the City conducted extensive community outreach and participation. The outreach included community forums conducted in the City's Original Town Site, a targeted area. Additionally, a Consolidated Plan questionnaire was provided to gain input from the community. A total of two hundred twenty-three (223) residents responded to the questionnaire.

The Community Needs Assessment included nine (9) focus groups with over one hundred twenty (120) participants. Group interviews were conducted with thirty-nine (39) individuals, each of whom was a recent receiver of public services. The results of the Needs Assessment was the creation of a guiding document which assists in prioritizing plans, initiatives, and programs to meet growing or unmet human service needs in our city.

In January 2023, the City held two (2) community stakeholder meetings to help update the Community Needs Assessment and provide an update on the progress of the strategic plan. These input sessions administered by Vitalyst Health Foundation invited both internal City staff, as well as external stakeholders to evaluate the City through its Elements of Healthy Community Wheel. Vitalyst defines a healthy community as “One where people have the opportunity to make healthy choices in environments that are safe, free from violence, and designed to promote health. Factors that influence health range from early childhood education to quality housing and jobs and include many other areas of community development such as financial inclusion, access to health clinics and healthy food, sustainable energy, and transportation.”

For the PY2024 Annual Action Plan, the City continued to build on the successful Citizen participation that helped to formulate the Consolidated Plan. On February 14, 2024, the City conducted the first of two (2) public hearings held during the formation of the Annual Action Plan. This “Needs” hearing gave citizens and local stakeholders an opportunity to comment on the needs of the community and bring forward ideas to meet those needs. A second public hearing was held on April 10, 2024. This final public hearing allowed citizens and stakeholders to comment on the draft Annual Action Plan. All public hearings were publicly noticed in English and Spanish with a legal advertisement placed in the local newspaper, a public notice to the City website, and via social media posts.

Prior to the second public hearing, a thirty-five (35) day review and comment period was conducted from March 6, 2024 through April 10, 2024. This comment period allowed citizens and stakeholders to review the draft plan and submit written comment on the draft. The draft plan was made available for review on the City’s website, at City Hall, the Surprise Senior Center, the Surprise Resource Center, the Hollyhock Library, and the Housing Authority of Maricopa County.

Summary of Public Comments

During the Public Hearing held on February 14, 2024, one comment was received. A representative from A New Leaf commented on the continued need for shelter and services for persons experiencing homelessness.

Summary of comments or views not accepted and the reasons for not accepting them

All comments were recorded and accepted.

Summary

The City is committed to providing a meaningful way for residents to communicate their needs. The Veterans, Disability and Human Services Commission was created to assist in the development and/or expansion of city programming related to veterans, people with special

needs; and those in need of general human services and workforce development. The Commission also serves as an advisory board for CDBG and HOME funding.

The Commission holds monthly public meetings and provides an avenue for the community and stakeholders to communicate with the Commission and city staff. City staff will continue to update the Commission on progress of the program, and solicit feedback and guidance from the Commission to help meet current program needs and to anticipate future needs of the community.

DRAFT

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding Source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department
CDBG Administrator	City of Surprise	Human Service & Community Vitality (HSCV)

Table 1 – Responsible Agencies

Narrative

The City of Surprise Human Services and Community Vitality Department serves as the lead agency for the CDBG and HOME grants. The Surprise Human Service & Community Vitality Department houses the Housing & Community Services Division. The department is designed to strengthen community, non-profits, and government partnerships to better serve Surprise residents.

During the preparation of the plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

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Introduction

The City of Surprise believes that input from residents and stakeholders is vital to identifying the City's housing, community development, and human service needs. The Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the Annual Action Plan are developed with an emphasis on community and stakeholder input. In 2019, the Veterans, Disability and Human Services Commission (VDHS) completed a Community Needs Assessment, *Surprise – A Community That Cares*.

This needs assessment is the first of its kind for the City to be commissioned in conjunction with the City's Veterans, Disability and Human Services Commission and the City Council for use in the City's planning process. The assessment includes long-term and short-term goals, program and fiscal considerations, prioritization of needed services, and program/resource decision making. The community needs assessment assists the VDHS Commission in aligning a strategic plan with the identification of data-driven needs and opportunities. The initial population groups the City chose to explore as a part of this study to determine the human services needs in Surprise are as follows (in alphabetical order): homeless individuals and families/youth, individuals with disabilities and special needs, low- to moderate-income individuals and families/youth, seniors, survivors of violence (domestic, sexual, and hate crimes), and veterans.

During the formation of the City's Consolidated Plan and the Needs Assessment, the City brought together community stakeholders, residents, community leaders, and faith-based leaders to help identify the highest priority community needs and set goals to meet those needs. The City held nine (9) focus groups with over one hundred twenty (120) participants. A community stakeholder meeting brought together one hundred forty (140) community members. The City also held target outreach meetings in the Original Town Site with residents of the target area.

Many of the stakeholders who participated in the Consolidated Plan process were consulted for this Annual Action Plan. The City also held a homeless coalition forum, bringing together local homeless and housing service providers, and City departments and staff, to discuss homelessness and affordable housing in Surprise.

The City hosted two public meetings during the formation of the Annual Action Plan. These public hearings held at the regular meetings of the VDHS Commission, gave community stakeholders and residents opportunity to review the draft plan and budget, and give input into the draft plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Surprise consulted with the Housing Authority of Maricopa County regarding the creation of additional affordable rental units, the need of rental assistance, and new rental housing construction in the city of Surprise. Additionally, Surprise has consulted with other housing, health, and service providers to provide services at the Heritage at Surprise, developed by the Housing Authority.

The City of Surprise collaborates with other West Valley cities through the West Valley Municipal Human Services Collaborative meeting monthly to discuss needs and funding priorities. City staff also coordinate the City of Surprise Homeless Collaborative quarterly meeting. The Collaborative brings together housing assistance agencies, service providers, and other City departments to share resources and information to help coordinate efforts.

In January of 2021, the Veterans, Disability & Human Services Commission finalized their Strategic Plan. The Strategic Plan aligns with the Community Needs Assessment and will provide recommendations to the Surprise City Council for prioritization of enhanced service delivery infrastructure with the City of Surprise. These recommendations will be based on the expertise of the Commission, as well as the data and highlighted needs outlined in the assessment. In January 2023, the City held two (2) community stakeholder meetings to help update the Community Needs Assessment and provide an update on the progress of the strategic plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Surprise staff members continuously consult with the region's CoC, as well as support regional efforts to address the needs of homeless persons and persons at risk of homelessness. City staff participated with Maricopa Association of Governments (MAG) and its regional homelessness initiatives to help develop *Pathways Home – A Regional Homelessness Action Plan for Local and Tribal Governments*. As part of MAG's Regional Homelessness Coordination Team, staff helped to develop the regional strategies adopted by the MAG Regional Council in May 2021. The development of the regional strategies was deeply informed by extensive community outreach, with input from more than 1,500 people. City staff will continue to work with the MAG team to enact the regional strategies in Surprise and throughout the West Valley.

For Surprise low-income renters in 2021, 83% were severely housing cost-burdened spending more than 50% of their incomes on rent alone. Severely cost-burdened households are being pushed to the brink of homelessness every day and cannot withstand national disaster or crisis situations. The COVID-19 Pandemic exacerbated the problem, driving residents from stable housing into homelessness.

In Program Year 2021, in response to the COVID-19 Pandemic and the resulting affordable housing and eviction crisis, the City partnered with A New Leaf to establish the West Valley Housing Assistance Center. The center fully opened in PY 2023, providing non-congregate short-

term emergency housing, access to Coordinated Entry, Rapid Re-housing and Tenant-Based Rental Assistance. Access to other services are also provided to help move persons into stable housing in under thirty days. This strategy aligns with the CoC's priority goals for regional strategies to address homelessness.

In January 2024, Surprise participated in the annual Point in Time Count to reach out to sheltered and unsheltered homeless persons in our region to assess needs. Surprise coordinated volunteers through various partnerships with city departments and community organizations. The 2024 Surprise Point in Time Count found 50 persons unsheltered. The West Valley Unsheltered Homeless count has risen from 135 in 2016 to 519 in 2023. According to MAG, from 2016 to 2023, unsheltered homelessness in the Maricopa County region increased by 300% and the unsheltered homeless rate in the West Valley increased by 385%.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop policies and procedures for the administration of HMIS

Discussions on the allocation of ESG funds are discussed at Maricopa Regional Continuum of Care meetings. Surprise currently does not receive ESG funds, however frequents the Continuum of Care ESG subcommittee to participate in discussions about determining resource allocation, performance standards, and policies and procedures.

Beginning at the end of 2020, HSCV staff began participating in the CoC regional homelessness initiatives in an effort to create a comprehensive regional homelessness strategy. Staff has participated in multiple forums and surveys to help develop this strategy, which includes allocation of available resources, and administration of programs to end homelessness.

Housing & Community Services continues to participate in CoC regional meetings including the Regional Continuum of Care board meetings, and Local Jurisdiction Collaborative.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	A New Leaf
Agency/Group/Organization Type		
☐ Services ☒ Housing ☒ Victims of DV ☒ Homeless ☒ Educations ☒ Victims ☐ Child Welfare Agency		
What Section of the Plan was addressed by Consultation?		
☒ Housing Needs Assessment ☒ Homeless Strategy ☒ Homeless Needs ☒ Chronically Homeless ☒ Families with children		
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?		
A New Leaf serves over 25,000 individuals with resources including homeless and domestic violence shelters with services, affordable housing solutions, youth services, foster care, counseling, financial literacy, neighborhood economic development, workforce support, and community services. Discussed needs include: domestic violence shelters, transitional homes, programming, temporary shelter and basic needs, helping the homeless, youth, individuals and families, affordable housing support, community assistance programs, neighborhood economic development, workforce support, and early Childhood Education. A New Leaf participates in the City's quarterly Homeless Collaborative meetings. For PY2024, the City will continue to partner with A New Leaf for the TBRA program and West Valley Housing Assistance.		
2	Agency/Group/Organization	The Society of St. Vincent de Paul
Agency/Group/Organization Type		
☐ Housing ☐ Services ☒ Housing		
What Section of the Plan was addressed by Consultation?		
☒ Homeless Strategy ☒ Homeless Needs – Chronically homeless ☒ Homeless Needs – Families with children ☒ Homelessness – Veterans ☒ Homelessness – Unaccompanied youth		
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?		
The Society of St. Vincent de Paul is an international non-profit organization dedicated to serving the poor and providing others with the opportunity to serve. St. Vincent de Paul provides one-time assistance for rent, mortgage and utility bills. SVP participates in the City's quarterly Homeless Collaborative meetings.		
3	Agency/Group/Organization	Maricopa Association of Governments
Agency/Group/Organization Type		
☐ Other government – Local ☒ Housing ☒ Health ☒ Homeless		
What Section of the Plan was addressed by Consultation?		
☐ Homeless Needs ☒ Chronically homeless ☒ Families with children ☒ Veterans ☒ Unaccompanied Youth		
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?		
Maricopa Association of Governments helped lead the efforts to develop the Pathways Home – A Regional Homelessness Action Plan for Local and Tribal Governments. City staff worked with MAG in the development of the strategies to address homelessness and consulted on how Surprise could enact the strategies in the City.		
4	Agency/Group/Organization	Maricopa County Library District
Agency/Group/Organization Type		

☐ Services ■ Children ■ Elderly Persons ■ Persons with disabilities ■ Employment ☐ Other Government - County	
What Section of the Plan was addressed by Consultation?	
■ Housing Needs Assessment ■ Economic Development ■ Market Analysis	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
The Maricopa County Library District participates in the City's quarterly Homeless Collaborative meetings. The District is interested in sharing resources and offering homeless services at their locations.	
5	Agency/Group/Organization City of Peoria
Agency/Group/Organization Type	
☐ Other government - Local	
What Section of the Plan was addressed by Consultation?	
■ Housing Needs Assessment ■ Economic Development ■ Market Analysis	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
Peoria is a city in Maricopa and Yavapai counties in the state of Arizona. Most of the city is located in Maricopa County, while a tiny portion in the north is in Yavapai County. It is a major suburb of Phoenix. According to 2017 Census Bureau estimates, the population of the city is 168,181. Staff is in regular communication with Peoria for ongoing coordination of needs and services.	
6	Agency/Group/Organization City of Avondale
Agency/Group/Organization Type	
☐ Other government - Local	
What Section of the Plan was addressed by Consultation?	
■ Housing Needs Assessment ■ Economic Development ■ Market Analysis	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
Avondale is a city in Maricopa County, Arizona, United States, adjacent to Phoenix. According to the 2017 U.S. Census estimates, the population of the city is 84,025. Avondale, incorporated in 1946, experienced rapid residential and commercial growth in the years since 1980. Staff is in regular communication with Avondale for ongoing consultation of needs and services.	
7	Agency/Group/Organization Salvation Army – Sun Cities/WV Corps
Agency/Group/Organization Type	
☐ Services ■ Housing ■ Victims of DV ■ Homeless ■ Education ■ Health ■ Persons with disabilities ■ Persons with HIV/AIDs ■ Employment	
What Section of the Plan was addressed by Consultation?	
■ Housing Needs Assessment ■ Non-homeless Special Needs ■ Market Analysis	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
The Salvation Army, an international movement, is an evangelical part of the universal Christian Church. Salvation Army provides services and programs centered around youth programs, family programs, adult rehabilitation, senior programs, homeless services, educational programs, disaster services, missing persons, and human trafficking. The City has ongoing consultation with Salvation Army for the development of new services in Surprise.	
8	Agency/Group/Organization Phoenix Rescue Mission
Agency/Group/Organization Type	
☐ Services ■ Housing ■ Health ■ Homeless ■ Employment	

What Section of the Plan was addressed by Consultation?	
☒ Housing Needs Assessment ☒ Homeless Strategy ☒ Market Analysis	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
The Phoenix Rescue Mission is a place of hope, healing, and new beginnings for men, women, and children in our community struggling with homelessness, addiction, and trauma. The PRM participates in the City's quarterly Homeless Collaborative meetings and reports monthly on their outreach efforts in Surprise.	
9	Agency/Group/Organization Lutheran Social Services of the Southwest Agency/Group/Organization Type ☐ Services ☒ Housing ☒ Children ☒ Homeless ☒ Persons with disabilities ☒ Elderly persons ☐ Housing
What Section of the Plan was addressed by Consultation?	
☒ Homeless Strategy ☐ Homeless Needs ☒ Chronically homeless ☒ Families with children ☒ Veterans ☒ Unaccompanied Youth	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
Lutheran Social Services of the Southwest is a 501(c)(3) nonprofit organization, an Arizona Qualifying Charity, and is affiliated with the Evangelical Lutheran Church in America, and recognized by the Lutheran Church-Missouri Synod. LSS participates in the City's quarterly Homeless Collaborative meetings.	
10	Agency/Group/Organization Habitat for Humanity Agency/Group/Organization Type ☐ Housing ☐ Services - Housing
What Section of the Plan was addressed by Consultation?	
☒ Housing Needs Assessment ☒ Homeless Strategy ☒ Market Analysis	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
Habitat for Humanity Central Arizona (Habitat), an affiliate of Habitat for Humanity International, is an independent, locally run, nonprofit 501 (c)(3) organization. They work in partnership with low-income families, volunteers and sponsors to build, renovate, and repair homes.	
11	Agency/Group/Organization Veterans, Disability, & Human Service Commission Agency/Group/Organization Type ☐ Services ☒ Housing ☒ Victims of DV ☒ Homeless ☒ Employment ☒ Persons with disabilities ☐ Grantee Department
What Section of the Plan was addressed by Consultation?	
☒ Housing Needs Assessment ☒ Economic Development ☒ Market Analysis	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
The City of Surprise's Veterans, Disability, and Human Services Commission is charged with assisting in the development and/or expansion of city programming related to veterans, people with special needs, and those in need of general human services and workforce development. Staff consults with the Commission on the progress of the CDBG program and the formation of the AAP.	
12	Agency/Group/Organization Dysart Unified School District Agency/Group/Organization Type ☐ Services ☒ Housing ☒ Homeless ☒ Employment
What Section of the Plan was addressed by Consultation?	

☒ Housing Needs Assessment	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
The Dysart Unified School District participates in the City's quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community.	
13	Agency/Group/Organization New Beginning Worship Center
Agency/Group/Organization Type	
☐ Services ☒ Housing ☐ Homeless ☐ Employment	
What Section of the Plan was addressed by Consultation?	
☒ Housing Needs Assessment	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
New Beginning Worship Center, a faith-based organization, participates in the City's quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community.	
14	Agency/Group/Organization Surprise Police Department
Agency/Group/Organization Type	
☐ Services ☒ Homeless	
What Section of the Plan was addressed by Consultation?	
☒ Housing Needs Assessment	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
The Surprise Police Department participates in the City's quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community.	
15	Agency/Group/Organization Southwest Fair Housing Council
Agency/Group/Organization Type	
☐ Housing ☐ Services - Housing	
What Section of the Plan was addressed by Consultation?	
☒ Housing Needs Assessment ☒ Homeless Strategy	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
City staff consulted with SWFHC to help coordinate new fair housing education and outreach efforts in Surprise.	
16	Agency/Group/Organization Native American Connections
Agency/Group/Organization Type	
☐ Housing ☐ Services - Housing	
What Section of the Plan was addressed by Consultation?	
☒ Housing Needs Assessment ☒ Homeless Strategy	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
NAC is a local non-profit that works to develop new homeownership opportunities for low-income families, and shelter services for homeless persons. The City coordinates with NAC on their HomeBase youth shelter in Surprise, and NAC attends the Homeless Collaborative.	
17	Agency/Group/Organization Housing Authority of Maricopa County
Agency/Group/Organization Type	
☐ Housing ☐ PHA	
What Section of the Plan was addressed by Consultation?	
☒ Housing Needs Assessment ☒ Public Housing Needs	

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?

The Housing Authority is a HUD-designated agency responsible for housing programs in Maricopa County, Arizona. The Housing Authority's primary jurisdiction includes 22 communities and all unincorporated portions of the Metropolitan Phoenix area and surrounding cities as a service area larger than 5 states with a population in excess of 4 million people. HAMC was consulted for the need for additional affordable rental units in Surprise, and coordination on their new senior housing project.

Identify any Agency types not consulted and provide rationale for not consulting

The City of Surprise invited all area agencies, groups, and organizations to participate in the community needs assessment. During the PY2023 Annual Action Plan, the City consulted with a cross section of area stakeholders to help identify solutions. No agency types were intentionally omitted from consultation.

Describe other local/regional/state/federal planning efforts considered when preparing the plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Regional Continuum of Care	The City's goals to help residents at risk of becoming homeless align with the Maricopa Regional Continuum of Care's goals.
Municipal Responses to Homelessness 2020	Maricopa Association of Governments	Homelessness is an issue that reaches across municipal boundaries. A cohesive regional response is necessary to address the strategic plan goals of addressing affordable housing and helping people who are homeless or at risk of becoming homeless.
General Plan 2035	City of Surprise	The Consolidated Plan goals align with the economic development, housing, and infrastructure goals outlined in the Surprise General Plan 2035.
Maricopa HOME Consortium Analysis of Impediments to Fair Housing Choice	Maricopa County HOME Consortium	The Consolidated Plan works to directly address the high priority impediments outlined in the 2020 Analysis of Impediments to Fair Housing Choice (AI).
Pathways Home	Maricopa Association of Governments	The plan identifies how the regional strategies adopted by the MAG Regional Council in May 2021 will be implemented. This represents a starting point for local and tribal governments to address homelessness regionally.
City of Surprise Housing Study	City of Surprise	The study completed in 2023 seeks to enhance policymakers',

		stakeholders', and the community's understanding of the housing challenges facing the city through detailed, state-of-the-art analytics, as well as outlines a comprehensive housing strategy.
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Narrative (optional)

DRAFT

Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting

Citizen participation plays an integral role in the planning and development of the City's Consolidated Plan and Annual Action Plan. The City conducted a Community Needs Assessment in 2019, held multiple public meetings, provided outreach in the Original Town Site (geographic priority area), conducted a survey, and met with stakeholders.

The results of the community outreach during the formation of the Consolidated Plan provided a foundation to be applied during the Annual Action Plan Citizen Participation process. In addition, staff will continue to find ways to inform and engage the community.

For Program Year 2024, Citizen Participation began with technical assistance and application process for eligible subrecipients. The TA workshop and discussion was held with potential applicants on February 7, 2024. The application was open from February 26, 2024 through March 15, 2024. On February 14, 2024, a public "needs" hearing was held at the regular meeting of the Veterans, Disability, and Human Services Commission. This hearing allowed opportunity for citizens and stakeholders to comment on the formation of the plan. On March 6, 2024, a 35-day comment period was opened. The comment period provided the public opportunity to review the draft plan and make written comments. A final public hearing was held on April 10, 2024 at the regular meeting of the VDHS Commission meeting. This final public hearing allowed citizens to make comment on the draft Annual Action Plan before it was presented to City Council for approval. Any comments received were accepted and summarized in this plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Comments Not Accepted	URL
1	Newspaper Ad/Public Notice/Social media	Non-targeted/broad community	All comments were accepted and recorded.	
Summary of response/attendance				
A 35-day comment period began on March 6, 2024 and ended April 10, 2024. No comments were received.				
Summary of comments received				
All comments received will be included in the plan.				
Sort Order	Mode of Outreach	Target of Outreach	Summary of Comments Not Accepted	URL
2	TA/Application process.	Eligible Subrecipients	4 Applications received.	
Summary of response/attendance				
The technical assistance and application process began on February 1, 2023, and closed on March 17, 2023.				
Summary of comments received				
N/A				
Sort Order	Mode of Outreach	Target of Outreach	Summary of Comments Not Accepted	URL
3	Newspaper Ad/public notice	Non-targeted/broad community	All comments were accepted and recorded.	
Summary of response/attendance				
The public "needs" hearing was held at the Veterans, Disability & Human Services Commission meeting held on February 10, 2024.				
Summary of comments received				
One oral comment was received in support of rental assistance and homeless services.				
Sort Order	Mode of Outreach	Target of Outreach	Summary of Comments Not Accepted	URL
4	Newspaper Ad/public notice	Non-targeted/broad community	All comments were accepted and recorded.	
Summary of response/attendance				
This public hearing was held at the regular VDHS meeting held on April 10, 2024.				
Summary of comments received				
No comments were received during the public hearing.				

Introduction

The City of Surprise prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by supporting the creation of affordable housing, investing in public facility improvements, and supporting public services. The City will receive a CDBG allocation in the amount of **\$766,813*** for PY2024. The City will receive HOME funding through the Maricopa HOME Consortium. These funds are allocated in the Consortium's AAP, however the funds are considered here when making funding allocations.

The City does have CDBG and HOME funding from previous program years that is unspent as of the date of this Annual Action Plan submittal. These funds are fully allocated to projects in previous Action Plans and are not being reallocated to different activities. Therefore, previous years funds are not accounted for in this Annual Action Plan.

Anticipated Resources

Program	CDBG	Source of Funds	Public - Federal
Use of Funds: Affordable Housing, Public Facility Improvements, Public Services, Administration & Planning			
Expected Amount Available Year 1		Narrative Description	
Annual Allocation: \$	\$766,813	The City's CDBG allocation for Program Year 2024 is \$766,813. The City does not anticipate any program income in PY2024.	
Program Income: \$	\$0		
Prior Year Resources: \$	\$0		
Total: \$	\$766,813		
Expected Amount Available Remainder of ConPlan: \$	\$766,813		

Program	General Fund	Source of Funds	Public – Local
Use of Funds: Administration & Planning, Affordable Housing, Public Services, Public Facility Improvements			
Expected Amount Available Year 1		Narrative Description	
Annual Allocation: \$	\$75,000	The City of Surprise allocates approximately \$75,000 annually of City General Funds for CDBG staff salary in support of program administration and project delivery.	
Program Income: \$	\$0		
Prior Year Resources: \$	\$0		
Total: \$	\$75,000		
Expected Amount Available Remainder of ConPlan: \$	\$75,000		

TABLE 1 – EXPECTED RESOURCES – PRIORITY TABLE

*Final allocation TBD

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Surprise allocates approximately \$75,000 annually from the City General Funds for CDBG staff salary in support of program administration and project delivery.

The projects outlined in the Strategic Plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources. Match is not a requirement for funding to be awarded, however match and leverage is considered in funding awards.

Many of the development activities outlined in the Strategic Plan and Annual Action Plan receive substantial leverage from the City's general fund, development incentive programs, and other programs designed to encourage economic growth. Leveraged resources are reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Surprise offers incentives for new affordable housing developments in the Original Town Site. Surprise provided over \$275,000 in development fee reduction for the Heritage at Surprise project. Surprise continues to find ways to leverage funding for matching requirements.

Subrecipients are not required to provide match and/or leverage for their projects, however all program partners contribute additional non-federal funding towards their respective projects. This ensures CDBG and HOME funding are being invested to expand programs and increase project capacity.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is looking to improve public facilities in the Original Town Site, a low- and moderate-income area. The City will continue to evaluate locations on public owned property over the course of the Consolidated Plan. In general, the areas of need described in the *General Plan 2035*, *Parks and Recreation Master Plan*, and *Human Services and Community Vitality in Surprise – A Community that Cares* will help to guide the locations of investment. As the City continues to grow, additional property may be identified that would be suitable for utilizing HUD funding.

The City of Surprise owns the land for the Heritage at Surprise project. Additionally, Surprise owns 17 acres in the Heritage District of the Original Town Site and in PY2021 partnered with the Housing Authority of Maricopa County (HAMC) to support HAMC's application for a HUD 202 Senior Housing project to be constructed on the city-owned property. HAMC was awarded \$9.1 million for the 99-unit affordable housing project, which is anticipated to be completed by 2024.

In Program Year 2022, the Surprise City Council approved a new Multigenerational Community

Resource Center to be constructed on the remainder of the City-owned property. In partnership with Maricopa County, the new multigenerational community resource center will serve as a long-term investment in Surprise's economic resiliency and community well-being and increase opportunities for prevention and mitigation programs and services.

Discussion

The City does not anticipate any program income in excess of \$25,000 during the program year.

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Annual Goals & Objectives

AP-20

Annual Goals & Objectives AP-20 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	1	Goal Name	Affordable Housing	Start Year	2024	End Year	2025
Category		Geographic Area		Needs Addressed		Funding	
Affordable Housing		Surprise Citywide		Affordable Housing		CDBG \$287,057	
Goal Outcome Indicator	Homeowner housing rehabilitation: 3 household housing units						
Goal Description	The City of Surprise will work to preserve affordable housing in Surprise through the acquisition and rehabilitation of existing homes and create homeownership and rental opportunities for low- and moderate-income households. In partnership with Subrecipients, projects may include rehabilitation of privately owned, single-unit and multi-family homes, acquisition for rehabilitation, and all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities.						
Activity Matrix: 14A, 14B, 14G, 14H							
Sort Order	2	Goal Name	Housing Services	Start Year	2024	End Year	2025
Category		Geographic Area		Needs Addressed		Funding	
Affordable Housing		Surprise Citywide		Affordable Housing		CDBG \$95,000	
Goal Outcome Indicator	Tenant based rental assistance/Rapid Rehousing: 15 Households assisted						
Goal Description	Funds will be used to provide direct assistance to low-income households who need help paying their rent. Tenant-Based Rental Assistance (TBRA) is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent for a home. These services are in support of the HOME program.						
Activity Matrix: 14J							
Sort Order	3	Goal Name	Public Facility Improvements	Start Year	2024	End Year	2025
Category		Geographic Area		Needs Addressed		Funding	
Non-Housing Community Development		Surprise Citywide		Public Facility Improvements		CDBG \$116,394	
Goal Outcome Indicator	Public Facility or Infrastructure activities other than Low/Moderate Income LMC Benefit: 500 Persons assisted						
Goal Description	Public facility improvements may include: Acquisition, construction, or rehabilitation of facilities (except permanent housing) for seniors						
Activity Matrix: 3A, 3E, 3L, 3C							

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	- Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes (including recreation) - Development of open space areas or facilities intended primarily for recreational use - Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. - Improvements to sidewalks including the installation of trash receptacles, lighting, benches, and trees. - Acquisition, construction, conversion of buildings, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, dating violence, sexual assault or stalking, disaster victims, runaway children, drug offenders, and parolees.
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Sort Order	4	Goal Name	Public Services	Start Year	2024	End Year	2025
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Category	Geographic Area	Needs Addressed	Funding
Homeless Non-homeless Special Needs Non-Housing Community Development	Surprise Citywide	Public Services	CDBG \$115,000

Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit: 380 Persons Assisted
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Goal Description	Projects may include:
Activity Matrix: 5A, 5B, 5D, 5Q, 3T	Subsistence Payments. One-time or short-term (no more than three months) emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service, and rent/mortgage payments to prevent eviction. Homeless/AIDS Patients Programs - Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance. Services for Persons with Disabilities - Services for the persons with disabilities, regardless of age.

Sort Order	5	Goal Name	Planning & Administration	Start Year	2024	End Year	2025
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Category	Geographic Area	Needs Addressed	Funding
Affordable Housing Homeless Non-homeless Special Needs Non-Housing Community Development	Surprise Citywide	Affordable Housing	CDBG \$153,362 General Fund \$75,000

Goal Outcome Indicator	Other: 1
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Goal Description	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category.
Activity Matrix: 20, 21A, 21D, 21H	

Table 25 – Goals Summary

Estimate the number of extremely low-income, low income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

In Program Year 2024, the City will provide affordable housing access to three (3) low- or moderate-income households through housing acquisition/rehabilitation. Access to affordable housing will be provided to fifteen (15) extremely low-income families through the support of the TBRA program.

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Introduction

The strategies listed in this plan address the first-year allocation for the City of Surprise in Program Year 2024. The City will be managing the majority of the CDBG funding directly. Projects align with the priority needs of the community: create and support affordable housing, invest in public facility improvements in the Original Town Site, support public services, and maintain the administration/planning of HUD funded programs.

#	Project Name
1	Affordable Housing
2	Housing Services
3	Public Facility Improvements
4	Public Services
5	Planning & Administration

Table 26 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Surprise chose first-year action plan projects based upon the needs of the community identified in *Human Services & Community Vitality - A Community That Cares* (2019), input from stakeholders and residents, and the recommendation identified in the *Maricopa HOME Consortium - Assessment of Impediments to Fair and Affordable Housing*. The City continues to evaluate past and present projects to ensure that money is being utilized in an efficient manner that best helps solve the challenges faced by Surprise’s low- and moderate-income residents.

Project Summary Information

1

Project Name	Affordable Housing
Target Area	Surprise Citywide
Goals Supported	Affordable Housing
Needs Addressed	Affordable Housing
Funding	CDBG: \$287,057
Description	City of Surprise housing rehabilitation program will include acquisition for rehab, rehabilitation of single and multi-family homes to create homeownership, and affordable rental housing.
Target Date	June 30, 2025
Estimate the number and type of families that will benefit from the proposed activities	A total of 3 LMI households will receive assistance from housing acquisition/rehabilitation projects.
Location Description	Surprise Citywide
Planned Activities Activity Matrix: 14A, 14B, 14G, 14H <i>24 CFR 570.202(a)(1), 24 CFR 570.202(b)(1) 24 CFR 570.202(b)(9) or 42 USC 5305(a)(4)</i>	Through subrecipients the City will complete housing acquisition and rehabilitation activities to create homeownership and rental housing opportunities for low- and moderate-income households. Activities also includes all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. This may include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site, and utility plans; application processing and other eligible activities.

2

Project Name	Housing Services
Target Area	Surprise Citywide
Goals Supported	Housing Services
Needs Addressed	Affordable Housing
Funding	CDBG: \$95,000
Description	Activities will be in support of the HOME program.

Target Date	June 30, 2025
Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance will be utilized by 15 households.
Location Description	Surprise Citywide
Planned Activities Activity Matrix: 14J <i>24 CFR 570.201(k) or 42 USC 5305(a)(20)</i>	Funds will be used to provide direct assistance to low-income households who need help paying their rent. Tenant-Based Rental Assistance (TBRA) is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent for a home.

3

Project Name	Public Facility Improvements
Target Area	Original Town Site
Goals Supported	Public Facility Improvements
Needs Addressed	Public Facility Improvements
Funding	CDBG: \$116,394
Description	Improvements to public facilities that serve low- and moderate-income persons, or facilities located in LMA areas.
Target Date	June 30, 2025
Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 LMC persons will benefit from the project.
Location Description	Original Town Site
Planned Activities Activity Matrix: 03A, 03C, 03E, 03L <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i>	The City will provide improvements to public facilities that serve homeless or persons at risk of becoming homeless. As well as other eligible expenses under this category.

4

Project Name	Public Services
Target Area	Surprise Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$115,000
Description	Services to low- and moderate-income persons who are Seniors, disabled, homeless, or at risk of becoming homeless.
Target Date	June 30, 2025
Estimate the number and type of families that will benefit from the proposed activities	Approximately 380 LMC persons will benefit from the public services.
Location Description	Surprise Citywide
Planned Activities Activity Matrix: 05Q, 05A, 03T, 05B <i>24 CFR 570.201(e) or</i> <i>42 USC 5305(a)(8) +</i> <i>24 CFR 570.482(c)(2)</i> <i>+ 24 CFR</i> <i>570.207(b)(4)</i>	Activities may include funding for crisis assistance, homelessness services, and senior services.

5

Project Name	Planning & Administration
Target Area	Surprise Citywide
Goals Supported	Planning & Administration
Needs Addressed	Planning & Administration
Funding	CDBG: \$153,362 General Fund: \$75,000
Description	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category.
Target Date	June 30, 2025
Estimate the number and type of families that will benefit from the proposed activities	Planning and administration of HUD programs provides a benefit to all persons in Surprise.

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Location Description	Surprise Citywide
Planned Activities Activity Matrix: 20, 21A, 21D, 21H <i>24 CFR 570.206 or 24 CFR 570.489(a)(3) + 24 CFR 570.206 or 24 CFR 570.205 + 24 CFR 570.206(i)(2) or 42 USC 5305(a)(13)</i>	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category. Preparation of the 2025-2029 Consolidated Plan.

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Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City will limit low mod area benefit (LMA) to public facility improvements in the Original Town Site (OTS). All of the other projects in the 2024 Action Plan will occur citywide.

The **Original Town Site (OTS)** is the historic center of Surprise. It is just over one square mile, 664 acres in area -- bounded by Bell Road on the north, Dysart Road on the west, Greenway on the south, and El Mirage on the east. Grand Avenue (U.S. 60) and the Santa Fe railroad tracks angle through the area, separating the north and south portions of the neighborhood.

The OTS is remarkable in its variety. Existing conditions range from the oldest, original residences and businesses in the City, to the Bell Road Corridor shops, restaurants, hotels, and offices as well as public facilities, commercial development and new housing within the neighborhood. There are also vacant parcels, properties in need of rehabilitation, and marginal land uses that are prime candidates for redevelopment.

Geographic Distribution

Target Area	Percentage of Funds
Original Town Site (OTS)	75

Table 27 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is actively working to improve the Original Town Site (OTS) and has identified the high priority need for public facility improvements.

The Original Town Site (OTS) of Surprise currently includes over 16% of undeveloped lands within its boundaries, in addition to many vacant properties. The ultimate pattern of revitalization supports design strategies and public improvements that capitalize on the cultural aspects of walkability and “front yard-living” that provide the basis for a vibrant, culturally diverse community, while providing regional connectivity and expanded services. Current planning efforts for this area include the Village 1 Plan and the Specific Plan for the

revitalization of the OTS. The OTS is also a designated Opportunity Zone.

Discussion

The City will limit low mod area benefit (LMA) to public facility improvements in the Original Town Site (OTS). All the other projects in the 2024 Action Plan will occur citywide.

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Introduction

The City has made affordable housing one of its highest priority needs for the Consolidated Plan year. Actions over the five-year period include the preservation of affordable units through acquisition and rehabilitation of housing for homeownership, providing rental assistance through tenant-based rental assistance, and the development of new affordable rental units. The lack of multi-family housing in Surprise is one of the biggest contributing factors to the high rental rates in Surprise.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Surprise's strategy to remove or ameliorate barriers to affordable housing is to leverage resources and develop partnerships to create new affordable housing units. For instance, in the Surprise Heritage District, the City provides financial incentives to promote both residential and commercial development that will aid in the revitalization of the Original Town Site. Incentives include:

- New residential development on parcels zoned either SHD-RO or SHD-CO shall receive a 100% waiver of the City of Surprise Development Impact Fees
- New, qualifying commercial development may request a 100% waiver of Building Plan Review, Building Permit, and City of Surprise Development Impact Fees at the approval of City Council.

In accordance with the Analysis of Impediment Fair Housing Goals, the City of Surprise will review zoning ordinances for areas that restrict housing development. For instance, the City has a lack of multi-family housing with less than 1% of existing residential units being multi-family. The City will work with city officials, developers, and housing stakeholders to review and develop the zoning ordinances to support more multi-family housing.

In Program Year 2023, the City completed work on a comprehensive housing needs analysis and market demand study to help the City develop a comprehensive strategy to address housing needs within the community. The purpose of this housing study was to analyze the housing stock and housing market within the City of Surprise, inventory existing housing resources, identify gaps in the local housing market, identify trends that may affect the housing market over time, and develop strategies to address the current and future needs of the community, with the overall goal of ensuring that housing opportunities are provided for households of all types, ages, and income levels. Results of the housing study will continue to help the City

identify barriers in PY2024.

Discussion

The City of Surprise Community Development Department created an estimate of **multifamily project growth** in the City of Surprise to better inform conversations and discussions of affordable housing.

The report estimated approximately **9,799 multifamily units covering 54 distinct citywide projects** are either in concept review, development review, or approved for construction/under construction in the City of Surprise. In addition, single-family residential development in Surprise has also maintained a robust pace.

Multifamily Projects in the City of Surprise:

<u>Phase of Development</u>	<u>Multi-family Projects</u>	<u>Units</u>
Concept Meeting	18	990
Under Review	11	3,979
<u>Approved/Under Construction</u>	<u>11</u>	<u>4,830</u>
Total	54	9,799

The growth of all housing opportunities, but particularly affordable options, remains a significant topic with the many retail/commercial, healthcare, and employment projects that are being recruited to the community.

Introduction

The City of Surprise continues to focus on the needs of low- and moderate-income residents and to provide needed services that will help improve their lives.

Veterans, Disability, and Human Services Commission

In 2018, the City Council voted to disband the Disability and Advisory Commission and expand it into a new commission, the Veterans, Disability, and Human Services Commission. The expanded commission is charged with assisting in the development and/or expansion of city programming related to veterans, people with special needs, and those in need of general human services and workforce development.

In January of 2021, the Veterans, Disability, & Human Services Commission finalized their Strategic Plan. The Strategic Plan aligns with the Community Needs Assessment and will provide recommendations to the Surprise City Council for prioritization of enhanced service delivery infrastructure with the City of Surprise. These recommendations will be based on the expertise of the Commission, as well as the data and highlighted needs outlined in the assessment.

Surprise Community Outreach Program

In an effort to support and enhance the quality of life in Surprise, the Mayor and City Council offer the Surprise Community Outreach Program (SCOP). The program provides financial assistance to qualified nonprofits that provide direct services to City of Surprise residents. The Surprise City Council set aside up to \$100,000 for FY25. Applicants must provide direct services which improve the health and welfare of Surprise residents.

Actions planned to address obstacles to meeting underserved needs

The City of Surprise Resource Center provides a central location for local service providers to reach out to persons experiencing homelessness. The Surprise Resource Center is a one-stop-shop for social services. Through strategic partnerships with a growing number of community-based organizations and government agencies, the Center offers Surprise residents connections to services that include everything from rent and utility assistance to employment support to food and nutrition resources. The Resource Center continues to administer the federal rental and utility assistance received from Maricopa County for Surprise and El Mirage residents.

Programs offered at the Resource Center include:

- Community Action Program (CAP) for Surprise and El Mirage, Sun City, Sun City West, Waddell, and Wittman.
- Arizona@Work Maricopa County, All Employment Assistance
- Eve's Place - mobile domestic violence advocacy services, New Life Center – DV support

groups

- Adelante Healthcare – WIC Services & DES Eligibility Assistance
- Helping Families in Need (SNAP, TANF, AHCCCS, ACA, KidsCare)
- St. Mary's Food Bank (TEFAP), and Kids Cafe
- Medicare and Medicaid support counseling
- Benevilla- parent support and education
- Maricopa County Department of Public Health, Office of Oral Health – First Teeth First
- LSS I-HELP – Homeless services
- Phoenix Rescue Mission – Homeless Street Outreach
- Veteran Navigation
- Department of Veterans Services – Veteran Benefit Counseling
- Your Sure Foundation – Housing & Financial Education
- Fresh Start Women's Center – Case management for Women.
- A New Leaf – Volunteer Income Tax Assistance

In January of 2021, the VDHS Commission completed a Strategic Plan for addressing the needs identified in the Needs Assessment. To help evaluate the Strategic Plan progress through PY 2023, Vitalyst Health Foundation invited both internal City staff, as well as external stakeholders, to evaluate the City through its Elements of Healthy Community Wheel at two stakeholder meetings. The Health Community wheel was designed and developed by Vitalyst Health Foundation in collaboration with community partners. The elements are inspired by the work of the World Health Organization and the Centers for Disease Control. Information gathered during this evaluation continues to help the Commission update its Strategic Plan and continue addressing the needs of the community into PY2024.

Actions planned to foster and maintain affordable housing

The preservation of existing affordable housing is one of the most impactful investments the City can make in fostering affordable housing. The City partnered with a non-profit housing provider to acquire and rehabilitate existing homes and create homeownership opportunities for low- and moderate-income households. In 2020, the City partnered with A New Leaf to administer the City's Tenant-Based Rental Assistance (TBRA) program to help eligible residents gain stable and affordable housing and will continue the partnership in PY 2024.

The development of new affordable rental units remains a high priority for the City. In PY 2023, the City partnered with Native American Connections (NAC), who had utilized funding from Maricopa County to acquire and create bridge housing for households ready to transition out of homelessness while they search for permanent housing. The City will continue this partnership with NAC in PY 2024 to acquire and rehabilitate additional residential units to create affordable rental housing.

Actions planned to reduce lead-based paint hazards

The health risks to young children posed by lead-based paint in residential dwellings remains an important issue for both the housing industry and the public health community to address. The City is committed to addressing the challenges faced by young families living in homes with

lead-based paint.

Housing Rehabilitation Lead-based Paint

The City of Surprise's lead-based paint evaluation and reduction of lead-based paints involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. All projects are evaluated for applicability to the Lead-Safe Housing Rule and managed per the standards of the rule. A Housing & Community Services staff member is required to be an EPA-certified Risk Assessor to be qualified to evaluate homes for lead hazards and review third-party testing when developing projects where lead hazards are present. The City is committed to addressing the challenges faced by young families living in homes with lead-based paint.

TBRA Lead-based Paint

TBRA lead-based paint requirements apply to dwelling units occupied or to be occupied by families or households that have one or more children under age six, the common areas servicing the units, exterior painted surfaces associated with such units, and other areas used by unit residents and frequented by children under age six.

Units with tenant-based rental assistance and households with no children under the age of six are exempt from the requirements, except families and households in all tenant-based rental assistance pre-1978 units, who must receive the lead hazard information pamphlet and disclosure information.

The City of Surprise TBRA activities for units with families or households that have one or more children under age six must include: notification, lead hazard evaluation, lead hazard reduction, ongoing maintenance, and responding to children with environmental intervention blood lead levels.

Actions planned to reduce the number of poverty-level families

The Surprise Resource Center will continue to be a cornerstone of the support structure for poverty-level families in Surprise. The Resource Center is a one-stop-shop for social services. Through strategic partnerships with a growing number of community-based organizations and government agencies, the Center offers Surprise residents connections to services that include everything from rent and utility assistance to employment support to food and nutrition resources.

The City of Surprise will provide short- and long-term rental and utility assistance utilizing HOME and CDBG funding to assist families who are homeless or at risk of becoming homeless to access stable, affordable housing. The City's partnership with Lutheran Social Services and HAMC will help families make the transition and provide stable housing opportunities.

The City is committed to the best practice that safe and stable housing is the first step to achieving self-sufficiency and elevating out of poverty. In response to the COVID-19 Pandemic and the resulting affordable housing and eviction crisis, the City partnered with A New Leaf, Maricopa County, and the State of Arizona to establish the West Valley Housing Assistance

Center. The purpose of the Center is to prevent and respond to increased homelessness among individuals and families impacted by the COVID-19 pandemic, and to mitigate the spread of the Coronavirus among unsheltered persons, and the community at large. The center provides non-congregate short-term emergency housing, access to Coordinated Entry, rapid re-housing and tenant-based rental assistance. Access to other supportive services is available to help move persons into stable housing in under thirty to sixty days.

Actions planned to develop institutional structure

The City of Surprise is deeply committed to understanding and providing services to the City's residents. In 2019, the city conducted a Community Needs Assessment with the goal of creating a guiding document which can assist in prioritizing plans, initiatives, and programs to meet growing or unmet human service needs in our city. The Community Needs Assessment was used to help determine needs, goals, and projects for the 2020-2024 Consolidated Plan. The VDHS Commission utilized the Assessment to formulate a strategic plan, which was adopted in January 2021.

The City of Surprise Human Service & Community Vitality (HSCV) Department, Housing & Community Services Division, is responsible for the development of the Consolidated Plan, the Annual Action Plan, and the annual CAPER. Housing & Community Services is adequately staffed to manage the complexities of the program and has a plan of succession when staffing changes. Housing & Community Services will work with HSCV staff, other city departments, and Sub-grantees to carry out the Annual Action Plan goals and projects. Housing & Community Services is responsible for monitoring sub-grantee performance and program compliance.

HSCV and Housing & Community Services will work closely with the VDHS Commission to monitor the progress of the Consolidated Plan through annual reviews of the CAPER reporting, and comprehensive review of Annual Action Plans, making adjustments when needed to meet evolving needs.

The City is a member of the National Community Development Association (NCDA) and attends the NCDA annual conference in Washington D.C. to stay up to date on program requirements and learn best practices from industry experts. When funding allows, staff will attend Community Planning & Development program trainings, seminars, and conferences, to grow institutional knowledge and capacity. Training will also be offered to sub-grantees and partners to further strengthen the community's service provider capacity, helping to ensure success.

Actions planned to enhance coordination between public and private housing, and social service agencies

City staff participate in, and are members of, the West Valley Municipal Human Services Collaborative, Maricopa Regional Continuum of Care, and West Valley Human Services Collective. Staff also regularly meet with the Housing Authority of Maricopa County. The regional stakeholders have a strong history of working together to achieve shared community goals. The City of Surprise Resource Center holds quarterly partner meetings to share available resources and coordinate efforts. Housing & Community Services also coordinate quarterly

meetings of the Surprise Area Homeless Collaborative to share resources and discuss issues of housing and homelessness in the community.

The City is a member of Arizona Housing Coalition and is committed to the goal of ensuring safe and affordable homes for all Arizonans. These goals include a functional end to homelessness and providing adequate housing supply. The development of new affordable rental units remains a high priority for the City. The City completed a comprehensive housing needs assessment in 2023 and will utilize the report to create new strategies to address affordable housing and will include public and private housing providers in the development of strategies.

Discussion

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Introduction

Projects planned with CDBG and HOME funds for PY2024 are identified in the Projects Table located earlier in the Annual Plan Process. The City does not anticipate receiving program income in excess of \$25,000.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

Discussion

The City of Surprise intends for 100% of CDBG funding to benefit low- and moderate-income persons in Program Year 2024. The City will document overall benefit for a period of one year, 2024.

APPENDIX

Appendix

List of Attachments

- A- Letter of Submission to HUD
- B- City of Surprise Program Year 2024 Alternative Version
- C- Program Year 2024 Spending Synopsis
- D- Citizen Participation Documents
- E- SF424 and Certifications

DRAFT

CITY OF SURPRISE PY2024 CDBG Annual Action Plan Spending Summary			Original Funding Request	VDHS Commission Changes	PY2024 Final Allocation
AFFORDABLE HOUSING					
City of Surprise Housing Rehab/Acquisition			\$287,057		\$287,057
Matrix <u>14A, 14B, 14G, 14H</u>	Original Funding Request	Leverage	Citations: 570.202(a)(1), 570.202(b)(1), 570.202(b)(9) Associated Goal: Housing Rehabilitation Outcome: 3 LMH		
Activity Delivery	\$25,000	\$500,000			
Capital	\$275,000	\$0			
Support for HOME Tenant Based Rental Assistance			\$95,000		\$95,000
Matrix <u>14J</u>	Original Funding Request	Leverage	Citation: 570.201(k) Associated Goal: Housing Services Outcome: 15 LMH		
Capital	\$0	\$185,000			
Activity Delivery	\$95,000				
SUBTOTAL - AFFORDABLE HOUSING			\$382,057	\$0	\$382,057
PUBLIC FACILITY IMPROVEMENTS					
Housing Support Center Acquisition (15-year Lease)			\$116,394		\$116,394
Matrix <u>03C, 03E, 03F, 03L</u>	Original Funding Request	Leverage	Citation: 570.201(c) Associated Goal: Public Facility Improvements Outcome: 500 LMC		
Capital	\$106,394	\$0			
Activity Delivery	\$0	\$0			
Public Facility Improvements			\$0		\$0
Matrix <u>03E, 03F, 03L</u>	Original Funding Request	Leverage	Citation: 570.201(c) Associated Goal: Public Facility Improvements Outcome: 2,000 LMA		
Capital	\$0	\$0			
Activity Delivery	\$0	\$0			
SUBTOTAL - PUBLIC FACILITIES			\$116,394	\$0	\$116,394
PUBLIC SERVICES - 15%					
Subrecipient - Homeless Services			\$65,000		\$65,000
Matrix <u>03T</u>	Original Funding Request	Applicant Leverage	Citations: 570.201(e) Associated Goal: Public Services Outcome: 80 LMC		
Capital	\$30,000	\$100,000			
Subrecipient - Housing Assistance Center Operations			\$50,000		\$50,000
Matrix <u>03T</u>	Original Funding Request	Applicant Leverage	Citations: 570.201(e) Associated Goal: Public Services Outcome: 200 LMC		
Capital	\$52,000	\$350,000			
Public Services			\$0		\$0
Matrix <u>05</u>	Original Funding Request	Match	Citations: 570.201(e) Associated Goal: Public Services Outcome: 100 LMC		
Capital	\$22,500	\$45,000			
SUBTOTAL - PUBLIC SERVICES (HUD maximum 15%)			\$115,000	\$0	\$115,000
City of Surprise General Program Administration (all new funds)			\$153,362		\$153,362
SUBTOTAL - PLANNING & ADMINISTRATION (HUD Max. 20%)			\$153,362	\$0	\$153,362
GRAND TOTAL W/ ADMINISTRATION & PLANNING			\$766,813		\$766,813
FUNDS AVAILABLE	2024 New CDBG Funds		\$766,813		\$766,813
	Program Income - City		\$0		\$0
TOTAL FUNDS AVAILABLE			\$766,813		\$766,813
TOTAL REQUESTS IN EXCESS OF FUNDING			\$0	\$0	\$0

Spending Conditions/Contingency

- 1) All program income generated from any client, project, or activity receiving CDBG assistance must be reported.
- 2) If there is an increase in funding when the final allocation is known, the same projects will be funded with Public Services funded up to 15% of allocation, and Affordable Housing and Public Facility Improvements receiving the remaining increase by percentage of total allocation. If there is a decrease in funding, Public Services will receive 15% of allocation, and the remaining decrease will be taken from Affordable Housing. Admin will remain 20% of allocation.
- 3) At project completion or Program Year end, staff will reallocate any unused subrecipient or Administration project funds to the Affordable Housing or Public Facility activities, depending on funding needs, unless through the action plan amendment process.
- 4) The City or sub-grantees may incur pre-award costs per 2 CFR 200.458, CPD Notice CPD-24-01, and applicable waivers.



Program Year 2024 Annual Action Plan

Year Five of the 2020-2024 Consolidated Plan

City Council Approval

Human Service & Community Vitality | April 16, 2024



Introduction

The City of Surprise is a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding.

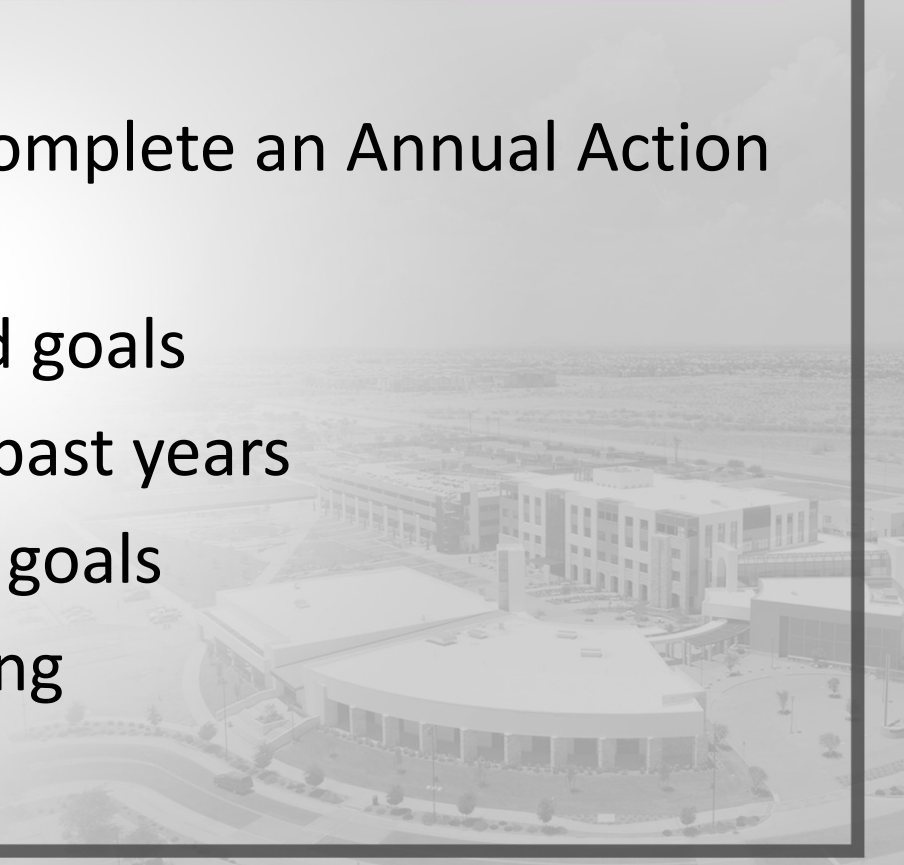
The City receives an annual allocation of CDBG as a direct entitlement.

The City receives an annual allocation of HOME funding as a member of the Maricopa HOME Consortium.



Introduction

Each Entitlement City must complete an Annual Action Plan to:

1. Review priority needs and goals
 2. Review progress made in past years
 3. Select projects to address goals
 4. Allocate anticipated funding
- 



Today's Objectives

- ❖ Review the Needs and Goals identified in the Consolidated Plan
 - ❖ Review PY2024 Annual Action Plan (AAP) and Spending Priorities
 - ❖ Review the selection of Subrecipients
 - ❖ Provide opportunity for public comment and input
 - ❖ Approve the PY2024 Annual Action Plan for submission to HUD
- 



HUD Funding

Funding involved:

Community Development Block Grant (CDBG)

Program Year 2024 = \$766,813*

HOME funding is approved through the Maricopa County HOME Annual Action Plan. However, we consider HOME funding when creating our plan.

Program Year 2024 = \$252,694*

*Pending HUD allocation

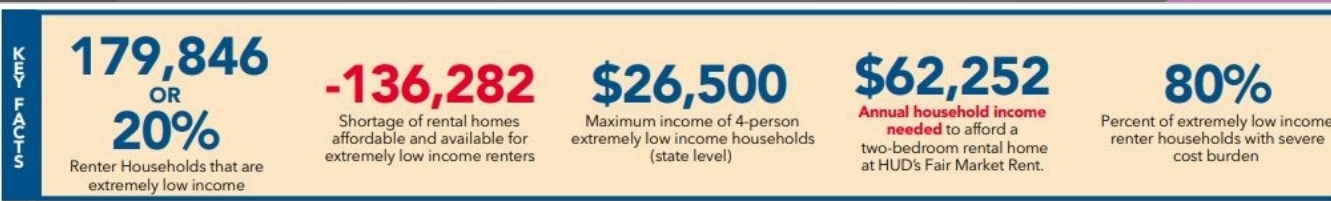


Con Plan Identified Needs

High Priority Needs:

1. Maintain and increase the availability of **Affordable Housing**
2. Invest in **Public Facility Improvements**
3. Support **Public Services**
4. Continue the **Planning & Administration** of HUD funded programs

Affordable Housing



Source: NLIHC 2023 Arizona Housing Profile

Affordability Tier	Renter Demand	Unit Supply	Gap
Affordable I (\$0-\$23,699)	1,592	793	(799)
Affordable (\$23,700-\$39,499)	1,709	1,076	(633)
Affordable (\$39,500-\$63,199)	2,932	4,114	1182
Workforce (\$63,200-\$94,799)	3,204	5,339	2,135
Market Rate (\$94,800-\$157,999)	2,089	908	(1,181)
Luxury (\$158,000+)	792	88	(704)

Surprise Housing Study 2023 - Table 8. Supply-Demand Gap by Affordability Tier in Surprise's Rental Market, 2021



Affordable Housing

Program Year 2024 Projects to Address Affordable Housing

1. **Housing Acquisition/Rehabilitation** – Create affordable rental housing
2. **Tenant-Based Rental Assistance** – Rent and utility assistance for LMI households
3. **Housing Support Services** – provide housing services for persons who are homeless or at risk of becoming homeless

Public Facilities & Improvements

Improve access to housing, resources, and community programs

CDBG funds may be used to undertake a variety of public facilities and improvement projects.

- Infrastructure improvements
- Neighborhood facilities
- Facilities for persons with special needs
- Typically publically owned or;
- Owned by a non-profit and open to the general public

Eligible activities include: Acquisition, construction, rehabilitation or installation of public facilities that serve LMI persons.

Public Facilities & Improvements

Program Year 2024 Projects to Improve Public Facilities

1. Acquisition of a facility for short-term housing, housing support and access to resources.
2. Neighborhood facility improvements in low – and moderate income areas.



Public Services



The Surprise Community Needs Assessment - *The Human Services and Community Vitality in Surprise - A Community that Cares*, identified critical human service needs for:

- Homeless individuals, families with children, and youth
- Individuals with disabilities and special needs
- LMI individuals and families/youth
- Seniors
- Survivors of Domestic Violence

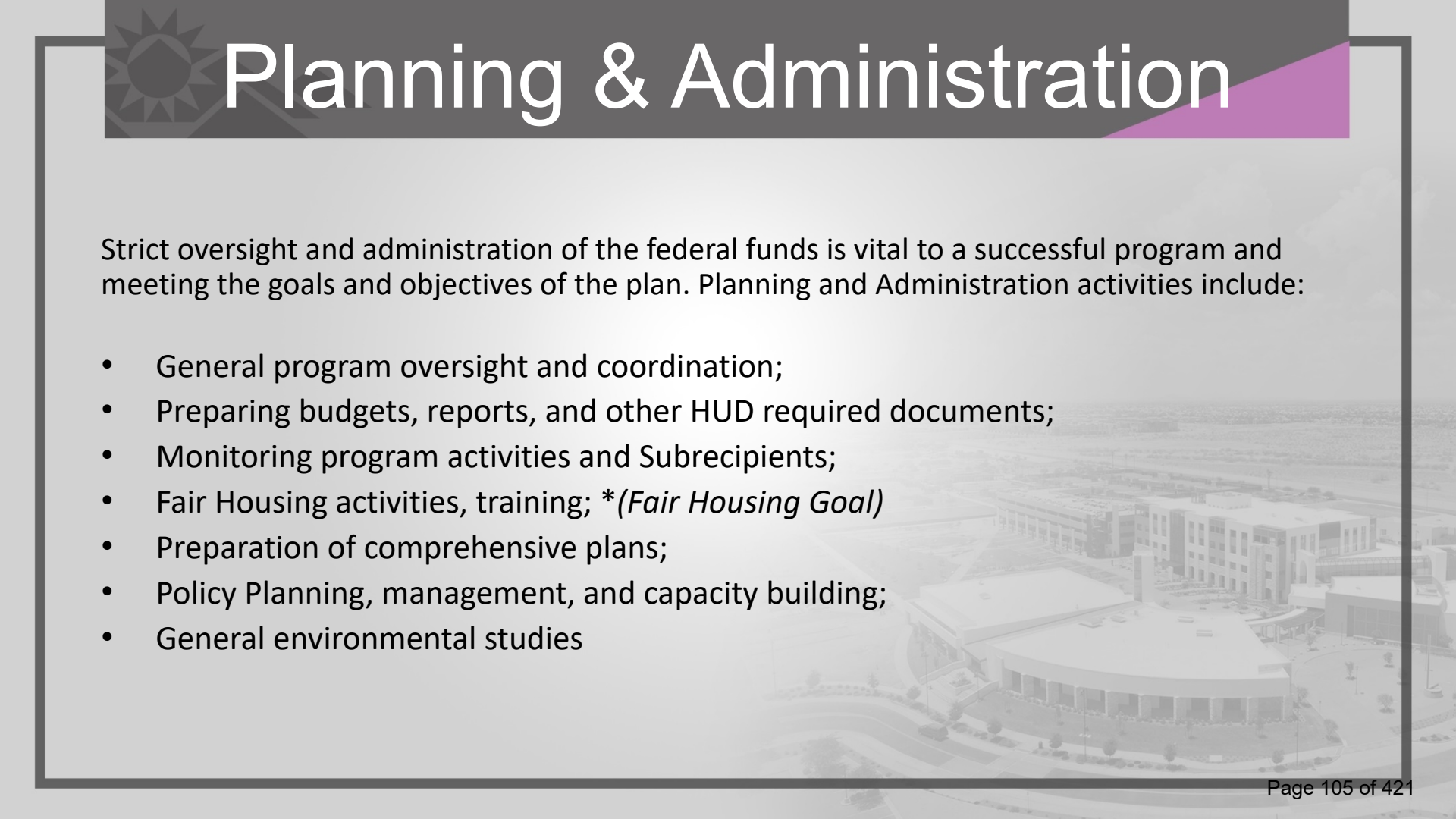


Public Services

Program Year 2024

Public Services

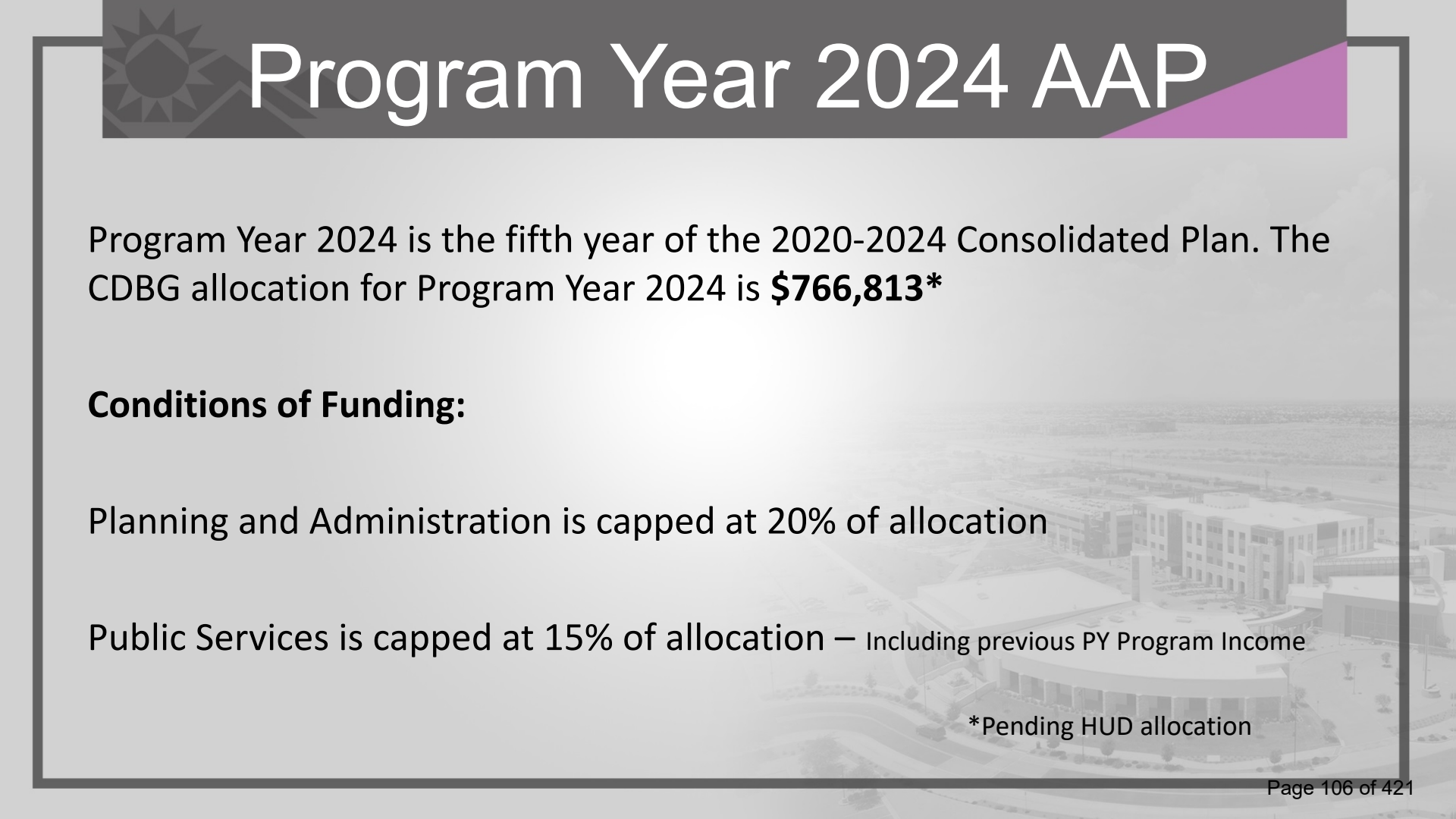
1. **Homeless Services** – services for persons who are homeless or at risk of becoming homeless.
2. **West Valley Housing Assistance Center Operations** – improve access to housing services and resources.



Planning & Administration

Strict oversight and administration of the federal funds is vital to a successful program and meeting the goals and objectives of the plan. Planning and Administration activities include:

- General program oversight and coordination;
- Preparing budgets, reports, and other HUD required documents;
- Monitoring program activities and Subrecipients;
- Fair Housing activities, training; **(Fair Housing Goal)*
- Preparation of comprehensive plans;
- Policy Planning, management, and capacity building;
- General environmental studies



Program Year 2024 AAP

Program Year 2024 is the fifth year of the 2020-2024 Consolidated Plan. The CDBG allocation for Program Year 2024 is **\$766,813***

Conditions of Funding:

Planning and Administration is capped at 20% of allocation

Public Services is capped at 15% of allocation — Including previous PY Program Income

*Pending HUD allocation



Program Year 2024 AAP

To meet the Goals and Objectives identified in the 2020-2024 Consolidated Plan and AI, the following projects are recommended:

- **Affordable Housing– \$287,057**
Rehabilitation/acquisition of residential units to create affordable housing opportunities for LMI households.
- **Tenant Based Rental Assistance (*HOME funding) – \$252,694**
Rent and utility assistance for LMI households
- **Housing Services – \$95,000**
Services in support of the HOME program
- **Public Facility Improvements – \$116,394**
Improvements to public facilities that service LMI persons
- **Public Services (15%) – \$115,000**
Services for LMI persons who are disabled, seniors, homeless or at risk of becoming homeless
- **Planning & Administration (20%) – \$153,362**
Expenses related to administering the program, preparing planning documents, and Fair Housing activities



Funding Contingency

In the event a final allocation from HUD is not known, the following funding contingencies shall apply:

- If there is an increase in funding, the same projects will be funded with Public Services funded up to 15% of allocation, and Affordable Housing and Public Facility Improvements receiving the remaining increase by percentage of total allocation.
- If there is a decrease in funding, Public Services will receive 15% of allocation, and the remaining decrease will be taken from Affordable Housing.
- Admin will remain 20% of allocation.

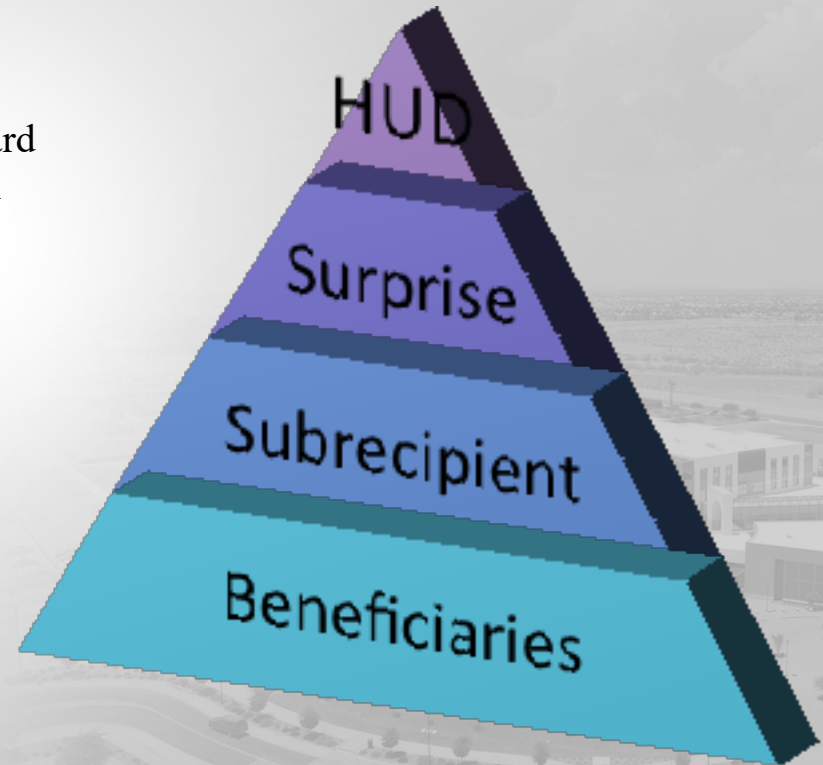
PY2024 Subrecipients

Subrecipient Determination – 2 CFR 200.301

Subrecipient – means an entity...that receives a subaward from a pass-through entity to carry out part of a Federal award (2 CFR 200.201)

Evaluating the Subrecipient

Factors are based on the quality of the project and the capacity of the subrecipient to carry it out.



PY2024 Subrecipients

Subrecipients for CDBG and HOME funding are evaluated and scored with a set of written criteria

Threshold Criteria

Subrecipients that do not meet the PASS threshold criteria will not be considered further.

Meet CDBG National Objective	Anticipated to be completed within Action Year	Applicant meets eligibility requirements applicable to proposed project	Applicant meets definition of a Subrecipient	*Returning Subrecipient- In Compliance with current agreement
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Scoring Factors

Subrecipients were scored based on the following factors;

Organizational Capacity (20 points)	Cost (10 points)	Experience working with HUD Funded Programs (20 points)	Method of Approach (15 points)	Partnering/Complementin g/Duplicating (5 points)	Consistency with Identified Priority Needs (25 points)	Pledge of Leveraging Resources (5 points)
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PY2024 Subrecipients

Staff recommends the following Subrecipient projects for Program Year 2024:

PY2024 Activities	Priority Need	Outcomes
Lutheran Social Services IHELP	Homeless Services	80 (LMC)
A New Leaf – TBRA	Housing Services in Support of HOME	15 (LMH)
A New Leaf – W VHAC	Housing/Homeless Services	300 (LMC)



Citizen Participation

Summary of Citizen Participation and Outreach:

- Stakeholder Meetings
 - Community Organization Consultation
 - Subrecipient Technical Assistance
 - Public Notices
 - Press Releases
 - Social Media
 - Public Hearing on “Needs”
- 



Staff Recommendations

Staff recommends approval of the Program Year 2024 Annual Action Plan for submission to HUD.

What's Next?

March 6th – April 10th

30-Day Review &
Comment Period

April 10, 2024

Public Hearing
VDHS Approval

April 16, 2024

City Council
Approves Plan

May 15, 2024

Plan submitted to HUD



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Adam Lane
Human Service & Community Vitality
Housing & Community Services Supervisor



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2024
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations:

Contact Person: Seth Dyson, DIRECTOR - HSCV
District: Citywide

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

~~*Consideration and action pertaining to acceptance of a donation of \$50,000 from DCS Contracting, Inc. for funding of the before and after school programming efforts provided through the City of Surprise Human Service & Community Vitality Department; Resolution # 2024-62.~~

Motion:

I move to approve Resolution #2024-62.

Background:

The before and after-school programs, currently provided by the Dysart Community Center (a 501(c)(3) charity), are a low cost, high impact service offered to any resident of Surprise and surrounding areas.

Objective Analysis:

Approval of this item supports the Council's commitment to the before and after-school programming.

Policy Compliant:

This item is policy compliant as it relates to the City's financial policies for accepting donations.

Financial Impact:

Acceptance of the restricted donation to the City of Surprise of \$50,000, \$10,000 per year for five years, from DCS Contracting will help support the before and after-school programming efforts provided through the Human Service & Community Vitality Department.

Budget Impact:

Acceptance of the restricted donation will support the before and after-school programming efforts provided through the City of Surprise Human Service & Community Vitality Department.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

RESOLUTION # 2024-62

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY
OF SURPRISE, ARIZONA TO ACCEPT A MONETARY
DONATION OF \$50,000 TO SUPPORT BEFORE-AND-AFTER
SCHOOL PROGRAMMING**

WHEREAS, DCS Contracting, Inc. (“Donor”) wishes to support the before and after school programming efforts provided through the City of Surprise’s Human Service & Community Vitality Department;

WHEREAS, Donor intends to gift \$50,000 (\$10,000 per year for the next five years to be drawn annually on the anniversary of this Resolution) to the City of Surprise for the support of these efforts; and

WHEREAS, the City recognizes the tremendous impact the donated funds will have for the HSCV Department’s before and after school programs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the City of Surprise does hereby accept Donor’s gift of \$50,000 to support the City’s Human Service & Community Vitality Department’s before and after school programs.

Section 2. That the City of Surprise acknowledges and thanks Donor for its philanthropic support of the residents of Surprise and the programming contemplated hereunder.

APPROVED AND ADOPTED this _____ of _____, 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 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 rezone of approximately 880 acres, generally located east of 219th Avenue and south of Pinnacle Peak Road, from Planned Area Development (PAD) to Traditional Neighborhood Development (TND). Ordinance # 2024-10.

Motion:

Motion to approve/deny Ordinance #2024-10

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 entire property currently within the Desert Trails PAD. 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:

The requested rezone would allow the applicant to develop the subject property with residential, commercial, and open space uses, as outlined in the TND Plan of Development, and in accordance with the applicable provisions of the LDO, PEDS, and General Plan.

Policy Compliant:

The requested rezone, as outlined and detailed in the rezone document, is consistent with the Surprise Land Development Ordinance and advances the goals and policies of the General Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS23-0586 Desert Trails TND Rezone - Staff Report 041624 CC 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. 11 - FS23-0586 Desert Trails TND Rezone - Justification Memo
 13. 12 - FS23-0586 Desert Trails TND Rezone - Ordinance
 14. 13 - FS23-0586 Desert Trails TND Rezone - PZ Recommendation
 15. FS23-0586 Desert Trails TND Rezone - 041624 CC Presentation
-

ZONE CHANGE

REPORT TO THE CITY COUNCIL

Case: FS23-0586

Project Name: Desert Trails TND Rezone

Council District: 1 – Acacia

Meeting Date: April 16, 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 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

Commission Recommendation: The Planning & Zoning Commission recommended approval, subject to stipulations 'a' through 'c'.

33 **Project Description**

34 Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of the
35 owners, requests a rezone to TND for approximately 880 acres known as Desert Trails.
36 The application includes the entire property currently within the Desert Trails PAD. The
37 requested rezone will utilize the TND zoning of the Land Development Ordinance, which
38 is the designation for master-planned developments created to replace PAD zoning.

39
40 **Background**

41
42 **June 8, 1989:** The subject properties were annexed into the City of Surprise under
43 Ordinance 89-05.

44
45 **January 11, 2001:** The Mayor and City Council approved Ordinance #00-24, case number
46 PAD00-095, for the Fox Trail Planned Area Development (PAD).

47
48 **April 12, 2007:** The Mayor and City Council approved Ordinance #07-26, case number
49 PAD06-424, for an amendment to the Fox Trail PAD.

50
51 **April 8, 2010:** The Mayor and City Council approved Ordinance #2010-09, case number
52 PADA09-036, for an amendment to the Fox Trail PAD and renaming it to Desert Trails PAD.

53
54 **March 2, 2023:** Staff met with the applicant to discuss the project during a regularly
55 scheduled Concept Review meeting under CR23-0121.

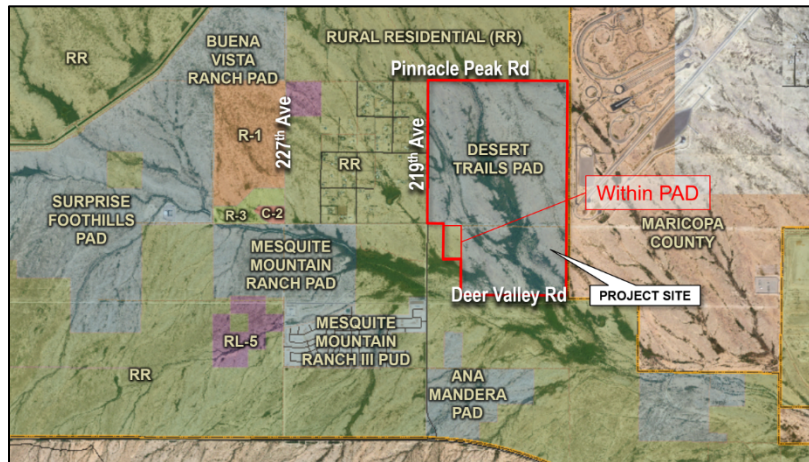
56
57 **July 17, 2023:** The applicant filed a related request for a Zone Change from PAD to TND
58 under case FS23-0586, the subject case.

59
60 **October 24, 2023:** The applicant held a neighborhood outreach meeting to discuss the
61 project.

62
63 **Neighborhood Meeting Summary**

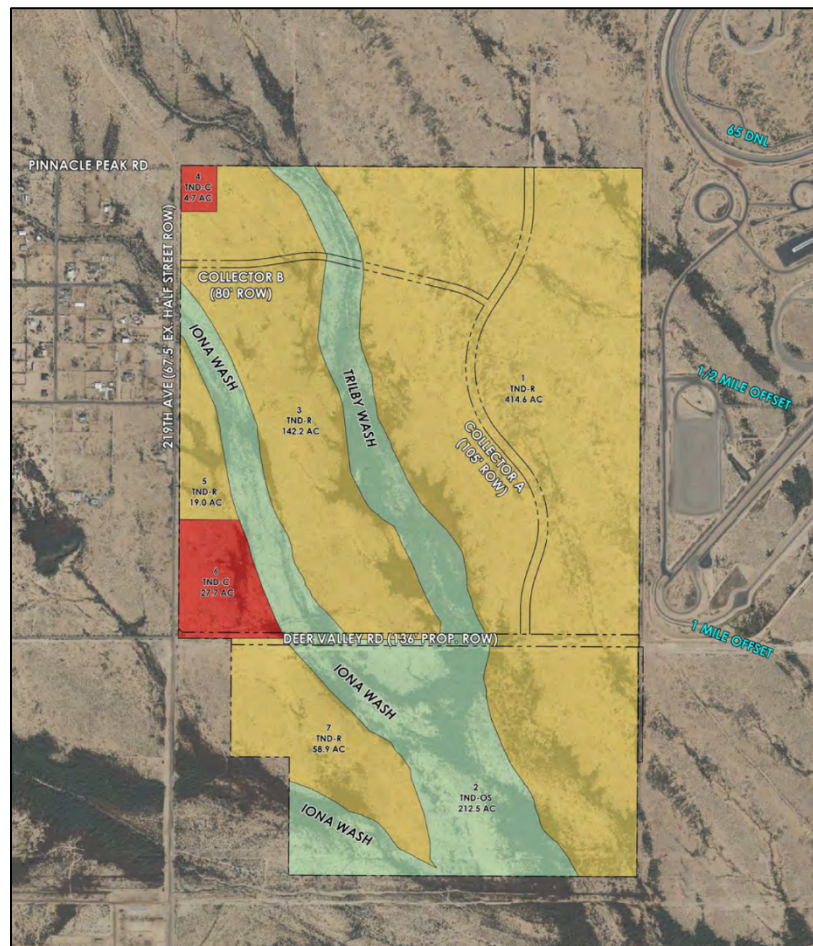
64 The applicant held a neighborhood outreach meeting on October 24, 2023, that was properly
65 advertised per the requirements of the LDO. The meeting took place in-person at Willow
66 Canyon High School at 6:00 pm where there were 10 people in attendance. During this
67 meeting, residents from the vicinity expressed their concerns regarding traffic, roadway
68 alignments, lighting, trails, location of proposed commercial and multi-family, drainage,
69 buffering and transitioning, and infrastructure. See the attached Citizen Participation Report
70 for a detailed summary of the meeting.

Existing Zoning



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

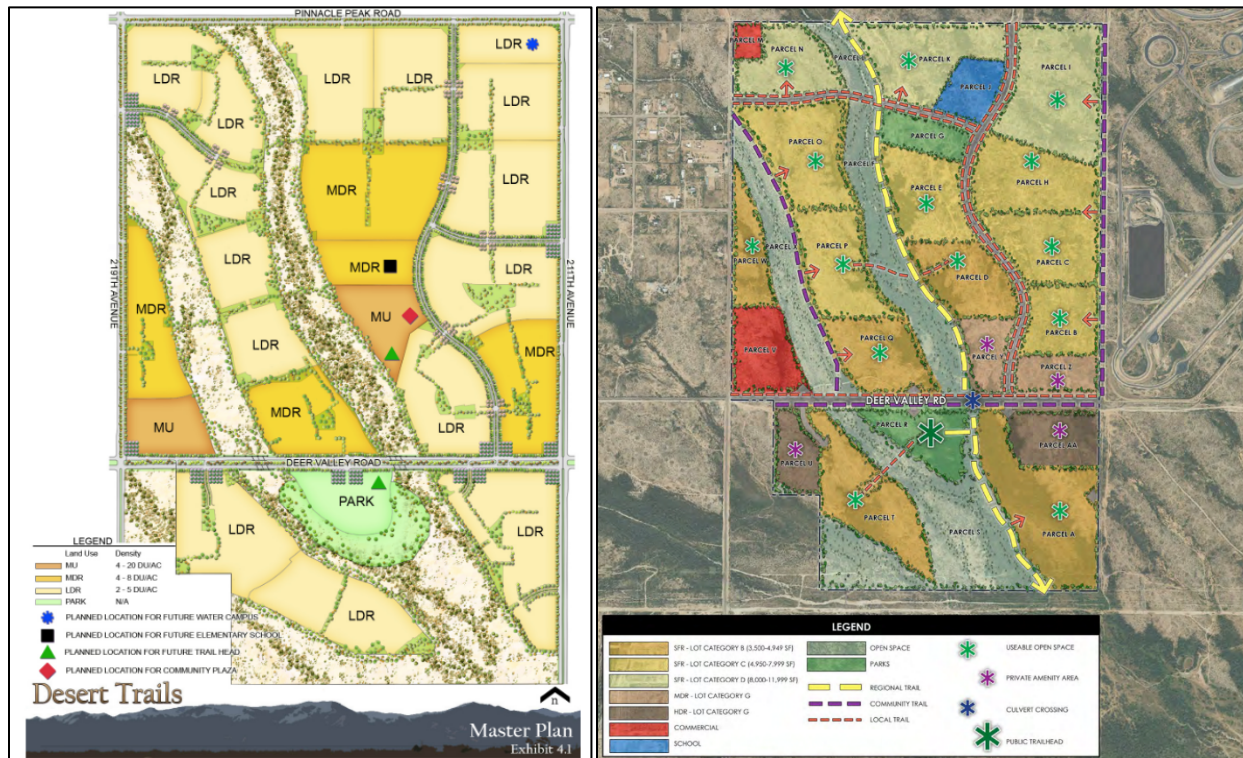
Proposed Zoning



April 16, 2024 City Council
Case: FS23-0586
Desert Trails TND Rezone
Page 3 of 12

Analysis and Discussion

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.

138 TND-OS

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

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

153 ***Development Standards:***

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

158 LDO Deviations

- 159
- 160 1. **Deviation Request:** Reduce the minimum lot width in Lot Category C from 50' to 48'.
 - 161 a. **Applicant Justification:** "Lot Category C has a Lot Area in square feet
162 requirement of between 4,950 – 7,999 square feet, and a minimum lot width of
163 50'. The proposed lot area within this category includes a mix of 5,520 square
164 feet (based on 48' x 115' lot size), and 6,360 square feet (based on 53' x 120'
165 lot size). To meet the minimum 50' lot width requirement within a category of
166 minimum 4,950 square feet, the lot depth would need to be 99' deep, which is
167 not a realistic lot size based on current market demand. Concurrently, if we
168 include this lot size in Category B which allows a narrower lot width, we will
169 exceed the maximum lot area requirement of 4,949 square feet. Based on this
170 analysis, a proposed 48' x 115' lot size, which is a standard lot size for
171 homebuilders, does not fit into either of the Lot Categories as defined in the
172 LDO. As such, we are proposing to reduce the Lot Width within Category C
173 from 50' to 48' to allow this lot size within the appropriate Lot Category based
174 on Lot Area in square feet."
175
176
177
178
179
180
181
182
183

- 184 2. **Deviation Request:** Reduce the minimum lot width in Lot Category D from 70' to 65'.
- 185 a. **Applicant Justification:** "Lot Category D has a Lot Area in square feet
- 186 requirement of between 8,000 – 11,999 square feet, and a minimum lot width
- 187 of 70'. The proposed lot area within this category includes a mix of 8,125
- 188 square feet (based on 65' x 125' lot size), and 9,100 square feet (based on 70'
- 189 x 130' lot size). To meet the minimum 70' lot width requirement within a
- 190 category of minimum 8,000 square feet, the lot depth would need to be 114'
- 191 deep, which is not a realistic lot size based on current market demand.
- 192 Concurrently, if we include this lot size in Category C which allows a narrower
- 193 lot width, we will exceed the maximum lot area requirement of 7,999 square
- 194 feet. Based on this analysis, a proposed 65' x 125' lot size, which is a standard
- 195 lot size for homebuilders, does not fit into either of the Lot Categories as
- 196 defined in the LDO. As such, we are proposing to reduce the Lot Width within
- 197 Category C from 70' to 65' to allow this lot size within the appropriate Lot
- 198 Category based on Lot Area in square feet."
- 199 3. **Deviation Request:** Reduce the minimum average area per dwelling unit from 2,500
- 200 square feet to 2,000 square feet within Lot Category G.
- 201 a. **Applicant Justification:** "The 2,500 square feet average area for Lot
- 202 Category G, Multi-Family, translates to an overall density of 17.4 dwelling units
- 203 per acre. This would not permit a traditional 2-3 story multi-family development
- 204 such as garden-style apartments. To allow this type of development within
- 205 Desert Trails, reducing the minimum average square feet to 2,000 square feet
- 206 would allow up to 21.8 dwelling unit per acre, consistent with traditional garden-
- 207 style apartments which may be in demand in the Desert Trails community. This
- 208 change will not impact the overall residential unit count proposed for the
- 209 development."
- 210

211 PEDS Deviations

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

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

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

275
276 ***Ford Proving Grounds:***

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

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

293
294 ***Roadways:***

295 Primary access to the subject site will be via Deer Valley Road, which bisects the property,
296 and 219th Avenue at the western border. Deer Valley Road is designated as a modified
297 parkway with limited access points. Given the presence of the large washes that cross this
298 roadway alignment, access points may vary from the standards to avoid negatively impacting
299 the washes. As part of Phase 1 of the project, Deer Valley Road will be extended east to
300 connect to existing improvements. This project will also improve 219th Avenue along the
301 western boundary of the site and extend south to the Beardsley Road alignment. These
302 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

341 **Conformance with Adopted Plans:**

342
343 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
344 as lying primarily within the Neighborhood Character Area, with Open Space Character
345 Areas following the two major washes, and spill-over areas of the Employment Character
346 Area. As stated in Section 106-4.1 of the LDO, "The TND zoning district may be appropriate
347 for land that is within the Surprise General Plan Neighborhood Character Area and may
348 incorporate both suburban and urban residential development types." The provided Desert
349 Trails TND Plan of Development includes preservation of the wash areas within the Open
350 Space Character Areas surrounded by suburban residential development and supporting
351 commercial parcels. As such, the proposed Zone Change demonstrates consistency with
352 the General Plan.

353
354 **Reviewing Agencies:**

355
356 In addition to the standard city reviewing agencies, Maricopa Water District, Maricopa County
357 Department of Transportation (MCDOT) and Luke AFB were included in the routing of this
358 request. These agencies indicated no objections to the request.

359
360 **Summary:**

361
362 Staff believes the proposed Zone Change from PAD to TND is consistent with the manner
363 and intent of the Surprise Municipal Code and Surprise General Plan 2035. If approved, the
364 site will be developed in accordance with the requirements of the City of Surprise.

365
366 **Findings:**

- 367
368
 - 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.

370
371
372 **Commission Recommendation:**

373
374 The Planning & Zoning Commission recommended approval of FS23-0586, subject to
375 stipulations 'a' through 'c' as outlined below:

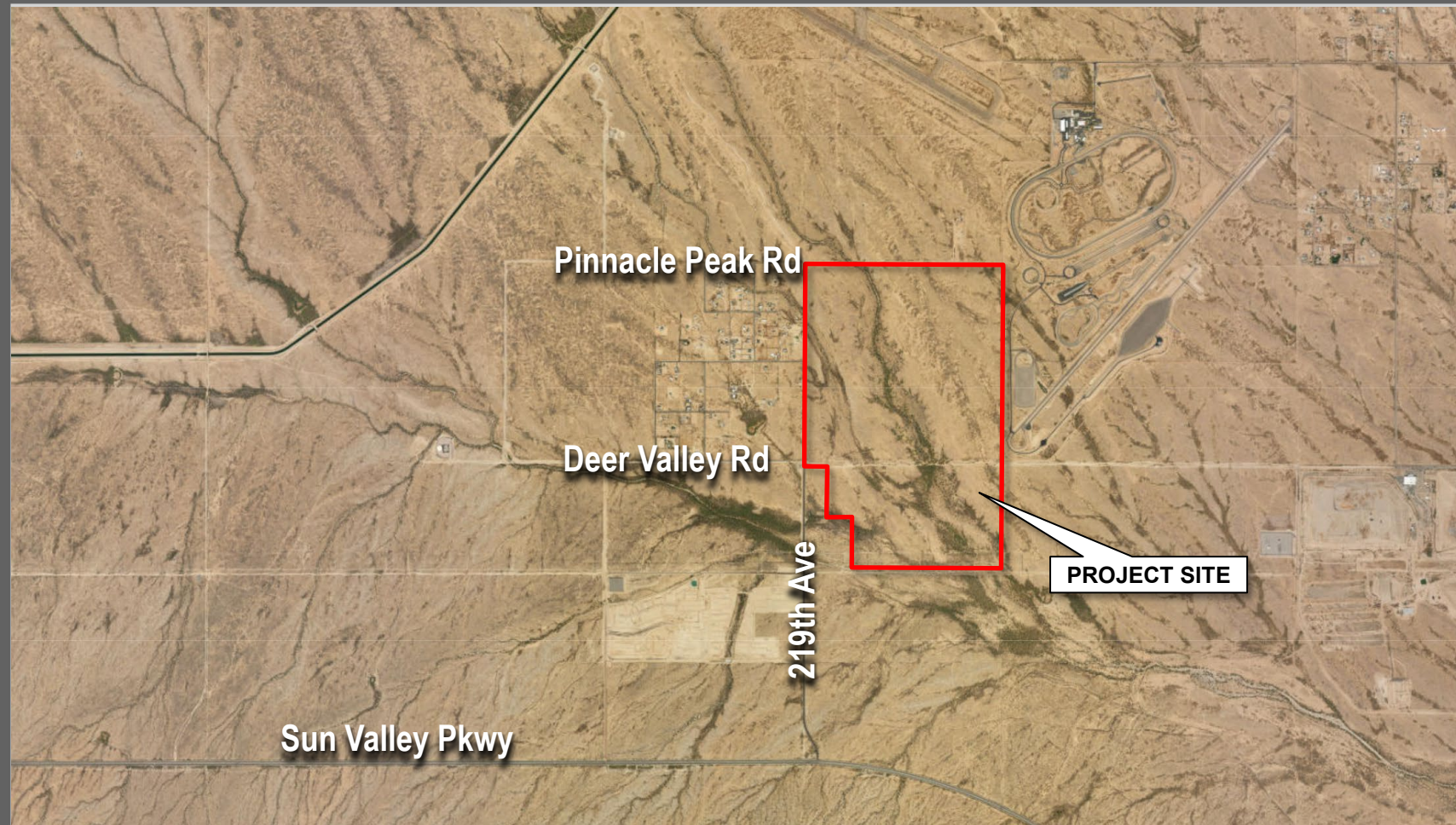
- 376
377
 - a. Development and use of the site shall be consistent with the TND Plan of
378 Development entitled "Desert Trails TND Zoning Narrative", prepared by RVI, dated
379 December 8, 2023.
 - b. Comments, suggestions, and requirements from the State Historic Preservation
381 Office (SHPO) on the submitted cultural study, entitled "Class I Literature Review of
382 898 Acres and a Class III Cultural Resource Survey of 20 Acres for the Desert Trails
383 PAD in Surprise, Maricopa County, Arizona", prepared by Chronicle Heritage and
384 dated November 1, 2023, shall be incorporated into the preliminary plat of the
385 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.

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

Attachments:

01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map with Overlays
04 Land Use Comparison
05 TND Plan of Development
06 Luke AFB comments
07 Citizen Outreach Report – REDACTED
08 Affidavit of Site Posting
09 Ford Proving Grounds Letter
10 WUSD Letter
11 Justification Memo
12 Ordinance
PPT



Pinnacle Peak Rd

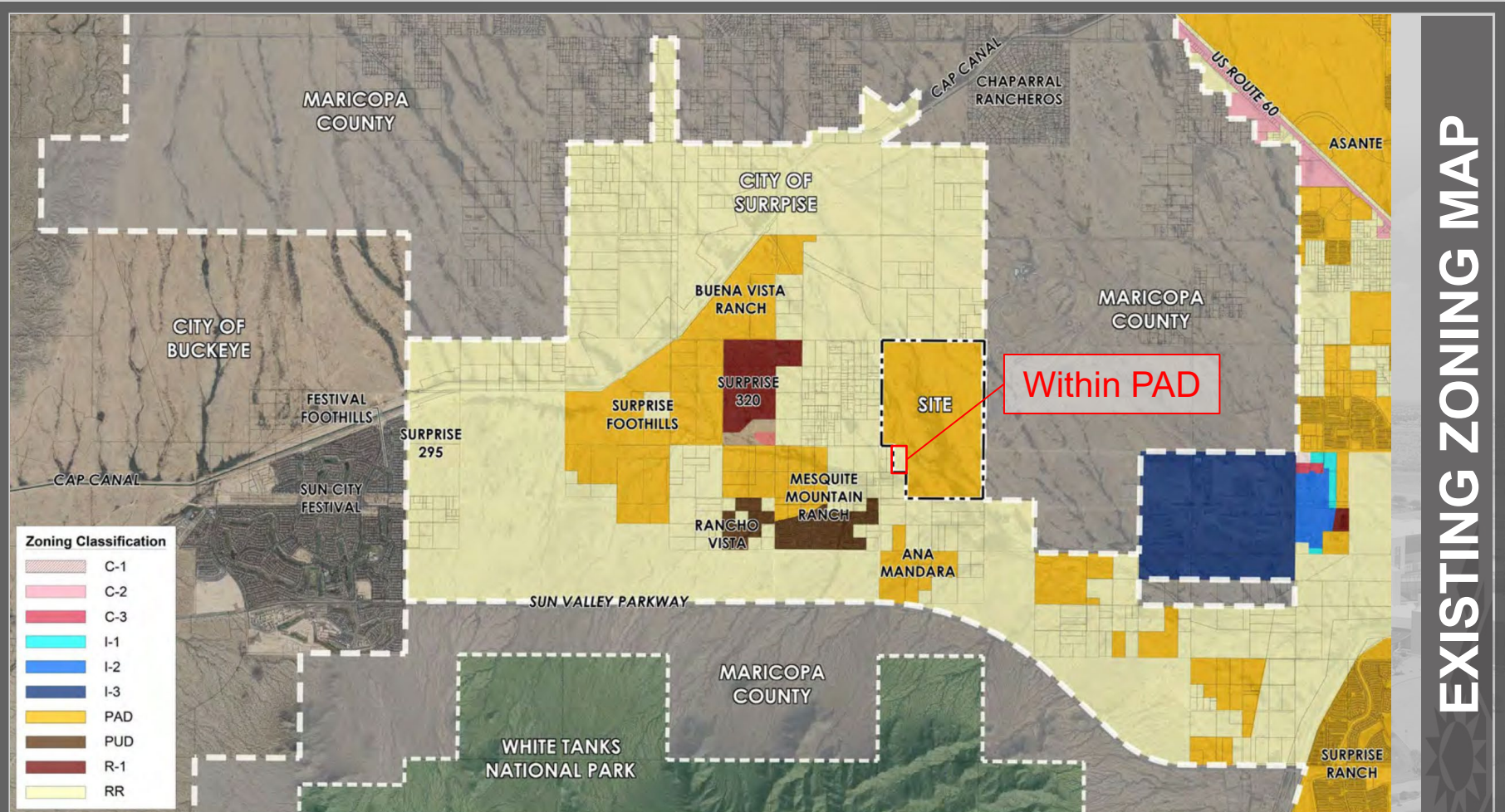
Deer Valley Rd

219th Ave

Sun Valley Pkwy

PROJECT SITE

VICINITY MAP



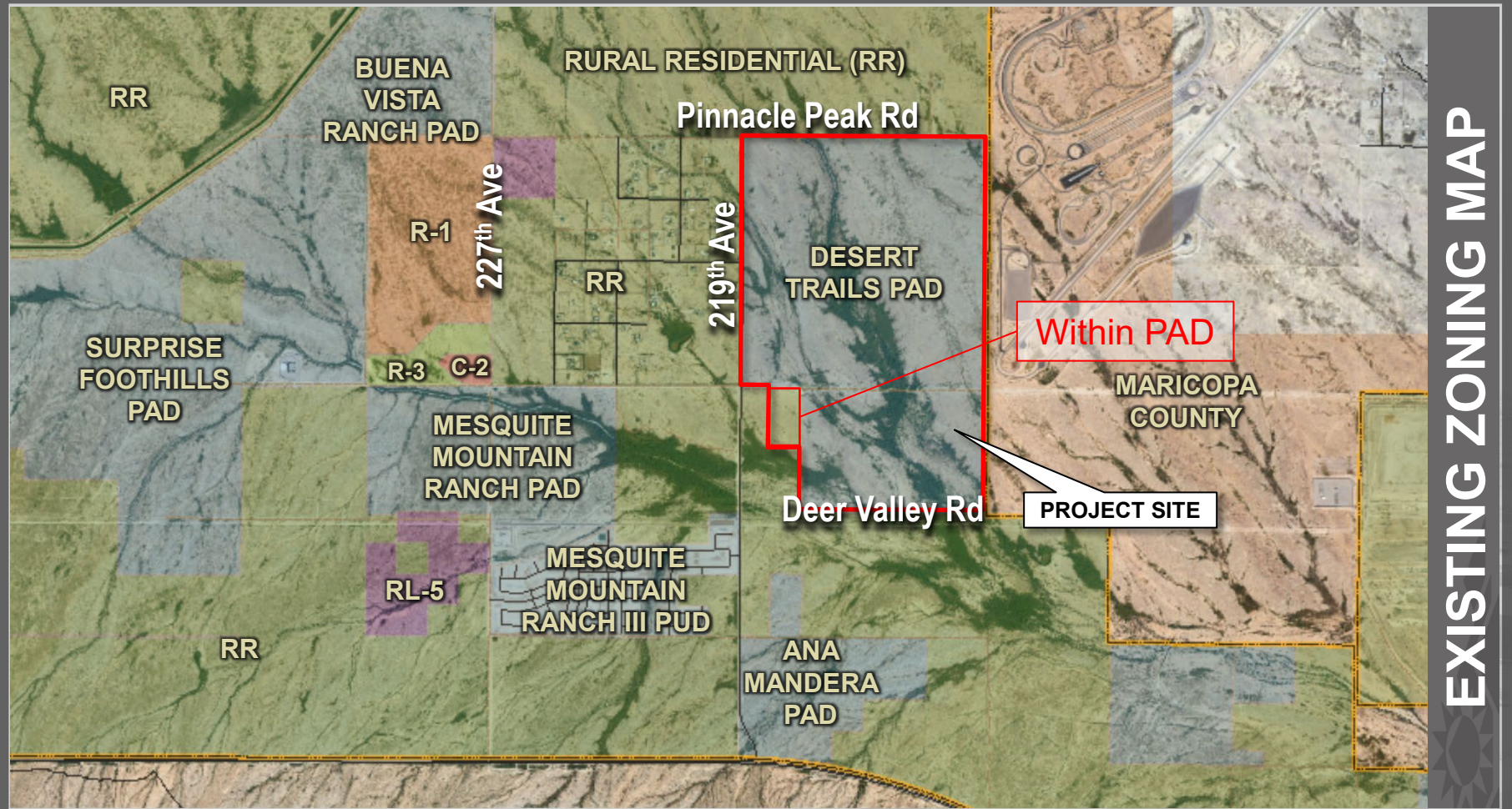
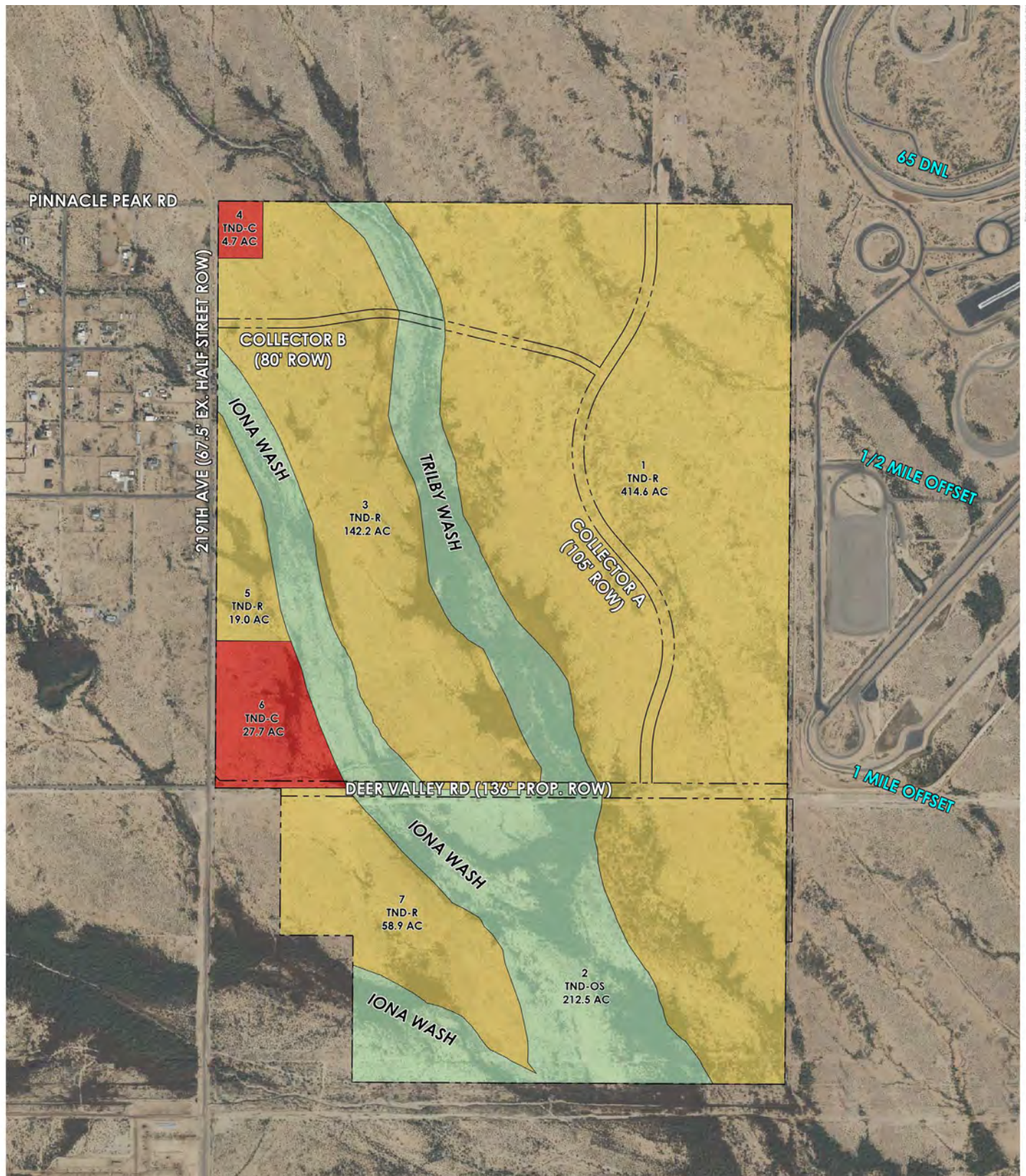
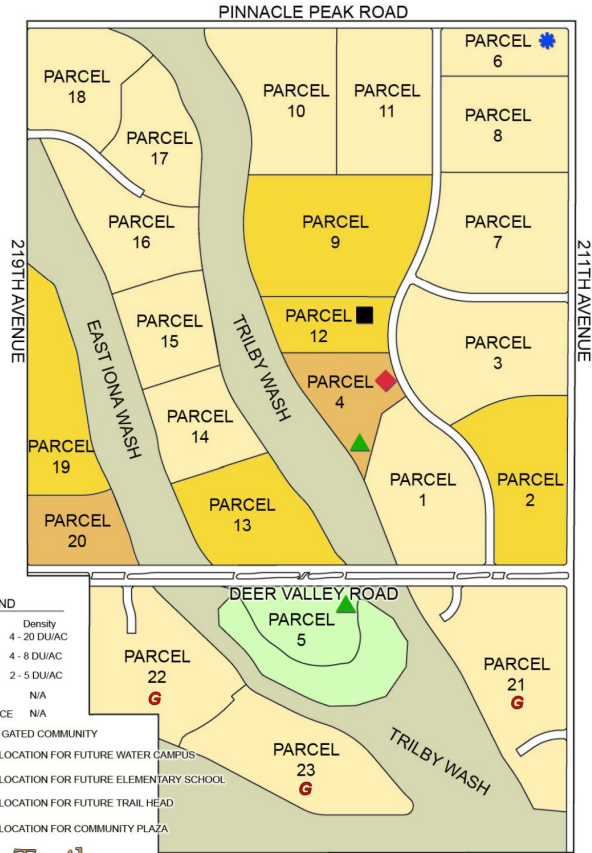


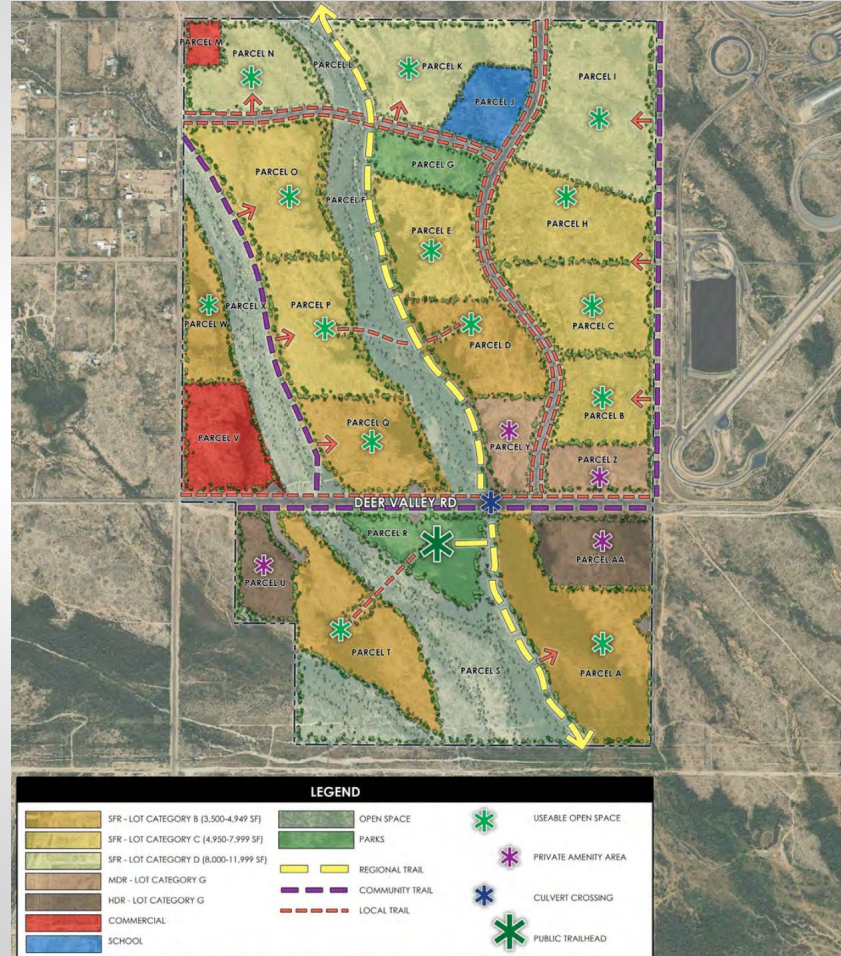
FIGURE 7: ZONING MAP WITH TND OVERLAY DISTRICT





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

APRIL 2024



PRESENTED BY:



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Figure 6: Luke Air Force Base Compatibility Map
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Figure 9: Preliminary Phasing Plan

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Table 5: Land Use Designation Summary
Table 6: Required Commercial and Open Space Acres

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) 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)	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

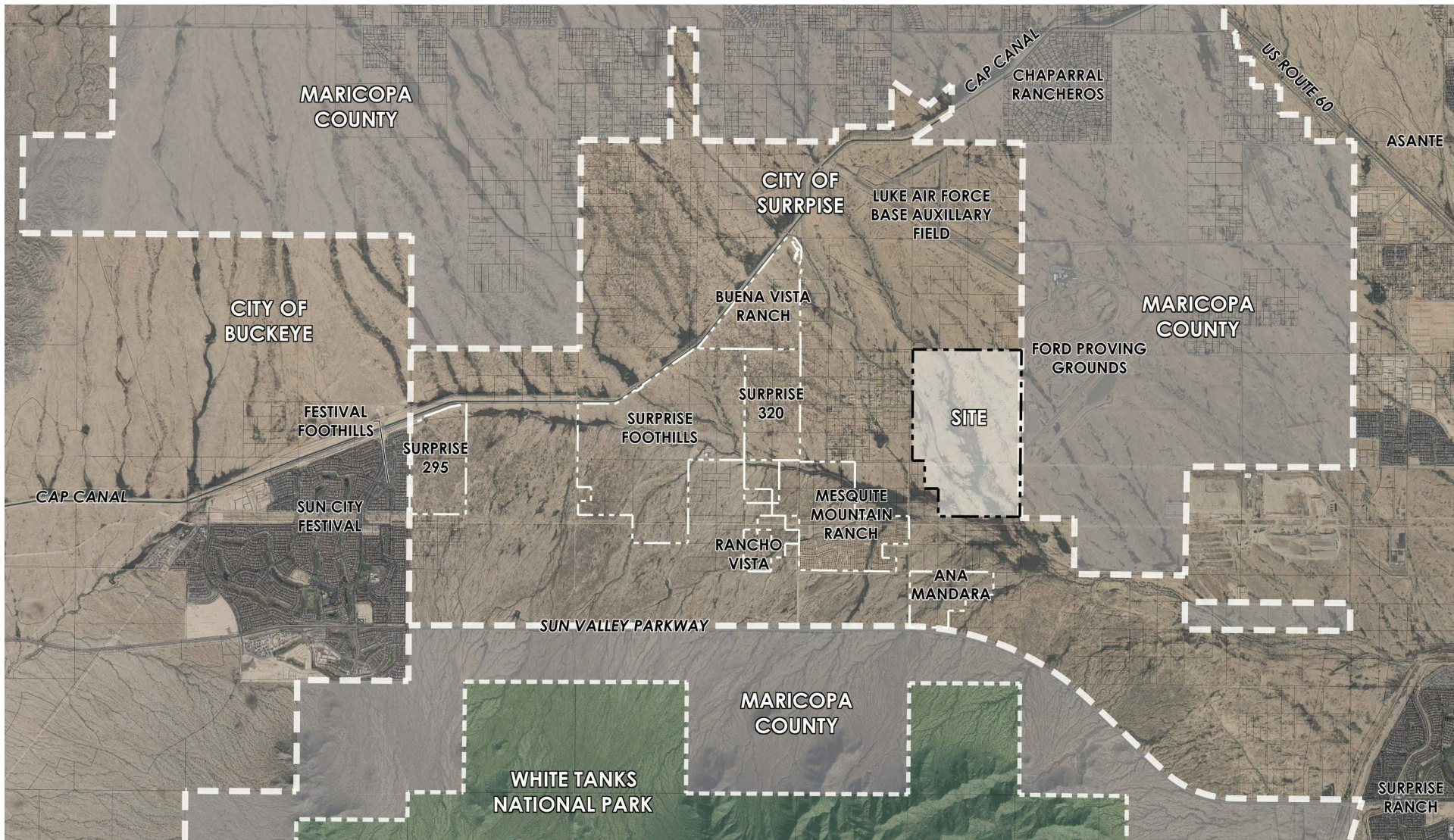


FIGURE 2: AERIAL PHOTOGRAPH OF SITE



FIGURE 3: EXISTING GENERAL PLAN LAND USE MAP

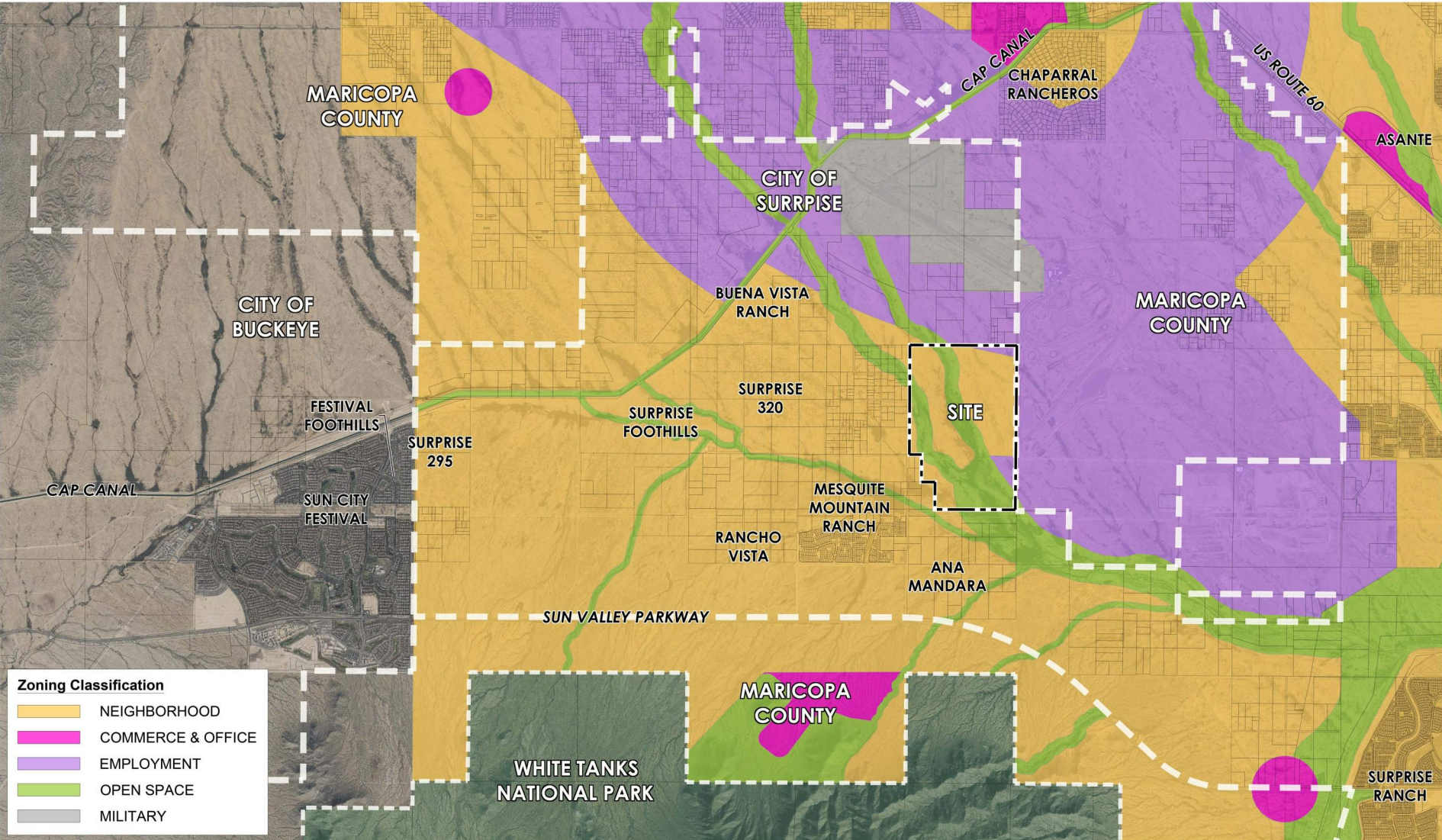


FIGURE 4: EXISTING ZONING MAP

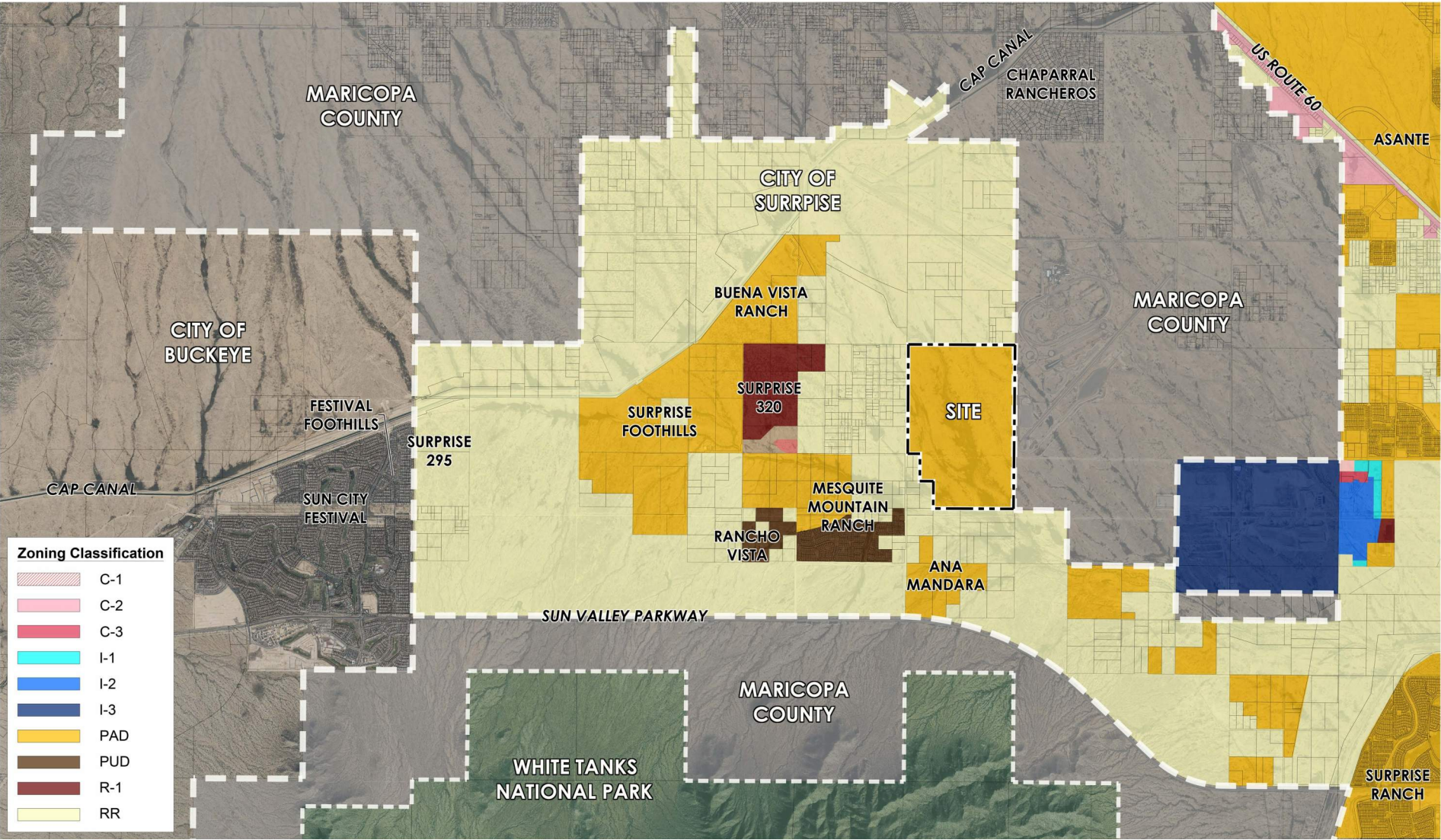


FIGURE 5: REGIONAL TRANSPORTATION PLAN

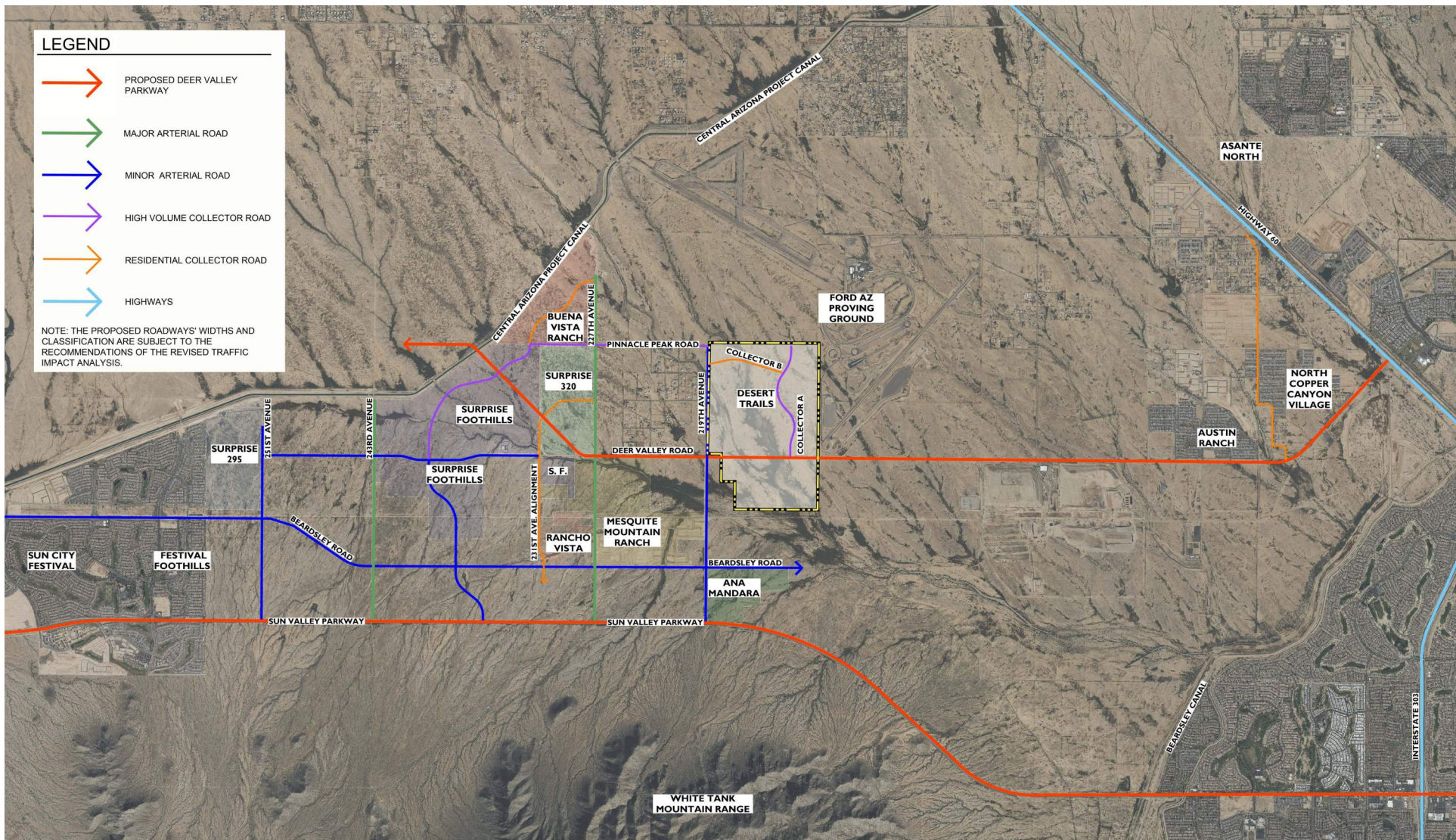


FIGURE 6: LUKE AIR FORCE BASE COMPATIBILITY MAP

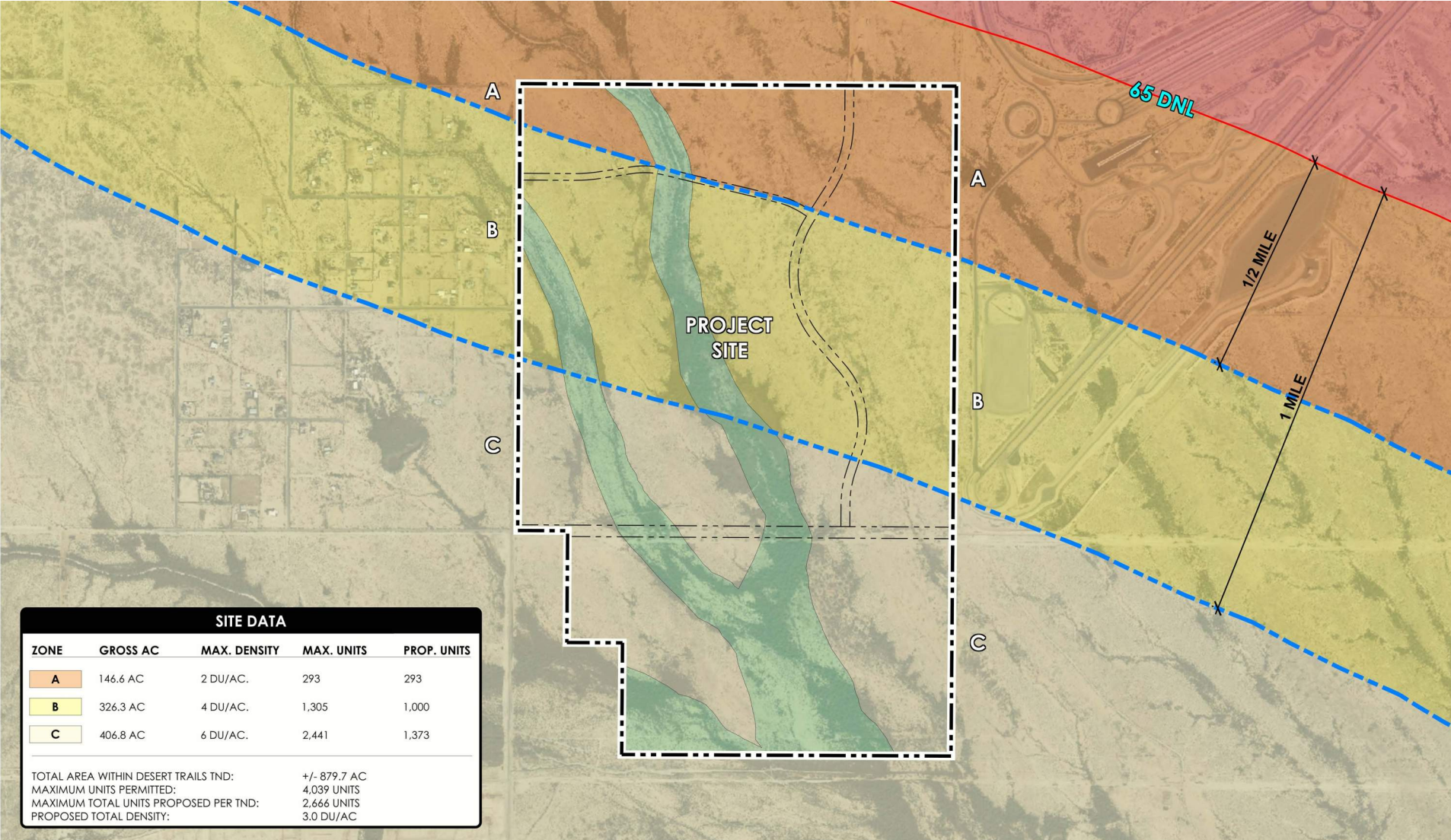


FIGURE 7: ZONING MAP WITH TND OVERLAY DISTRICT

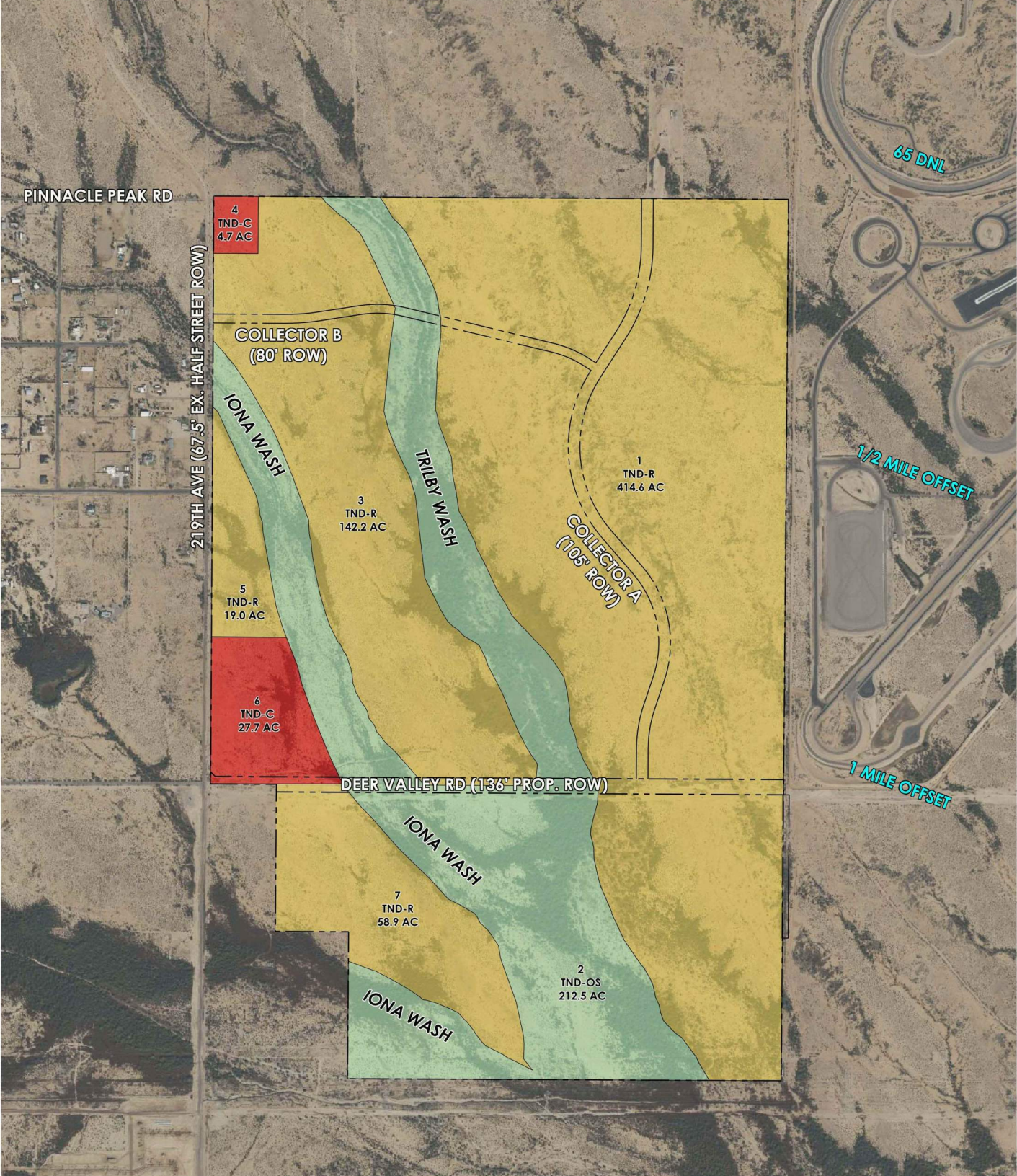


FIGURE 8: DEVELOPMENT AND OPEN SPACE PLAN

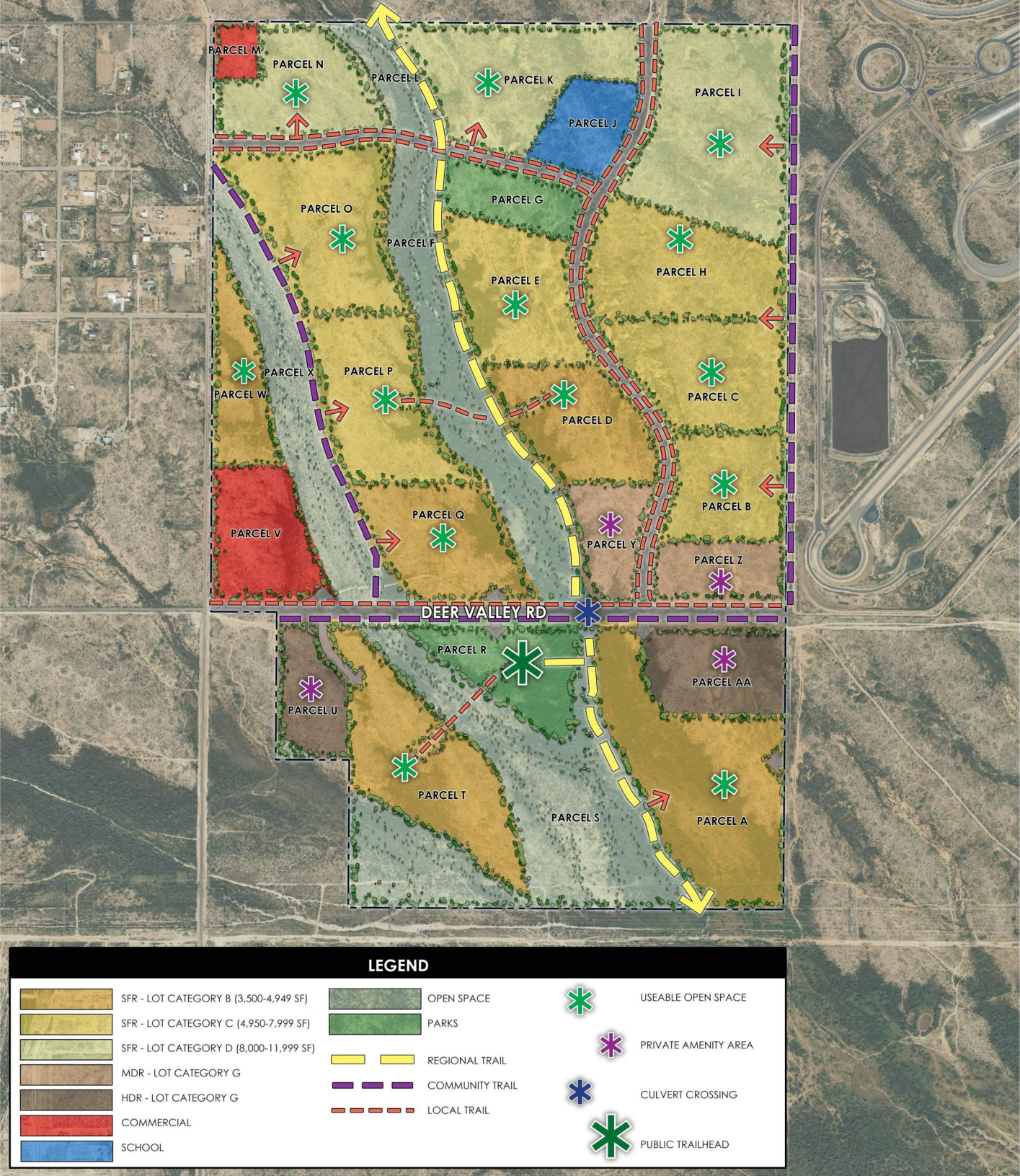
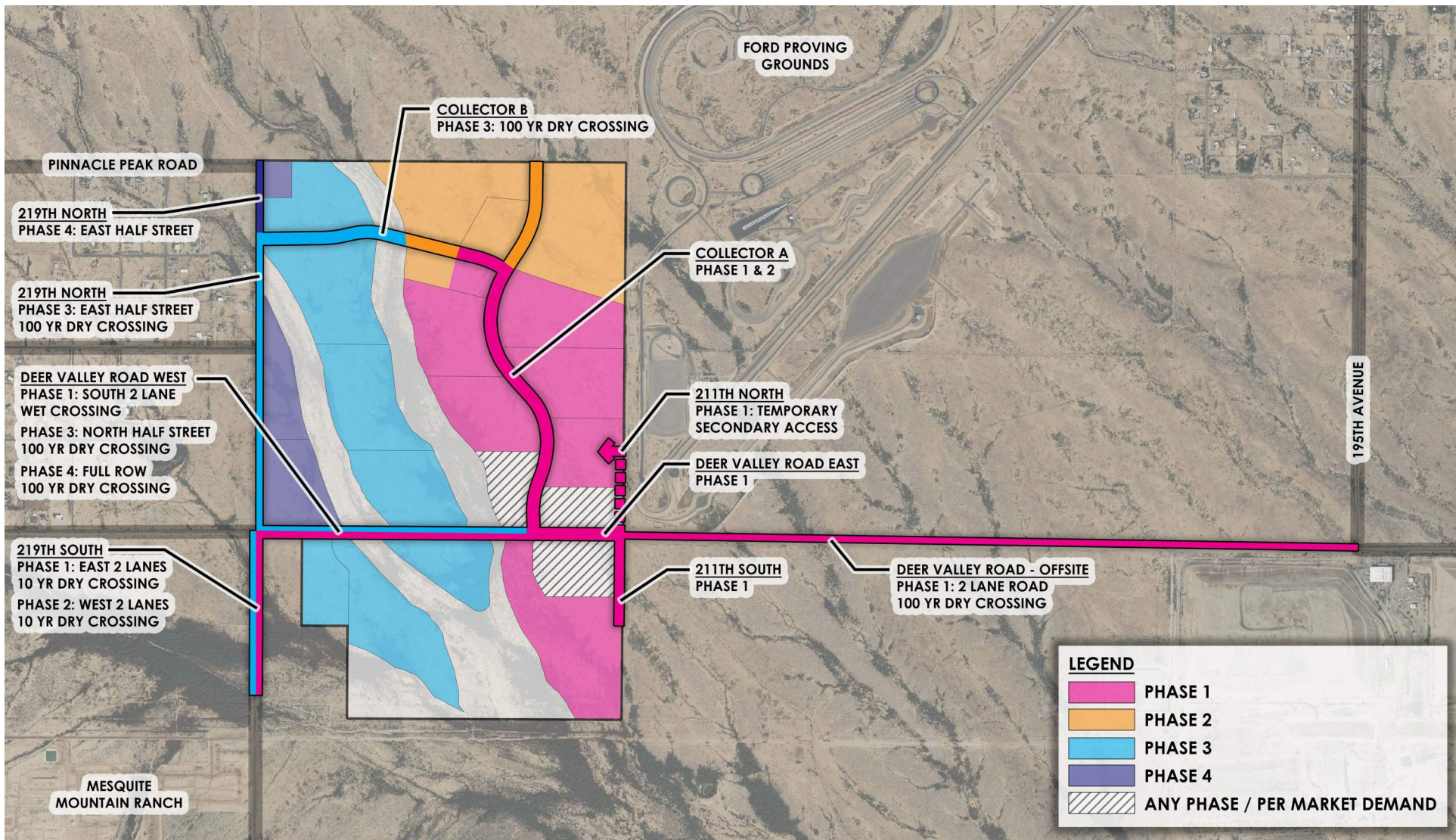


FIGURE 9: PRELIMINARY PHASING PLAN





**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'

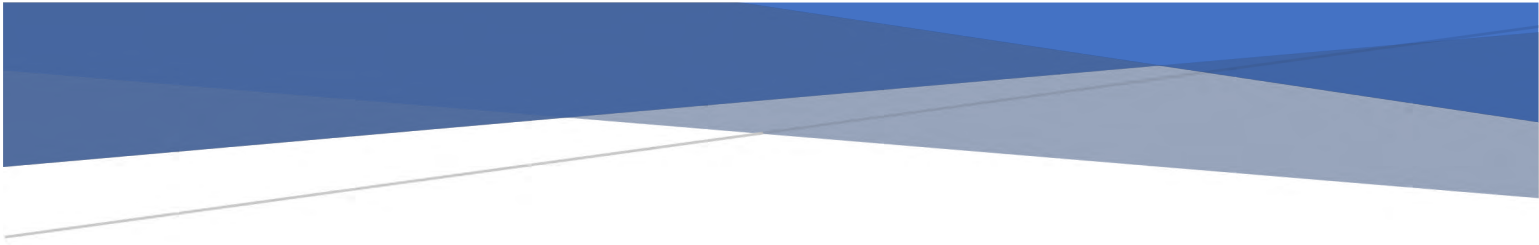
CHRISTOPHER P. TOALE

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

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 09:48AM
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.

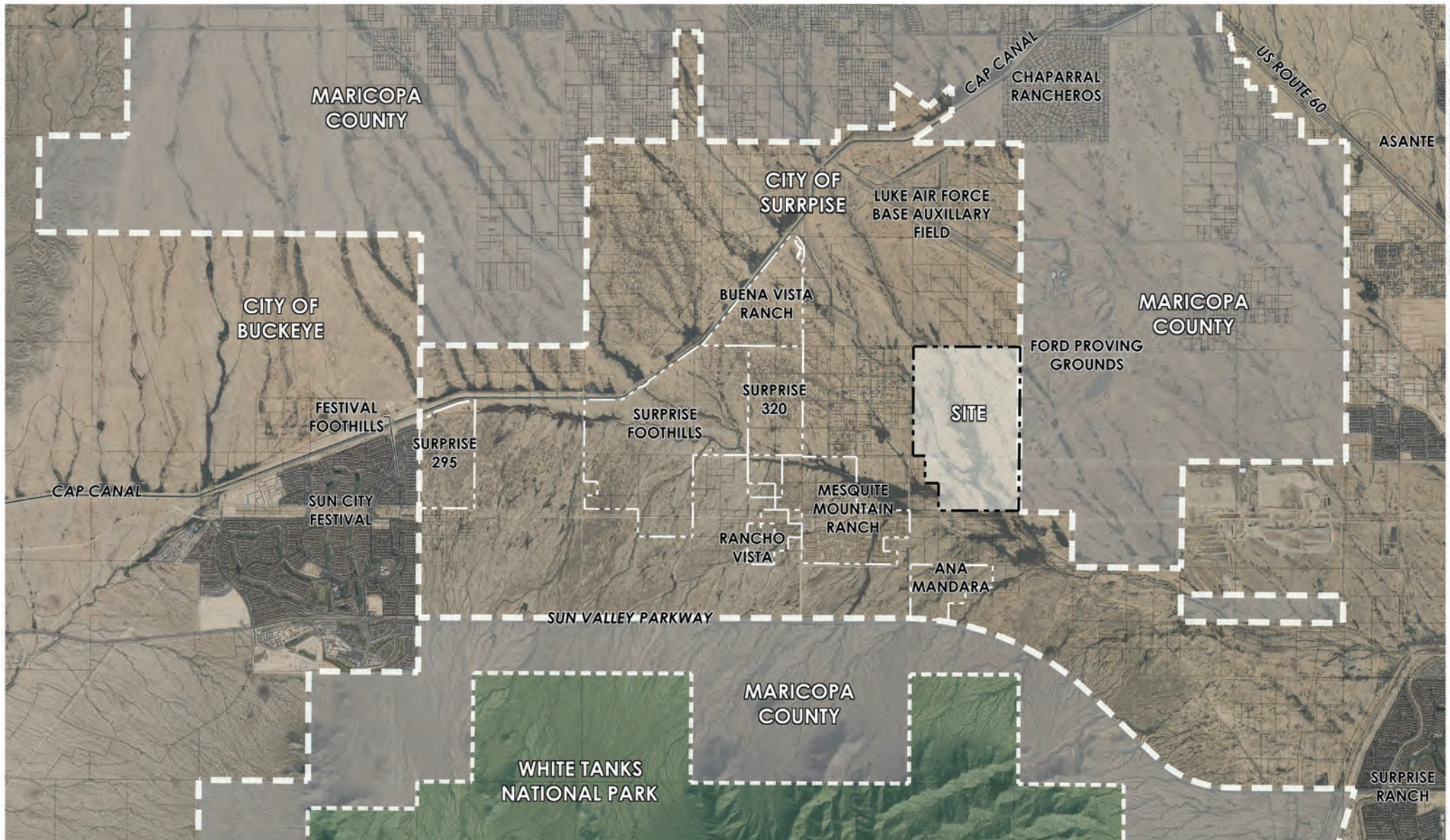
For more information call: **(623) 222-3011** Surpriseaz.gov

VICINITY MAP

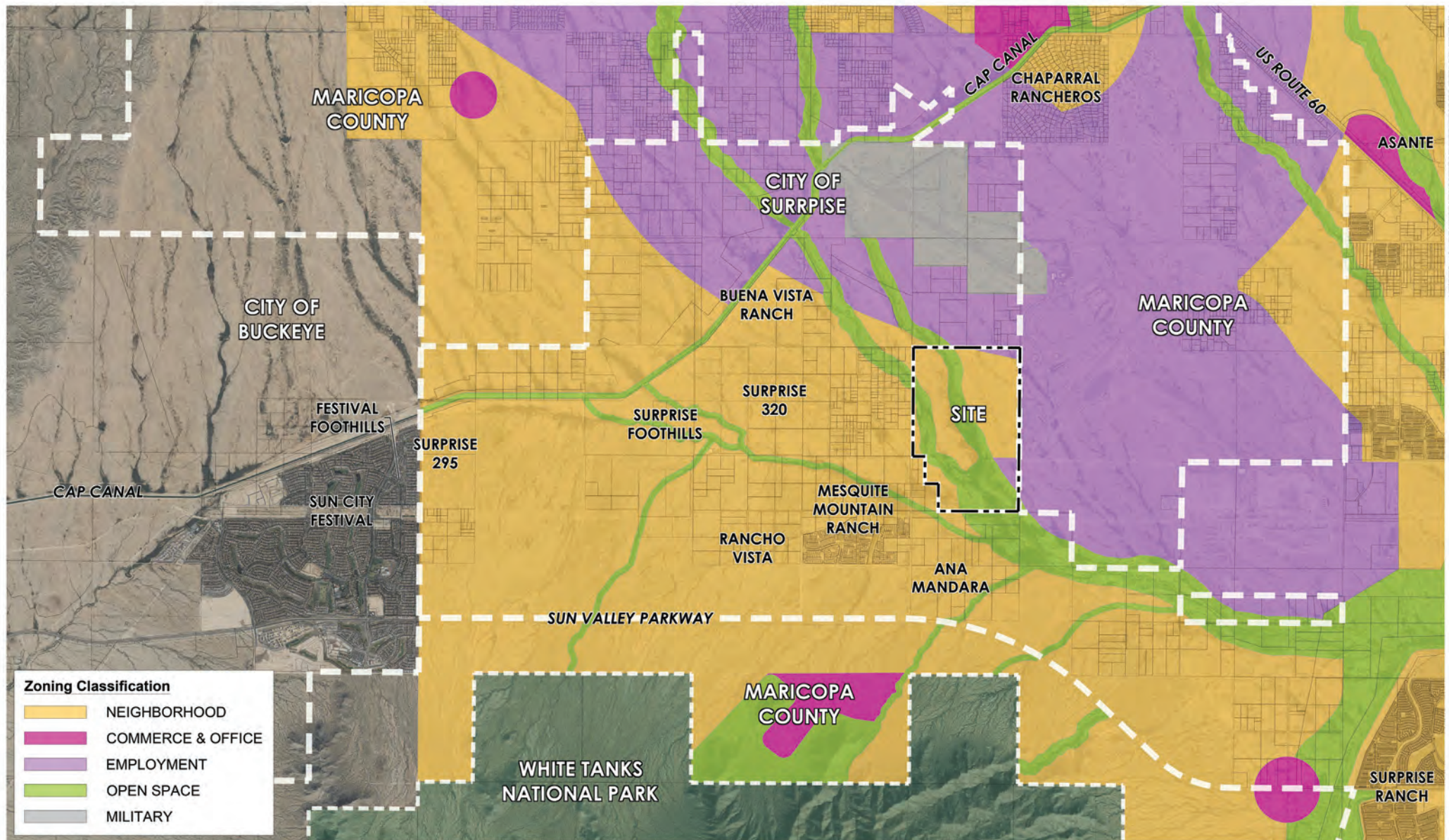


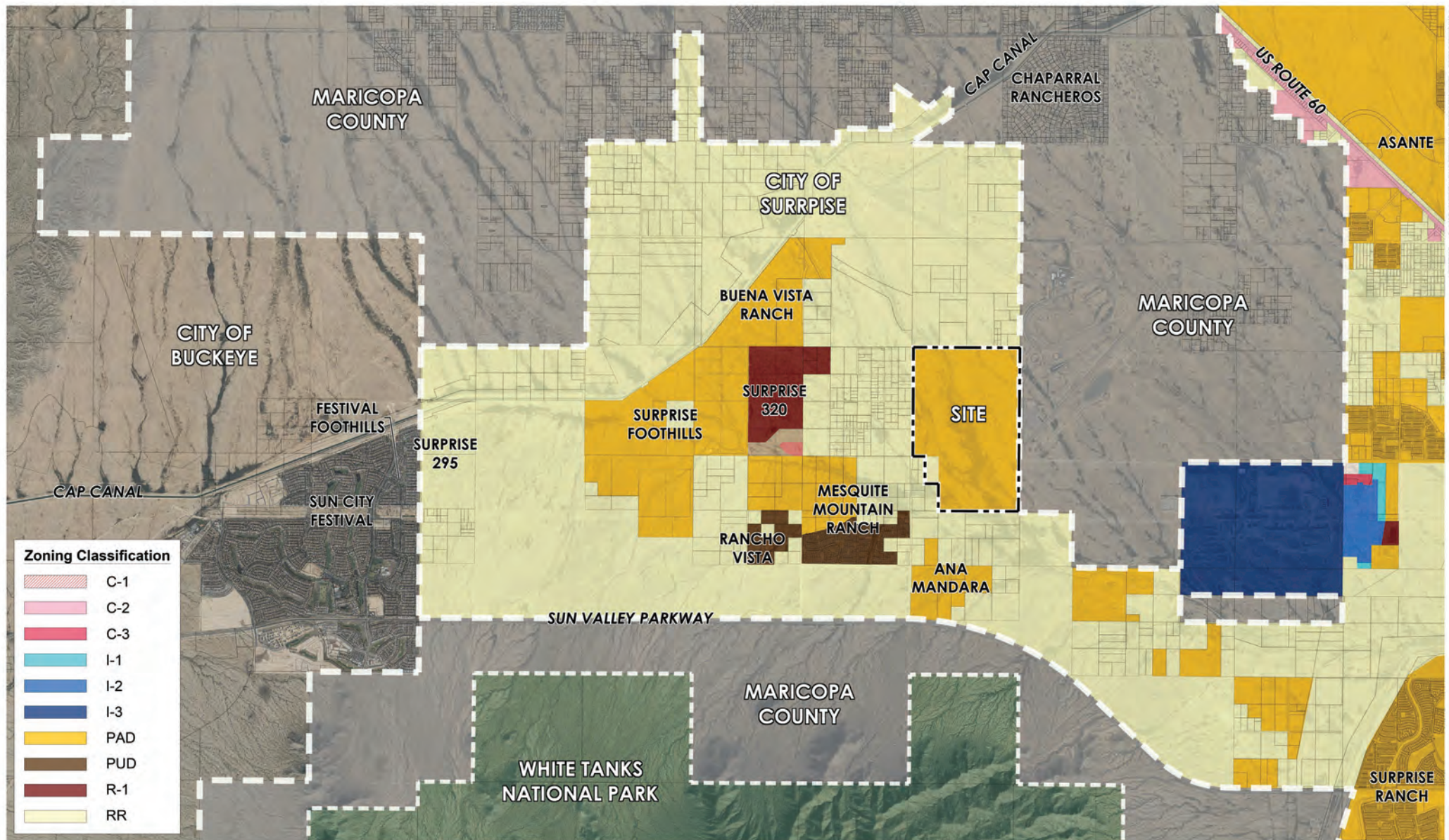
Oct 03, 2023 10:10AM
22927-23399 N 219th Ave
Maricopa County

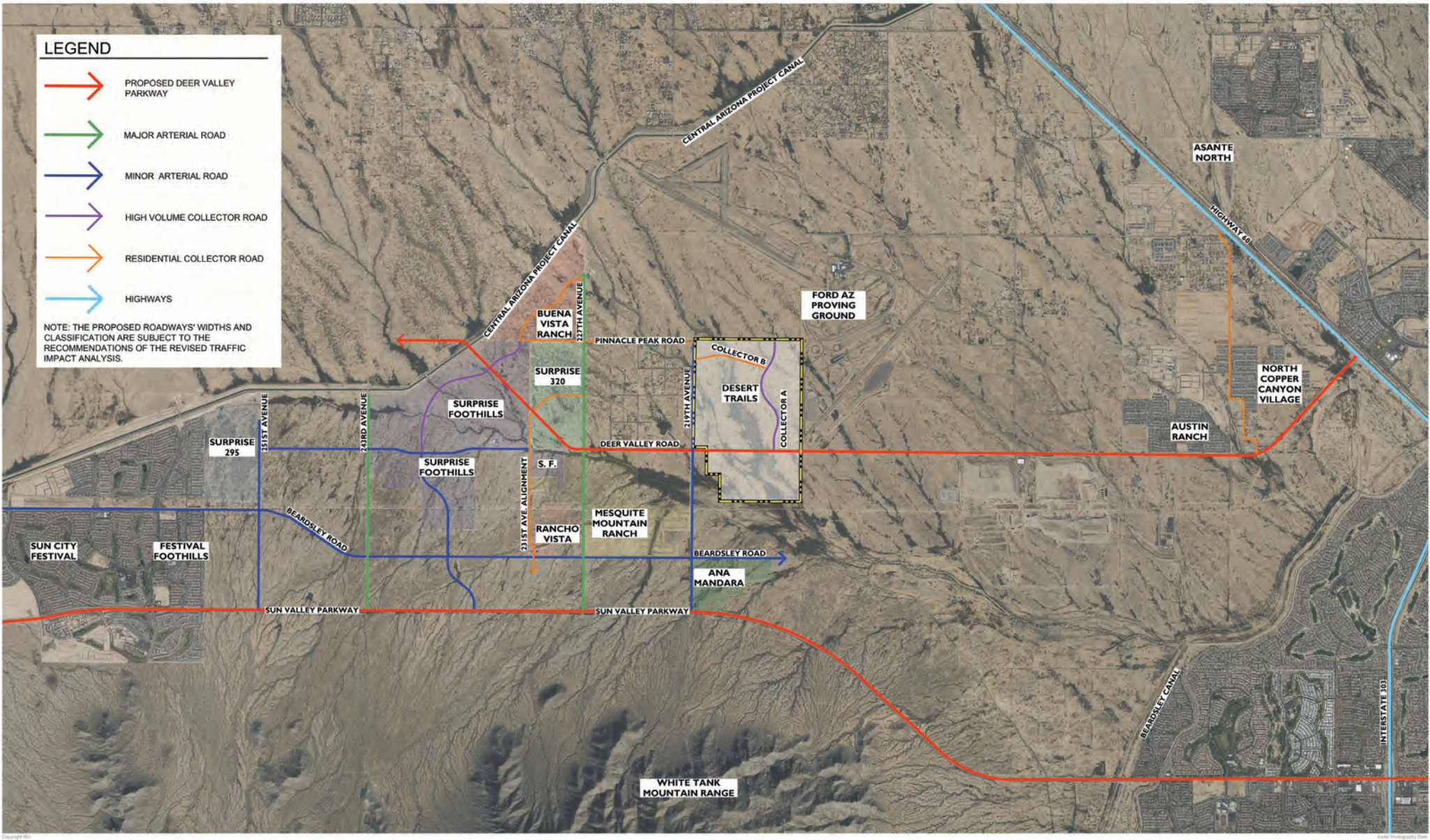
Exhibit D: Meeting Presentation Exhibits

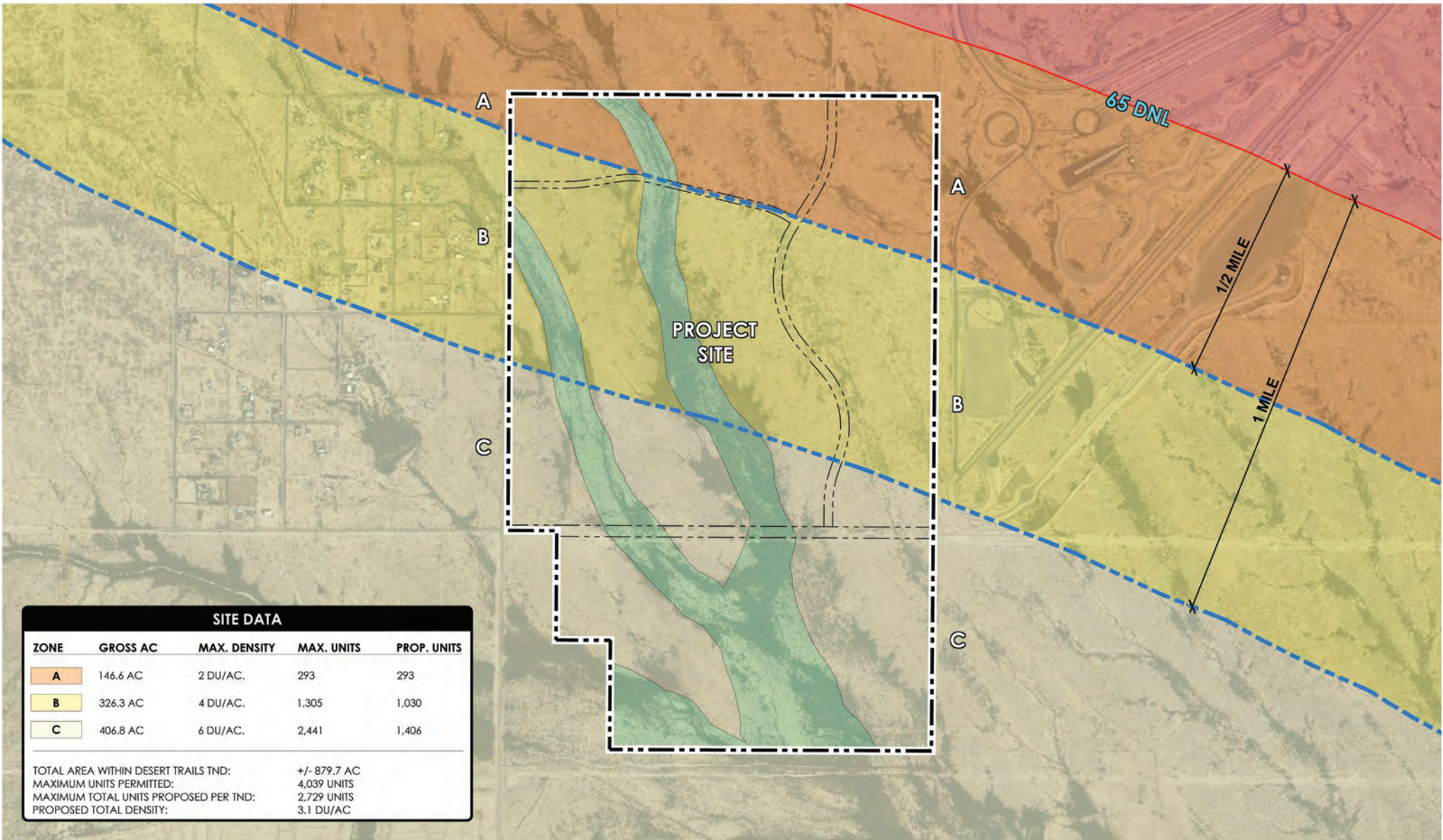








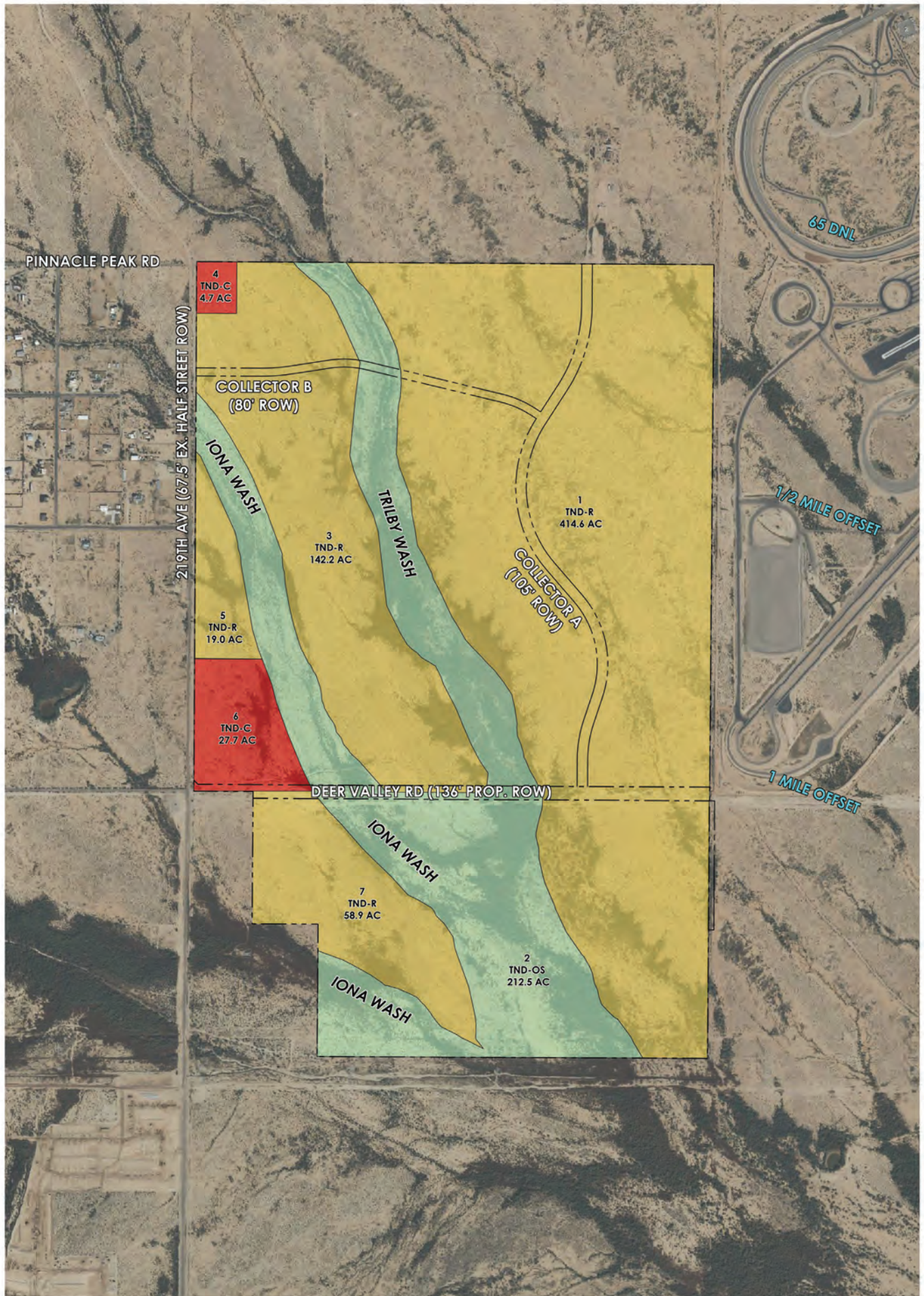




DESERT TRAILS • FIGURE 6: LUKE AIR FORCE BASE DENSITY ZONES MAP

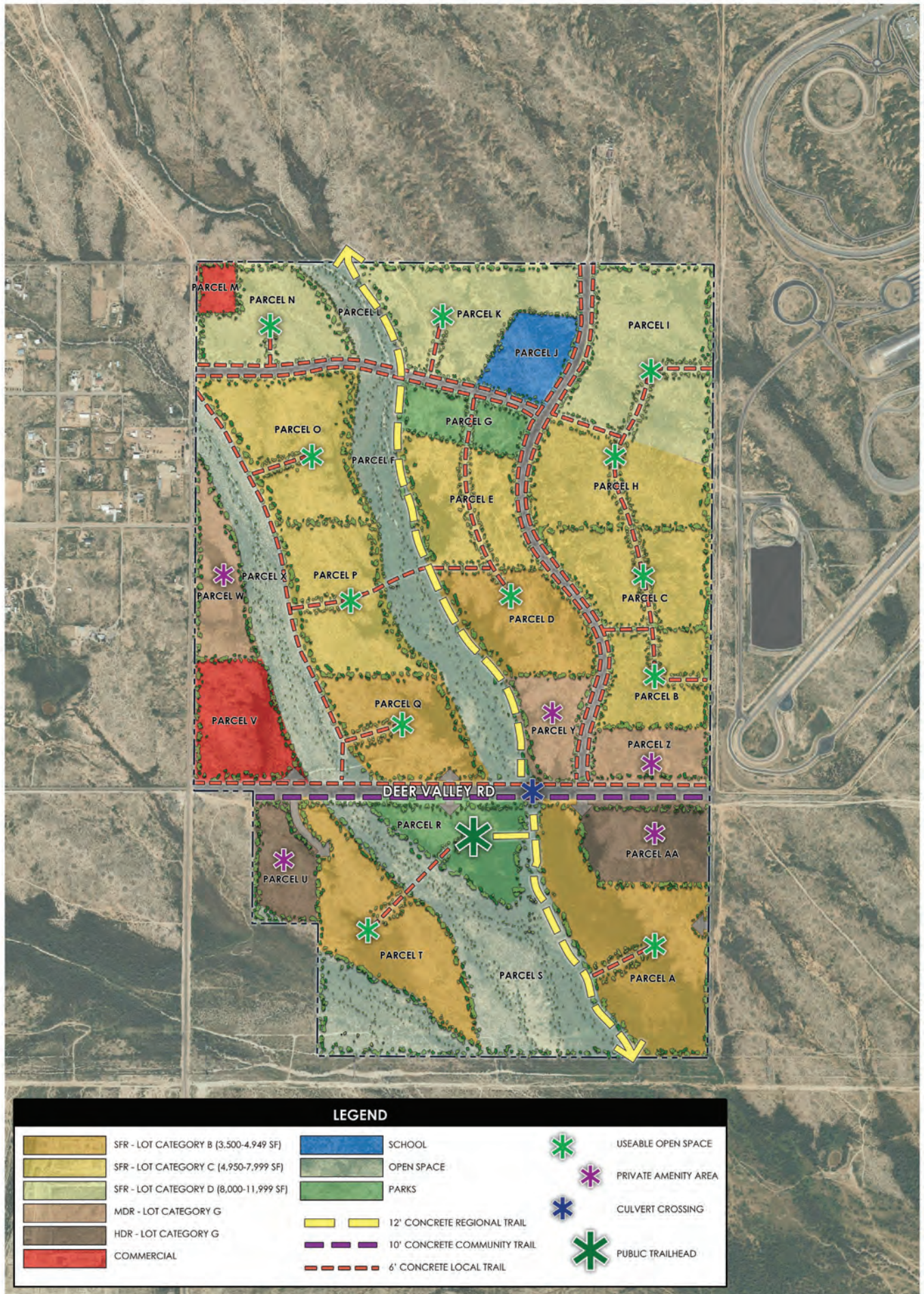
SURPRISE, AZ
 2023-09-14
 # 22006980
 EMMERSON HOLDINGS

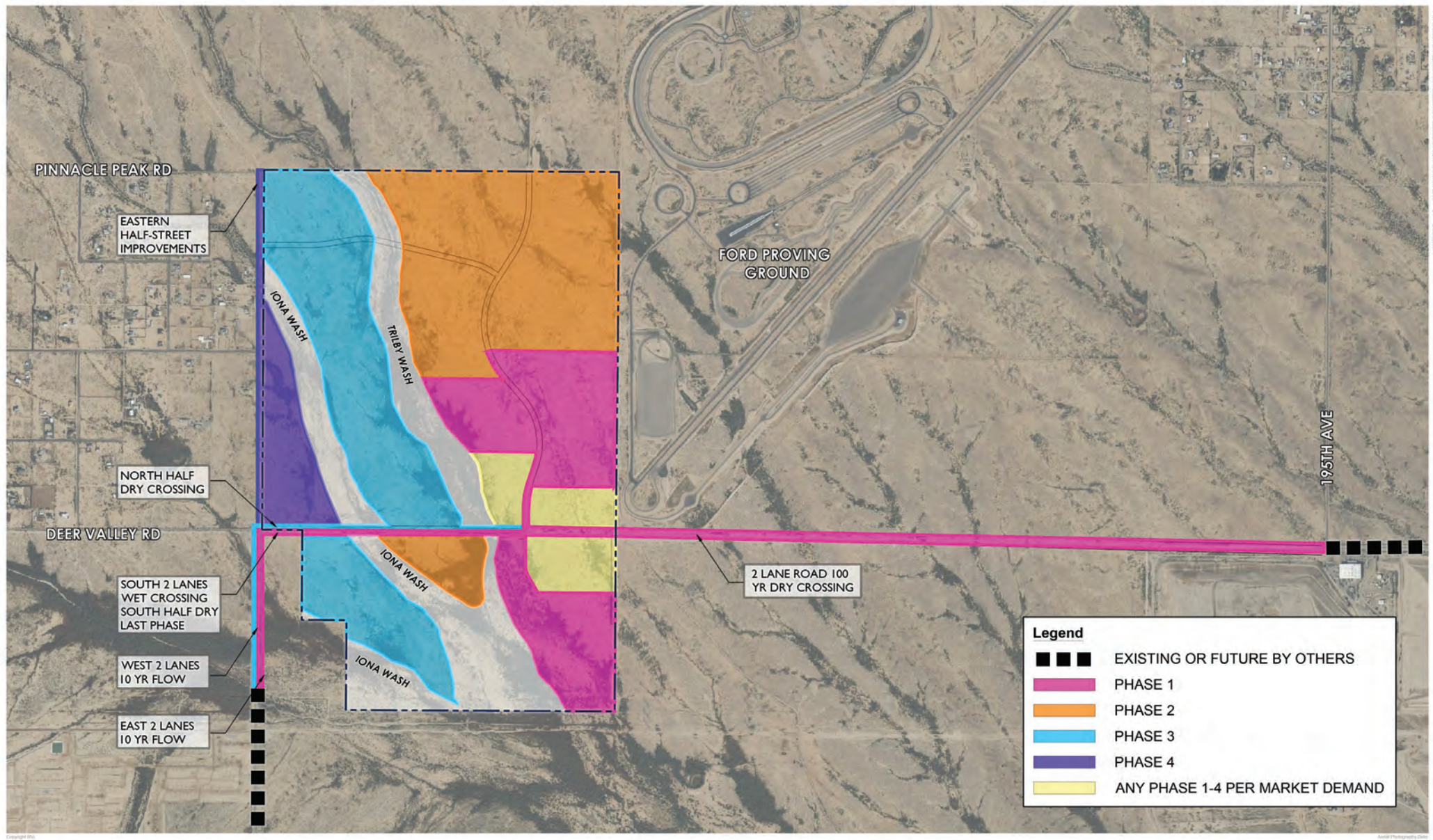
SCALE: 1" = 500'-0"
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Copyright 2023

DESERT TRAILS • FIGURE 7: PROPOSED ZONING MAP





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

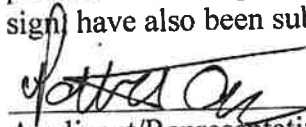
Application No: FS23-0586
Applicant Name: RVi PLanning
Location: NEC Deer Valley Rd & 219th Ave
Date Site Posted: 01/22/24

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.


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.




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.

VICINITY MAP



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

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
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
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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
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85386

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

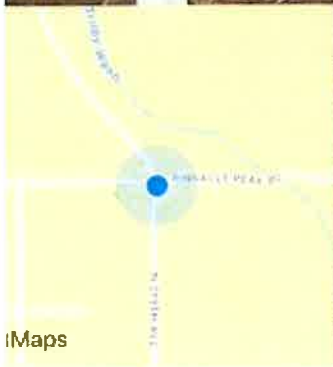
VICINITY MAP



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



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.

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 9:43 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



MEMORANDUM

TO: Trever Fleetham, City of Surprise

FROM: Mark Reddie, RVi

DATE: March 13, 2024

RE: FS23-0586 Desert Trails TND Justification Memo

This memo is in response to a request to provide further justification for the TND deviations proposed within the Desert Trails TND zoning application. As you know, the project is currently zoned Planned Area Development (PAD) within the City of Surprise (Case # PADA09-036), approved in April 2010. Since PAD is no longer a zoning district in the City's new Land Development Ordinance, staff encouraged the Applicant to consider rezoning the property to TND, which they felt was the appropriate district based on the project goals discussed during the Concept Plan review meeting. This discussion included requesting certain deviations from the base zoning districts to allow certain modifications to the development standards based on the unique characteristics of the Desert Trails property, development regulations and on-site and off-site constraints affiliated with the site.

Deviations are permitted within the TND zoning district in accordance with Section 106-4.4.B. This section states:

"Deviations to the development standards in this section for any TND zoning district shall be considered part of a rezoning application and will be based on the individual characteristics of the TND development, including its topography, location, overall design and quality, the interface of its various components and the integration of the project into the overall community".

The requested deviations are spelled out in detail in the TND narrative, but in general include a slight reduction to minimum lot widths within Lot Category C and D, a reduction on minimum average area per dwelling unit in Lot Category G, a clarification of the blended density requirements, slight adjustment to the restriction on cul-de-sacs, clarification that the buffer edge treatment and perimeter frontage requirements apply where adjacent to existing established residential properties are located, clarification that the 219th Avenue ½ street on the project side shall count toward the 100' buffer requirement, and clarification regarding edge treatment adjacent to the Ford Proving Grounds, which as requested a solid wall adjacent to their property for privacy and security reasons.

These deviations are justified in accordance with the provisions of the TND for several reasons, including:

1. Washes (topography): There are two major wash corridors running directly through the middle of this property, consuming approximately 35% of the total site area, and splitting the property into three relatively narrow developable areas, making it difficult to provide efficient residential development and meet density needs.
2. Eastern Boundary (location): 211th Avenue, along our eastern boundary was required to be moved entirely within our property due to the constraints cause by the Ford Proving Grounds property and existing security fence-line immediately on the section line to the east, where the alignment of 211th would normally be located. The shifting of this road alignment entirely into the project property has added an additional site constraint by further dividing the property additional narrow parcels between the north/south property boundaries, roadways and wash corridors, making it much less efficient to develop without deviations.
3. Overall Open Space (topography, overall design and quality, interface): In addition to the 35% natural wash open space, the project includes a community park, school site, reservation for a fire station, and various

neighborhood parks to enhance the quality of the community, but further reducing the developable area for residential units.

4. Off-Site Roadways (location, interface/integration of the project into the overall community): The project is required to construct approximately 2-miles of off-site roadway to extend Deer Valley Road from 211th Avenue all the way to 195th Avenue, providing a significant benefit of connecting Desert Trails and the surrounding developments to the east.
5. Major Wash Crossings and Pedestrian Underpass (topography, overall design and quality, interface/integration into the overall community): There are two major wash crossings, both of which need to be crossed twice with roadways, at both Deer Valley Road as a major arterial/parkway and at the northern Collector Road. Additionally, the developer has committed to building a pedestrian underpass at Deer Valley Road, significantly enhancing the Regional Trail corridor that runs along the Trilby Wash and has been identified by the Surprise General Plan as a major trail alignment through the City.

We believe the deviations requested are reasonable and justified as outlined in both the TND narrative, and as further supplemented in items 1-5 above in accordance with the characteristics of the TND development as permitted by Section 106-4.4.B of the Land Development Ordinance.

ORDINANCE # 2024-10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONING OF APPROXIMATELY 880 ACRES OF VACANT LAND FROM PLANNED AREA DEVELOPMENT (PAD) TO TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND), GENERALLY LOCATED EAST OF 219TH AVENUE AND SOUTH OF PINNACLE PEAK ROAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the required hearings and opportunity for public input were held;

WHEREAS, the subject site is currently zoned Desert Trails Planned Area Development (PAD) pursuant to PAD00-095 approved on January 11, 2001, and is located east of 219th Avenue and south of Pinnacle Peak Road;

WHEREAS, the proposed use of the subject site requires rezoning;

WHEREAS, the applicant seeks to rezone the subject site to Traditional Neighborhood Development (TND), a zoning category recognized in the Surprise Land Development Ordinance (LDO), with requested deviations;

WHEREAS, this rezoning is in harmony with the purposes and intent of the LDO and the Surprise General Plan; and

WHEREAS, on March 21, 2024, the Planning and Zoning Commission recommended approval of the subject zoning request.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. Rezoning. The parcel legally described on Exhibit A and depicted on Exhibit B, known as “Desert Trails” is rezoned from Planned Area Development (PAD) to Traditional Neighborhood Development (TND), with deviations, subject to the following stipulations:

- 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.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A LEGAL DESCRIPTION FOR PROPERTY

October 23, 2023

LEGAL DESCRIPTION FOR DESERT TRAILS ZONING PARCEL LEGAL

That part of Sections 13 and 24, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the 1/2" rebar marking the Northwest Quarter said Section 13, from which the G.L.O. Brass Cap marking the North Quarter Corner of said Section 13 bears South 89°39'19" East, a distance of 2572.11 feet;

Thence South 89°39'19" East, along the North line of the Northwest Quarter of said Section 13, a distance of 67.50 feet to the Point of Beginning;

Thence continuing South 89°39'19" East, along said North line, a distance of 2572.11 feet to said North Quarter Quarter;

Thence South 89°40'12" East, along the North line of the Northeast Quarter of said Section 13, a distance of 2584.70 feet to a point on a line which is parallel with and 55.00 feet Westerly from the East line of said Northeast Quarter;

Thence South 00°23'17" West, along said parallel line, a distance of 2636.97 feet to a point on a line which is parallel with and 55.00 feet Westerly from the East line of the Southeast Quarter of said Section 13;

Thence South 00°39'28" West, along last said parallel line, a distance of 2641.37 feet to a point on a line which is parallel with and 55.00 feet Westerly from the East line of the Northeast Quarter of said Section 24;

Thence South 00°22'03" West, along the East line of the Northeast Quarter of said Section 24, a distance of 2636.13 feet to a point on the South line of said Northeast Quarter;

Thence North 89°44'27" West, along said South line, a distance of 2575.47 feet to the Center of said Section 24;

Thence North 89°43'36" West, along the South line of the Northwest Quarter of said Section 24, a distance of 1315.83 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 24;

Thence North 00°24'14" East, along the West line of the Southeast Quarter of the Northwest Quarter of said Section 24, a distance of 1320.05 feet to the Northwest Corner thereof;

N:\01\0397401\Admin\Legal Descriptions\G-LG-DT-ZONING.docx

Page 1 of 2

4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928



Thence North 89°42'22" West, along the South line of the Northwest Quarter of the Northwest Quarter of said Section 24, a distance of 657.38 feet to the Southeast Corner of the West Half of the Northwest Quarter of the Northwest Quarter of said Section 24;

Thence North 00°24'10" East, along the East line of said West Half, a distance of 1320.42 feet to a point on the North line of the Northwest Quarter of said Section 24;

Thence North 89°40'28" West, along said North line, a distance of 589.97 feet to a point on a line which is parallel with and 67.50 feet Easterly from the West line of the Southwest Quarter of said Section 13;

Thence North 00°18'27" East, along said parallel line, a distance of 2639.82 feet to a point on a line which is parallel with and 67.50 feet Easterly from the Northwest Quarter of said Section 13;

Thence North 00°18'30" East, along last said parallel line, a distance of 2639.73 feet to the Point of Beginning.

Containing 38,317,574 Square Feet or 879.650 Acres, more or less.



DESERT TRAILS
ZONING PARCEL

S89°39'19.4923" E 67.50

BOUNDARY

S89°39'19.49" E 2572.11

S89°40'12.30" E 2584.70

S00°23'17.31" W 2636.97

S00°39'27.95" W 2641.37

S00°22'03.17" W 2636.13

N89°44'26.53" W 2575.47

N89°43'36.31" W 1315.83

N00°24'14.39" E 1320.05

N89°42'22.22" W 657.38

N00°24'10.07" E 1320.42

N89°40'28.18" W 589.97

N00°18'27.05" E 2639.82

N00°18'29.95" E 2639.73
to

Area = 38317574 879.650 AC

Closing course: 02°54'05.35" 0.013788

Misclosure: 1/1,000,000+

North Error: 0.013770

East Error: 0.000698



NW COR POC

N 1/4 COR

POB

L2

L3

NE COR

L1

L4

SECTION 13

TOWNSHIP 4 NORTH

RANGE 3 WEST

CENTER

55'

W 1/4 COR

67.5'

L13

L14

NW COR, SEC 24

SW COR, SEC 13

L12

L11

L10

L9

SECTION 24

TOWNSHIP 4 NORTH

RANGE 3 WEST

CENTER

L8

L7

L6

N 1/4 COR, SEC 24

S 1/4 COR, SEC 13

NE COR, SEC 24

SE COR, SEC 13

E 1/4 COR

W 1/4 COR

SW COR

S 1/4 COR

SE COR

E 1/4 COR

Legend: [Hatched Box] = ZONING PARCEL AREA

Scale: 1" = 1500'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

DESERT TRAILS

ZONING PARCEL

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCO CER
Date Signed: 10-23-93
ARIZONA U.S.A.

CVL CONSULTANTS

1 OF 2

Page 212 of 421

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°39'19"E	67.50'
L2	S89°39'19"E	2572.11'
L3	S89°40'12"E	2584.70'
L4	S00°23'17"W	2636.97'
L5	S00°39'28"W	2641.37'
L6	S00°22'03"W	2636.13'
L7	N89°44'27"W	2575.47'
L8	N89°43'36"W	1315.83'
L9	N00°24'14"E	1320.05'
L10	N89°42'22"W	657.38'
L11	N00°24'10"E	1320.42'
L12	N89°40'28"W	589.97'
L13	N00°18'27"E	2639.82'
L14	N00°18'30"E	2639.73'



NO SCALE	DESERT TRAILS	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	ZONING PARCEL	2 OF 2

N:\01\0397401\CADD\Exhibits\VX.ZONING.dwg Dominique October 23, 2023

Ordinance No. 2024-10
RFLS #9352
Rev 03/24



COMMUNITY DEVELOPMENT

Planning Division

16000 N. Civic Center Plaza

Surprise, AZ 85374

Phone: 623-222-3154

Planning and Zoning Commission Recommendation **FS23-0586 – 219th Avenue & Pinnacle Peak Road**

On March 21, 2024, the Planning and Zoning Commission recommended that City Council approve the rezone generally located “east of 219th Avenue and south of Pinnacle Peak Road,” Case# FS23-0586. The Commission discussed the evaluation for students per dwelling unit projection calculations and if the proposed school will be able to satisfy the need of the community based on the proposed density. The motion was as follows:

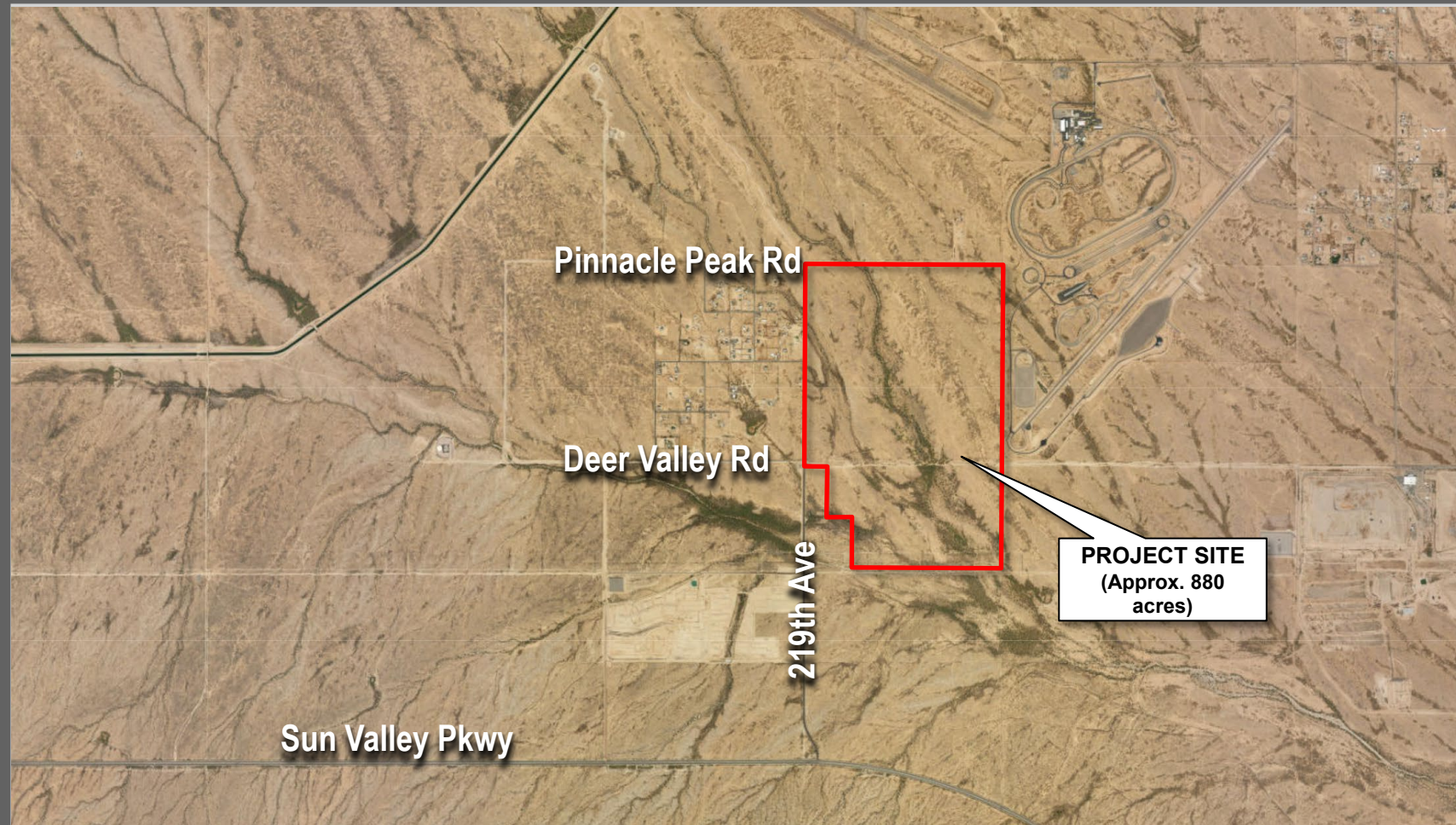
Commissioner Bash motioned to recommend approval of the Traditional Neighborhood Development rezone for Desert Trails subject to stipulations “a” - “c” as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 5 votes in favor.



FS23-0586

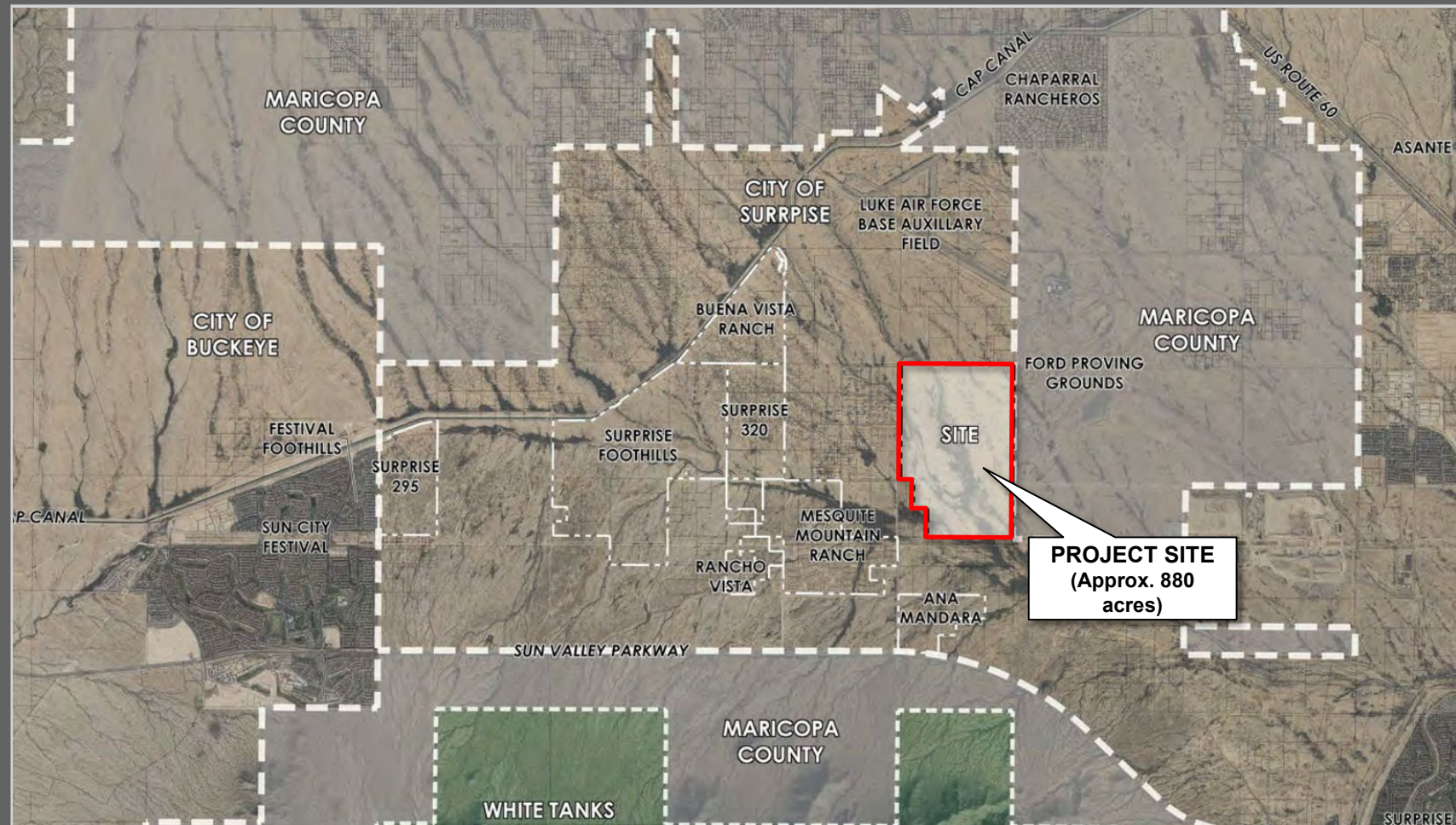
Desert Trails TND Rezone

City Council
April 16, 2024



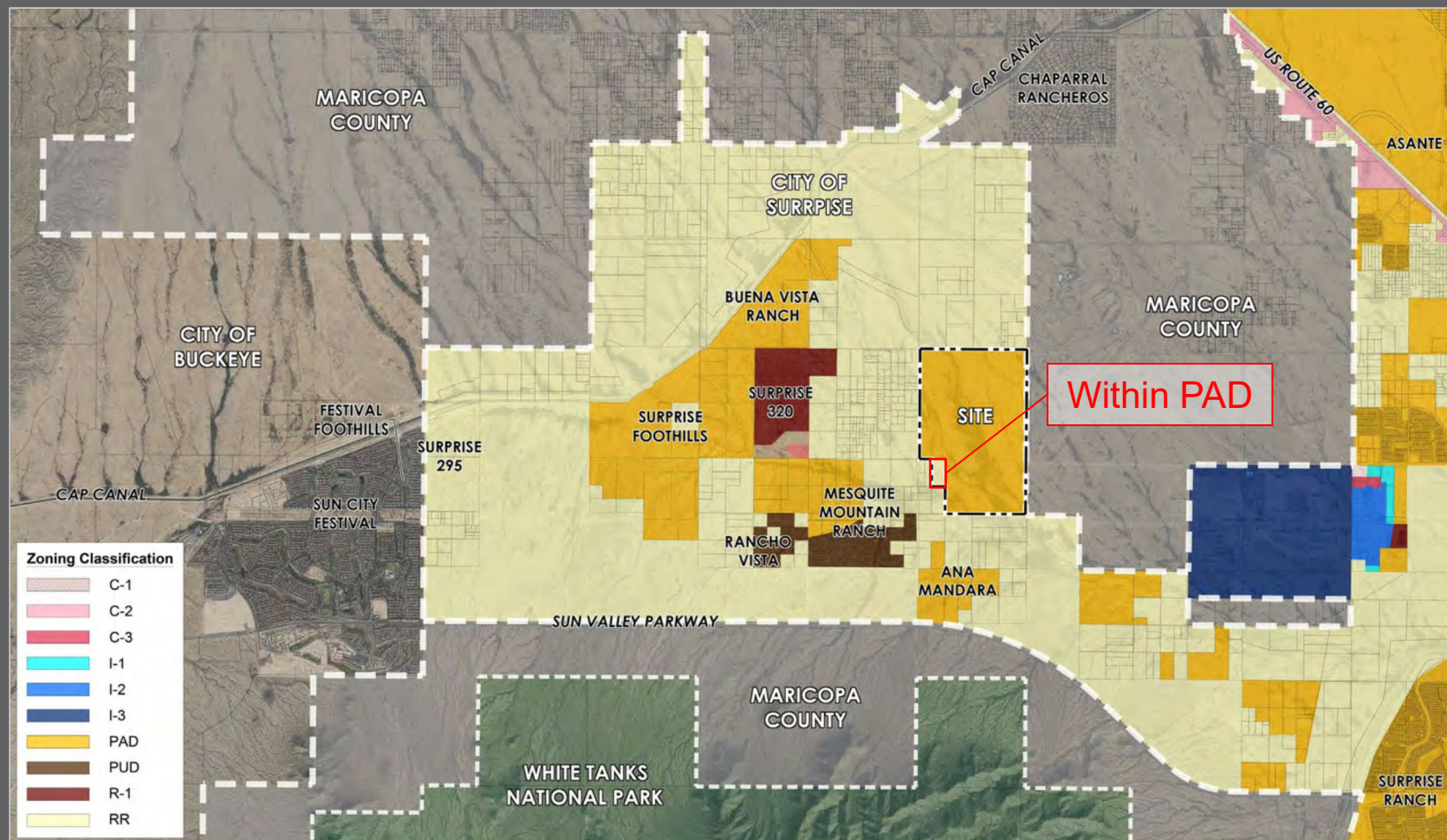
VICINITY MAP

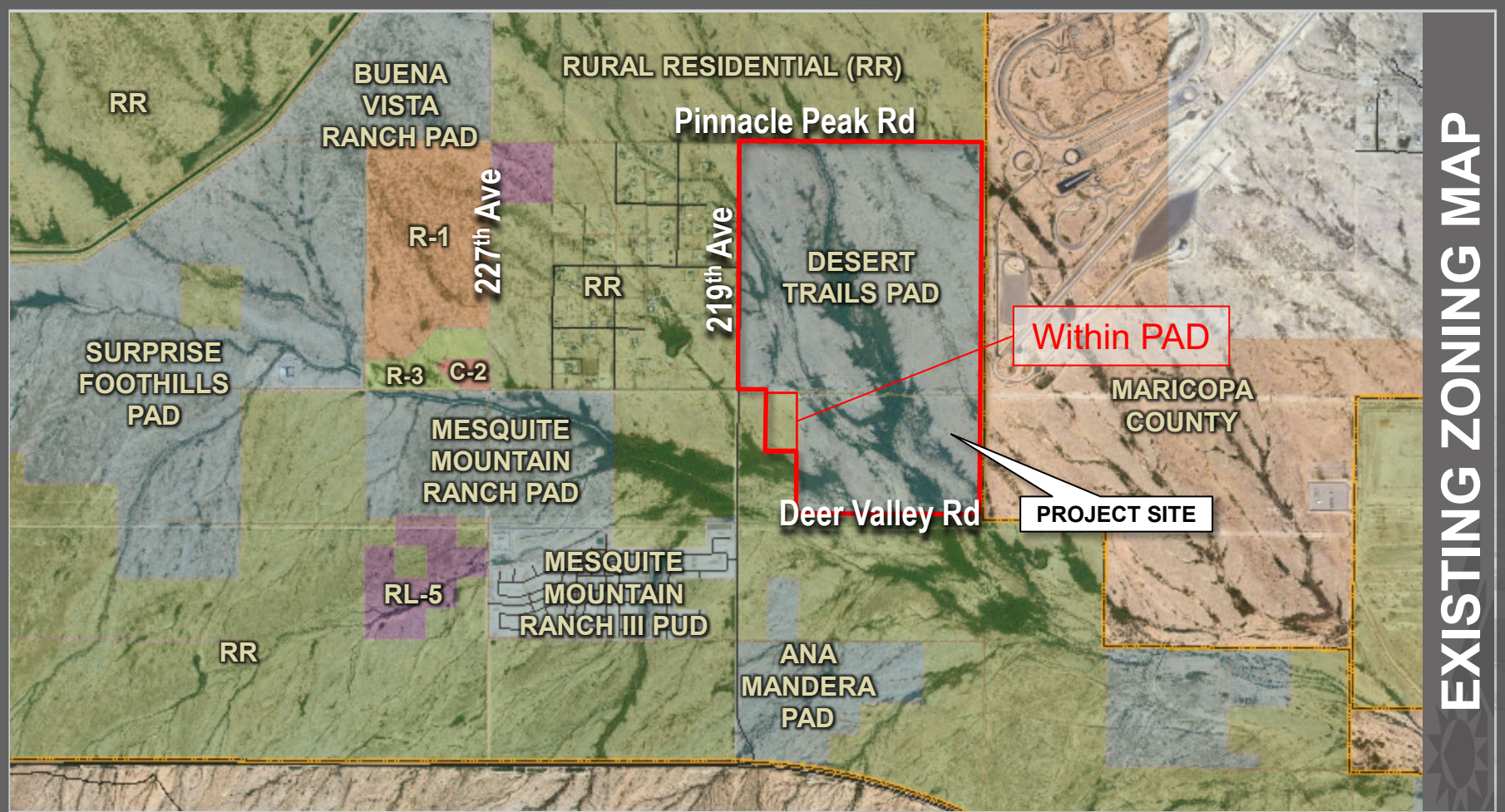




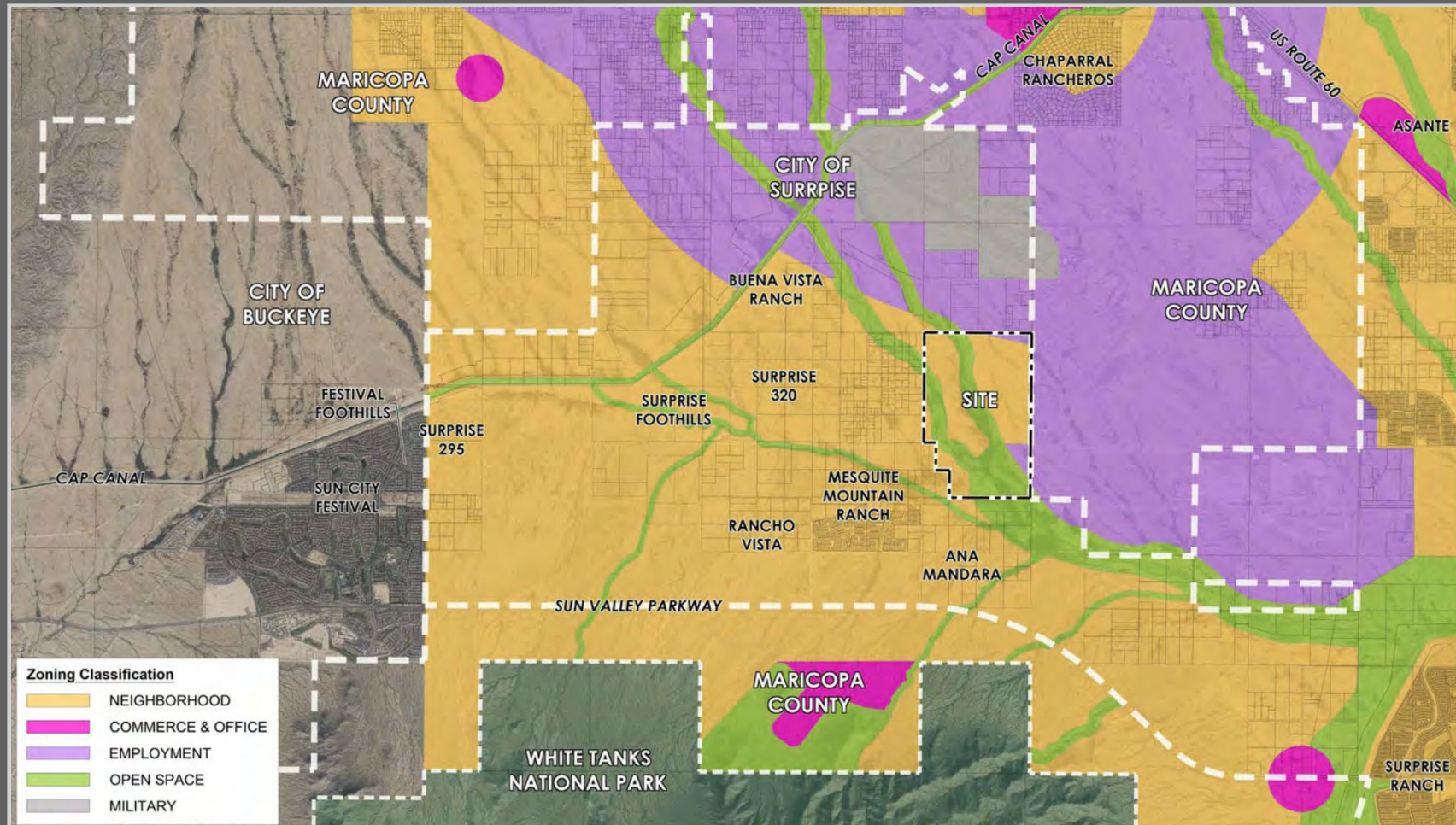
VICINITY MAP

PROJECT SITE
(Approx. 880 acres)

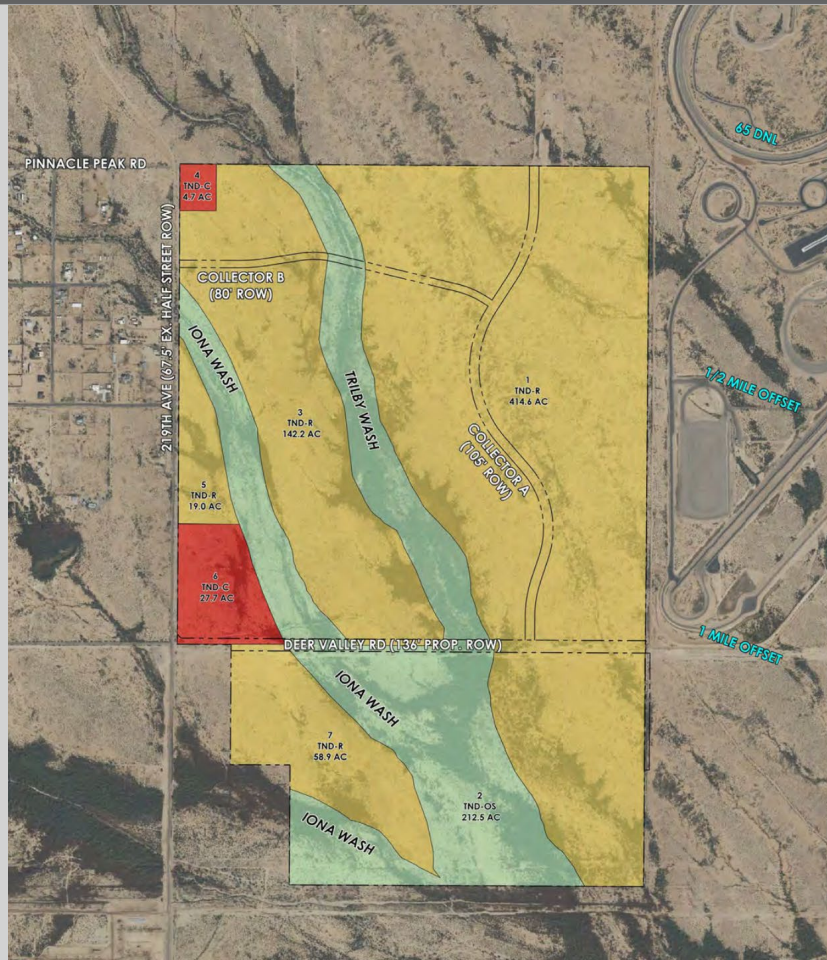




EXISTING ZONING MAP

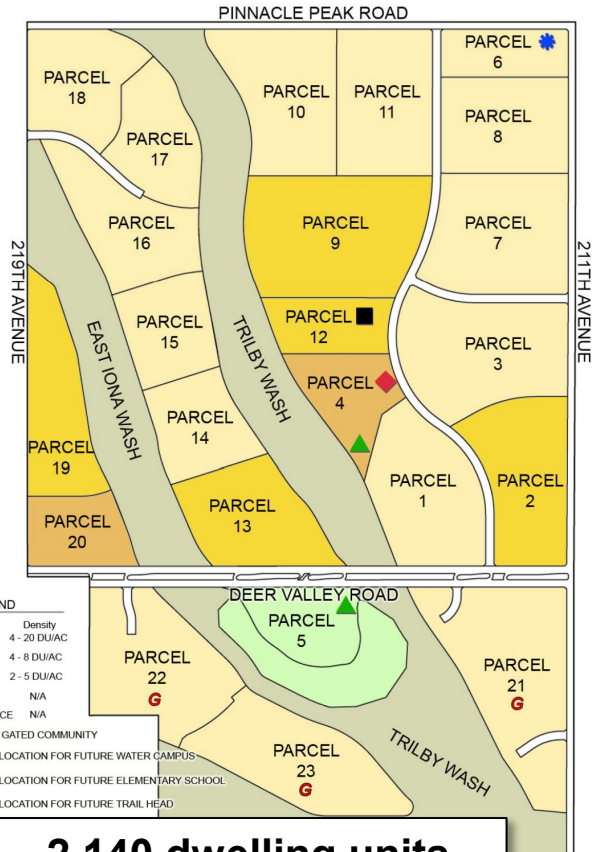


GENERAL PLAN LAND USE



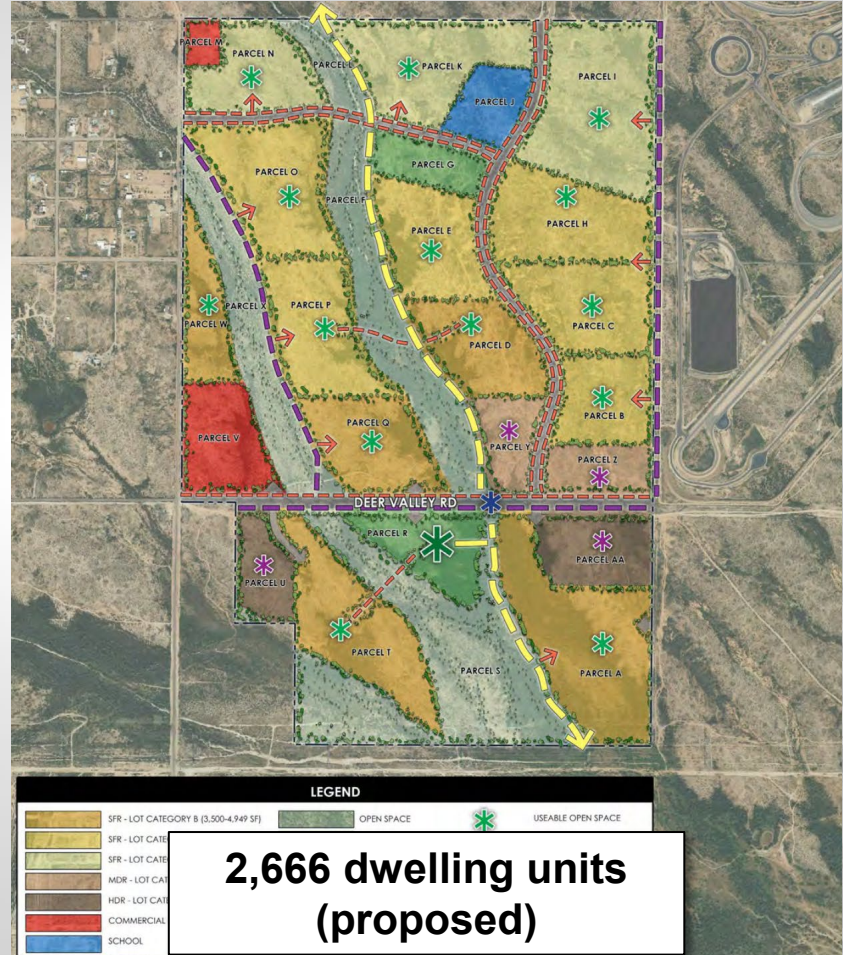
Overlay	Gross Acreage
TND-C	32.4 AC
TND-OS	212.5 AC
TND-R	634.7 AC
Total	879.6 AC

Note: TND-MU not required for TND's with densities of less than 4 du/ac



**2,140 dwelling units
(maximum)**

Parcel Map
Exhibit 4.6



**2,666 dwelling units
(proposed)**

LAND USE COMPARISON

DEVELOPMENT STANDARDS

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

Lot Categories	A ⁹	B	C ¹	D ¹	E ¹	F ¹	G ⁷	
Lot area (square feet)	2,000—3,499	3,500—4,949	4,950—7,999	8,000—11,999	12,000—17,999	18,000 and over	Multi-family 16,000	Commercial & MU 16,000
Min. lot width (sf)	35	40	50	70	80	90	N/A	N/A
Min. front setback (ft)	5 ²	10 ^{2, 5}	12 ^{2, 5}	15 ^{2, 5}	25 ⁴	30 ⁴	15	15
Max. front setback (ft)	N/A	N/A	N/A	N/A	N/A	N/A	25	25
Min. side setback (ft)	5 ³	5 & 7 ³	5 & 8 ³	5 & 10	10	10 & 15	10	10
Min. rear setback (ft) ²	5	10	15 ⁵	20 ⁵	25	30	20	15
Max. bldg. height (ft)	30	30	30	30	30	30	45 ⁶	35 ⁶
Lot coverage %	70%	60%	50%	50%	50%	40%	60%	60%

Notes:

1. Minimum lot area of 4,000 square feet per dwelling unit; except lots in column A and B are permitted one dwelling unit.
2. Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line; except rear alley loaded garages, which shall be setback six feet from alley edge line.
3. May be reduced to zero feet setback for single-family dwellings as attached building and separated by common wall along property line. End units must maintain the larger setback.
4. A covered front porch may encroach closer to the street by up to eight feet.
5. A covered porch may encroach into the setback by up to five feet.
6. The height of any structure, or portions thereof, shall not exceed 30 feet in height measured at the setback line when adjacent to single-family or two-family lots. The height of the structure may increase at a ratio of one-foot vertical for every one-foot setback horizontally, as measured relative to the property line, to the maximum allowed height.
7. Minimum lot area of 2,500 square feet per dwelling unit.
8. TND projects shall contain no more than 50 percent of lots less than 48 feet wide and will include mitigating designs outline in Chapter 108 of this ordinance.
9. Only be used for a residential development with access for each dwelling unit provided by a common shared drive or rear-loaded alley.

DEVIATION REQUESTS

LDO

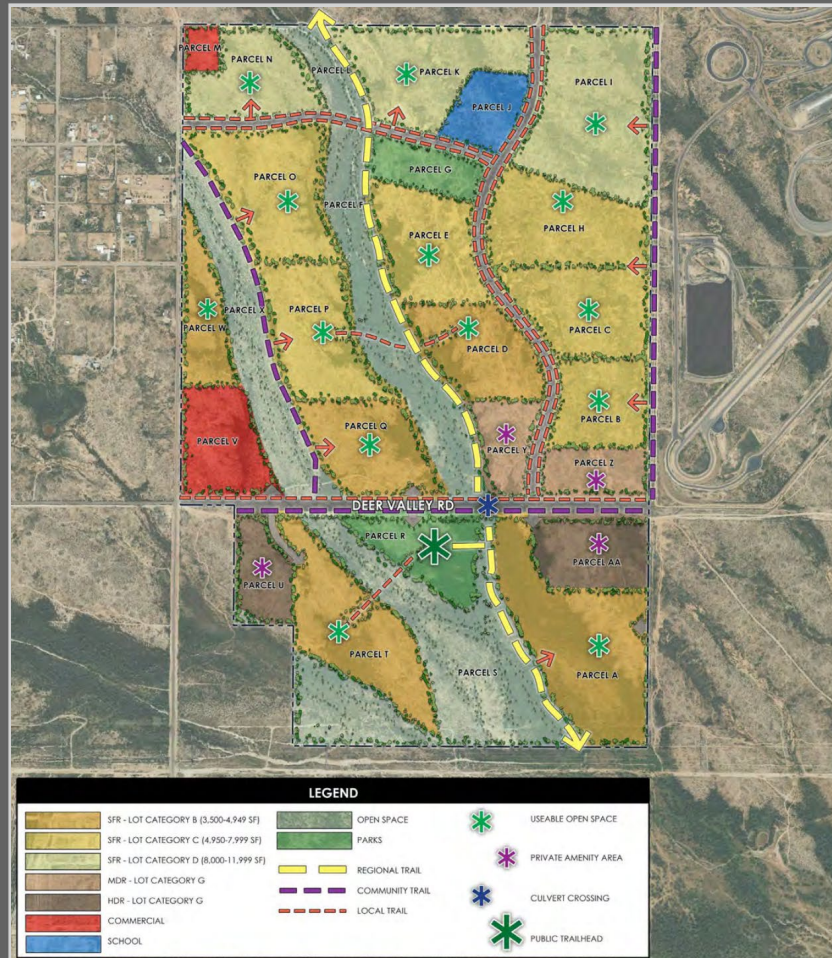
- Deviation Request:** Reduce the minimum lot width in Lot Category C from 50' to 48'.
- Deviation Request:** Reduce the minimum lot width in Lot Category D from 70' to 65'.
- Deviation Request:** Reduce the minimum average area per dwelling unit from 2,500 square feet to 2,000 square feet within Lot Category G.

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

Lot Categories	A ⁹	B	C ¹	D ¹	E ¹	F ¹	G ⁷	
Lot area (square feet)	2,000—3,499	3,500—4,949	4,950—7,999	8,000—11,999	12,000—17,999	18,000 and over	Multi-family 16,000	Commercial & MU 16,000
Min. lot width (sf)	35	40	50	70	80	90	N/A	N/A
Min. front setback (ft)	5 ²	10 ^{2, 5}	12 ^{2, 5}	15 ^{2, 5}	25 ⁴	30 ⁴	15	15
Max. front setback (ft)	N/A	N/A	N/A	N/A	N/A	N/A	25	25
Min. side setback (ft)	5 ³	5 & 7 ³	5 & 8 ³	5 & 10	10	10 & 15	10	10
Min. rear setback (ft) ²	5	10	15 ⁵	20 ⁵	25	30	20	15
Max. bldg. height (ft)	30	30	30	30	30	30	45 ⁶	35 ⁶
Lot coverage %	70%	60%	50%	50%	50%	40%	60%	60%

Notes:

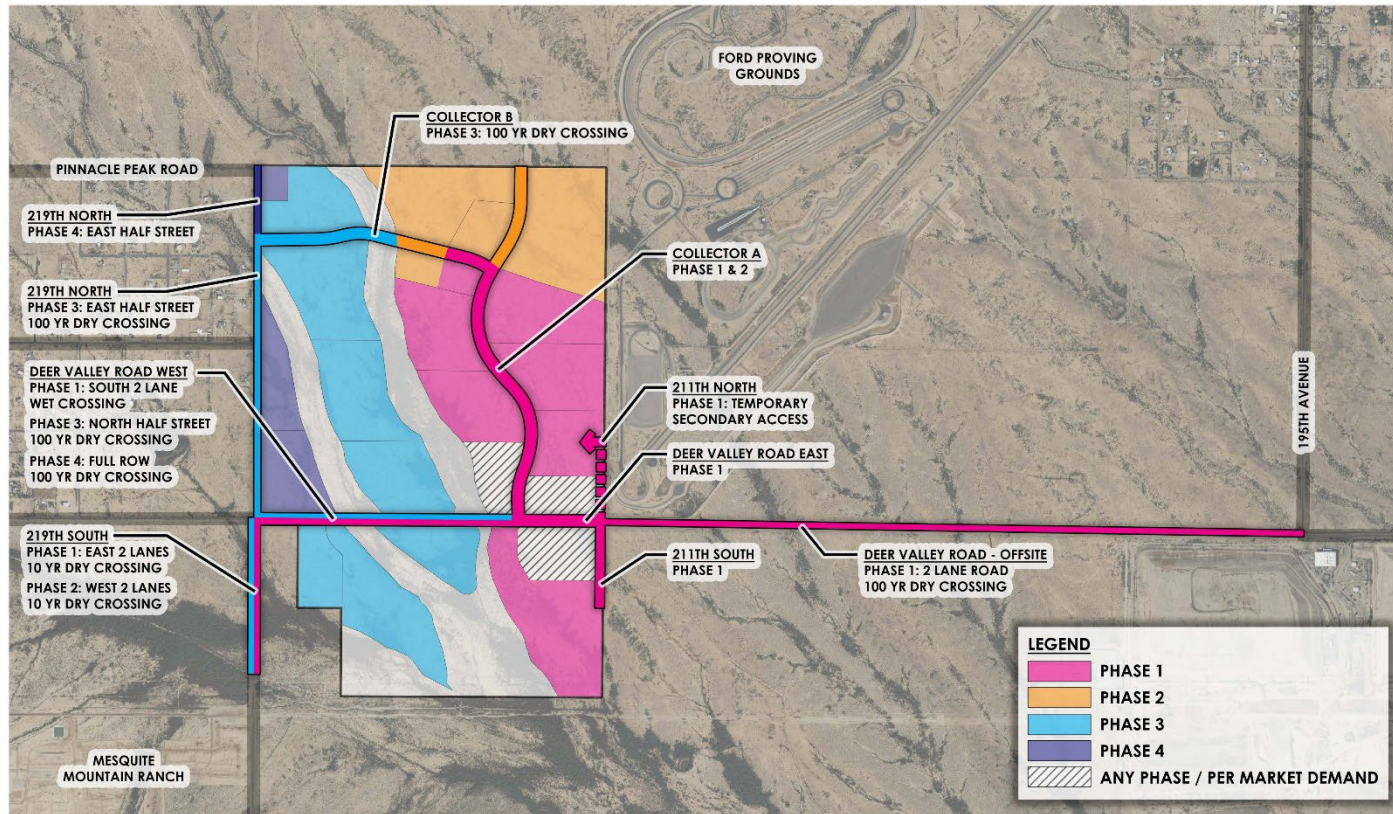
7. Minimum lot area of 2,500 square feet per dwelling unit.



Open Space Overview

- LDO requires 0.03 ac per DU
 - $2,666 \text{ DU} \times 0.03 = 80 \text{ ac req.}$
- 213 ac provided
 - Wash corridors
 - Trails
 - 25-acre park w/ trailhead
 - 17-acre park
- Additional open space w/ each development

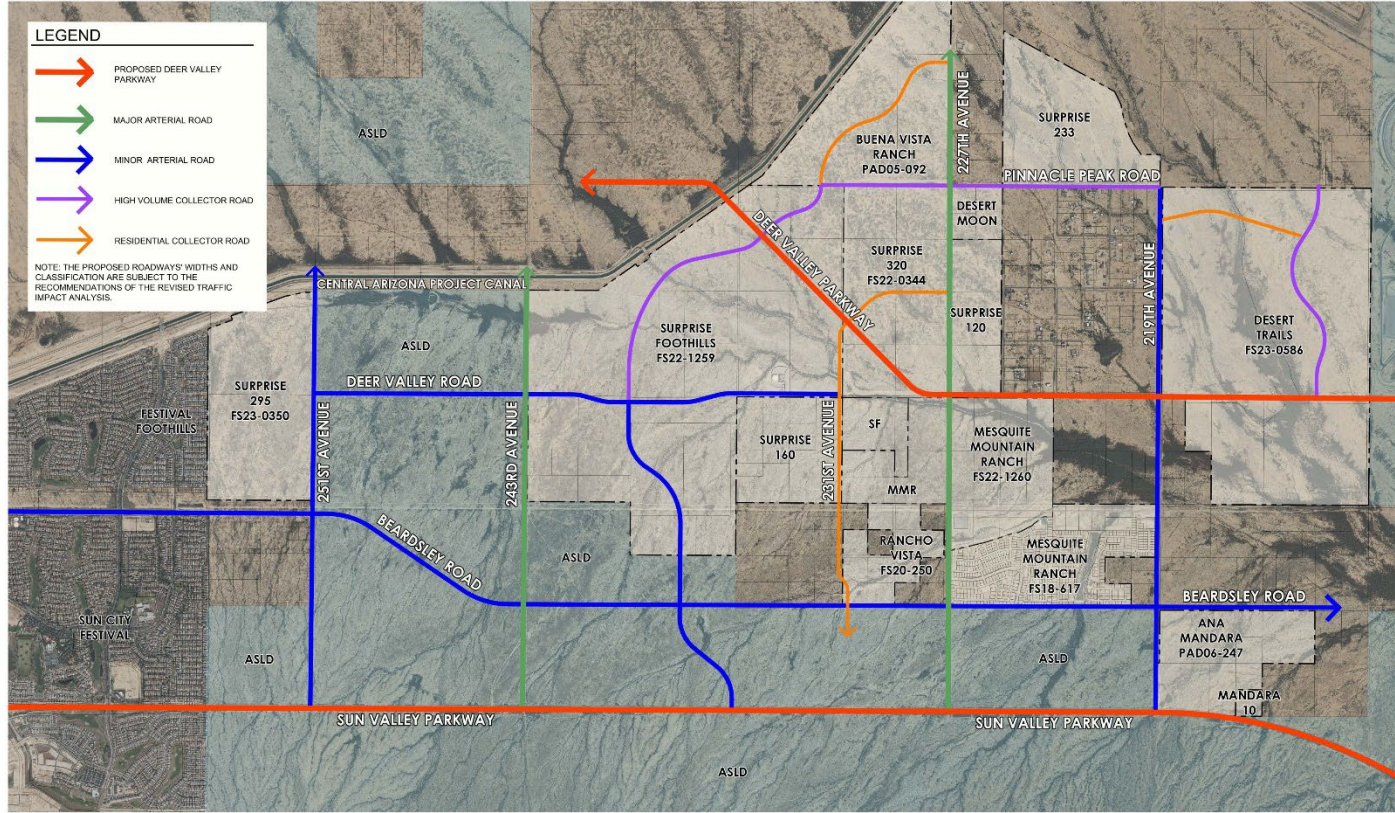
PHASING PLAN



DESERT TRAILS • FIGURE 9: PHASING PLAN

9 34000000, AZ
 2024-03-07
 # 2200980
 ▲ EMERSON HOLDINGS

Information is intended to provide a general overview of the project and is not intended to be used as a basis for any legal or regulatory action. The information is provided for informational purposes only and is not intended to be used as a basis for any legal or regulatory action. The information is provided for informational purposes only and is not intended to be used as a basis for any legal or regulatory action.



NORTHWEST SURPRISE • REGIONAL TRANSPORTATION PLAN

9 SURPRISE, AZ
 2024 05 20
 #
 A

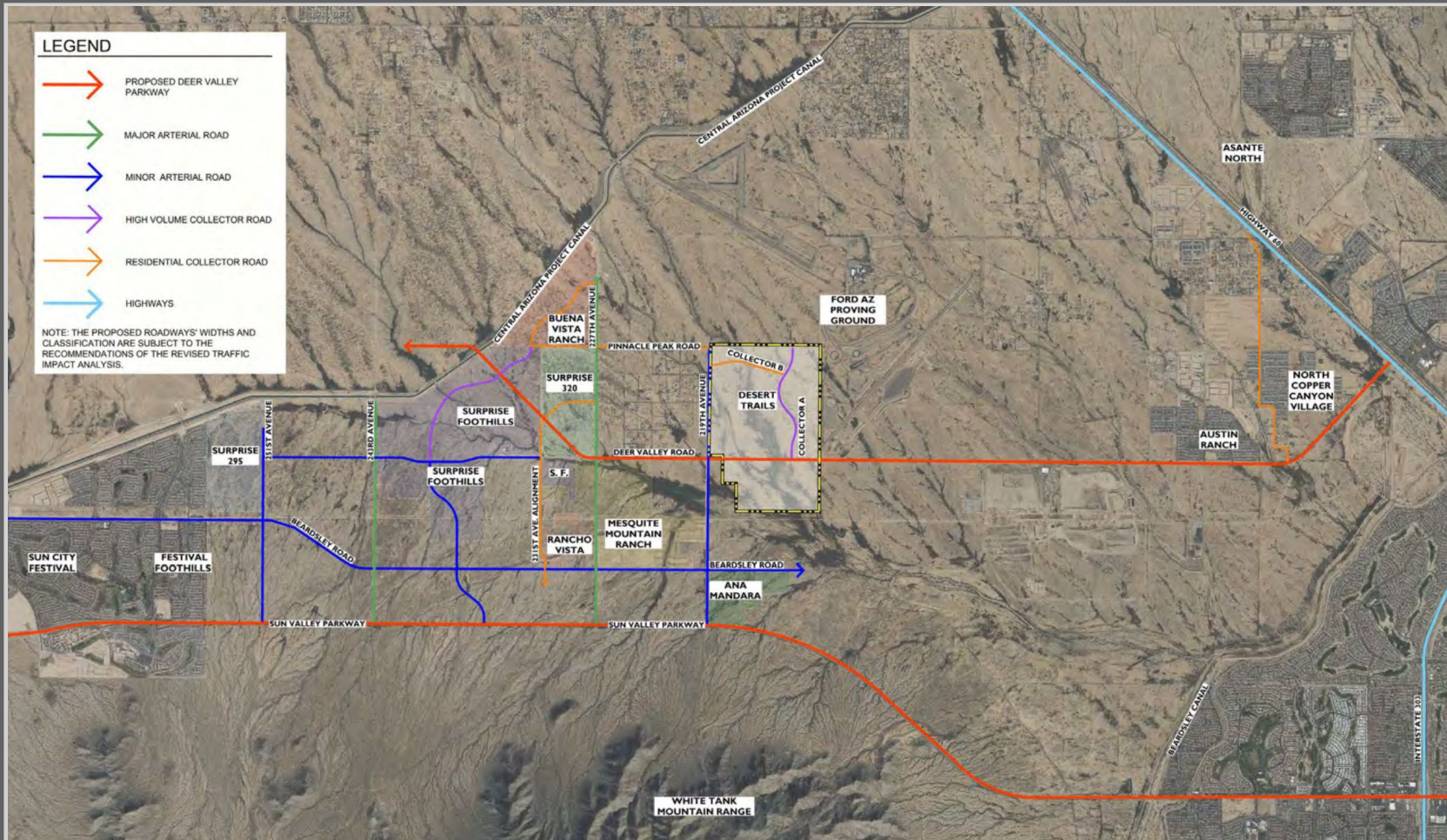


Information is not to be used for any purpose other than that for which it was prepared. The information is not to be used for any purpose other than that for which it was prepared. The information is not to be used for any purpose other than that for which it was prepared.

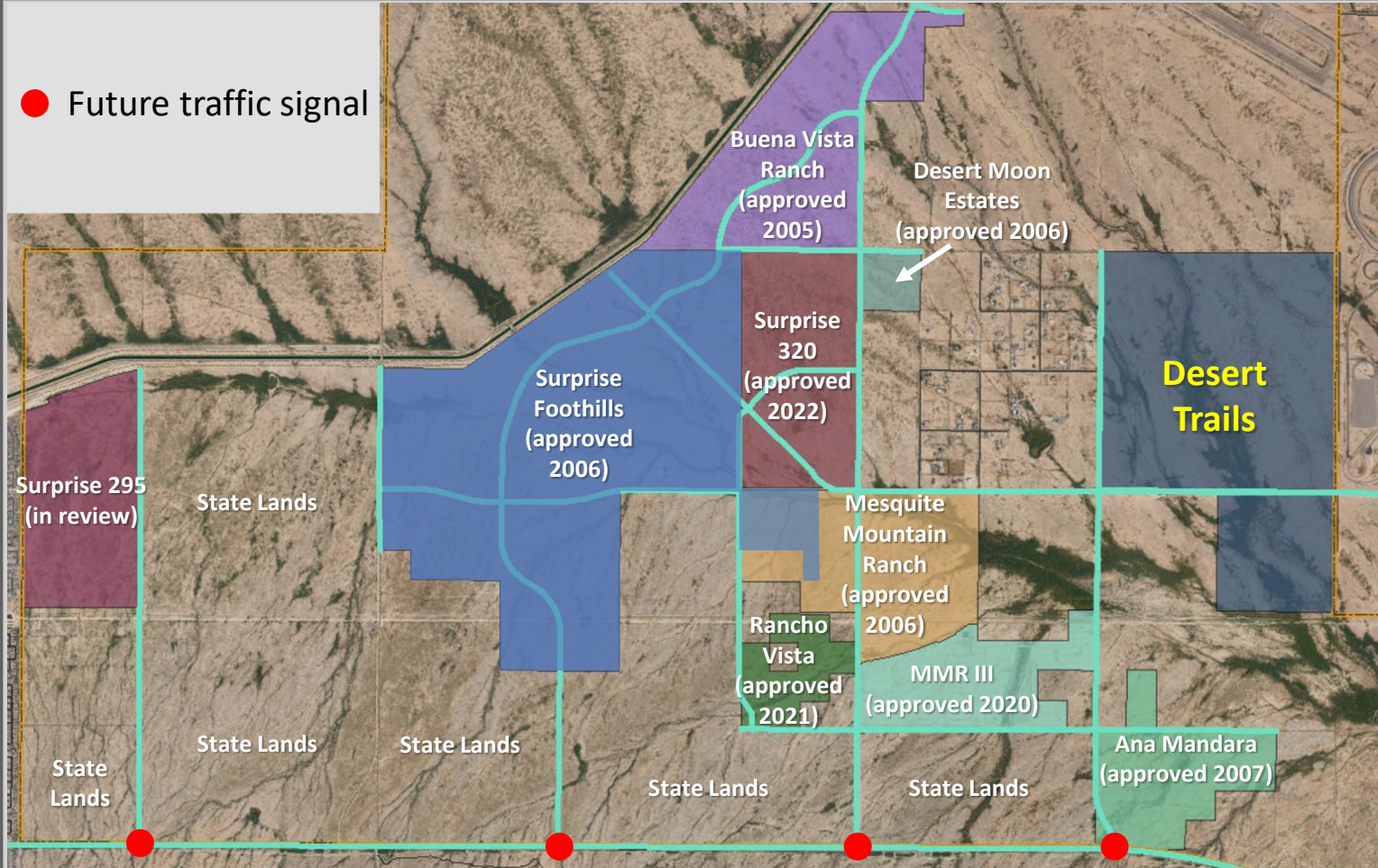
LEGEND

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

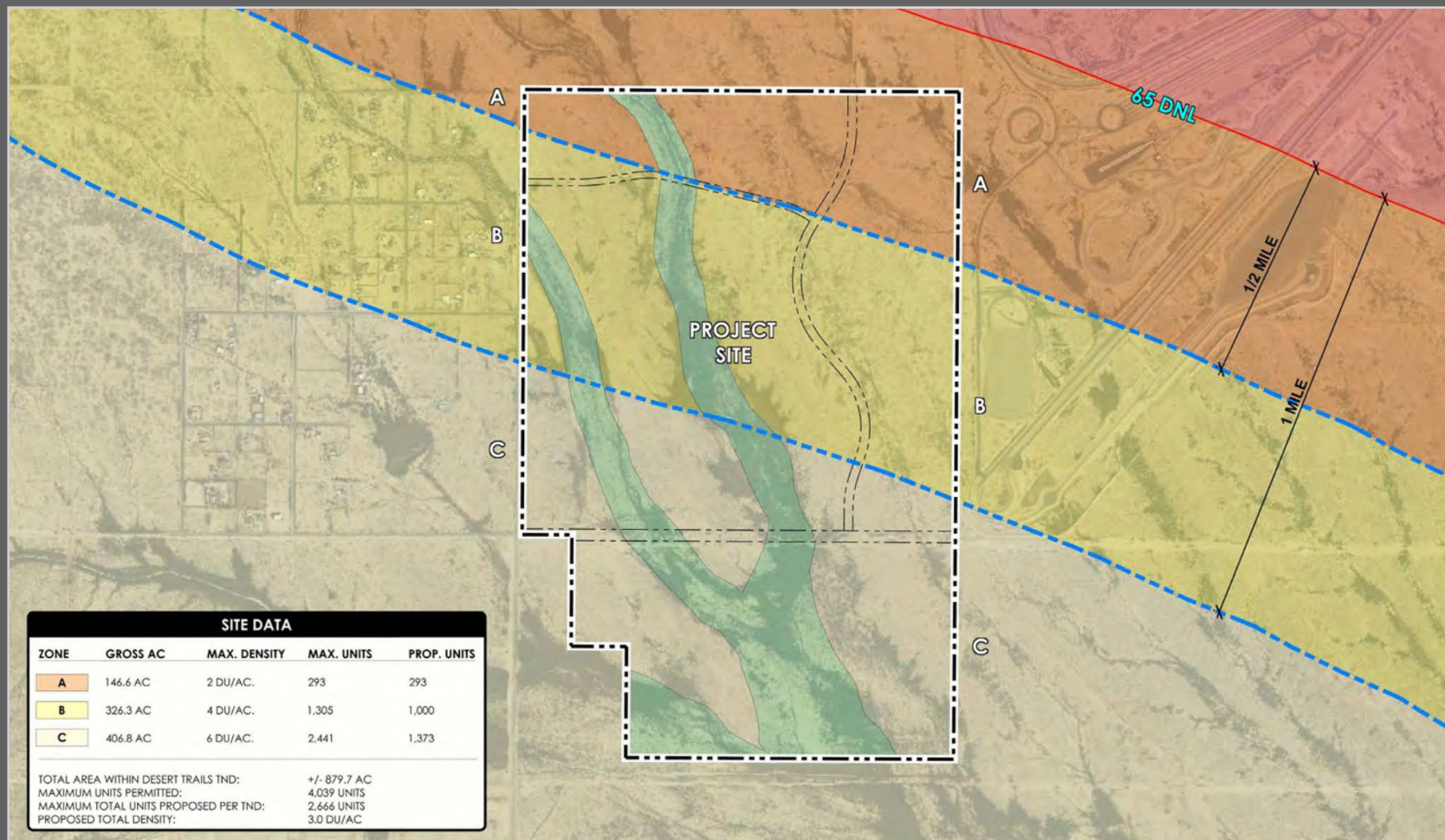
NOTE: THE PROPOSED ROADWAYS' WIDTHS AND CLASSIFICATION ARE SUBJECT TO THE RECOMMENDATIONS OF THE REVISED TRAFFIC IMPACT ANALYSIS.

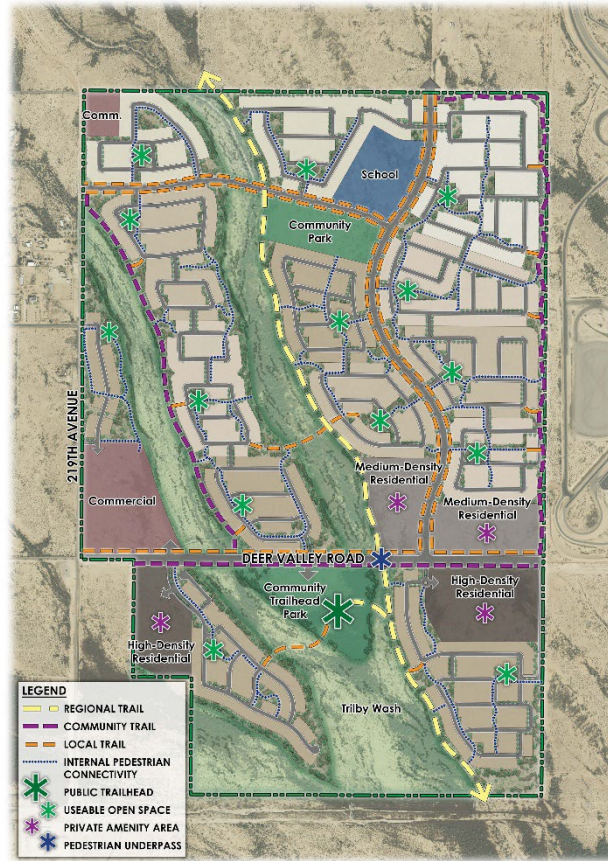


● Future traffic signal



ROADWAY NETWORK





DESERT TRAILS • DEVELOPMENT & OPEN SPACE PLAN



CONCEPTUAL SITE PLAN

FORD PROVING GROUNDS

Agreement between Applicant & FPG (letter provided):

- 211th Avenue will not be developed
- Construct an 8' solid block wall along the eastern boundary
- Limit the first row of homes along the eastern boundary to single-story
- Maintain a 100' building setback to the first row of single-story homes from the FPG boundary
- Provide landscaping within the eastern 30' of the 100' building setback, including shade trees that will provide additional visual and noise buffering at a minimum of every 25' along the eastern edge
- The developer shall include a homebuyer disclosure regarding noise.



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 Planning & Zoning Commission recommended **approval** of FS23-0586, subject to stipulations 'a' through 'c'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

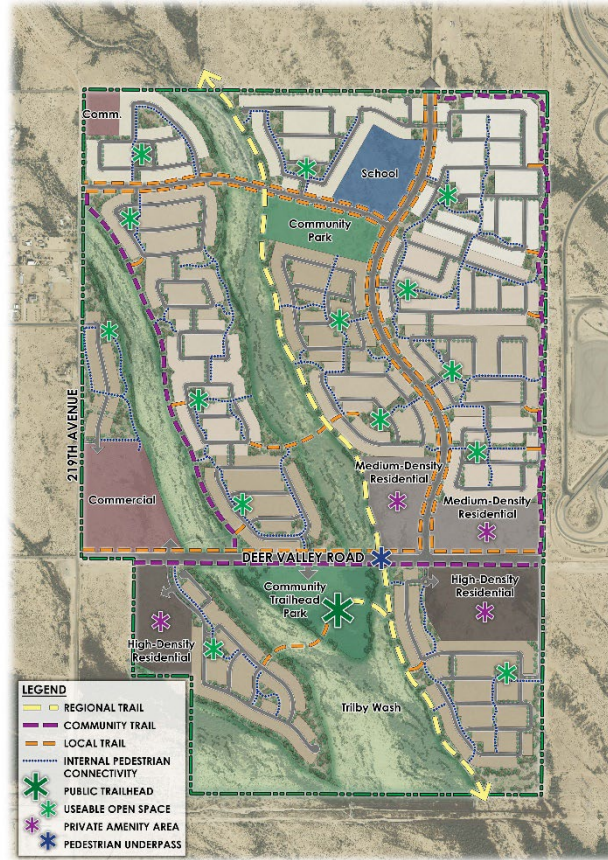
Thank You





STIPULATIONS

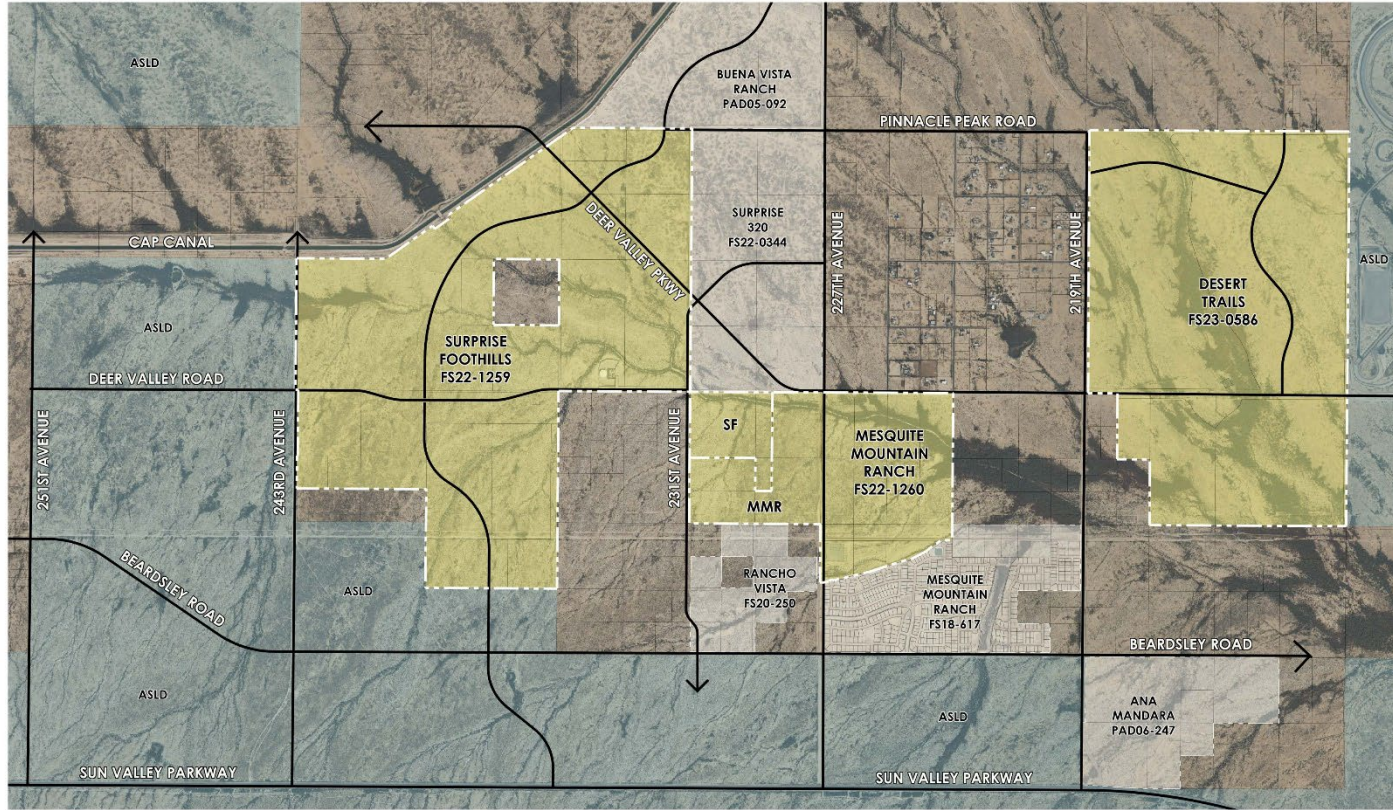
- a. Development and use of the site shall be consistent with the TND Plan of Development entitled “Desert Trails TND Zoning Narrative”, prepared by RVi, dated December 8, 2023.
- b. Comments, suggestions, and requirements from the State Historic Preservation Office (SHPO) on the submitted cultural study, 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.



DESERT TRAILS • DEVELOPMENT & OPEN SPACE PLAN



CONCEPTUAL SITE PLAN

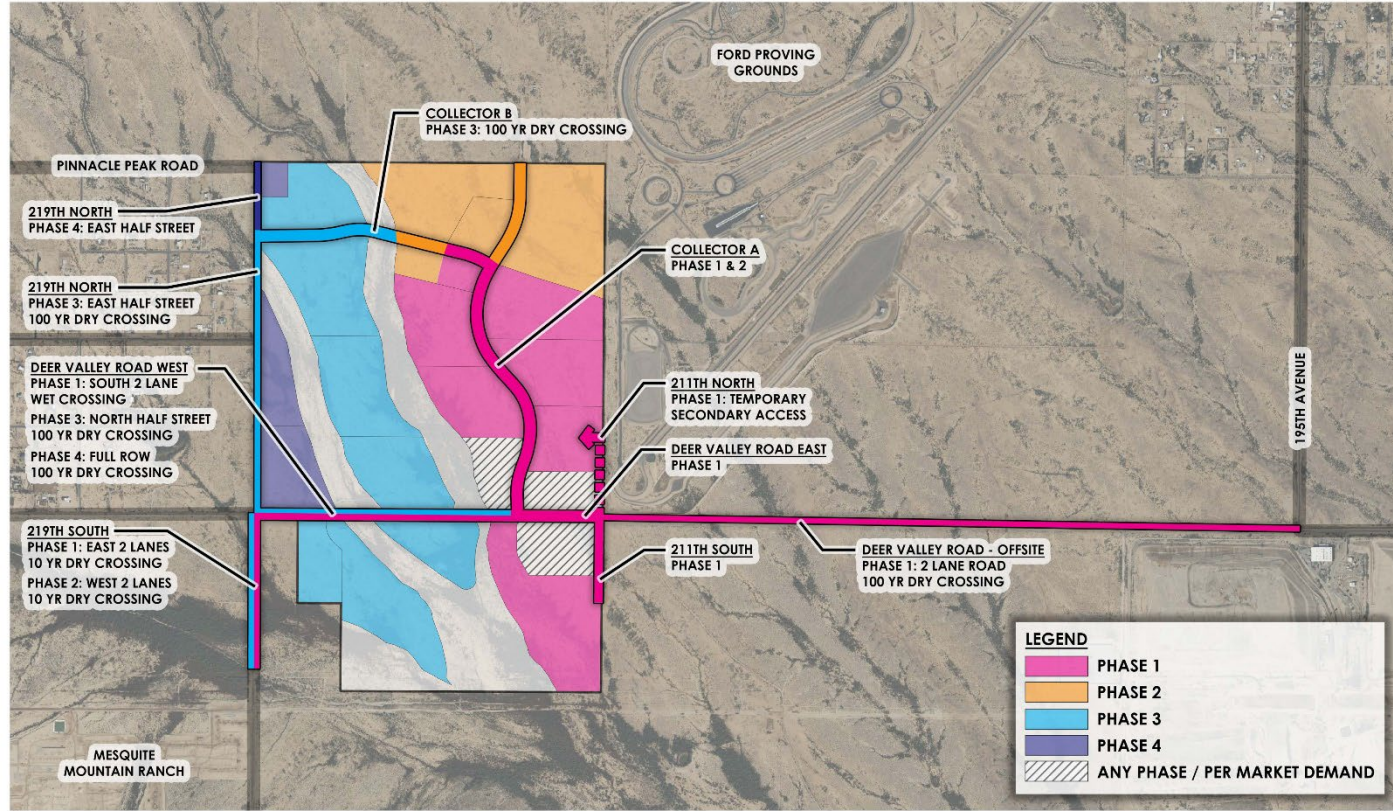


NORTHWEST SURPRISE • REGIONAL PROJECTS

9 RIVERSIDE, AZ
 2024-03-18
 100%
 100%



Information for listed regarding this project
 or from existing interest parties. RV has
 not made an independent investigation of
 these documents and is not responsible for the
 accuracy or completeness of the information
 presented, subject to the RV and does not
 warrant any regulatory approval.



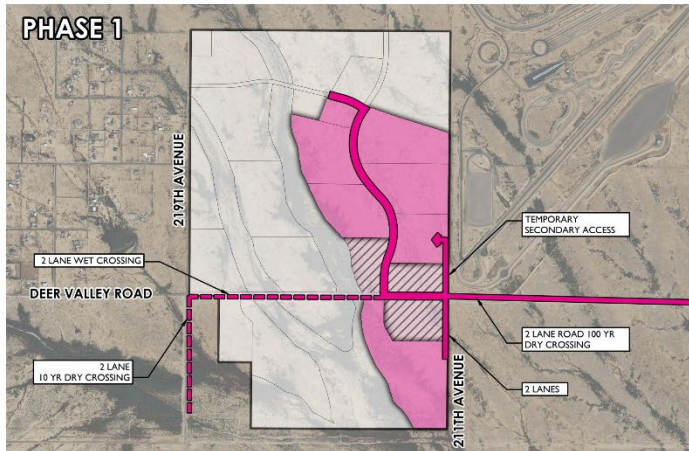
DESERT TRAILS • FIGURE 9: PHASING PLAN

SUNRISE, AZ
 2024-05-07
 22009603
 EMERSON HOLDINGS

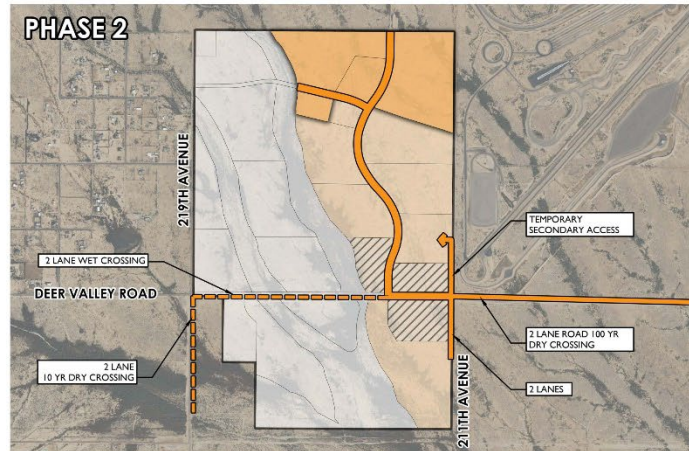


0 500 1000
 FEET
 0 500 1000
 METERS
 1" = 400'

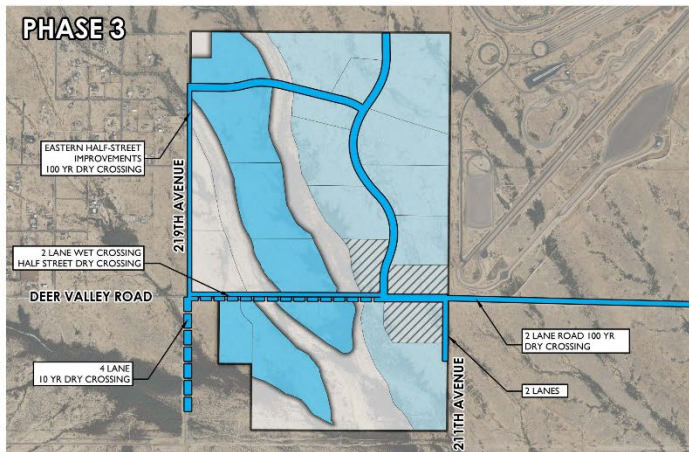
PHASE 1



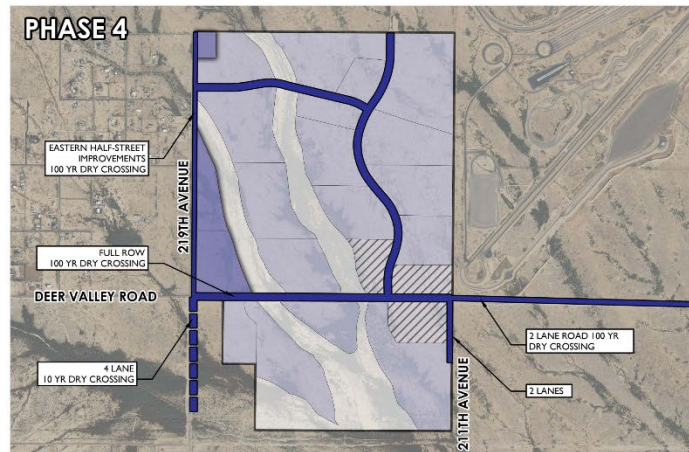
PHASE 2

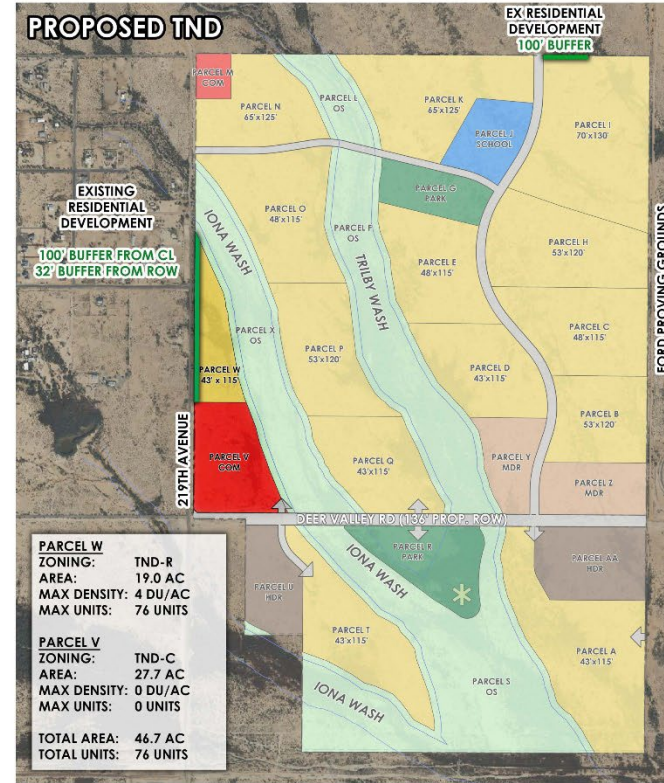
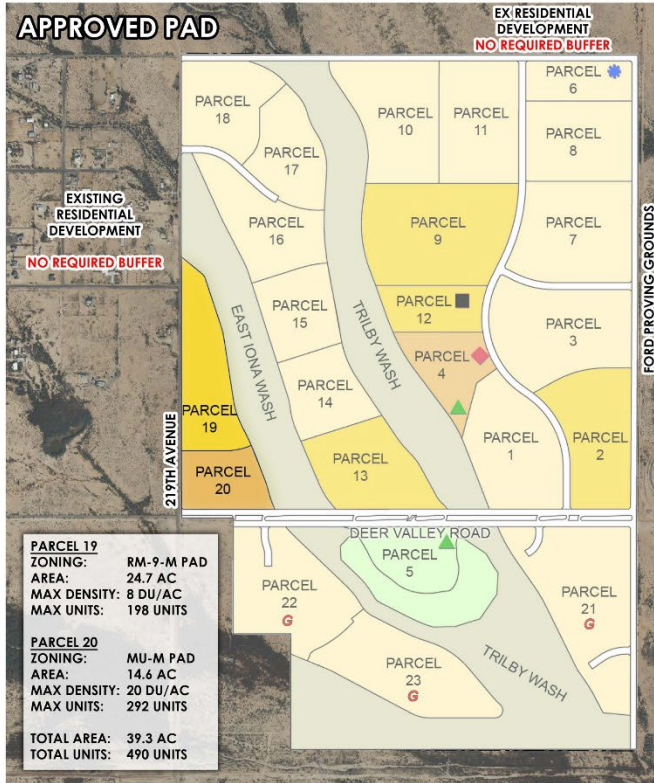


PHASE 3



PHASE 4





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DESERT TRAILS • APPROVED VS PROPOSED LAND USE PLAN

CLARK COUNTY, AZ
2024-20-13
22006980
HARRIS WILSON HENNINGSEN



NOT TO SCALE

Information furnished regarding this property is for informational purposes only. It is not intended to constitute an offer of any financial product or service. The information is not intended to be used in any way to make any investment or financial decision. The information is not intended to be used in any way to make any investment or financial decision. The information is not intended to be used in any way to make any investment or financial decision.



Copyright ©



DESERT TRAILS • CONCEPTUAL COMMUNITY PARK

Surprise, AZ
March 20, 2021
22006980
Emmerson Holdings

CONTEXT MAP



PAGE 1



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 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, by removing approximately 55 acres of land to be incorporated into the Surprise Foothills PAD, updating the land use map, and changing the land use designation for approximately 9 acres from medium density residential to C-3 commercial; Ordinance # 2024-11.

Motion:

I move to [approve/deny] Ordinance #2024-11.

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:

This Major PAD Amendment would allow for the removal of 55 acres, to be incorporated in, and developed under, the Surprise Foothills PAD, as well as allow the applicant to develop another portion of the property with select commercial uses.

Policy Compliant:

The requested Major PAD Amendment, as outlined and detailed in the amendment document, is consistent with the Surprise Land Development Ordinance, the Mesquite Mountain Ranch PAD, and advances the goals and policies of the General Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Staff Report 041624 CC
 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. 09 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - Ordinance
 11. 10 - FS22-1260 Mesquite Mountain Ranch Major PAD Amendment - P&Z Recommendation
 12. FS22 - 1260 Mesquite Mountain Ranch Major PAD Amendment - PowerPoint
-

MAJOR PAD AMENDMENT

REPORT TO THE CITY COUNCIL

Case: FS22-1260

Project Name: Mesquite Mountain Ranch Major PAD Amendment

Council District: 1 – Acacia

Meeting Date: April 16, 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

Commission Recommendation: The Planning & Zoning Commission recommended **approval** of case **FS22-1260**, subject to stipulations ‘a’ and ‘b’.

39 **Project Description:**

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

46
47 **Background:**

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

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

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

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

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

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

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

71
72 **Analysis and Discussion:**

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

- 76
77 1. Rezone approximately 55 acres of vacant land out of the Mesquite Mountain Ranch
78 PAD to be incorporated into the adjacent Surprise Foothills PAD under a separate
79 application (FS22-1259).
80
81 2. Update the land use map from a detailed lotting plan to a simplified parcel
82 development plan.
83

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 for 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 limited to two (2) allowable land uses: 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.

Commission Recommendation:

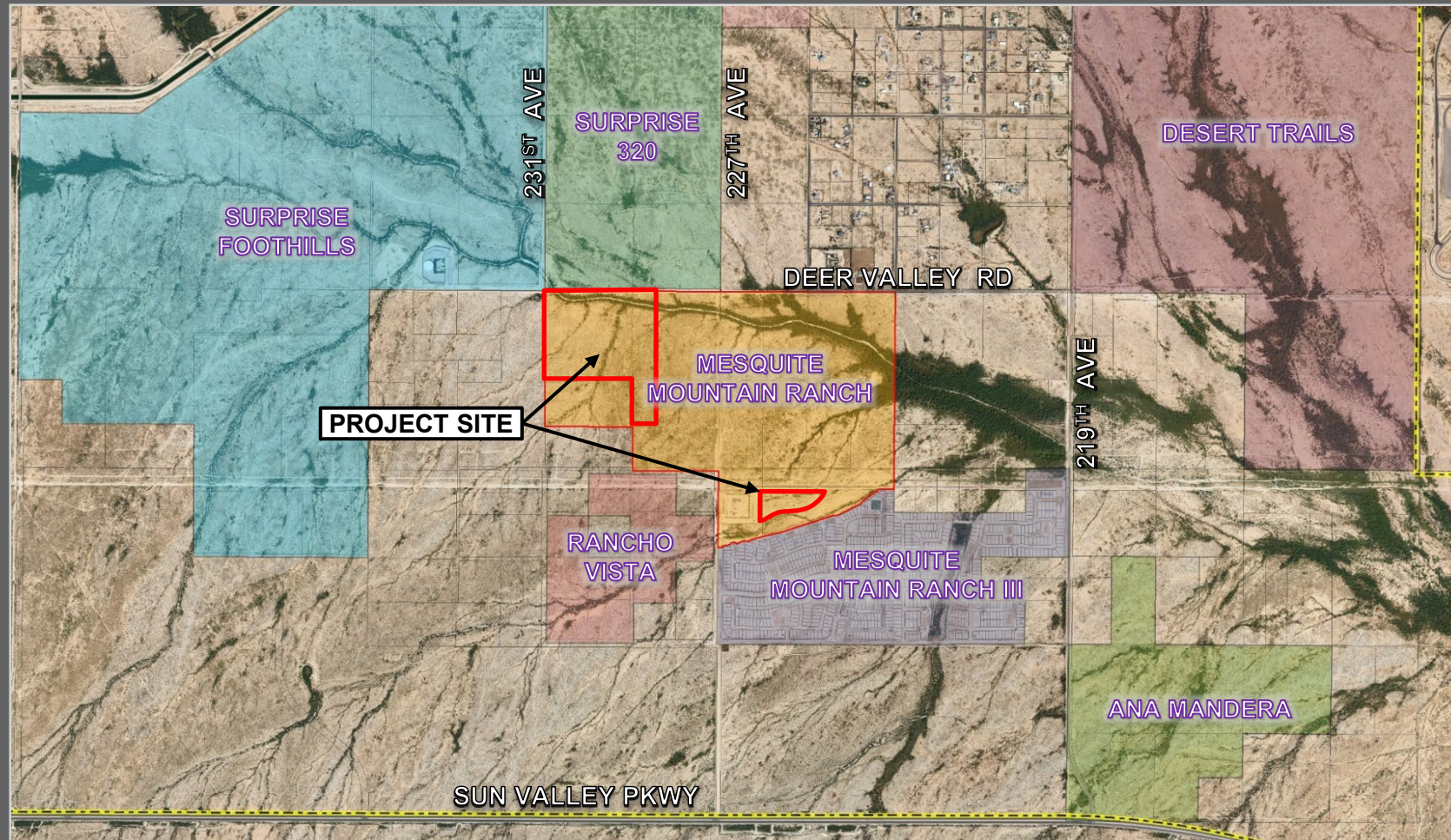
Based on the findings noted above, the Planning & Zoning Commission recommended **approval** of case **FS22-1260** to the City Council subject to stipulations ‘a’ and ‘b’ as follows:

- 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

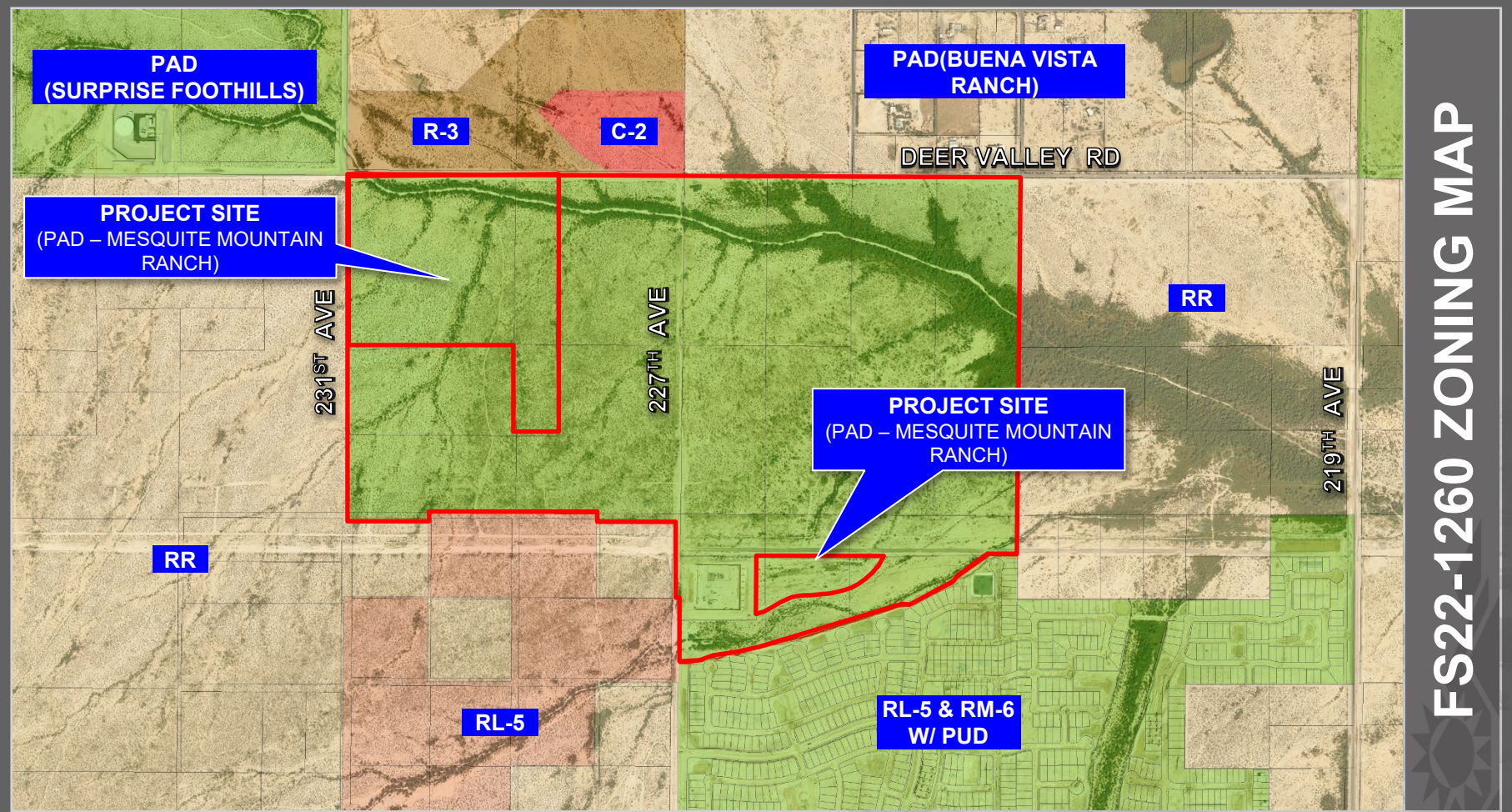
174 However, should the City Council wish to deny the request, the Council should make its own
175 findings and base its decision on those alternative findings.
176

177 **Attachments:**
178

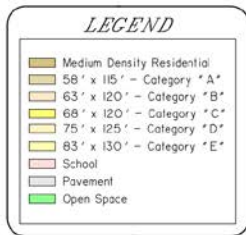
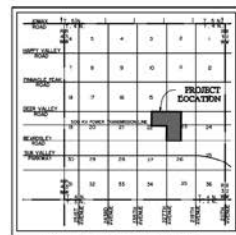
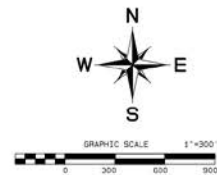
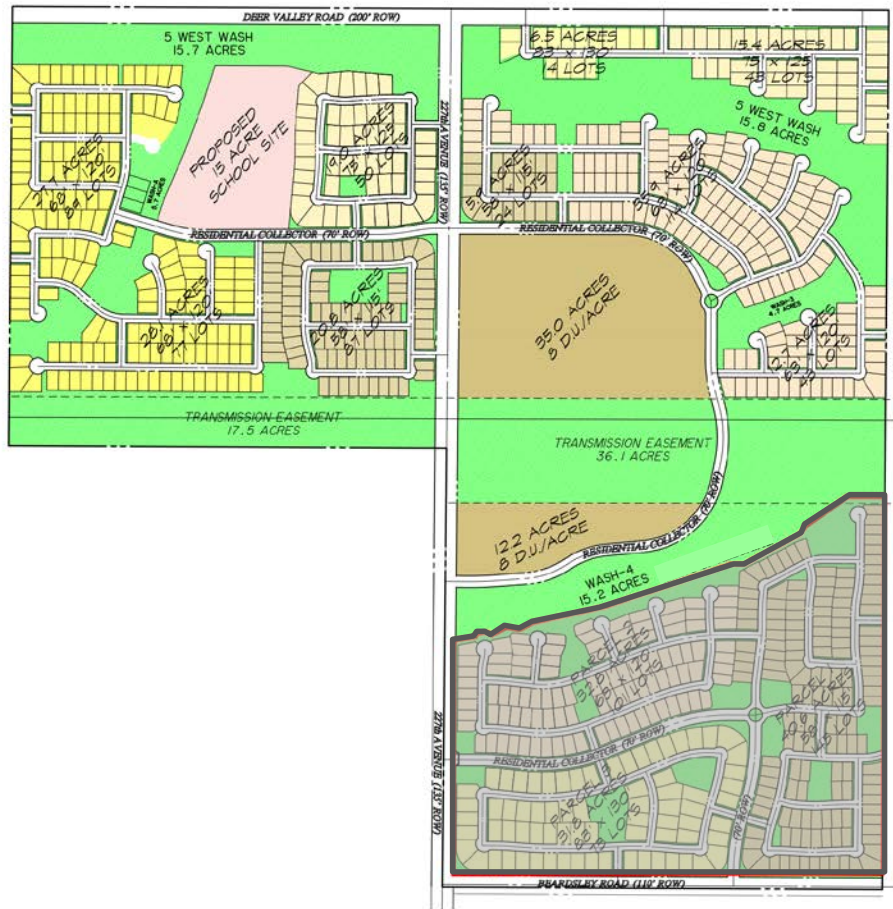
179 01 Vicinity Map
180 02 Zoning Map
181 03 Existing Land Use Map
182 04 Proposed Land Use Map
183 05 PAD Amendment Document
184 06 Luke AFB comments
185 07 Citizen Outreach Report – REDACTED
186 08 Affidavit of Site Posting
187 09 Ordinance
188 10 P&Z Recommendation
189 PPT



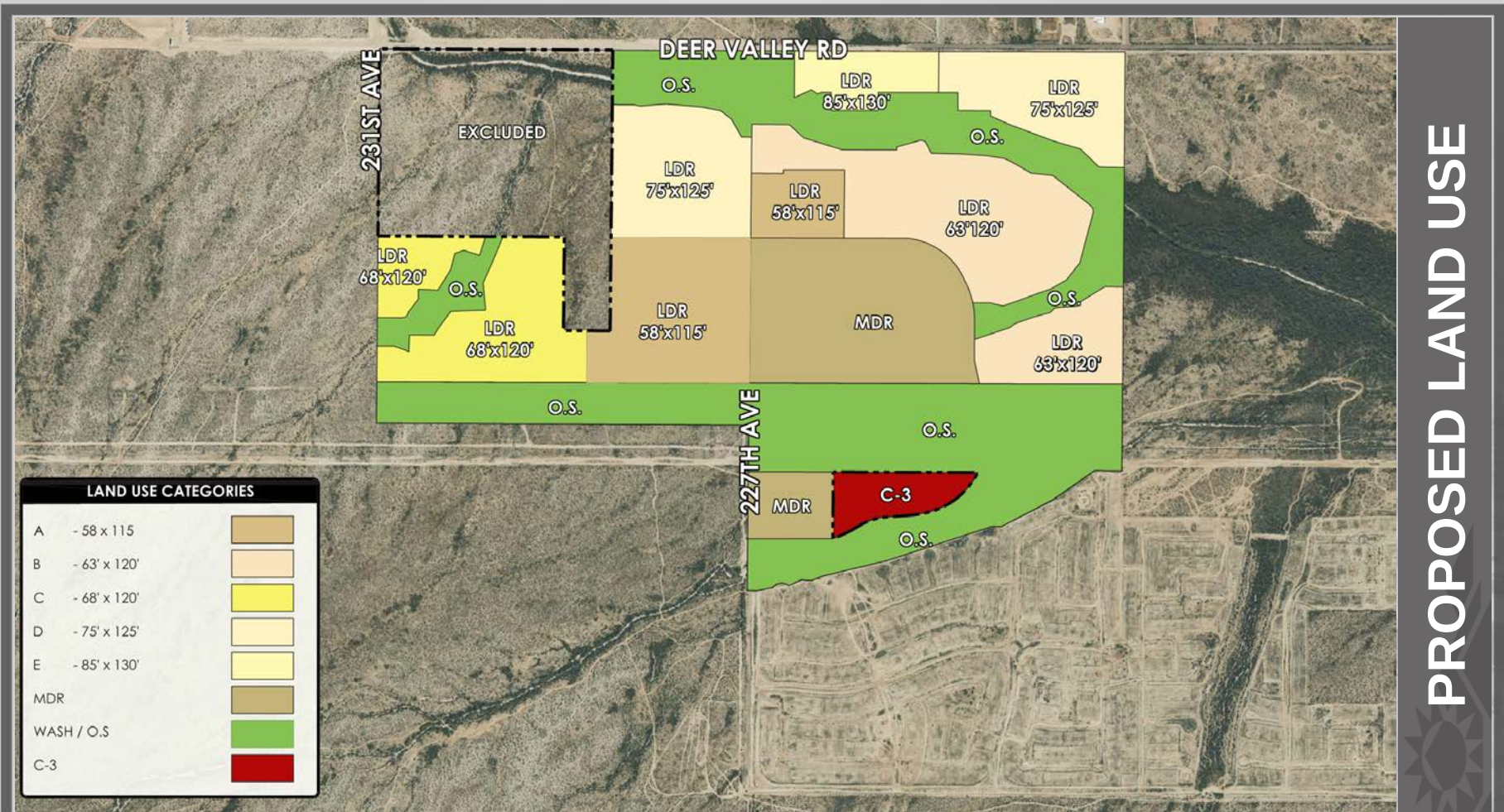
FS22-1260 VICINITY MAP



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

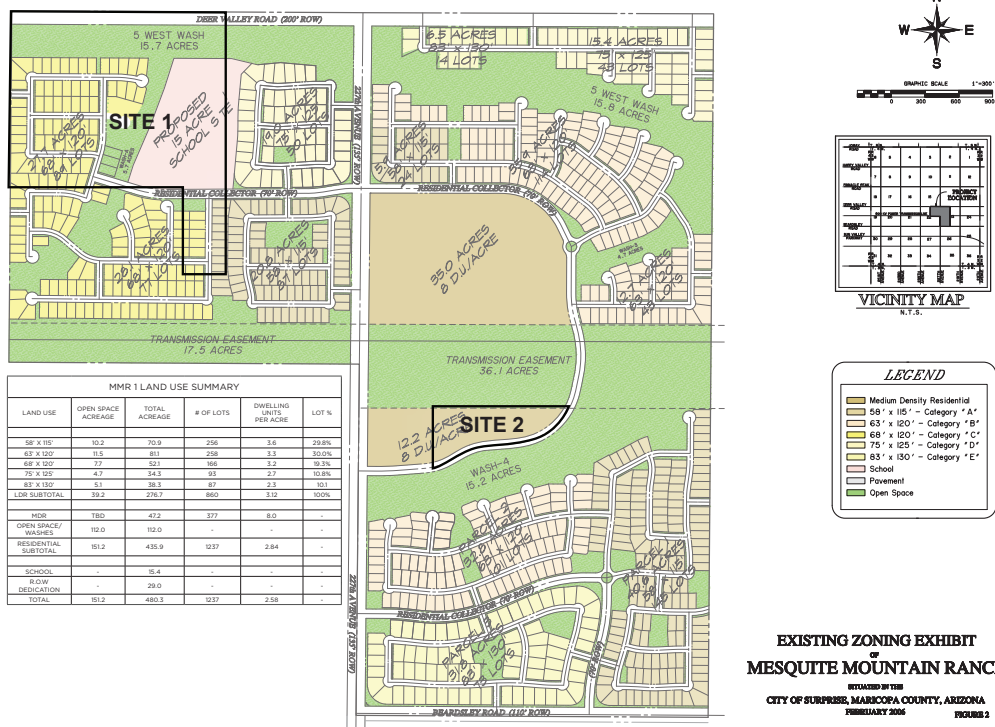
Site 1

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:

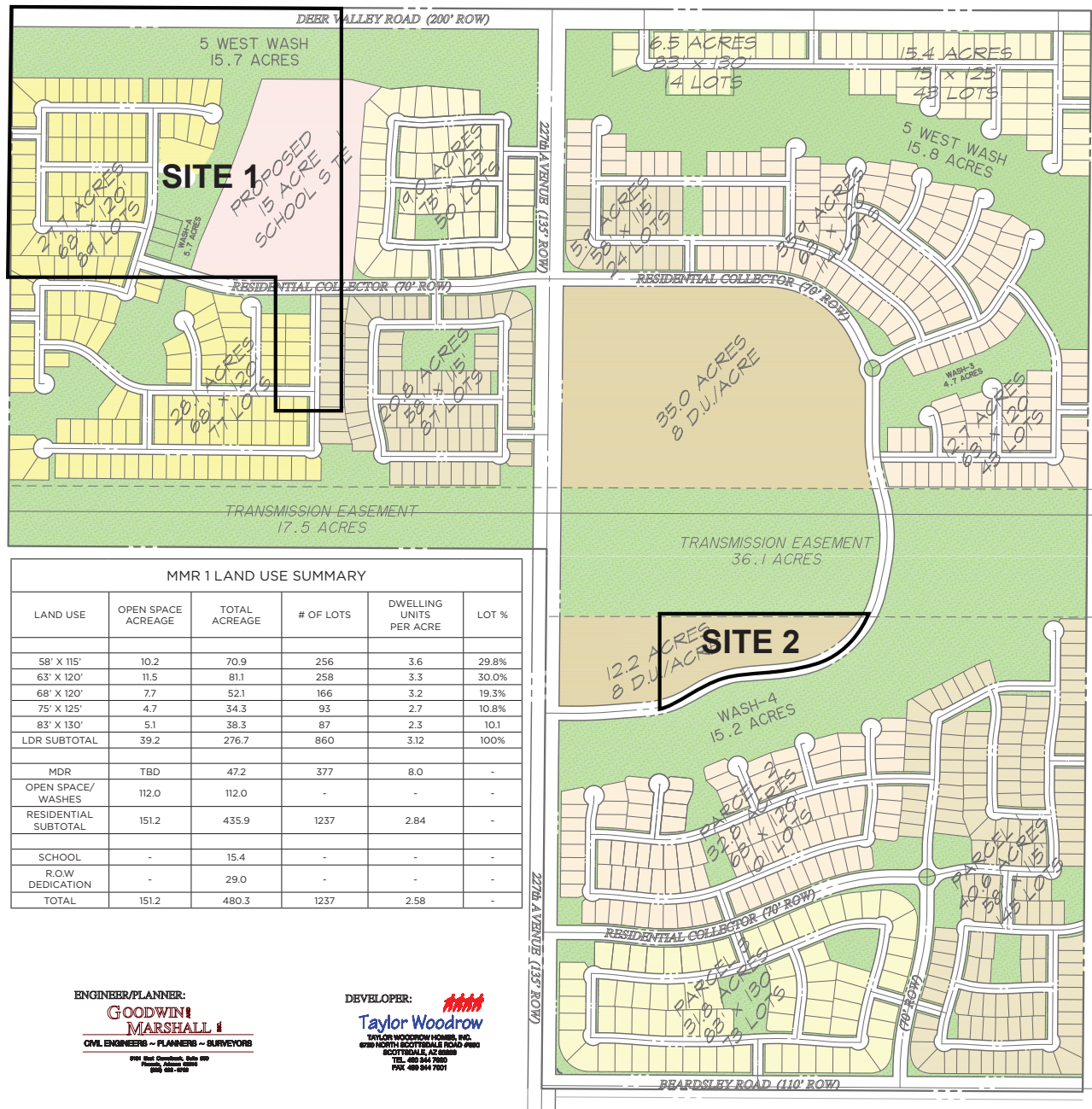
1. The land use of a small sliver of property located along the west boundary of Parcel No. 503-80-041, has been changed from "School" to "LDR" to be consistent with the remaining majority of the parcel which was planned for LDR.
2. The area encompassed by the Mesquite Mountain Ranch III PAD (FS18-617), 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

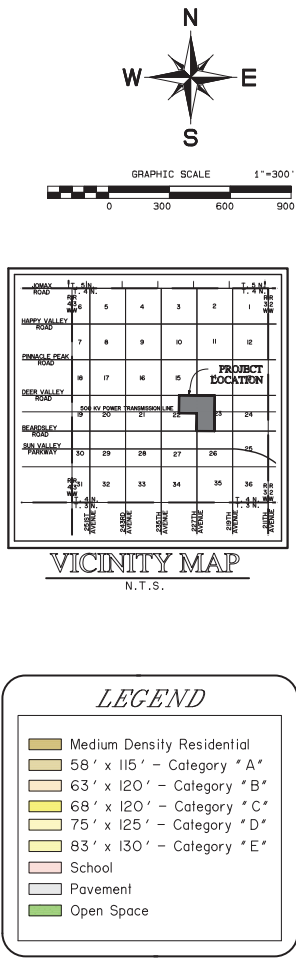
The City of Surprise 2035 Land Use Map designates Site 2 as Neighborhoods and Open Space along the major wash corridors. The proposed additional land uses for Site 2 align with the guidance for neighborhood and compatible commercial land uses within suburban areas. The small size of Site 2 will further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



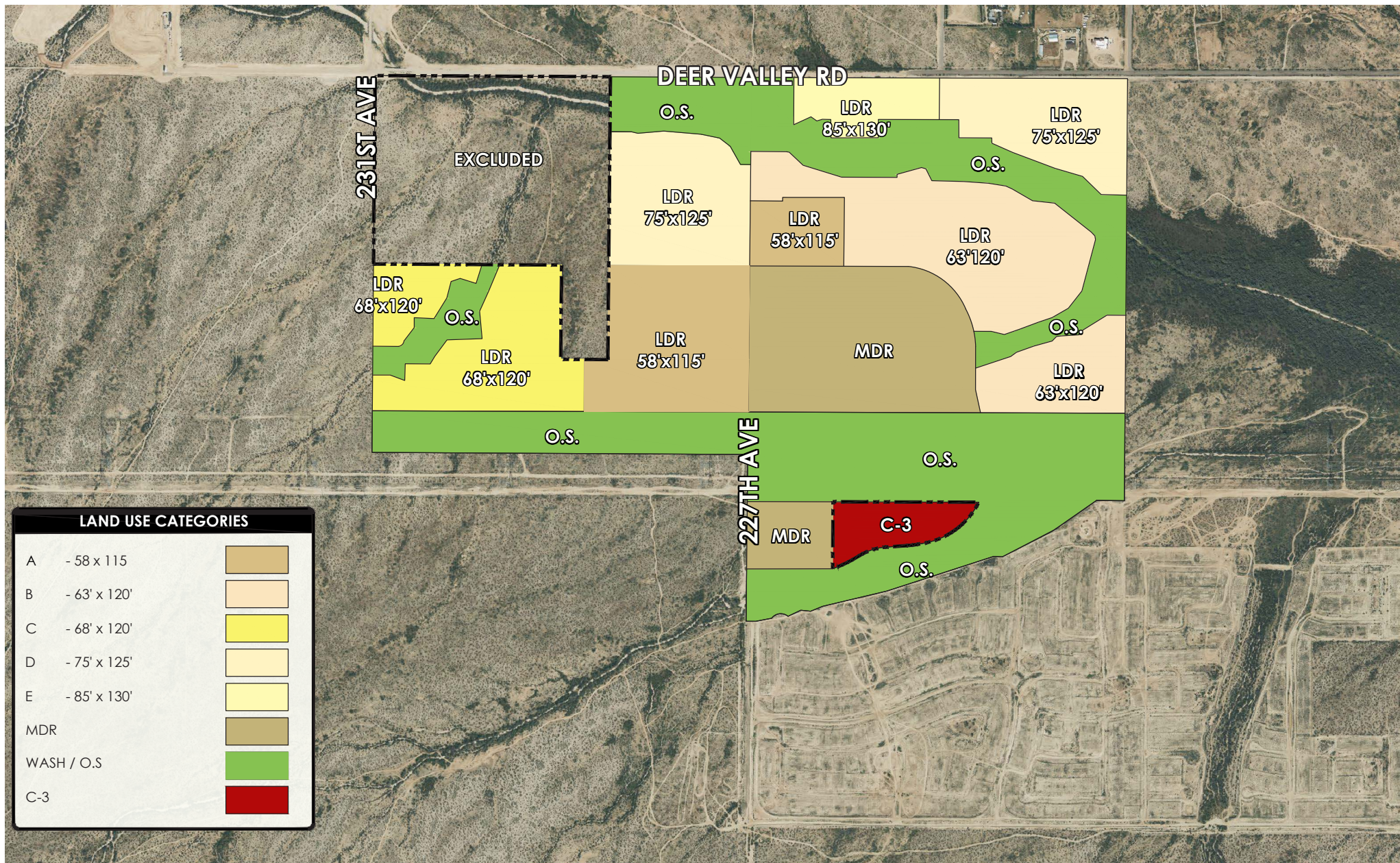
MMR 1 LAND USE SUMMARY					
LAND USE	OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
58' X 115'	10.2	70.9	256	3.6	29.8%
63' X 120'	11.5	81.1	258	3.3	30.0%
68' X 120'	7.7	52.1	166	3.2	19.3%
75' X 125'	4.7	34.3	93	2.7	10.8%
83' X 130'	5.1	38.3	87	2.3	10.1%
LDR SUBTOTAL	39.2	276.7	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	-

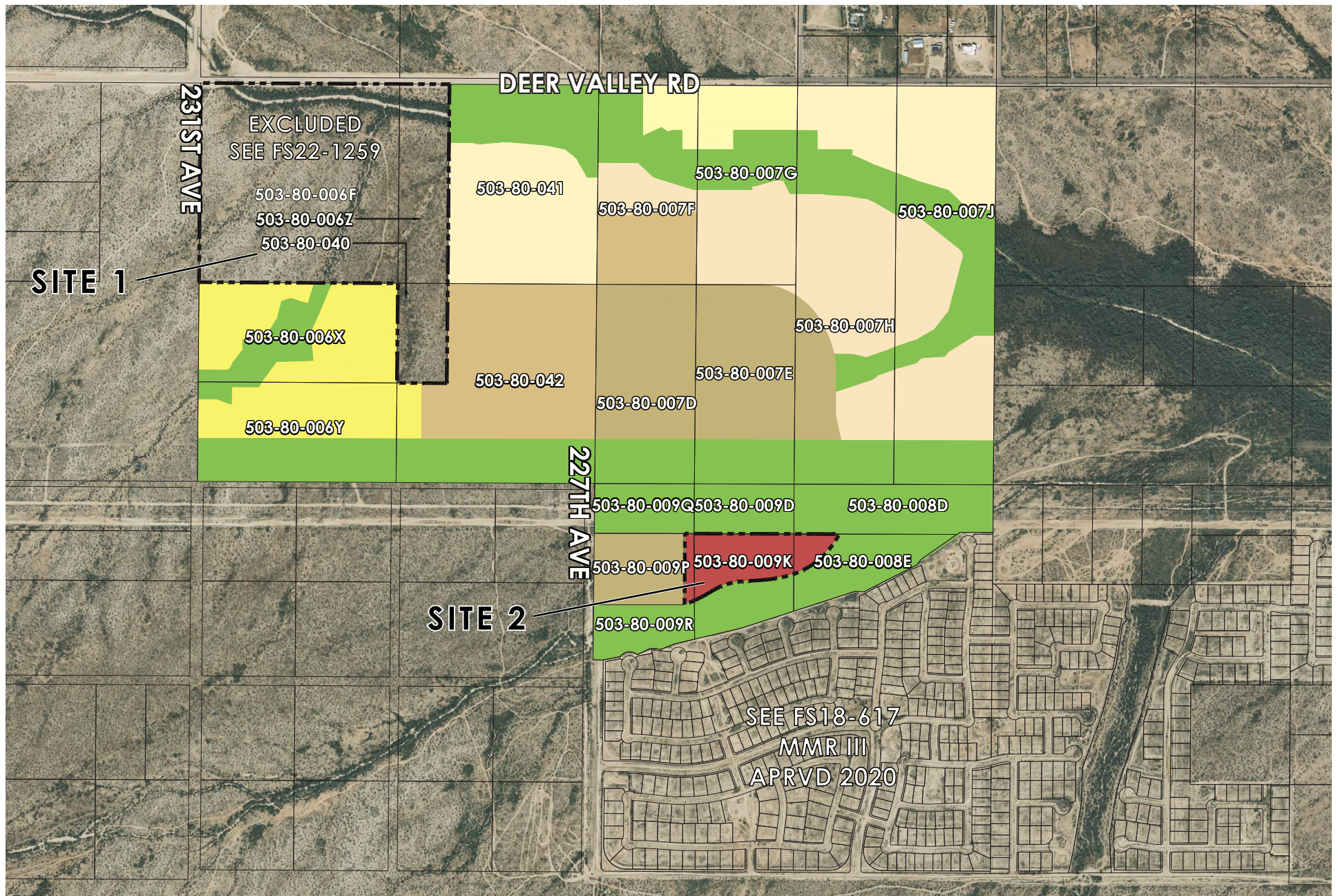
ENGINEER/PLANNER:
GOODWIN MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
200 East Overlook, Suite 100
 Phoenix, Arizona 85004
 PHX 480-544-7800
 PHX 480-544-7801

DEVELOPER:
Taylor Woodrow
UNION 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

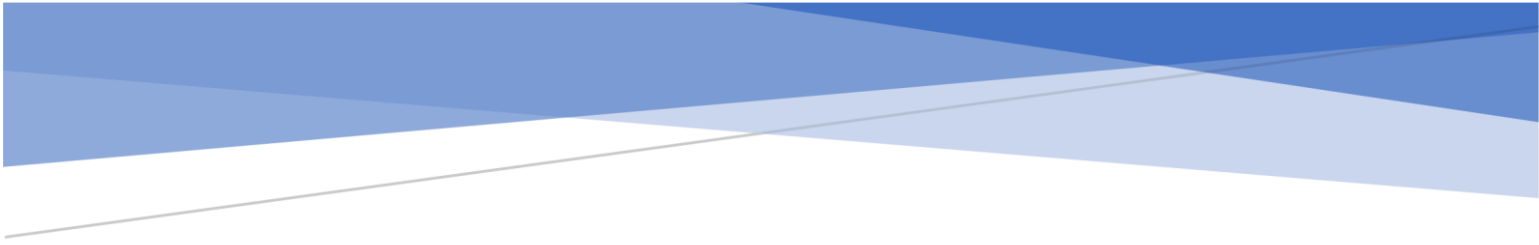
16000 N Civic Center Plz | Surprise AZ 85374

(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

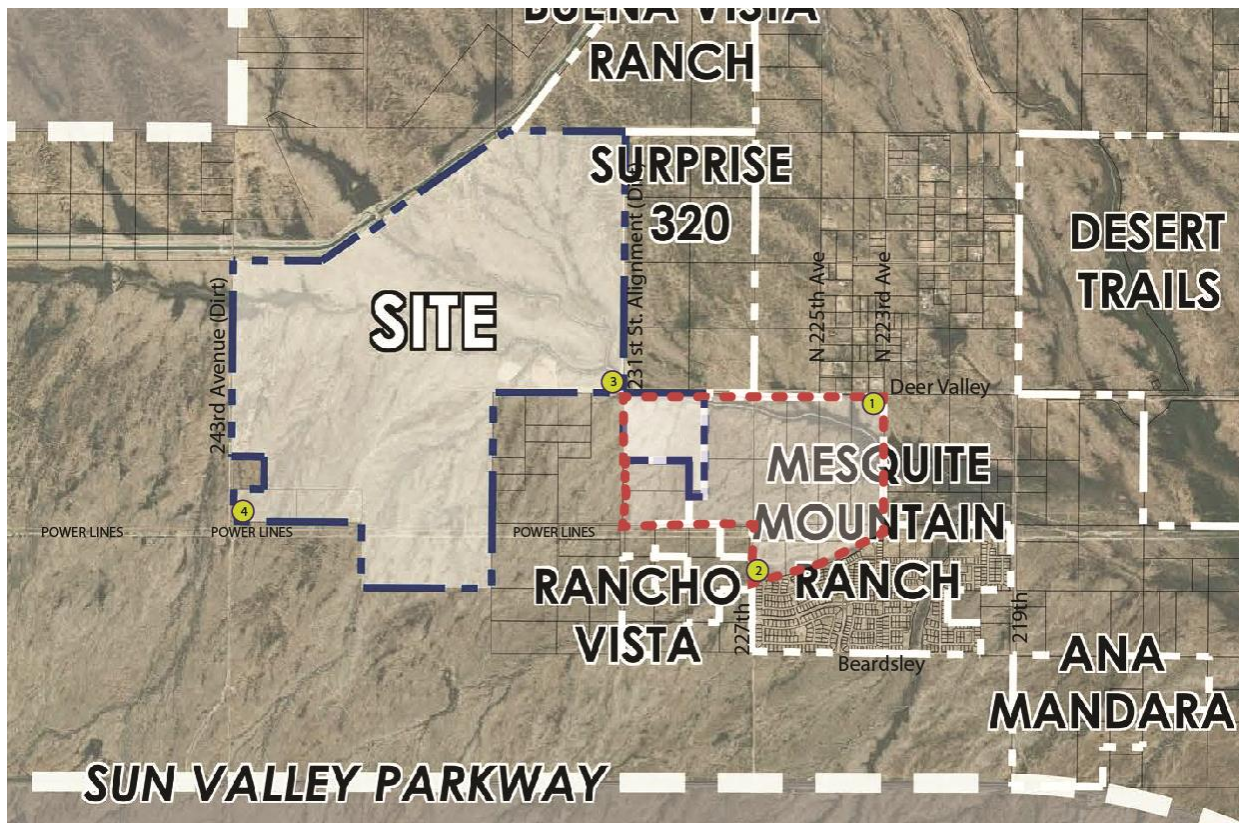


Exhibit D:
Sign Posting Affidavit and Images

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:

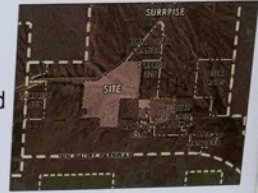
DATE: January 24, 2023

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

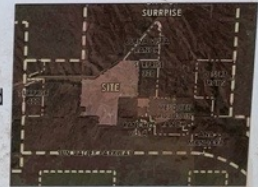
TIME: 6:00 PM

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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 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.

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Surprise, AZ 85374

Location: Council Chambers
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Surprise, AZ 85374

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DATE: January 24, 2023

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

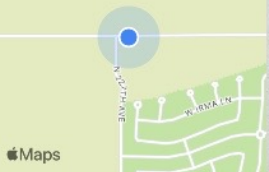
Case #s FS22-1259 & FS22-1260



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

Dec 28, 2022 12:19PM
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

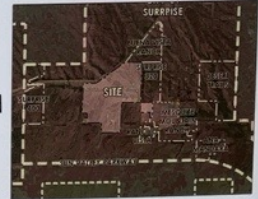
City Council

Date: TBD

Time: 6:00 P.M.

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

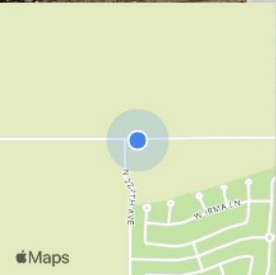
Case #s FS22-1259 & FS22-1260



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

Dec 28, 2022 12:19PM
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

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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
16000 Civic Center Plaza
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.

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.

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Dec 28, 2022 12:45PM

85387

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

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
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

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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

Nearighborhood 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

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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

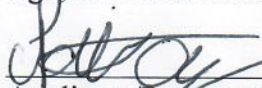
Date Site Posted: 02/07/24

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).

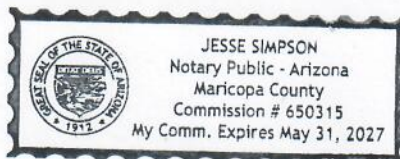
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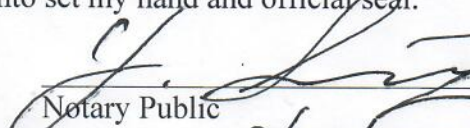
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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



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

February 7, 2024 at 9:27 AM

N 227th Ave
Page 282 of 421
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.

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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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Maricopa County

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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
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

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City Council

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February 7, 2024 at 9:41 AM

N 243rd Ave
Page 285 of 421
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

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



February 7, 2024 at 10:02 AM

West Lone Cactus Drive

Page 286 of 421
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
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February 7, 2024 at 10:02 AM

West Lone Cactus Drive

Page 287 of 421
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

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Surprise, AZ 85374

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DATE: January 24, 2023

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

Case #s FS22-1259 & FS22-1260



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



W DEER VALLEY RD

February 7, 2024 at 10:12 AM

W Deer Valley Rd

Maricopa County

Page 288 of 421

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 85367

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

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February 7, 2024 at 10:12 AM

W Deer Valley Rd

Page 289 of 421

Maricopa County

W DEER VALLEY RD

ORDINANCE # 2024-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN AMENDMENT TO THE MESQUITE MOUNTAIN RANCH (MMR) PLANNED AREA DEVELOPMENT (PAD) TO REMOVE APPROXIMATELY 55 ACRES, REVISE THE LAND USE MAP, AND MODIFY THE LAND USE OF APPROXIMATELY 9 ACRES FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL, WITH LIMITED PERMITTED LAND USES.

WHEREAS, this Ordinance was properly noticed for public hearing and the required hearings and opportunity for public input were completed;

WHEREAS, the subject site is zoned Mesquite Mountain Ranch PAD pursuant to PAD05-314 approved on May 11, 2006, and is generally located south of Deer Valley Road and east of 231st Avenue;

WHEREAS, the applicant has requested that an approximate 55 acre vacant parcel be removed. The parcel to be removed is legally described in the attached ***Exhibit A*** and depicted in the attached ***Exhibit B***;

WHEREAS, the applicant has also requested that the land use for an approximate 9 acre vacant parcel be modified from MDR to Commercial in accordance with the City of Surprise Land Development Ordinance (LDO), and be limited to two (2) specific land uses: Recreational Vehicle (RV) Storage and Self-Storage Facilities. This parcel is legally described in the attached ***Exhibit C*** and depicted in the attached ***Exhibit D***;

WHEREAS, the remaining MMR is legally described in the attached ***Exhibit E*** and depicted in the attached ***Exhibit F***;

WHEREAS, this amendment is in harmony with the purposes and intent of the original zoning ordinance and the Surprise General Plan; and

WHEREAS, on March 21, 2024, the Planning and Zoning Commission recommended approval of the subject Mesquite Mountain Ranch PAD.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *PAD Amendment.* The “Mesquite Mountain Ranch PAD” is hereby amended, subject to the following stipulations:

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “Mesquite Mountain Ranch IV PAD Application”, prepared by RVi received March 16, 2023:
 - i. 55 acre parcel removed; and

ii. 9 acres land use change from MDR to Commercial and be limited to two (2) allowable land uses: Recreational Vehicle (RV) Storage and Self-Storage Facilities. The development of this parcel shall be in accordance with the current City of Surprise Land Development Ordinance (LDO), including the associated development standards for those uses.

- 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.

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR PROPERTY TO BE REMOVED FROM THE MESQUITE MOUNTAIN RANCH PAD

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

January 16, 2023
WP# 215236.01
Page 1 of 2
See Exhibit "A"

LEGAL DESCRIPTION Surprise Foothills Mesquite Mountain Ranch Property

That certain parcel of land recorded in Document 2021-0682229, Maricopa County Records (MCR), lying within Section 22, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northwest corner of said certain parcel of land, also being the north quarter corner of said Section 22, a ½-inch rebar with cap, RLS#35833, from which the northeast corner of said section, a ½-inch aluminum cap stamped #21782, bears North 89°56'56" East (basis of bearing), a distance of 2639.29 feet;

THENCE along the north line of said section and the north line of said certain parcel of land, North 89°56'56" East, a distance of 1649.61 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said north lines, along the east line of said certain parcel of land, South 00°12'14" West, a distance of 1980.90 feet, to the southeast corner of said certain parcel of land;

THENCE leaving said east line, along the southerly line of said certain parcel of land, South 89°57'51" West, a distance of 329.42 feet;

THENCE North 00°11'21" East, a distance of 660.27 feet;

THENCE South 89°57'33" West, a distance of 1318.34 feet, to the southwest corner of said certain parcel of land and the north-south mid-section line of said section;

THENCE leaving said southerly line, along the west line of said certain parcel of land and said mid-section line, North 00°07'51" East, a distance of 1320.30 feet, to the **POINT OF BEGINNING**.

Containing 2,394,671 square feet or 54.9741 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

Y:\WP\Parcel Descriptions\2021\215236.01 Surprise Foothills Mesquite Mountain Ranch Property L07 01-16-23.docx



EXHIBIT B

DEPICTION OF PROPERTY TO BE REMOVED FROM THE MESQUITE MOUNTAIN RANCH PAD

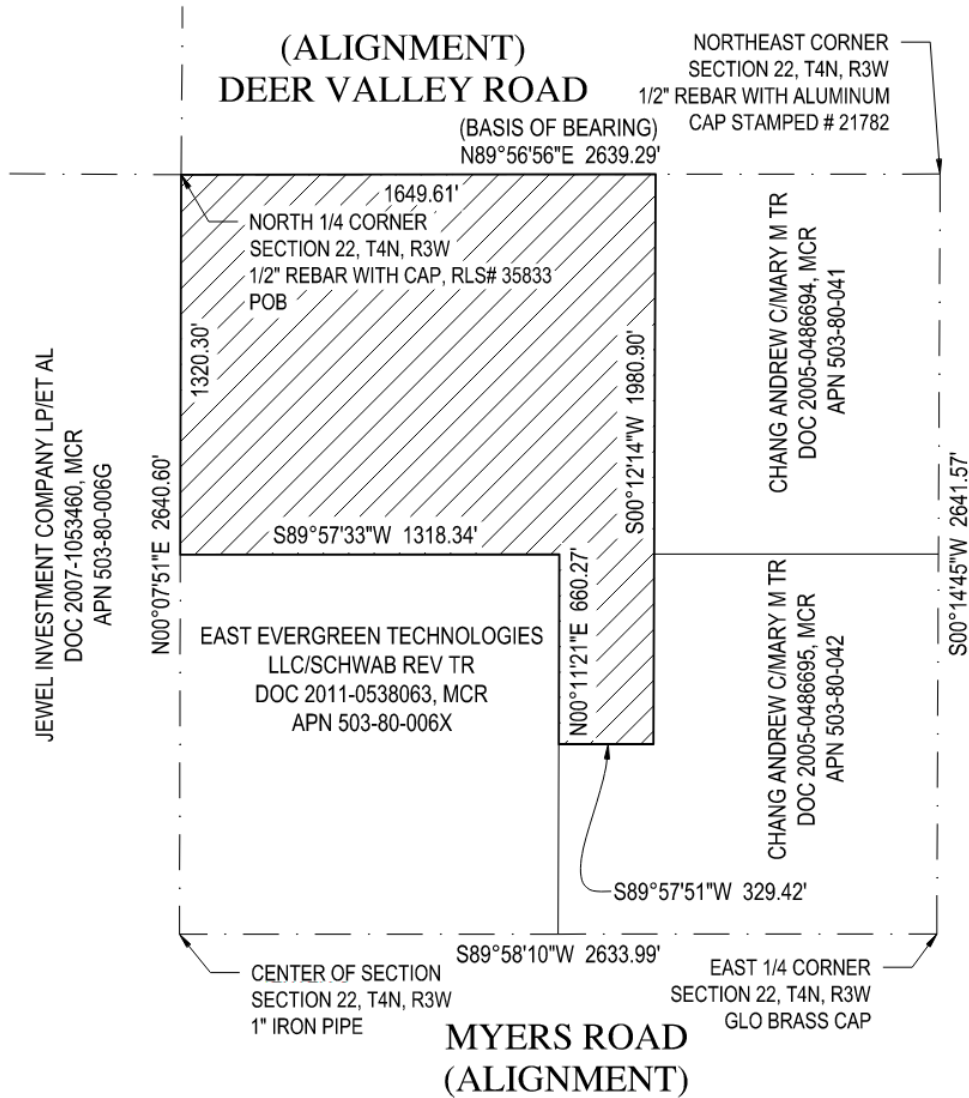


EXHIBIT "A"

SURPRISE FOOTHILLS
MESQUITE MOUNTAIN RANCH PROPERTY

01/16/2023

WP# 215236.01

PAGE 2 OF 2

NOT TO SCALE

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EXHIBIT C

LEGAL DESCRIPTION OF PROPERTY TO BE CHANGED FROM MDR TO COMMERCIAL

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

February 14, 2023
WP# 215236.01
Page 1 of 4
See Exhibit "A"

LEGAL DESCRIPTION Mesquite Mountain Ranch C-3 Zoning

A parcel of land lying within Section 23, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the west quarter corner of said Section 23, a General Land Office (GLO) brass cap, from which the southwest corner of said section, a 1-inch iron pipe with no identification, bears South 00°11'57" West (basis of bearing), a distance of 2640.11 feet;

THENCE along the west line of said section, South 00°11'57" West, a distance of 330.01 feet, to the northwest corner of that certain parcel of land recorded in Document 2022-0516077, Maricopa County Records (MCR);

THENCE leaving said west line, along the north line of said certain parcel of land, North 89°44'06" East, a distance of 600.02 feet, to the northeast corner of said certain parcel of land and the **POINT OF BEGINNING**;

THENCE leaving said north line, South 89°56'43" East, a distance of 1021.60 feet, to a point of intersection with a non-tangent curve;

THENCE southwesterly along said non-tangent curve to the right, having a radius of 534.53 feet, concave northwesterly, whose radius bears North 63°32'54" West, through a central angle of 54°44'16", a distance of 510.67 feet, to a point of intersection with a non-tangent curve;

THENCE westerly along said non-tangent curve to the right, having a radius of 708.30 feet, concave northerly, whose radius bears North 12°24'01" West, through a central angle of 08°25'33", a distance of 104.16 feet, to a point of intersection with a non-tangent line;

THENCE South 85°47'35" West, a distance of 126.17 feet, to a point of intersection with a non-tangent curve;

THENCE westerly along said non-tangent curve to the left, having a radius of 417.91 feet, concave southerly, whose radius bears South 01°11'03" East, through a central angle of 30°45'41", a distance of 224.37 feet, to a point of intersection with a non-tangent line;

THENCE South 59°19'22" West, a distance of 51.55 feet, to a point of intersection with a non-tangent curve;

THENCE southwesterly along said non-tangent curve to the right, having a radius of 984.33 feet, concave northwesterly, whose radius bears North 29°10'36" West, through a central angle of 09°01'57", a distance of 155.17 feet, to the east line of said certain parcel of land;

Legal Description
Mesquite Mountain Ranch
C-3 Zoning

February 14, 2023
WP# 215236.01
Page 2 of 4
See Exhibit "A"

THENCE along said east line, North 00°11'57" East, a distance of 469.35 feet, to the **POINT OF BEGINNING**.

Containing 297,544 square feet or 6.8307 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

Y:\WP\Parcel Descriptions\2021\215236.01 Mesquite Mountain Ranch C-3 Zoning L09 02-14-23.docx



EXHIBIT D

DEPICTION OF PROPERTY TO BE CHANGED FROM MDR TO COMMERCIAL

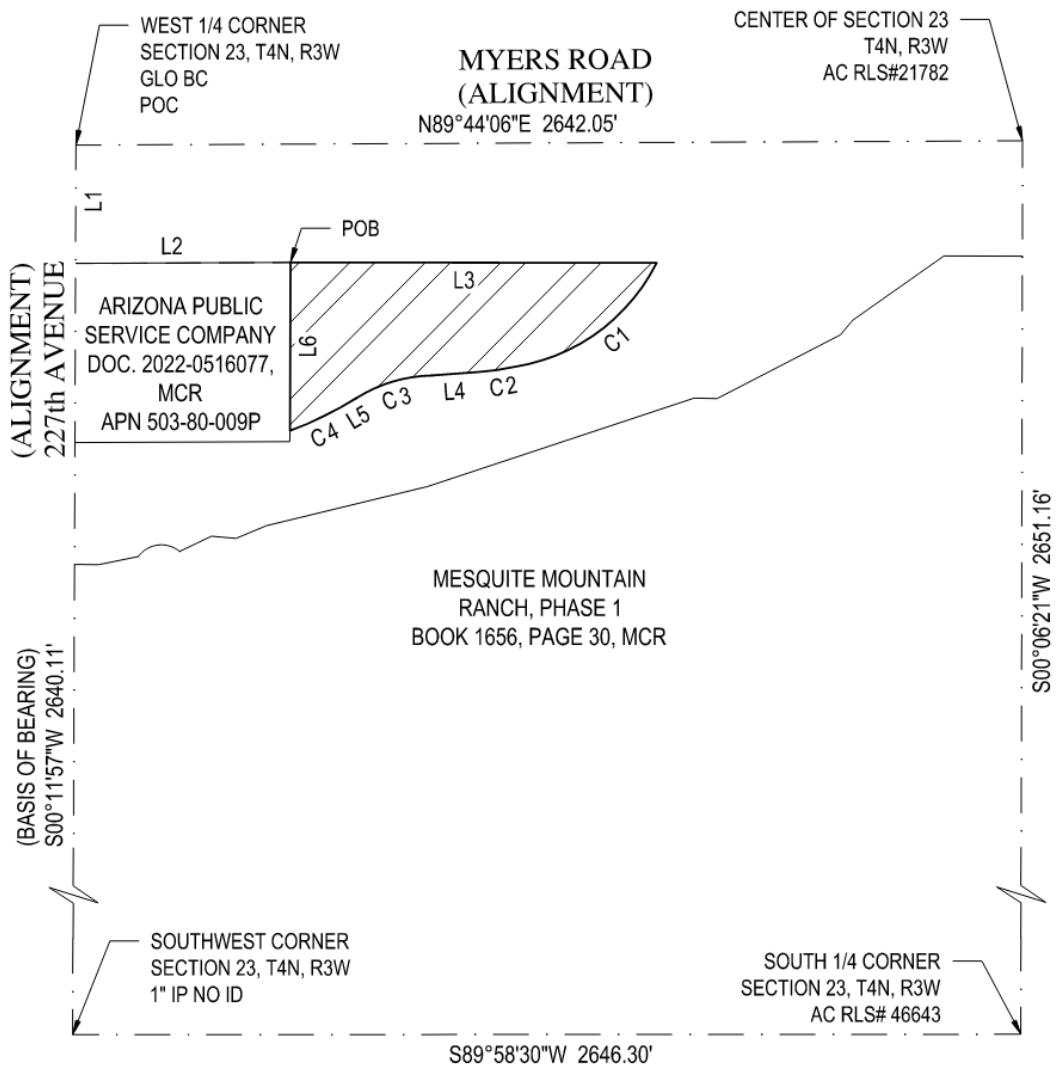


EXHIBIT "A"
 MESQUITE MOUNTAIN RANCH
 C-3 ZONING
 02/14/2023
 WP# 215236.01
 PAGE 3 OF 4
 NOT TO SCALE
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°11'57"W	330.01'
L2	N89°44'06"E	600.02'
L3	S89°56'43"E	1021.60'
L4	S85°47'35"W	126.17'
L5	S59°19'22"W	51.55'
L6	N00°11'57"E	469.35'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	54°44'16"	534.53'	510.67'
C2	8°25'33"	708.30'	104.16'
C3	30°45'41"	417.91'	224.37'
C4	9°01'57"	984.33'	155.17'



EXHIBIT "A"
MESQUITE MOUNTAIN RANCH
C-3 ZONING
02/14/2023
WP# 215236.01
PAGE 4 OF 4
NOT TO SCALE
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EXHIBIT E

LEGAL DESCRIPTION OF RESULTANT PAD AREA

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

March 13, 2023
WP# 215236.01
Page 1 of 4
See Exhibit "A"

LEGAL DESCRIPTION Mesquite Mountain Ranch Remaining Parcel

A parcel of land lying within Sections 22 and 23, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the east quarter corner of said Section 22, a General Land Office (GLO) brass cap, from which the center of said Section 22, a 1-inch iron pipe with no identification, bears South 89°58'10" West (basis of bearing), a distance of 2633.98 feet;

THENCE along the east-west mid-section line of said Section 22, South 89°58'10" West, a distance of 2633.98 feet, to said center of Section 22;

THENCE leaving said mid-section line, along the north-south mid-section line of said Section 22, North 00°07'51" East, a distance of 1320.30 feet, to the southwest corner of that certain parcel of land recorded in Document 2012-0682229, Maricopa County Records (MCR);

THENCE leaving said mid-section line, along the southerly line of said certain parcel of land, North 89°57'33" East, a distance of 1318.34 feet;

THENCE South 00°11'21" West, a distance of 660.27 feet;

THENCE North 89°57'51" East, a distance of 329.42 feet, to the southeast corner of said certain parcel of land;

THENCE leaving said southerly line, along the east line of said certain parcel of land, North 00°12'14" East, a distance of 1980.90 feet, to the northeast corner of said certain parcel of land and the north line of said Section 22;

THENCE leaving said east line, along said north line, North 89°56'56" East, a distance of 989.77 feet, to the northeast corner of said Section 22, also being the northwest corner of said Section 23;

THENCE leaving said north line, along the north line of said Section 23, North 89°50'21" East, a distance of 2635.48 feet, to the north quarter corner of said Section 23;

THENCE leaving said north line, along the north-south mid-section line of said Section 23, South 00°06'22" West, a distance of 2636.72 feet, to the center of said Section 23;

THENCE continuing along said mid-section line, South 00°06'21" West, a distance of 321.73 feet, to the northeast corner of Mesquite Mountain Ranch, Phase 1, recorded in Book 1656, page 30, MCR;

THENCE leaving said mid-section line, along the northerly line of said Mesquite Mountain Ranch, Phase 1, North 89°53'39" West, a distance of 218.62 feet;

THENCE South 54°51'07" West, a distance of 312.04 feet;

THENCE South 39°56'46" West, a distance of 52.36 feet;

THENCE South 62°38'09" West, a distance of 388.22 feet;

**Legal Description
Mesquite Mountain Ranch
Remaining Parcel**

March 13, 2023
WP# 215236.01
Page 2 of 4
See Exhibit "A"

THENCE North 88°49'42" West, a distance of 64.06 feet;
THENCE South 71°40'59" West, a distance of 783.75 feet;
THENCE South 76°17'29" West, a distance of 462.82 feet;
THENCE South 67°22'19" West, a distance of 91.71 feet;
THENCE North 84°40'41" West, a distance of 69.34 feet;
THENCE South 64°26'25" West, a distance of 98.87 feet, to a point of intersection with a non-tangent curve;
THENCE westerly along said non-tangent curve to the left, having a radius of 80.00 feet, concave southerly, whose radius bears South 38°58'38" West, through a central angle of 92°07'36", a distance of 128.63 feet, to a point of intersection with a non-tangent line;
THENCE South 78°33'57" West, a distance of 113.13 feet;
THENCE North 89°48'03" West, a distance of 67.50 feet, to the west line of said Section 23;
THENCE leaving said northerly line, along said west line, North 00°11'57" East, a distance of 339.91 feet, to the southwest corner of that certain parcel of land recorded in Document 2022-0516077, MCR;
THENCE leaving said west line, along the south line of said certain parcel of land, North 89°44'06" East, a distance of 600.02 feet, to the southeast corner of said certain parcel of land;
THENCE leaving said south line, along the east line of said certain parcel of land, North 00°11'57" East, a distance of 500.02 feet, to the northeast corner of said certain parcel of land;
THENCE leaving said east line, along the north line of said certain parcel of land, South 89°44'06" West, a distance of 600.02 feet, to the west line of said Section 23;
THENCE leaving said north line, along said west line, North 00°11'57" East, a distance of 330.01 feet, to the **POINT OF BEGINNING**.

Containing 13,363,483 square feet or 306.7834 acres, more or less.

Subject to existing right-of-ways and easements.

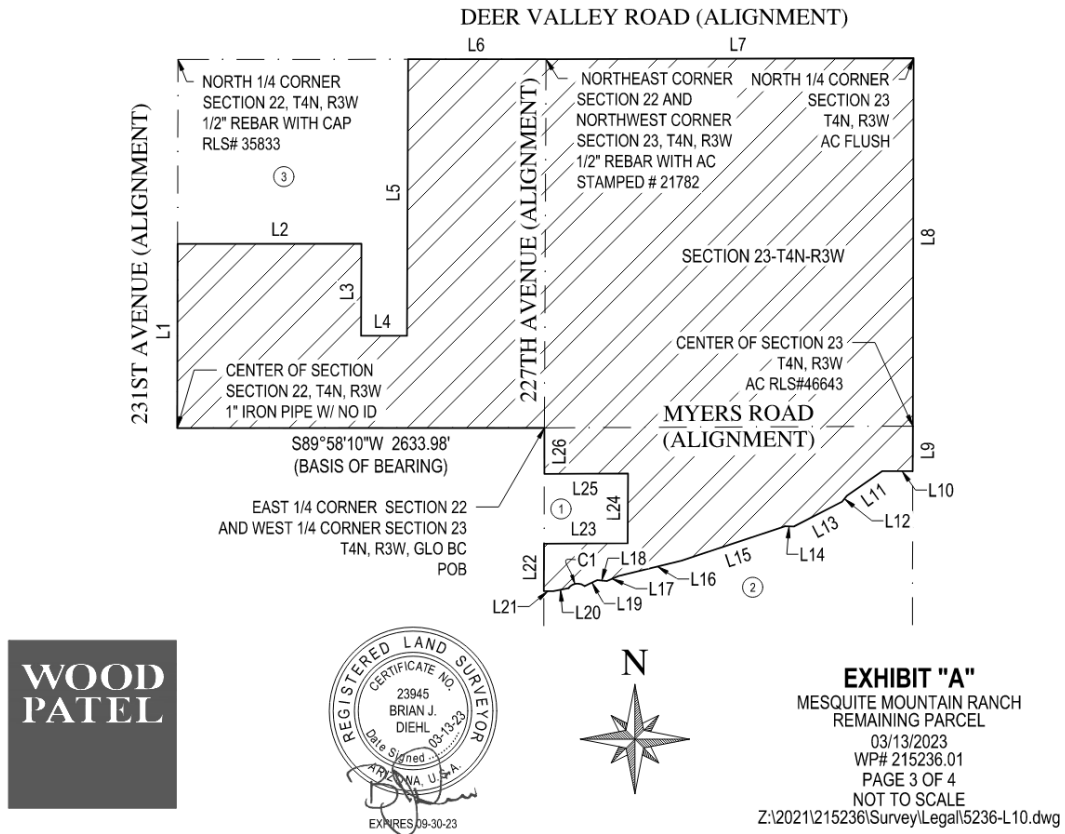
This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

Y:\WP\Parcel Descriptions\2021\215236.01 Mesquite Mountain Ranch Remaining Parcel L10 03-13-23.docx



EXHIBIT F

DEPICTION OF RESULTANT PAD AREA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°07'51"E	1320.30'
L2	N89°57'33"E	1318.34'
L3	S00°11'21"W	660.27'
L4	N89°57'51"E	329.42'
L5	N00°12'14"E	1980.90'
L6	N89°56'56"E	989.77'
L7	N89°50'21"E	2635.48'
L8	S00°06'22"W	2636.72'
L9	S00°06'21"W	321.73'
L10	N89°53'39"W	218.62'
L11	S54°51'07"W	312.04'
L12	S39°56'46"W	52.36'
L13	S62°38'09"W	388.22'
L14	N88°49'42"W	64.06'
L15	S71°40'59"W	783.75'
L16	S76°17'29"W	462.82'
L17	S67°22'19"W	91.71'
L18	N84°40'41"W	69.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S64°26'25"W	98.87'
L20	S78°33'57"W	113.13'
L21	N89°48'03"W	67.50'
L22	N00°11'57"E	339.91'
L23	N89°44'06"E	600.02'
L24	N00°11'57"E	500.02'
L25	S89°44'06"W	600.02'
L26	N00°11'57"E	330.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	92°07'36"	80.00'	128.63'

- ① ARIZONA PUBLIC SERVICE COMPANY
DOC. 2022-0516077, MCR
APN 503-80-009P
- ② MESQUITE MOUNTAIN
RANCH, PHASE 1
BOOK 1656, PAGE 30, MCR
- ③ MESQUITE MOUNTAIN RANCH INVESTMENTS, LLC
DOC. 2012-0682229, MCR
APN 503-80-006F, 503-80-0062, 503-80-040



EXHIBIT "A"
 MESQUITE MOUNTAIN RANCH
 REMAINING PARCEL
 03/13/2023
 WP# 215236.01
 PAGE 4 OF 4
 NOT TO SCALE
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COMMUNITY DEVELOPMENT
Planning Division
16000 N. Civic Center Plaza
Surprise, AZ 85374
Phone: 623-222-3154

Planning and Zoning Commission Recommendation
FS22-1260 – Mesquite Mountain Ranch

On March 21, 2024, the Planning and Zoning Commission recommended that City Council approve the PAD Amendment known as “Mesquite Mountain Ranch,” Case# FS22-1260. The Commission discussed the location of the proposed land in correlation to Surprise Foothills currently. The motion was as follows:

Commissioner Keating motioned to recommend approval of the Major PAD Amendment for Mesquite Mountain Ranch PAD subject to stipulations “a” - “b” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

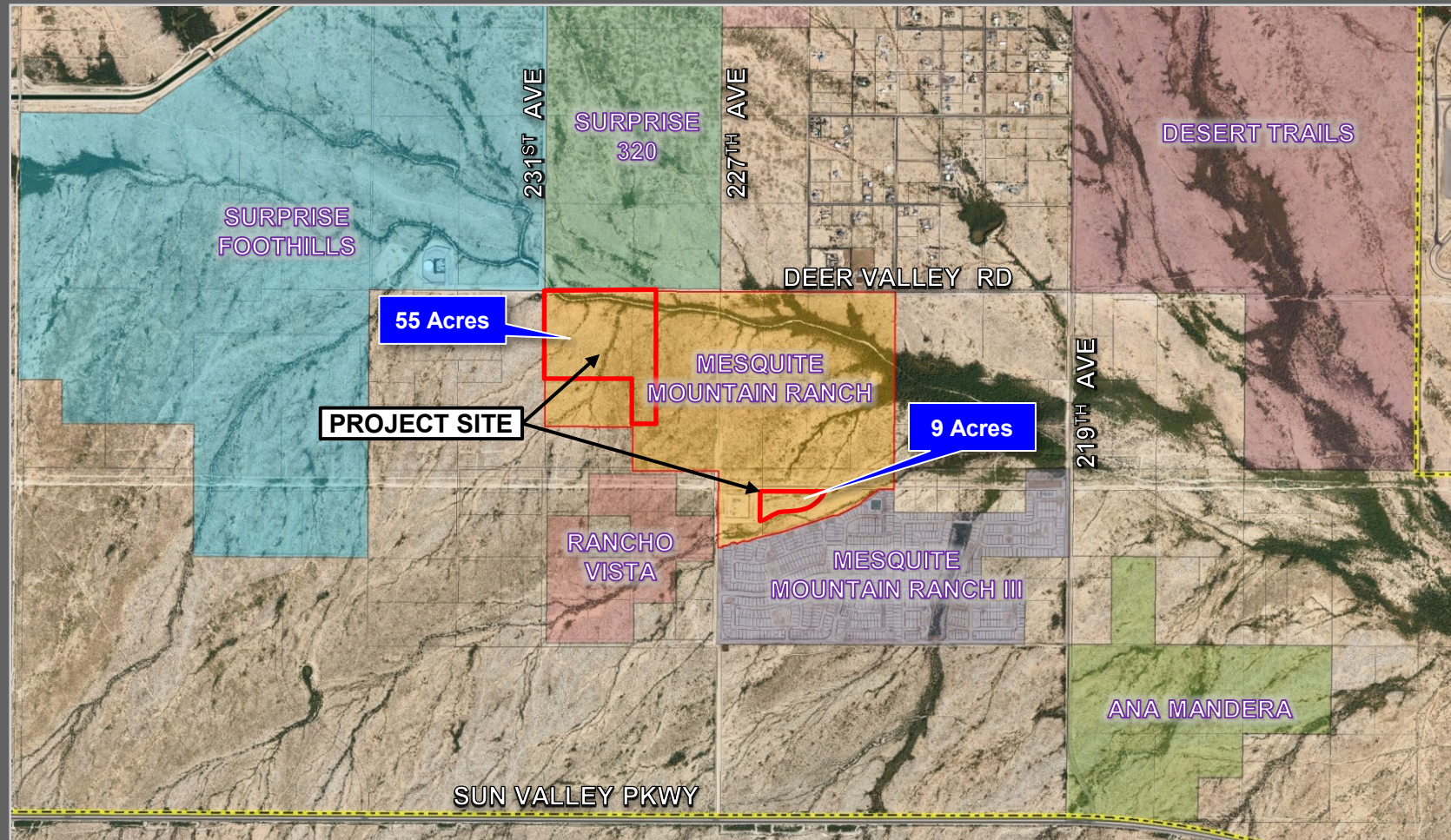


FS22-1260

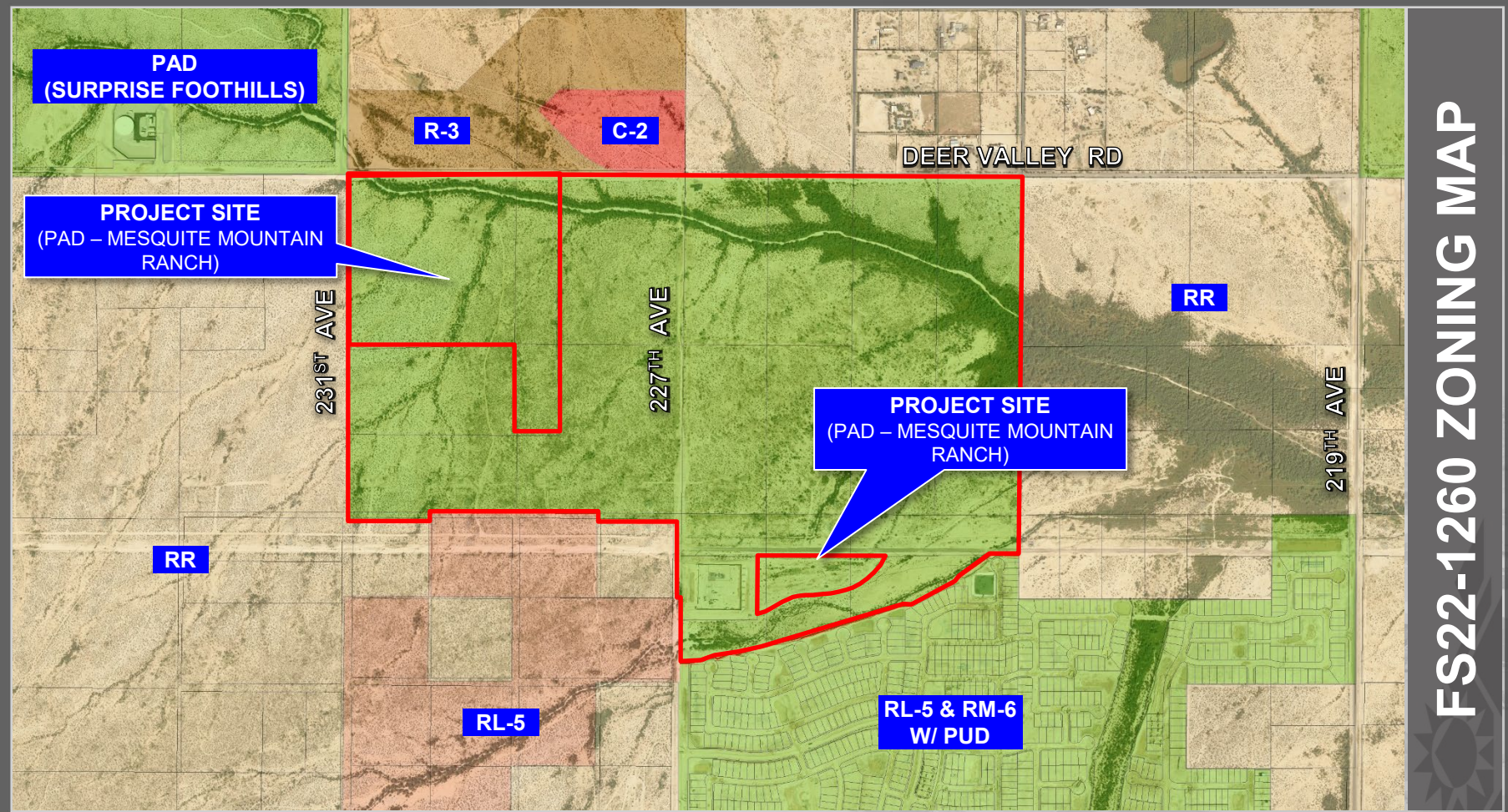
Mesquite Mountain Ranch

Major PAD Amendment

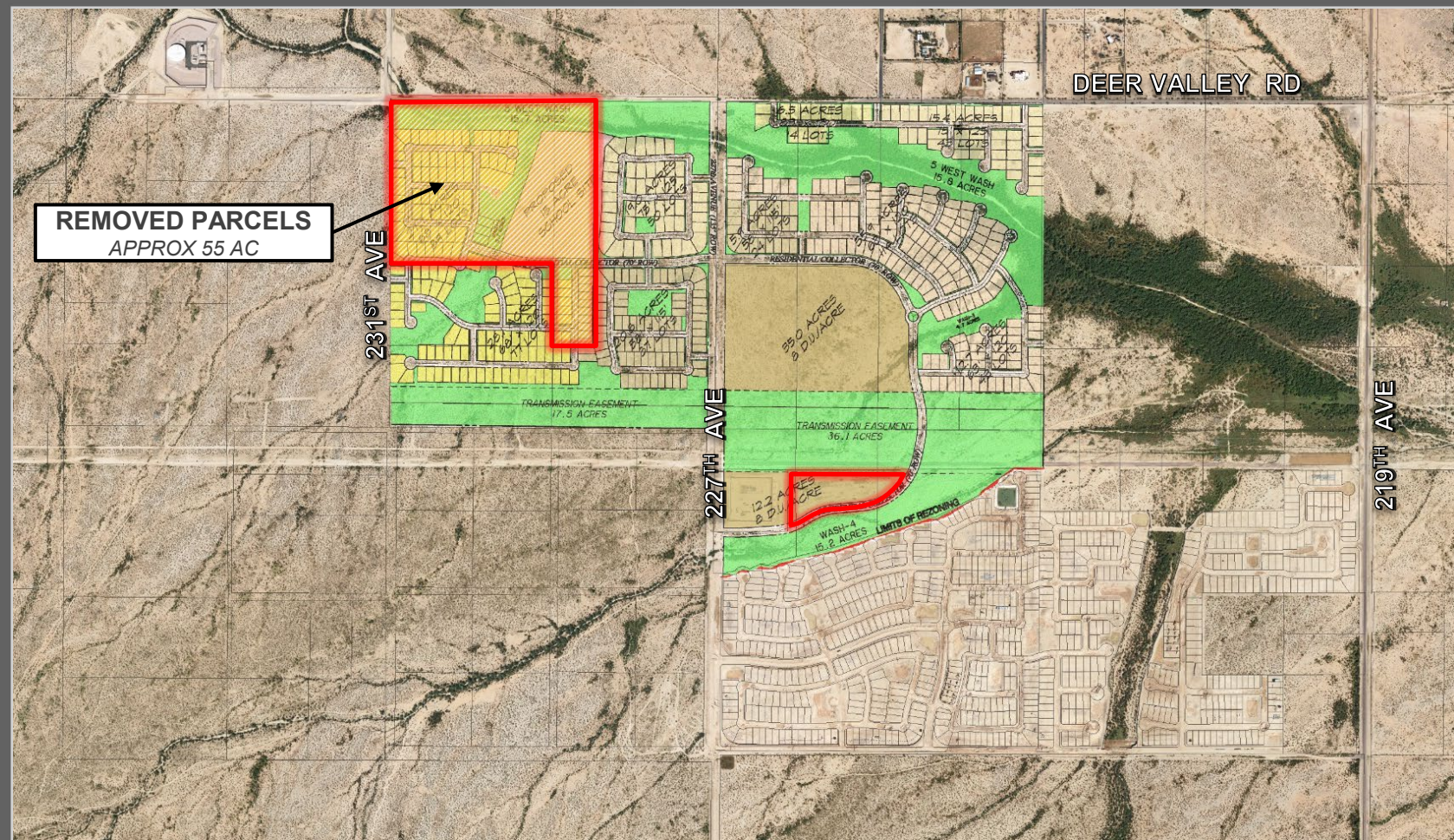
City Council
April 16, 2024



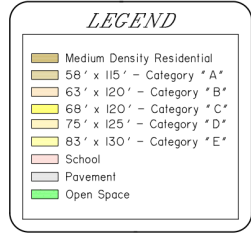
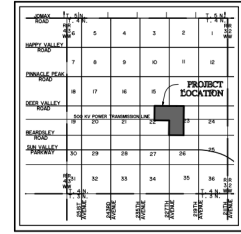
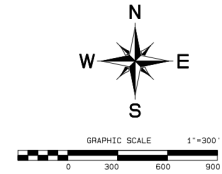
FS22-1260 VICINITY MAP



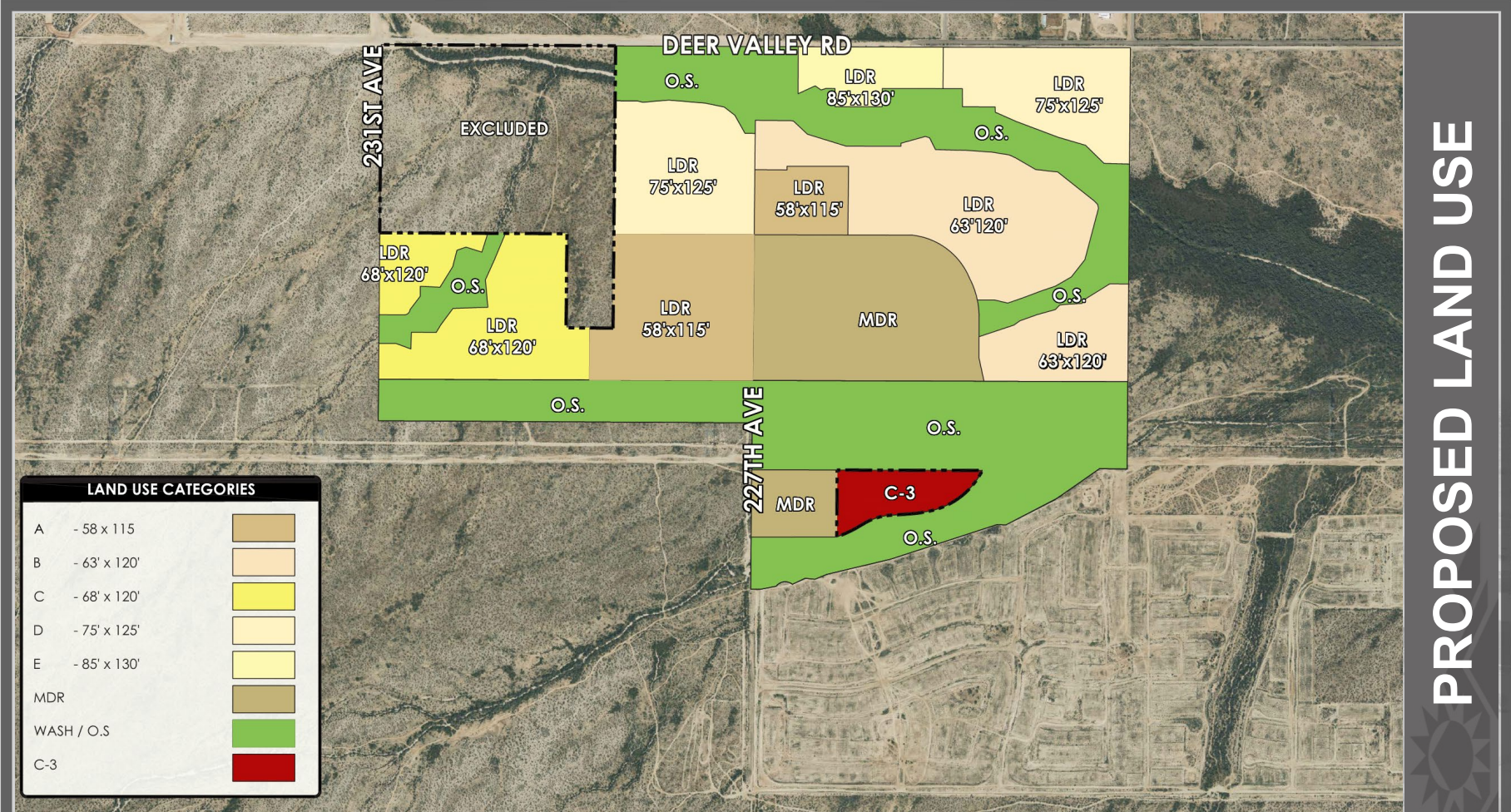
FS22-1260 ZONING MAP



REVISED PAD BOUNDARY



EXISTING LAND USE MAP



PROPOSED LAND USE

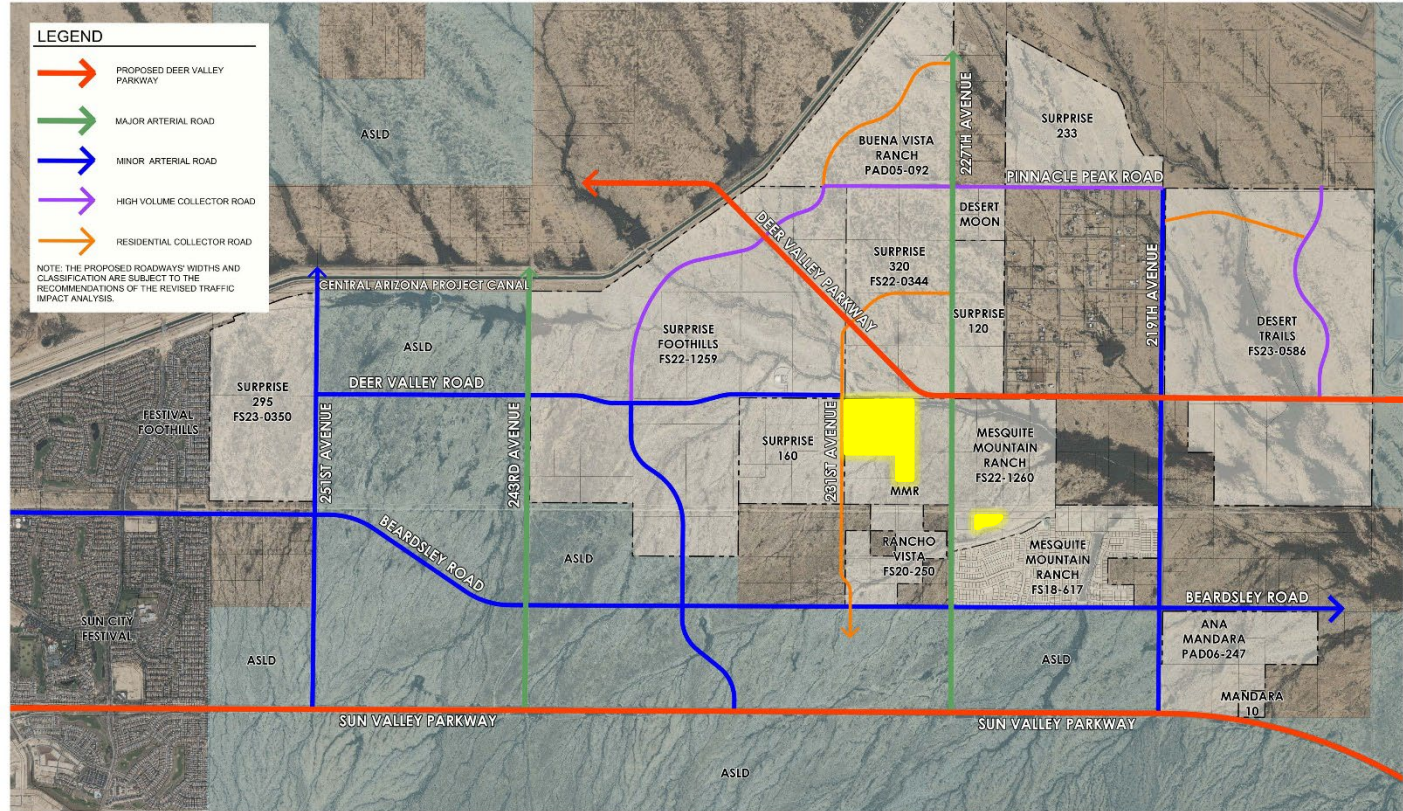
SUMMARY OF CHANGES

PAD BOUNDARY

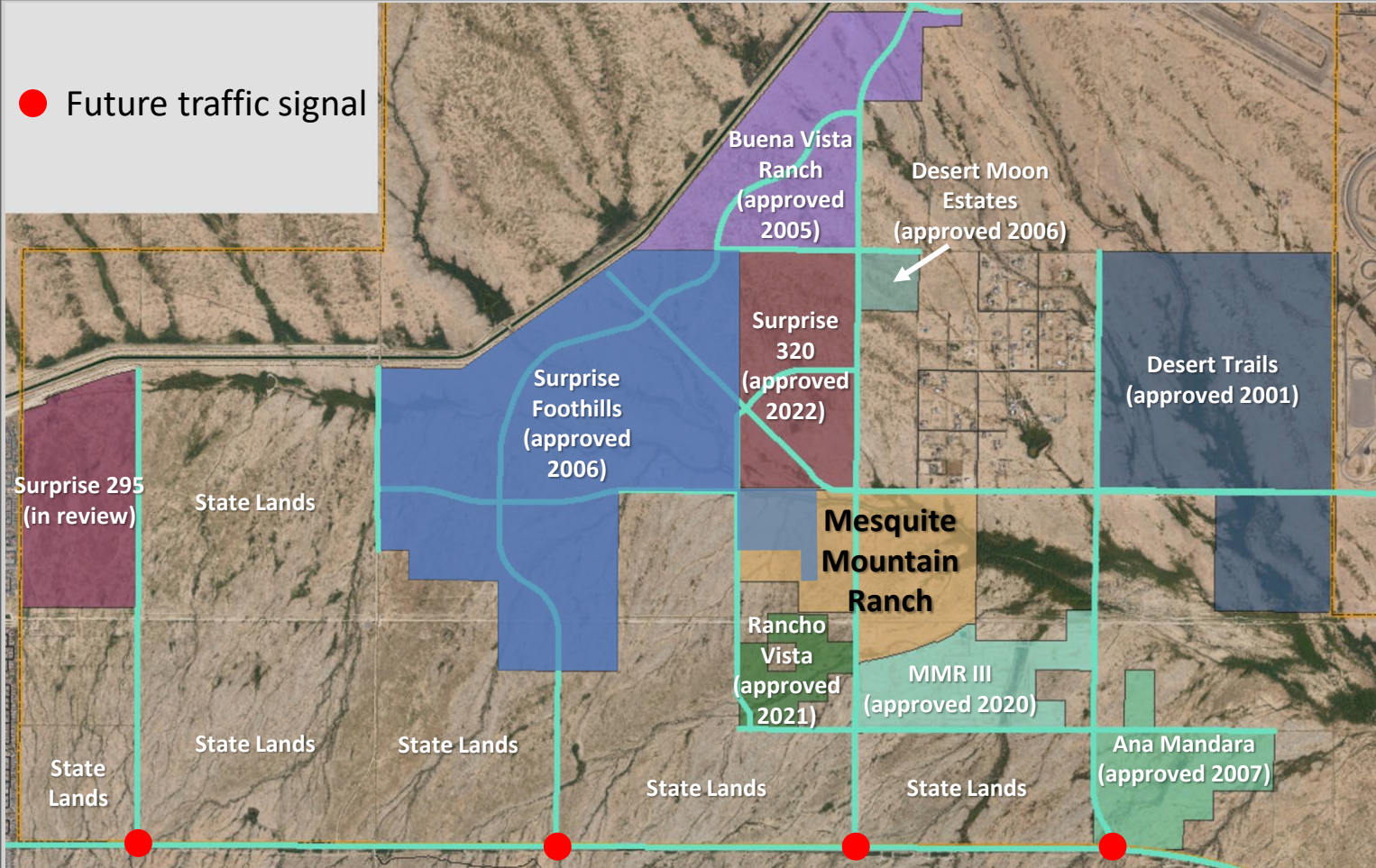
- Rezone 55-acres out of the Mesquite Mountain Ranch PAD (to be rezoned into Surprise Foothills PAD under separate application)

LAND USE DESIGNATION

- Update land use map to show a simplified parcel development plan
- Change the land use designation of 9-acres from medium-density residential (MDR) to commercial with the following uses permitted by-right
 - Recreational Vehicle (RV) Storage
 - Self Storage Facilities



● Future traffic signal



ROADWAYS



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

The P&Z Commission recommended **approval** to the Mayor and City Council, subject to stipulations 'a' - 'b'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

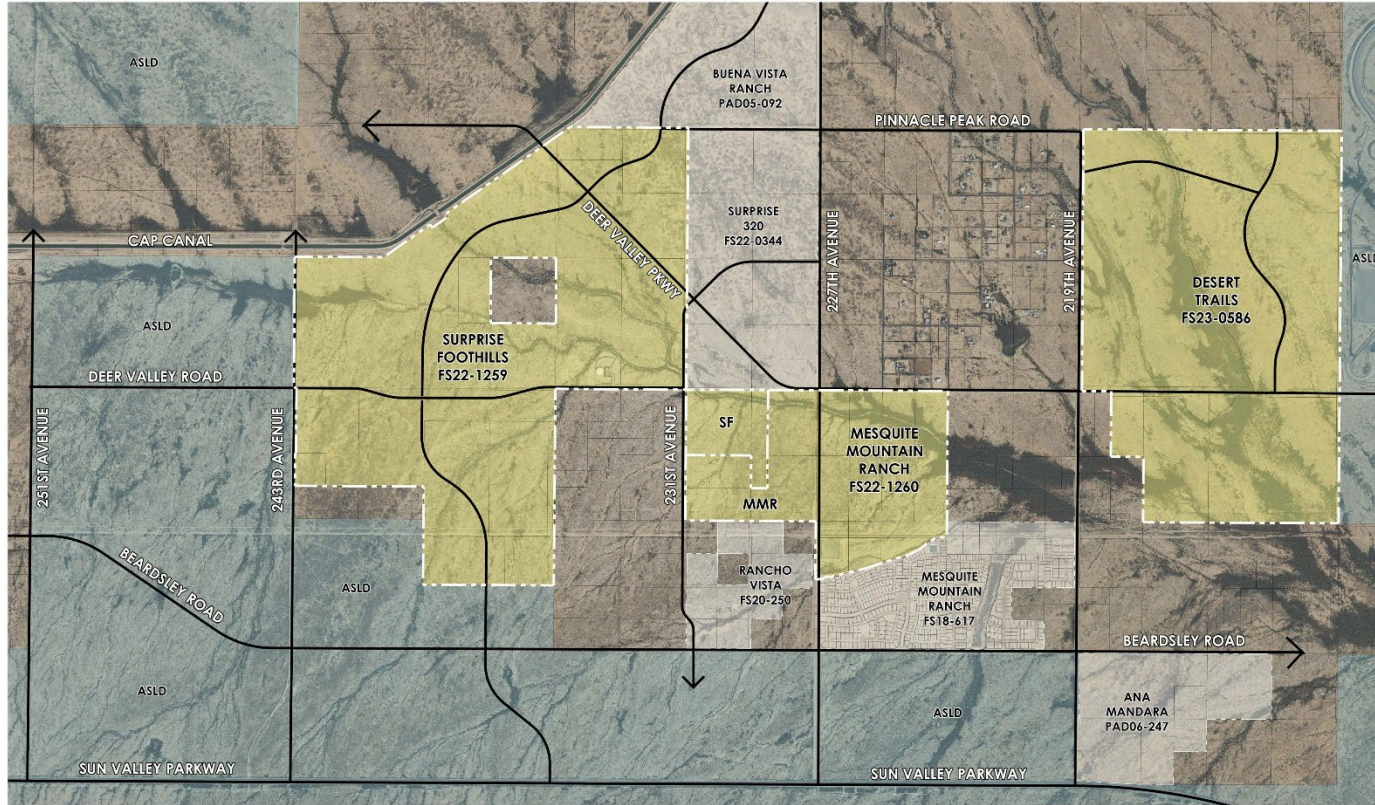
Thank You





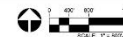
STIPULATIONS

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “Mesquite Mountain Ranch IV PAD Application”, prepared by RVi received March 16, 2023.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

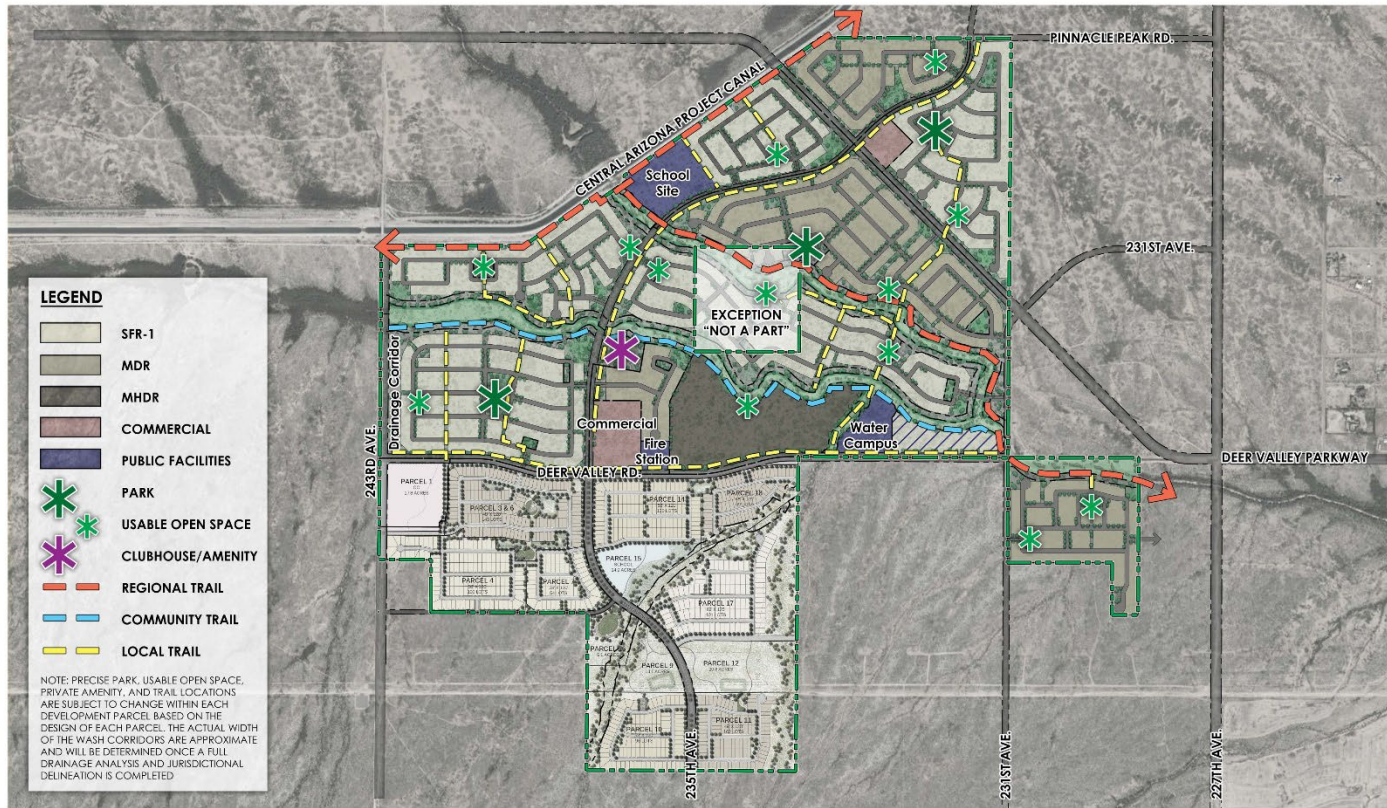


NORTHWEST SURPRISE • REGIONAL PROJECTS

📍 SURPRISE, AZ
 📅 2024-03-18
 🗺️
 📌



Information provided is based on the best available data and is not a guarantee of accuracy. The user assumes all responsibility for the use of this information. This map is not intended to be used for legal purposes.



SURPRISE FOOTHILLS • DEVELOPMENT & OPEN SPACE PLAN

 SURPRISE, AZ

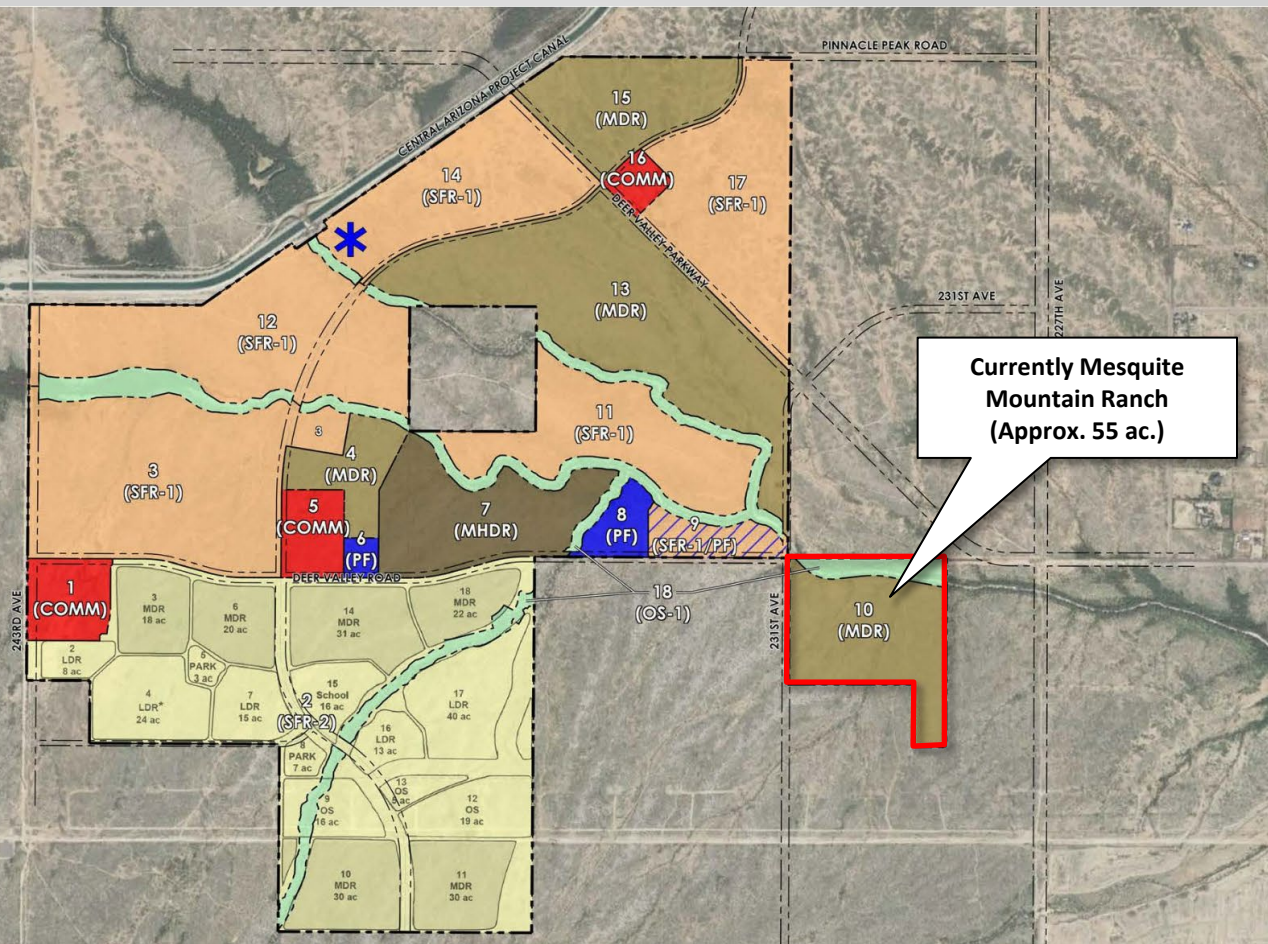
21010085.4

ELLIOTT D. POLLACK & COMPANIES



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



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 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, incorporating approximately 55 acres removed from the Mesquite Mountain Ranch PAD, and revising the land use plan, development parcel configuration, and development standards; Ordinance # 2024-12.

Motion:

I move to [approve/deny] Ordinance #2024-12.

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:

This Major PAD Amendment would allow for the addition of 55 acres from the Mesquite Mountain Ranch PAD and allow for the applicant to develop the property with residential and commercial uses.

Policy Compliant:

The requested Major PAD Amendment, as outlined and detailed in the amendment document, is consistent with the Surprise Land Development Ordinance, the Surprise Foothills PAD, and advances the goals and policies of the General Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS22-1259 Surprise Foothills Major PAD Amendment - Staff Report 041624 CC
 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. 10 - FS22-1259 Surprise Foothills Major PAD Amendment - Ordinance
 12. 11 - FS22-1259 Surprise Foothills Major PAD Amendment - P&Z Recommendation
 13. FS22-1259 Surprise Foothills Major PAD Amendment - PowerPoint
-



MAJOR PAD AMENDMENT

REPORT TO THE CITY COUNCIL

Case: FS22-1259

Project Name: Surprise Foothills Major PAD Amendment

Council District: 1 – Acacia

Meeting Date: April 16, 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

Commission Recommendation: The Planning & Zoning Commission recommended approval, subject to stipulations 'a' and 'b'.

40 **Project Description:**

41 Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of the
42 owners, requests a Major PAD Amendment to the Surprise Foothills PAD to incorporate
43 approximately 55 acres, which is currently within the Mesquite Mountain Ranch PAD, and
44 revise the land use plan, development parcel configuration, and development standards.
45

46 **Background:**

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

50 **February 09, 2006:** The Mayor and City Council approved the Surprise Foothills Planned
51 Area Development under case PAD05-281, Ordinance #06-04.
52

53 **September 26, 2006:** The Community Development Director approved a minor PAD
54 amendment to revise commercial standards under case PADA 06-246.
55

56 **July 31, 2013:** The Community Development Director approved a minor PAD amendment
57 to relocate a wireless telecommunication facility on-site under case FS13-217.
58

59 **September 16, 2021:** The Community Development Director approved a minor PAD
60 amendment to reconfigure development parcels under case FS21-310.
61

62 **March 31, 2022:** The applicant met with staff to discuss the subject proposal during a
63 regularly scheduled Concept Review Meeting under case CR22-0100.
64

65 **September 08, 2022:** The applicant submitted for a Major PAD Amendment to the
66 Surprise Foothills PAD under case FS22-1259, the subject case.
67

68 **September 08, 2022:** The applicant submitted for a Major PAD Amendment to the
69 Mesquite Mountain Ranch PAD under case FS22-1260 to zone approximately 55 acres
70 out of the Mesquite Mountain Ranch PAD to be incorporated into the Surprise Foothills
71 PAD.
72

73 **October 06, 2022:** The Planning & Zoning Commission approved a Preliminary Plat for
74 Phase 1B of Surprise Foothills under case FS21-729.
75

76 **November 03, 2022:** The Planning & Zoning Commission approved a Preliminary Plat
77 for Phase 1A of Surprise Foothills under case FS21-682.
78

79 **November 03, 2022:** The Planning & Zoning Commission approved a Preliminary Plat
80 for Phase 1C of Surprise Foothills under case FS21-683.
81
82

Analysis and Discussion:

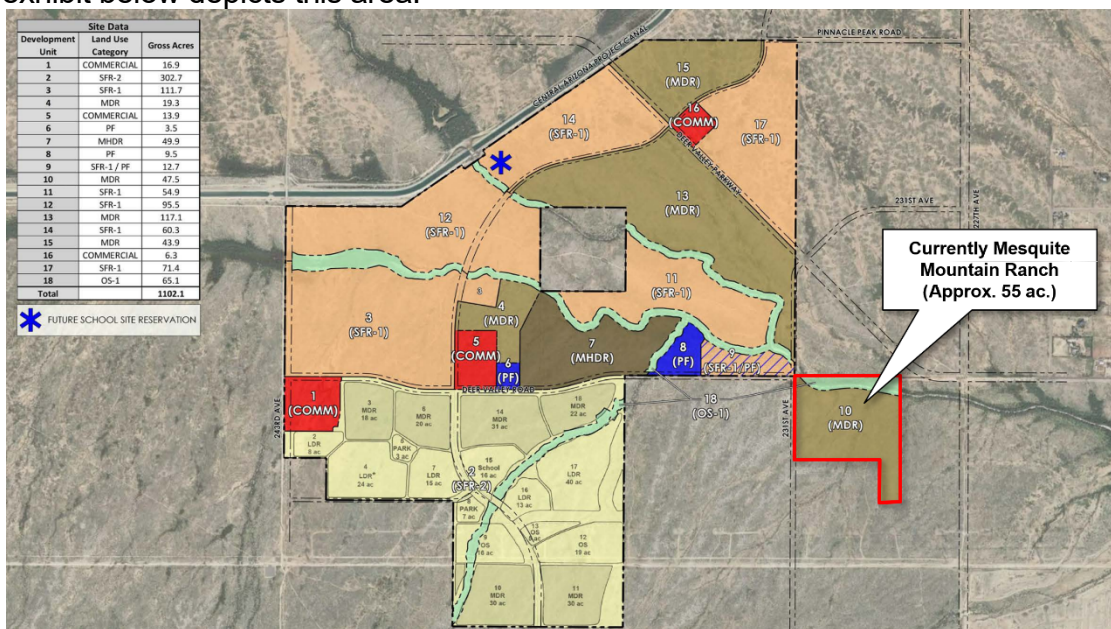
The applicant is requesting a Major PAD amendment to the Surprise Foothills PAD to modify the land use plan and development standards and expand the boundary of the PAD. This request proposes to enact the following requests:

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.

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.

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, 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.

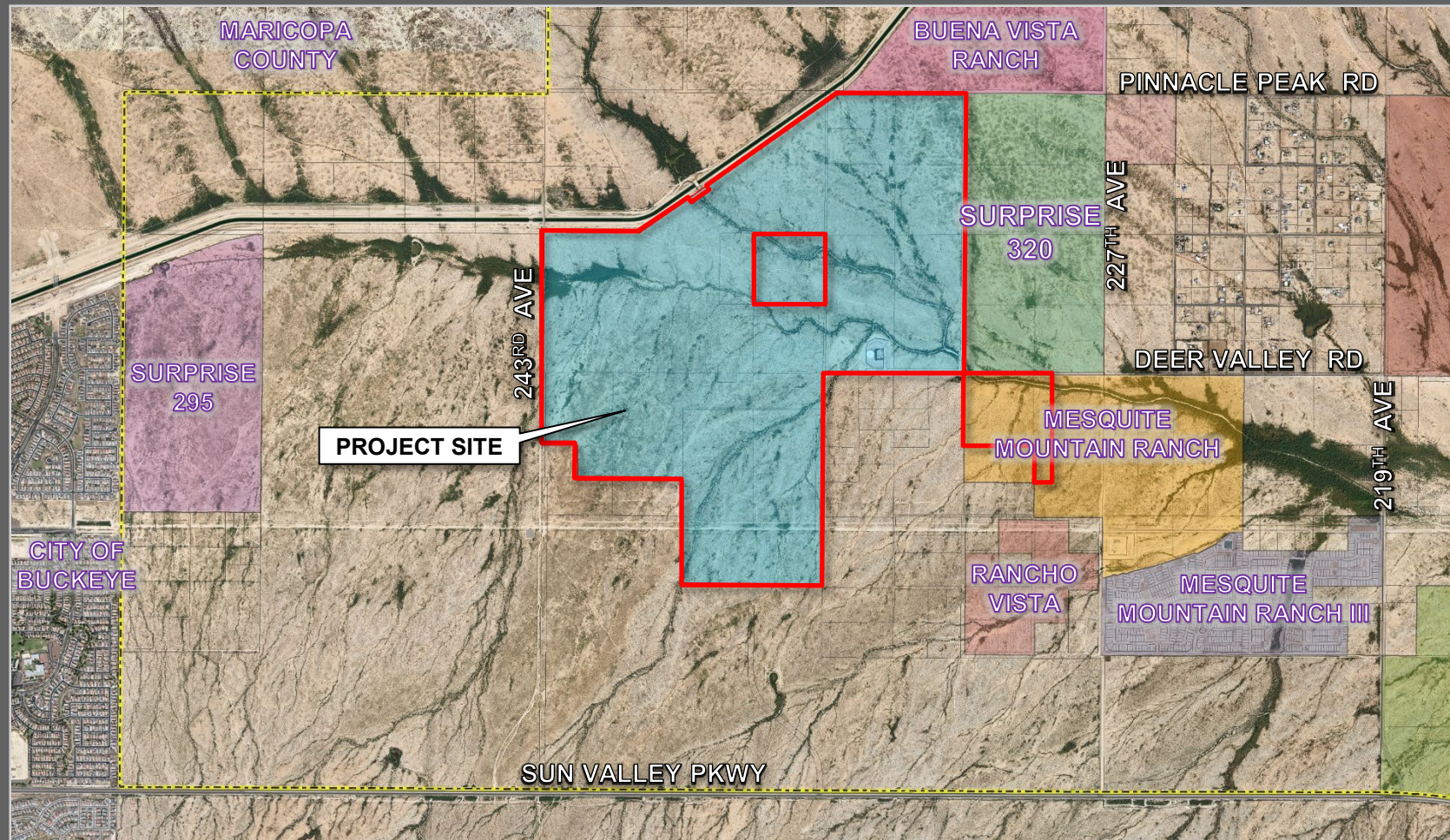
Commission Recommendation:

Based on the findings noted above, the Planning & Zoning Commission recommended **approval** of case **FS22-1259** to the City Council subject to stipulations 'a' and 'b' as follows:

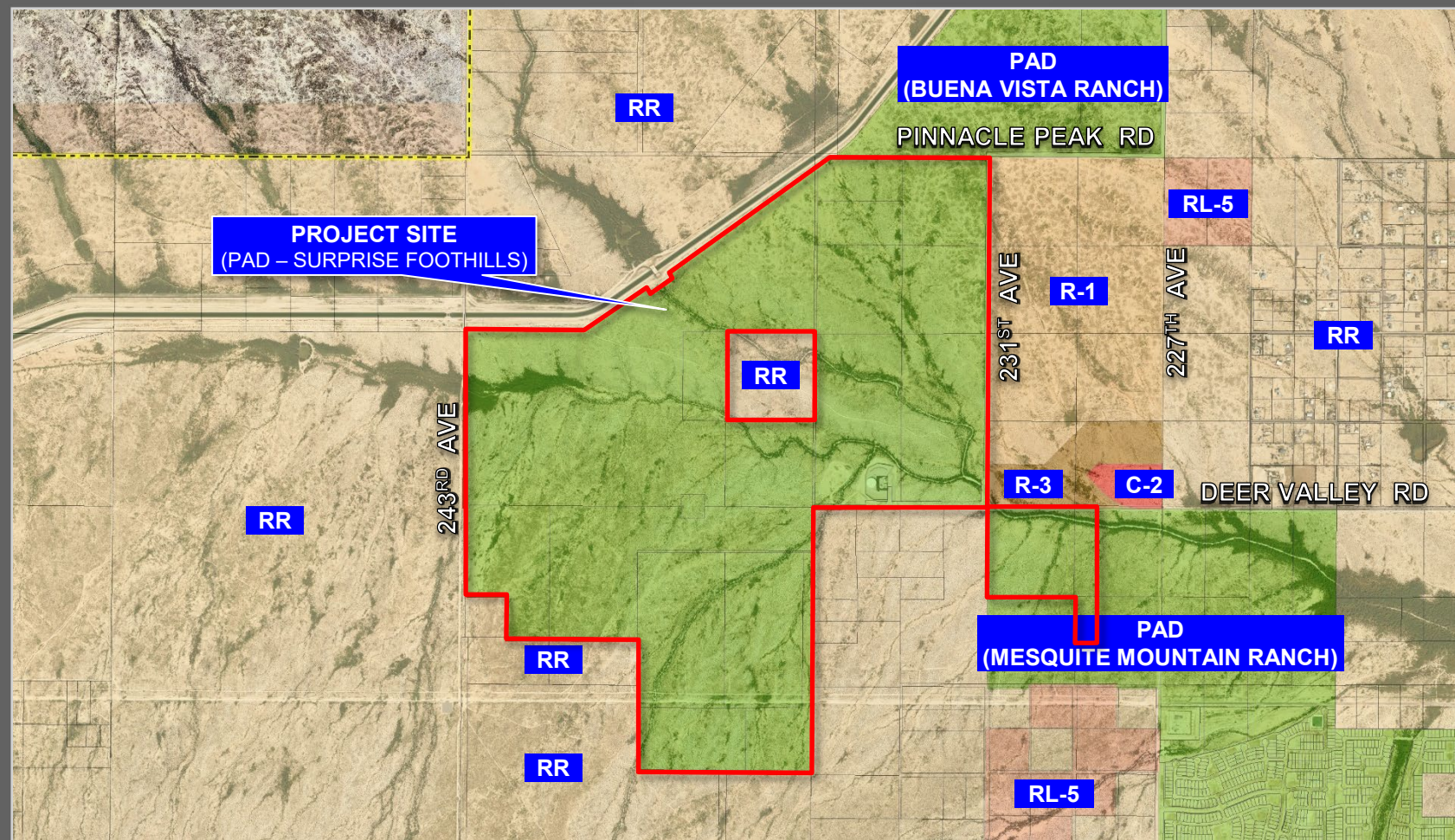
- a. Development and use of the site shall be consistent with the PAD Amendment document entitled "Surprise Foothills PAD Narrative", prepared by RVI, received January 23, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

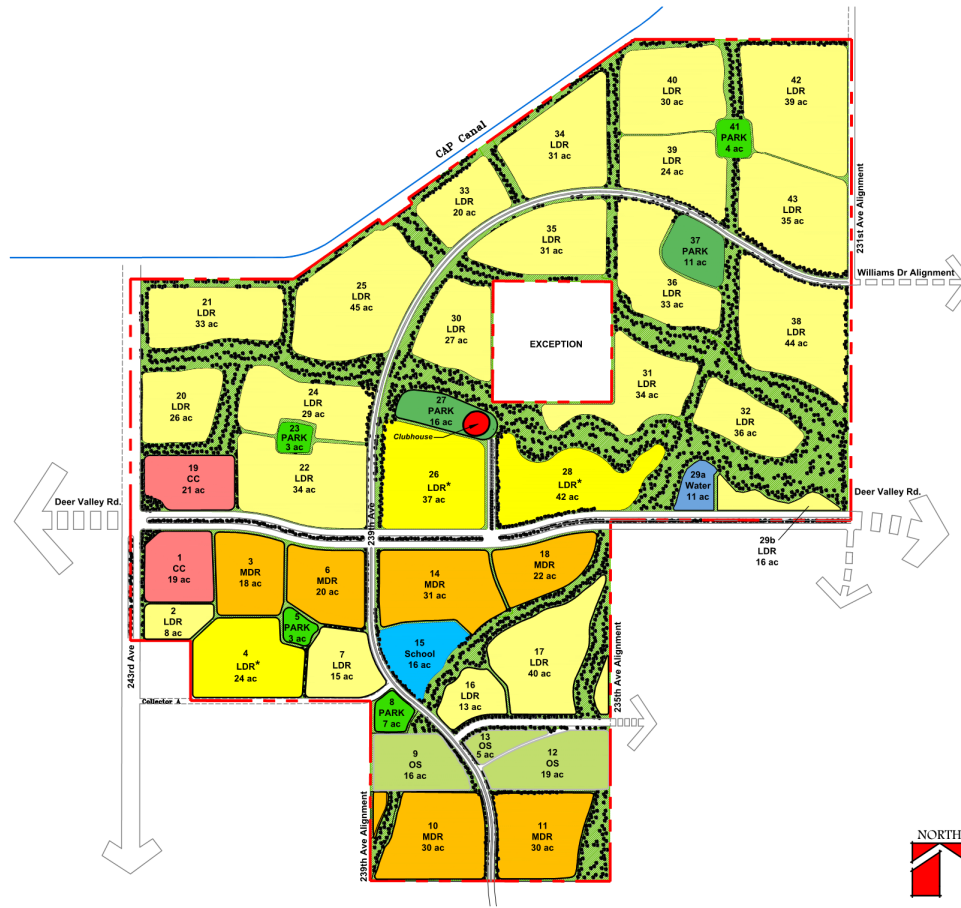
However, should the City Council wish to deny the request, the Council should make its own findings and base its decision on those alternative findings.

270 **Attachments:**
271 01 Vicinity Map
272 02 Zoning Map
273 03 Existing Land Use Map
274 04 Proposed Land Use Map
275 05 PAD Amendment Document
276 06 Luke AFB comments
277 07 Citizen Outreach Report – REDACTED
278 08 Affidavit of Site Posting
279 09 Letter of Support
280 10 Ordinance
281 11 P&Z Recommendation
282 PPT



FS22-1259 VICINITY MAP





Surprise Foothills

Surprise, Arizona

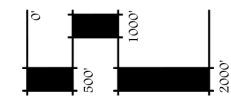
Planned Area Development
Figure 7
Land Use Master Plan

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'

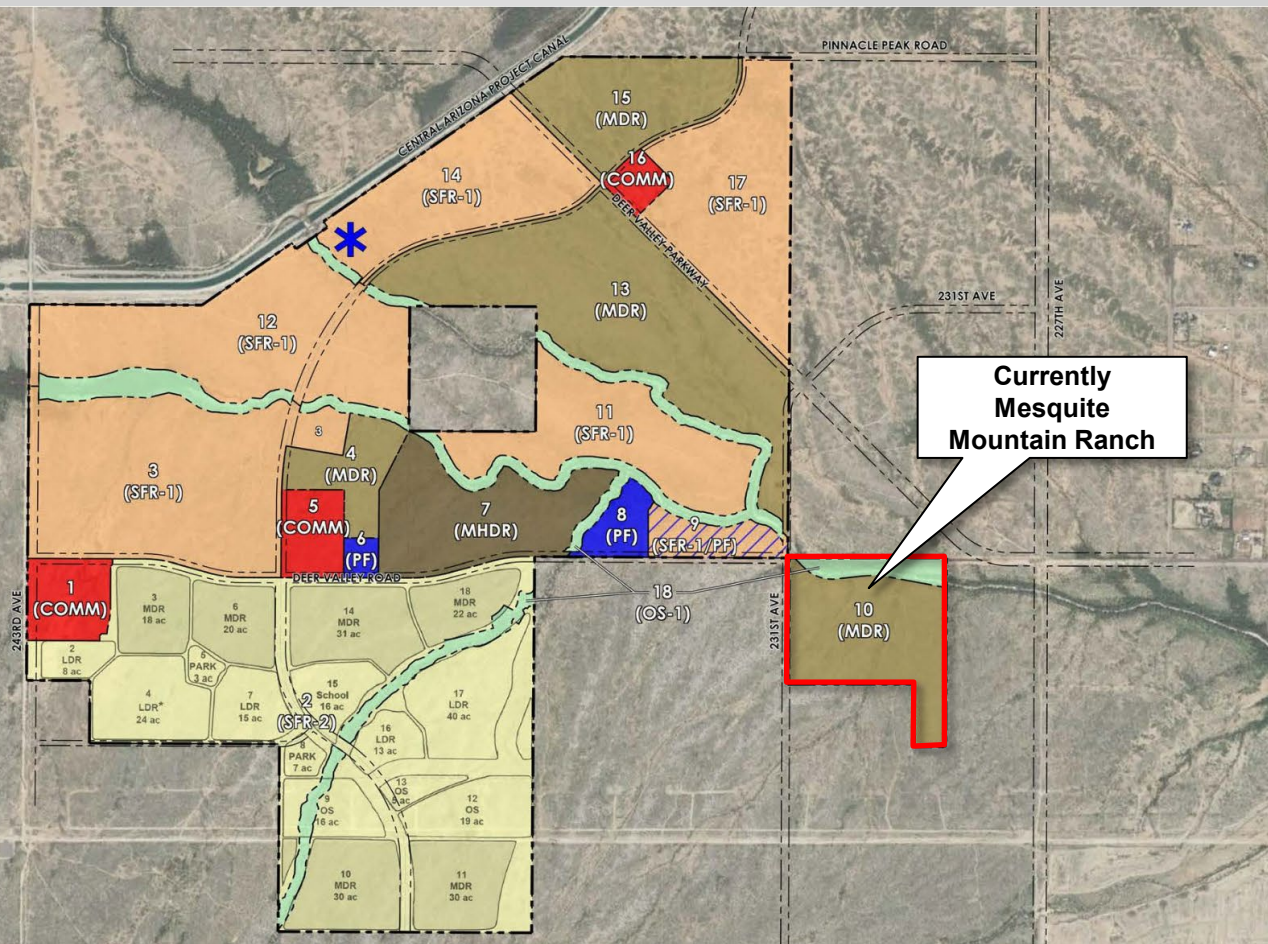


Date: 06-16-2005
Drawn By: DM
Revised: 06-23-2021



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

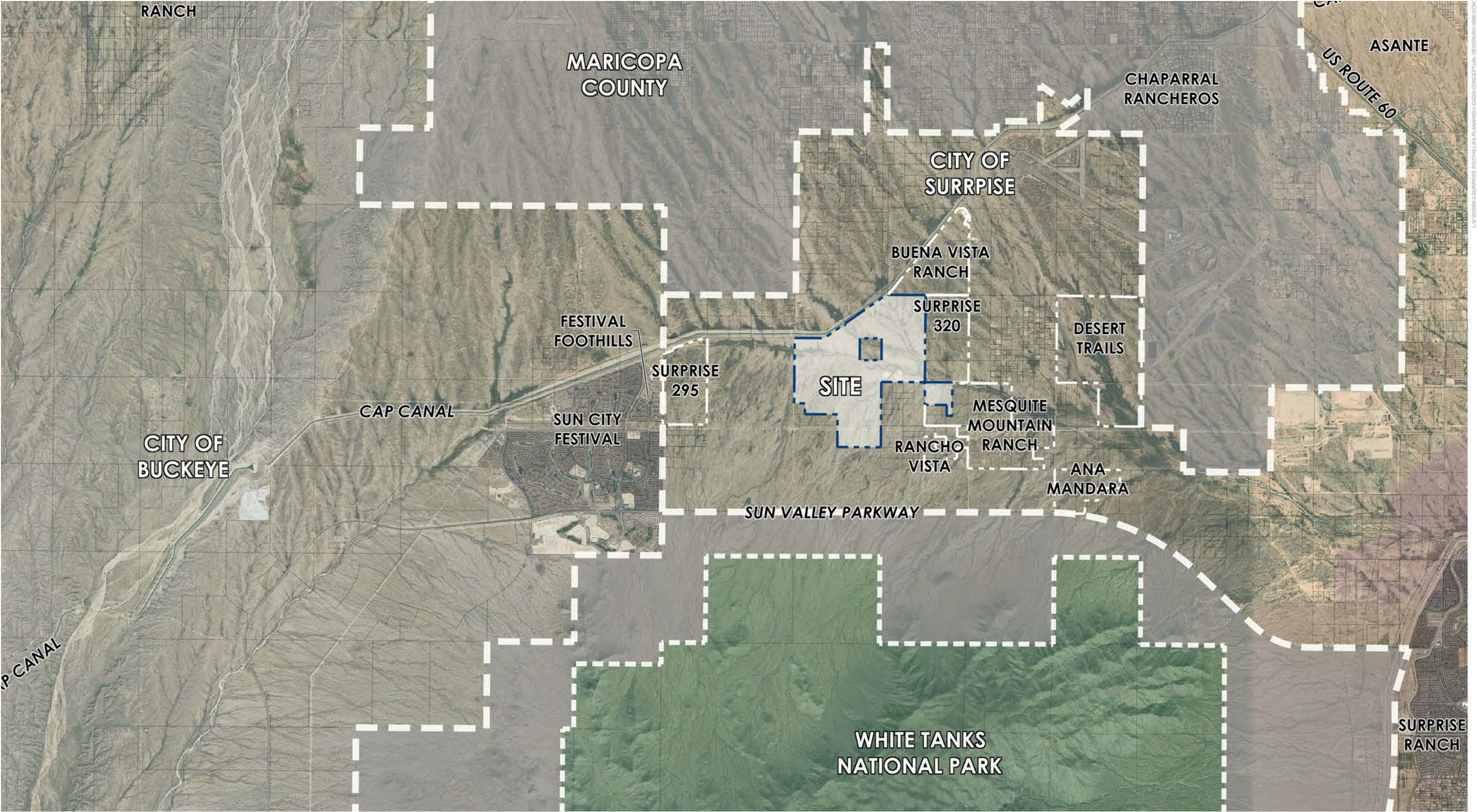
The proposed water campus and fire station planned within the Subject Site are designated as PF by the land use plan. The PF category will allow the uses and follow development standards of the Public Facilities base zoning district as outlined in the LDO and PEDS.

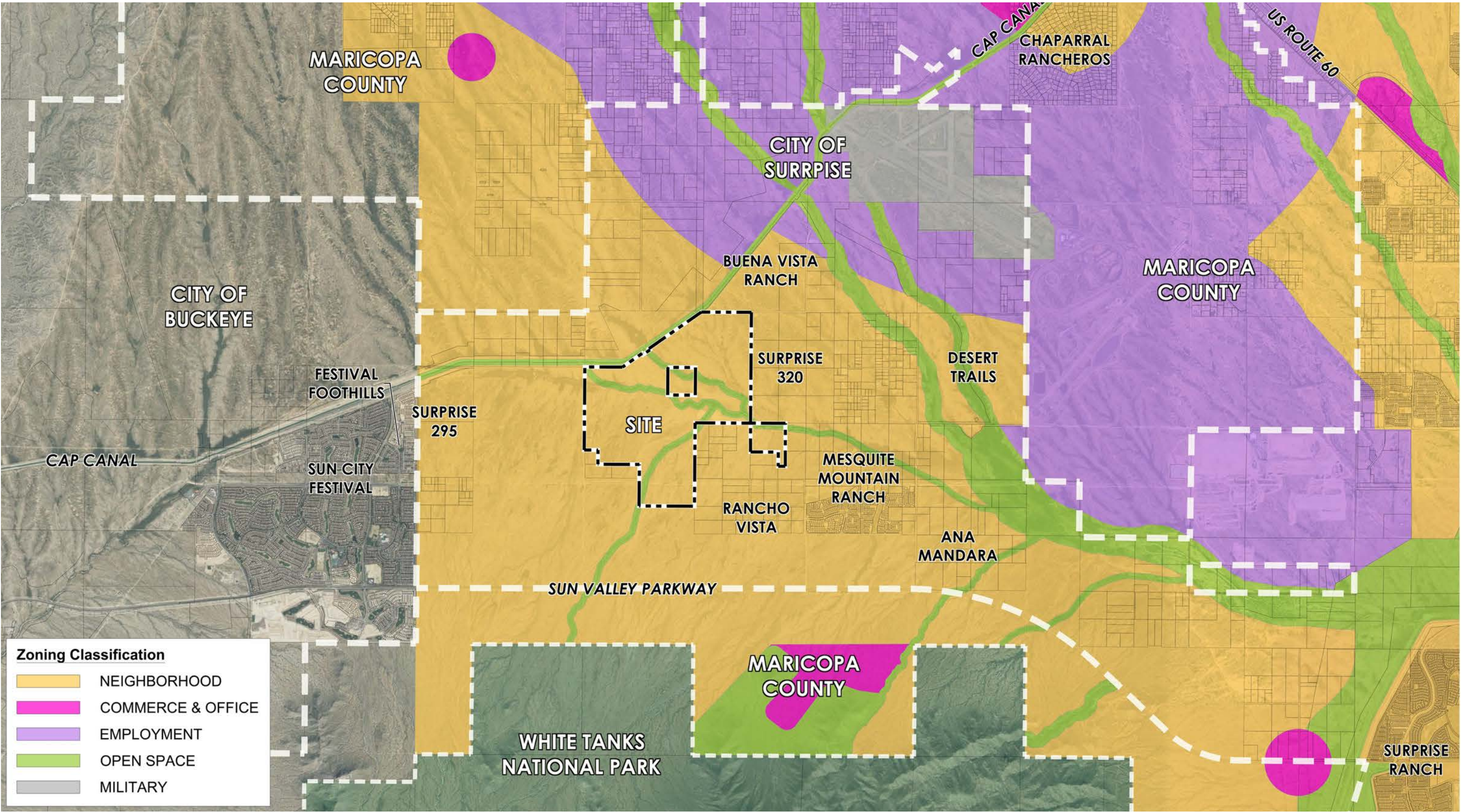
RESIDENTIAL DESIGN GUIDELINES

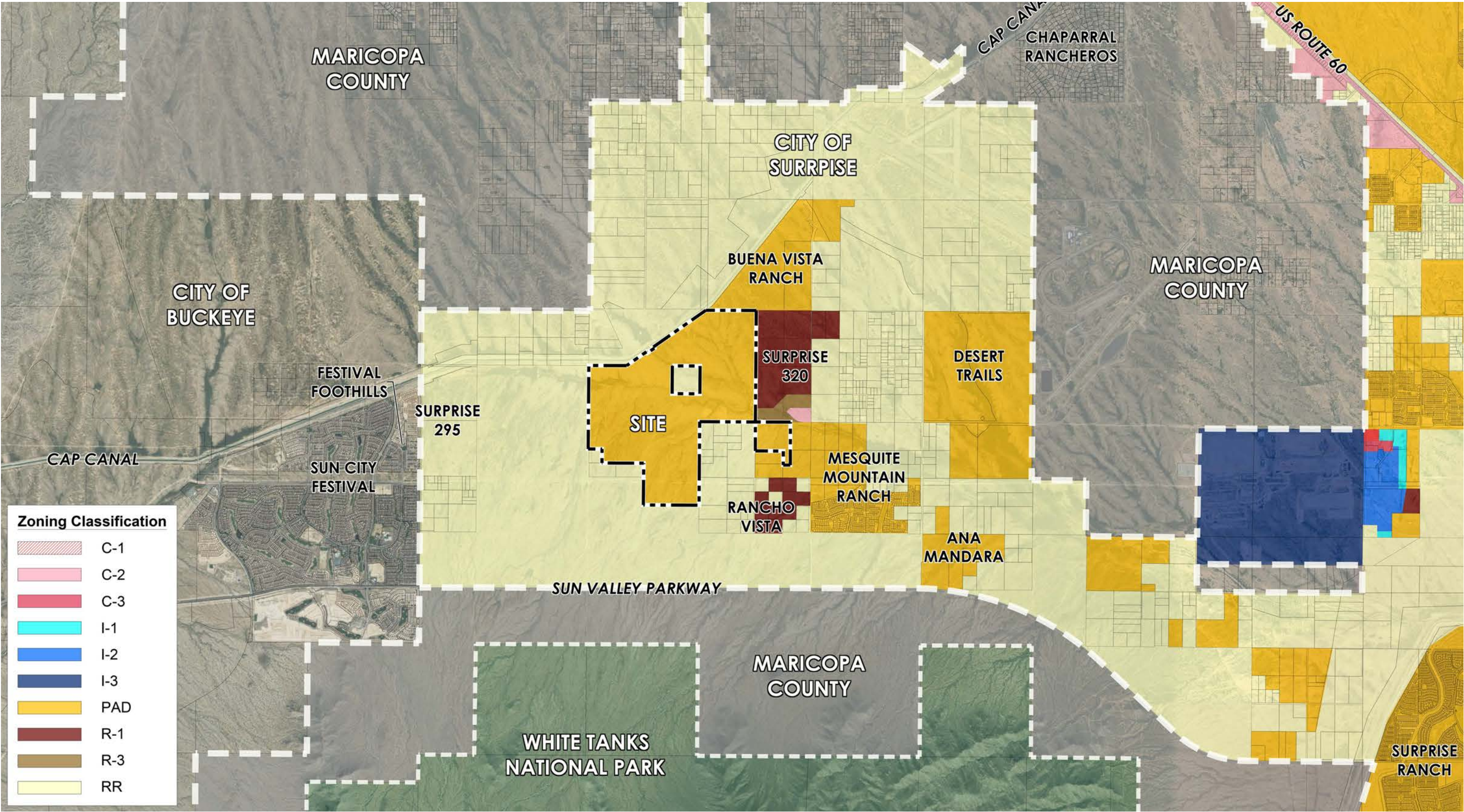
All development within the Subject Site except for Parcel 2 shall conform with the PEDS Manual approved as part of the Surprise LDO in 2021.

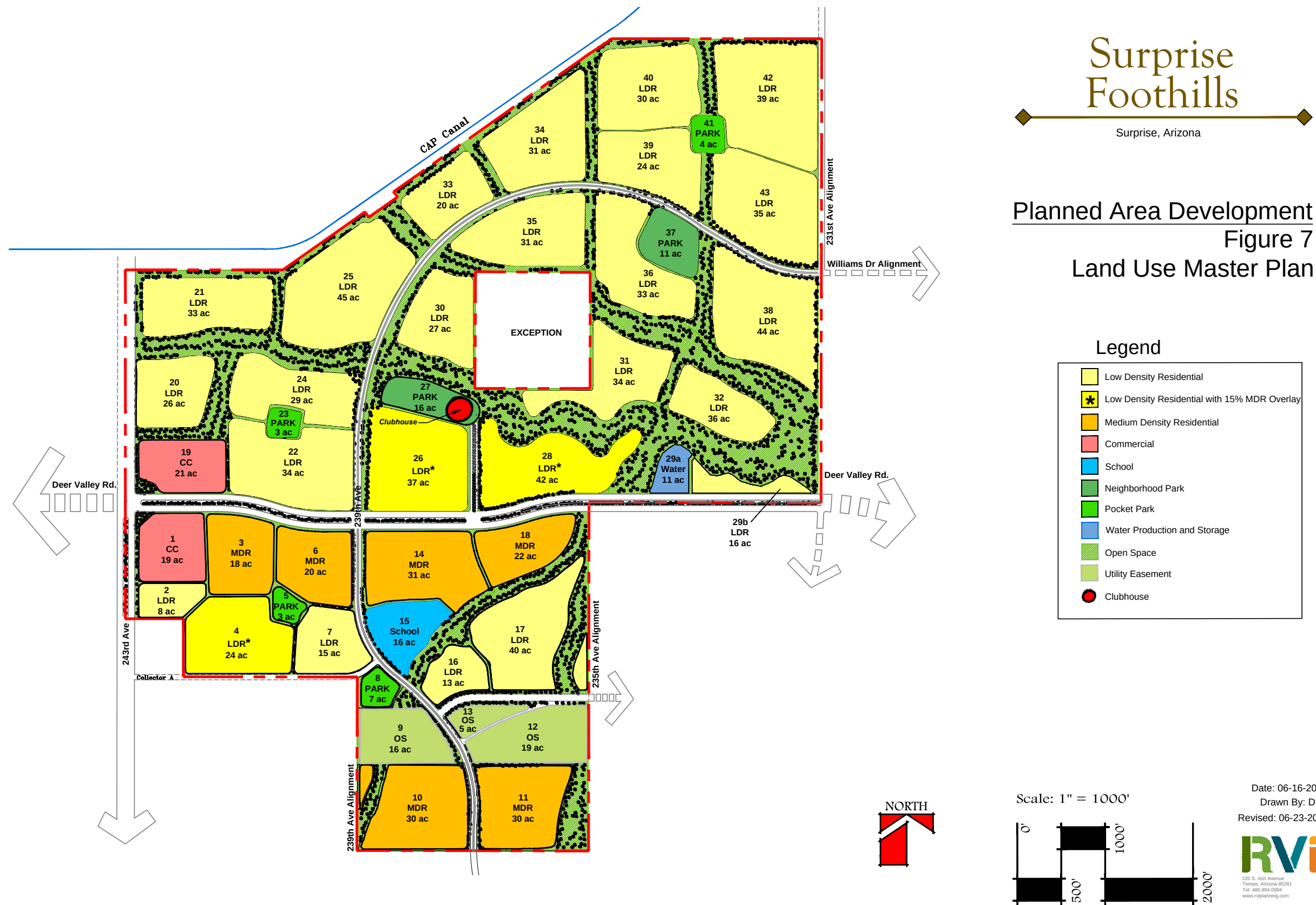
5. CONCLUSION

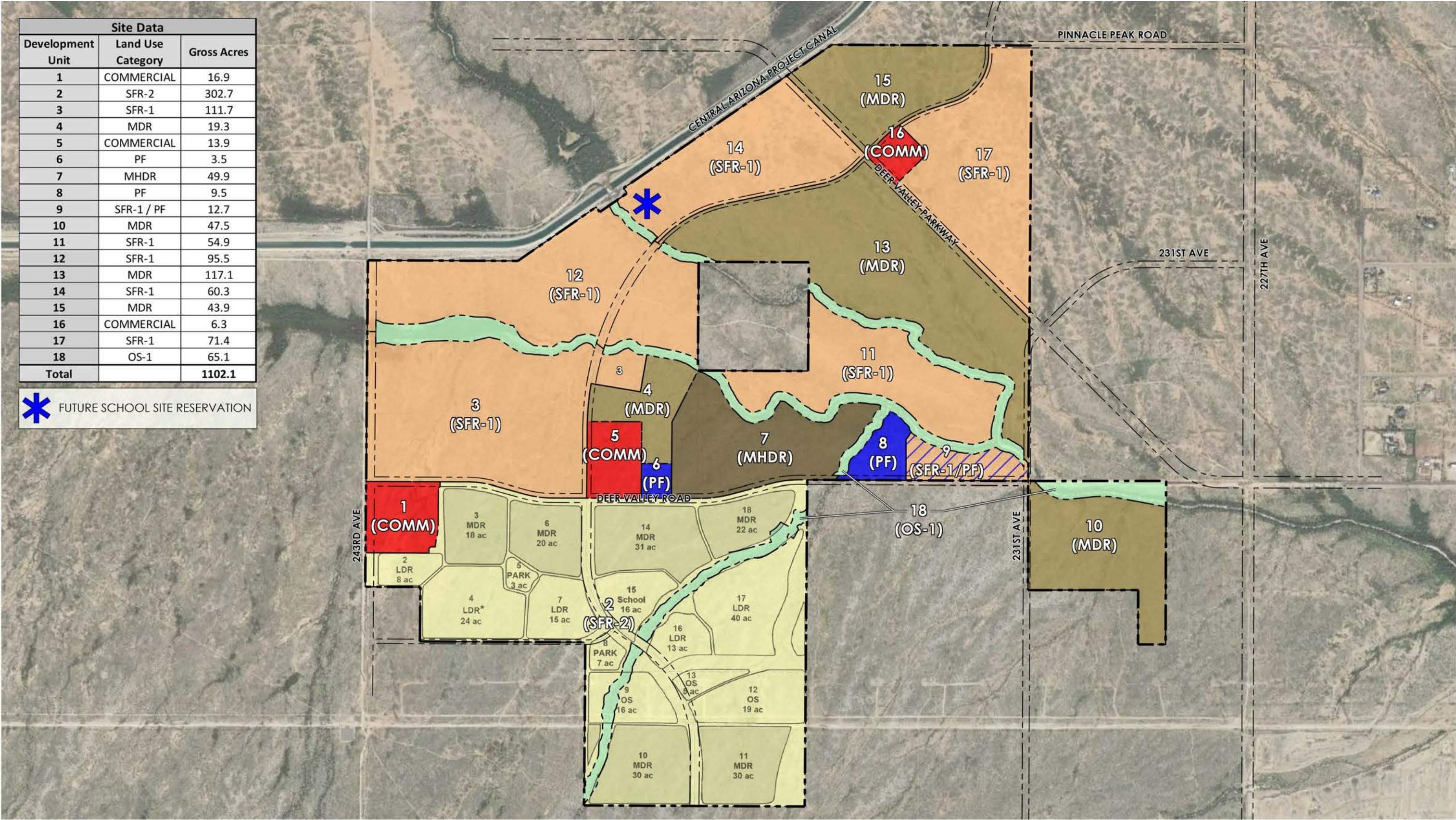
The Surprise Foothills PAD was designed to appeal to a broad range of residential development types and neighborhood commercial to serve the residents of the PAD. The Major PAD Amendment is necessary to capture the updates to the regional transportation system as well as the planned residential and commercial 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.

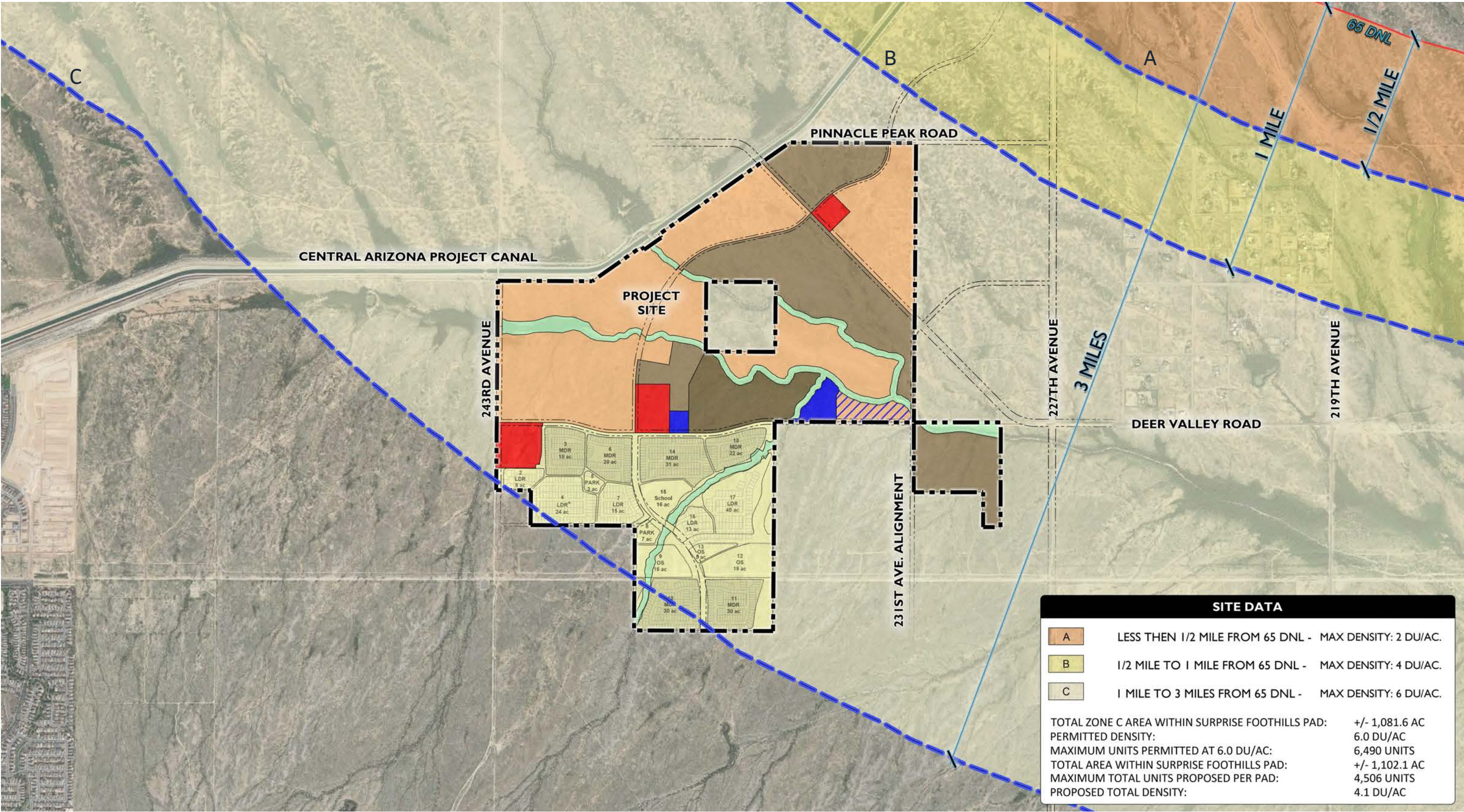












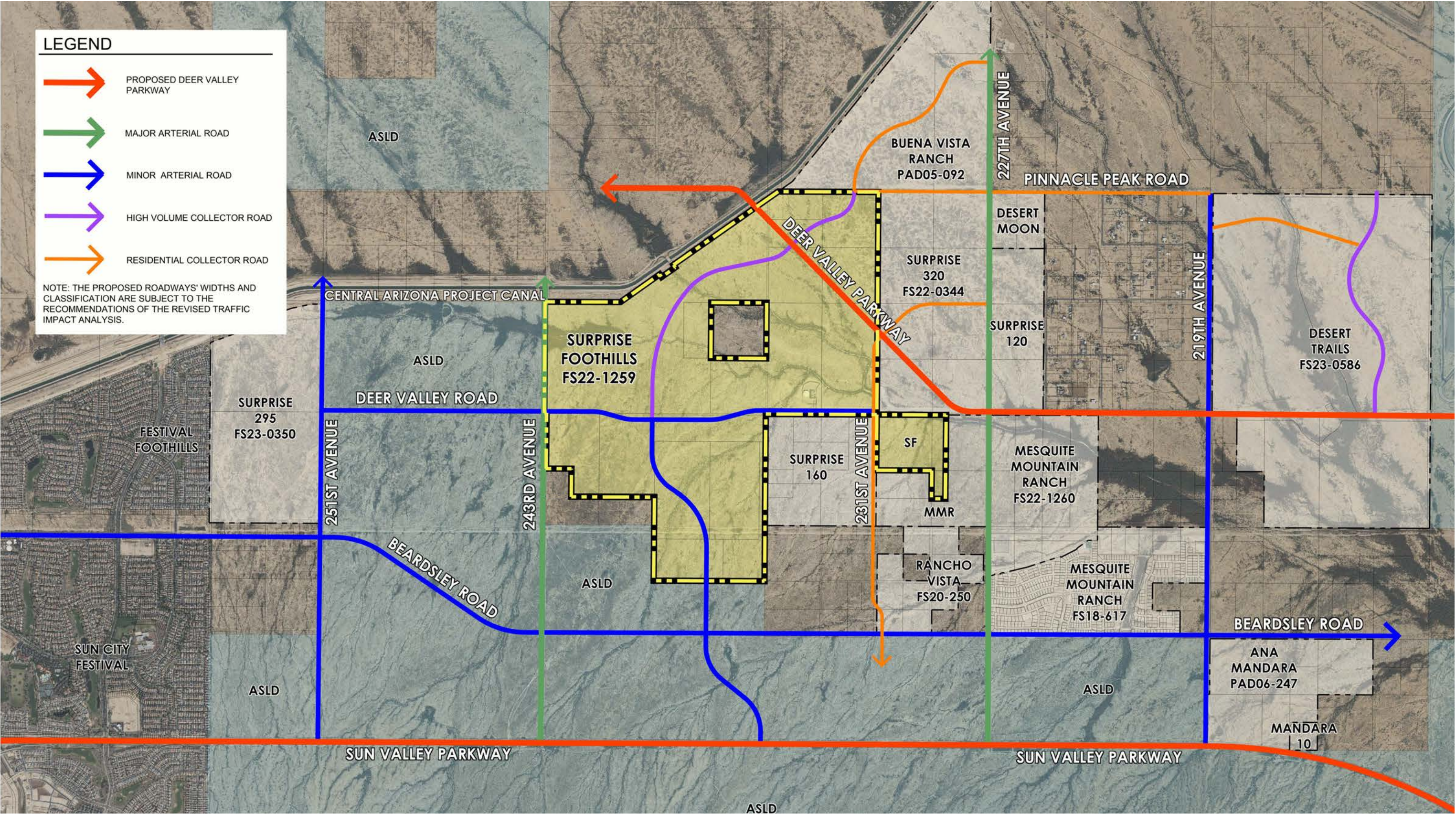
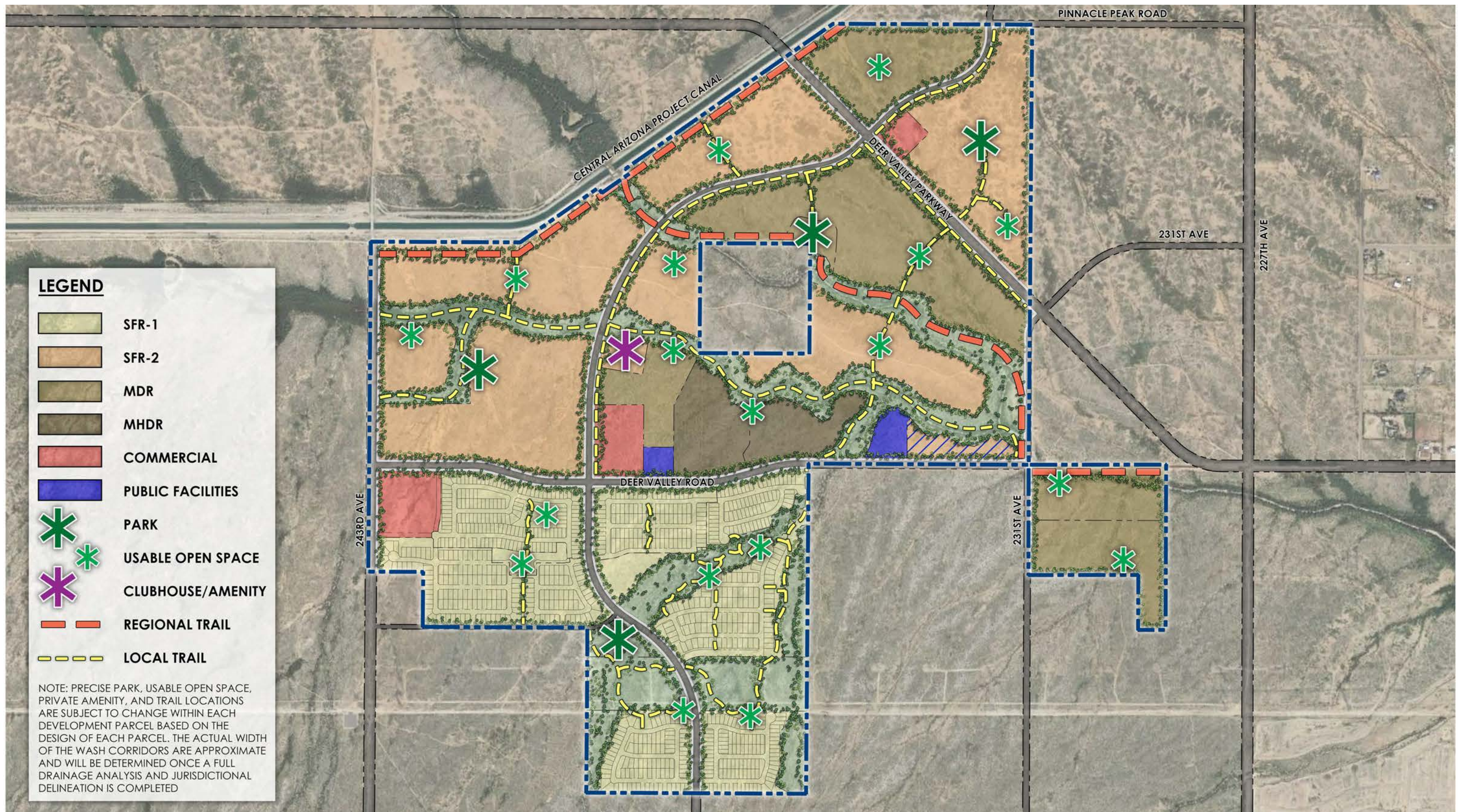


EXHIBIT 8: DEVELOPMENT AND OPEN SPACE





**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

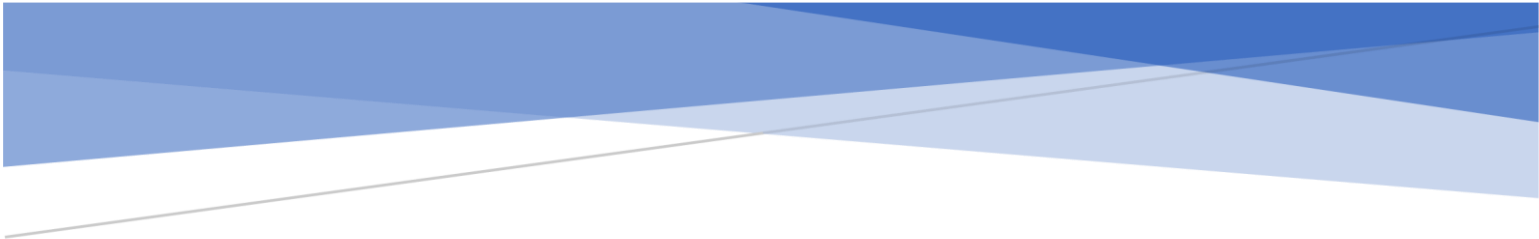
TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
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TOALE.CHRISTOPHER.P.10396
96165
Date: 2022.09.19 13:29:45 -07'00'

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

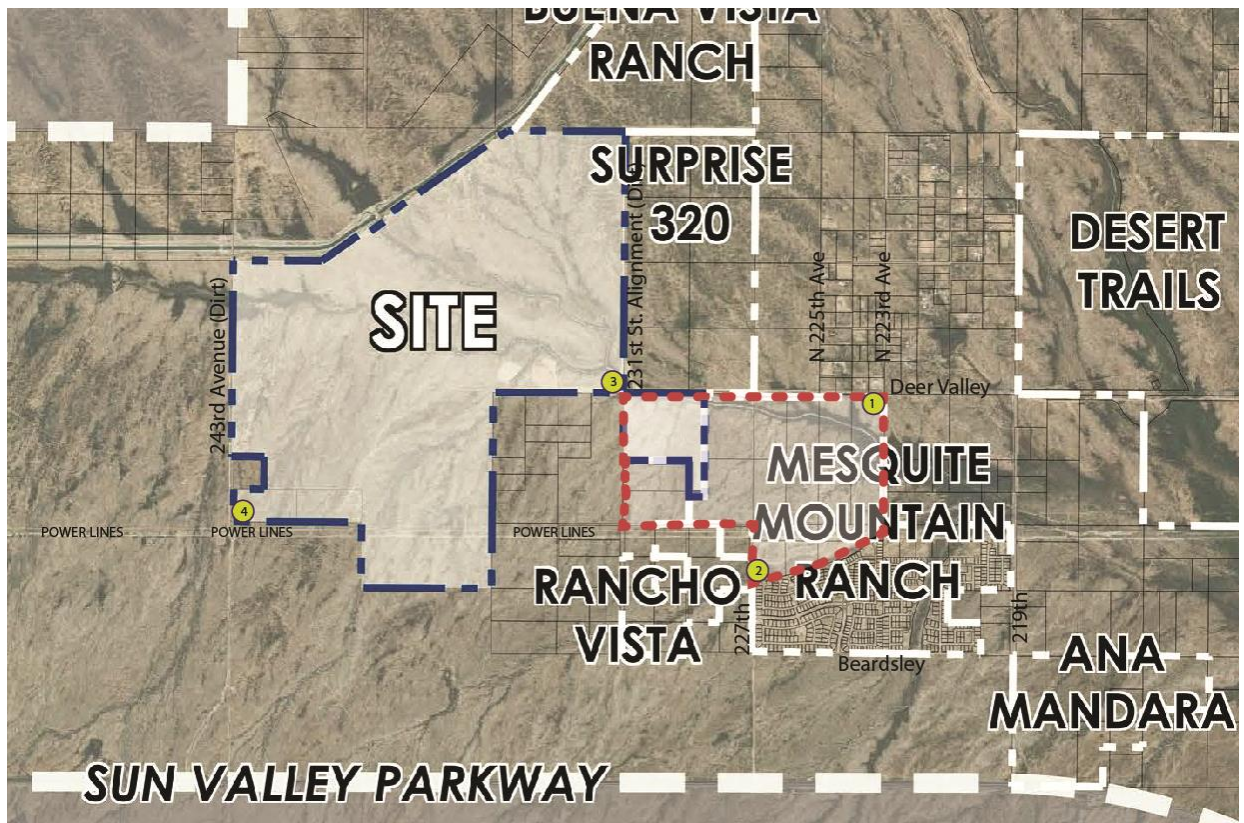


Exhibit D:
Sign Posting Affidavit and Images

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

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

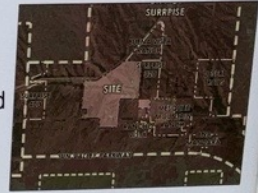
City Council

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
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 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

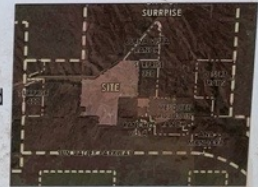
TIME: 6:00 PM

LINK: www.zoom.us

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

Case #s FS22-1259 & FS22-1260

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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

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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

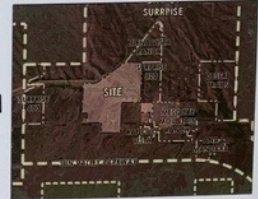
Date: TBD

Time: 6:00 P.M.

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

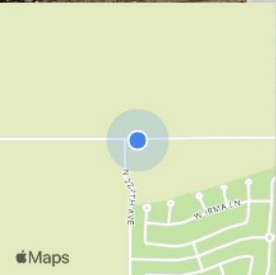
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Please call to confirm dates: 623-222-3011 www.surprise.gov

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
16000 Civic Center Plaza
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
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

Case #s FS22-1259 & FS22-1260

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

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

In Person: January 18, 2023

Time: 6:00 P.M.

Location: Asante Prep. Academy, Media Room
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
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

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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.

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

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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

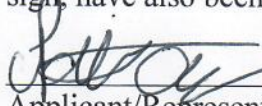
Date Site Posted: 02/07/24

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).

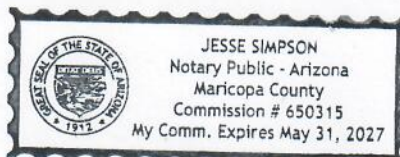
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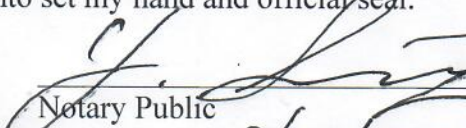
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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



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

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**



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

February 7, 2024 at 9:27 AM

N 227th Ave
Page 378 of 421
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: 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

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

February 7, 2024 at 9:41 AM

N 243rd 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

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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

February 7, 2024 at 9:41 AM

N 243rd Ave
Page 380 of 421
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.

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

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16000 Civic Center Plaza
Surprise, AZ 85374

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

Virtual:

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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



February 7, 2024 at 10:02 AM

West Lone Cactus Drive

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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: 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



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



February 7, 2024 at 10:02 AM

West Lone Cactus Drive

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 18, 2023

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23251 N. 166th Drive Surprise, AZ 85387

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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**



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

February 7, 2024 at 10:12 AM

W Deer Valley Rd

Maricopa County

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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 85367

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
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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

February 7, 2024 at 10:12 AM

W Deer Valley Rd

Maricopa County



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

ORDINANCE # 2024-12

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN AMENDMENT TO THE SURPRISE FOOTHILLS PLANNED AREA DEVELOPMENT (PAD) TO INCORPORATE APPROXIMATELY 55 ACRES FROM THE MESQUITE MOUNTAIN RANCH PAD, REVISE THE SURPRISE FOOTHILLS LAND USE PLAN, AND REVISE THE SURPRISE FOOTHILLS DEVELOPMENT STANDARDS TO ALIGN WITH THE SURPRISE LAND DEVELOPMENT ORDINANCE (LDO) WHILE RETAINING CERTAIN STANDARDS FROM THE PAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the required hearings and opportunity for public input were completed;

WHEREAS, the subject site is zoned Surprise Foothills PAD pursuant to PAD05-281 approved on February 9, 2006, and is generally located east and west of 231st Avenue, south of Pinnacle Peak Road, and north of Beardsley Road, and is legally described in the attached **Exhibit A** and depicted in the attached **Exhibit B**;

WHEREAS, the current owner has requested that an approximate 55 acre vacant parcel be added to the Surprise Foothills PAD;

WHEREAS, the 55 acre parcel to be added is legally described in the attached **Exhibit C** and depicted in the attached **Exhibit D** and the new boundaries of the Surprise Foothills PAD is legally described in the attached **Exhibit E** and depicted in the attached **Exhibit F**;

WHEREAS, the current owner has requested revisions to the land use plan, as well as revisions to the applicable development standards to align with the LDO, retain existing development standards for those areas that have approved preliminary plats, and include Medium Density Residential (MDR) standards for those areas designated as MDR and Medium-High Density Residential (MHDR);

WHEREAS, this amendment is in harmony with the purposes and intent of the Surprise Foothills PAD, the LDO, and the Surprise General Plan; and

WHEREAS, on March 21, 2024, the Planning and Zoning Commission recommended approval of the subject Surprise Foothills PAD.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. PAD Amendment. The "Surprise Foothills PAD" is herewith amended to reflect the development changes, subject to the following stipulations:

- a. Development and use of the site shall be consistent with the 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.

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR THE CURRENT BOUNDARIES OF THE SURPRISE FOOTHILLS PAD

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

March 29, 2024
WP# 215236
Page 1 of 5
See Exhibit "A"

LEGAL DESCRIPTION Surprise Foothills PAD Amendment

A portion of Sections 15, 16 and 21, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Section 21, a General Land Office (GLO) brass cap, from which the east quarter corner of said Section 21, a GLO brass cap, bears South 00°26'35" West (basis of bearing), a distance of 2640.49 feet;

THENCE along the east line of said Section 21, South 00°26'35" West, a distance of 2640.49 feet, to said east quarter corner;

THENCE South 00°26'44" West, a distance of 1320.94 feet, to the southeast corner of the north half of the southeast quarter of said Section 21;

THENCE leaving said east line, along the south line of said north half of the southeast quarter, North 89°42'53" West, a distance of 2638.11 feet, to the north-south mid-section line of said Section 21;

THENCE leaving said south line, along said mid-section line, North 00°27'49" East, a distance of 1320.79 feet, to the southeast corner of that certain parcel of land recorded in Document 2023-0208035, Maricopa County Records (MCR) and the center of said Section 21;

THENCE along the east line of said certain parcel of land and said mid-section line, North 00°27'53" East, a distance of 660.36 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said east line and said mid-section line, along the north line of said certain parcel of land, North 89°43'21" West, a distance of 1978.35 feet, to the southeast corner of that certain parcel of land recorded in Document 1984-0167657, MCR;

THENCE leaving said north line, along the east line of said certain parcel of land, North 00°29'13" East, a distance of 660.24 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said east line, along the north line of said certain parcel of land, North 89°43'34" West, a distance of 659.36 feet, to the northwest corner of said certain parcel of land and the west line of said Section 21;

THENCE leaving said north line, along said west line, North 00°29'39" East, a distance of 1320.39 feet, to the northwest corner of said Section 21, also being the southwest corner of said Section 16;

THENCE leaving said west line, along the west line of said Section 16, North 00°26'00" East, a distance of 2638.93 feet, to the west quarter corner of said Section 16;

THENCE leaving said west line, along the east-west mid-section line of said Section 16 and along the northerly line of that certain parcel of land recorded in Document 2009-0660996, MCR, South 89°44'02" East, a distance of 1792.59 feet;

THENCE leaving said mid-section line, continuing along said northerly line, North 55°02'33" East, a distance of 1143.32 feet;

THENCE South 35°05'48" East, a distance of 74.95 feet;

THENCE North 55°02'29" East, a distance of 399.81 feet;

THENCE North 34°56'57" West, a distance of 74.94 feet;

THENCE North 55°02'33" East, a distance of 2728.02 feet, to the most westerly northwest corner of that certain parcel of land recorded in Document 2005-0110542, MCR, and the west line of said Section 15;

THENCE leaving said northerly line, along the northerly line of said certain parcel of land, North 55°02'34" East, a distance of 309.53 feet, to the most northerly northwest corner of said certain parcel of land and the north line of said Section 15;

THENCE leaving said northerly line, along said north line, South 89°44'31" East, a distance of 2389.22 feet, to the north quarter corner of said Section 15;

THENCE leaving said north line, along the north-south mid-section line of said Section 15, South 00°26'57" West, a distance of 2643.40 feet, to the center of said Section 15;

THENCE South 00°26'59" West, a distance of 2641.81 feet, to the south quarter corner of said Section 15;

THENCE leaving said mid-section line, along the south line of said Section 15, North 89°41'15" West, a distance of 2641.28 feet, to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM

That certain parcel of land recorded in Document 1998-0789678, Maricopa County Records (MCR), lying within Section 16, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said certain parcel of land, also being the east quarter corner of said Section 16, a General Land Office (GLO) brass cap, from which the southeast corner of said section, a GLO brass cap, bears South 00°25'32" west (basis of bearing), a distance of 2640.66 feet;

THENCE along the east line of said certain parcel of land, South 00°25'32" West, a distance of 1320.33 feet, to the southeast corner of said certain parcel of land;

THENCE leaving said east line, along the south line of said certain parcel of land, North 89°42'59" West, a distance of 1318.18 feet, to the southwest corner of said certain parcel of land;

THENCE leaving said south line, along the west line of said certain parcel of land, North 00°25'58" East, a distance of 1319.90 feet, to the northwest corner of said certain parcel of land;

**Legal Description
Surprise Foothills
PAD Amendment**

March 29, 2024
WP# 215236
Page 3 of 5
See Exhibit "A"

THENCE leaving said west line, along the north line of said certain parcel of land, South 89°44'06" East, a distance of 1318.01 feet, to the **POINT OF BEGINNING**.

Containing 45,610,032 square feet or 1,047.0623 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based client provided information. Any monumentation noted in this parcel description is based on said information.

Y:\WP\Parcel Descriptions\2021\215236 Surprise Foothills PAD Amendment L03R01 03-26-24.docx



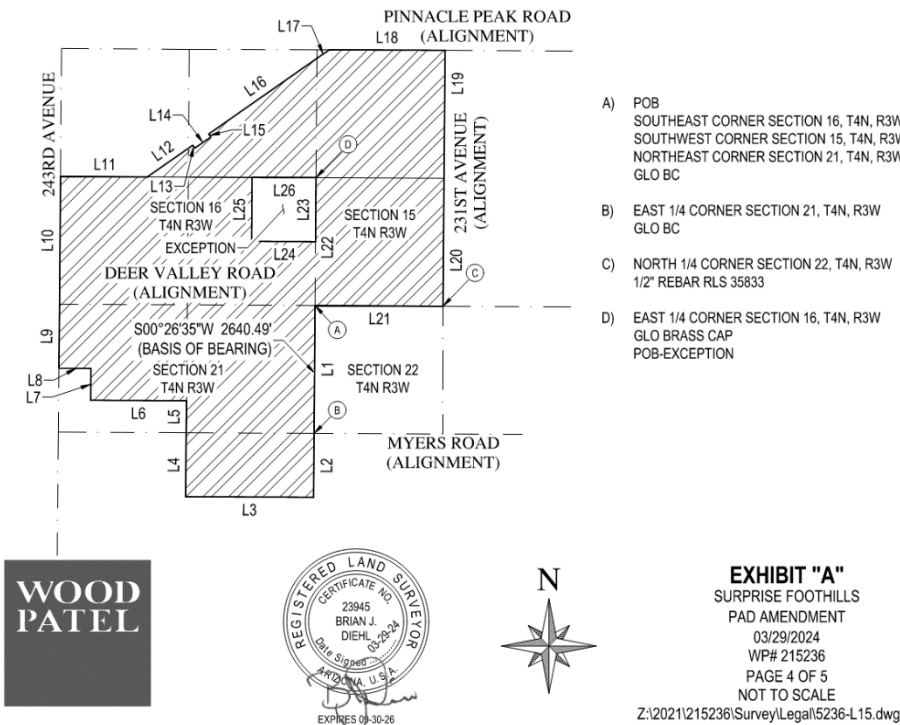
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°26'35"W	2640.49'	L10	N00°26'00"E	2638.93'	L19	S00°26'57"W	2643.40'
L2	S00°26'44"W	1320.94'	L11	S89°44'02"E	1792.59'	L20	S00°26'59"W	2641.81'
L3	N89°42'53"W	2638.11'	L12	N55°02'33"E	1143.32'	L21	N89°41'15"W	2641.28'
L4	N00°27'49"E	1320.79'	L13	S35°05'48"E	74.95'	L22	S00°25'32"W	2640.66'
L5	N00°27'53"E	660.36'	L14	N55°02'29"E	399.81'	L23	S00°25'32"W	1320.33'
L6	N89°43'21"W	1978.35'	L15	N34°56'57"W	74.94'	L24	N89°42'59"W	1318.18'
L7	N00°29'13"E	660.24'	L16	N55°02'33"E	2728.02'	L25	N00°25'58"E	1319.90'
L8	N89°43'34"W	659.36'	L17	N55°02'34"E	309.53'	L26	S89°44'06"E	1318.01'
L9	N00°29'39"E	1320.39'	L18	S89°44'31"E	2389.22'			



EXHIBIT "A"
 SURPRISE FOOTHILLS
 PAD AMENDMENT
 03/29/2024
 WP# 215236
 PAGE 5 OF 5
 NOT TO SCALE
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EXHIBIT B

DEPICTION OF THE CURRENT BOUNDARIES OF THE SURPRISE FOOTHILLS PAD



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°26'35"W	2640.49'	L10	N00°26'00"E	2638.93'	L19	S00°26'57"W	2643.40'
L2	S00°26'44"W	1320.94'	L11	S89°44'02"E	1792.59'	L20	S00°26'59"W	2641.81'
L3	N89°42'53"W	2638.11'	L12	N55°02'33"E	1143.32'	L21	N89°41'15"W	2641.28'
L4	N00°27'49"E	1320.79'	L13	S35°05'48"E	74.95'	L22	S00°25'32"W	2640.66'
L5	N00°27'53"E	660.36'	L14	N55°02'29"E	399.81'	L23	S00°25'32"W	1320.33'
L6	N89°43'21"W	1978.35'	L15	N34°56'57"W	74.94'	L24	N89°42'59"W	1318.18'
L7	N00°29'13"E	660.24'	L16	N55°02'33"E	2728.02'	L25	N00°25'58"E	1319.90'
L8	N89°43'34"W	659.36'	L17	N55°02'34"E	309.53'	L26	S89°44'06"E	1318.01'
L9	N00°29'39"E	1320.39'	L18	S89°44'31"E	2389.22'			



Ordinance No. 2024-12
RFLS # 9356
Rev 03/24

EXHIBIT C

LEGAL DESCRIPTION OF THE PROPERTY TO BE ADDED TO THE SURPRISE FOOTHILLS PAD

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

January 16, 2023
WP# 215236.01
Page 1 of 2
See Exhibit "A"

LEGAL DESCRIPTION Surprise Foothills Mesquite Mountain Ranch Property

That certain parcel of land recorded in Document 2021-0682229, Maricopa County Records (MCR), lying within Section 22, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northwest corner of said certain parcel of land, also being the north quarter corner of said Section 22, a ½-inch rebar with cap, RLS#35833, from which the northeast corner of said section, a ½-inch aluminum cap stamped #21782, bears North 89°56'56" East (basis of bearing), a distance of 2639.29 feet;

THENCE along the north line of said section and the north line of said certain parcel of land, North 89°56'56" East, a distance of 1649.61 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said north lines, along the east line of said certain parcel of land, South 00°12'14" West, a distance of 1980.90 feet, to the southeast corner of said certain parcel of land;

THENCE leaving said east line, along the southerly line of said certain parcel of land, South 89°57'51" West, a distance of 329.42 feet;

THENCE North 00°11'21" East, a distance of 660.27 feet;

THENCE South 89°57'33" West, a distance of 1318.34 feet, to the southwest corner of said certain parcel of land and the north-south mid-section line of said section;

THENCE leaving said southerly line, along the west line of said certain parcel of land and said mid-section line, North 00°07'51" East, a distance of 1320.30 feet, to the **POINT OF BEGINNING**.

Containing 2,394,671 square feet or 54.9741 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

Y:\WP\Parcel Descriptions\2021\215236.01 Surprise Foothills Mesquite Mountain Ranch Property L07 01-16-23.docx



EXHIBIT D

DEPICTION OF THE PROPERTY TO BE ADDED TO THE SURPRISE FOOTHILLS PAD

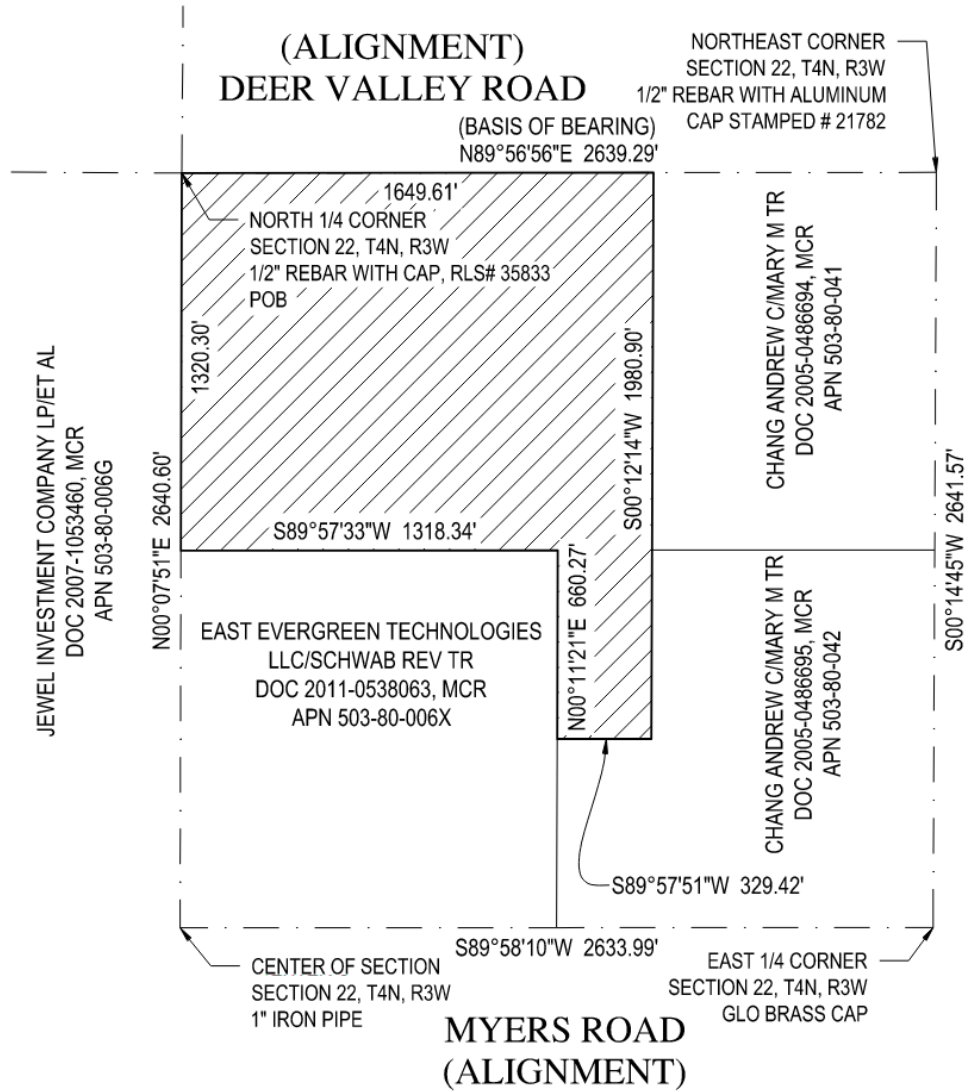


EXHIBIT "A"

SURPRISE FOOTHILLS
MESQUITE MOUNTAIN RANCH PROPERTY

01/16/2023

WP# 215236.01

PAGE 2 OF 2

NOT TO SCALE

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EXHIBIT E

LEGAL DESCRIPTION OF RESULTANT PAD AREA

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

Revised March 26, 2024
July 12, 2022
WP# 215236
Page 1 of 5
See Exhibit "A"

LEGAL DESCRIPTION Surprise Foothills PAD Amendment

That certain parcel of land recorded in Document 2012-0682229, Maricopa County Records (MCR), lying within Section 22, Township 4 North, Range 3 West, of the Gila and Salt River Meridian and portions of Sections 15, 16 and 21, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Section 21, a General Land Office (GLO) brass cap, from which the east quarter corner of said Section 21, a GLO brass cap, bears South 00°26'35" West (basis of bearing), a distance of 2640.49 feet;

THENCE along the east line of said Section 21, South 00°26'35" West, a distance of 2640.49 feet, to said east quarter corner;

THENCE South 00°26'44" West, a distance of 1320.94 feet, to the southeast corner of the north half of the southeast quarter of said Section 21;

THENCE leaving said east line, along the south line of said north half of the southeast quarter, North 89°42'53" West, a distance of 2638.11 feet, to the north-south mid-section line of said Section 21;

THENCE leaving said south line, along said mid-section line, North 00°27'49" East, a distance of 1320.79 feet, to the southeast corner of that certain parcel of land recorded in Document 2023-0208035, MCR and the center of said Section 21;

THENCE along the east line of said certain parcel of land and said mid-section line, North 00°27'53" East, a distance of 660.36 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said east line and said mid-section line, along the north line of said certain parcel of land, North 89°43'21" West, a distance of 1978.35 feet, to the southeast corner of that certain parcel of land recorded in Document 1984-0167657, MCR;

THENCE leaving said north line, along the east line of said certain parcel of land, North 00°29'13" East, a distance of 660.24 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said east line, along the north line of said certain parcel of land, North 89°43'34" West, a distance of 659.36 feet, to the northwest corner of said certain parcel of land and the west line of said Section 21;

**Legal Description
Surprise Foothills
PAD Amendment**

Revised March 26, 2024
July 12, 2022
WP# 215236
Page 2 of 5
See Exhibit "A"

THENCE leaving said north line, along said west line, North 00°29'39" East, a distance of 1320.39 feet, to the northwest corner of said Section 21, also being the southwest corner of said Section 16;

THENCE leaving said west line, along the west line of said Section 16, North 00°26'00" East, a distance of 2638.93 feet, to the west quarter corner of said Section 16;

THENCE leaving said west line, along the east-west mid-section line of said Section 16 and along the northerly line of that certain parcel of land recorded in Document 2009-0660996, Maricopa County Records (MCR), South 89°44'02" East, a distance of 1792.59 feet;

THENCE leaving said mid-section line, continuing along said northerly line, North 55°02'33" East, a distance of 1143.32 feet;

THENCE South 35°05'48" East, a distance of 74.95 feet;

THENCE North 55°02'29" East, a distance of 399.81 feet;

THENCE North 34°56'57" West, a distance of 74.94 feet;

THENCE North 55°02'33" East, a distance of 2728.02 feet, to the most westerly northwest corner of that certain parcel of land recorded in Document 2005-0110542, MCR, and the west line of said Section 15;

THENCE leaving said northerly line, along the northerly line of said certain parcel of land, North 55°02'34" East, a distance of 309.53 feet, to the most northerly northwest corner of said certain parcel of land and the north line of said Section 15;

THENCE leaving said northerly line, along said north line, South 89°44'31" East, a distance of 2389.22 feet, to the north quarter corner of said Section 15;

THENCE leaving said north line, along the north-south mid-section line of said Section 15, South 00°26'57" West, a distance of 2643.40 feet, to the center of said Section 15;

THENCE South 00°26'59" West, a distance of 2641.81 feet, to the south quarter corner of said Section 15 and a point hereby designed as Point "A" for future reference in this description;

THENCE leaving said mid-section line, along the south line of said Section 15, North 89°41'15" West, a distance of 2641.28 feet, to the **POINT OF BEGINNING**.

TOGETHER WITH

BEGINNING at said Point "A";

THENCE along the north line of said Section 22 and the north line of said certain parcel of land recorded in Document 2021-0682229, MCR, North 89°56'56" East, a distance of 1649.61 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said north lines, along the east line of said certain parcel of land, South 00°12'14" West, a distance of 1980.91 feet, to the southeast corner of said certain parcel of land;

THENCE leaving said east line, along the southerly line of said certain parcel of land, South 89°57'51" West, a distance of 329.42 feet;

THENCE North 00°11'21" East, a distance of 660.27 feet;

THENCE South 89°57'33" West, a distance of 1318.34 feet, to the southwest corner of said certain parcel of land and the north-south mid-section line of said section;

**Legal Description
Surprise Foothills
PAD Amendment**

Revised March 26, 2024
July 12, 2022
WP# 215236
Page 3 of 5
See Exhibit "A"

THENCE leaving said southerly line, along the west line of said certain parcel of land and said mid-section line, North 00°07'51" East, a distance of 1320.30 feet, to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM

That certain parcel of land recorded in Document 1998-0789678, Maricopa County Records (MCR), lying within Section 16, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said certain parcel of land, also being the east quarter corner of said Section 16, a General Land Office (GLO) brass cap, from which the southeast corner of said section, a GLO brass cap, bears South 00°25'32" west (basis of bearing), a distance of 2640.66 feet;

THENCE along the east line of said certain parcel of land, South 00°25'32" West, a distance of 1320.33 feet, to the southeast corner of said certain parcel of land;

THENCE leaving said east line, along the south line of said certain parcel of land, North 89°42'59" West, a distance of 1318.18 feet, to the southwest corner of said certain parcel of land;

THENCE leaving said south line, along the west line of said certain parcel of land, North 00°25'58" East, a distance of 1319.90 feet, to the northwest corner of said certain parcel of land and the north line of said section;

THENCE leaving said west line, along the north line of said certain parcel of land and said north line, South 89°44'06" East, a distance of 1318.01 feet, to the **POINT OF BEGINNING**.

Containing 48,004,703 square feet or 1,102.0363 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

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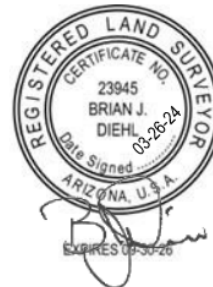
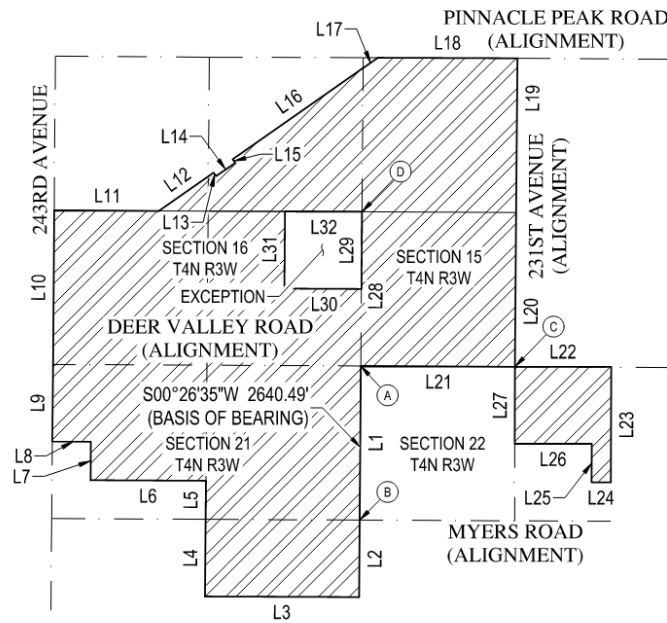


EXHIBIT F

DEPICTION OF RESULTANT PAD AREA



- A) POB
SOUTHEAST CORNER SECTION 16, T4N, R3W
SOUTHWEST CORNER SECTION 15, T4N, R3W
NORTHEAST CORNER SECTION 21, T4N, R3W
GLO BC
- B) EAST 1/4 CORNER SECTION 21, T4N, R3W
GLO BC
- C) POB - POINT "A"
NORTH 1/4 CORNER SECTION 22, T4N, R3W
1/2" REBAR RLS 35833
- D) EAST 1/4 CORNER SECTION 16, T4N, R3W
GLO BRASS CAP
POB-EXCEPTION



EXHIBIT "A"
SURPRISE FOOTHILLS
PAD AMENDMENT
REVISED 03/26/2024
WP# 215236
PAGE 4 OF 5
NOT TO SCALE

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LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°26'35"W	2640.49'	L12	N55°02'33"E	1143.32'	L23	S00°12'14"W	1980.91'
L2	S00°26'44"W	1320.94'	L13	S35°05'48"E	74.95'	L24	S89°57'51"W	329.42'
L3	N89°42'53"W	2638.11'	L14	N55°02'29"E	399.81'	L25	N00°11'21"E	660.27'
L4	N00°27'49"E	1320.79'	L15	N34°56'57"W	74.94'	L26	S89°57'33"W	1318.34'
L5	N00°27'53"E	660.36'	L16	N55°02'33"E	2728.02'	L27	N00°07'51"E	1320.30'
L6	N89°43'21"W	1978.35'	L17	N55°02'34"E	309.53'	L28	S00°25'32"W	2640.66'
L7	N00°29'13"E	660.24'	L18	S89°44'31"E	2389.22'	L29	S00°25'32"W	1320.33'
L8	N89°43'34"W	659.36'	L19	S00°26'57"W	2643.40'	L30	N89°42'59"W	1318.18'
L9	N00°29'39"E	1320.39'	L20	S00°26'59"W	2641.81'	L31	N00°25'58"E	1319.90'
L10	N00°26'00"E	2638.93'	L21	N89°41'15"W	2641.28'	L32	S89°44'06"E	1318.01'
L11	S89°44'02"E	1792.59'	L22	N89°56'56"E	1649.61'			



EXHIBIT "A"
 SURPRISE FOOTHILLS
 PAD AMENDMENT
 REVISED 03/26/2024
 WP# 215236
 PAGE 5 OF 5
 NOT TO SCALE
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COMMUNITY DEVELOPMENT

Planning Division

16000 N. Civic Center Plaza

Surprise, AZ 85374

Phone: 623-222-3154

Planning and Zoning Commission Recommendation
FS22-1259 – Surprise Foothills

On March 21, 2024, the Planning and Zoning Commission recommended that City Council approve the PAD Amendment case known as “Surprise Foothills,” Case# FS22-1259. The Commission did not have a discussion. The motion was as follows:

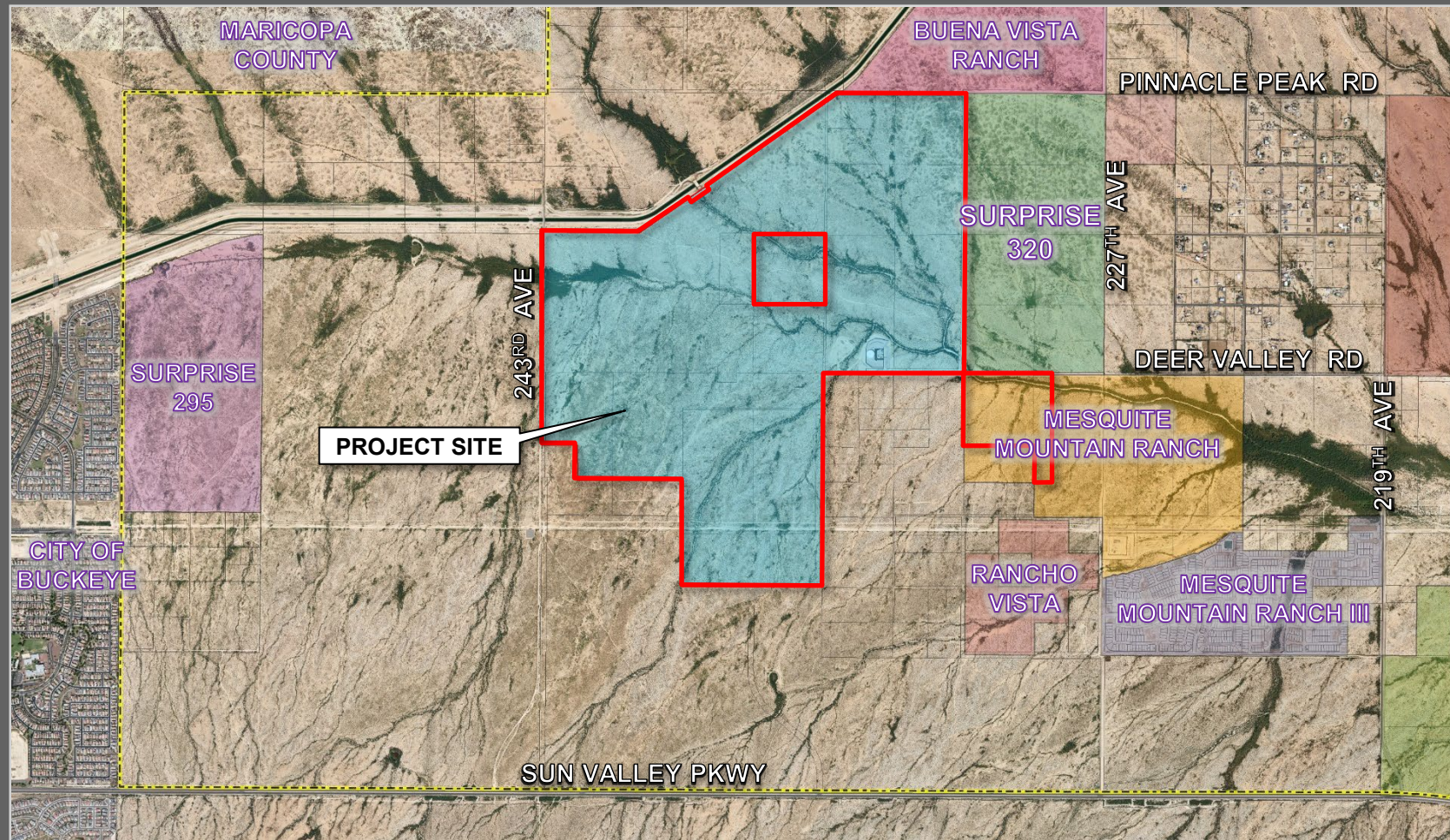
Commissioner Bash motioned to recommend approval of the Major PAD Amendment for Surprise Foothills PAD subject to stipulations “a” - “b” as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.



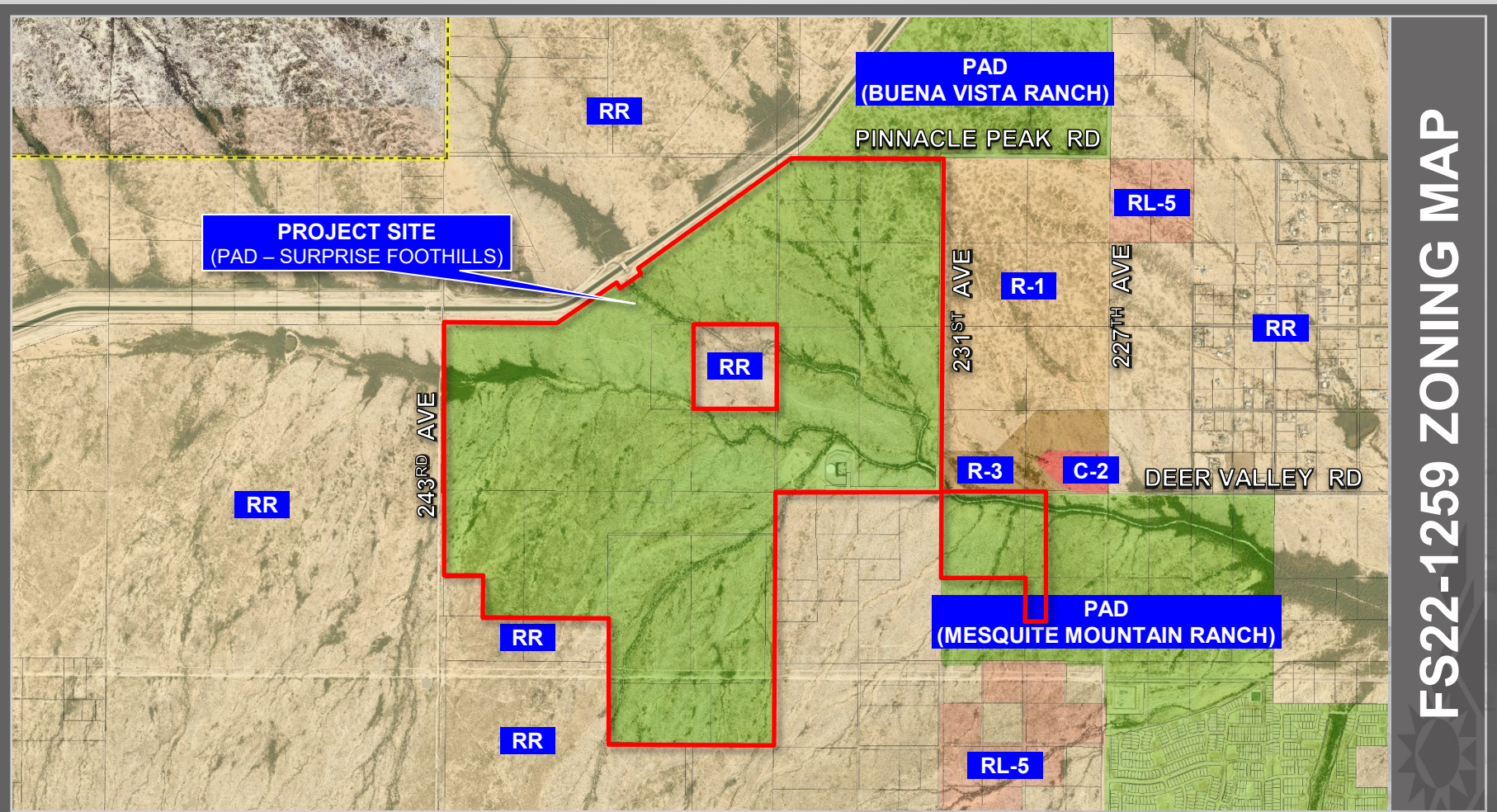
FS22-1259

Surprise Foothills Major PAD Amendment

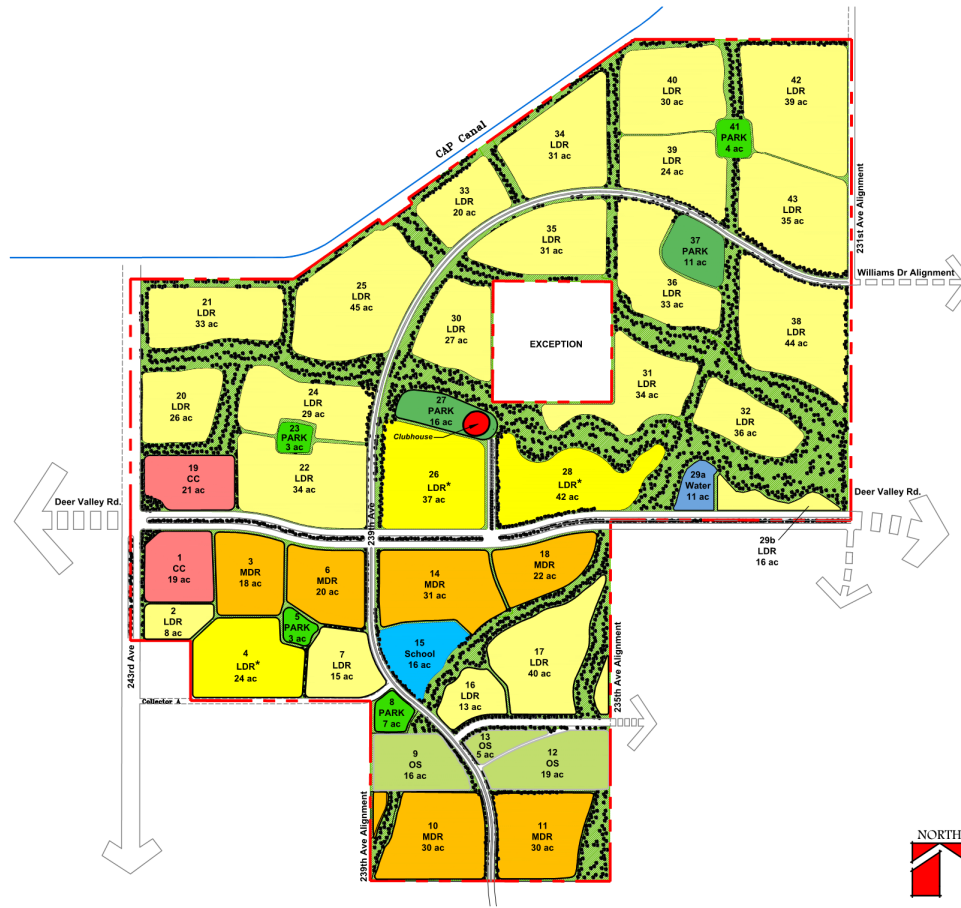
City Council
April 16, 2024



FS22-1259 VICINITY MAP



FS22-1259 ZONING MAP



Surprise Foothills

Surprise, Arizona

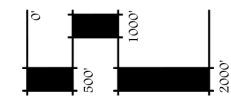
Planned Area Development
Figure 7
Land Use Master Plan

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'



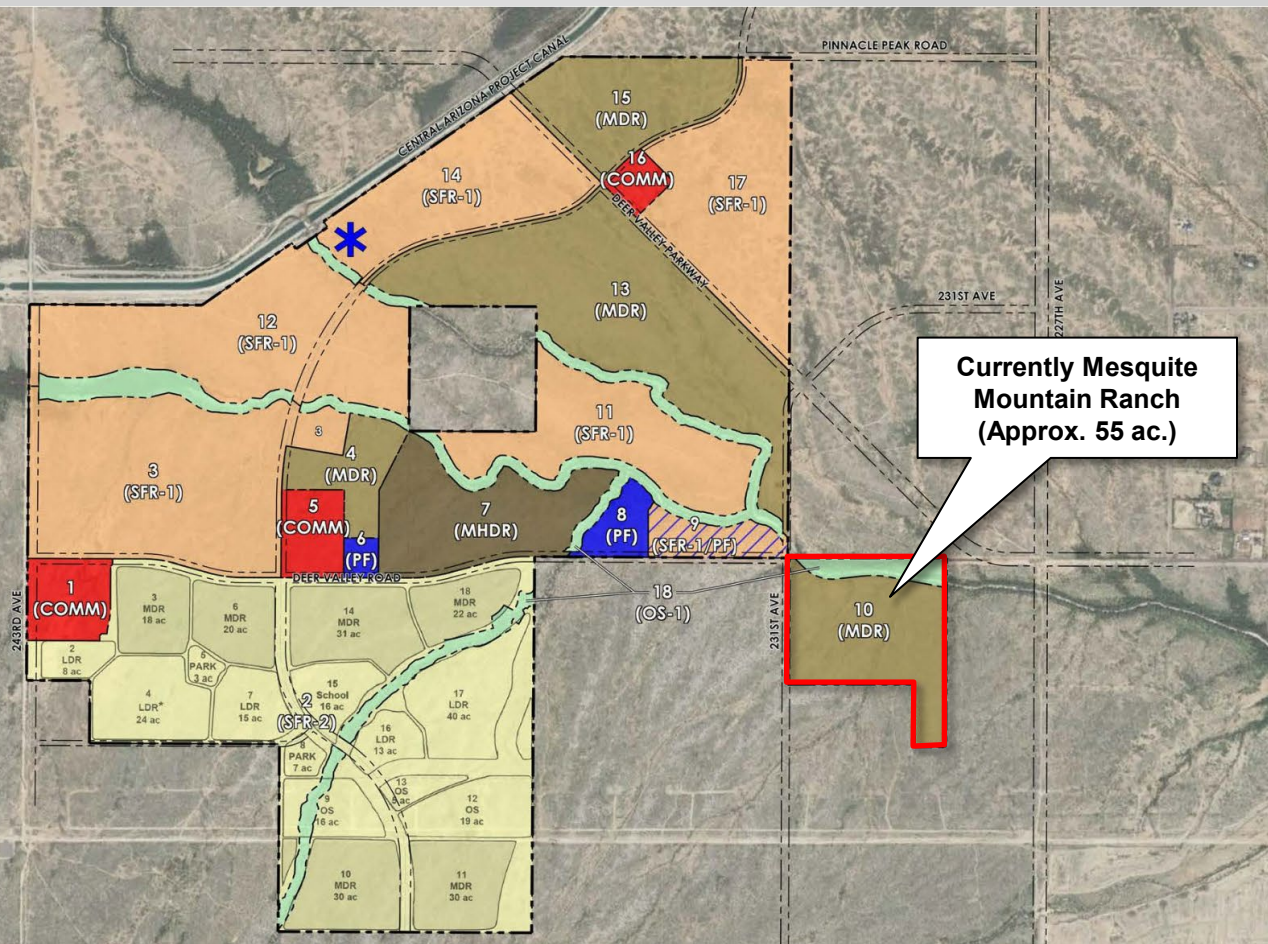
Date: 06-16-2005
Drawn By: DM
Revised: 06-23-2021



EXISTING LAND USE MAP

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

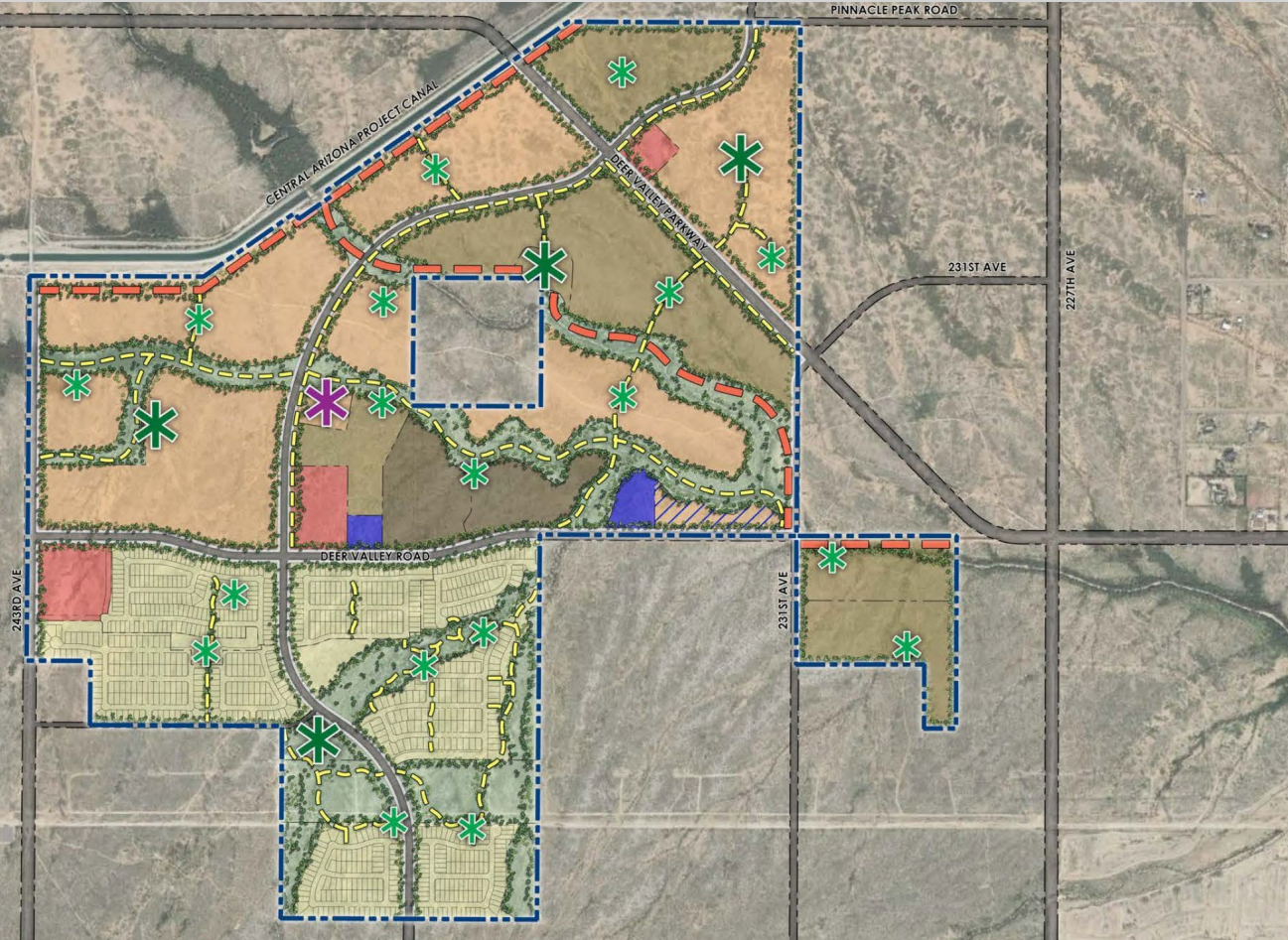


PROPOSED LAND USE

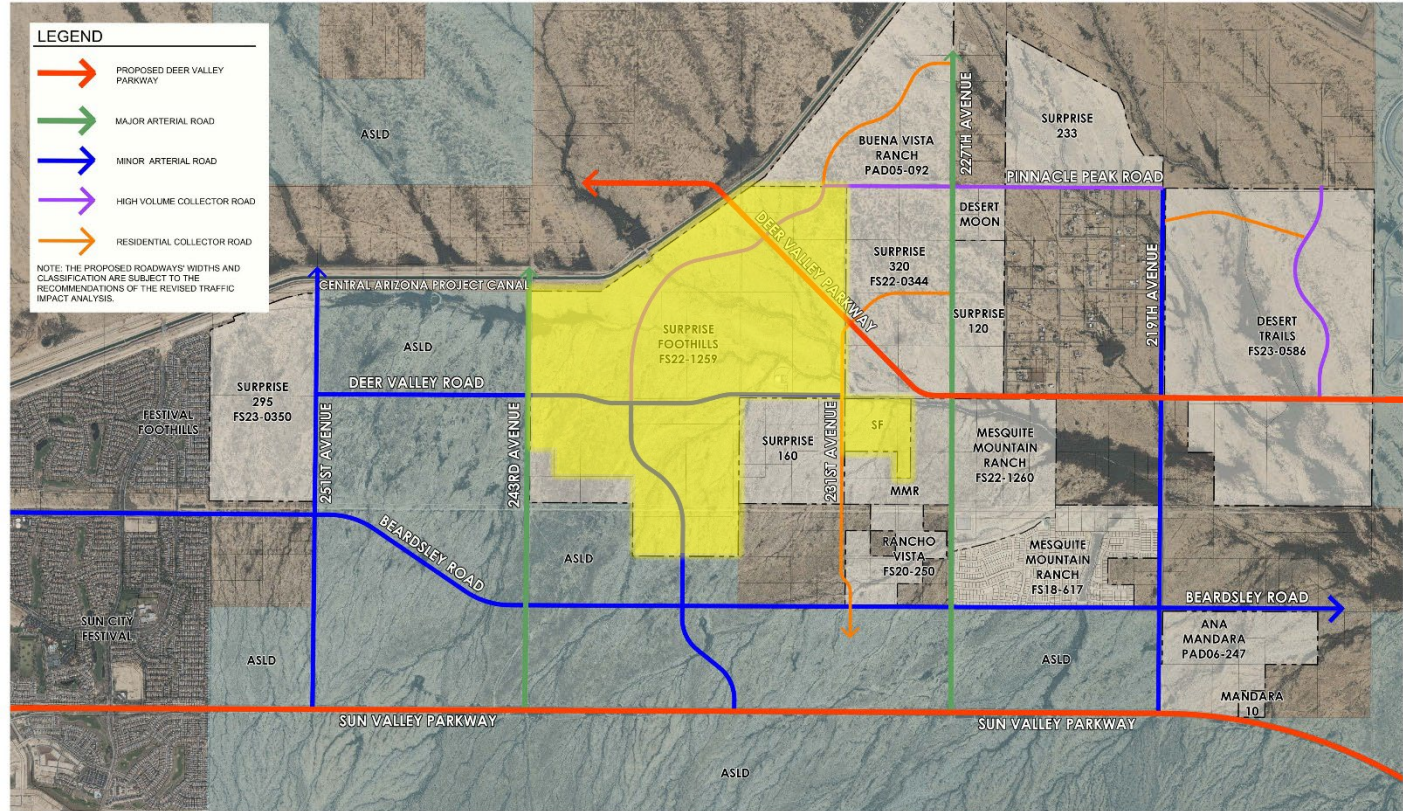
LEGEND

-  SFR-1
-  SFR-2
-  MDR
-  MHDR
-  COMMERCIAL
-  PUBLIC FACILITIES
-  PARK
-  USABLE OPEN SPACE
-  CLUBHOUSE/AMENITY
-  REGIONAL TRAIL
-  LOCAL TRAIL

NOTE: PRECISE PARK, USABLE OPEN SPACE, PRIVATE AMENITY, AND TRAIL LOCATIONS ARE SUBJECT TO CHANGE WITHIN EACH DEVELOPMENT PARCEL BASED ON THE DESIGN OF EACH PARCEL. THE ACTUAL WIDTH OF THE WASH CORRIDORS ARE APPROXIMATE AND WILL BE DETERMINED ONCE A FULL DRAINAGE ANALYSIS AND JURISDICTIONAL DELINEATION IS COMPLETED



OPEN SPACE



LEGEND

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

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



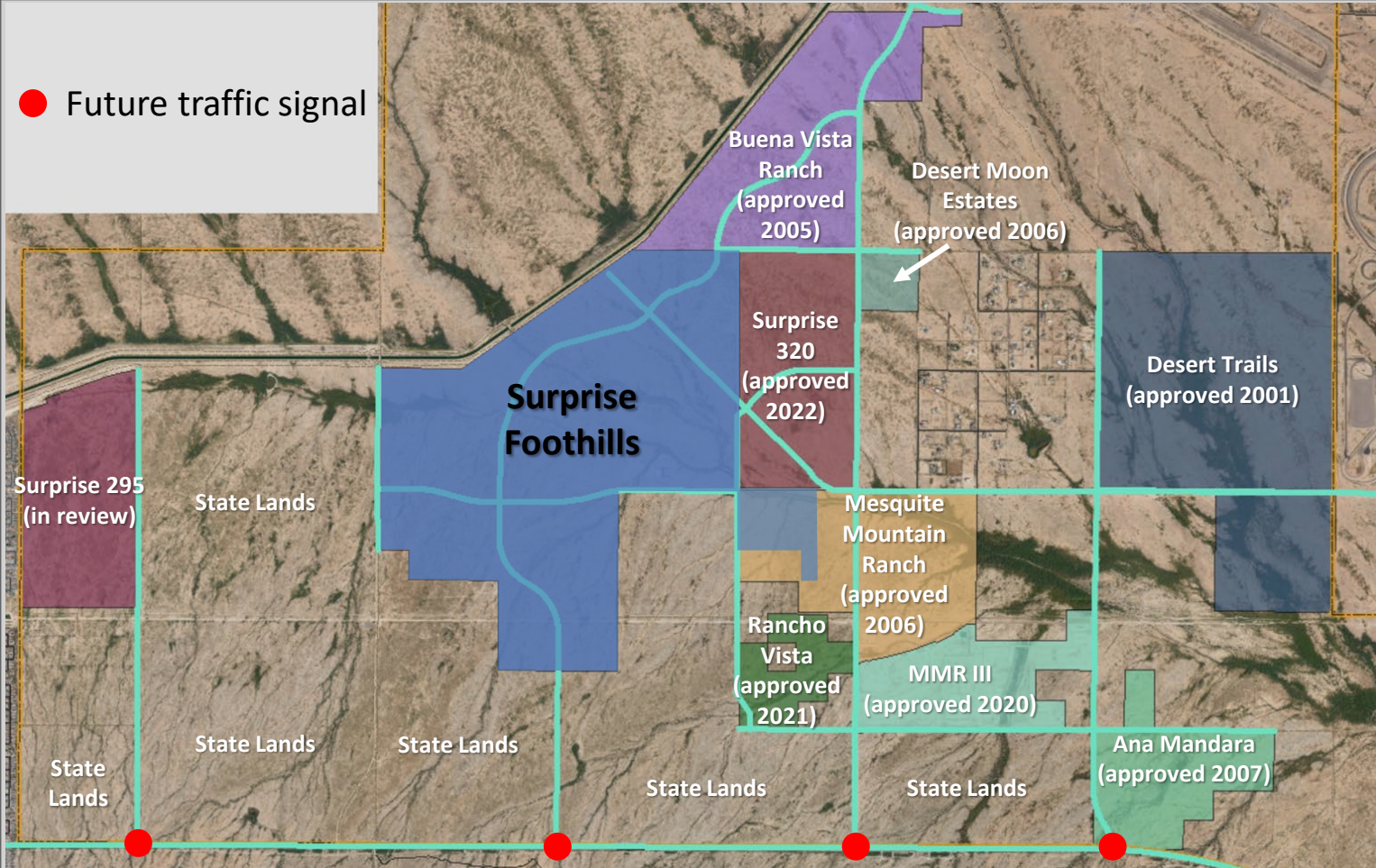
NORTHWEST SURPRISE • REGIONAL TRANSPORTATION PLAN

📍 SURPRISE, AZ
 📅 2024.03.20
 #
 ▲

Information provided regarding this property is for informational purposes only. It is not intended to be used as a basis for any legal action or to represent any regulatory agency.

ROADWAY NETWORK

● Future traffic signal



ROADWAYS



SUMMARY OF CHANGES

PAD BOUNDARY

- +55 acres from Mesquite Mountain Ranch

LAND USE DESIGNATION

- Reconfiguration of Land Use Plan
- 1,482 additional units (total 4,506 units)
- Overall density = 4.1 DU/AC

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

SUMMARY OF CHANGES

LAND USE CATEGORY	DEVELOPMENT STANDARDS
Single Family Residential – 1 (SFR-1)	R-1 zoning district of LDO
Single Family Residential – 2 (SFR-2)	Existing PAD development standards
Medium Density Residential (MDR)	R-2 zoning district of LDO & MDR standards of PAD
Medium-High Density Residential (MHDR)	R-2 and R-3 of LDO & MDR standards of PAD
Commercial (Comm)	C-2 zoning district of LDO
Open Space (OS-1)	OS-1 zoning district of LDO



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

The P&Z Commission recommended **approval** to the Mayor and City Council, subject to stipulations 'a' - 'b'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

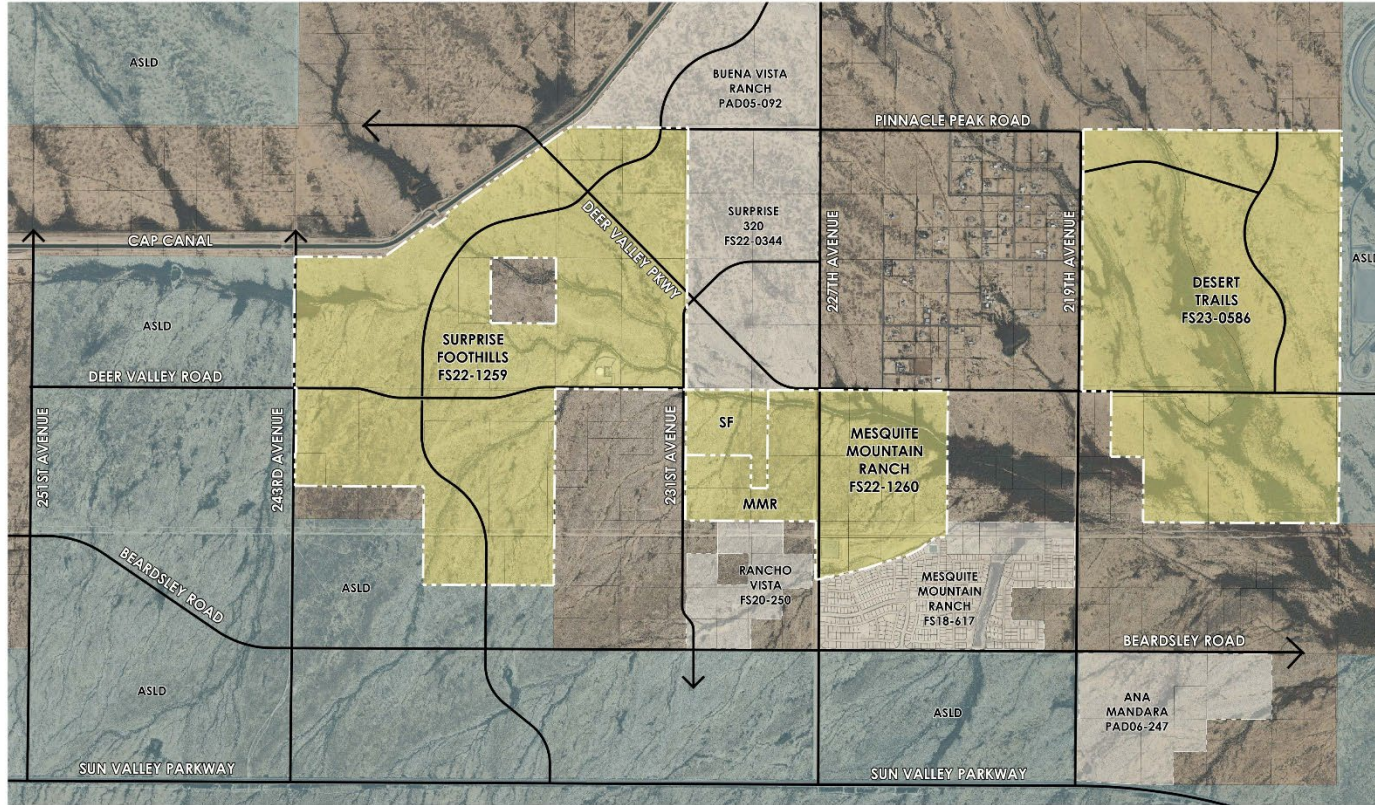
Thank You





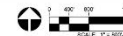
STIPULATIONS

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “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.



NORTHWEST SURPRISE • REGIONAL PROJECTS

1001 N. UNIVERSITY DR. SUITE 100
 SURPRISE, AZ 85084
 TEL: 480.345.1000
 WWW.RVIREGION.COM



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CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2024

Contact Person: Kendra Pettis, DIR -
SPORTS/TOURISM

Submitting Department: Sports and Tourism

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Presentation and discussion on the Out of the Park Music Fest

Motion:

N/A

Background:

The Sports and Tourism Department hosted the 2024 Out of the Park Music Fest on Saturday, March 23rd. This was the first music festival with national talent produced by the City of Surprise.

Objective Analysis:

The objective of this item is to give an update on the 2024 Out of the Park Music Fest and to discuss possible options for a 2025 festival.

Policy Compliant:

This item is compliant with City policy.

Financial Impact:

N/A

Budget Impact:

N/A

FTE Impact:

N/A

ATTACHMENTS: